

Conservation Collier Initial Criteria Screening Report

Conservation Collier Hamilton Aerial Map



Property Name: Hamilton
Folio Numbers: 61780920009, 61780880000, 61842280001

Staff Report Date: July 12, 2004
CCLAAC Approval Date:

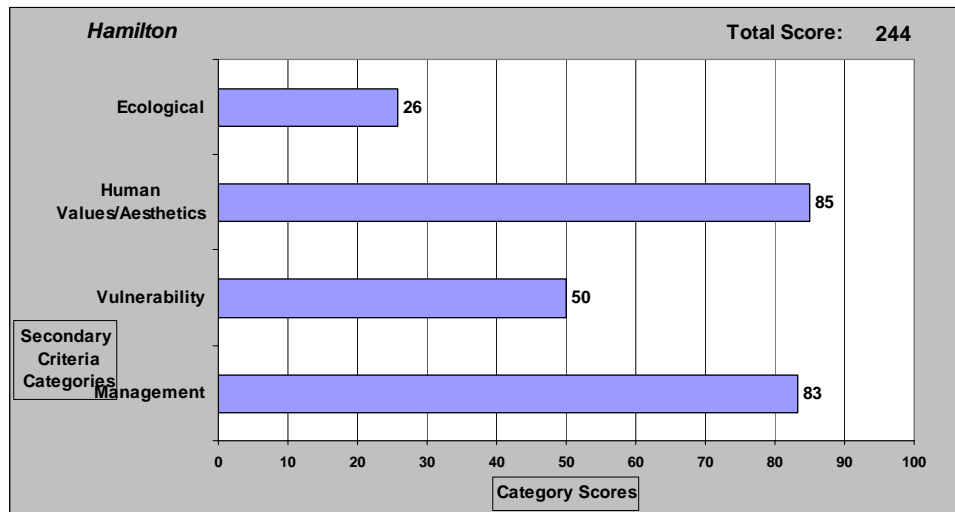


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I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Thomas A. and Audrey Hamilton	The Hamiltons have owned the bulk of the property since 1953 and have been taking care of it by hand for at least 25 years.
Folio Number	61780920009 61780880000 61842280001	Approx. .16-acre Approx. .16-acre 4.27 acres
Size	4.6 acres	Error in Prop Appraiser database identifies only 2.77 acres for the larger parcel and no acreage for the smaller ones. They are .21 acres each
Zoning Category	C-1/T and RMF-6	Approx 1/3 is RMF-6, remainder is C-1/T
FEMA Flood Map Category	AE	Elevation 7 (must build to 8 feet above sea level)
Existing structures	none	n/a
Adjoining properties and their Uses	Residential Multi-family and Commercial	N – Residential E – Stanford Square Office Condominium S – Mobile home park W – Residential and Shadowlawn Elementary School
Development Plans Submitted	None	No permits or petitions in County computer system
Property Irregularities	Inside Gateway Triangle Redevelopment Area	5 foot utility easement exists along rear of Naples Gardens Lots 9 & 10

Figure 1. Location Map

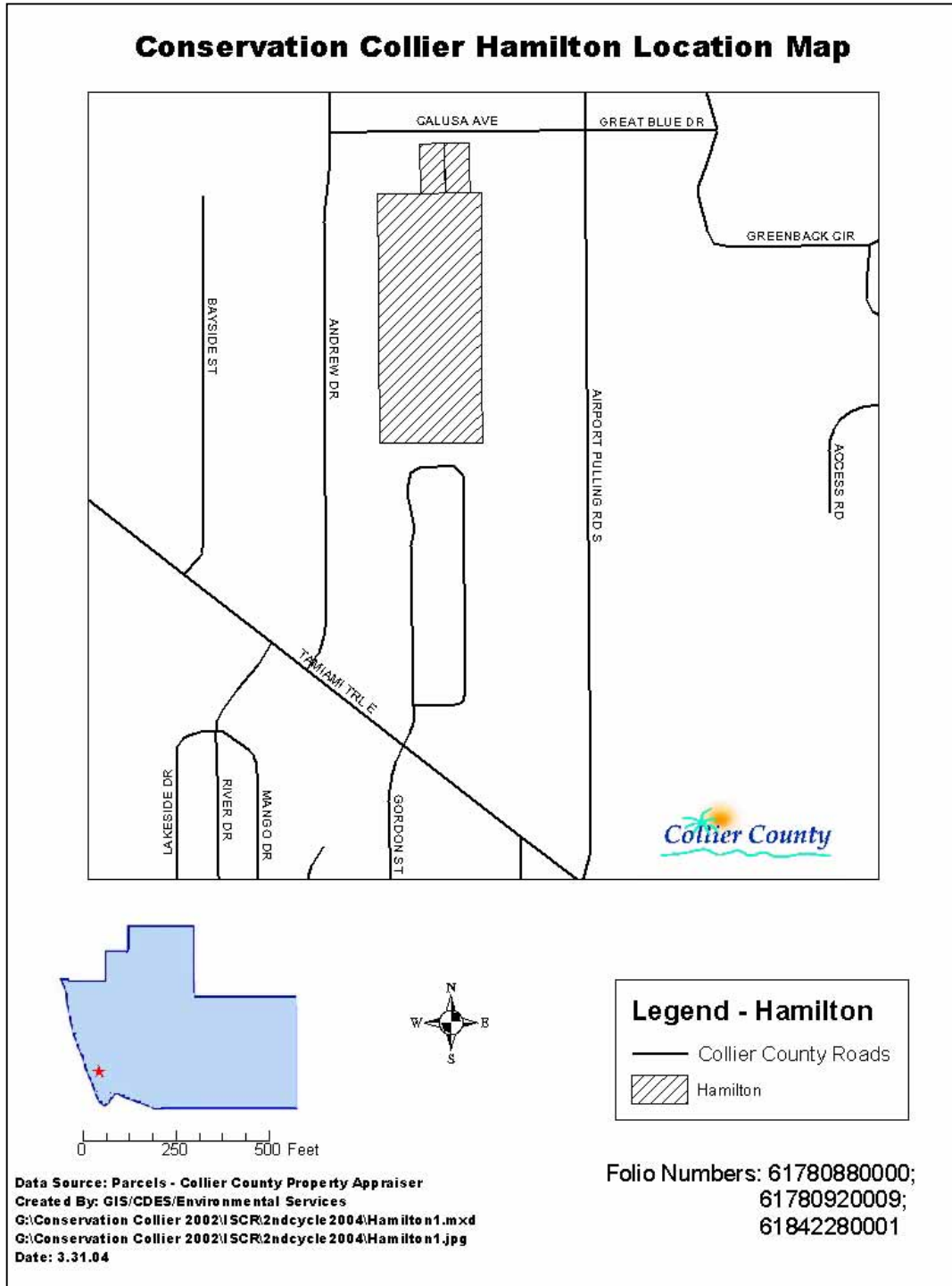


Figure 2. Aerial Map



Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy (how many appraisals required?)

Assessed Value: *

Lot 9 - \$100
Lot 10 - \$100
<u>Lot 125 (less a portion) - \$368,360</u>
Total - \$368,560

Estimated Market Value: ** \$1,227,985 to \$1,313,944

* Property Appraiser's Website

** Collier County Real Estate Services Department

II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Services Department staff conducted a site visit on February 17, 2004.

MEETS INITIAL SCREENING CRITERIA Yes

1. *Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)*

- | | |
|------------------------------------|----------------------------------|
| i. <i>Hardwood hammocks</i> | <i>No</i> |
| ii. <i>Xeric oak scrub</i> | <i>No</i> |
| iii. <i>Coastal strand</i> | <i>No</i> |
| iv. <i>Native beach</i> | <i>No</i> |
| v. <i>Xeric pine</i> | <i>No</i> |
| vi. <i>High marsh (saline)</i> | <i>No</i> |
| vii. <i>Tidal freshwater marsh</i> | <i>No</i> |
| viii. <i>Other native habitats</i> | <i>Yes – Pine/ Palmetto/ Oak</i> |

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

FLUCCS:

The electronic database identified:

- FLUCCS 141 – Urban Residential

No native plant communities were identified.

The following native plant communities were observed:

- 411 – Pine Flatwood

According to the owner, this parcel had been cleared in the 1920s and the mature slash pines and oaks on the parcel are regrowth. As the slash pine canopy covers at least 10% of the site, it can be called pine flatwood community, though there is a small area on the west side that supports a live oak grove and on the north part of the parcel two naturally occurring cypress are present.

Characterization of Plant Communities present:

Ground Cover: herbaceous and grasses – kept mowed

Midstory: scattered mature palmetto clumps

Canopy: Primarily slash pine but also live oak and cypress

Statement for satisfaction of criteria:

These data verify that while the property may have been cleared in the past, at present there are mature native trees and shrubs that have re-grown and exist on the site.

2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?* Ord. 2002-63, Sec. 10 (1)(b) **Yes**

Statement for satisfaction of criteria:

This parcel is within the Urban Target Protection Area and would serve as greenspace for the residential community that surrounds it. Additionally, it has good access from a paved public road and is within walking distance of Shadowlawn Elementary School. School officials have advised that there is potential for educational opportunities for students if this parcel is purchased. A restoration project with native plantings which children plant and monitor is one example of a potential educational opportunity. Additionally, the parcel has been well maintained by its current owner and is aesthetically pleasing.

3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) **Yes**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: n/a

Wetland dependent plant species (OBL/ FACW) observed: n/a

Wetland dependent wildlife species observed: n/a

Other Hydrologic indicators observed: There are two naturally occurring cypress on the north side of the parcel and owner advises that this area often retains water during rainy season.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include Immokalee Fine Sand and Urban soils, with Immokalee Fine Sand covering slightly more than half the parcels. Typical vegetation found on this type of soil includes South Florida slash pine, saw palmetto, wax myrtle and grasses, which is what occurs on the site. Urban soils cover the remainder (Urban Land and Urban Land-Immokalee, Oldsmar, Limestone substratum complex). Neither of these soils are hydric.

Lower Tamiami recharge Capacity: Low - 0” to 7” inches yearly

Surficial Aquifer Recharge Capacity: Substantial – 31” to 43” yearly

FEMA Flood map designation: AE – Base flood elevation Determined, meaning that this is a flood zone, and that a base elevation for construction has been determined (dwellings must be constructed at least 8 feet above sea level).

Statement for satisfaction of criteria:

These parcels do contribute substantially to the surficial aquifer and marginally to Lower Tamiami aquifer recharge. There is opportunity to provide some area for flood water attenuation on the north side of the larger parcel.

4. Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? Ord. 2002-63, Sec. 10 (1)(d)
No.

Listed Plant Species:

Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Inflated wild pine	<i>Tillandsia balbisiana</i>	T	Not listed

T=Threatened

Listed Wildlife Species:

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed species were observed.

Bird Rookery observed? No.

FWCC-derived species richness score: Score is 2 out of a possible 10, representing low diversity.

Non-listed species observed: Mourning doves were observed. Owner stated he has seen a fox, squirrels and a hawk at different times over the years.

Potential Listed Wildlife Species:

The observed habitat and location would support presence of the following listed species:
None known.

Statement for satisfaction of criteria:

These data indicate that this parcel does not offer significant biological values, however, this is typical for urban lands, particularly in an area long settled, as this one is.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?
Ord. 2002-63, Sec. 10 (1)(e) *No.*

Statement for satisfaction of criteria:

There is no data to suggest that these parcels would function as an enhancement to current conservation lands or as a buffer, ecological link or habitat corridor.

<p><i>Is the property within the boundary of another agency's acquisition project?</i></p>	No
<p><i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i></p>	N/A
<p><small><i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i></small></p>	

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance 2002-63, section 5.9:

Hiking: *The parcels are too small to support this use.*

Nature Photography: *The parcels are not likely to support this use.*

Bird-watching: *There is no indication that these parcels would support this use, though mature palmetto clumps are likely used by urban bird species as nesting areas.*

Kayaking/Canoeing: *The parcels would not support this use.*

Swimming: *The parcels would not support this use.*

Hunting: *The parcels would not support this use.*

Fishing: *The parcels would not support this use.*

Educational: *Shadowlawn Elementary school is within walking distance and school staff have advised that conducting environmental education field trips on this property would be a welcome possibility.*

Recommended Site Improvements:

Installation of a footpath and a few picnic tables is recommended. It is also recommended that the area remain mowed and that no additional mid-story vegetation is planted in order to reduce security concerns of surrounding neighbors.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation maintenance, the construction of a footpath and placement of a few picnic tables to allow the public to use the property, and to provide a path for children living in the Holiday Mobile Home Park just to the south, who are currently using the parcels to cut through to walk to school. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present: A number of exotics are present in very small amounts, including air potato (*Dioscorea bulbifera*), Java plum (*Cyzigium cumini*), woman's tongue (*Albizia lebeck*), wedelia (*Wedelia trilobata*), and *Kalanchoe sp.* The current owner has maintained the property nearly free of exotics. Those exotics present can be easily managed.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be negligible. Maintenance would be minimal, perhaps \$100 - \$250 per acre, per year.

Based on the acreage involved, total initial removal costs would likely be negligible for the entire parcel. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$1,600 for 6.4 acres at \$250 per acre. These costs would likely decrease over time as the soil seed bank is depleted. Mr. Hamilton has been maintaining the property weekly for 25 years and has advised that he would consider continuing his maintenance activities on a volunteer basis.

Public Parking Facility:

The property could have a small visitor parking area, but this would not be critical. The smaller parcels, connected to Calusa Ave., are almost completely cleared and parking could be placed there. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$3,500. Associated costs would include:

- Engineering and design
- Permitting and review

Public Access Trails:

Simple mulched trails can be constructed using a combination of contract and volunteer labor. There is plenty of space already cleared to install a mulched footpath.

Security and General Maintenance:

At some point in the future, it may be desirable to fence the property with a type of fencing that would identify boundaries, yet allow area residents and wildlife free

movement across it. A low post and rail fence would be most appropriate for this but would be mostly for aesthetic purposes and would not be necessary. Cost, including installation for this type of fencing, is approx. \$10.00 per foot. A sign can be placed along Calusa Avenue, on the north side of the parcels. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	minimal	\$250 per acre	Cost would be approx. \$1,600 annually – estimating on the high side
Parking Facility	\$3,500		t.b.d. – if desired in the future, however associated costs would likely exceed the cost of construction.
Access Trails	\$2,000 for approx 1000 feet of footpath	minimal	Mulch \$2.00 per bag – for area 3” X 2’ (length) X 4’ (width) – double cost for labor if contracted
Fencing	\$15,000	minimal	Low post and rail \$10.00 per foot
Trash Removal	Minimal to none – no trash observed	t.b.d.	Large items to be done on a lump sum contract basis with cost being site specific Small items and routine trash barrel emptying can be done by contract
Signs	\$100 each	N/a	3’ X 1.5’ metal on post - uninstalled
Total	Approx. \$20,600	t.b.d	

t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2004 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 60 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is/is not inside a Florida Forever project boundary

Save Our Rivers Program / South Florida Water Management District

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

VI. Summary of Secondary Screening Criteria

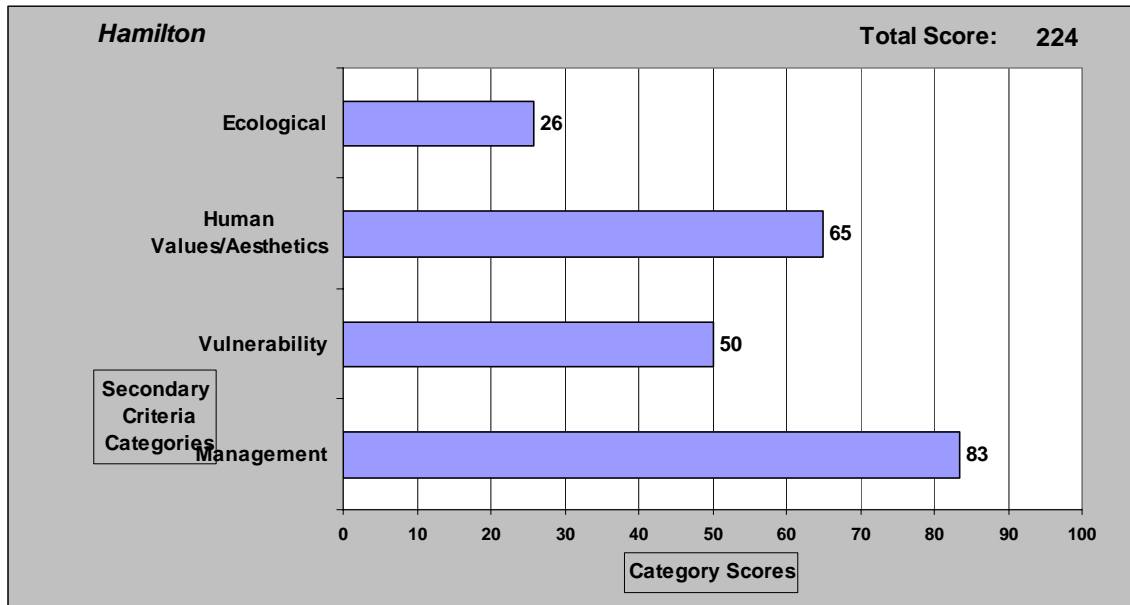
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 244 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Property Name: Hamilton			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	26	26%
Human Values/Aesthetics	100	85	85%
Vulnerability	100	50	50%
Management	100	83	83%
Total Score:	400	244	61%

Percent of Maximum Score: 61%

Figure 4. Secondary Screening Criteria Scoring



Ecological: The score for ecological criteria was relatively low because this is an urban area, two of the parcels are cleared residential lots and the largest of the 3 parcels is still relatively small. One listed plant species was found on the parcels however, this is a species that is locally abundant. Some score was achieved because the parcels do contribute significantly to surficial aquifer recharge, there is the potential for floodwater attenuation and there is restoration potential with minimal alteration required.

Human Values/Aesthetics: This score was achieved because the parcels have access from a paved public road, a nearby elementary school offers educational opportunities and approximately one-quarter of the property can be seen from a public thoroughfare.

Vulnerability: This parcel is zoned for professional office (light) commercial and residential multi-family at 6 units per acre. No permits have been applied for, however, the parcel is suitable for development and the owner has had development offers.

Management: The parcel scored well in this category due to the negligible exotic infestation and low projected maintenance costs. One potential management issue that arose is in regards to vagrants. Neighbors report that in the past homeless men have used the parcel for sleeping and loitering.

Size: These three properties total 4.6 acres in size. While parcel size is not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is unlike others under evaluation due to its heavily urbanized surroundings and because it has been highly managed for many years.

Exhibit A. FLUCCs Map

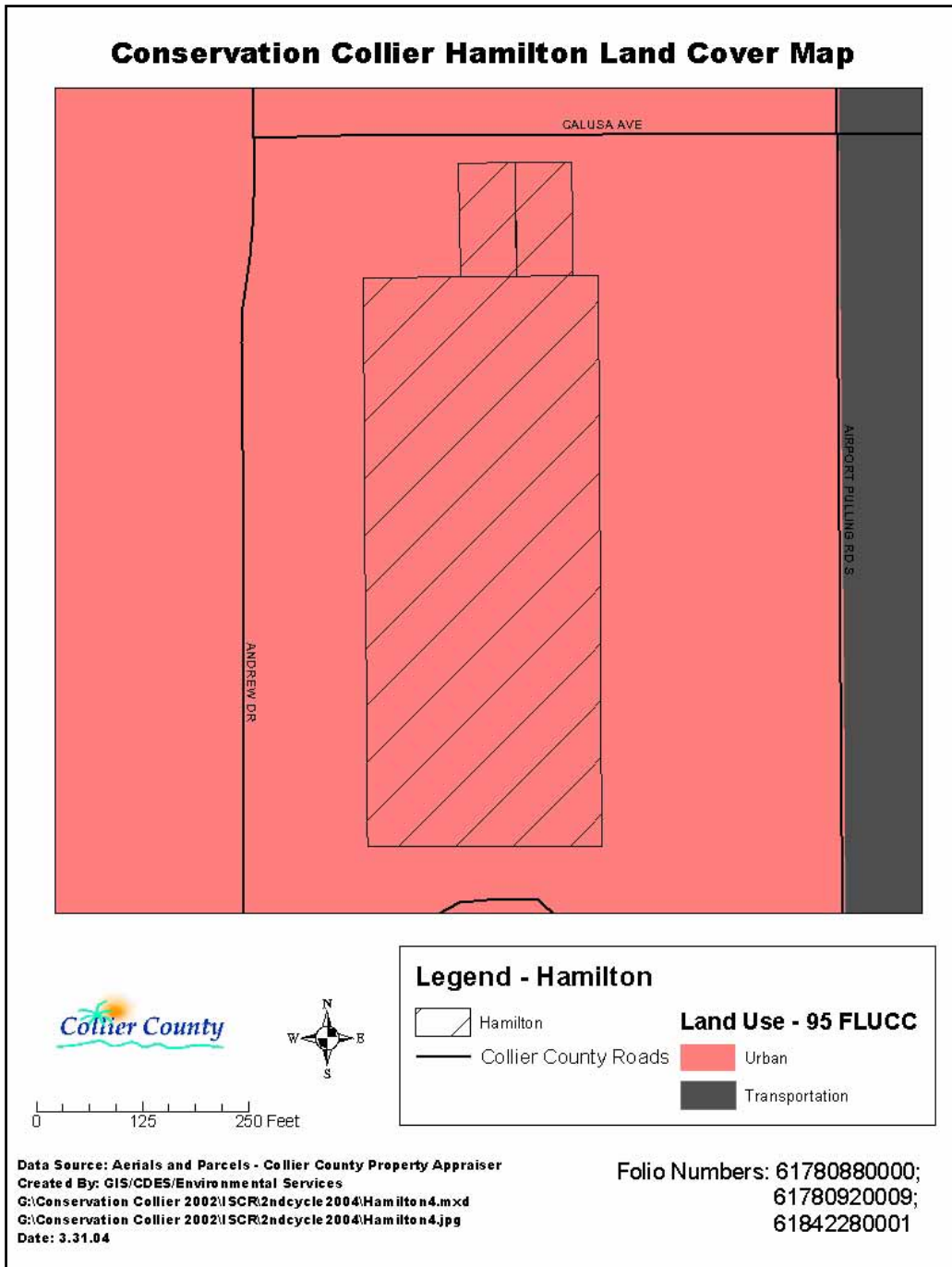


Exhibit C. Species Richness Map

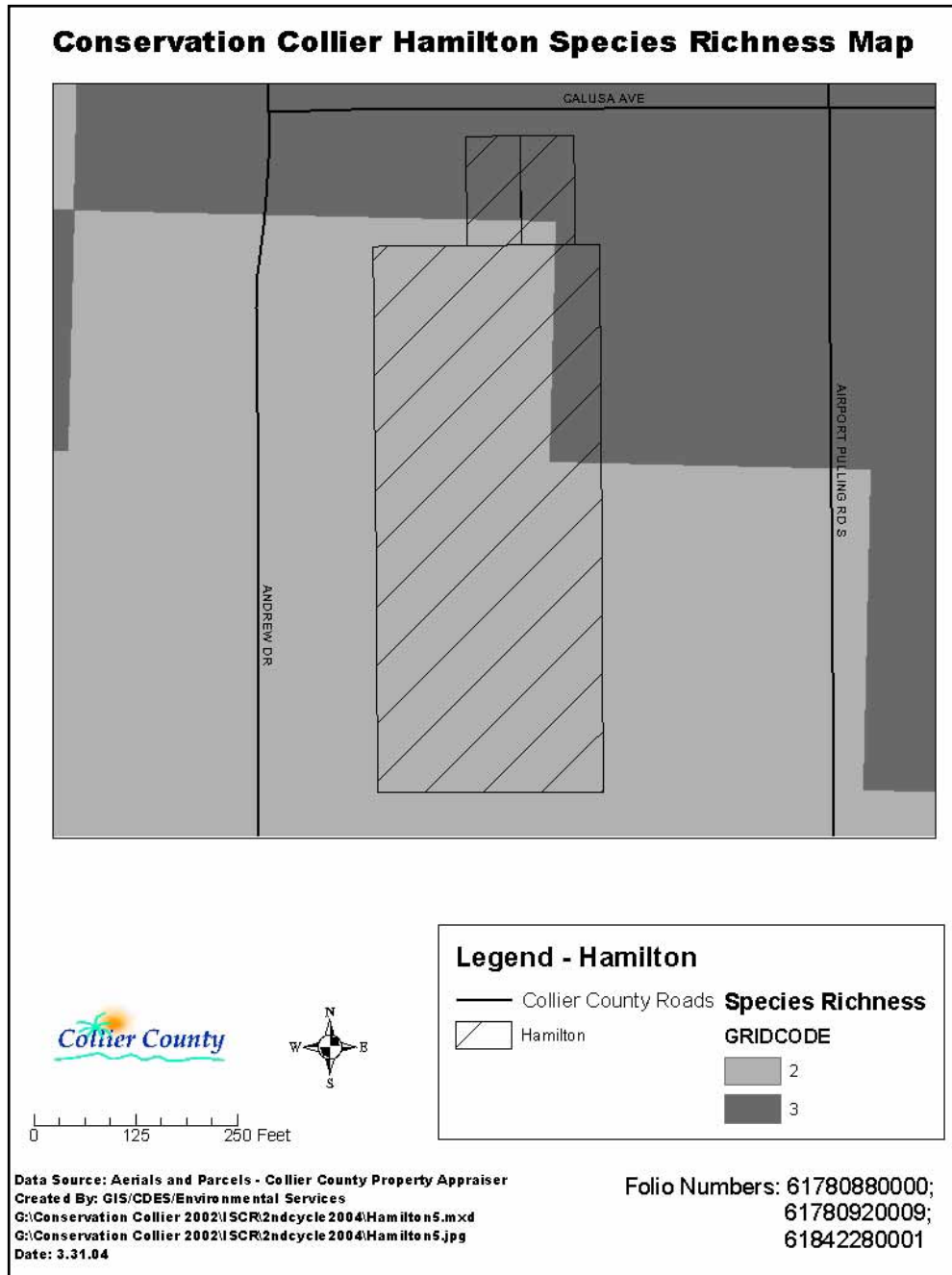


Exhibit D. Wellfield Protection and Aquifer Recharge Map

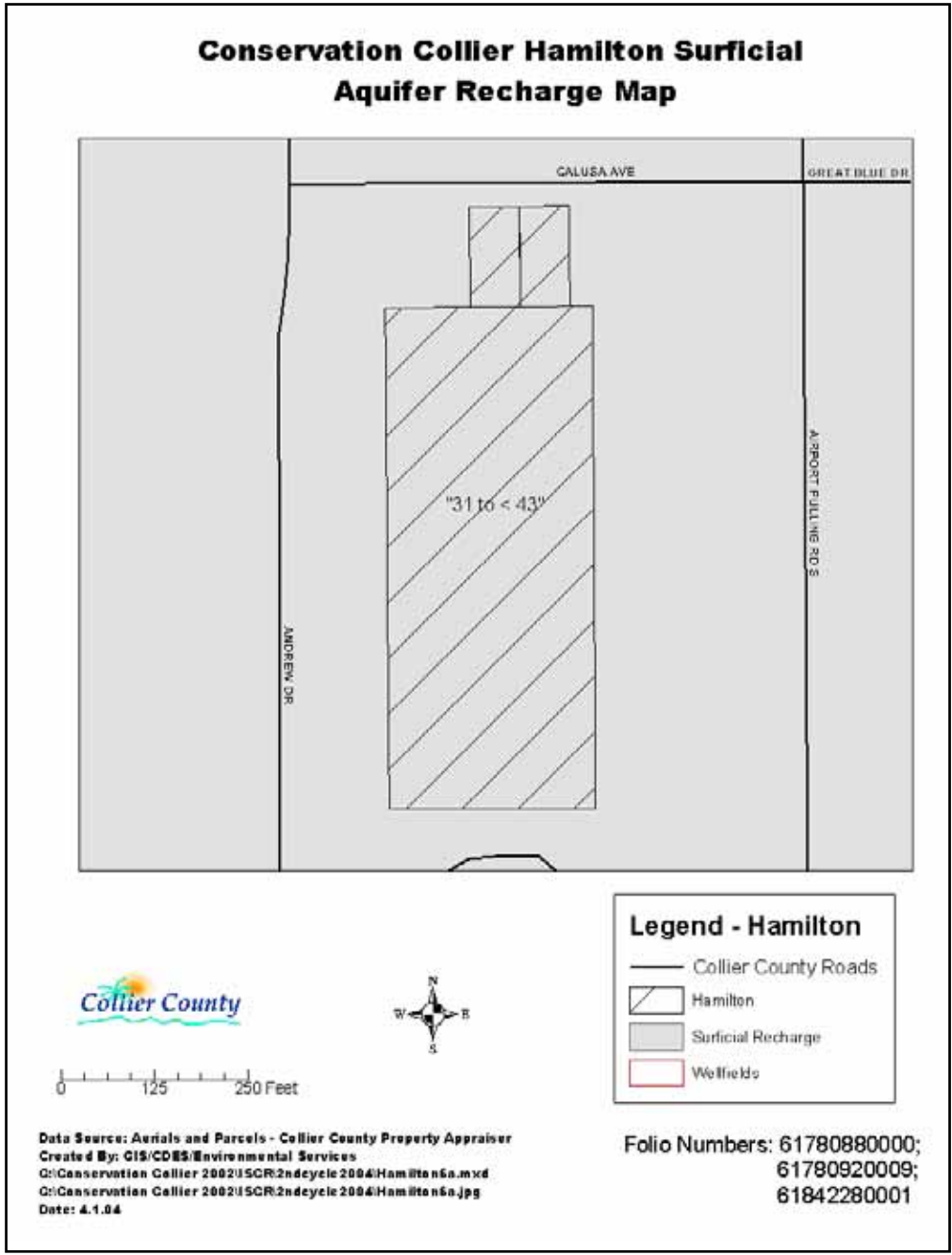


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Hamilton		Folio Numbers: 61842280001 61780880000 61780920009	
Geographical Distribution (Target Protection Area): Urban			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Pine/cabbage Palm/Palmetto/Cypress
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	mature pines
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	surficial - 31" to <43" yearly; Lower Tamiami - 0-7" yearly
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
2. Surface Water Quality (Select the Highest Score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	seasonal attenuation, have Cypress which were originally there
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Parcel holds wet season water on NE side
Subtotal	300	95	
1.B Total	100	32	Obtained by dividing the subtotal by 3.

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	624, Pine/Cabb Palm/Cypress and 436 Upland scrub/Pine/Hardwoods
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source Score is prorated from 10 to 70 based on the FFWOC Species Richness map
b. Listed wildlife species have been documented on the parcel	70		
c. Species Richness score ranging from 10 to 70	70		
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20	20	20	Tillandsia balbisiana
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	No alteration besides exotic management needed
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	170	
1.C Total	100	57	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	No connectivity with conservation lands
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	0	
1. Ecological Total Score	100	26	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	100	Calusa Ave.
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	Nearby elementary school - Shadowlawn
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public	80	20	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		Provide a description and photo documentation of the outstanding characteristic
Subtotal	300	195	
2. Human Social Values/Aesthetics Total Score	100	65	Obtained by dividing the subtotal by 3.

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

3. Vulnerability to Development/Destruction			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	C-1/T and RMF-6
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 10 units per 5 acres	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
4. Vulnerability Total Score	100	50	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	
2. Minimal hydrologic changes are required to restore function, such as a cul in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
4.A Total	100	100	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Exotics present but are at maintenance level - less than 10% - Owner has kept parcel maintained
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
4.B Total	100	80	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80	80	anticipate mowing, exotics maintenance, trash removal, security patrol
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	There is a problem with vagrants to some degree - none observed
4.C Total	100	70	
4. Feasibility and Management Total Score	100	83	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	224	

Exhibit F. Photographs

Photo 1. Access lots from Calusa Avenue, looking south through the parcels



Photo 2. View of small lots off Calusa Ave. Owner states that water accumulates in this area during rainy season.



Photo 3. Small oak hammock on west side of property



Photo 4. East side of large parcel



Photo 5. Center of larger parcel looking SW, showing evidence of exotic removal



Photo 6. South boundary of larger parcel, where parcel abuts the Holiday Mobile Home Park – there are slight encroachments in this area.



Photo 7. Center of parcel looking south



Photo 8. Looking south along east boundary – behind Stanford Square

