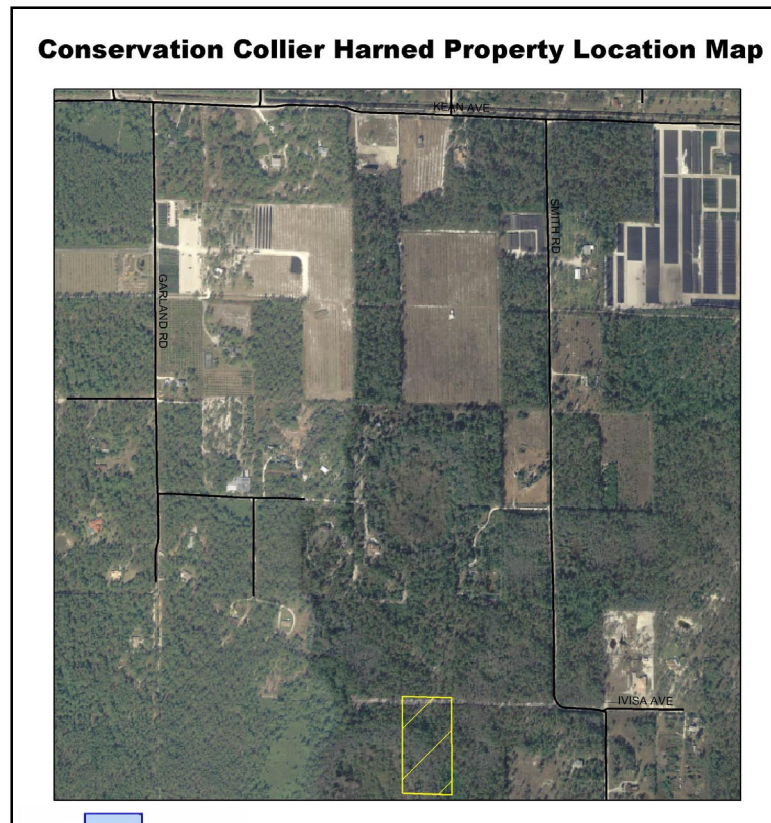


Conservation Collier Initial Criteria Screening Report



Property Name: Harned Property
Folio Numbers: 00335720000

Staff Report Date: October 22, 2003
CCLAAC Approval Date:

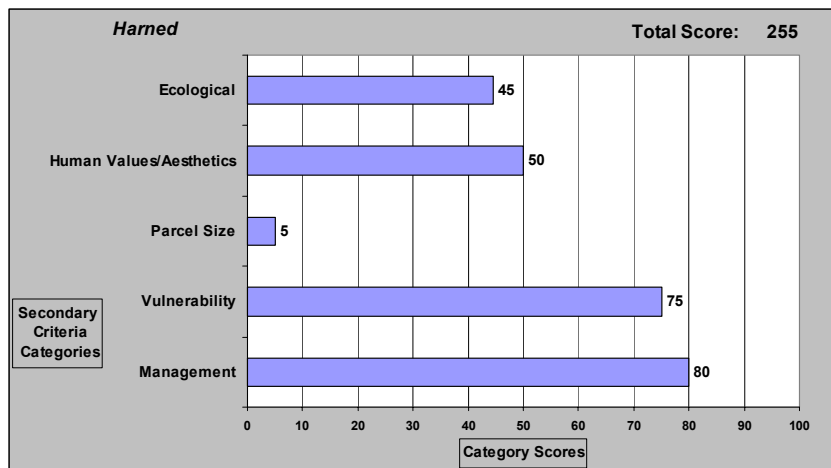


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B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
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I. Summary of Property Information

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	David Harned	n/a
Folio Number	00335720000	n/a
Size	5 acres	Lands are in North Belle Meade and transition from pine flatwoods to cypress
Zoning Category	Rural Fringe Sending	Allows 1 unit per 40 acres or parcel established before 1999.
Existing structures	none	n/a
Adjoining properties and their Uses	Vacant Agricultural (A)	All surrounding properties are zoned A and owned by individual private owners. Collier County owned 45 acres to the SW, with 10 undeveloped acres in-between this parcel and the County parcels (landfill extension?). The County Landfill is SW – about 1/3 of a mile.
Development Plans Submitted	None	No permits or code enforcement cases found in County computer system
Property Irregularities	None known	n/a

Figure 1. Location Map

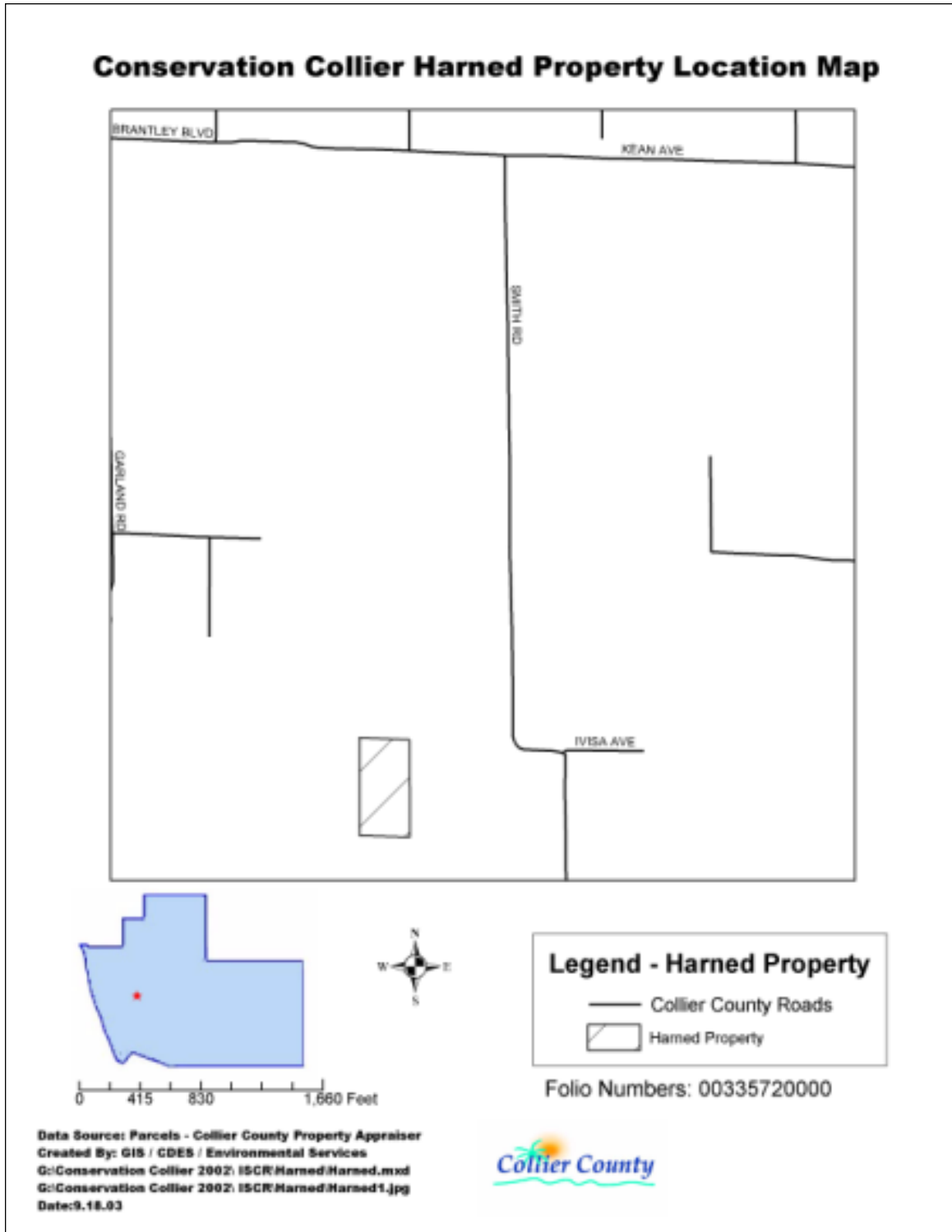


Figure 2. Aerial Map

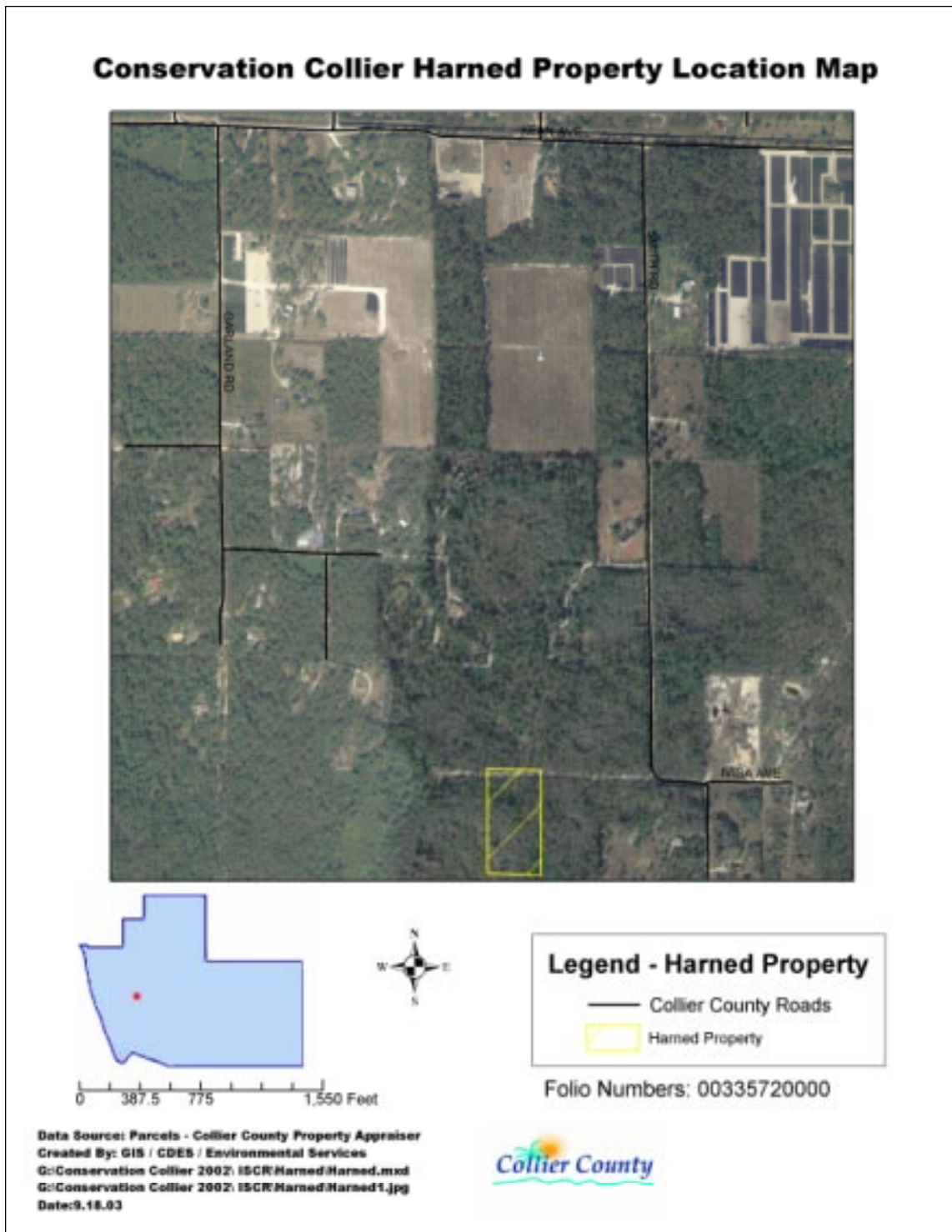
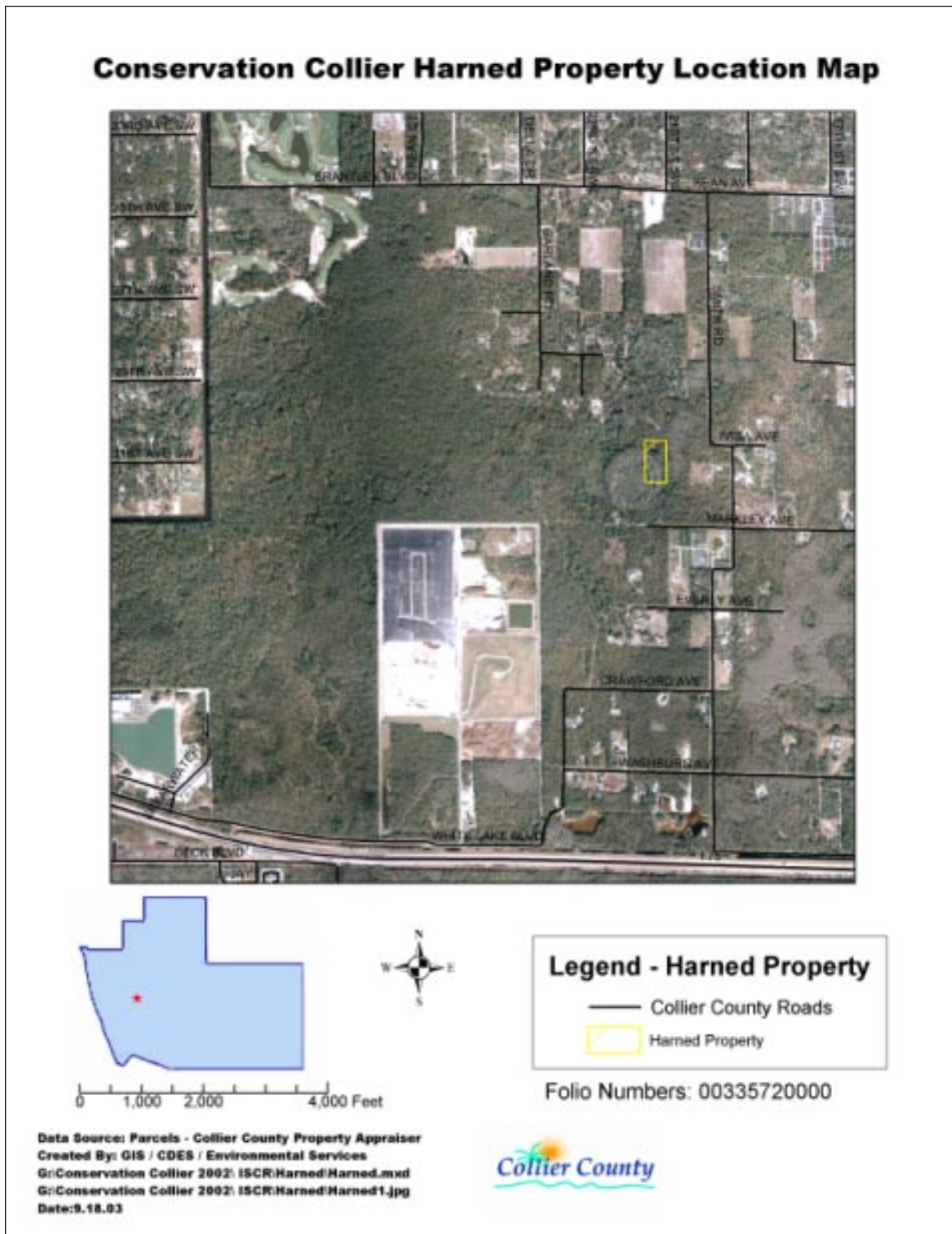


Figure 3. Surrounding Lands Aerial



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, one appraisal of this property would be required.

Assessed Value: * \$35,000

Estimated Market Value: ** \$42,000 to \$51,000

* 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 Resources Department staff conducted a site visit on October 22, 2003.

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. Hardwood hammocks	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. High marsh (saline)	No
vii. Tidal freshwater marsh	No
viii. Other native habitats	Yes

Vegetative Communities:

The following native plant communities were observed. The property includes cypress – pine, pine flatwoods with palmetto, and cypress plant communities.

FLUCCS:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic database which uses a modified Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same using the 1999 Third Edition. The electronic database identified:

- 411 Pine flatwoods with palmetto
- 621 Cypress

Staff observed:

- 411 Pine flat woods with palmetto
- 621 Cypress Water was up to 18" deep at time of inspection
- 624 Cypress pine cabbage palm

Statement for satisfaction of criteria:

These data confirm that native habitats are present on and this property contains environmentally sensitive wetland habitats.

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:

The property is within the Rural Fringe Sending area, is accessible and relatively un-impacted by invasive exotic plant species.

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**

Hydrological Characteristics:

Groundwater:

This seasonally flooded wetland provides habitat for wetland dependent species, flood attenuation for both coastal storms and rainfall events. Deer tracks were observed during the field visit as well as a little Green heron and an aninga.

Aquifer Recharge Capacity:

This area is estimated to contribute 0 – 7” recharge to the Lower Tamiami Aquifer annually. The seasonally flooded wetland makes it likely that this parcel contributes to the surficial water table aquifer.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include two hydric soil types, Chobee & Dania, Riviera with limestone substratum (a depressional soil), and Pineda with limestone substratum (a slough soil).

Statement for satisfaction of criteria:

This parcel provides habitat for wetland dependent species, water quality enhancement, and will provide on-site attenuation of floodwaters.

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) **Yes**

Species Richness score is 6 out of 10.

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
Refelexed wild pine	<i>Tillandsia balbisiana</i>	T	Not listed
Banded wild pine	<i>Tillandsia flexusoa</i>	E	Not listed
Fuzzy-wuzzy air plant	<i>Tillandsia pruinosa</i>	E	Not listed
Threadroot orchid	<i>Harrisella filiformis</i>	T	Not listed

E=Endangered, T=Threatened

Listed Wildlife Species:

No listed animal species were observed during the field visit. The FWCC-derived species richness score ranged from 6 to 7 out of a possible 10, representing a moderate to high level of habitat for listed species. No evidence of an existing bird rookery was observed.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format these wetlands likely support herons, white ibis and wood storks.

Statement for satisfaction of criteria:

These observations confirm that the Harned property provides habitat to listed species, supports biodiversity and has a high degree of ecological quality. Restoration potential is high, as the only restoration project would be to remove exotic plants.

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

<i>Is the property within the boundary of another agency's acquisition project?</i>	No
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	na
<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>	

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking:

Limited opportunities for hiking due to the size of the parcel and seasonally flooded area.

Nature Photography:

Seasonal ponds are likely to attract wading birds during the dry season.

Bird-watching:

Very good for wading birds when wetlands are drying down.

Kayaking/Canoeing:

Boating is inappropriate due to the sizes of the parcel and isolation of the pond.

Swimming:

Swimming is inappropriate because of the shallow and isolated nature of the pond.

Hunting:

Hunting is inappropriate due to the small size of the parcel.

Fishing:

Fishing opportunities would also be extremely limited by the seasonal wetland and small size of the pond.

Recommended Site Improvements:

Removing of exotic plants.

IV. Assessment of Management Needs and Costs

Management of this property will require the removal of exotic vegetation. 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:

Brazilian pepper and ceasar weed will require control.

Exotic Vegetation Removal and Control

The initial cost of exotic removal is estimated to be approximately \$8750. Ongoing treatment of the area is estimated to be approximately \$1,750 annually.

Public Parking Facility:

The property is too small to facilitate a parking area. A couple of cars could be accommodated along the road.

Public Access Trails:

Trails are not recommended.

Security and General Maintenance:

Minimal management activities, like exotic maintenance and trash removal would be necessary if opened to public access. Fencing is not recommended at this point due to low accessibility of the parcel in general.

Site Alteration

No site alteration is anticipated.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$8,750	\$1,750	
Parking Facility			
Access Trails	n/a	n/a	n/a.
Fencing	n/a	n/a	n/a
Trash Removal	n/a	t.b.d.	Trash removal necessary only if a public parking and viewing area established
Site Alteration	n/a	n/a	
Viewing Platform		n/a	
Signs	\$100 each	n/a	3' X 1.5' metal on post – uninstalled – does not include permit costs – t.b.d.
Total			

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions 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 2003 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 it a score of 80 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 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.

Save Our Rivers Program / South Florida Water Management District

Staff was informed that the Save Our Rivers program funds were being dedicated to existing Comprehensive Everglades Restoration Projects and would not be available for this project.

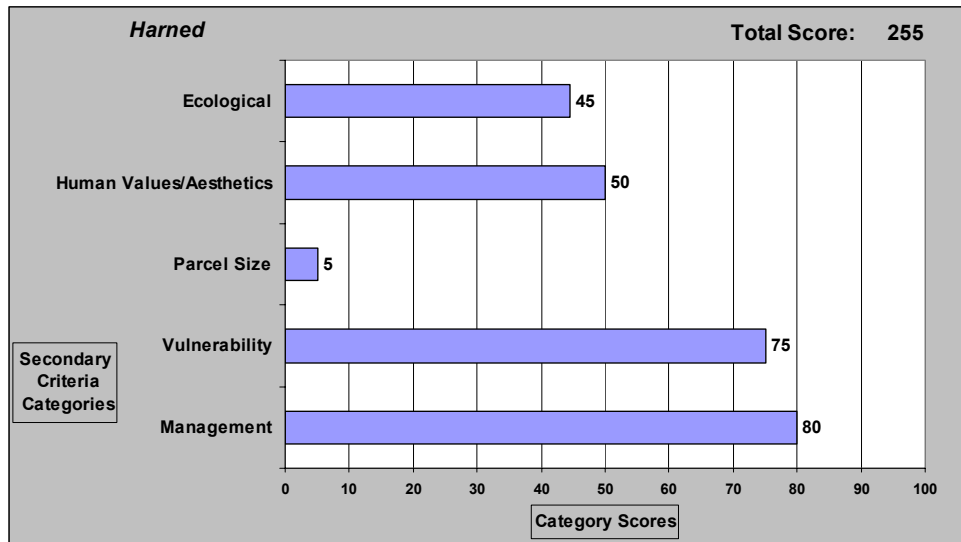
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 255 out of a possible 500 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: Harned			
Target Protection Area: Rural Fringe Sending			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	45	45%
Human Values/Aesthetics	100	50	50%
Parcel Size	100	5	5%
Vulnerability	100	75	75%
Management	100	80	80%
Total Score:	500	255	51%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved because the parcel contains relatively undisturbed wetlands.

Human Values/Aesthetics: This score was achieved because the parcel is located within the Rural Fringe Sending area on an unimproved road.

Parcel Size: This score is based upon acreage, and the parcel is of a small size, giving a score in the lower range.

Vulnerability: This parcel is currently zoned for Agriculture, within the Rural Fringe Sending area. A density of one unit per 40 acres or 1 unit per parcel created prior to June 19, 1999 is allowed. This parcel could be developed with one single family residence.

Management: Exotic plant coverage is minimal.

Exhibit A. FLUCCs Map

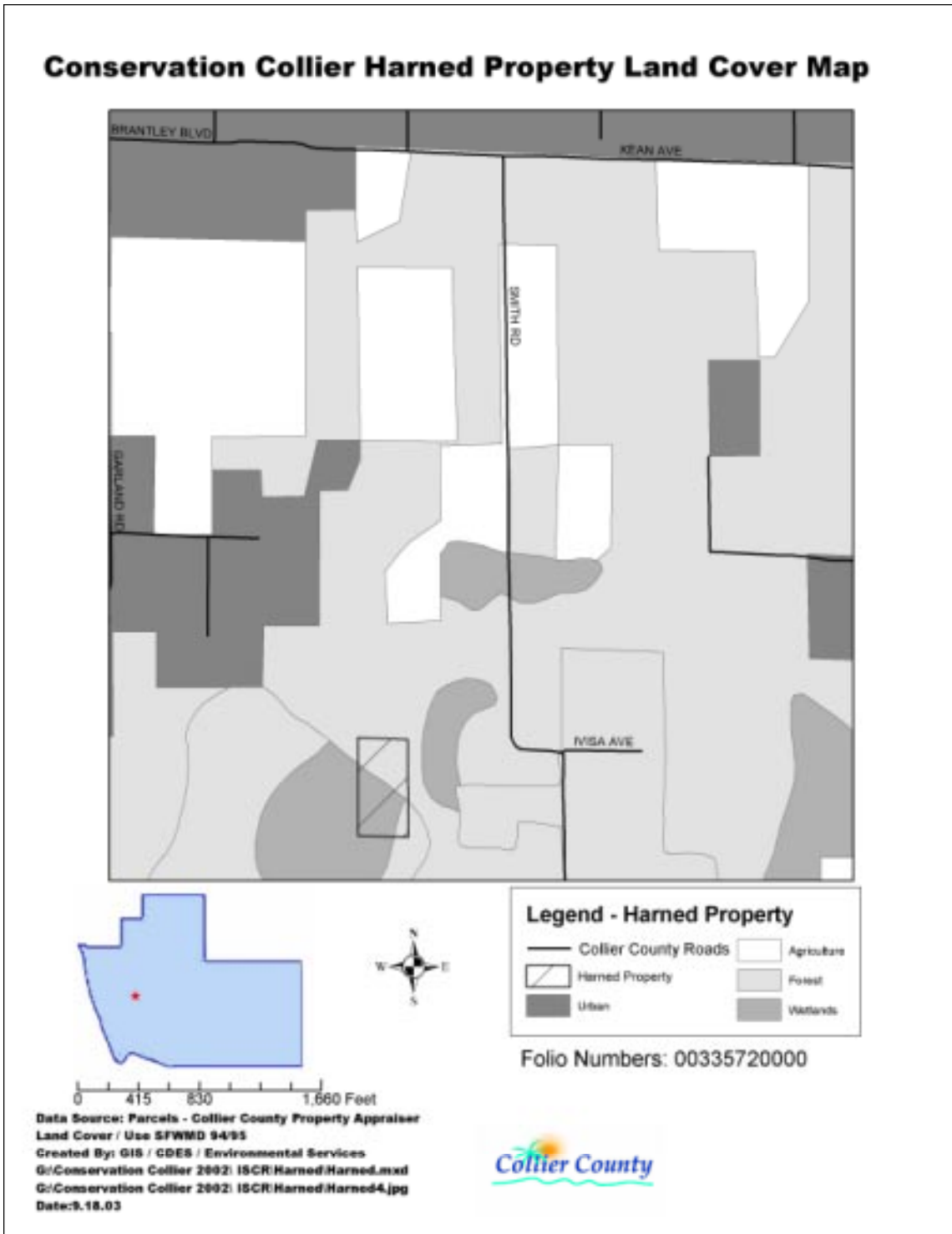


Exhibit B. Soils Map

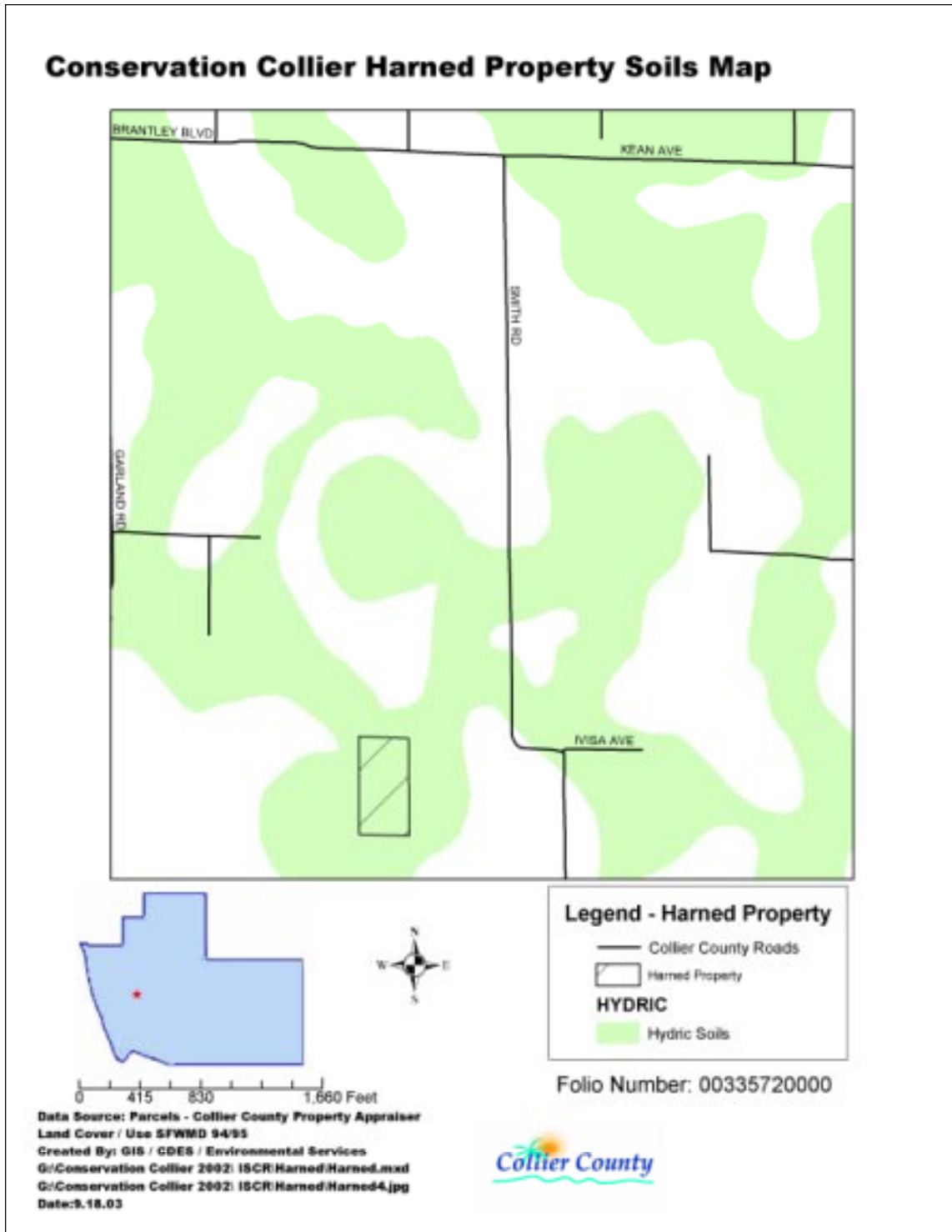


Exhibit C. Species Richness Map

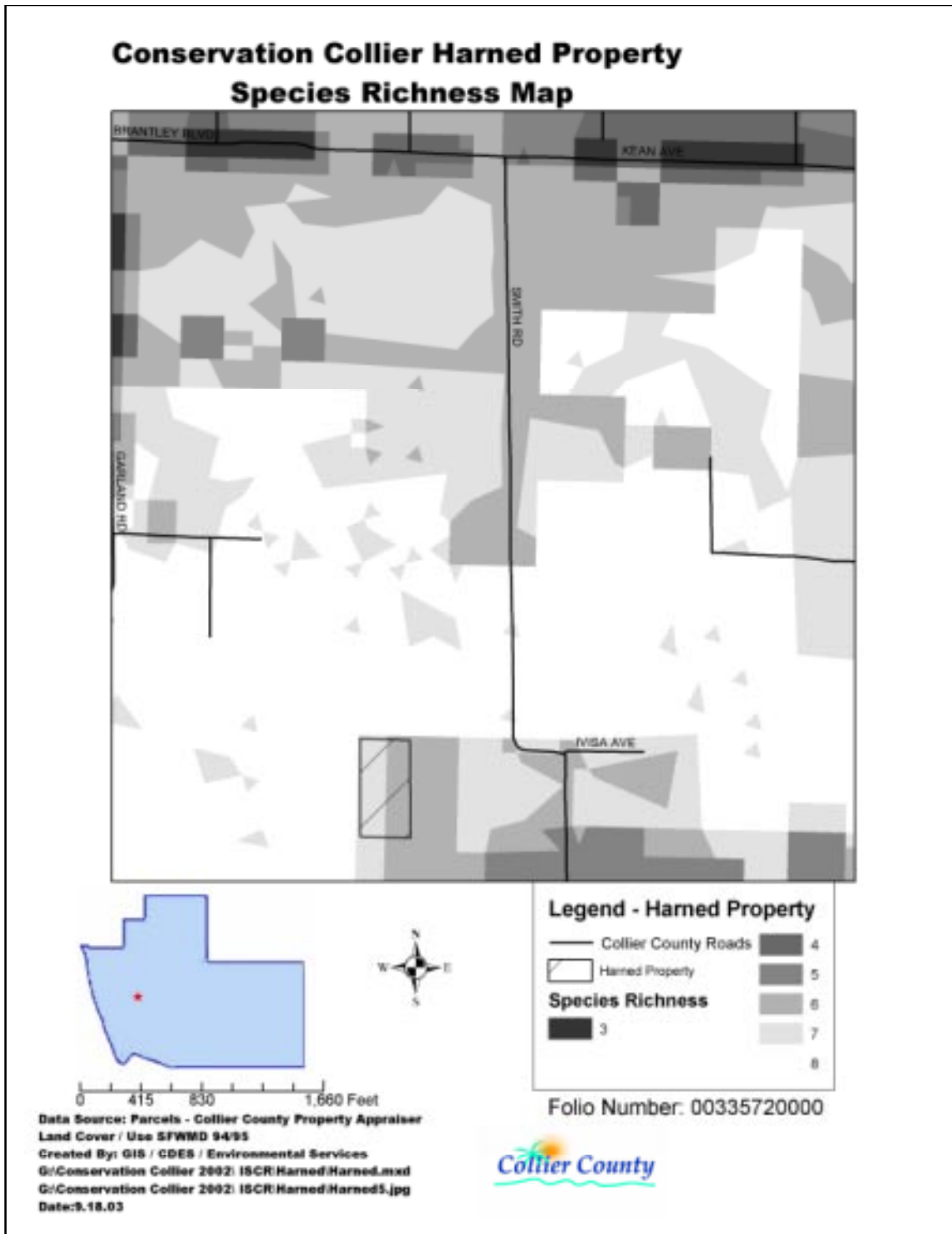


Exhibit D. Wellfield Protection and Aquifer Recharge Map

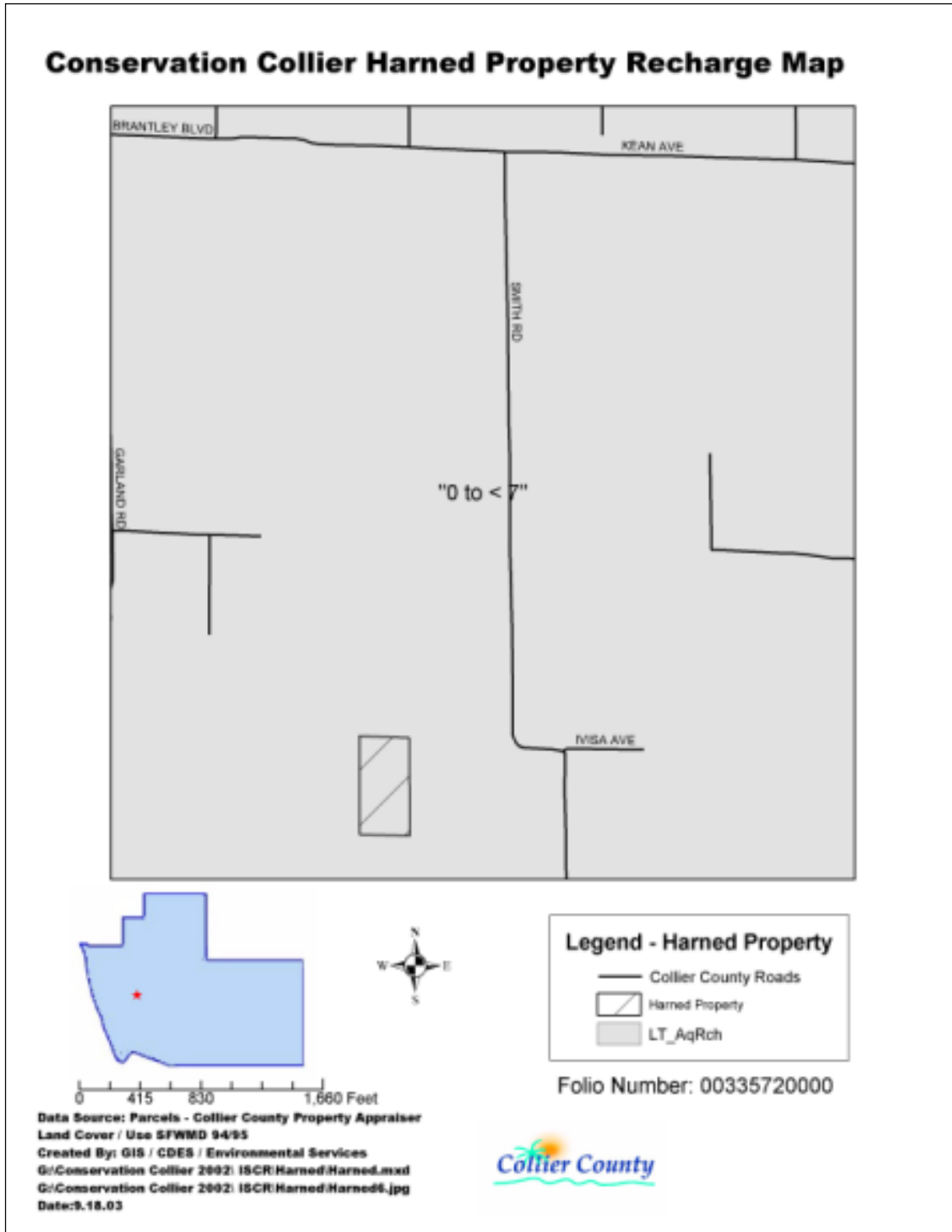


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Harned		Folio Numbers: 00335720000	
Geographical Distribution (Target Protection Area): Rural Fringe Sending			
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 flatwood, Cypress & Cypress-Pine-Cabbage Palm
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		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
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		
c. Parcel would contribute minimally to aquifer recharge location	25	25	0-7" to LTA
	0		
2. Water Quality (<i>Select the Highest Score</i>)			
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	Knee deep in back of Parcel 10/22/03
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	60	(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	10	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Rear 2/3 flooded during inspection
Subtotal	300	140	
1.B Total	100	47	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50	50	411, 621 & 624
c. The parcel has 2 or less FLUCCS native plant communities	25		
d. Score an additional 25 points if any habitats are on site which indicated potential higher diversity: Examples include FLUCCS 426, 427, 421, 436 - Upland and xeric forests. Describe.	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If this is scored, then b. Species Richness is not scored.</i>
b. Species Richness score ranging from 10 to 70	70	45	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - calculated at 6.5 as property half 6 and half 7</i>
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Banded Wild pine (Tillandsia flexuosa), Reflexed wild pine (Tillandsia balbisina), Hoary air plant (Tillandsia pruinosa), Harrisella filiformis
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Treatment of Brazilian pepper and ceasar weed
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.	10		
Subtotal	300	215	
1.C Total	100	72	<i>Divide the subtotal by 3</i>

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

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	50	County owned lands (35 acres) to the SW - 10 acres inbetween - inbetween lands have deep wetland feature
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
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	50	
1. Ecological Total Score	100	45	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Visa Avenue - 1 lane dirt road
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
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		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	primarily due to size and wetland features
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	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</i>
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	5	<i>Seasonally flooded</i>
Subtotal	300	150	
2. Human Social Values/Aesthetics Total Score	100	50	<i>Obtained by dividing the subtotal by 3.</i>
3. Parcel Size			
3.A Size Evaluation	Possible points	Scored points	Comments
1. Equal to or Greater than 100 acres	100		
2. Equal to or less than 99 acres	99	5	
3. Parcel Size Total Score	100	5	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, co	100		
2. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	Agricultural zoning
3. Zoning allows for density of no greater than 1 unit per 40 acres	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
4. Vulnerability Total Score	100	75	

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

5. Feasibility and Costs of Management			
5.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 a a cut 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	0		
5.A Total	100	100	
5.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	Brazilian pepper and Ceasar Weed
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 rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
5.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		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Cypress Pine on front of lot will be difficult to burn do to proximity with homes.
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		
5.C Total	100	60	
5. Feasibility and Management Total Score	100	80	<i>Sum of 5A, 5B, 5C, then divided by 3</i>

Exhibit F. Photographs

Photo 1. Cypress wetlands at south end of parcel



Photo 2. Cypress-pine-cabbage palm habitat at the north side of parcel



Photo 3. Thread root orchid in bloom from north end

