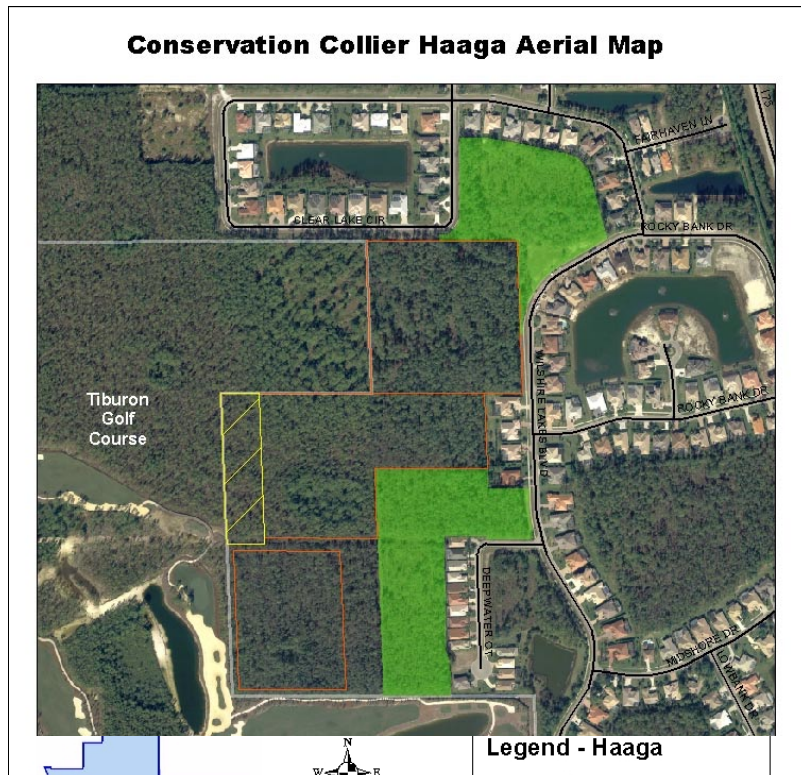


Conservation Collier Initial Criteria Screening Report



Property Name: Haaga
Folio Numbers: 00201840001

Staff Report Date: November 10, 2003
CCLAAC Approval Date:

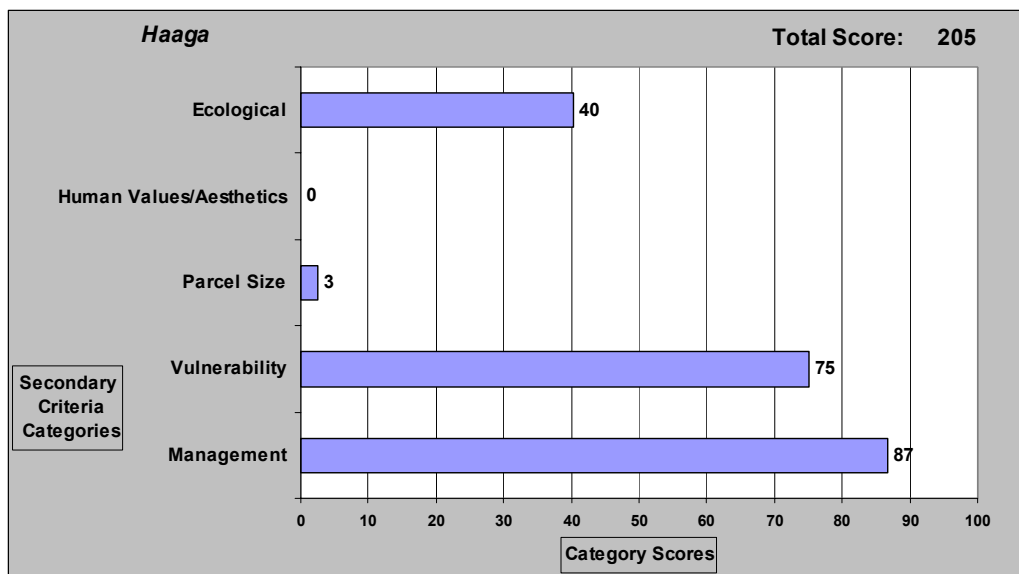


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D.	Wellfield Protection and Aquifer Recharge Map
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I. Summary of Property Information

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	Robert J. Haaga	n/a
Folio Number	00201840001	n/a
Size	2.5 acres	n/a
Zoning Category	Agricultural	One unit per 5 acres
Existing structures	none	n/a
Adjoining properties and their Uses	Golf Course, vacant land (zoned agricultural)	N and W – Tiburon Golf Course undeveloped land that is a proposed preserve area (small section bordering southwest corner is developed golf course) S and E – Conservation Collier nominated property belonging to Mary Longner; undeveloped land zoned agricultural
Development Plans Submitted	none	County computer records show no permits or code cases
Property Irregularities	swale in access easement just south of southern boundary of property	This swale is not claimed by SFWMD as part of any known water management system There is no legal or physical access to this parcel and there will not likely be a public access connection with the proposed regional park to the north.

Figure 1. Location Map

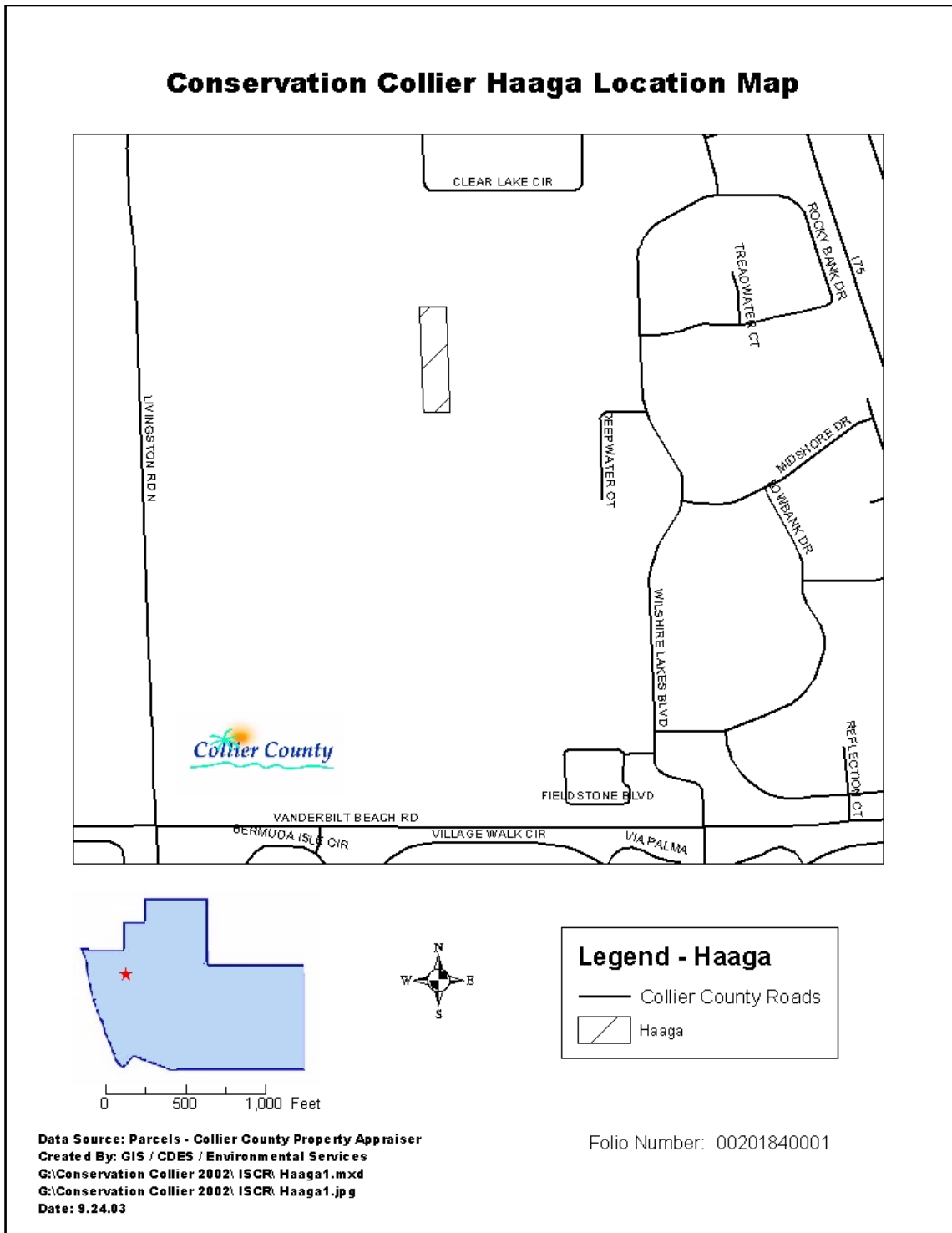


Figure 2. Aerial Map

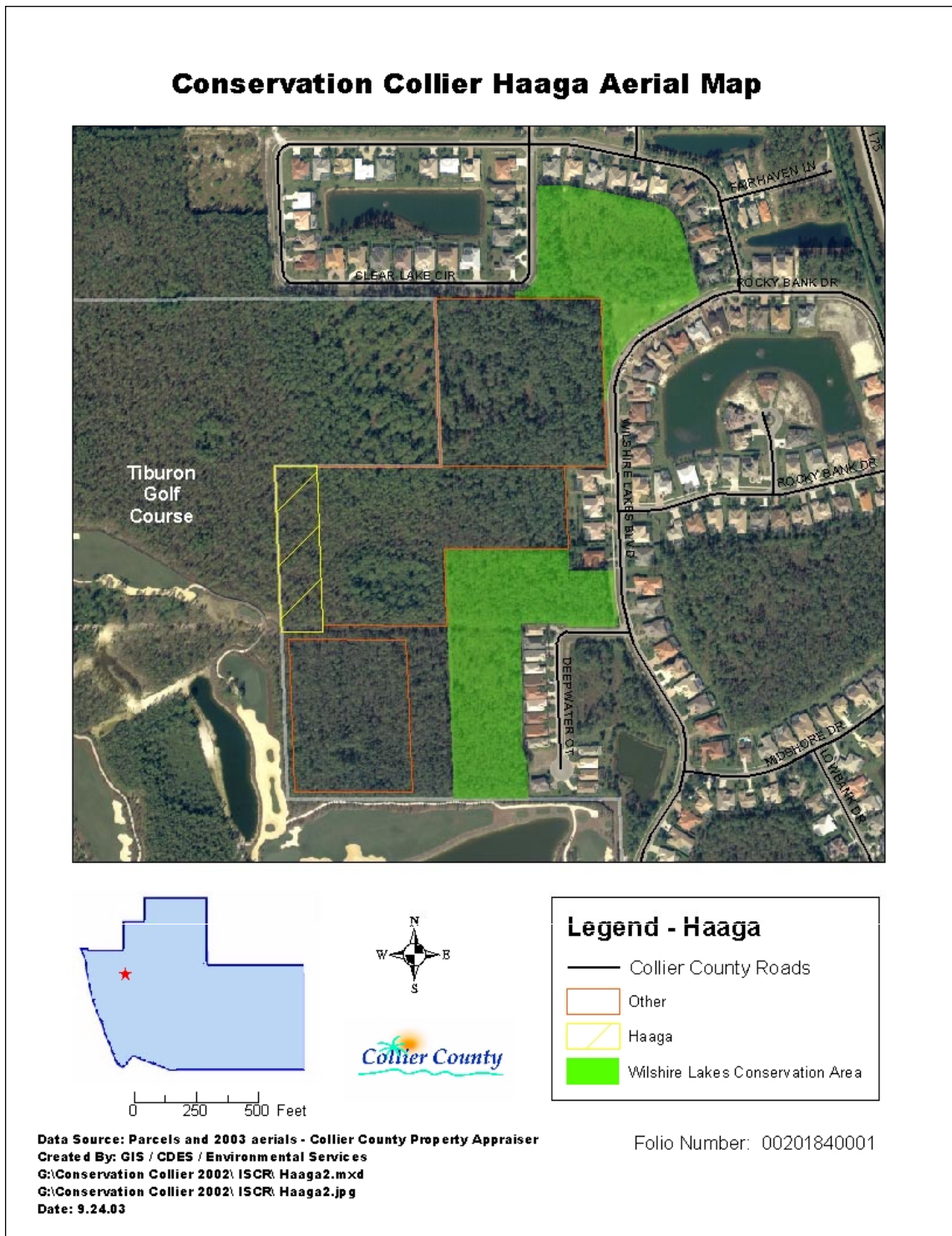
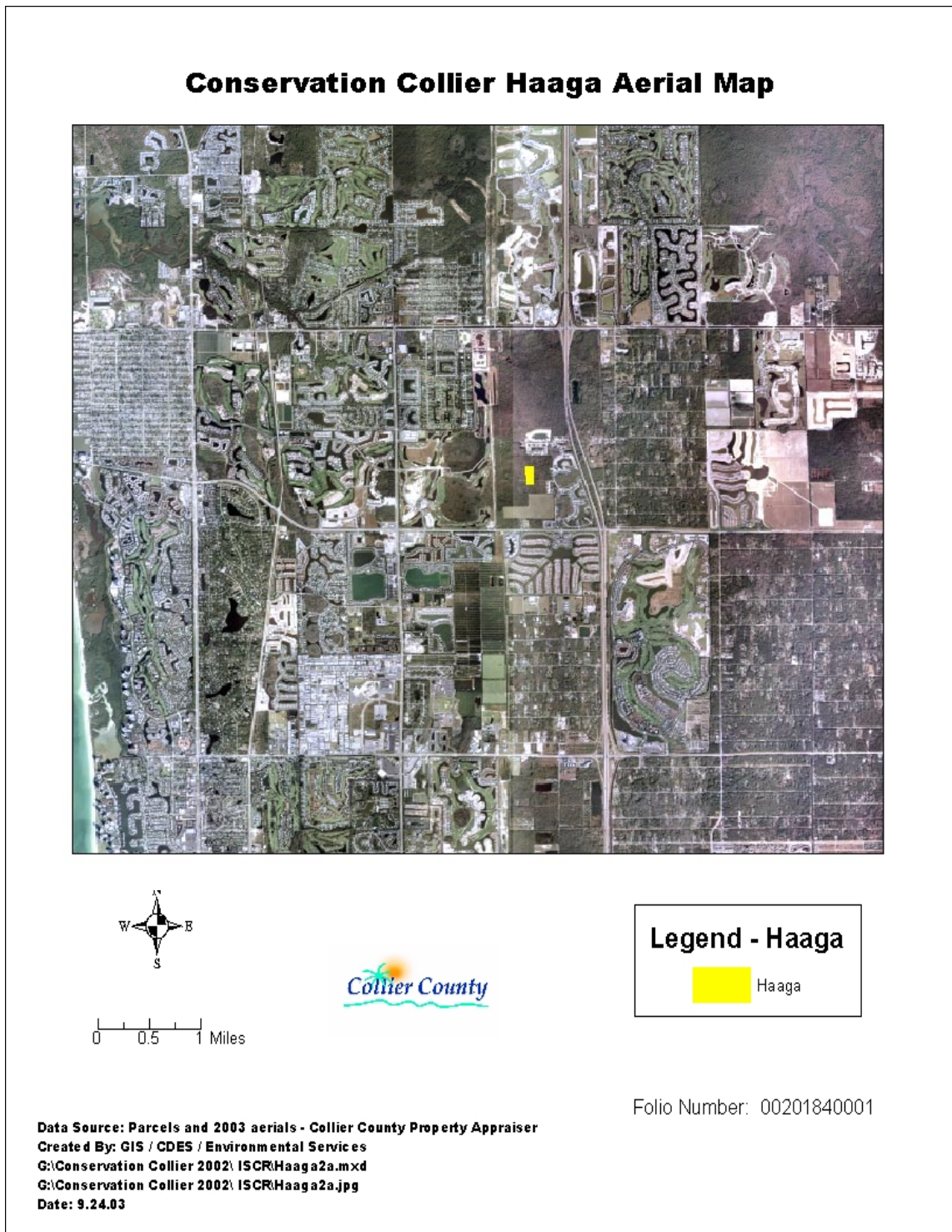


Figure 3. Surrounding Lands Aerial



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: \$112,500*

Estimated Market Value: **\$139,395 to \$161,172

* 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 September 25, 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. <i>Hardwood hammocks</i>	No
ii. <i>Xeric oak scrub</i>	No
iii. <i>Coastal strand</i>	No
iv. <i>Native beach</i>	No
v. <i>Xeric pine</i>	No
vi. <i>High marsh (saline)</i>	No
vii. <i>Tidal freshwater marsh</i>	No
viii. Other native habitats	Yes

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 6439 (Wet Prairies – with Pine)

The following native plant communities were observed:

- FLUCCS 625 (Hydric Pine Flatwoods)

A moderate slash pine (*Pinus elliotti*) canopy exists at the site. Some cypress (*Taxodium distichum*) and hollies (*Ilex sp.*) are also present. The understory consists mainly of cordgrass (*Spartina bakeri*), sawgrass (*Cladium jamaicense*) and swamp fern (*Blechnum serrulatum*). Water lilies (*Nymphaea sp.*) were observed in the water covering the property.

Statement for satisfaction of criteria:

Staff observations confirm that native plant communities and environmentally sensitive wetland habitat do exist on the parcel.

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) **No**

Statement for satisfaction of criteria:

Although the property is a good example of hydric pine flatwoods and it is located within the urban area, its location makes access difficult. The site cannot be accessed or viewed from a public road. Also because of its small size, the parcel offers little opportunity for nature-based recreation.

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: During the site visit, soils on the parcel were saturated with standing water about one foot deep. The presence of water lilies (*Nymphaea sp.*) indicates that standing water is present on the property for long periods of time.

Aquifer Recharge Capacity: Aquifer recharge capacity is low in this area, from 0 to 7 inches per year.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel are entirely Pineda Fine Sand, Limestone Substratum. This nearly level, poorly drained soil is typically found in sloughs and drainage ways. Natural vegetation includes Slash pine, wax myrtle, and grasses. A hydric pine plant community exists on this parcel. Typically, these soils can be flooded during periods of high rainfall, but the water table is within a depth of 12 inches for 3 to 6 months of the year, and the water table can recede to a depth of more than 40 inches during dry times.

Statement for satisfaction of criteria:

This parcel satisfies the criteria for aquifer recharge (minimal recharge area), protection of wetland dependent species (primarily plant species with potential for protection of wetland dependent wildlife species), and potential for flood control, as the property is holding significant water and receives water from a swale bordering the southern edge of the property.

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

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
Giant wild pine	<i>Tillandsia utriculata</i>	E	Not listed
Common wild pine	<i>Tillandsia fasciculata</i>	E	Not listed
Reflexed wild pine	<i>Tillandsia balbisiana</i>	T	Not listed
Butterfly orchid	<i>Encyclia tampensis</i>	C	Not listed

E=Endangered, T=Threatened, C=Commercially Exploited

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 wildlife species were observed on site. The FWCC-derived species richness score ranged from 3 to 5 out of a possible 10, representing a low to moderate 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, GFC-listed wetland dependent bird species could occur.

Statement for satisfaction of criteria:

These data suggest that intact native habitats are present. Restoration potential is high, in that plant communities have not been highly invaded by invasive exotic plants, except at the southern border. The observed plant communities present have high ecological quality.

-
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)
Yes

Statement for satisfaction of criteria:

This property's southern and eastern borders are adjacent to a nominated Conservation Collier property, which is in turn adjacent to a Wilshire Lakes conservation area. The Tiburon Golf Course land adjacent to this property's northern and western borders is

currently undeveloped. Although this adjacent land has not yet come in for development, it is a proposed Pelican Marsh PUD conservation area. Unless a public access easement could be obtained, will block connection to the proposed regional park. To the north of the Tiburon Golf Course lie two parcels of undeveloped land (zoned agricultural), which are adjacent to the proposed North Naples Regional Park. A large portion of the park will be preserved green space with a network of trails and fitness paths.

Is the property within the boundary of another agency's acquisition project?

No

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?

N/A

Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: *Very short hikes could be possible through the property, however public access is not possible at this time and the wetland conditions would make hiking difficult.*

Nature Photography: *The property would provide opportunities for nature photography if it could be accessed. It is an excellent example of hydric pine flatwoods, and adjacent land uses increase the probability of wildlife passing through the area.*

Bird-watching: *Wetland dependent bird species would most likely be present on the property.*

Kayaking/Canoeing: *Kayaking/Canoeing would not be possible at the site.*

Swimming: *Swimming would not be possible at the site.*

Hunting: *Because of its urban location and small size, the parcel would not be suitable for hunting.*

Fishing: *No fish were observed and wetlands would not likely support the size and species of fishes that would make fishing a potential use. Access remains a problem.*

Recommended Site Improvements:

At this time, there is no access from a public road. The only access, Wilshire Lakes Blvd., is a private road. While this area holds potential for restoration and flood control protection and is ecologically significant, it does not appear to be a parcel where developing public access would be practical.

IV. Assessment of Management Needs and Costs

Management of this property will address mainly the costs of exotic vegetation removal and control. Fence removal will depend upon whether the Tiburon Golf Course will agree to the removal. 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:

Melaleuca (*Melaleuca quinquenervia*) was the only exotic invasive plant species observed on this parcel. The melaleuca is sparse throughout most of the property, but becomes denser near the southern border.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be relatively minimal, as the melaleuca biomass would not be removed from site. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed (less than 25%) would be approximately \$4,375 to cut, stack and treat the stumps.

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 \$250 to \$1,125 for 2.5 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

Provision of public parking on or for this parcel is not feasible given the current access difficulties.

Public Access Trails:

No access.

Security and General Maintenance:

Again, no access.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$4,375	\$250 - \$1,125	Estimated
Parking Facility	n/a	n/a	No access
Access Trails	n/a	n/a	No access
Trash Removal	t.b.d	n/a	No easy access
Signs	\$100 each	n/a	3' X 1.5' metal on post - uninstalled
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. Properties selected for funding in the current cycle had an average score of 140. The estimated score assumes a 60% funding match from Conservation Collier. This parcel appears to be below the minimum mark to 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. This property is a 2.5 acre urban parcel.

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.

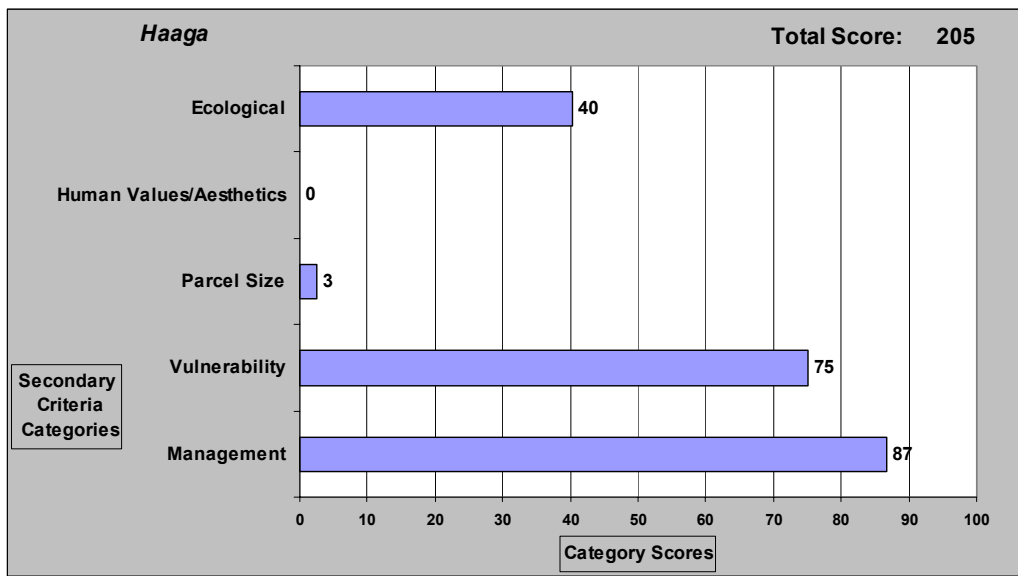
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 205 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: Haaga			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	40	40%
Human Values/Aesthetics	100	0	0%
Parcel Size	100	3	3%
Vulnerability	100	75	75%
Management	100	87	87%
Total Score:	500	205	41%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This below average score was achieved because the parcel contains only one native plant community that is not among the unique and endangered plant communities listed. Also, the parcel is not contiguous with nor does it provide buffering for a waterway or identified flow way. Although the property is not immediately contiguous to conservation land, the parcels in between it and the conservation land are undeveloped and nominated for Conservation Collier acquisition. The property does contain an outstanding example of a hydric pine flatwoods plant community. It does contribute minimally to aquifer recharge. It does have wetlands on site, and it does contain few invasive exotic plant species.

Human Values/Aesthetics: The parcel has no physical or legal access established, is not accessible for public use and cannot be seen from a public road.

Parcel Size: This score is based upon acreage, and the parcel is small (2.5 acres), giving a low score.

Vulnerability: This parcel is zoned Agricultural (1 unit per 5 acres).

Management: The parcel scored high in this category. Little management would be needed at this site. Some treatment of invasive exotic vegetation is necessary, but no hydrological changes are needed.

Exhibit A. FLUCCs Map



Exhibit B. Soils Map



Exhibit C. Species Richness Map

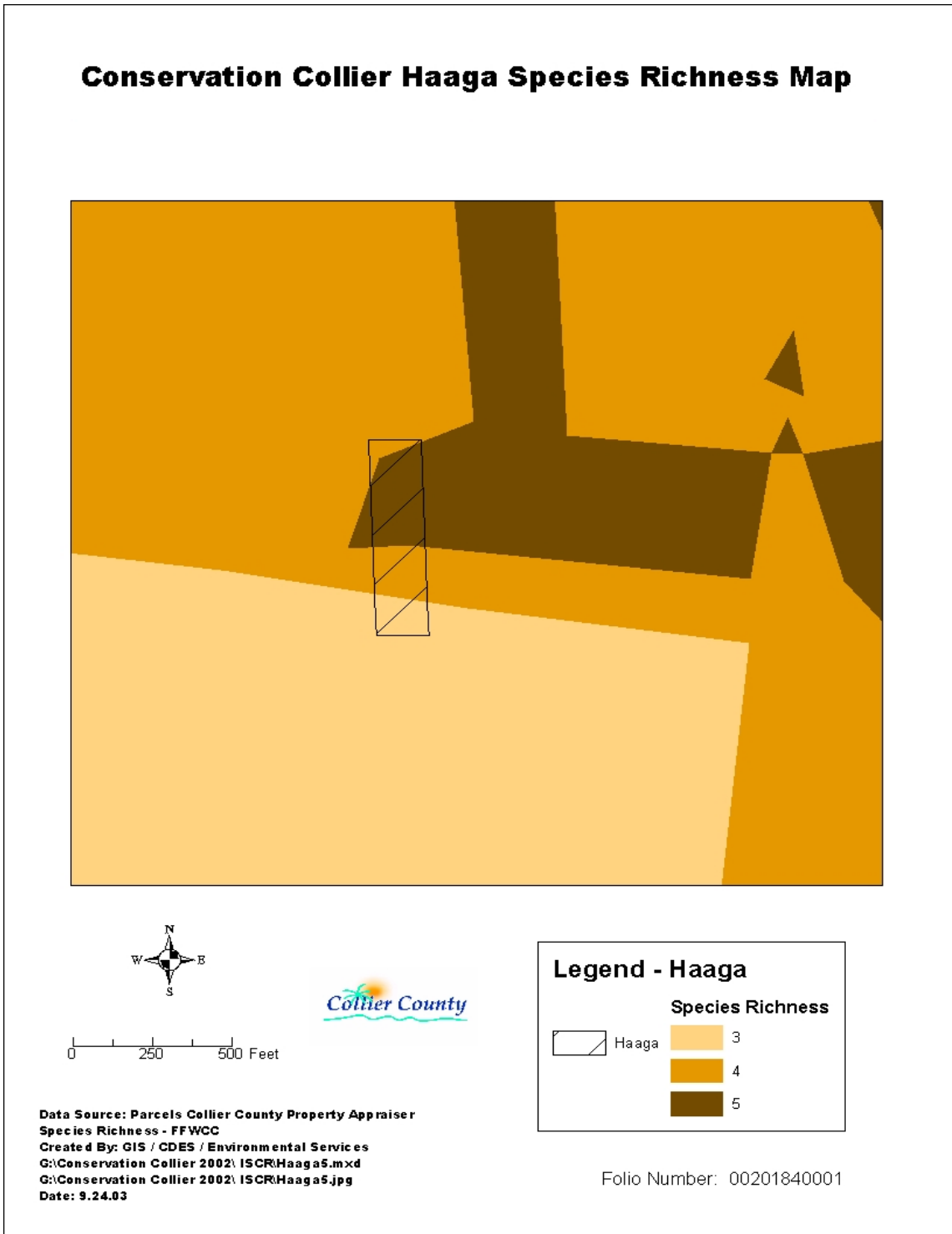


Exhibit D. Wellfield Protection and Aquifer Recharge Map

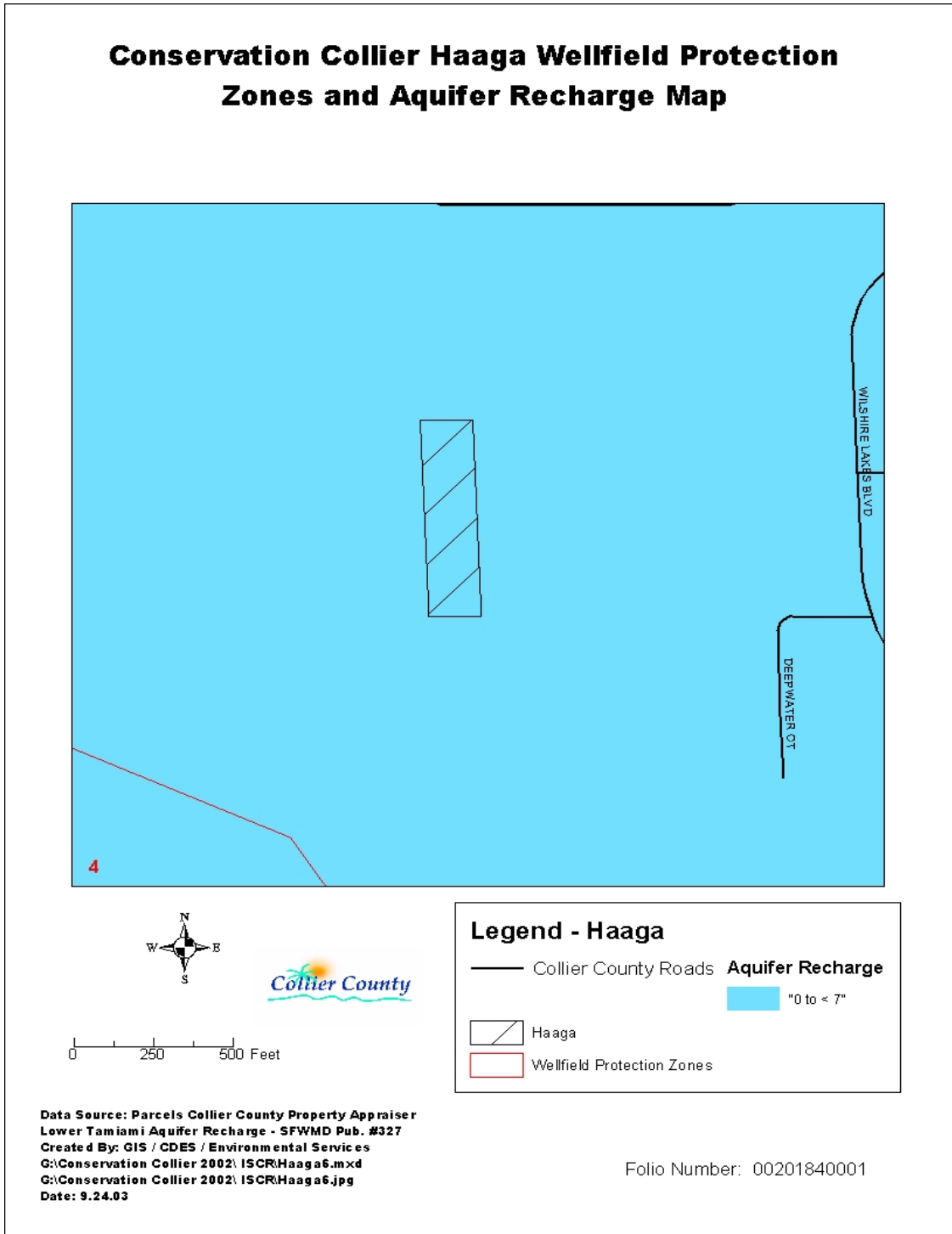


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Haaga</i>		Folio Numbers: <i>00201840001</i>	
Geographical Distribution (Target Protection Area): <i>Urban</i>			
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	625-Hydric Pine Flatwoods
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	Outstanding example of Hydric Pine Flatwoods
1.A. Total	100	15	
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	25	25	0"-7" annually
d. Parcel will not contribute to aquifer recharge, eg., coastal location	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	
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		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	40	Pineda Fine Sand with Limestone Substratum
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Water covering entire site during site visit. <i>Nymphaea</i> sp. present
Subtotal	300	110	
1.B Total	100	37	Obtained by dividing the subtotal by 3.
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		
c. The parcel has 2 or less FLUCCS native plant communities	25	25	625-Hydric Pine Flatwoods
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. Score is prorated from 10 to 70 based on the FFWCC Species Richness map. Species Richness Score is 4.</i>
b. Species Richness score ranging from 10 to 70	70	34	
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20 po	20	20	<i>Tillandsia fasciculata</i> (numerous), <i>Tillandsia balbisiana</i> (large population), Butterfly orchid (<i>Encyclia tampensis</i>) (1)
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	few exotics
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	179	
1.C Total	100	60	Divide the subtotal by 3

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	Wilshire Lakes conservation area is contiguous to Longner and Wielhouwer properties which are contiguous to Haaga
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	40	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		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access ease	50		
d. Parcel does not have physical or legal access	0	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		
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	0	no access
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 thoroughfare	80	0	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
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 document ation of the outstanding characteristic
Subtotal	300	0	
2. Human Social Values/Aesthetics Total Score	100	-	Obtained by dividing the subtotal by 3.
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	2.5	
3. Parcel Size Total Score	100	2.5	
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, comm	100		
2. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	Agricultural
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	Very wet site; no berms on boundaries
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	Sparse melaleuca except at southern boundary
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		
f. Exotic characteristics are such that extensive removal 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	80	
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		
5.C Total	100	80	
5. Feasibility and Management Total Score	100	87	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	205	

Exhibit F. Photographs

Photo 1. Hydric Pine Flatwoods



Photo 2. Water Lilies (*Nymphaea* sp.)



Photo 3. Swamp fern (*Blechnum serrulatum*).



Photo 4. Reflexed wild pine (*Tillandsia balbisiana*)



Photo 5. Common wild pine (*Tillandsia fasciculata*)



Photo 6. Giant wild pine (*Tillandsia utriculata*) and Butterfly orchid (*Encyclia tampensis*)



Photo 7. Barbed wire fence along western property boundary

