

Conservation Collier Initial Criteria Screening Report



Property Name: Gionet/Otter Mound
Folio Numbers: 2184000029, 2184000045 and 2184000061

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

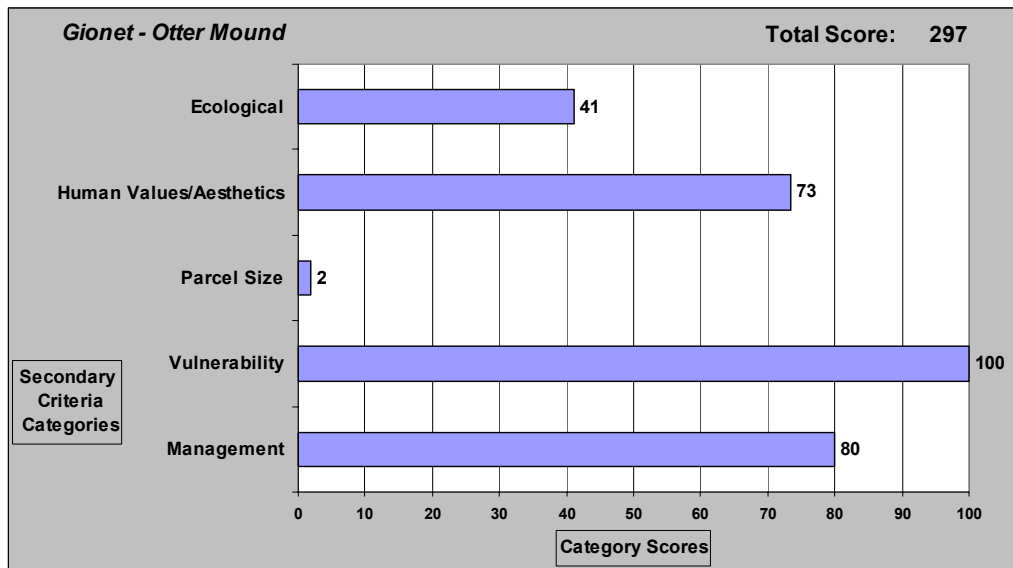


Table of Contents

I.	Summary of Property Information	3
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	12
IV.	Assessment of Management Needs and Costs	13
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	15
Table 3.	Tabulation of Secondary Screening Criteria	17

Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	17

Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

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	Michael R., Mary A. and Gary L. Gionet	n/a
Folio Number	2184000029 2184000045 2184000061	.59-acres .59-acres .59-acres
Size	1.77-acres total	
Zoning Category	RSF-3-MIZO Shell Wall Preservation Easement – Lot 1	3 single family homes could be built at current subdivision, 4 could be built if lots are reduced in size Easement lies along NE corner – blocks access – covers 4,051 square feet
Existing structures	none	n/a
Adjoining properties and their Uses	All adjoining properties are used as, or have potential for use as single family residential	N – residential/vacant residential E – residential S – residential/vacant residential W – residential
Development Plans Submitted	no	No permits or other development request in computer system
Property Irregularities	None known	Property is listed on Group A list for Florida Forever funding, current cycle

Figure 1. Location Map

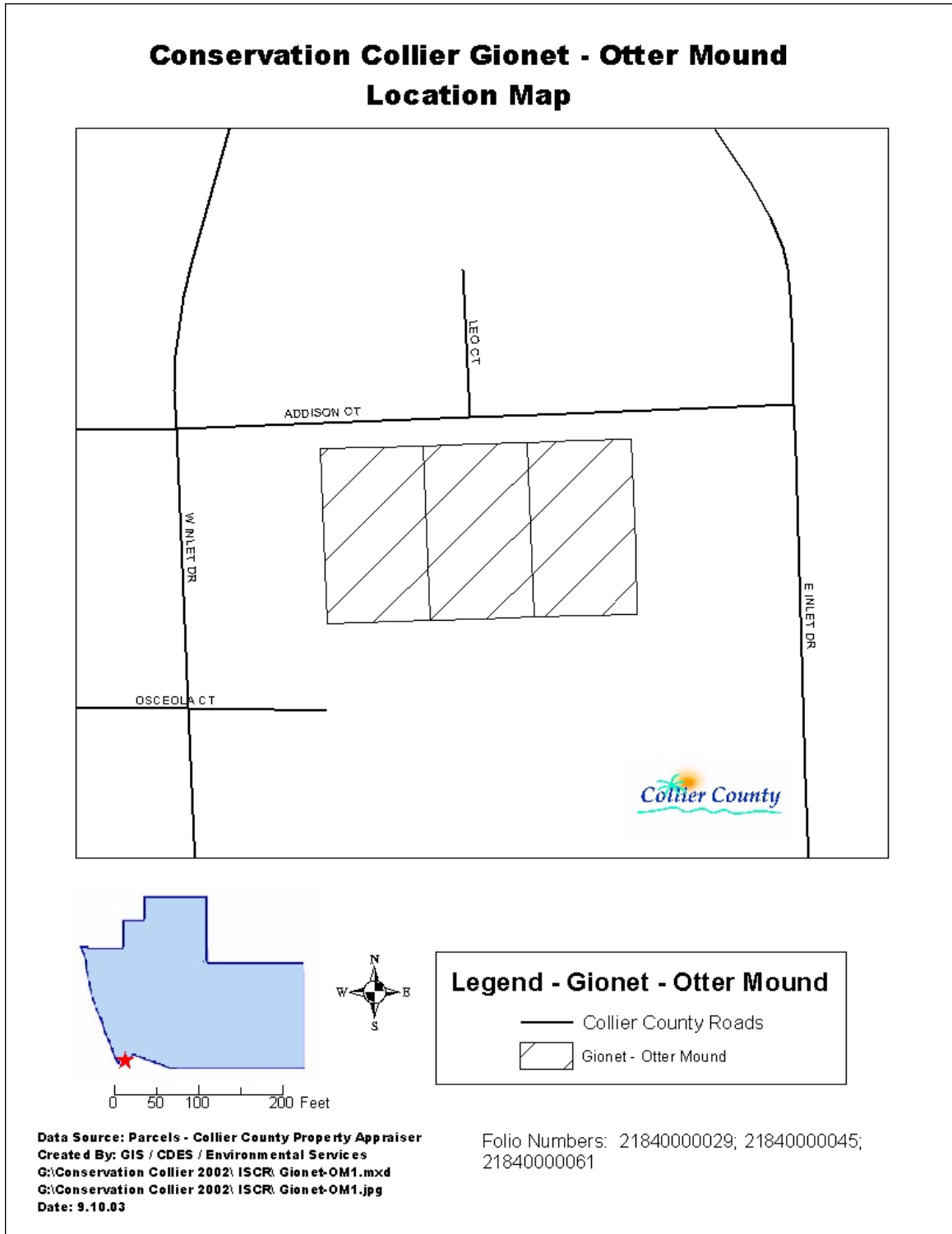


Figure 2. Aerial Map

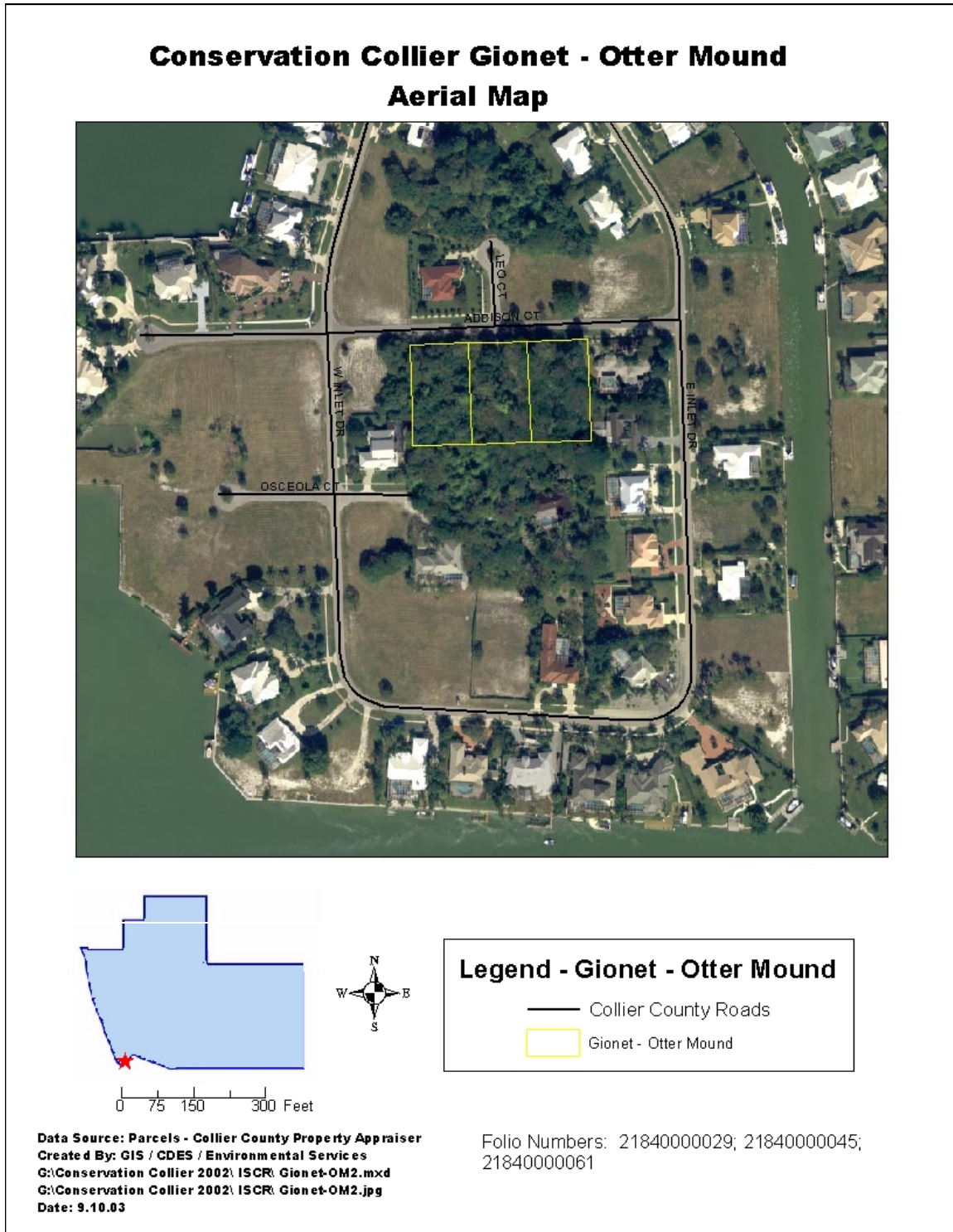
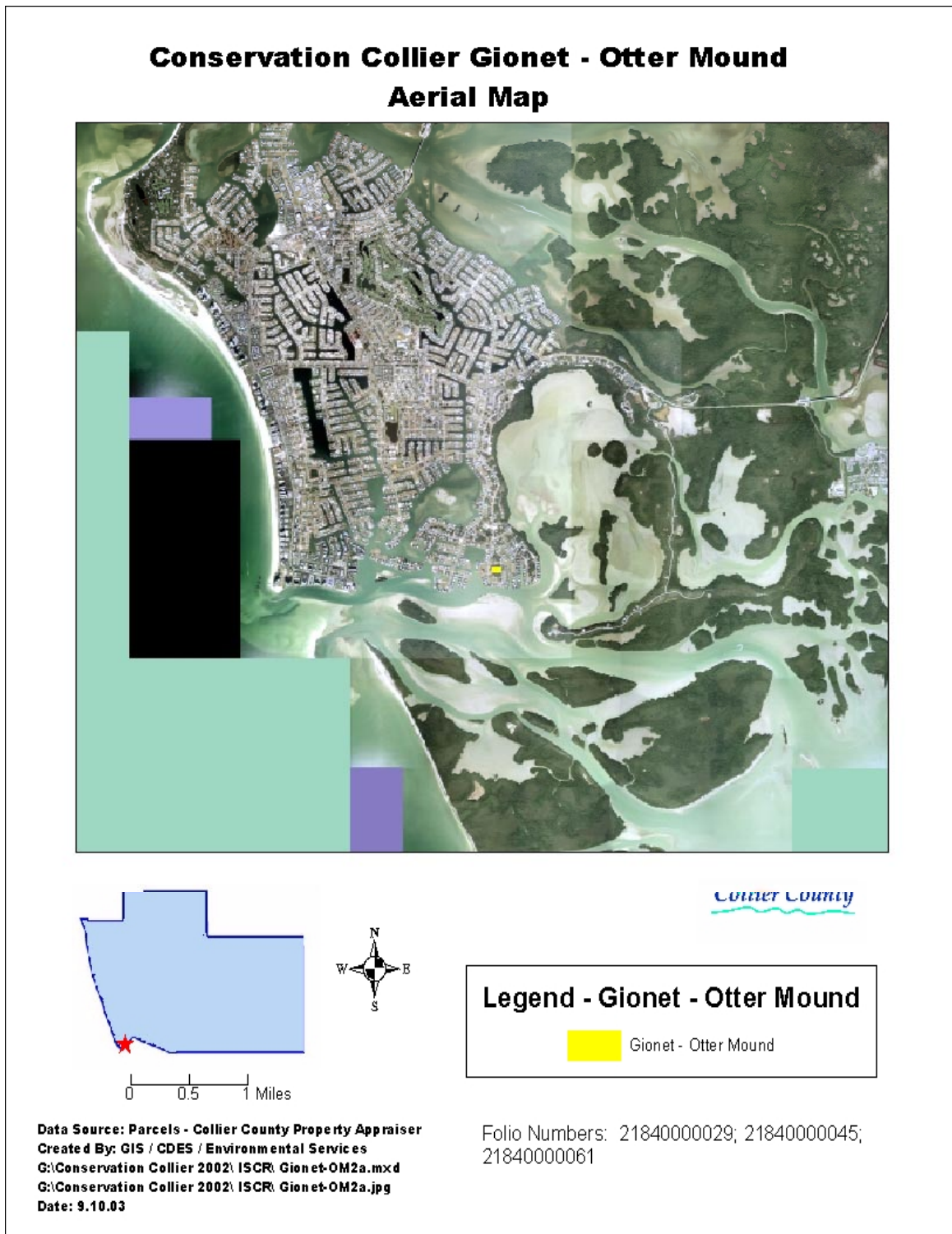


Figure 3. Surrounding Lands Aerial



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, two appraisals would be required.

Assessed Value: *	Lot 1 - \$174,284
	Lot 2 - \$174,383
	<u>Lot 3 - \$174,383</u>
Total	\$523,050

Estimated Market Value: **\$690,054 to \$696,993

* 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 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. <i>Hardwood hammocks</i>	yes
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. <i>Other native habitats</i>	No

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 - 434 – Hardwood – conifer mixed forest – characterized by a forested community where neither hardwoods nor conifers achieve a 66 percent crown canopy closure.

The following native plant communities were observed:

- FLUCCS – 426 – Tropical Hardwoods/Shell mound, characterized by Gumbo Limbo (*Bursera simaruba*), Jamaica Dogwood (*Piscidia piscipula*), Blackbead (*Pithecellobium sp.*), Strangler fig (*Ficus aurea*), White indigoberry (*Randia aculeata*), Marlberry (*Ardisia escallonoidies*), Rouge-berry (*Rivina humilis*), Mulberry (*Morus alba*), Yellow Elder (*Tecoma stans*), and others. In 2001 Smithsonian botanist Dr. Robert Read documented other tropical hardwoods and associates, including White stopper (*Eugenia axillaries*), Devil's claws (*Pisonia aculeate*), Florida privet, (*Foresteria segregata*), Snowberry (*Chiococca alba*), and Soapberry (*Sapindus saponaria*). Also observed by Dr. Read were Florida Thatch palm (*Thrinax radiata*) and Dildo cactus (*Cereus pentagonus*)- both state listed as Endangered.

Statement for satisfaction of criteria:

These data confirm that a native species tropical hardwood hammock exists on this property

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 property is in the Urban Target Protection Area and has access from a public road. Its natural features, associated with a rare ecosystem (tropical hardwood hammock), do enhance the aesthetic setting of Collier County. Additionally, the significance of its cultural features, a shell mound dating back 1500 years, and it's listing on the Florida Master Site File, are acknowledgement of its importance, both aesthetically and culturally, to Collier County.

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) **no (marginally)**

Hydrological Characteristics:

Groundwater:

There is no groundwater present on the site.

Aquifer Recharge Capacity:

There is no data available on the recharge capacity of this property to the Lower Tamiami Aquifer; however, the parcel does contribute significantly to recharging the surficial aquifer (43" to <53" yearly).

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire area to be urban land with fill materials.

Statement for satisfaction of criteria:

This parcel does not offer significant opportunities for protection of water resources, beyond adding to the surficial aquifer.

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)

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
Florida Thatch palm*	<i>Thrinax radiata</i>	E	Not listed
Dildo cactus*	<i>Cereus pentagonus</i>	E	Not listed

E=Endangered

*Documented by Dr. Robert Read, botanist

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.

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score is 2 out of a possible 10, representing low diversity. Non-listed species observed on the site include cardinals (*Cardinalis cardinalis*), Blue-gray gnatcatchers (*Polioptila cerulea*), and golden silk orbweaver spiders (*Nephila clavipes*). Many bird calls were heard within the parcel, though specific species could not be identified.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, the Florida Natural Areas Inventory, in its Guide to the Natural Communities of Florida, states that migrating birds rely on these forests for food and shelter following trans-oceanic and trans-gulf migrations and that typical wildlife includes tree frogs, ring-necked snakes, rat snakes and gray squirrels. A neighbor advised staff that she has observed woodpeckers and an owl using the parcel.

Statement for satisfaction of criteria:

These data confirm that there is biological value, potential for biodiversity and ecological quality on this site. Listed species have been observed on the parcel and there exists a high potential for restoration. Connectivity will be discussed in criteria #5.

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:

The parcel does not link current conservation lands and does not function as a buffer or ecological corridor, beyond the possibility of providing a feeding and rest area for migrating bird species.

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

Yes

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

Uncertain, as parcel is already on A list

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: *The parcel is too small for hiking; however, ecological and archeological walking tours could be conducted.*

Nature Photography: *Nature photography is a possibility.*

Bird-watching: *Bird watching is an appropriate nature-based activity for this parcel.*

Kayaking/Canoeing: *Kayaking and canoeing are not possible on this parcel.*

Swimming: *Swimming is not possible on this parcel.*

Hunting: *Due to its small size and urban location, hunting would not be an appropriate use on this parcel.*

Fishing: *Fishing is not possible on this parcel.*

Recommended Site Improvements:

Remove exotic plants and maintain existing unpaved driveway as a trail.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation 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:

Invasive exotic plant species are covering approximately 30 to 40% of this parcel. Those species observed include: Brazilian pepper (*Schinus terebinthifolius*), Java plum (*Syzigium cumini*), Air Potato (*Dioscorea bulbifera*), Wedelia (*Wedelia trilobata*), Guinea grass (*Panicum maximum*), Kalanchoe (*Kalanchoe sp.*), Guava (*Psidium guajava*), Oyster plant (*Roeo discolor*) and Lead tree (*Leucaena leucocephala*). There are also many species of plants not considered to be invasive exotics, however, they are exotic species introduced by humans. These include citrus, Copper plant, Coconut palm, Mango, Royal Poinciana, Jacaranda and Papaya.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be approximately \$6,600, based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal. This estimate represents costs for hand removal at 40% infestation to cut, treat the stumps and remove the debris to a waste facility.

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 \$796 for 1.77 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The property may require an area for visitor parking, however, it is not certain this could be constructed under current zoning. The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$3,500, if it were permitted. Associated costs could include

- Land clearing
- Design
- Permitting costs
- Potential rezoning costs

Public Access Trails:

Construction of trails could possibly be done as a project in association with the Marco Island Historical Society, if additional trails are considered appropriate and would not damage archeological resources. These costs shall be provided at a later date.

Security and General Maintenance:

It may be desirable to fence the property with a type of fencing that would identify boundaries. A sign can be placed at the boundary along the public road. The City of Marco Island has tentatively agreed to handle minimal management activities, like trash removal and roadway mowing.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$6,600	\$796	Will decrease over time
Parking Facility	\$3,500	t.b.d.	If possible under current zoning
Access Trails	t.b.d.	t.b.d.	May not be necessary or advisable given the archeological aspects
Fencing	\$3,500	n/a	30" post and rail @\$10.00 per linear foot installed
Trash Removal	t.b.d.	t.b.d.	City of Marco Island may handle and volunteer maintenance possible from Marco Island Historical Society
Signs	\$100 each		3' X 1.5' metal on post – uninstalled
Interpretive signs	\$25.00 each		3" X 6" metal – approx. cost
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 115 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 close to the minimum mark to hold at least some hope for possibility of selection for FCT post-acquisition funding.

Florida Forever Program

This parcel is on the 2003 Priority List of acquisition projects approved by the Board of Trustees for the Florida Forever Program.

Save Our Rivers Program / South Florida Water Management District

This parcel would not be eligible for funding under SFWMD programs.

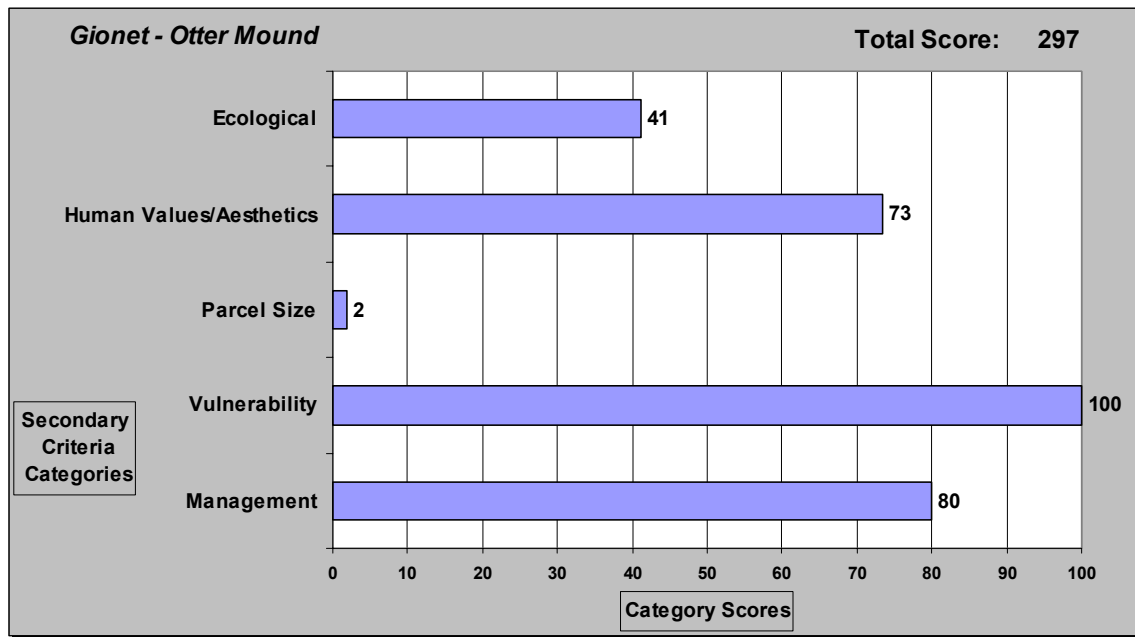
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 297 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: Gionet - Otter Mound			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	41	41%
Human Values/Aesthetics	100	73	73%
Parcel Size	100	2	2%
Vulnerability	100	100	100%
Management	100	80	80%
Total Score:	500	297	59%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved primarily because the parcel contains a unique and endangered plant community and because it can be restored to high ecological function with minimal alteration.

Human Values/Aesthetics: This score was achieved because it is accessible from a paved public road, because 34% of the perimeter can be viewed from a public road, and because there is a significant archeological site on the parcel (listed on Florida Master Site File).

Parcel Size: This score is based upon acreage, therefore this parcel scored very low.

Vulnerability: This parcel is zoned for residential single-family development at 3 units per acre. It is highly vulnerable to development.

Management: The parcel scored well, despite having an approximate 30-40% of the site infested with invasive exotic plants, because no hydrologic changes are necessary, and beyond exotics, there is not need for significant management of natural systems. Additionally, there do exist tentative agreements for some degree of management by the City of Marco Island and the Marco Island Historical Society, i.e, the Historical Society has indicated it may be able to provide volunteers to perform minimal maintenance and the City of Marco Island has indicated that it can (and already is) mowing the right-of-way along the public road the parcels front on and remove trash. Staff has requested from the City of Marco Island any written agreements that exist but has not received any.

Exhibit A. FLUCCs Map



Exhibit B. Soils Map



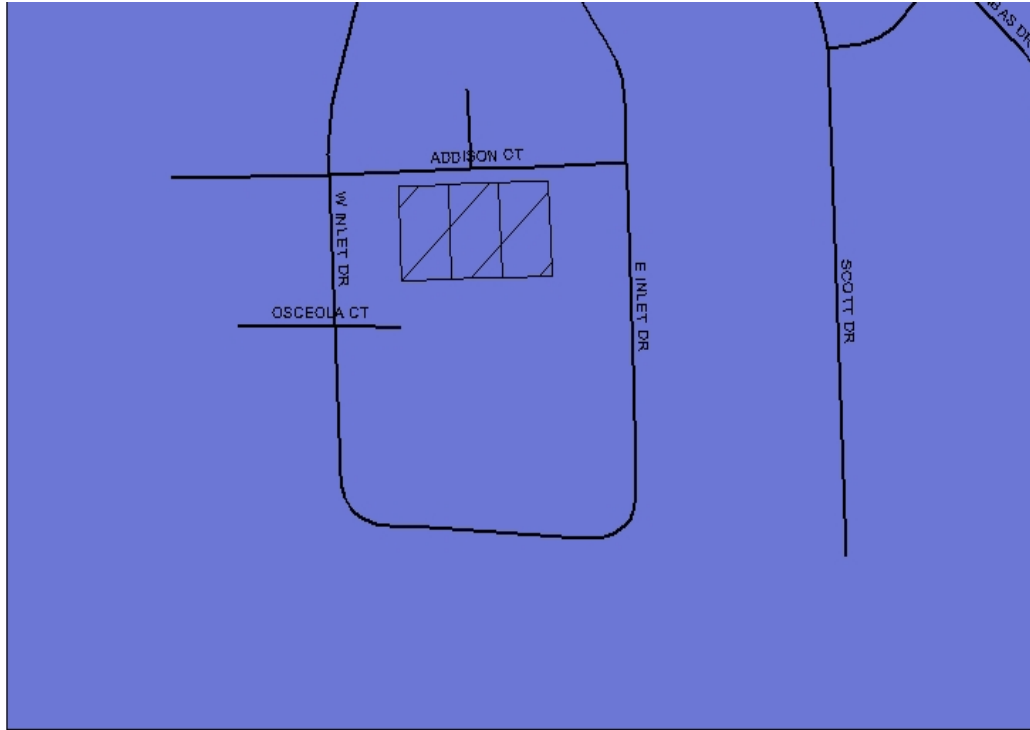
Exhibit C. Species Richness Map

SPECIES RICHNESS MAP



Exhibit D. Wellfield Protection and Aquifer Recharge Map

Conservation Collier Gionet - Otter Mound Wellfield Protection Zones and Aquifer Recharge Map



* Data for Lower Tamiami Aquifer was not available for this area. Area does contribute to Surficial Aquifer Recharge.

Legend - Gionet - Otter Mound

- Collier County Roads
- Wellfield Protection Zones
- * Surficial Aquifer
- "43 to <56"



0 175 350 700 Feet

Data Source: Parcels - Collier County Property Appraiser
Lower Tamiami Aquifer Recharge - SFWMD Pub. #327
Created By: GIS / CDES / Environmental Services
G:\Conservation Collier 2002\ISCR\Gionet-OM6.mxd
G:\Conservation Collier 2002\ISCR\Gionet-OM6.jpg
Date: 9.11.03

Folio Numbers: 2184000029; 2184000045
2184000061

Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Gionet - Otter Mound		Folio Numbers: 2184000029, 2184000045 & 2184000061	
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	90	(FNAI) Global ranking G-3; rare/vulnerable to extinction. State listed S-2; imperiled/vulnerable
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. 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 example of costal hammock
1.A. Total	100	95	
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	no data available for the Lower Tamiami Aquifer; parcel contributes 43" to <56" to surficial aquifer
	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		
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0	0	no water quality enhancement opportunities observed
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		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	0	no strategic aspects for floodplain management observed
Subtotal	300	25	
1.B Total	100	8	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	Parcel has only 426 - tropical hardwood hammock
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	25	Parcel has FLUCCS that indicates higher diversity
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If this is scored, then b. Species Richness is not scored.
b. Species Richness score ranging from 10 to 70	70	14	Score is prorated from 10 to 70 based on the FWCC Species Richness map - score is 2 out of 10
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Tillandsia utriculata - Thrinax radiata documented (Dr. Read)
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	removal of exotics only
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	184	
1.C Total	100	61	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		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0	0	no connections and parcels in between this and conservation lands are developed
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	41	<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	100	good access from a paved road
b. Parcel has access from an unpaved road	75		
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	75	good site for environmental education about tropical hardwood hammock and historical ecosystems
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	25	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	20	<i>Provide a description and photo documentation of the outstanding characteristic - This is an important archeological site as documented by the Marco Island Historical Society and the Archeological and Historical Conservancy</i>
Subtotal	300	220	
2. Human Social Values/Aesthetics Total Score	100	73	<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	2	3 lots @ .59 acres each - 1.77 acres total
3. Parcel Size Total Score	100	2	
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, commercial	100	100	RSF-3-MIZO 3 homes could be built as subdivided
2. Zoning allows for density of no greater than 1 unit per 5 acres	75		
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	100	

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	No hydrologic changes necessary
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		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	Exotics include Brazilian pepper, Air potato, Wedelia, Java plum, sansevaria, kalanchoe, guinea grass, oyster plant, mango, guava, citrus, coconut palm, Jacaranda, Royal Poinciana - site approx. 30% exotics
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 rosemyle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	60	
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	moderate maintenance and management required - habitat is not fire dependent
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 mainenance by another entity is likely	20	20	Possibility exists for management agreement with City of Marco Island and Marco Island Historical Society
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		some trash exists
5.C Total	100	80	
5. Feasibility and Management Total Score	100	80	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	297	

Exhibit F. Photographs

Photo 1. Entry to parcel – old unpaved driveway for former home site



Photo 2. Coral vine (*Antigonon leptopus*) (exotic) on Brazilian pepper



Photo 3. Interior of center lot, looking from inside lot towards street



Photo 4. Air potato infestation on trees – center of photo



Photo 5. Some debris exists under plant cover



Photo 6. Exotic plants on shell mound (*Sansevaria* sp.)



Photo 7. Old home site – Note debris, Guinea grass (*Panicum maximum*) and Snake plant (*Sanseveria sp.*)



Photo 8. Lead tree (*Leucaena leucocephala*)



Photo 9. Artifact landscape feature wall created by owner Mr. Otter in 1930-40s from shell mound materials

