

Conservation Collier Initial Criteria Screening Report



Property Name: America's Business Park
Folio Numbers:

Livingston Industrial Partners L.L.C.
00144640009, 00145681009, 00145680204

Christopher L. and Carolyn Sue Allen
00144200009, 00144800001, 00143120009
00145000004, 00144880005, 00144840003

Cheryl R. Kraus, Trustee for White Sands Florida Land Trust
00144920004

Timothy J. Haines, Trustee
00144440005, 00145480006

Staff Report Date: November 10, 2003

CCLAAC Approval Date:

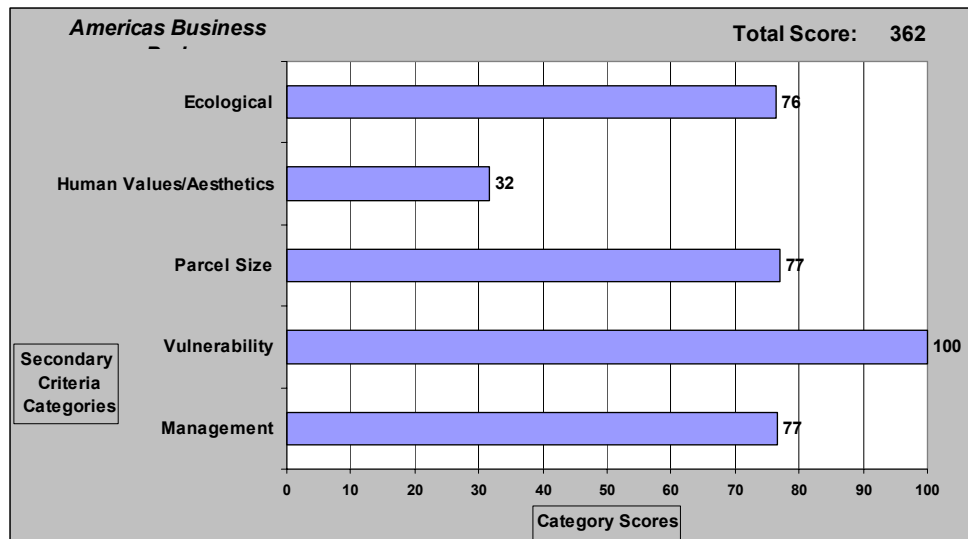


Table of Contents

I.	Summary of Property Information	3
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	9
III.	Potential for Land Use and Recommended Site Improvements	13
IV.	Assessment of Management Needs and Costs	14
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	5
Figure 2.	Aerial Map	6
Figure 3.	Surrounding Lands Aerial	7
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	America's Business Park	Comprised of 12 parcels
Folio Number	00144640009 - 17.90 ac* 00145681009 - 8.13 ac* 00145680204 - .96 ac* 00144200009 - 1.03 ac* 00144800001 - 4.91 ac* 00143120009 - 9.87 ac* 00145000004 - 4.93 ac* 00144880005 - 4.94 ac* 00144840003 - 4.96 ac* 00144920004 - 4.91 ac* 00144440005 - 4.20 ac* 0145480006 - 1.56 ac* *acreage as reported by applicant	Livingston Christopher L. and Carolyn Sue Allen Kraus, Tr for White Sands FL Land Trust Timothy J. Haines, Tr
Size	Total - 68.3 acres per Application	Property Appraiser's records show total to be 77.31 acres
Zoning Category	Industrial	No ST overlays
Existing structures	none	n/a
Adjoining properties and their Uses	Developed Industrial, Developed Residential, School Board and Vacant Agricultural	N- Developed Industrial - Railhead Industrial park E - Developed Residential - Mediterra S - School Board property projected to be an elementary school (unidentified timeline) and undeveloped Agriculturally zoned land W - Developed Industrial - North Collier Industrial Center, North Naples Industrial Park
Development Plans Submitted	America's Business Park AR 4695	Pre-app meeting for AR 4695 was held 9/4/03. No further action has been taken. 36 acres have SFWMD and Corps permits in place and application has been made to add remaining acreage to

		permit.
Property Irregularities	Access	At this time legal access status is uncertain, though development plans identify access from Railhead Blvd. Oil, gas and mineral rights ownership are also uncertain.

Figure 1. Location Map

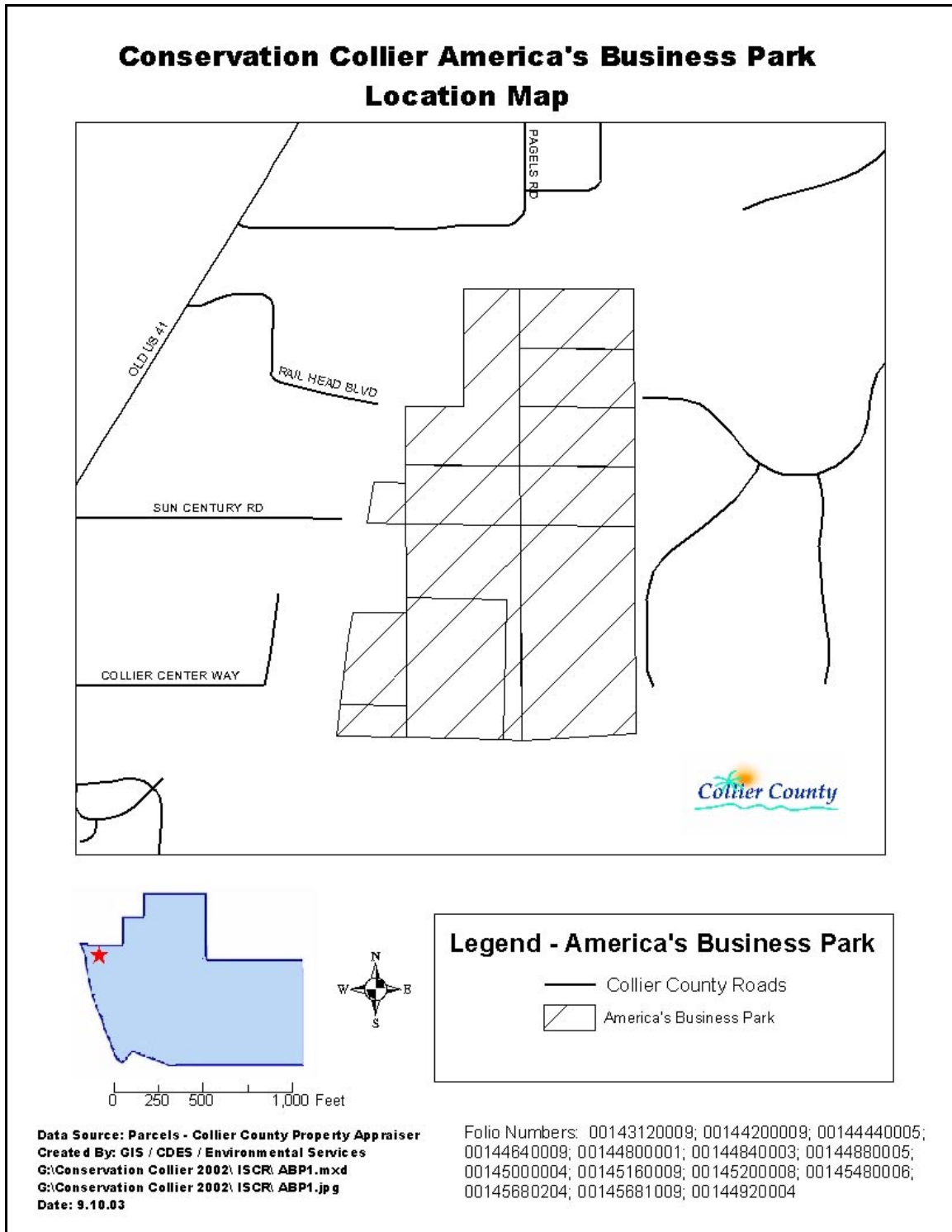


Figure 2. Aerial Map

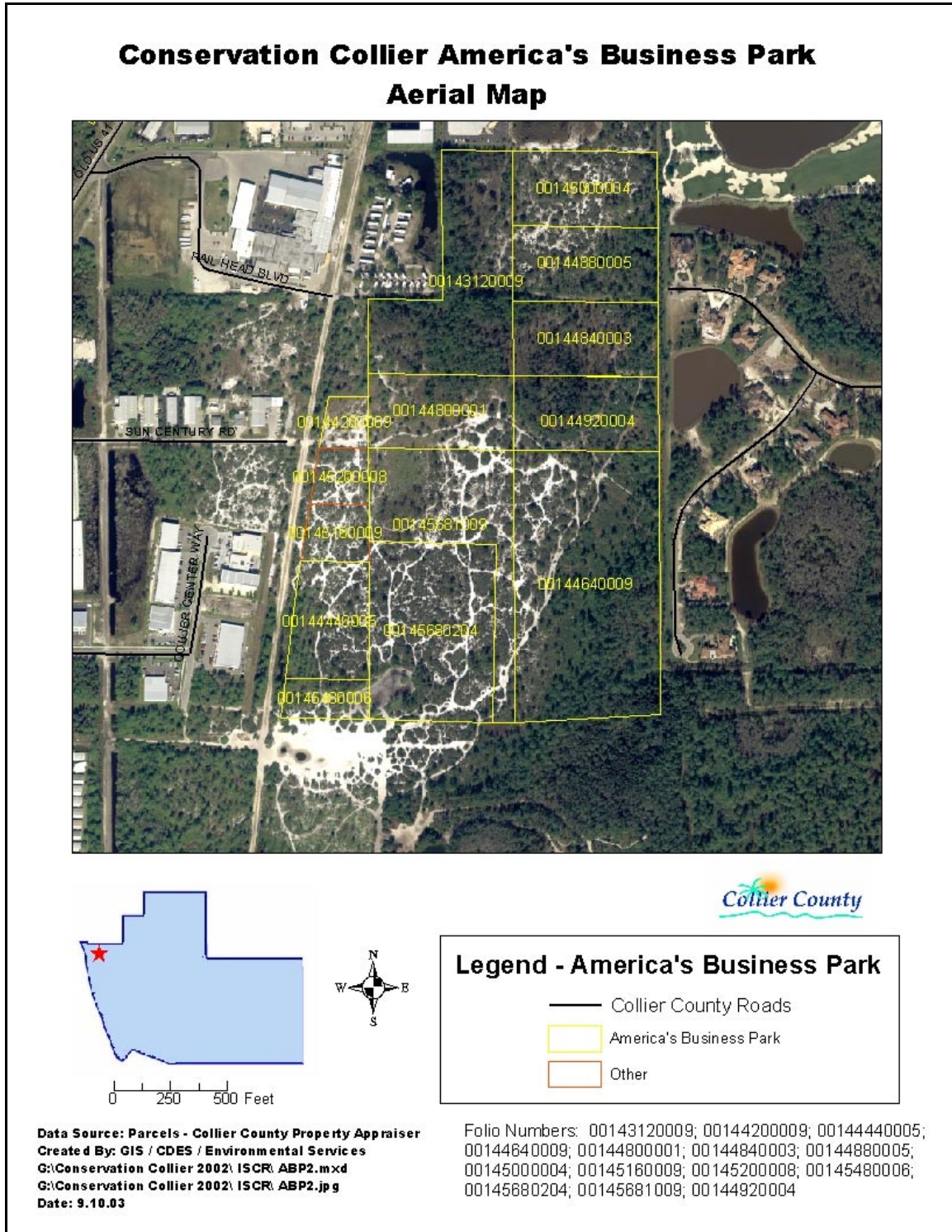


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised for this estimate is fee simple for the purchase of the site, as separated and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of all parcels under unified ownership 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 each unified ownership group of properties (Livingston Industrial Partners, LLC; Allen; Kraus; Hains) 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 at least 2 appraisals will be required on 10 out of 12 of these separate parcels.

	Folios	Assessed Value*	Estimated Market Value**	Asking Price
Livingston Industrial Partners, LLC	00144640009 00145681009 00145680204	\$7,198,000	\$8,389,656 to 10,538,035	\$12,542,000
Allen	00144200009 00144800001 00143120009 00145000004 00144880005 00144840003	\$4,646,000	\$7,231,418 to \$9,083,202	\$11,343,000
Kraus	00144920004	\$740,000	\$910,404 to \$1,228,392	\$1,711,000
Hains	00144440005 00145480006	\$863,520	\$1,274,289 to \$1,465,584	\$2,008,000
Total		\$13,447,520	\$17,805,767 to \$22,315,213	\$27,604,000

* 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 September 12, 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> | Yes |
| 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:

This group of properties, to be referred to as “parcels” had a diversity of vegetative communities, including one considered unique and endangered by Ordinance 2002-63. Approximately half the parcels consist of xeric oak scrub with the remainder being mesic and hydric pine flatwood, mixed conifer and hardwood forest, palmetto prairie, a small freshwater marsh and seasonal ponds. Native canopy native vegetation observed includes Slash pine (*Pinus elliottii*), Scrub oak, (*Quercus geminate*), Cabbage Palm (*Sabal palmetto*), Dahoon holly (*Ilex cassine*) and Cypress (*Taxodium distichum*). Native understory species present included Rusty Lyonia (*Lyonia sp.*), Pametto (*Serenoa repens*), Rosemary (*Ceratiola eriocoides*), Gallberry (*Ilex glabra*), Shining sumac (*Rhus copallina*), and Tarflower, (*Befaria racemosa*). Groundcover included Prickly pear cactus (*Opuntia sp.*), Blazing star (*Liatris sp.*), Paw paw (*Assimina sp.*), and various mosses and lichens (*Selaginella arenicola* and *Cladonia sp.*). Marsh plants observed included rushes, sedges, Sagittaria sp. and water lily.

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. A copy of an environmental survey dated June 11, 2003, done by Boylan Environmental Consultants, Inc. was also provided for review.

FLUCCS:

The electronic database identified:

- FLUCCS 310 – Herbaceous (Dry Prairie)
- FLUCCS 329 – Other Shrubs and Brush

- FLUCCS 630 – Wetland Forest Mixed
- FLUCCS 432 – Sand Live Oak
- FLUCCS 434 – Hardwood – Conifer mixed
- FLUCCS 643 – Wet Prairie

The following native plant communities were observed:

- FLUCCS – 321 – Palmetto Prairie
- FLUCCS – 411 – Pine Flatwoods - Melaleuca is dominant in about half this area
- FLUCCS – 432 - Sand Live Oak – approximately half the site
- FLUCCS - 434 – Hardwood Conifer Mixed – small area in SE portion of parcels
- FLUCCS – 634 – Cypress – Pine – Cabbage Palm – in transitional areas
- FLUCCS – 653 – Intermittent Pond – on SW side of parcels
- FLUCCS – 641 – Freshwater marsh – on SW side of parcels

Statement for satisfaction of criteria:

These data confirm that diverse native plant communities are present. A small wetland in the center of the parcel and pine flatwood areas in the north central and SE (which were holding some surface water when visited) are impacted heavily with Melaleuca (approx. 8 acres total), but invasive exotic plants do not impact scrub areas.

-
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 a Target Protection Area, the urban area, as designated on the Future Land Use Map. The aesthetic setting of Collier County would be greatly enhanced by preservation and restoration of this group of parcels with its large area of scrub habitat and surrounding diverse plant communities. For these reasons, the parcels do confirm a portion of the human social values criteria. However, at present there are access concerns. Legal access for the parcels may not be established, although there is physical access, as evidenced by severe trespass issues. When the East/West Livingston Road is built (unfunded and not included in the County's 5-year road construction plan) there will be legal and physical access from the south. The development proposal for America's Business Park shows access from Railhead Blvd. on the north side, but this is not constructed at present and this access has not been legally established. Access across the Gulf Seminole Railway Right-of-way, extending along the western boundary, is possible but would be extremely expensive, involving an access agreement and installation of railroad crossing equipment and a roadbed built to federal crossing standards. Costs for the signal equipment alone are estimated to be several hundred thousand dollars.

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 - minimally**

Hydrological Characteristics:

Groundwater: There are 8.72 acres of SFWMD jurisdictional wetlands on the parcel, including what appear to be seasonal ponds on the southwest side, a Melaleuca wetland in the east-central area, wetlands at the northwest corner and at the southeast corner.

Aquifer Recharge Capacity: The SFWMD model shows this area to be in a discharge zone for the Lower Tamiami aquifer, except for the very northern edge, where some recharge capacity (0 to 7" yearly) is mapped. Lower Tamiami aquifer recharge would be expected to be minimal. The surficial recharge model indicates that this area contributes 31 to less than 43 inches yearly.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include, in order from larger to smaller area covered, Satellite fine sand (approximately half), Basinger fine sand (slightly less than half) and Riviera fine sand (remainder). Satellite fine sand areas correspond to the Sand Live Oak vegetation community, with typical vegetation being sand live oak, Florida slash pine, saw palmetto, prickly pear and grasses. Both Basinger and Riviera sands are hydric slough soils, where Florida slash pine, cypress, cabbage palm, palmetto, wax myrtle and various grasses would be found. Mapped soils correspond with observed plant communities.

Statement for satisfaction of criteria:

Soils data indicate that seasonal wetlands are a feature of this group of parcels, and that these areas might be expected to provide some on-site water attenuation and offer some protection for wetland dependent species habitat.

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
Fuzzy-wuzzy air plant	<i>Tillandsia pruinosa</i>	E	Not listed
Wild coco orchid	<i>Eulophia alta</i>	T	Not listed

E=Endangered, 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 during the site visit; however, Gopher Tortoises are known to inhabit the site and a Take Permit. Issued in 1998 for 35.19 acres of the site (the southern end) exists. Current development plans include more acreage and show a 9-acre Gopher Tortoise reserve at the northeast corner of the property.

SSC= Species of Special Concern

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score range from 2 to 4 out of a possible 10, representing low wildlife species diversity. Staff did document non-listed species and animal signs observed. These included Osprey, and unidentified frog and deer tracks (both buck and doe) and a deer rub.

Potential Listed Species:

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, those potentially present in this type of habitat would include Gopher frog (*Rana capito*), Eastern Indigo snake (*Drymarchon corais couperi*), and Red rat snake (*Elaphe guttata guttata*).

Statement for satisfaction of criteria:

These data indicate that the parcels do support at least one listed species (Gopher Tortoise), even though it was not directly observed.

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:

The parcel is adjacent to the approximately 8 acre Gopher Tortoise preserve for the Railhead Industrial Park.

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: *There is potential for hiking on these parcels and trails already exist.*

Nature Photography: *There is potential for nature photography on these parcels.*

Bird-watching: *There is potential for bird-watching on these parcels.*

Kayaking/Canoeing: *Kayaking and canoeing are not potential uses for these parcels.*

Swimming: *Swimming is not a potential use.*

Hunting: *While of a reasonably large size, this parcel is not large enough to support hunting, and is located too close to residential and commercial/industrial operations to consider this an appropriate use.*

Fishing: *Fishing is not a potential use.*

Recommended Site Improvements:

If acquired, this parcel should be fenced to prevent vehicle trespass, at minimum. At a point in time when access issues are resolved by the construction of the East/West Livingston Road, a boardwalk could be constructed through the wetland portions in the southeast that could be used as an environmental education opportunity for the adjacent planned elementary school.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and fencing to protect the parcels from vehicular trespass. 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:

Exotic Invasive plant species observed include Melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*), Downy Rosemyrtle (*Rhodomyrtus tomentosa*), Shoebuttan Ardisia (*Ardesia elliptica*), Earleaf Acacia (*Acacia auriculiformis*), and Guava (*Psidium guajava*). Approximately 10 acres are affected to a significant degree.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be between \$17,000 and \$20,000, depending on which method was selected, cut stack and treat, or cut, treat and remove biomass, assuming use of light equipment in affected areas. These figures are based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal.

Costs for follow-up maintenance, done anywhere from quarterly to annually are estimated to be between \$100 and \$450 per acre, per year for a total of \$7,500 for approximately 75 acres. This is estimated assuming treatment of all acreage at the minimum rate, however they may be substantially lower if only a portion of the property required follow-up maintenance. These costs would likely also decrease over time as the soil seed bank is depleted.

Public Parking Facility:

A public parking facility would not be required at this time, as there is no access to the parcels established where the public could enter.

Public Access Trails:

The property already contains trails.

Security and General Maintenance:

It would be necessary to fence the property with a type of fencing that would identify boundaries and prohibit vehicle access, yet allow wildlife free movement across it. Signs can be placed at trail entrance areas. Minimal management activities, like trash removal and trail maintenance would be required.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$17,000 to \$20,000	\$7,500 or less	Initial cost depends on method of removal selected
Parking Facility	n/a	n/a	n/a
Access Trails	n/a	n/a	t.b.d.
Fencing	\$38,000	n/a	east and north sides already fenced – estimate based on split rail type fence- installed
Trash Removal	t.b.d.	t.b.d.	t.b.d.
Signs	\$300		3 at \$100 each - 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 95 out of a possible 320 points. Points were calculated assuming a 60% funding match from Conservation Collier. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. These parcels appear to be below the minimum mark to anticipate 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. Additionally, there is a partnership-funding difficulty relating to our purchase policy.

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.

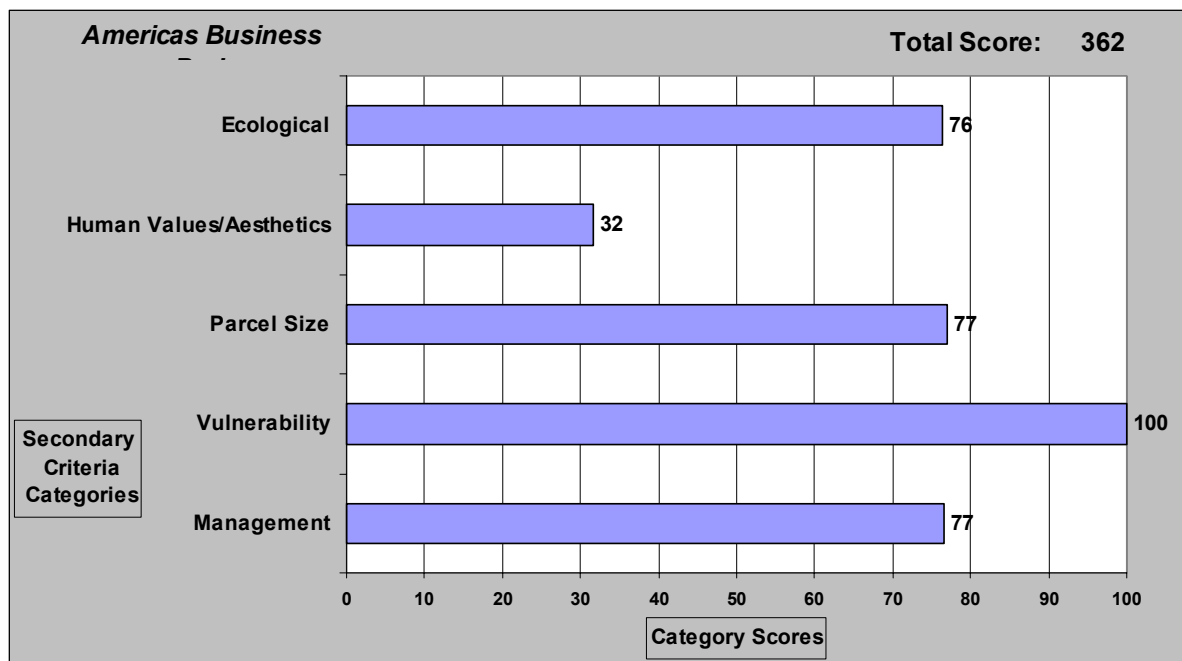
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 362 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: Americas Business Park			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	76	76%
Human Values/Aesthetics	100	32	32%
Parcel Size	100	77	77%
Vulnerability	100	100	100%
Management	100	77	77%
Total Score:	500	362	72%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved because the parcel included one of the unique and endangered plant communities listed as preferred by Ordinance 2002-63, is an outstanding example of scrub habitat, has wetlands on-site, is diverse in habitats, requires minimal alteration to restore to high ecological function and is contiguous with an established Gopher Tortoise preserve.

Human Values/Aesthetics: This score was relatively low because of access problems, and because it cannot easily be seen by the public, although some points were awarded because the scrub habitat represents an outstanding aesthetic feature.

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

Vulnerability: This parcel is zoned for Industrial uses and has a development proposal in the initial stages. A Gopher Tortoise take permit was issued in 1998 for a portion of the site, and the application states that a portion of the property (approx. 36 acres) has SFWMD and ACOE permits in place, with an application made to SFWMD to add the remaining acreage.

Management: The parcel scored in the high range because no hydrologic changes are necessary to sustain site characteristics, exotic plant coverage is relatively low (approx. 13%) and the parcel would require only moderate management for trails and exotics. Points were removed because there was some construction debris and a derelict boat observed dumped on the property, and significant vehicular trespass issues exist.

Exhibit A. FLUCCs Map

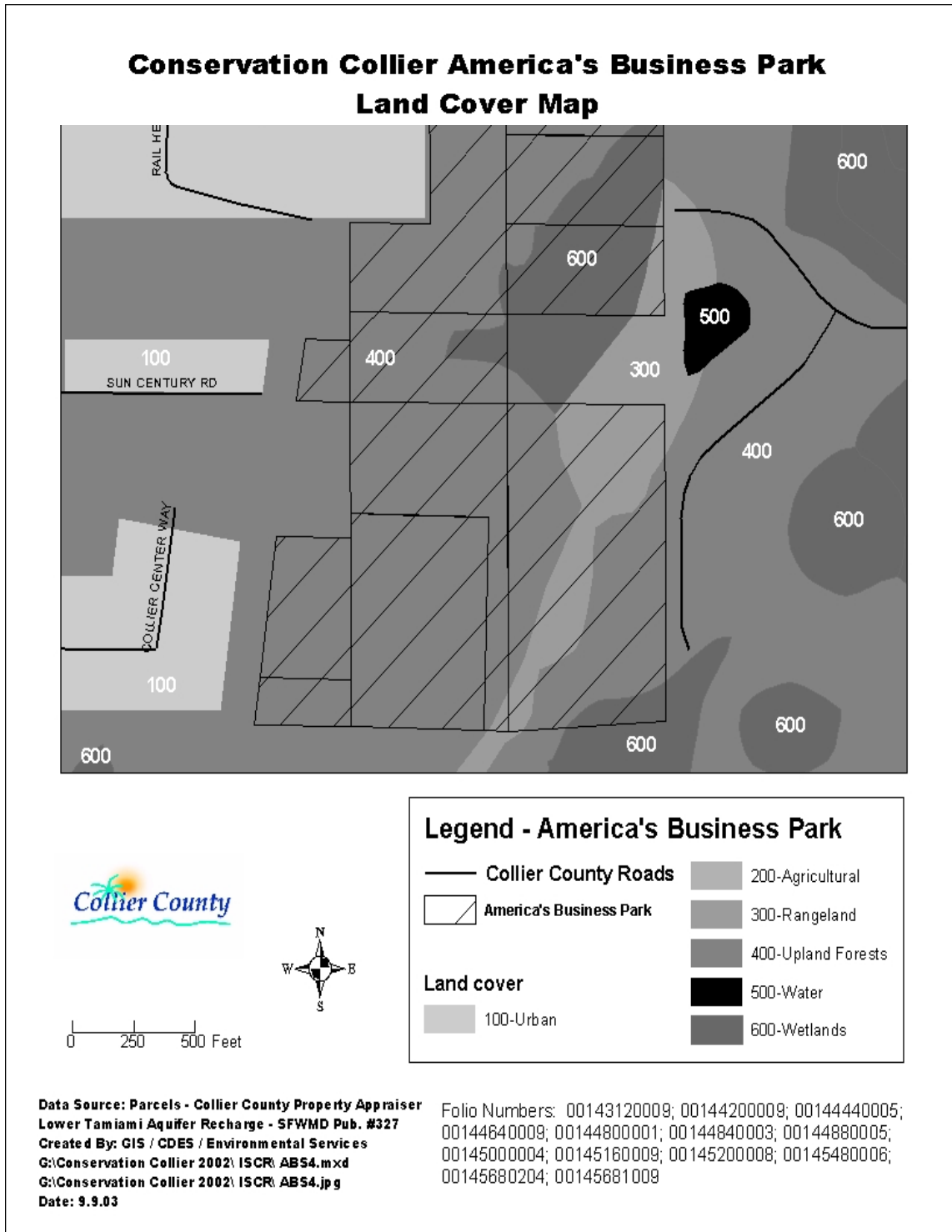


Exhibit B. Soils Map

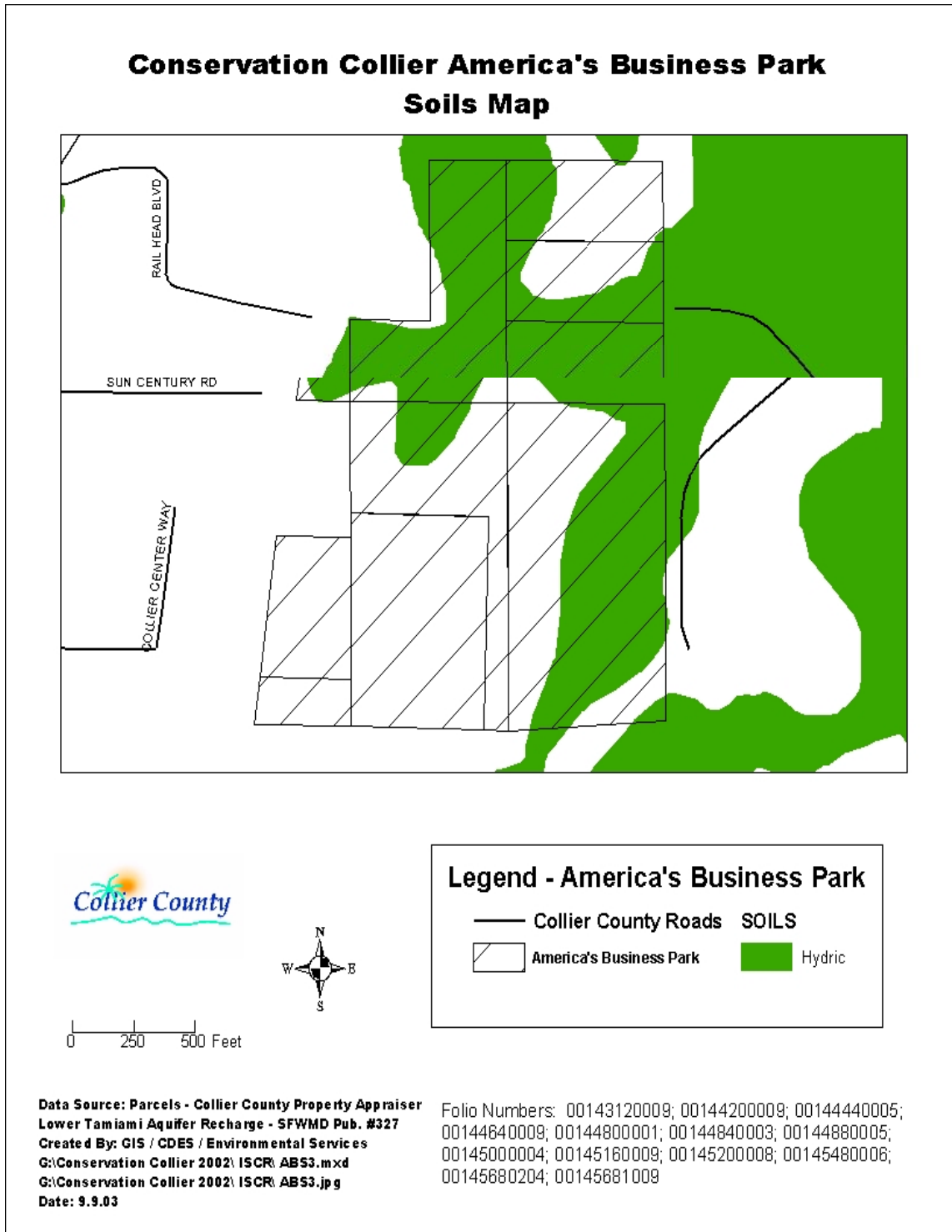


Exhibit C. Species Richness Map

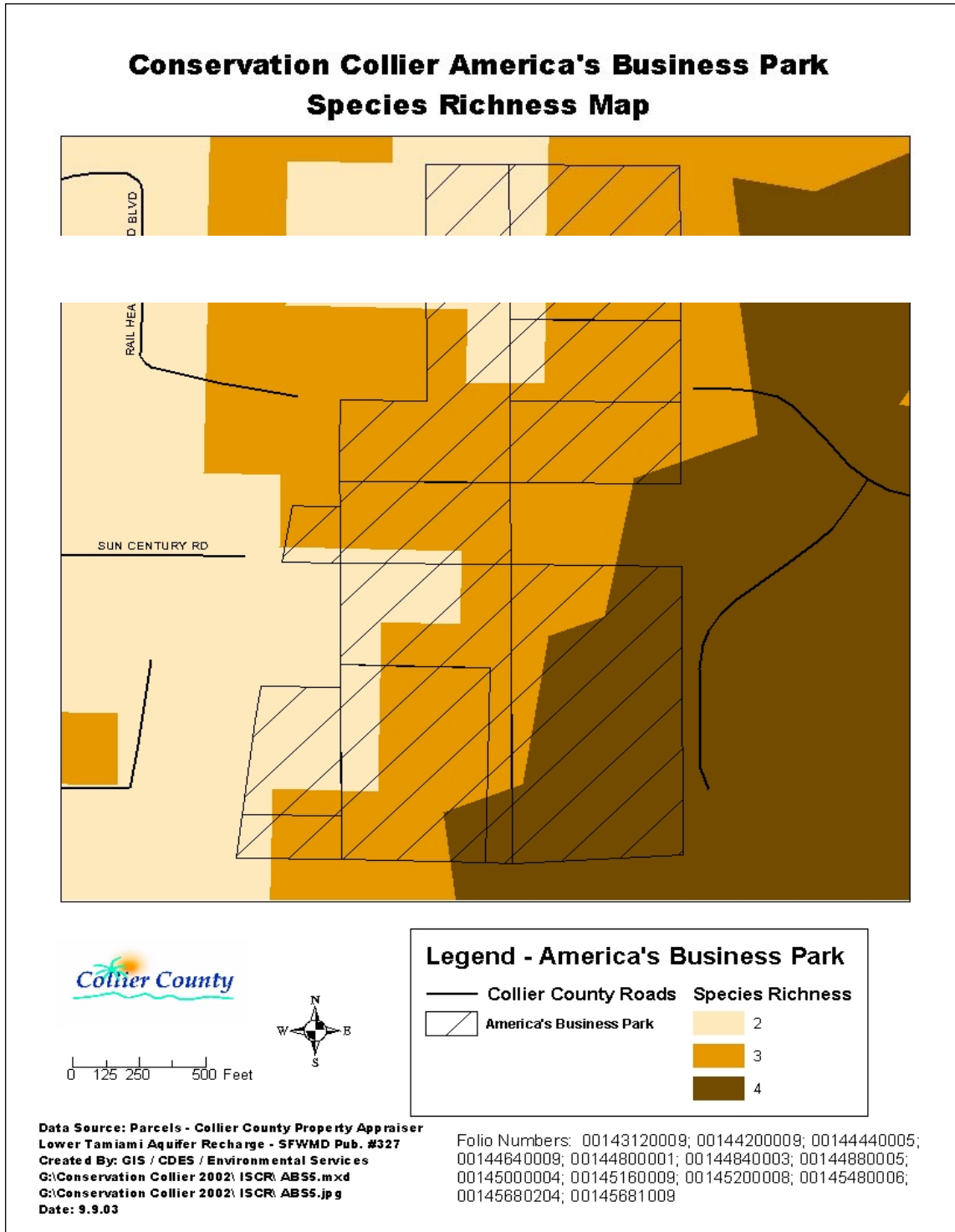


Exhibit D. Wellfield Protection and Aquifer Recharge Map

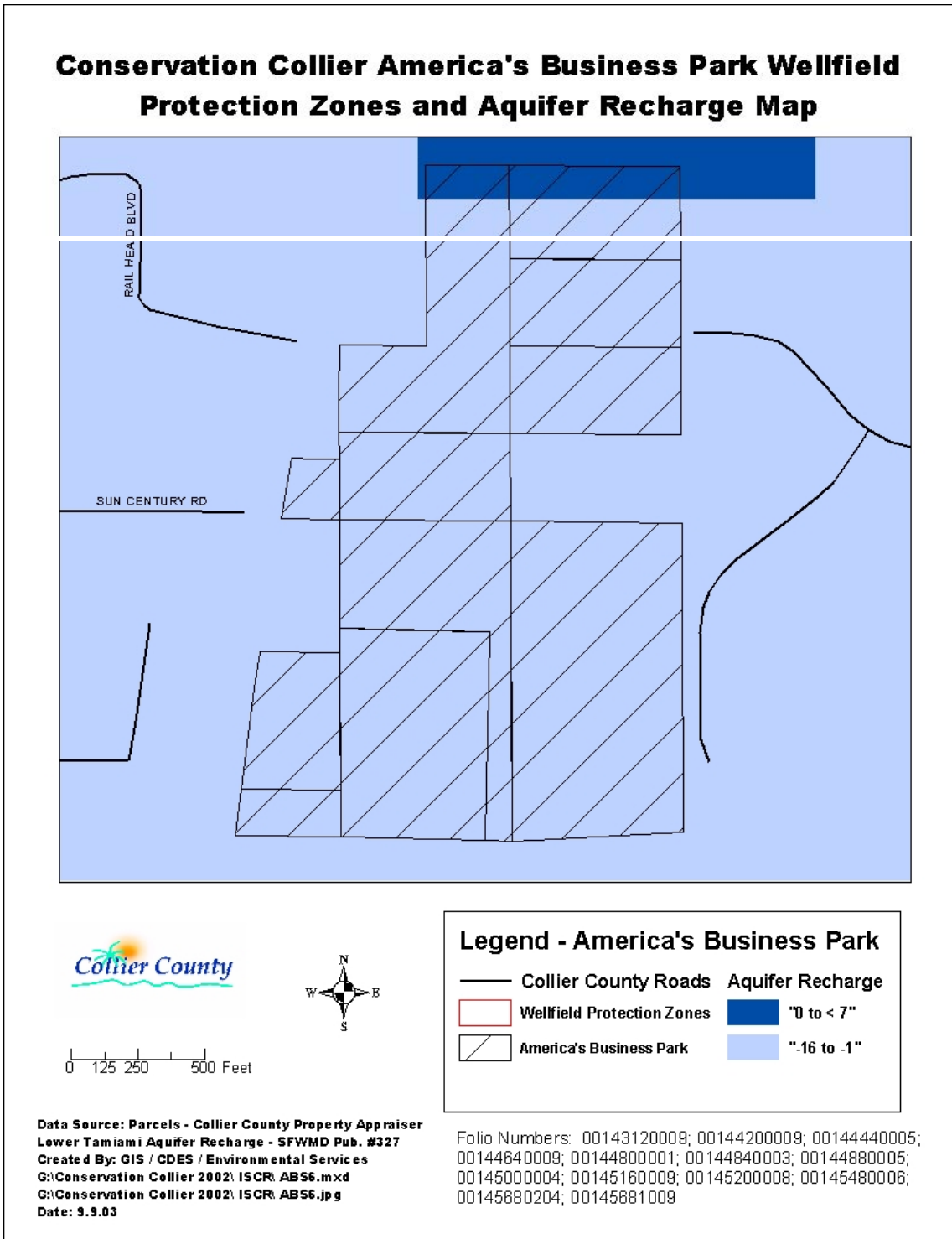


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Americas Business Park</i>		Folio Numbers: 00144640009 - 17.90 acres - Livingston Industrial Partners LLC 00145681009 - 8.13 acres - Livingston Industrial Partners LLC 00145682004 - 9.96 acres - Livingston Industrial Partners LLC 00144200009 - 1.03 acres - Allen 00144800001 - 4.91 acres - Allen 00143120009 - 9.87 acres - Allen 00145000004 - 4.93 acres - Allen 00144880005 - 4.94 acres - Allen 00144840003 - 4.96 acres - Allen 00144920004 - 4.91 acres - Kraus, Tr for White Sands FL Land 00144440005 - 4.20 acres - Hains 00145480006 - 1.56 acres - Hains	
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	80	approx. 50% of total is this type of plant community
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	Hydric/mesic Pine flatwood, seasonal wetlands
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 xeric oak scrub
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		Most of parcel is in a discharge zone ("16 to -1" per year). A very small section at the north end has minimal Lower Tamiami recharge ("0 to 7" per year). The group of parcels does contribute significantly to surficial aquifer recharge ("31 to <43" per year).
c. Parcel would contribute minimally to aquifer recharge location	25	25	
	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	approx. 8 acres of wetlands
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		(<i>Prorate site based on area of Slough or Depressional Soils</i>)
b. Slough Soils	40	20	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	wetlands were observed on site - approx 15% of soils are considered hydric
	20	20	
Subtotal	300	90	
1.B Total	100	30	<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	75	432 - Sand live oak, 411 Pine flatwoods, 321 - Palmetto prairie, 624 - Cypress/Pine, Cabbage Palm, 653 - Intermittent ponds, 641 - Freshwater marsh
b. The parcel has 3 or 4 FLUCCS native plant communities	50		
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	25	432 - xeric forest - higher diversity includes gopher tortoises and associates gopher tortoise tracks were observed at the north border of the Erickson lots and this area is known to have Gopher tortoises, though none were directly observed - site has potential for use as a gopher tortoise relocation area. A gopher tortoise take permit (#COL-25) was issued to the owners in November 1998 covering 30.27 acres of gopher tortoise habitat.
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. Site is a mosaic of 2, 3 & 4 out of 10, most being 3.</i>
b. Species Richness score ranging from 10 to 70	70	21	
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	<i>Tillandsia pruinosa, Eulophia sita</i>
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	About 9 acres out of the 77 is heavily infested with Melaleuca, primarily in the wetlands. There is also some brazilian pepper, ardesia, earleaf acacia and guava (about 1 acre) in the pine flatwood area. Also, there is Brazilian pepper along east boundary
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	241	
1.C Total	100	80	<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	100	Railhead Industrial Park gopher tortoise preserve at the north boundary - is connected with future school site
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		
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	100	
1. Ecological Total Score	100	76	<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		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	0	0	Parcels may not have established legal access, though there is physical access from private roads in the Industrial area. There will be physical access when the east-west portion of Livingston Road is constructed (approx. 5 years).
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	hiking, environmental education, nature photography, bird watching
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		<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public</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	20	<i>Provide a description and photo document ation of the outstanding characteristic - outstanding example of xeric oak scrub</i>
Subtotal	300	95	
2. Human Social Values/Aesthetics Total Score	100	32	<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	77	77.3 acres
3. Parcel Size Total Score	100	77	
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, or industrial	100	100	Industrial zoning - development request for industrial business park has been submitted
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 anticipated as necessary
2. Minimal hydrologic changes are required to restore function, such as 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	approx 13% of site impacted by exotics
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 rose myle)	-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	parcel contains trails, scrub habitats said to require fire management once every 10 - 100 years, circumstances do not favor burning
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	Chronic trespass issues exist - off-road vehicles; some dumping observed
5.C Total	100	50	
5. Feasibility and Management Total Score	100	77	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	362	

Exhibit F. Photographs

Photo 1. Xeric Oak Scrub – half the total area of parcels is this type of habitat



Photo 2. Melaleuca-invaded pine flatwoods in north portion of parcels



Photo 3. Seasonal pond at southwest side of parcels (photo taken during previous site visit to adjacent parcels)



Photo 4. Fuzzy-wuzzy air plant (*Tillandsia pruinosa*)(E-FDA)



Photo 5. Blooming Blazing Star (*Liatris sp.*) and Flax (?) (*Linum sp.*); southeast side of parcels



Photo 6. Gathering area for vehicular trespass and intermittent pond on southwest side of parcels (photo taken during earlier site visit to adjacent parcel)



Photo 7. Freshwater marsh on southwest side of parcel



Photo 8. Deer tracks observed

