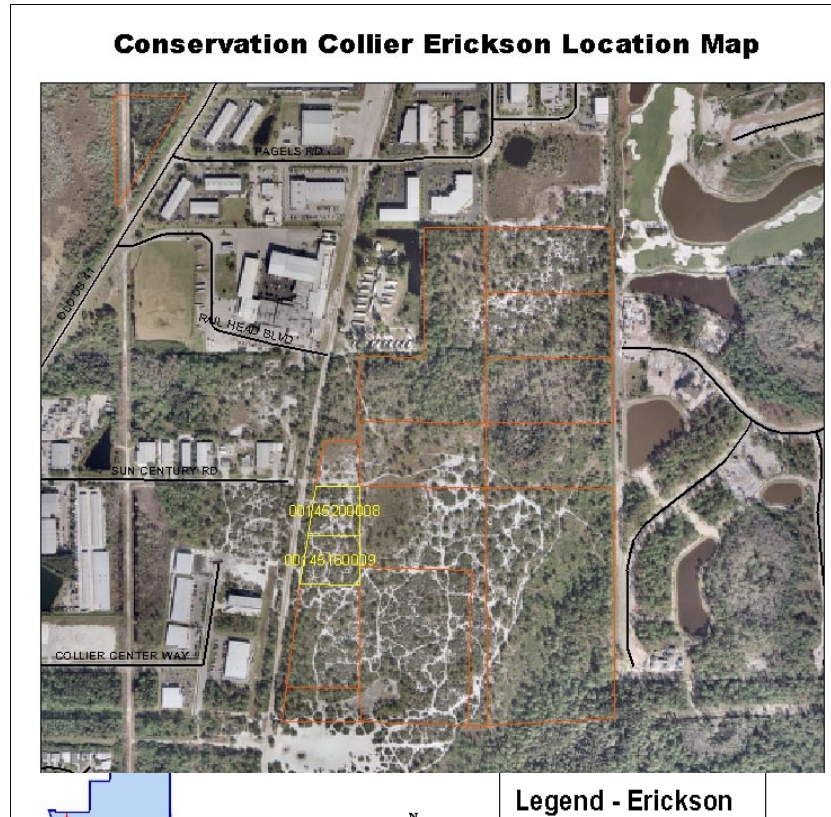
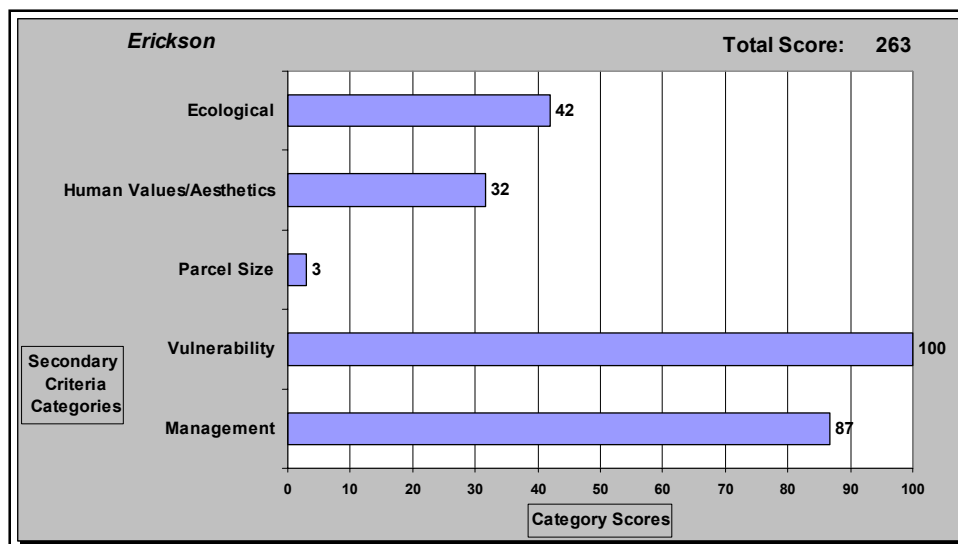


# Conservation Collier Initial Criteria Screening Report



**Property Name: Robert W. and Kathleen K. Erickson**  
**Folio Numbers: 00145160009, 00145200008**

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



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## I. Summary of Property Information

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

**Table 1. Summary of Property Information**

Characteristic	Value	Comments
<b>Name</b>	<b>Robert W. and Kathleen K. Erickson</b>	<b>n/a</b>
<b>Folio Number</b>	<b>00145160009 00145200008</b>	<b>1.63 ac 1.4 ac</b>
<b>Size</b>	<b>3.03 ac</b>	<b>Contiguous</b>
<b>Zoning Category</b>	<b>I</b>	<b>Owner is a door/window manufacturer and is considering building a 40,000 sq. ft. warehouse</b>
<b>Existing structures</b>	<b>none</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Industrial and vacant industrial</b>	<b>N- vacant industrial (America's Business Park) and industrial (railhead Industrial Park) E- vacant industrial (ABP) and residential (Mediterra) S- vacant industrial (ABP); future east-west Livingston Rd.; to the southeast- School Board property and residential (Imperial Golf Est.) W-developed industrial and office park</b>
<b>Development Plans Submitted</b>	<b>None</b>	<b>No permits or petitions found in County computer system</b>
<b>Property Irregularities</b>	<b>No legal access established</b>	<b>Physical access is over Gulf Seminole Railway Right-of-way and a private road – Obtaining legal access would involve substantial cost and involve construction of a railroad crossing</b>

Figure 1. Location Map

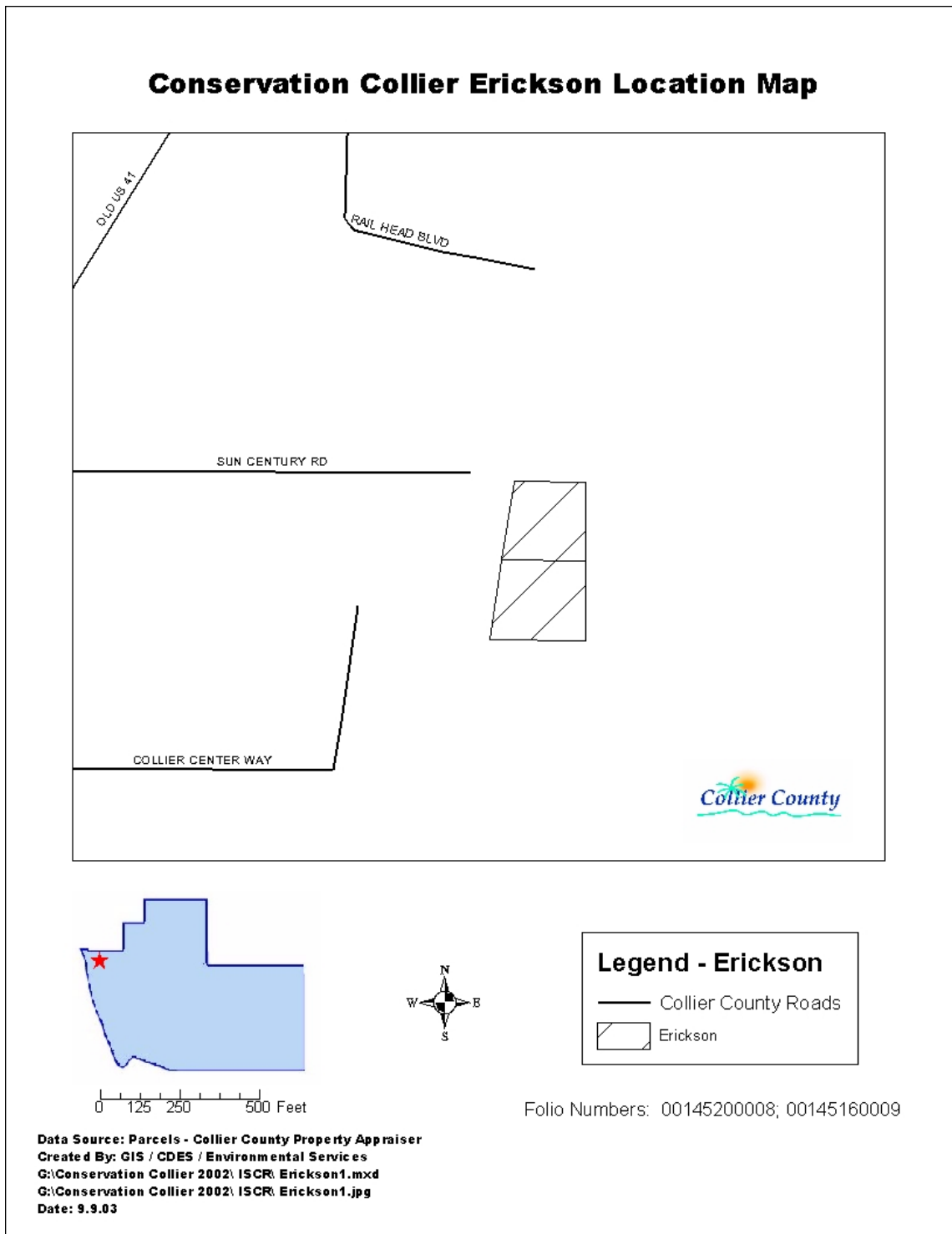


Figure 2. Aerial Map

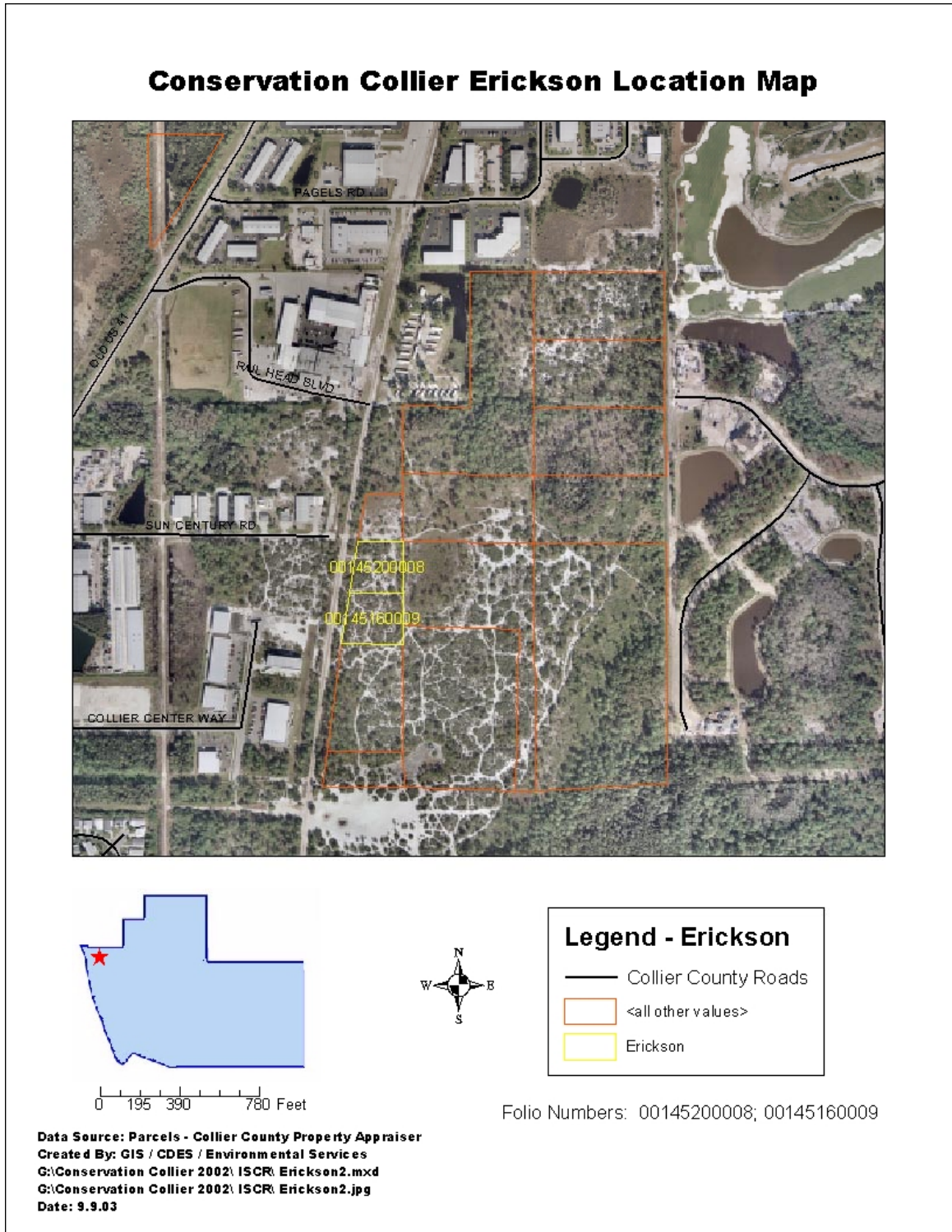
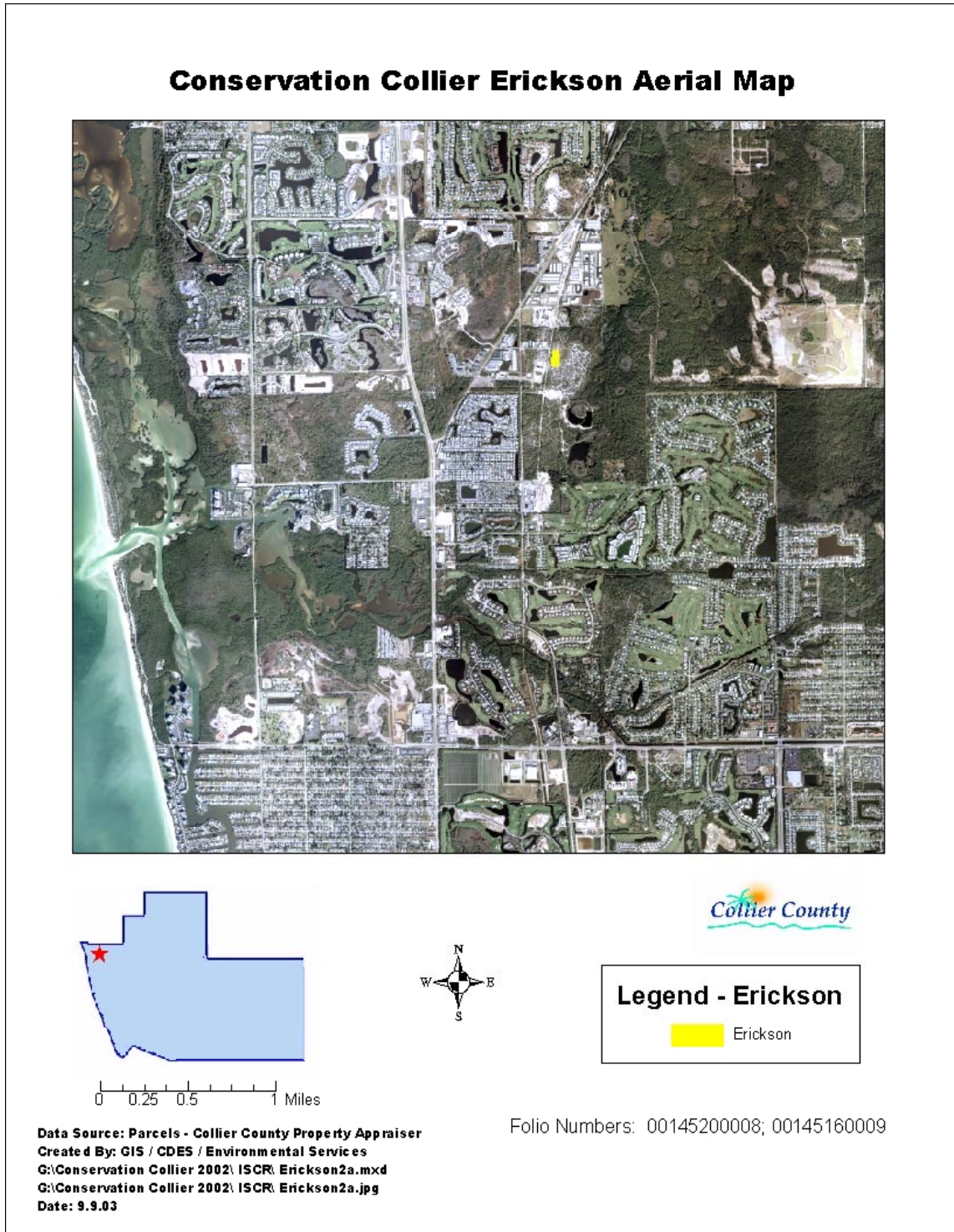


Figure 3. Surrounding Lands Aerial



**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 are required.

**Assessed Value: \*        \$241,240 – 1.63 acres**  
                                      **\$205,720 - 1.4 acres**  
                                      **Total \$446,960 – 3.03 ac**

**Estimated Market Value: \*\* \$600,000 to \$748,455**

\* 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 August 21, 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. <i>Other native habitats</i>	No

### **Vegetative Communities:**

The parcels were almost entirely xeric oak scrub with common plants being Rosemary (*Ceratiola ericoides*), Sand Live Oak (*Quercus geminata*), Palmetto (*Serenoa repens*) Rusty lyonia (*Lyonia sp.*), Buckthorn (*Bumelia reclinata*), Prickly pear cactus (*Opuntia sp.*) and scattered Slash pine (*Pinus eliottii*). Xeric oak scrub is listed by Florida Natural Areas Inventory as G2 and S2, imperiled both globally and state wide.

### **FLUCCS:**

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.

The electronic database identified:

- FLUCCS - 432 (Sand Live Oak)

The following native plant communities were observed:

- FLUCCS - 432 (Sand Live Oak)

### **Statement for satisfaction of criteria:**



These data verify that one of the unique and endangered plant communities listed as a preference for acquisition by Ordinance 2002-63 and at least one other native habitat are present on these parcels.

- 
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 and present an enhancement of the aesthetic setting of Collier County because of the excellent quality of its rare and endangered habitat. By themselves, these parcels represent a small area, however, the adjoining undeveloped scrub parcels are also currently offered for consideration by this program. Together, these parcels would present a roughly 80-acre area, which would offer significant nature based recreational and educational opportunities. At the present time, however, legal access is the major problem, involving obtaining access across the Gulf Seminole Railway right-of-way. There is a transportation plan to construct an east-west extension of Livingston Road, however, this plan is not funded in the 5-year transportation plan. Access across the Gulf Seminole Right-of-way would involve substantial cost (several hundred thousand dollars for land use fees and crossing equipment, which does not include roadway construction costs). There is a planned access for surrounding parcels coming from Rail Head Blvd., to the north, though it is not legally or physically established at present.

- 
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 – but marginally*

**Hydrological Characteristics:**

**Groundwater:**

No groundwater was observed on the parcel.

**Aquifer Recharge Capacity:**

The SFWMD Lower Tamiami model shows these parcels to be inside a discharge area. Lower Tamiami recharge would be expected to be minimal. The surficial recharge model indicates that this area contributes between 31” and 43” yearly.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel are entirely Satellite Fine Sand. This is not a hydric soil type, but is a very permeable sandy soil. The typical vegetation includes scrub oak, rosemary, saw palmetto, prickly pear cactus and various grasses. The water table is generally at a depth of 18 to 42 inches during the wet season (1 to 6 months of the year), but below a depth of 40 inches the remainder of the year.

**Statement for satisfaction of criteria:**

This area does contribute to recharge of the surficial aquifer, but is not likely to contribute significantly to Lower Tamiami Aquifer recharge. The opportunity present for flood control is related to the permeable qualities of the soils and keeping a permeable area open as opposed to having it paved over by development.

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
Twisted air plant	<i>Tillandsia flexuosa</i>	E	Not listed

E=Endangered

**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, however numerous Gopher Tortoise burrows were observed, though whether they were active or not could not be determined. The owner provided a Gopher Tortoise Survey done by Turrell and Associates, Inc. in June of 2003, identifying 21 active burrows, 21 inactive burrows and 2 abandoned burrows on these two parcels.

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score is a 2 out of a possible 10, representing low diversity, however, this particular habitat is generally indicative of high diversity. Deer prints were observed on surrounding properties and the owner provided an undated photograph of deer tracks he advised was taken on the property and stated that raccoons and snakes have also been observed. No other species were 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, the following listed species could potentially occur in this habitat: Gopher frog (*Rana capito*), and Eastern Indigo snake (*Drymarchon corais couperi*).

**Statement for satisfaction of criteria:**

These data indicate that the property does support listed plant species and even though listed wildlife species were not directly observed, credible indications are that they do use the property. The type of plant community present, xeric oak scrub, is considered unique in its habitat for species that often do not live elsewhere. Additionally, restoration potential is high and ecological quality is very good.

***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 parcels do not function as an enhancement to current conservation lands, a buffer, ecological link or habitat corridor by themselves.

***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: *by themselves, these parcels are too small to consider hiking a potential use.*

Nature Photography: *By themselves they offer limited opportunity for nature photography.*

Bird-watching: *By themselves they offer limited opportunity for bird watching.*

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

Swimming: *Swimming is not a potential use for these parcels.*

Hunting: *Hunting is not a potential use for these parcels.*

Fishing: *Fishing is not a potential use for these parcels.*

#### **Recommended Site Improvements:**

None recommended beyond securing legal access.

#### **IV. Assessment of Management Needs and Costs**

Management of this property will address the costs of exotic vegetation removal and control. 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:**

There are few to no exotic, invasive plants present.

**Exotic Vegetation Removal and Control**

There would be no initial cost of exotic removal. Costs for follow-up maintenance would be minimal, estimated to be approximately \$300 per year.

**Public Parking Facility:**

The property is too small to justify construction of a visitor parking area. At present, access difficulties would make consideration of parking arrangements premature.

**Public Access Trails:**

Trails currently exist on the parcels.

**Security and General Maintenance:**

It may be desirable to fence the property with a type of fencing that would identify boundaries, inhibit trespass and yet allow wildlife free movement across it. A sign could be placed at a selected boundary location. Management activities would not be required until access was established, but because of significant existing trespass issues, some arrangement to periodically visit and assess security would be necessary.

**Table 2. Summary of Estimated Management Needs and Costs**

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	none	\$100	No exotics
Parking Facility	none	n/a	Future consideration
Access Trails	none	n/a	existing
Fencing	\$12,000	n/a	Split rail \$7.50 per foot installed
Trash Removal	none	n/a	Future Consideration – no trash existing and if no access, not likely to accumulate
Signs	\$200 each	n/a	2 @ \$100 each - 3' X 1.5' metal on post - uninstalled
<b>Total</b>	\$12,200	n/a	

## 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 70 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark for possibility of selection for FCT post-acquisition funding.

### Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels.

### Save Our Rivers Program / South Florida Water Management District

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.

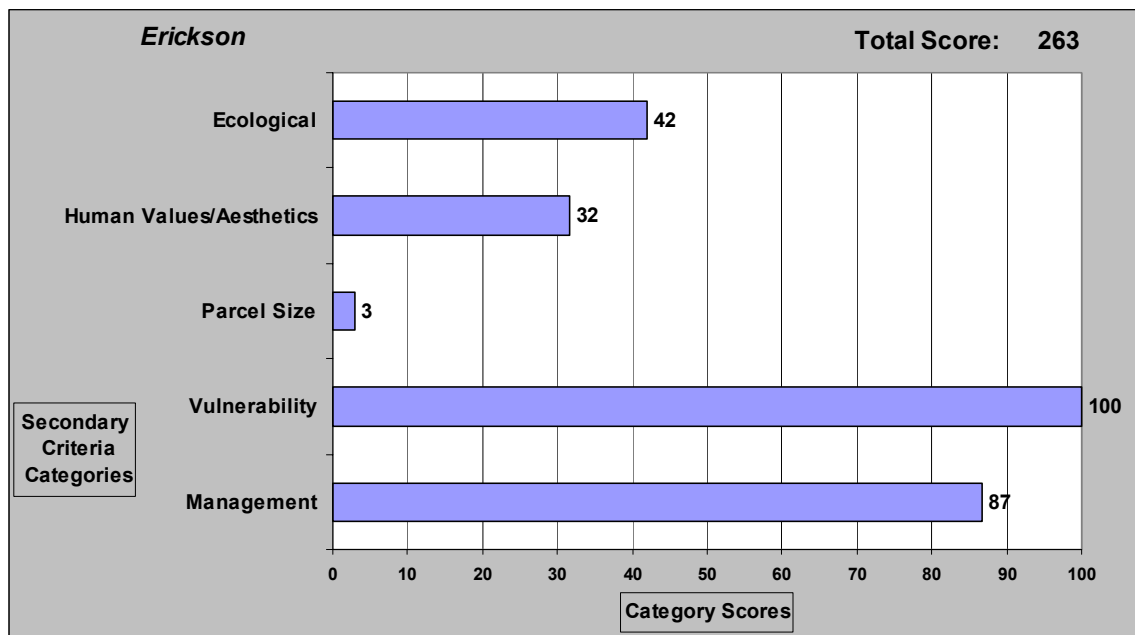
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 263 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**

<b>Property Name: Erickson</b>		<b>Target Protection Area: Urban Target Protection Area</b>	
<b>Secondary Screening Criteria</b>	<b>Possible Points</b>	<b>Scored Points</b>	<b>Percent of Possible Score</b>
Ecological	100	42	42%
Human Values/Aesthetics	100	32	32%
Parcel Size	100	3	3%
Vulnerability	100	100	100%
Management	100	87	87%
<b>Total Score:</b>	<b>500</b>	<b>263</b>	<b>53%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological:** This score was achieved primarily for two reasons. First, because one of the unique and endangered plant communities identified by Ordinance 2002-63, Xeric oak scrub, was found on the property and second, because endangered wildlife species (Gopher Tortoise) have been documented on the property and endangered plant species were observed (*Tillandsia ssp.*).

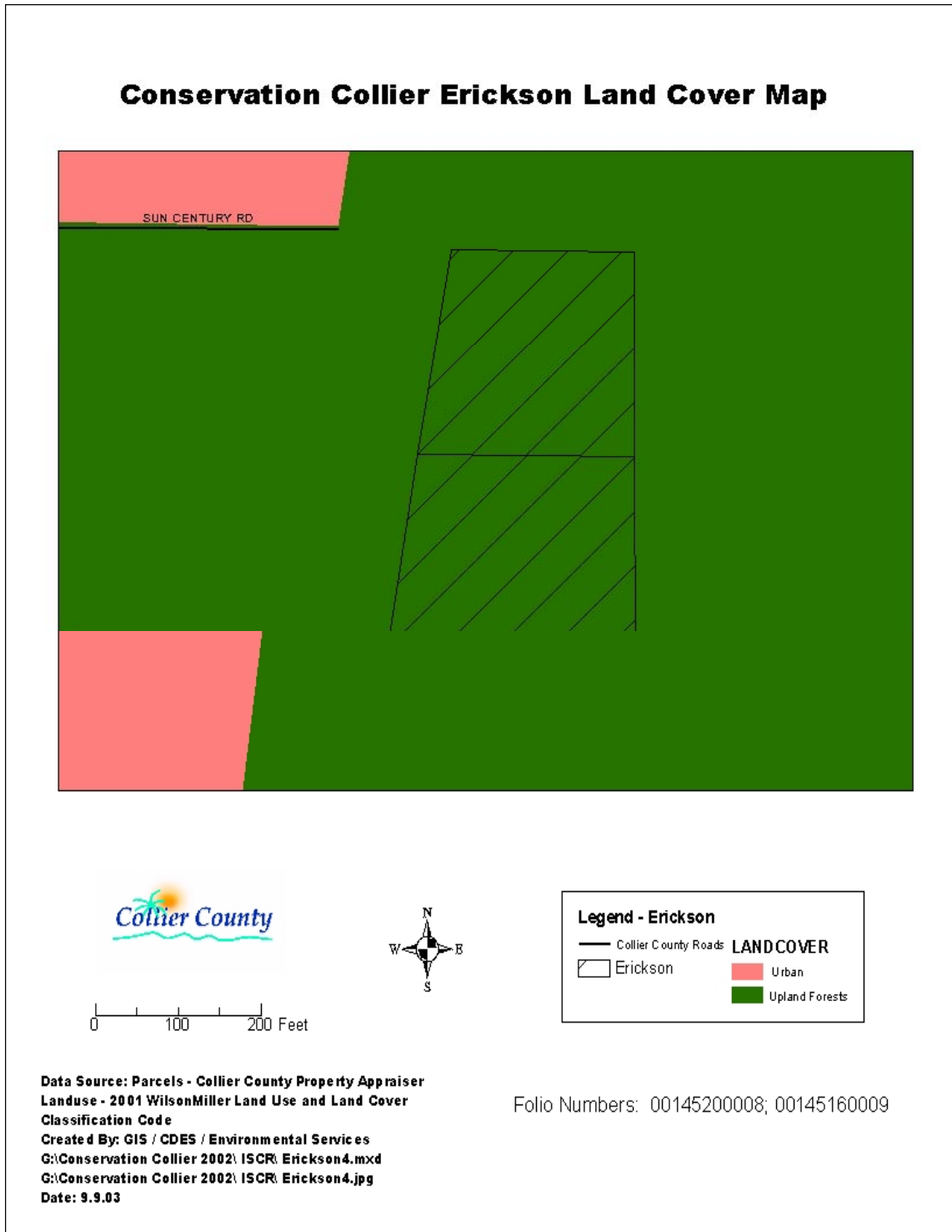
**Human Values/Aesthetics:** This score was relatively low due to access issues and no visibility from public roads. Points were achieved because land-based opportunities for recreation exist, though if surrounding parcels were not purchased, these opportunities would be very limited due to size of the parcels.

**Parcel Size:** This score is based upon acreage, and the parcel is small, giving it a low score.

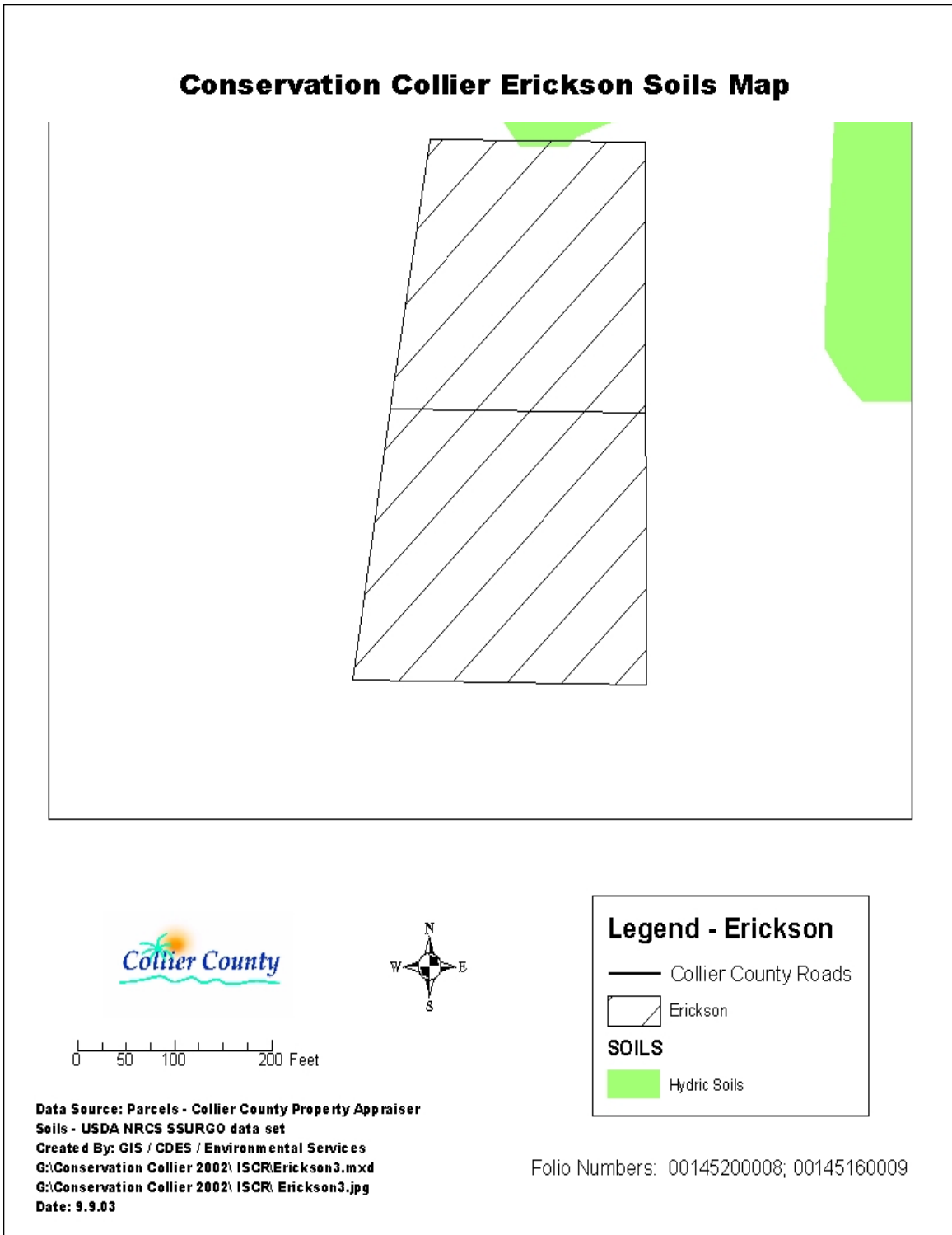
**Vulnerability:** This parcel is zoned for Industrial uses, but no permit requests or development plans have been submitted at this time.

**Management:** The parcel scored high due to no invasive exotic plants being present, and estimated maintenance would be moderate, however, it did lose points due to vehicular trespass issues.

### Exhibit A. FLUCCs Map

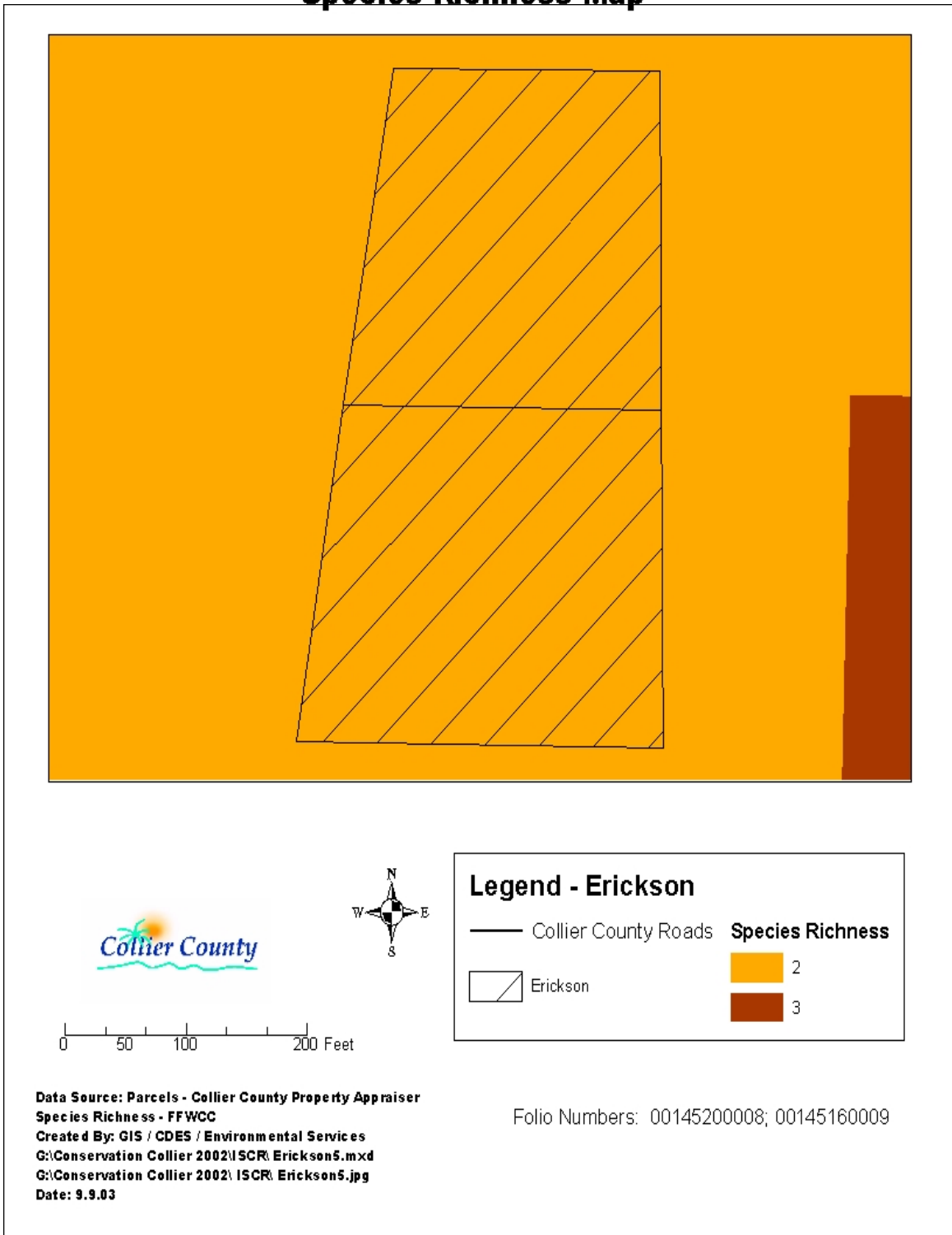


### Exhibit B. Soils Map

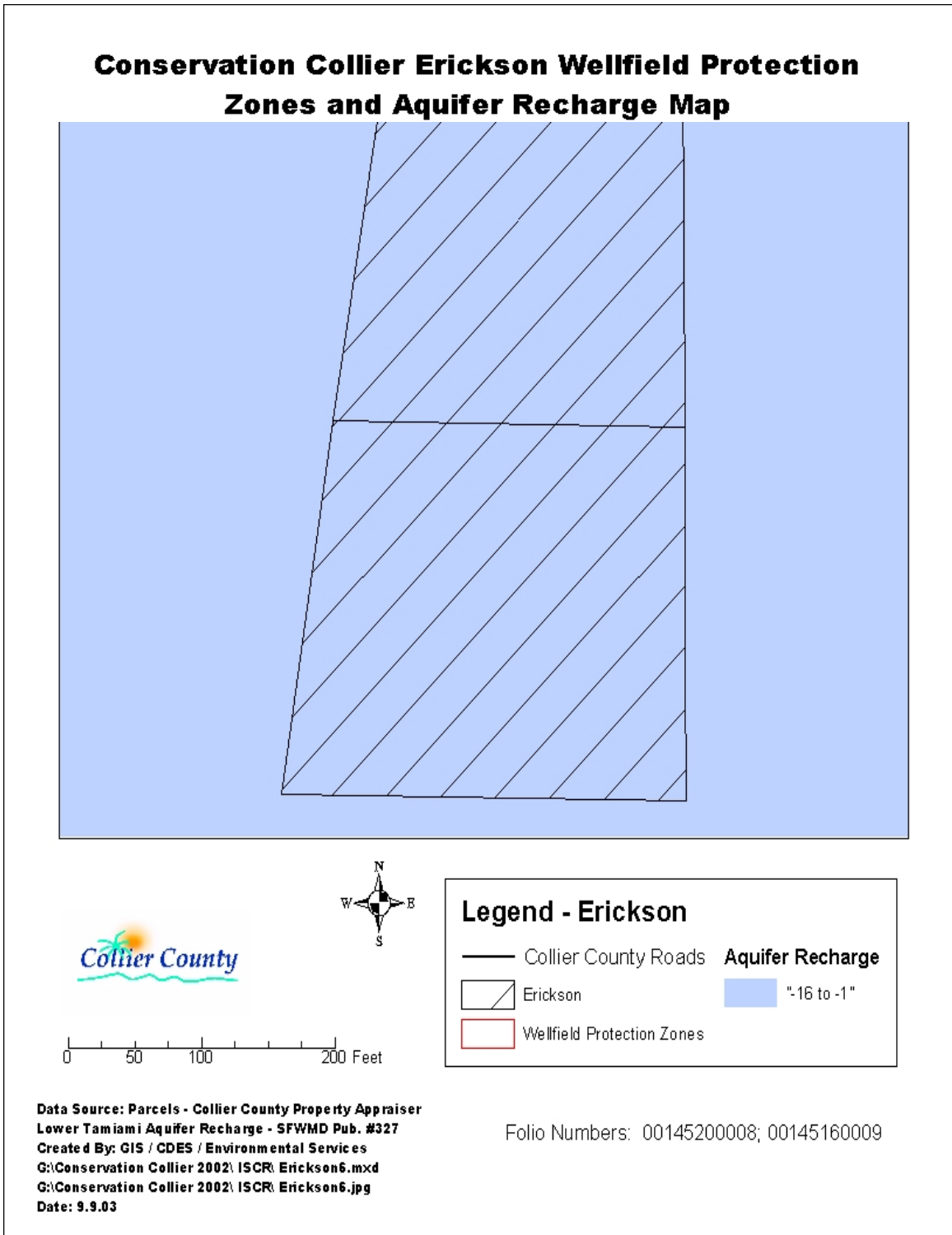


### Exhibit C. Species Richness Map

#### SPECIES RICHNESS MAP



### Exhibit D. Wellfield Protection and Aquifer Recharge Map



## Exhibit E. Completed and Scored Secondary Criteria Screening Form

<b>Property Name:</b> Erickson		<b>Folio Numbers:</b> 00145160009 (1.63 ac) and 00145200008 (1.4 ac)	
<b>Geographical Distribution (Target Protection Area):</b> Urban Target Protection Area			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80	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	outstanding example of xeric oak scrub - mature scrub oaks and rosemary
<b>1.A. Total</b>	<b>100</b>	<b>85</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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		
	0	0	parcel in discharge zone -16" to -1"
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	
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		
Subtotal	300	0	
<b>1.B Total</b>	<b>100</b>	<b>-</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	421 - Xeric Oak
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	421- Xeric Oak
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	Numerous Gopher Tortoise burrows observed - survey done by Tuurell & Associates in July 2003 identified 21 active, 21 inactive and 2 abandoned burrows
b. Species Richness score ranging from 10 to 70	70		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
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Tillandsia flexuosa, T. pruinosa
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	
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	250	
<b>1.C Total</b>	<b>100</b>	<b>83</b>	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	closest conservation lands are in Mediterra - to the east
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>0</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>42</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
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	50		
d. Parcel does not have physical or legal access	0	0	Parcel does not have legal access established
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	nature-based photography, environmental education possible
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 me 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>mature vegetation, native flowering plants (blazing star)</i>
Subtotal	300	95	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>32</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Parcel Size</b>			
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	3	3.03 acres
<b>3. Parcel Size Total Score</b>	<b>100</b>	<b>3</b>	
<b>4. Vulnerability to Development/Destruction</b>			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, con	100	100	Industrial zoning - America's Business Park already in Preliminary Plat Approval stage
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		
<b>4. Vulnerability Total Score</b>	<b>100</b>	<b>100</b>	

## 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 changes needed
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		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
5.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100	100	no exotics observed - if present, they are minimal
b. Exotic plants constitute less than 25% of plant cover	80		
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 rosemyle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>100</b>	
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	Scrub may require fire at 10 - 100 year intervals. Circumstances do not favor burning, as industrial/business development and upscale residential nearby
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		
<b>5.C Total</b>	<b>100</b>	<b>60</b>	
<b>5. Feasibility and Management Total Score</b>	<b>100</b>	<b>87</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>500</b>	<b>263</b>	



## Exhibit F. Photographs

**Photo 1. Western boundary of parcels, along Gulf Seminole Railway right-of-way**



**Photo 2. Xeric oak scrub habitat on parcel, showing trails.**



**Photo 3. Physical access location at north side of parcels – undated photo provided by owner**



**Photo 4. Undated habitat photo provided by owner**



**Photo 5. One of numerous flagged Gopher Tortoise burrows observed. Recent rains made it difficult to tell if the burrow was active or not.**



**Photo 6. Gopher Tortoise tracks observed at the north border of the parcels**



**Photo 7. Twisted Wild Pine (*Tillandsia flexuosa*) (State – E)**

