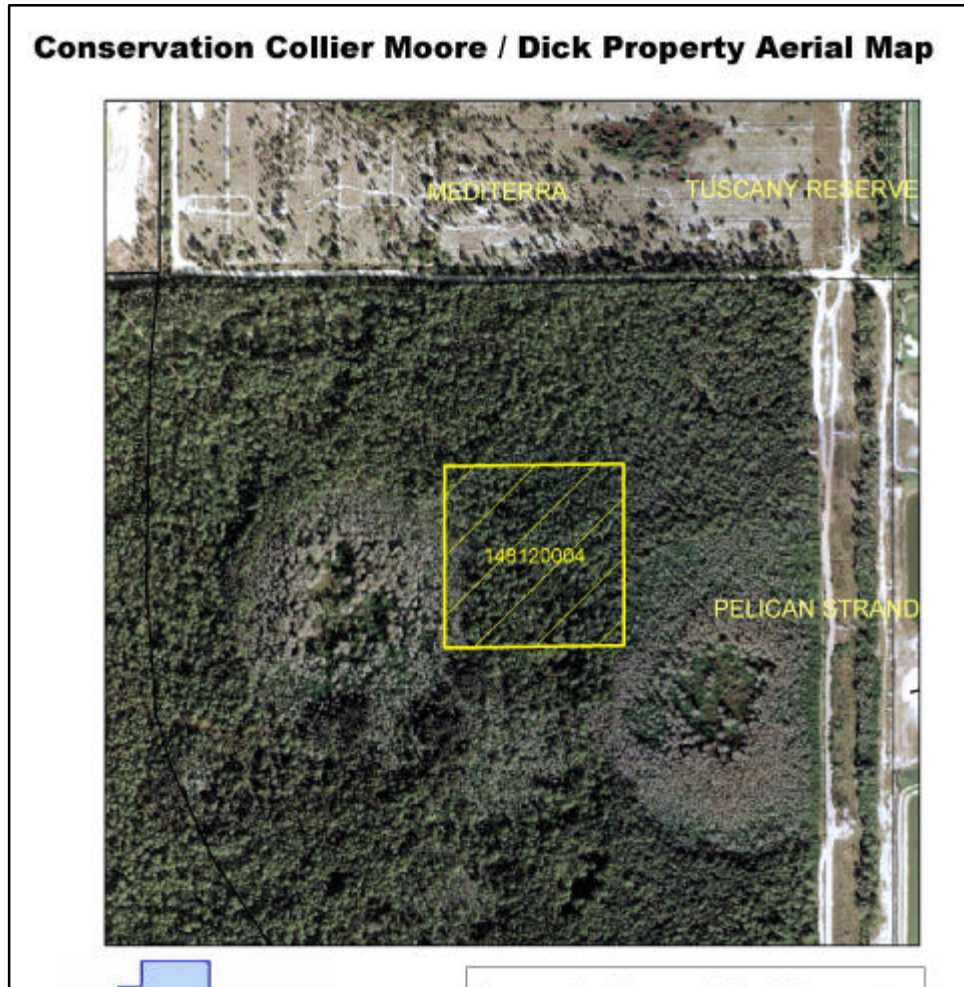


Conservation Collier Initial Criteria Screening Report



Property Name: Moore/Dick Prpoerty
Folio Numbers: 00148120004

Staff Report Date: September19, 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
Name	Edward R. Moore and Andrea E. Dick	n/a
Folio Number	00148120004	n/a
Size	10 acres	n/a
Zoning Category	Agricultural / ST	There is an ST overlay over the SW quarter where a deeper wetland feature exists
Existing structures	none	
Adjoining properties and their Uses	Undeveloped	Parcel lies within approximately 835 acres of undeveloped Agriculturally zone land that immediately surrounds it. Outside that undeveloped area are: N – Mediterra and Tuscany Reserve E – Pelican Strand S – Willoughby Acres W- Imperial Golf Estates
Development Plans Submitted	None in system	n/a
Property Irregularities	None known	No physical access

Summary of Assessed Value and Property Costs Estimates

Assessed Value: * \$125,000

Estimated Market Value: ** \$800,000 to \$835,580

* Property Appraiser's Website

** Collier County Real Estate Services Department

Figure 1. Location Map

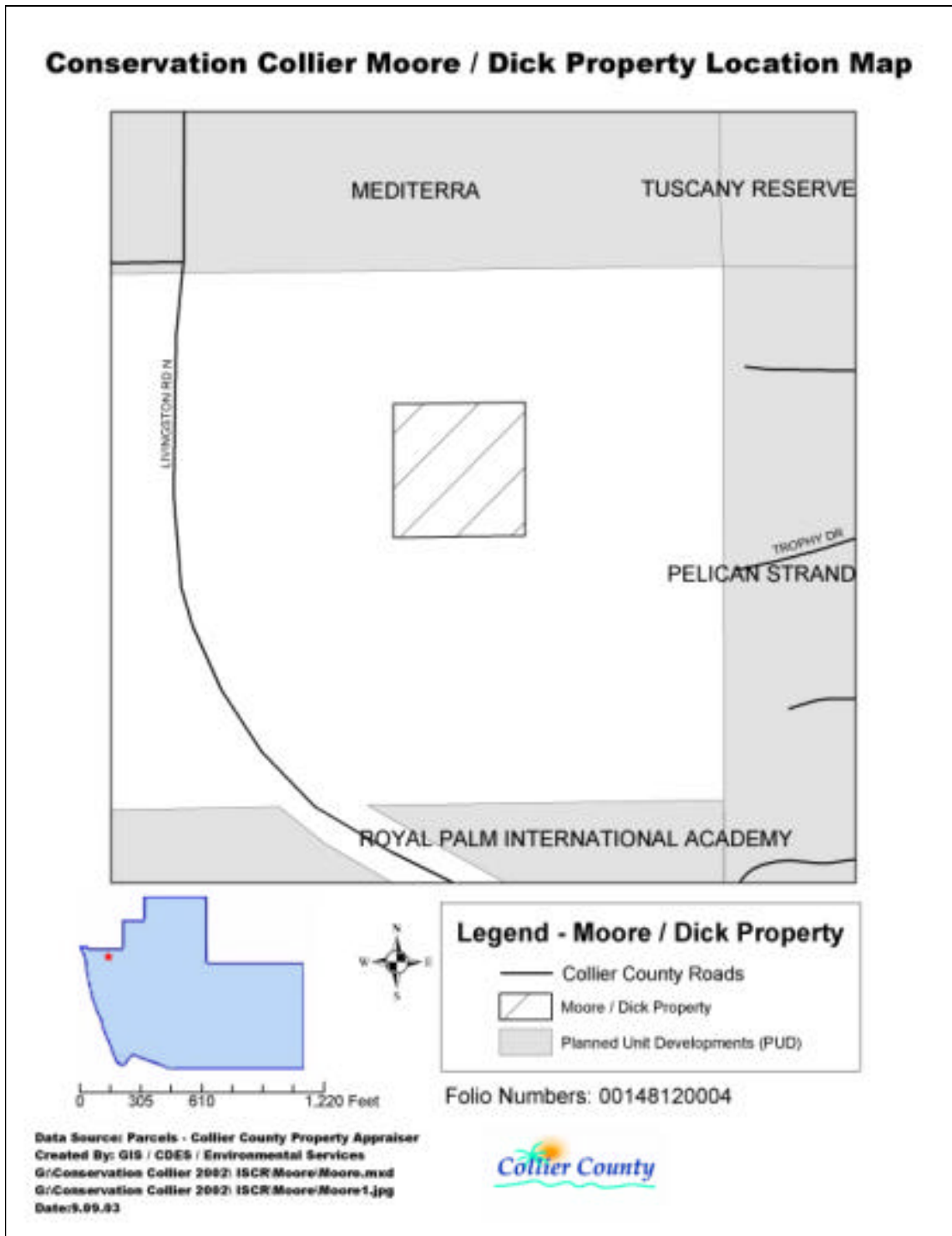


Figure 2. Aerial Map

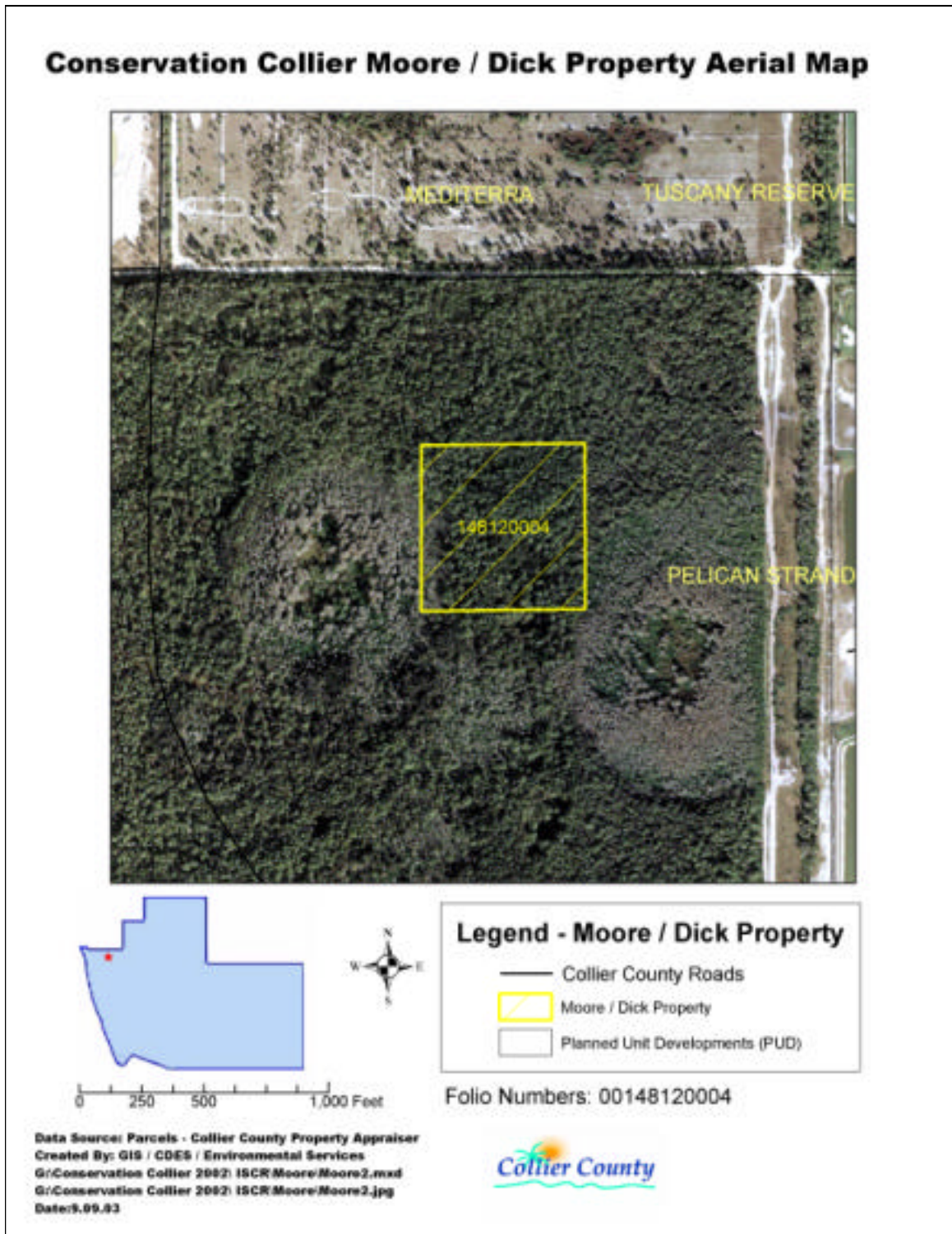
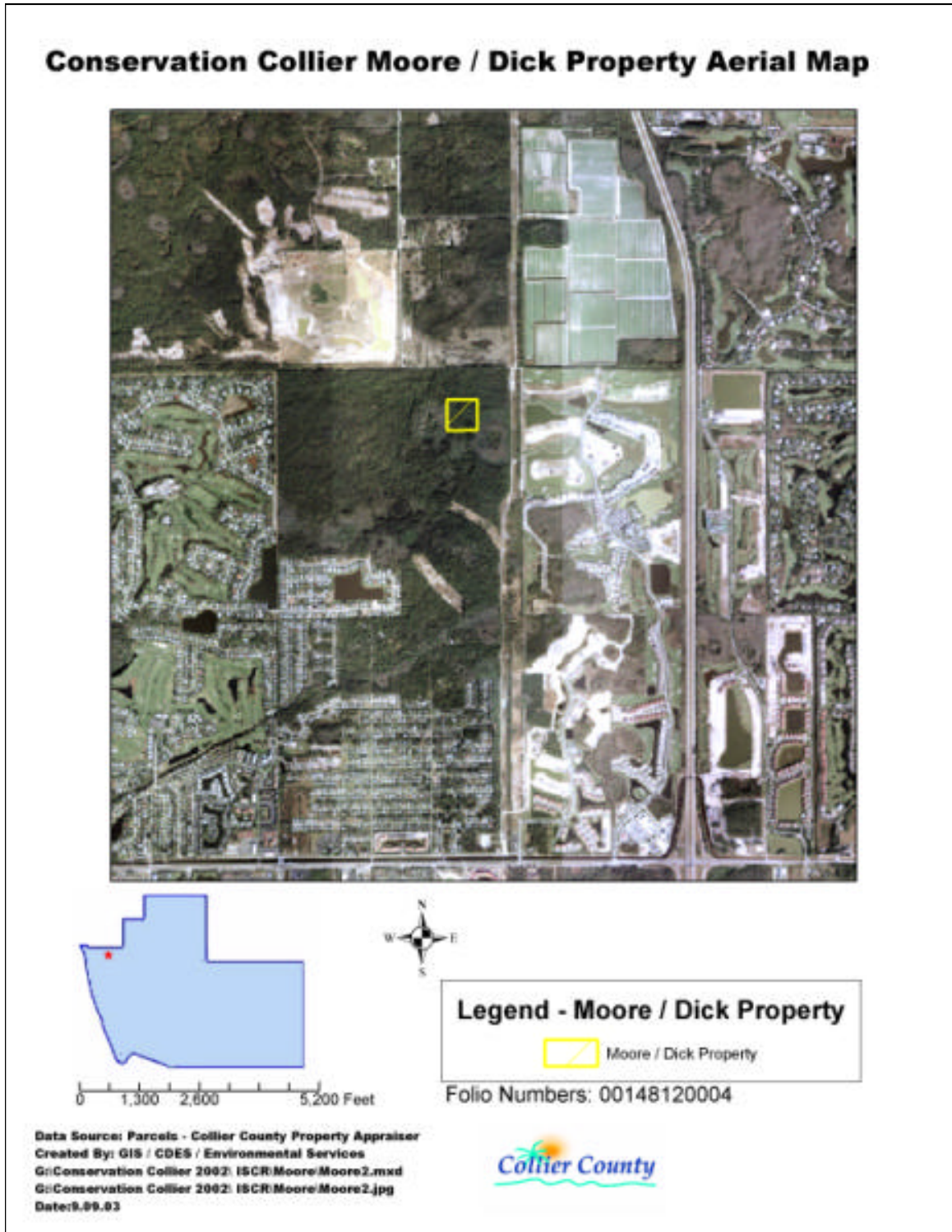


Figure 3. Surrounding Lands Aerial



II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on September 11 and 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> | 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> | Yes |

Vegetative Communities:

The property was mostly Cypress (*Taxodium sp.*), pine (*Pinus elliotii* var. *densa*), and cabbage palm (*Sabal palmetto*) with melaleuca (*Melaleuca quinquinervia*), and Brazillian pepper (*Schinus terebinthifolius*). In wetter areas cypress was more numerous than pine and in drier areas the reverse was true. The area appears to be wetter than in recent past. Many large Brazilian peppers have died and in the deeper areas with melaleuca there were adventitious roots above the soil in the water. There was a small area of uplands in the southeastern portion with cabbage palm Brazillian pepper, beauty berry (*Callicarpa Americana*), and bracken ferns (*Pteridium aquilinum*).

FLUCCS:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for land cover / use (1994/1995). This database uses a modified FDOT Florida Land Use and Cover Classification System to describe vegetative communities. This is reviewed during the field visit. The electronic database identified:

- FLUCCS 4119 Pine flatwoods with melaleuca. Also present is cabbage palm, Brazillian pepper, and cypress. There is almost no ground cover here due to the density of the canopy. In some areas the melaleuca appears dominant.
- FLUCCS 621 Cypress with melaleuca and mostly drowned Brazilian pepper and slash pine.
- FLUCCS 6171 Mixed Hardwoods – willow. This designation was either wrong or it did not intrude into the area sampled.

Statement for satisfaction of criteria:

These data verify that native habitats are present although exotic plants presently heavily impact them.

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 FLU Map.

3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) *Yes*

Hydrological Characteristics:

Groundwater:

Surface water was present on all but a small area in the southeast during our visit.

Aquifer Recharge Capacity:

The SFWMD Lower Tamiami model shows this area to be on the edge of a discharge / recharge boundary. Lower tamiami recharge would be expected to be minimal. The surficial recharge model indicates that this area contributes 31 to 41”inches per year.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel include, in order from larger to smaller area covered, Pineda fine sand, and Boca, Riviera fine sand. Both are hydric soils, and the Boca, Riviera is a depressional soil. Based on the soil tables under normal conditions the site might be ponded up to 4 months.

Statement for satisfaction of criteria:

This area can accept flood discharges and provide some nutrient attenuation for runoff from adjacent development. It is not likely to contribute significantly to aquifer recharge. It may provide some habitat for wetland dependent species, as one heron was observed while walking to the property and one white ibis was observed on the property.

4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?* Ord. 2002-63, Sec. 10 (1)(d) *Yes*

Species Richness score is 5 out of 10. The extent of exotic plant infestation was likely not factored into this score.

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
Butterfly orchid	<i>Encyclia tampensis</i>	C	
Fuzzy-wuzzy air plant	<i>Tillandsia pruinosa</i>	E	

E=Endangered, C=Commercially Exploited

Listed Wildlife Species:

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
White ibis	<i>Eudocimus albus</i>	SSC	

SSC= Species of Special Concern

No evidence of an existing bird rookery was observed. The FWCC-derived species richness score is 5 out of a possible 10, representing a medium level of habitat support for listed species. This is what would be expected after removal of the exotic plants. Staff did not document non-listed species 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, a ponded wetland like this would be utilized by wading birds during the dry season as aquatic life is concentrated in receding pools.

Statement for satisfaction of criteria:

These data indicate the property supports listed species, even if only minimally 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) *No*

Statement for satisfaction of criteria:

The parcel is separated from current conservation areas by considerable distance and would not provide significant enhancement to current conservation lands.

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:

The parcel is too small and isolated to provide hiking trails.

Nature Photography:

Opportunities would be limited because of ponding and access problems.

Bird-watching:

Opportunities would be limited because of ponding and access problems.

Kayaking/Canoeing:

The parcel is too small, isolated, shallow, and densely vegetated to provide for boating.

Swimming:

Swimming would not be a possible use.

Hunting:

The parcel is too small to allow hunting.

Fishing:

The ponded water is seasonal and too shallow to provide fishing opportunities.

Recommended Site Improvements:

Removal of exotic vegetation.

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:

The parcel is heavily impacted by Melaleuca and Brazilian pepper.

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be approximately \$55,000 to cut, stack & treat, leaving biomass onsite. To use light machinery to cut, treat and remove biomass would be approximately \$40,000. 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 have been estimated at \$450 per acre, per year for a total of \$ 4,500 for 10 acres. These costs would decrease over time if the exotics on adjacent properties were removed, **however, this is not likely.**

Public Parking Facility:

Providing for parking would be difficult because the parcel is surrounded by undeveloped property with no physical access.

Public Access Trails:

If access rights could be secured from an adjacent owner, construction of trails could possibly be done as a community or Boy Scout project, for the cost of materials.

Security and General Maintenance:

If a trail were established, minimal management activities like trash removal and trail maintenance would be necessary.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$ 40,000 - \$55,000	\$ 4,500	Cost range for the parcel
Parking Facility			t.b.d.
Access Trails			t.b.d.
Fencing			t.b.d.
Trash Removal			t.b.d.
Sign			Since parcel is embedded in undeveloped lands, this would likely not be necessary until a trail were developed
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 105 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 / SFWMD

This parcel does not lie within their project boundaries and as such, would not be eligible for matching funding.

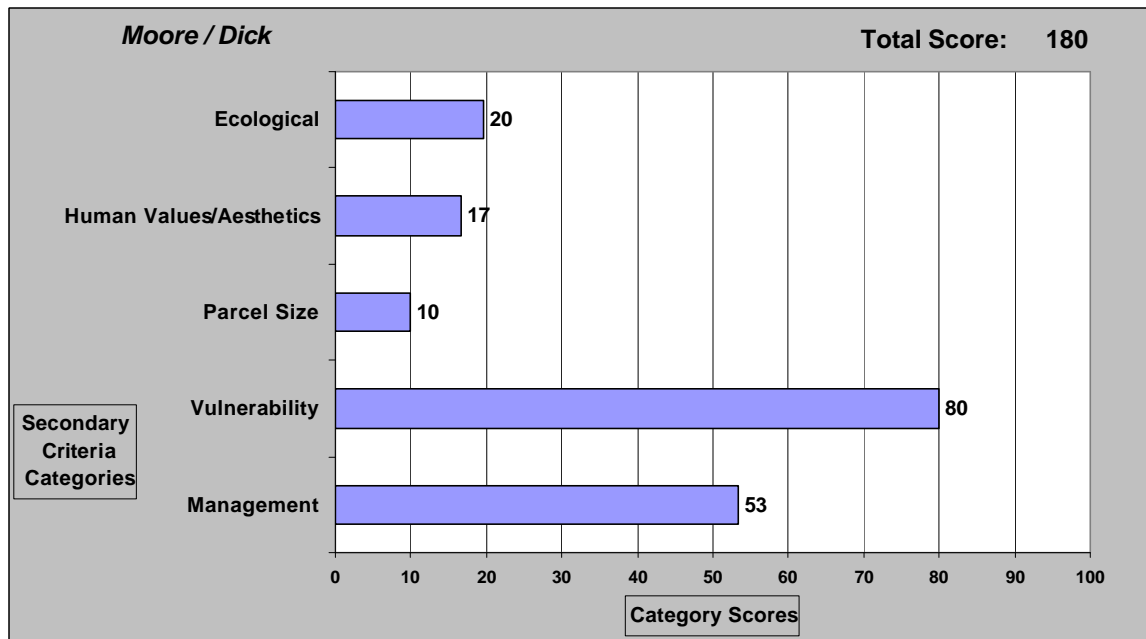
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 175 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: Moore / Dick			
Target Protection Area: Urban			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	20	20%
Human Values/Aesthetics	100	17	17%
Parcel Size	100	10	10%
Vulnerability	100	80	80%
Management	100	53	53%
Total Score:	500	180	36%

Figure 4. Secondary Screening Criteria Scoring



Ecological: This score was achieved because there were no unique and endangered plant communities found, significance for aquifer recharge is minimal, biodiversity appears low and the parcel does not border, buffer or link current conservation lands.

Human Values/Aesthetics: This score was achieved because there is no physical access, the parcel cannot be seen from a public road roadway and opportunities for recreation are limited to simply accessing and walking on it.

Parcel Size: This score is based upon acreage, and the parcel is relatively small.

Vulnerability: This parcel is zoned for Agriculture within the Urban designation of the FLU Map. Two single-family homes could be applied for, given current density limits of one home per five acres, or the parcel could be cleared and put into use for agriculture. Because there is no access and much of the parcel is wetlands, the realistic likelihood of either form of development seems low, regardless of how the parcel scored..

Management: The parcel achieved a medium score because although there are many exotic plants, the current hydrology appears to be enhanced from when the exotics got started and many of the Brazilian pepper have died. The deeper surface water levels are likely due increased run-off from surrounding development. However, the Melaleuca have not died and are flourishing. Additionally, surrounding properties have no legal exotic management obligations and are also heavily impacted with exotics, representing a substantial seed source for new infestations. Access for exotic removal would also be difficult.

Exhibit A. FLUCCs Map

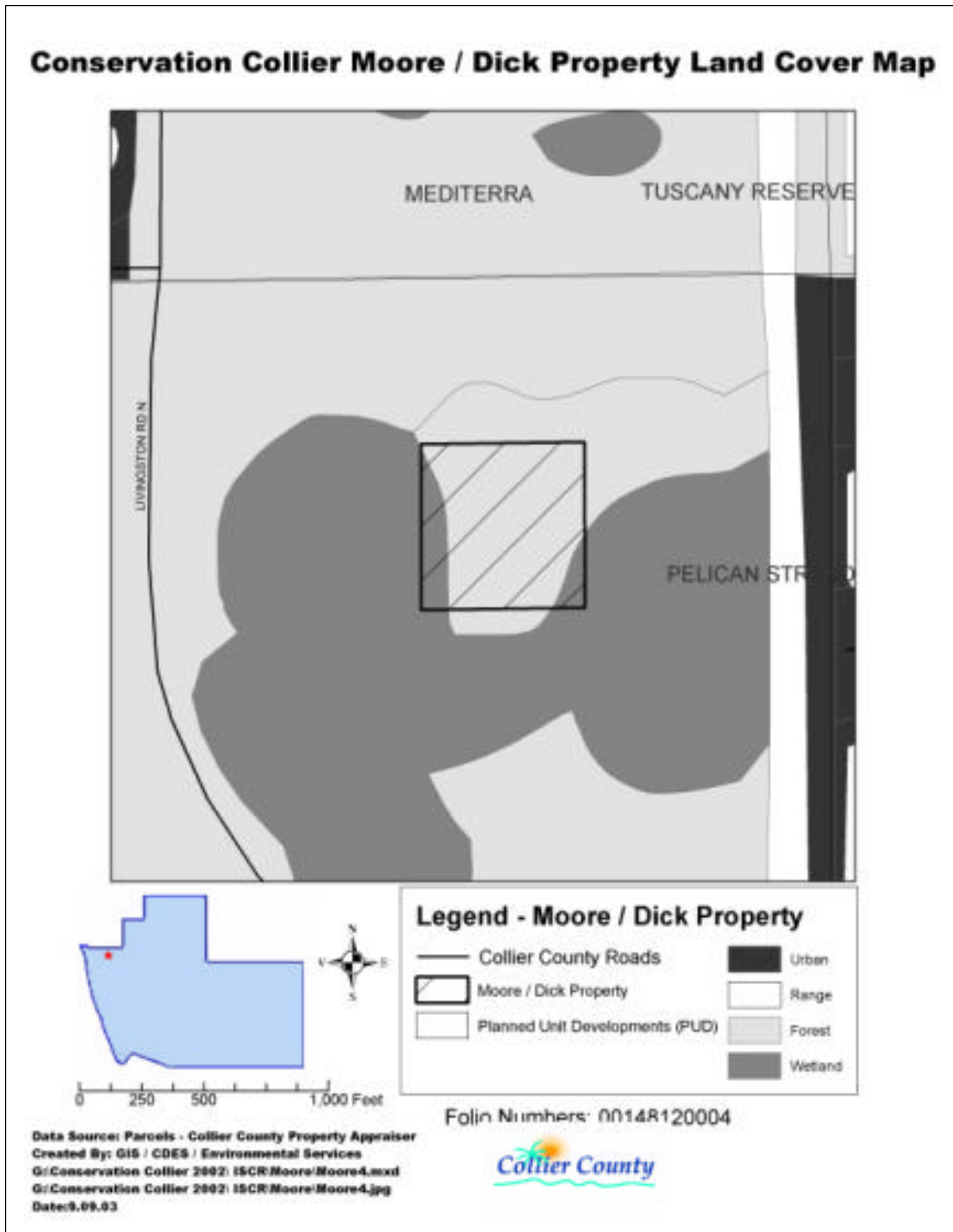


Exhibit B. Soils Map

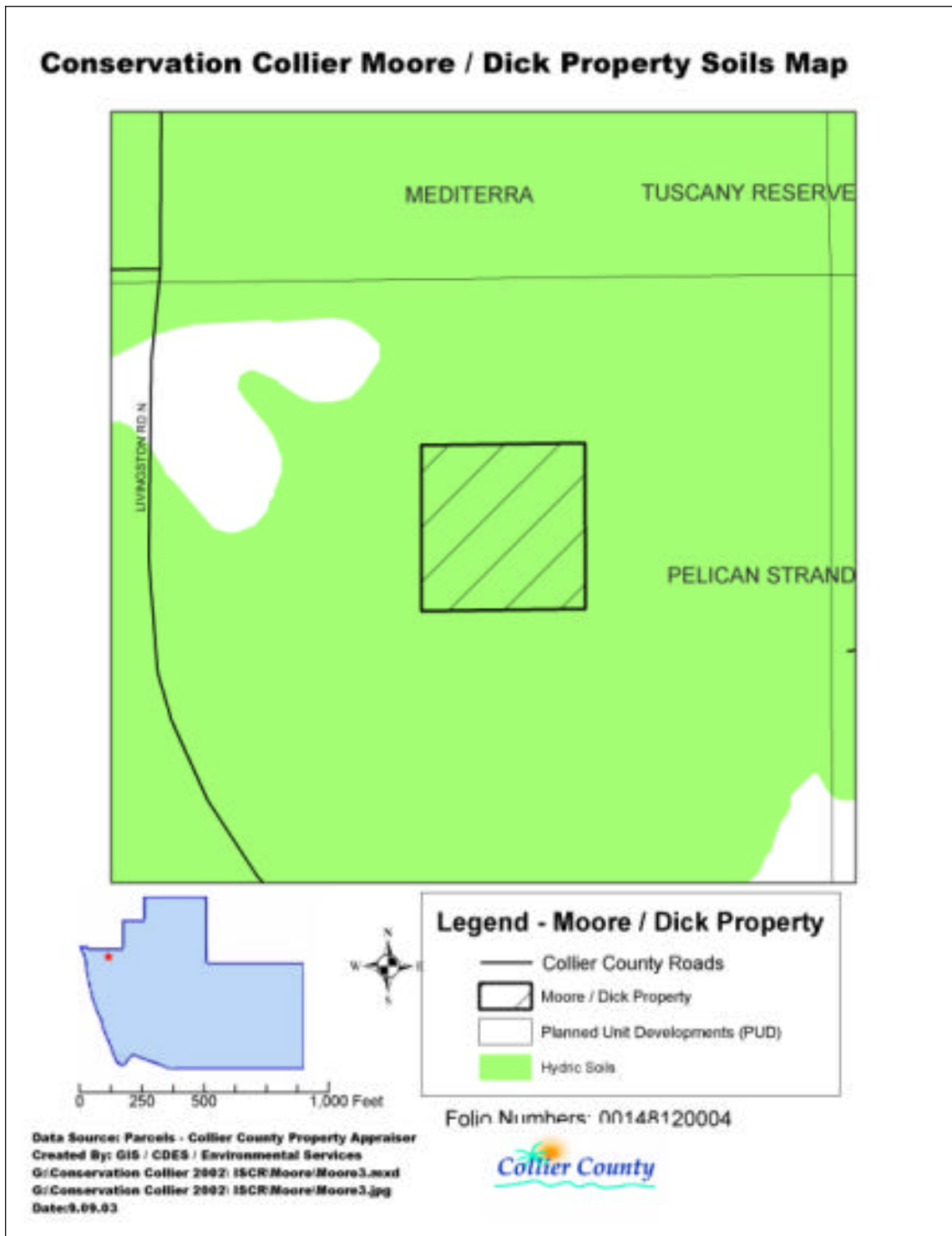


Exhibit C. Species Richness Map

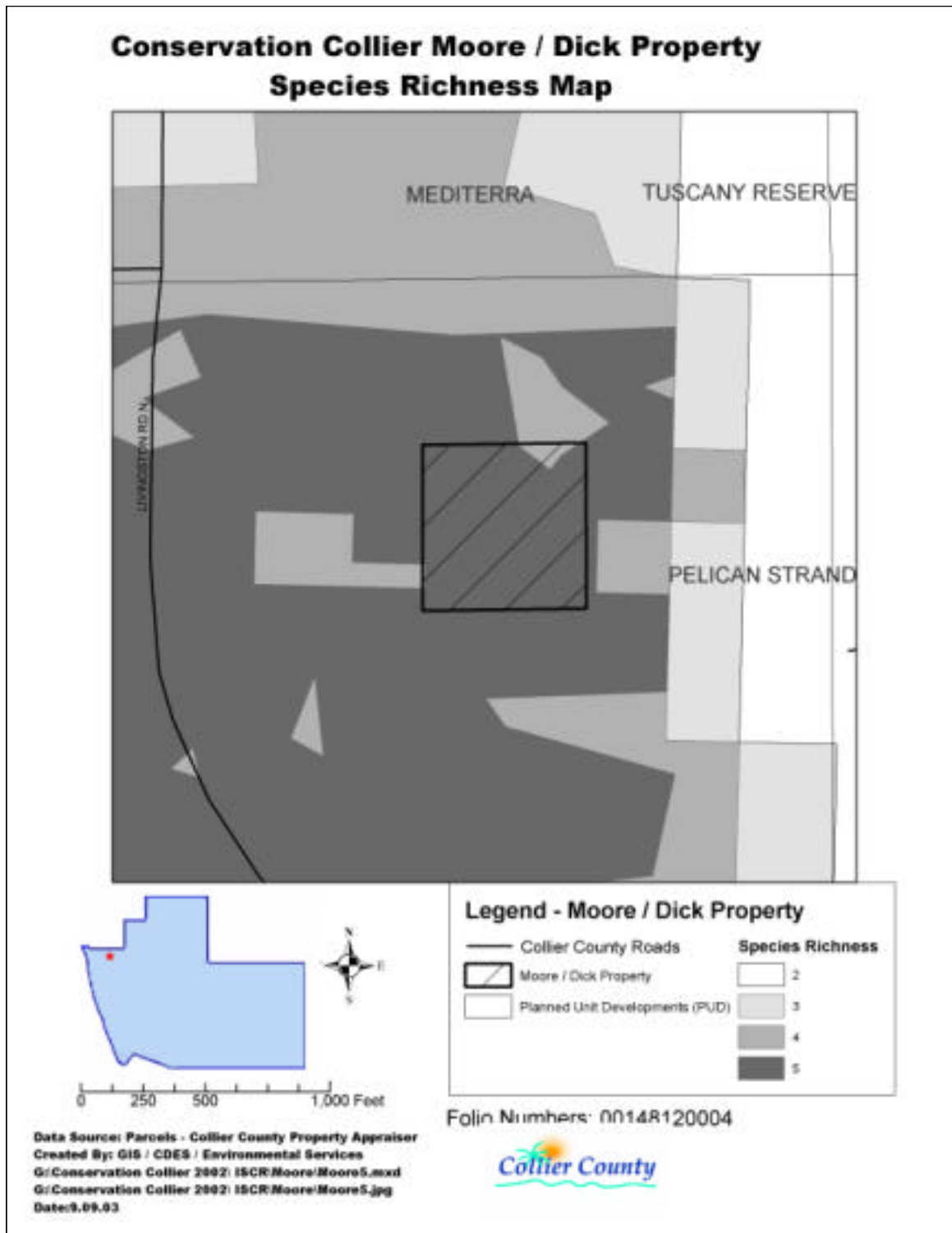


Exhibit D. Wellfield Protection and Aquifer Recharge Map

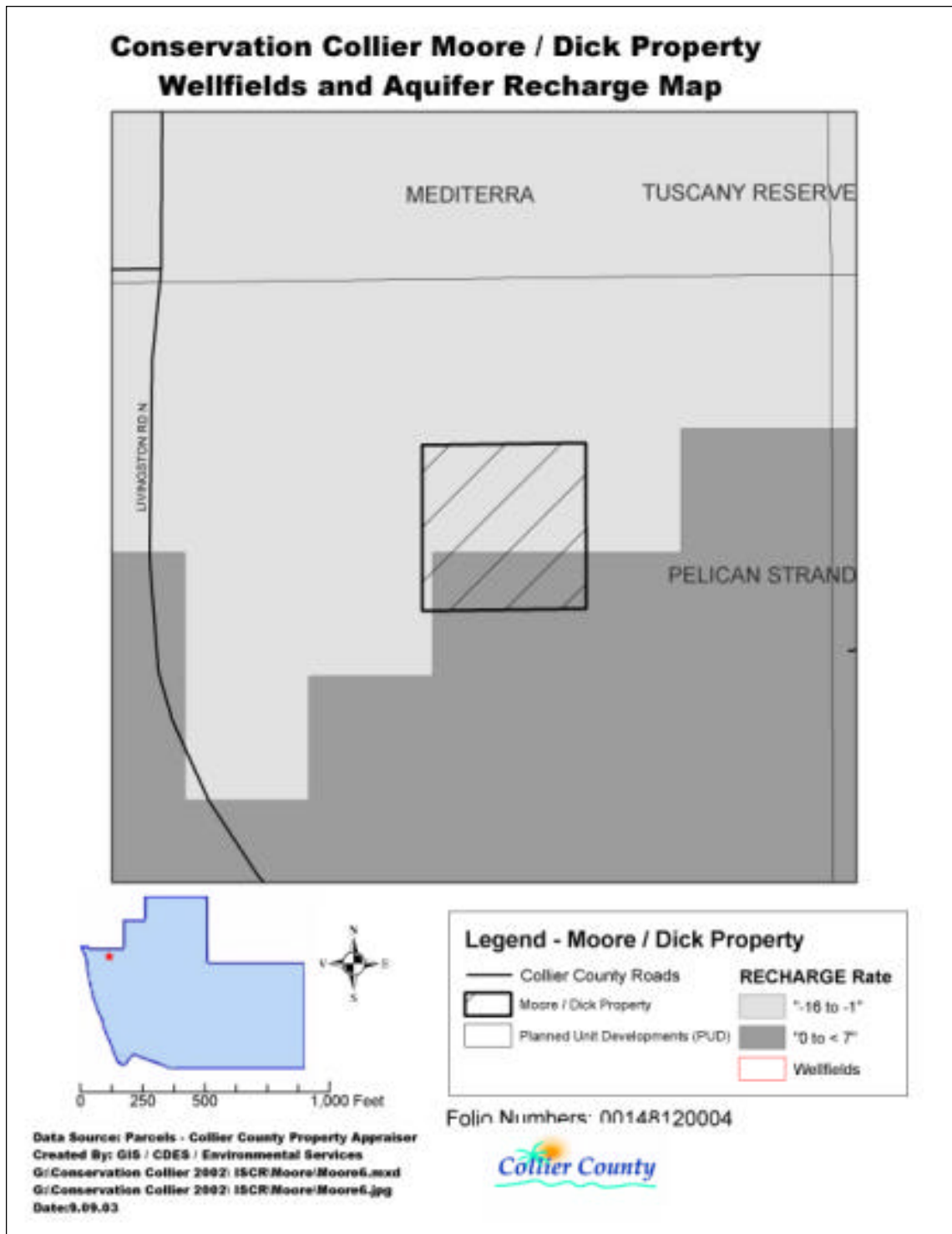


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: <i>Moore / Dick</i>		Folio Numbers: <i>00148120004</i>	
Geographical Distribution (Target Protection Area): <i>Urban</i>			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
Select the Highest Score.			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	Hydric Pine & Cypress Pine w/Melaleuca and Brazilian pepper
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25	25	Most of parcel is in a discharge zone, only 1/6 of it on south end has 0-7" recharge
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Water Quality (Select the Highest Score)			
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	Water levels are higher than would be expected for hydric pine, Brazilian pepper is drowning in many areas.
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soil	80		(Priorate site based on area of Slough or Depressional Soils)
b. Slough soils	40	40	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	110	
1.B Total	100	37	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
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	Swamp Pine, Cypress Pine Cabbage Palm
d. Score an additional 25 points if any habitats are on site which indicated potential higher diversity. Examples include FLUCCS 426, 427, 421, 436 - Upland and xeric forests. Describe.	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If this is scored, then b. Species Richness is not scored. Score is prorated from 10 to 70 based on the FWCC Species Richness map
b. Species Richness score ranging from 10 to 70	70	40	
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20 points	20	20	Tillandsia graminea & Encyclia tampensis
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	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	10	Moderate to heavy Melaleuca and Brazilian pepper
Subtotal	300	95	
1.C Total	100	32	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			Estuary preserve and County-owned conservation parcel at east boundary
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		
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	20	Sum of 1A, 1B, 7C, 1D then divided by 4
2. Human Values/Aesthetics				
2.A Human Social Values/Aesthetics		Possible points	Scored points	Comments
1. Access (Select the Highest Score)				
a. Parcel has access from a paved road	100			
b. Parcel has access from an unpaved road	75			
c. Parcel has seasonal access only or unimproved access easement	50			
d. Parcel does not have physical or legal access	0	0		
2. Recreational Potential (Select the Highest Score)				
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100			
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75			
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	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 thoroughfare	80	0		Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20			Provide a description and photo documentation of the outstanding characteristic
Subtotal	300	50		
2. Human Social Values/Aesthetics Total Score		100	17	Obtained by dividing the subtotal by 3.
3. Parcel Size				
3.A Size Evaluation		Possible points	Scored points	Comments
1. Equal to or Greater than 100 acres	100			
2. Equal to or less than 99 acres	99	10		Private score between 1 and 99 based on size less than 500 acres
3. Parcel Size Total Score		100	10	
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			
2. Zoning allows for density of no greater than 1 unit per 5 acres	75	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	5		1/4 of parcel has ST overlay
4. Vulnerability Total Score		100	80	

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	Site appears to be recently returned to near normal hydroperiods.
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 requires 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		
d. Exotic plants constitute between 50% and 75% of plant cover	40	40	
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	
5.B Total	100	20	
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		
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	40	Surrounded by private property with PUDs on 2 sides within 1000 ft.
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	40	
5. Feasibility and Management Total Score	100	53	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	500	180	

Exhibit F. Photographs

Photo 1. Accessing property via unpaved road coming from the west through adjoining properties – off Livingston Rd. This road does not directly access the parcel.



Photo 2. Dumping along access road



Photo 3. Typical vegetation cover on NW side of property – photo taken from access road where staff cut in south towards the parcel



Photo 4. At NW corner of parcel –note mature Melaleuca growth



Photo 5. At east-central area of parcel – understory choked with debris. Note standing surface water.



Photo 6. SE side of parcel – heavy Brazilian pepper infestation that has died – possibly due to increased surface water in recent years.

