

# Conservation Collier Initial Criteria Screening Report

## Conservation Collier North Golden Gate Estates Unit 53 Aerial Map



**Property Name: North Golden Gate Estates - Unit 53**  
**Folio Numbers:**

***Avatar Properties - 39492320000***  
***Beardsley - 39493840000***  
***Beardsley Trust - 39492200007***  
***Cassidy - 39490520006***  
***Hamilton - 39490680001***  
***Hanson - 39493040004***  
***McBride - 39493440002***  
***Milnes - 39490840003***  
***Stewart - 39490640009***  
***Zak - 39491800000***

**Staff Report Date: October 20, 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**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	1. Avatar Properties 2. Beardsley 3. Beardsley Trust 4. Cassidy 5. Hamilton 6. Hanson 7. McBride 8. Milnes 9. Stewart 10. Zak	Includes 10 properties, 6 of which are contiguous to one other parcel: Cassidy and Stewart Hamilton and Ruby Beardsley and Avatar
<b>Folio Number</b>	1. 39492320000 2. 39493840000 3. 39492200007 4. 39490520006 5. 39490680001 6. 39493040004 7. 39493440002 8. 39490840003 9. 39490640009 10. 39491800000	1.14 acres 3.79 acres 1.14 acres 1.14 acres 1.59 acres 2.27 acres 1.14 acres 5.00 acres 1.14 acres 2.73 acres
<b>Size</b>	Total - 21.08 acres	Although several parcels are contiguous to one other parcel, as a group these do not make a contiguous area
<b>Zoning Category</b>	Estates (single family)	n/a
<b>Existing structures</b>	none	No building permits issued in entire unit
<b>Adjoining properties and their Uses</b>	All adjoining properties are vacant and undeveloped	Five of the above properties in the center of the unit had been historically cleared and used for agriculture – including Avatar, Beardsley, Hamilton, Milnes and Zak. Canopy and understory vegetation on these and other lots in the center represent second growth.
<b>Development Plans Submitted</b>	none	n/a
<b>Property Irregularities</b>	Current use  Historic use	There is one parcel, not contiguous with the subject parcels, where livestock are present. As no home exists on the property, this is an illegal use and the matter has been referred to the Code Enforcement Dept. There is possibly a hunting camp on another parcel. No building except one fence permit.  The center of the 1/3 unit (approx. 100 acres) was historically cleared and farmed (until late 1960s)

**Summary of Assessed Value and Property Costs Estimates**

Values have been calculated based on acquisition of the each separate parcel.

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, one appraisals will be required for each parcel as the estimated cost of each is below \$500,000.

**Assessed Value: \***

<b>Avatar Prop. - 39492320000</b>	<b>\$3,420</b>
<b>Beardsley - 39493840000</b>	<b>\$11,370</b>
<b>Beardsley Trust - 39492200007</b>	<b>\$3,420</b>
<b>Cassidy - 39490520006</b>	<b>\$2,280</b>
<b>Hamilton - 39490680001</b>	<b>\$4,770</b>
<b>Hanson - 39493040004</b>	<b>\$4,540</b>
<b>McBride - 39493440002</b>	<b>\$3,420</b>
<b>Milnes - 39490840003</b>	<b>\$10,000</b>
<b>Stewart - 39490640009</b>	<b>\$3,420</b>
<b>Zak - 39491800000</b>	<b>\$5,460</b>
<b>Total</b>	<b>\$38,680</b>

**Estimated Market Value: \*\***

<b>Avatar Prop. - 39492320000</b>	<b>\$4,736 to \$6,438</b>
<b>Beardsley - 39493840000,</b>	<b>\$10,709 to \$29,274</b>
<b>Beardsley Trust - 39492200007</b>	<b>\$4,736 to \$6,436</b>
<b>Cassidy - 39490520006</b>	<b>\$6,371 to \$9,048</b>
<b>Hamilton - 39490680001</b>	<b>\$</b>
<b>Hanson - 39493040004</b>	<b>\$</b>
<b>McBride - 39493440002</b>	<b>\$6,371 to \$9,048</b>
<b>Milnes - 39490840003</b>	<b>\$10,490 to \$28,275</b>
<b>Stewart - 39490640009</b>	<b>\$</b>
<b>Zak – 39491800000</b>	<b>\$10,314 to \$13,397</b>
<b>Total</b>	

\* Property Appraiser’s Website

\*\* Collier County Real Estate Services Department

Figure 1. Location Map

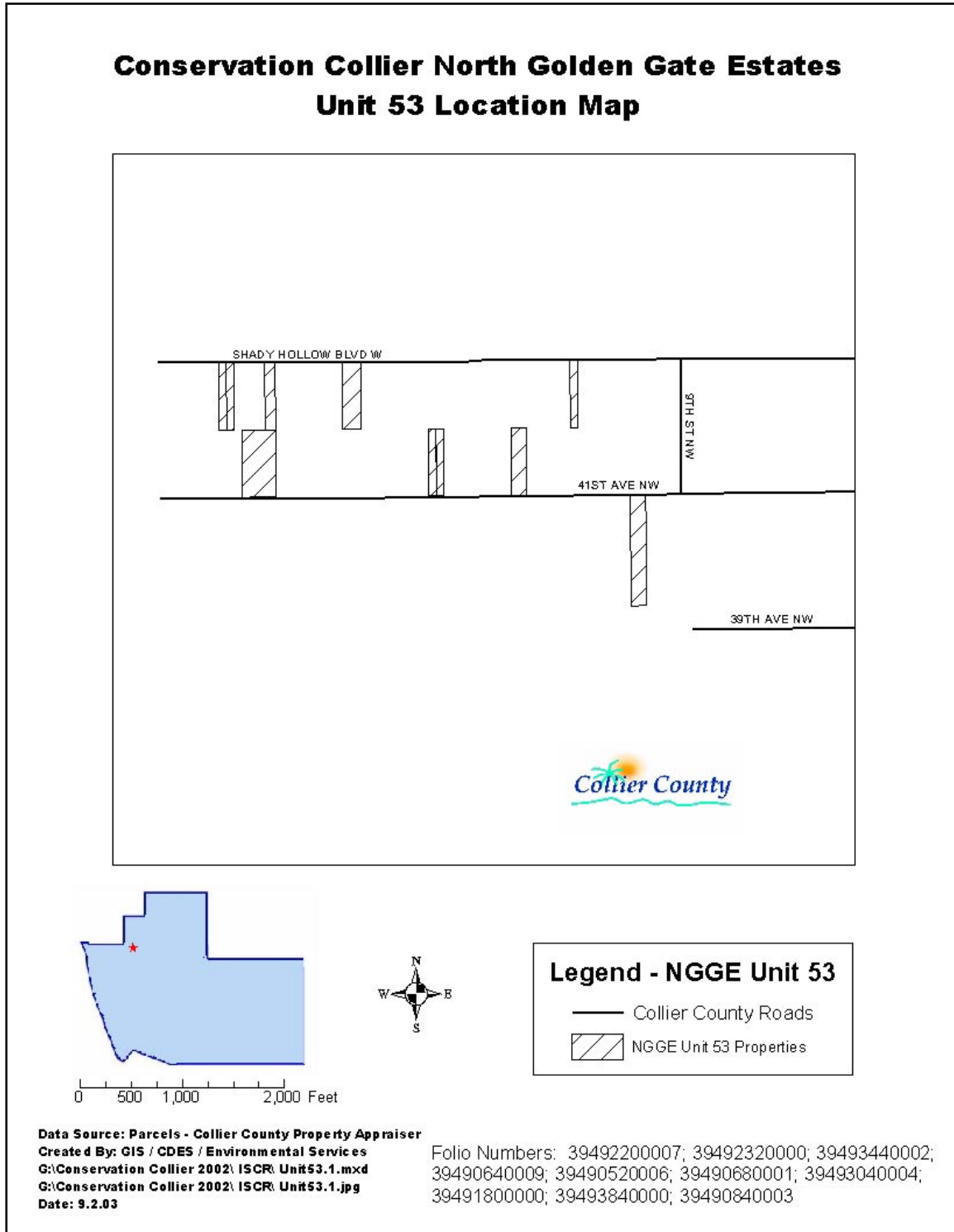


Figure 2. Aerial Map

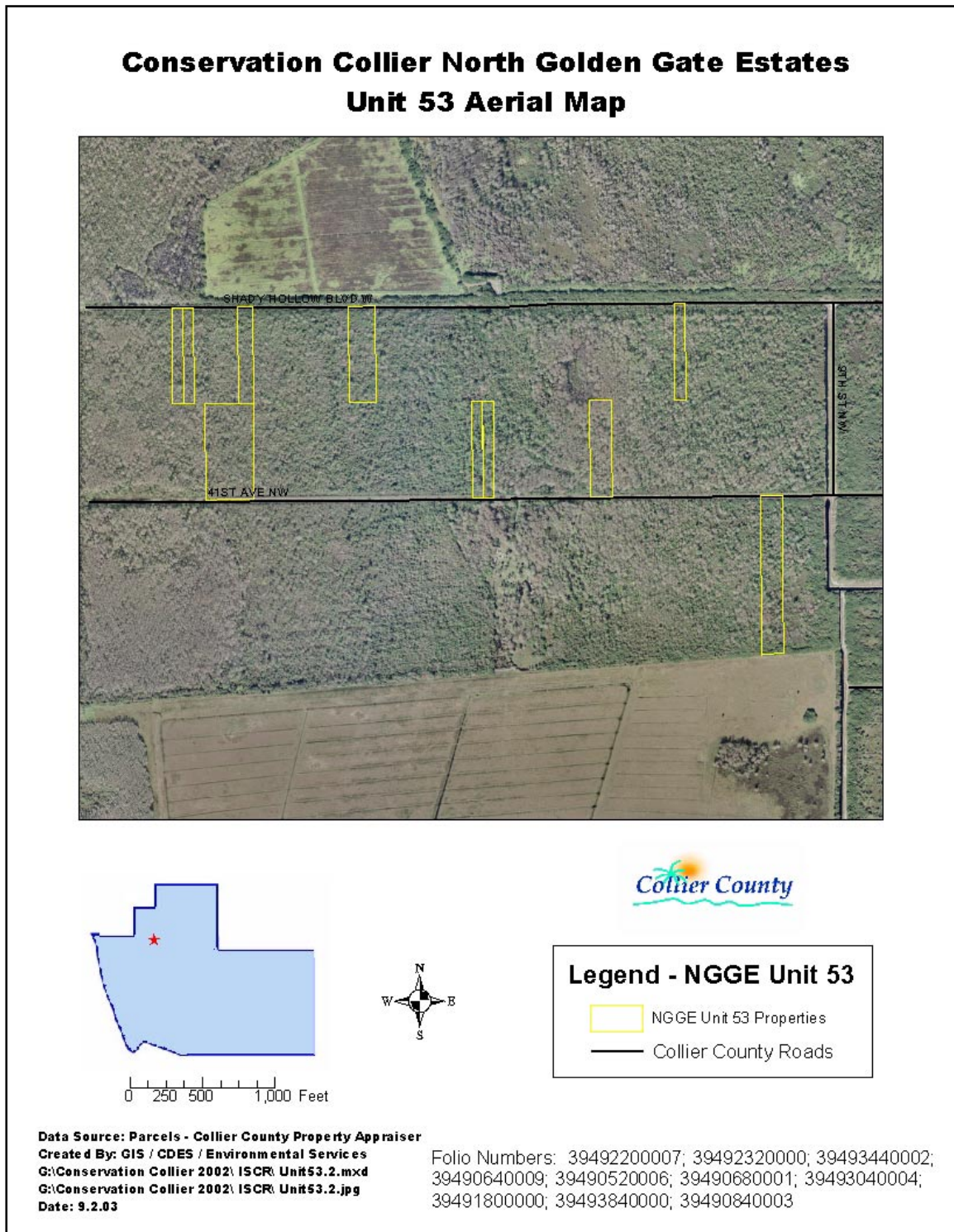
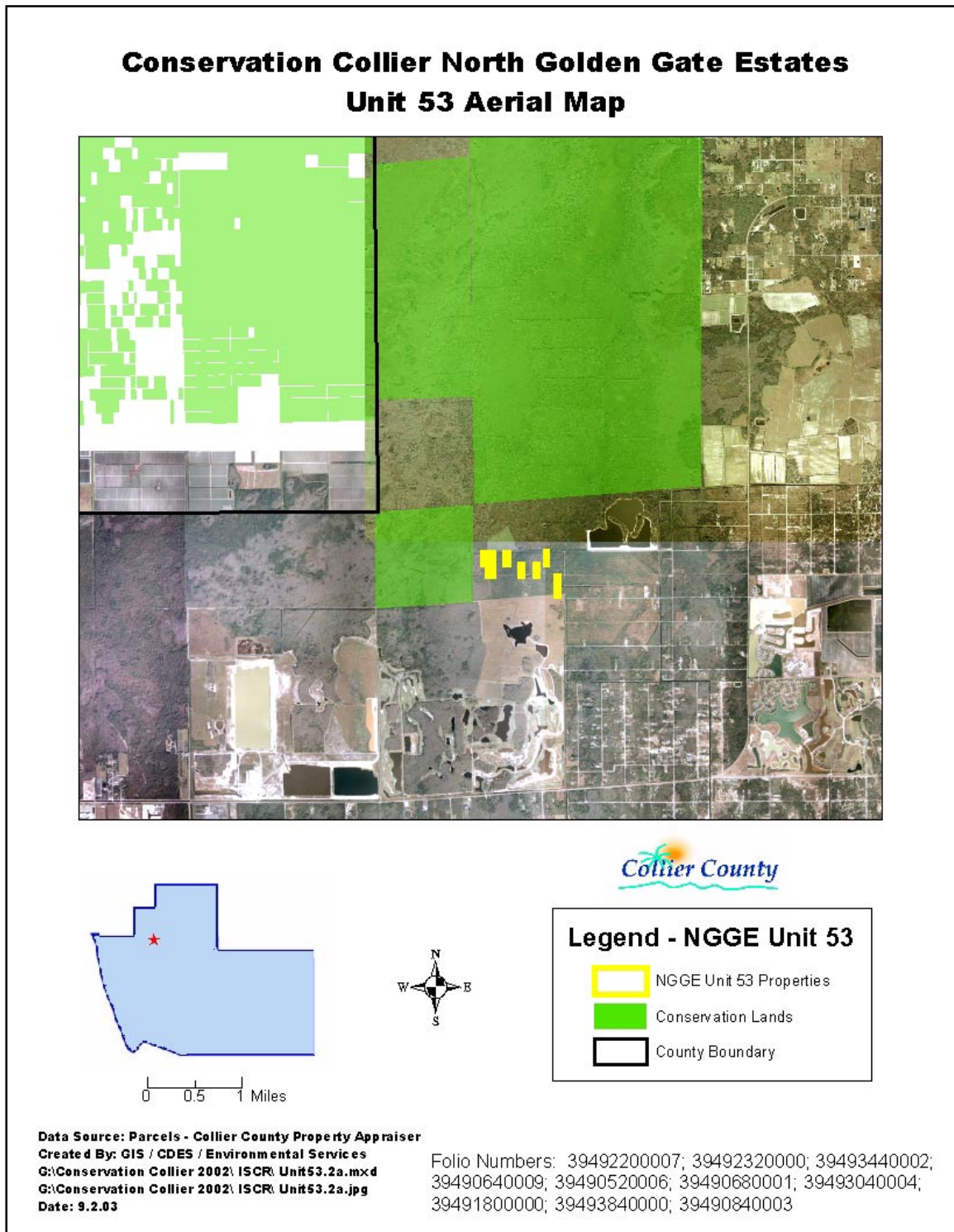


Figure 3. Surrounding Lands Aerial



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

Collier County Environmental Resources Department staff conducted a site visit on August 22, 2003.

### MEETS INITIAL SCREENING CRITERIA      Yes

1. *Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)*

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

### **Vegetative Communities:**

The following identifies what native plant communities were observed: Red maple (*Acer rubrum*) and cypress (*Taxodium distichum*) swamp with willow (*Salix spp.*), bay (*Persea spp.*), cabbage palm (*Sabal palmetto*) and dahoon holly (*Ilex cassine*) scattered throughout.

### **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:

- 6172 – Mixed wetland hardwoods – Mixed Shrubs

Staff observed:

- 610 – Wetland Hardwood Forests. This differentiation was made between this FLUCCs code and 6172 (Mixed wetland hardwoods- where no species achieves dominance) because there was a clear dominance by red maple, with secondary dominance by cypress.

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

These data confirm that native plant communities exist on the 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:**

These parcels are in a Target Protection Area, the Golden Gate Estates subdivision. Unpaved roads exist, as the property was platted for single-family residential development. These roads provide access to the area, though it is likely seasonal access only, as the roads were flooded and inaccessible at the western end of the unit when staff visited the area.

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:**

Staff observed water flowing southward over the surface of the landscape and across the unpaved roads. Older aerials show that the center of the unit (approximately 100 acres representing 1/3 of the area) was cleared for farming, indicating that, historically, at least this portion of the unit was likely seasonally flooded. A site visit observing flooded conditions in August with healthy cabbage palms growing in 12-inches of water indicates flooding remains seasonal, however, the abundance of obligate wetland plants, including *Juncus* spp., *Sagittaria* spp., Swamp fern (*Blechnum serulatum*), pickerelweed (*Pontederia cordata*), sawgrass (*Cladium jamaicense*) and buttonbush (*Cephalanthus occidentalis*), observed indicates the area remains moist even during the dry season.

**Aquifer Recharge Capacity:**

Recharge capacity for the entire Golden Gate Estates Unit 53 is moderate to high - between 7 and 14 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, Holopaw Fine Sand, a hydric slough soil, over approximately three-quarters of the unit and Boca, Riviera, limestone substratum, and Copeland fine sands, a hydric depression soil over the remaining one-quarter. The historically farmed area was entirely on Holopaw Fine Sands.

In areas of Holopaw Fine Sands, the water table is typically within a depth of twelve inches of the surface for three to six months of the year. In very dry times, surface water can recede to a depth of 40 inches. During wet periods, the soil can be covered by shallow, slow moving water for about seven days. The natural vegetation consists of slash pine, cypress, cabbage palm, saw palmetto, wax myrtle and grasses.

Areas having Boca, Riviera etc., soils are typically cypress swamps and marshes. Natural vegetation includes cypress, pickerelweed, rushes, alligator flag, saw grass and willow. These soils generally indicate a collecting basin for the area and have standing water for at least six months out of the year.

**Statement for satisfaction of criteria:**

Soils and vegetation reviewed and on-site observations confirms that this parcel satisfies the initial criteria relating to potential for flood control, as slough and depressional soils may be expected to hold and channel groundwater and floodwater away from surrounding developed properties, with a moderate potential for aquifer recharge. There is potential for these properties to provide forage for wetland dependent bird species, as numerous white ibis (*Eudocimus albus*), a listed species, were observed during the site visit after having been startled from trees.

**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**

Florida Fish and Wildlife Conservation Commission Species Richness scores are between six and seven out of ten for the entire GGE unit.

**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
Wild coco*	Elophia alta	T	Not listed
Royal fern	Osmunda regalis	C	Not listed

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

\*In the scoring form this terrestrial orchid is identified as Pine Pink – *Bletia purpurea*. Further investigation shows it more likely to be Wild coco, though this is not certain as the plant is in a vegetative stage where both appear similar. Both are listed by the state as 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).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
White ibis	Eudocimus albus	SSC	Not listed

SSC= Species of Special Concern

There may be an existing bird rookery, as the ibis were startled from the trees in a flock of at least 10 individuals, though no rookery was directly 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: Wood stork (*Mycteria Americana*), and Snail kite (*Rostrhamus sociabilis*).

**Statement for satisfaction of criteria:**

These data confirm that this parcel satisfies the initial criteria relating to listed species, though only minimally observed. The ecological value of the parcel is related to its wetland characteristics and relation with surrounding wetland conservation lands. Restoration potential is high, as there has been no development in the unit. Connectivity is discussed in Criteria #5

***5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?***

*Ord. 2002-63, Sec. 10 (1)(e)*

*Yes*

**Statement for satisfaction of criteria:**

While each individual parcel does not satisfy the criteria for connectivity, the entire unit is connected with South Florida Water Management District conservation lands to the north and west, and a small Collier County-owned mitigation parcel also in the north. The addition of these lands would enhance, protect and buffer current conservation lands.

<i>Is the property within the boundary of another agency's acquisition project?</i>	<b>No</b>
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	<b>N/A</b>
<i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i>	

### **III. Potential for Appropriate Use and Recommended Site Improvements**

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

Hiking: *Hiking could be done in the dry season and a trails connection could be made with surrounding CREW lands.*

Nature Photography: *Nature photography would be a likely use.*

.

Bird-watching: *Bird watching would be a likely use.*

Kayaking/Canoeing: *No water bodies are available for canoeing and kayaking.*

Swimming: *No water bodies are available for swimming.*

Hunting: *Hunting could be an appropriate use and is allowed in a limited manner on surrounding CREW lands (hog hunts) .*

Fishing: *No opportunity for fishing exists.*

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

Grade unpaved roads back to surface grade and work with CREW land managers to design an exotics maintenance program.

## 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:**

Exotic invasive plants observed during the site visit include Brazilian pepper (*Schinus terebinthifolius*) Climbing fern (*Lygodium microphyllum*) and Air potato (*Dioscorea bulbifera*). The Brazilian pepper is heaviest along the roadways and in the areas previously cleared for agriculture and now overgrown with vegetation. In the previously farmed areas, a monoculture of mature Brazilian pepper with a fern understory was observed. Climbing fern was observed in large patches in the natural sections of the red maple swamp, and appears to be gaining a significant foothold in the area. Air potato was observed in the tree canopy on the east side of the unit. No other invasive exotics were observed, but it is likely that others are present.

### **Exotic Vegetation Removal and Control**

Estimating the cost of initial exotic removal on remote parcels is difficult. Based on information provided by the CREW lands manager, Jim Goodwin, initial chemical treatment of hardwood areas infested with Brazilian pepper and Climbing fern can start at \$150.00 per acre and go upward depending on how much there is to treat and how accessible it is. Costs for labor are generally \$15.00 per hour each person and \$45.00 per hour for a licensed applicator. These costs are for chemical treatment in place. Brazilian pepper can be mechanically removed from the roadway borders. At this time, however, with only the potential of 10 parcels to treat, the least invasive, costly and soil-disturbing treatment would be best.

Based on the acreage involved, total initial removal costs would likely range from \$3,150 (\$150 per hour) to \$12,600 (\$600 per hour) for the entire 21 acres (10 parcels). Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$2,100 to \$9,450 for 21 acres. These costs would likely decrease over time as the soil seed bank is depleted. The control of both air potato and climbing fern will be problematic, as tubers released in great quantities by the air potato will continue to sprout until depleted and climbing fern spreads by airborne (and possibly waterborne) spores.

### **Public Parking Facility:**

The property would not require an area for visitor parking at this time, as not enough parcels would be acquired to provide a resource destination.

### **Public Access Trails:**

Construction of trails would also not be feasible at this time.

**Security and General Maintenance:**

At this time, staff has been advised that ATV riders use the unit, apparently accessing it by 41st and 43rd Avenues NW and trails cut through some properties, though staff did not directly observe this. Properties would need to be posted with signs and arrangements made for law enforcement to occasionally visit and monitor activities, though fencing these properties does not seem an efficient use of resources until a larger contiguous group of parcels could be acquired.

**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	\$3,150 to \$12,600	\$2,100 to \$9,450	In-place chemical treatment only
Parking Facility			Not at this time
Access Trails			t.b.d.
Fencing			Not at this time
Signs	\$100 each		3' X 1.5 metal sign on post
Basic Maintenance / Trash Removal	t.b.d.	t.b.d	Community Service available
<b>Total</b>			

**t.b.d. To be determined**

**Not at this time: Construction of trails, parking and placement of fencing would be best postponed until more properties are acquired.**

## 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.

Because these lots are scattered within what could be called a "project site," and are not all contiguous, they would not be eligible for FCT funding at this point in time. However, if the Conservation Collier Program were to acquire a block of contiguous lots over time, application could be made for reimbursement of a portion of the costs for whatever had already been acquired and what remained to be acquired within one year. Therefore, funding matches for this type of project through FCT would be better sought after more parcels are acquired.

### Florida Forever Program

Staff requested from Florida Forever (FF) an opinion as to whether funds would be available for partnering on a potential project area as is envisioned in GGE Unit 53. The response was that funds would be available only after a group of contiguous properties could be acquired, with no minimum size requirement, but with larger areas considered more highly. Conservation Collier could acquire parcels over several years and apply for FF reimbursement matching funding at a later date, however, the state (Board of Internal Improvement Trust Fund) would have to hold sole title. Management lease agreements can be entered so that management can be done pursuant to Conservation Collier objectives.

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

Staff has requested from SFWMD staff, via written request, an opinion as to whether funds would be available for partnering on a potential project area as is envisioned in GGE Unit 53. As this area borders SFWMD lands there may be some potential. As of this writing no response has been forwarded.



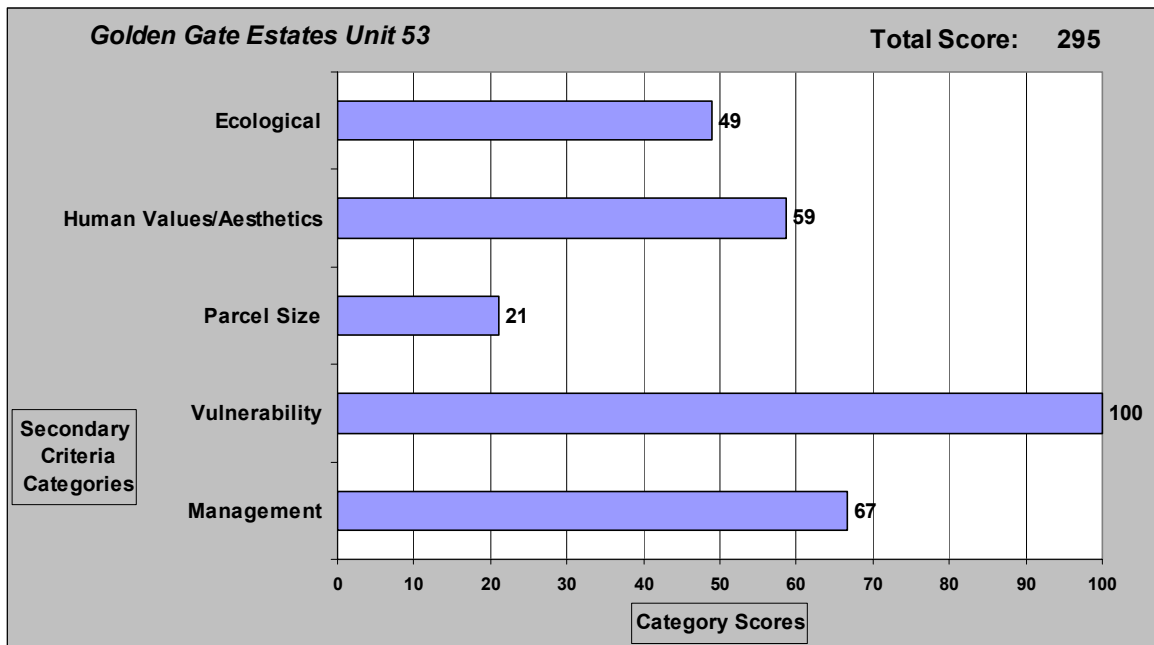
## VI. Summary of Secondary Screening Criteria

Staff has scored these 10 properties using one Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 295 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: Golden Gate Estates Unit 53			
Target Protection Area: Golden Gate Estates			
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	49	49%
Human Values/Aesthetics	100	59	59%
Parcel Size	100	21	21%
Vulnerability	100	100	100%
Management	100	67	67%
<b>Total Score:</b>	<b>500</b>	<b>295</b>	<b>59%</b>

**Figure 4. Secondary Screening Criteria Scoring**



**Ecological:** This score was achieved primarily because of the wetlands on site and the capability for aquifer recharge and flood control. None of the endangered plant communities were found and diversity of habitats was not observed, though the red maple swamp was a fine example of a native habitat. Only a few listed plant or animal species were observed, though more may exist as only a small portion of the unit was directly observed. This score could likely be higher if more extensive field observation could be done.

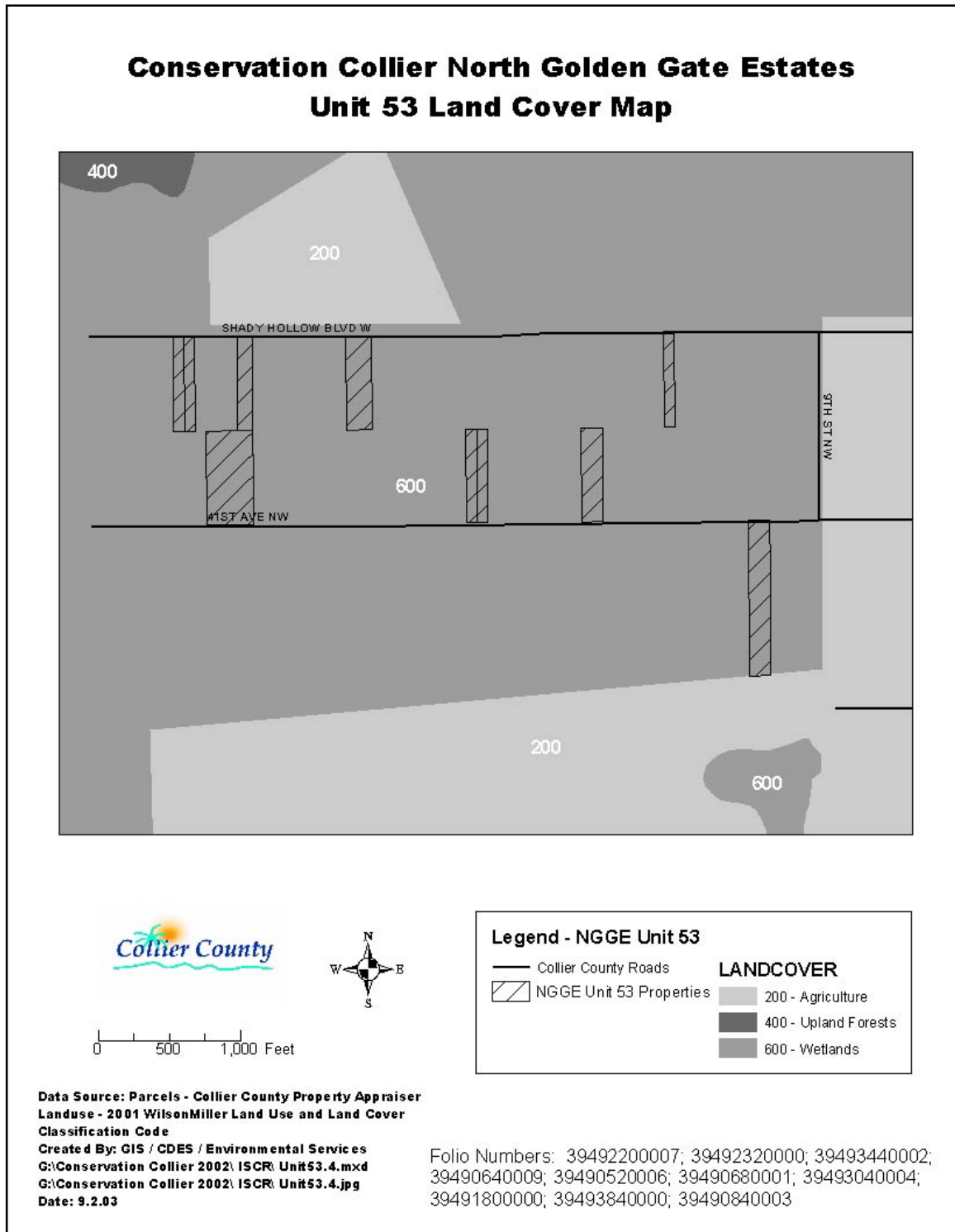
**Human Values/Aesthetics:** This score was achieved primarily because the parcels are accessible, even though by unpaved roads, and offer multiple opportunities for land-based natural resource recreation including potential for hunting if enough parcels can be acquired.

**Parcel Size:** This score reflects acreage, and the total of parcels offered for sale at this point is relatively meager.

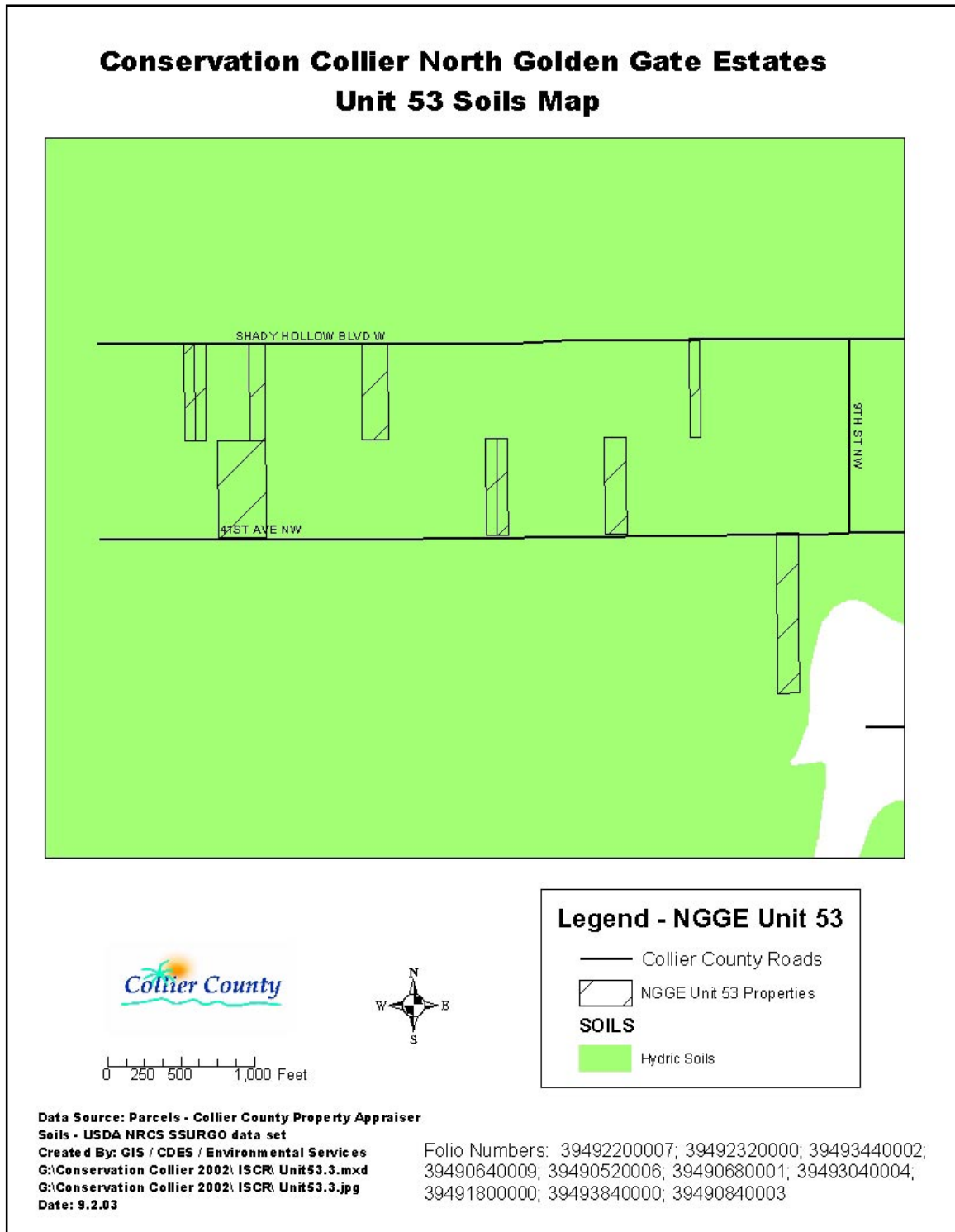
**Vulnerability:** These parcels are zoned for Single-family Estates residences at 1 residence per lot if under 2.5 acres or 1 home per 2.5 acres. Eleven homes could be built on this total acreage.

**Management:** The parcel scored relatively well because even though there is considerable Brazilian pepper, air potato and Climbing fern present, there is a strong possibility that a management partnership could be prepared with the neighboring CREW Trust, though management cost would be still paid for my Collier County. The type of exotic management that is most feasible, chemical treatment-in place, is lower in cost than the cutting, poisoning and debris removal that would be necessary in more urban lands. Points were lost because trespass issues exist and use of prescribed fire would not be advisable in a hardwood forest.

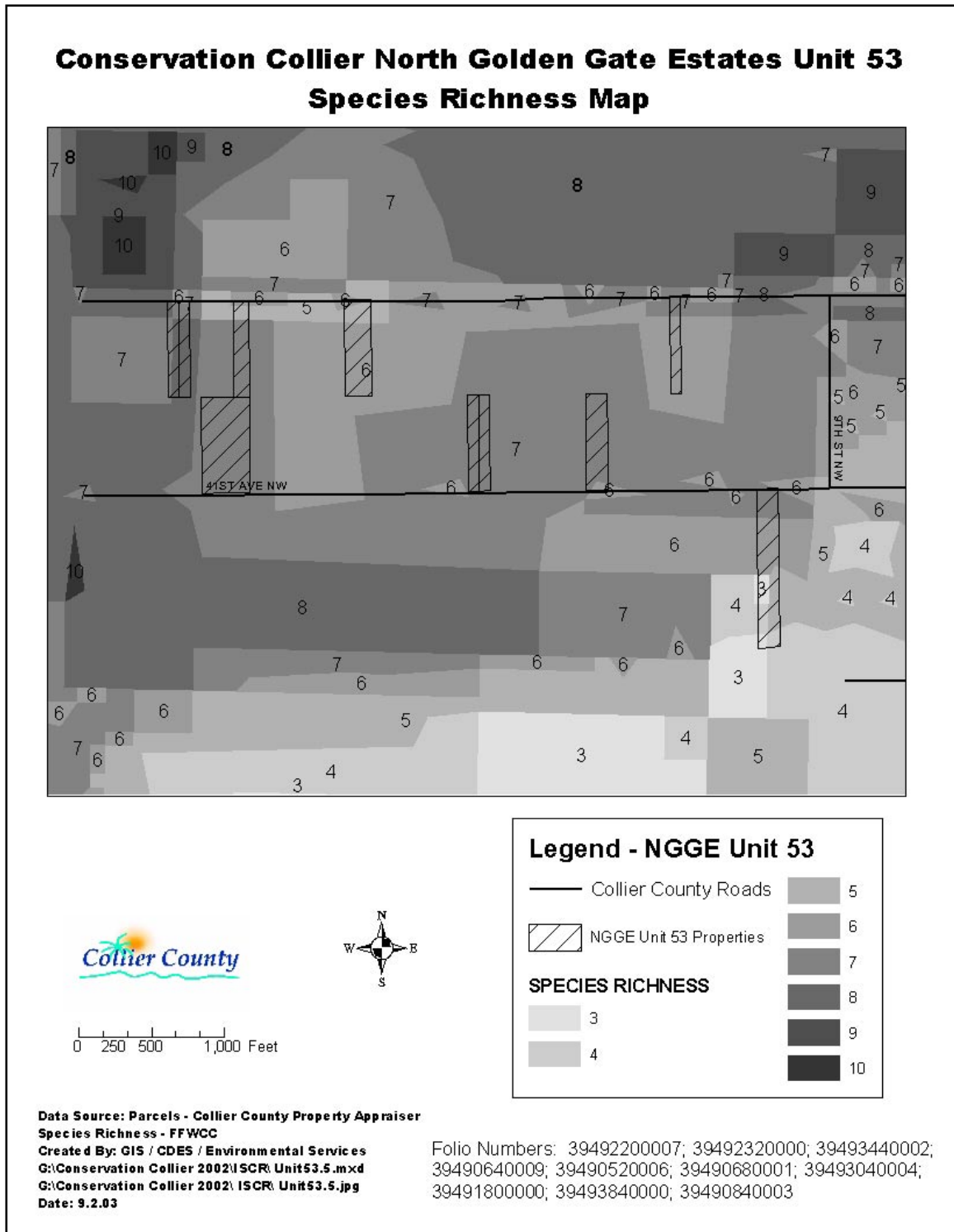
### Exhibit A. FLUCCs Map



### Exhibit B. Soils Map

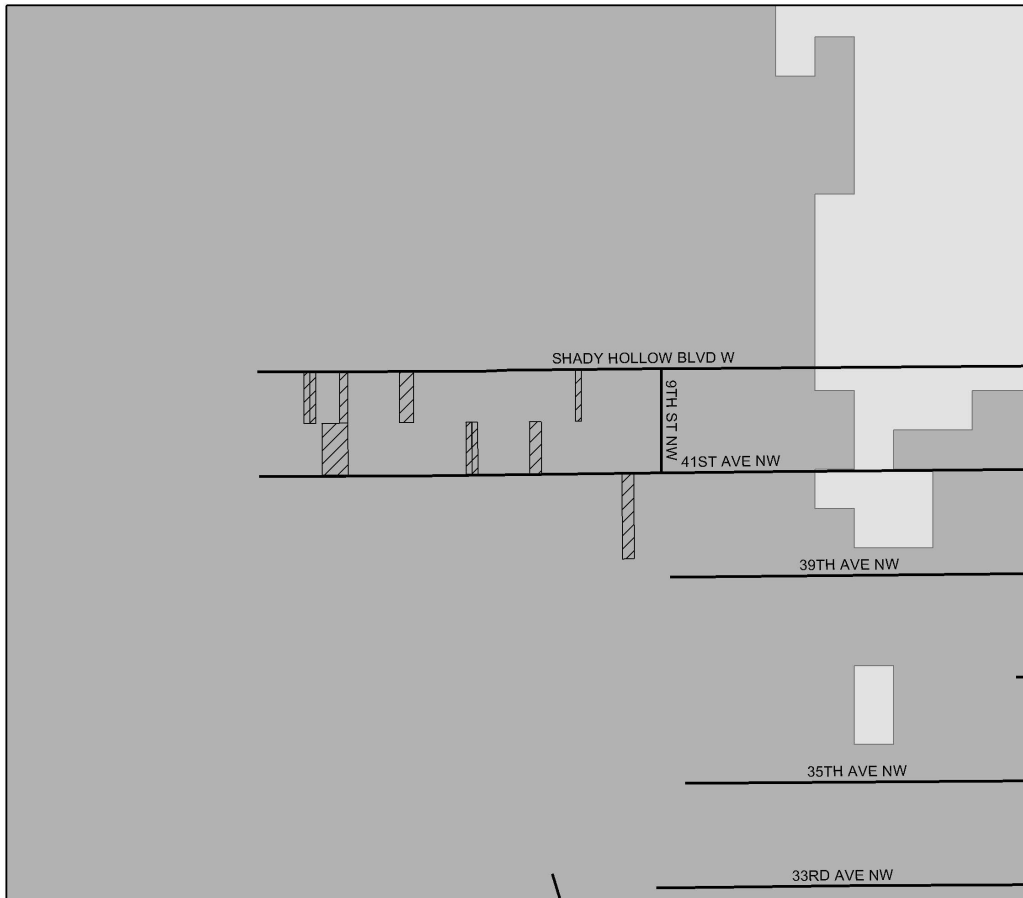


### Exhibit C. Species Richness Map



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

#### Conservation Collier North Golden Gate Estates Unit 53 Wellfield Protection Zones and Aquifer Recharge Map



#### Legend - NGGE Unit 53

- Collier County Roads
- Wellfield Protection Zones
- "7 to < 14"
- "0 to < 7"
- ▨ NGGE Unit 53 Properties



0 1,000 2,000 4,000 Feet

Data Source: Parcels - Collier County Property Appraiser  
 Lower Tamiami Aquifer Recharge - SFWMD Pub. #327  
 Created By: GIS / CDES / Environmental Services  
 G:\Conservation Collier 2002\ ISCR\ Unit53.6.mxd  
 G:\Conservation Collier 2002\ ISCR\ Unit53.6.jpg  
 Date: 9.2.03

Folio Numbers: 39492200007; 39492320000; 39493440002;  
 39490640009; 39490520006; 39490680001; 39493040004;  
 39491800000; 39493840000; 39490840003

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

<b>Property Name:</b> Golden Gate Estates Unit 53		<b>Folio Numbers:</b> Avatar Properties - 39492320000 McBride - 39493440002	
<b>Geographical Distribution (Target Protection Area):</b> Golden Gate Estates		Beardsley - 39493840000, 39492200007 Cassidy 39490520006 Hamilton - 39490680001 Hanson - 39493040004 Milnes - 39490840003 Stewart - 39490640009 Zak - 39491800000	
<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		
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	Red Maple Swamp - also Cypress, Willow, Cabbage Palm & Bay
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	Mature Red Maple in areas outside of those historically farmed
<b>1.A. Total</b>	<b>100</b>	<b>15</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	50	7 to < 14" recharge yearly
c. Parcel would contribute minimally to aquifer recharge location	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	Entire site appears to be wetlands, a portion appear to be seasonal 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	16	(Prorate site based on area of Slough or Depressional Soils) Boca Riviera Copeland - Depressional 20% of 80
b. Slough soils	40	32	Holopaw FS - Slough soil 80% of 40
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	observed area to be flooded - water flowing across roadways
	Subtotal	300	143
<b>1.B Total</b>	<b>100</b>	<b>48</b>	<i>Obtained by dividing the subtotal by 3.</i>

## Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

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	610 (Wetland hardwood Forest)
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			White Ibis - FDA - SSC
a. Listed wildlife species are observed on the parcel	80	80	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: 6 to 7 out of 10
b. Species Richness score ranging from 10 to 70	70		
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	Bletia purpurea - FDA - T, Royal Fern - FDA - C
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	50	May consider regrading unpaved roads to natural grade
c. Parcel will require major alterations to be restored to high ecological function.	10		
Subtotal	300	175	
<b>1.C Total</b>	<b>100</b>	<b>58</b>	Divide the subtotal by 3
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	75	CREW lands to the north of GGE Unit 53 - all parcels not contiguous with these lands
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		
<b>1.D Total</b>	<b>100</b>	<b>75</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>49</b>	Sum of 1A, 1B, 1C, 1D then divided by 4
<b>2. Human Values/Aesthetics</b>			
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	75	both 41st and 43rd Ave NW are unpaved
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	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	75	Opportunity to connect with CREW lands & to enhance public access to those lands
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	6	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	Provide a description and photo documentation of the outstanding characteristic - native flowering terrestrial orchids - Bletia purpurea/Eulophia alta along roadways
Subtotal	300	176	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>59</b>	Obtained by dividing the subtotal by 3.



## Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

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	21	21.08 acres - 10 parcels
<b>3. Parcel Size Total Score</b>	<b>100</b>	<b>21</b>	
4. Vulnerability to Development/Destruction			
4.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for high density Single Family, Multifamily, commercial	100	100	Estates Zoning
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>	
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		
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	50	regrading of unpaved access road
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>50</b>	
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	Brazilian pepper, climbing fern, air potato
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 rosemarytle)	-20	-20	climbing fern, air potato
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>60</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	80	Red maple swamp - chemical treatment leaving plants in place is BMP
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20	20	CREW lands Manager Jim Goodwin advised CREW management is possible
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	Staff is advised that ATVs are used in unit and that dumping is likely to become an increasing problem as surrounding lands are developed
<b>5.C Total</b>	<b>100</b>	<b>90</b>	
<b>5. Feasibility and Management Total Score</b>	<b>100</b>	<b>67</b>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>500</b>	<b>295</b>	

## Exhibit F. Photographs

**Photo 1. 41<sup>st</sup> Avenue NW at the beginning of the east end looking towards the west**



**Photo 2. The west end of 41<sup>st</sup> Ave. NW – Water level covering unpaved roadway. Willow growing in previously cleared and farmed area along south side of 41<sup>st</sup> Ave. NW**



**Photo 3. Mature Red Maple forest on east side of GGE Unit 53**



**Photo 4. Interior of Beardsley parcel (3.79 acres, Tract 43). Water level is approx 12 inches. Note Cabbage palm growing at right of photo.**



**Photo 5. Climbing fern patch on east side of GGE Unit 53**



**Photo 6. Wild Coco (*Eulophia alta*) or Pine Pink (*Bletia purpurea*) – terrestrial orchid in vegetative stage, observed on east side. Both are state listed as Threatened.**



**Photo 7. Royal fern (*Osmunda regalis*) observed on east side of GGE Unit 53. State listed as Commercially Exploited.**



**Photo 8. Mature Dahoon Holly tree on west side of GGE Unit 53, south of 41<sup>st</sup> Ave. NW**



**Photo 9. Air potato in canopy on east side of GGE Unit 53**



**Photo 10. Brazilian pepper along sides of 43<sup>rd</sup> Ave. NW – at west side of GGE Unit 53**



**Photo 11. Center of GGE Unit 53 looking west on 43<sup>rd</sup> Ave. NW**



**Photo 12. Water flowing over the road surface to the south over 43<sup>rd</sup> Ave. NW. Note mature Brazilian pepper canopy. This is on the previously farmed portion.**

