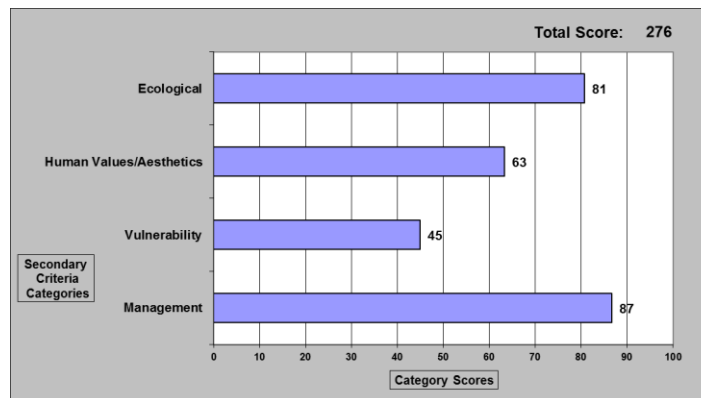


# Conservation Collier Initial Criteria Screening Report Presented June 12, 2017



**Property Name: Green & Green Investments, Inc.**  
**Folio Number: 00742880009**

**Staff Report Date: June 5, 2017**



## Contents

.....	1
I. Summary of Property Information .....	3
Table 1. Summary of Property Information.....	3
Figure 1. Location Map.....	4
Figure 2. Aerial Map.....	5
Figure 3. Surrounding Lands Aerial .....	6
Summary of Assessed Value and Property Costs Estimates .....	7
II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics.....	8
III. Potential for Appropriate Use and Recommended Site Improvements .....	13
IV. Assessment of Management Needs and Costs.....	14
Table 2. Summary of Estimated Management Needs and Costs .....	15
V. Potential for Matching Funds.....	16
VI. Summary of Secondary Screening Criteria .....	17
Figure 4. Secondary Screening Criteria Scoring.....	17
Exhibit A. FLUCCs Map .....	19
Exhibit B. Soils Map.....	20
Exhibit C. Species Richness Map .....	21
Exhibit D. Wellfield Protection and Aquifer Recharge Maps .....	22
Exhibit E. Completed and Scored Secondary Criteria Screening Form .....	23
Exhibit F. Photographs.....	26

### 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>	<b>Green &amp; Green Investments, Inc.</b>	n/a
<b>Folio Number</b>	<b>00742880009</b>	n/a
<b>Target Protection Area</b>	<b>Urban</b>	<b>On the north side of and adjoining Shell Island Preserve</b>
<b>Size</b>	<b>28.7 acres</b>	n/a
<b>STR</b>	<b>S 15, T 51S, R 26E</b>	n/a
<b>Zoning Category/TDRs</b>	<b>Agricultural/ No TDRs</b>	<b>No greater than 1 unit per 5 acres</b>
<b>FEMA Flood Map Category</b>	<b>AE</b>	<b>Area located within a special flood hazard area - inundated by 100 year flood</b>
<b>Existing structures</b>	<b>Utility tower</b>	<b>Lee County Electric Cooperative</b>
<b>Adjoining properties and their Uses</b>	<b>Conservation; Roadway</b>	<b>N and W – State owned conservation lands (Rookery Bay National Estuarine Research Reserve) and an Outstanding Florida Water S – Conservation Collier land (Shell Island) E – Across CR 951 - Residential and golf course- Marco Shores/Fiddler’s Creek.</b>
<b>Other County Dept. Interest</b>	<b>Unknown</b>	<b>Waiting for other County Department to report interest in this parcel</b>
<b>Known Property Irregularities</b>	<b>100’ easement on western boundary 200’ County owned ROW along SR951 Property is within a State (Rookery Bay) Project Boundary</b>	<b>Lee County Electric Cooperative easement. Allows for vehicle access because of Geo-web construction.  The county bought 83 feet of this parcel along SR 951 in cooperative agreement with state for a total of 200 foot owned ROW.  Parcel can be removed from Rookery Bay NERR Project Boundary by request from owner.</b>

Figure 1. Location Map

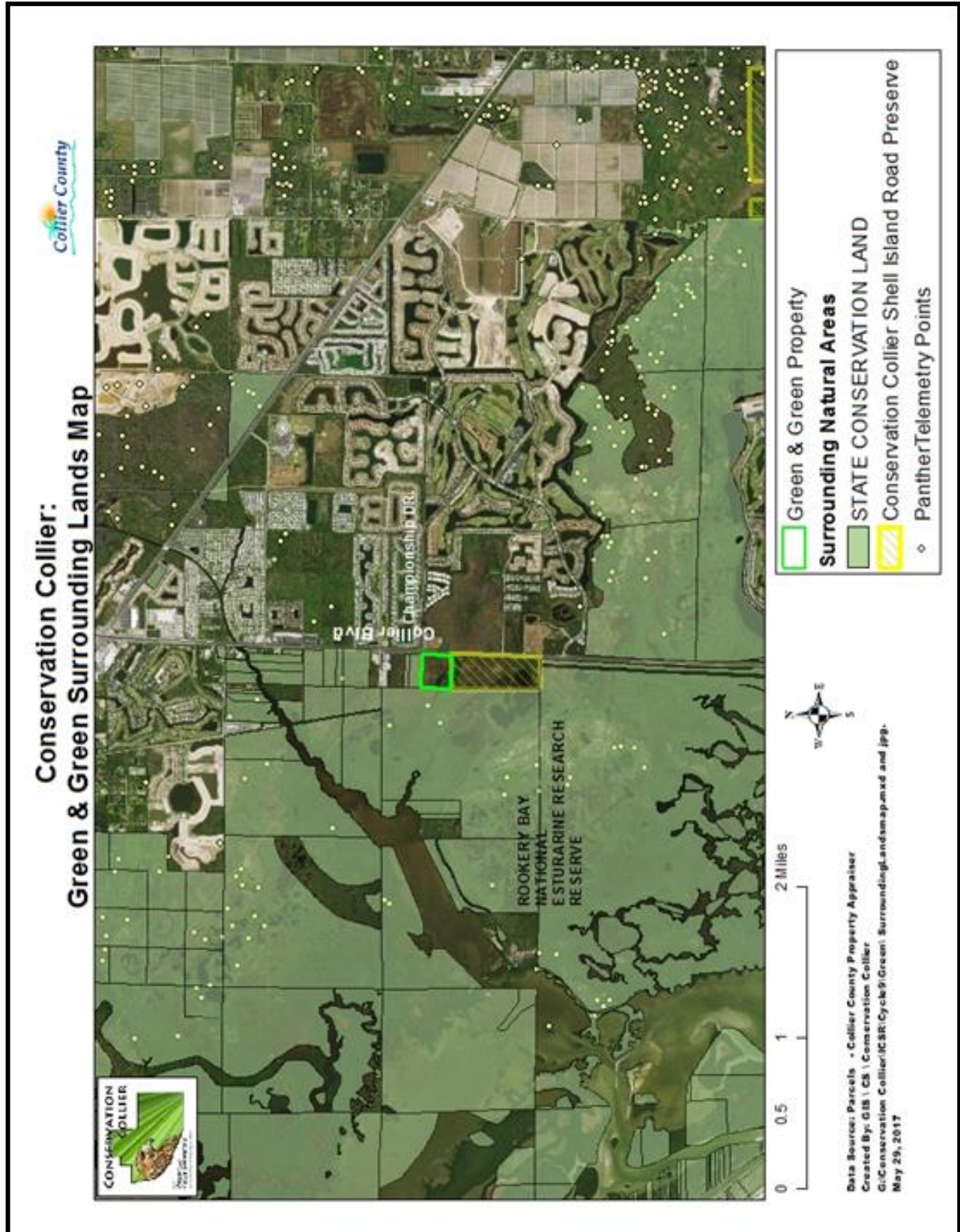


**Figure 2. Aerial Map**





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 there would need to be two appraisals done for this property.

**Assessed Value: \* Taxes are being paid on a value of \$57,300 due to property tax increase cap but the Land value has been assessed at \$574,000**

**Estimated Market Value: \*\*to be provided**

\* Property Appraiser's Website  
\*\* Collier County Real Estate Services Department

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

This property was originally offered to Conservation Collier in 2005. It was placed on the Board-approved Active Acquisition List for Cycle 3 in February 2006. As offer was made to the owners based on an independent appraisal for \$1,120,000, which was refused. The property was offered again in 2017, with the application received on March 24, 2017. Conservation Collier staff conducted a site visit on May 30, 2017.

MEETS INITIAL SCREENING CRITERIA Yes

*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</i>	<i>No</i>
<i>Xeric oak scrub</i>	<i>No</i>
<i>Coastal strand</i>	<i>No</i>
<i>Native beach</i>	<i>No</i>
<i>Xeric pine</i>	<i>No</i>
<i>Riverine Oak</i>	<i>No</i>
<i>High marsh (saline)</i>	<b>Yes</b>
<i>Tidal freshwater marsh</i>	<b>Yes</b>
<i>Other native habitats</i>	<b>Yes</b>

### **Vegetative Communities:**

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (2014 update) and field verification of same.

### **FLUCCS:**

The electronic database identified:

FLUCCS 642 – Saltwater marsh (This designation was given to both the tidal freshwater marsh and the salt marsh on the property. The tidal freshwater marsh has a large amount of spike rush (*Eleocharis celuosa*) in addition to saltgrass (*Distichilis spicata*), and black rush (*Juncus roemerianus*) The salt marsh is primarily saltgrass, black rush, and fringe rushes (*Fimbristylis sp.*).

FLUCCS 612 – Mangrove swamp

FLUCCS 617 – Mixed shrubs

The following native plant communities were observed:

FLUCCS 612 – Mangrove swamp

FLUCCS 642 – Saltwater marsh

FLUCCS 641 – Freshwater marsh



A preliminary FLUCCS map of the property created by Passarella and Associates, Inc. in April 2004 also identifies FLUCCS 631 – Wetland scrub. Staff observed these areas and found them to be row-like elevations throughout the property, but would not consider them a separate FLUCCS. Dominant vegetation on these rises includes: buttonwood, wax myrtle, salt-bush and melaleuca.

**Characterization of Plant Communities present:**

FLUCCS 612 – Mangrove swamp

Ground Cover: n/a

Midstory: n/a

Canopy: red mangroves (*Rhizophora mangle*), white mangroves (*Laguncularia racemosa*) and black mangroves (*Avicennia germinans*)

FLUCCS 641- Freshwater marsh

Ground Cover: black rush (*Juncus roemerianus*), sawgrass (*Cladium jamaicense*), spikerush (*Eleocharis* spp.), spider lilies (*Hymenocallis* sp.), cattails (*Typha* spp.), White-top sedge (*Dichromena* spp.)

Midstory: buttonwood (*Conocarpus erectus*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharus halimifolia*)

Canopy: n/a

FLUCCS 642 – Salt marsh

Ground Cover: saltmeadow cordgrass (*Spartina patens*), sea purslane (*Sesuvium maritimum*), saltgrass (*Distichlis spicata*)

Midstory: red mangrove (*Rhizophora mangle*)

Canopy: n/a

**Statement for satisfaction of criteria:**

These data indicate that intact native plant communities exist on the parcel.

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:**

The property is within the Urban Coastal Fringe and visible from a major thoroughfare. It is also adjacent to other Conservation Collier land, a portion of which is accessible to the public by a road.

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**

**General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers:** Water is present over the entire property during the wet season.

Wetland dependant plant and animal species were observed. Adjacent wetland buffers are similar to the subject property.

**Wetland dependent plant species (OBL/ FACW) observed:**

OBL	FACW
Typha spp.	Conocarpus erectus
Rhizophora mangle	Spartina patens
Laguncularia racemosa	Dichromena spp.
Juncus roemerianus	Sesuvium maritimum
Hymenocallis sp.	
Eleocharis spp.	
Distichlus spicata	
Cladium jamaicense	
Avicennia germinans	

**Wetland dependent wildlife species observed:**

Blue tillapia (*Oreochromis aureus*) nest, mosquito fish (*Gambusia holbrooki*) (2005 site visit)

**Other Hydrologic indicators observed:**

Limestone outcroppings, presence of periphyton throughout

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel were identified as mainly depressional (Estero and Peckish) and 1/10 tidal (Durbin and wulfert mucks). Estero and Peckish soils are in frequently flooded tidal marshes. Durbin and Wulfert mucks soils are in frequently flooded mangrove swamps.

**Lower Tamiami recharge Capacity:**

No Lower Tamiami recharge - -167" to -48" (0-7" is the lowest annual recharge rate. The highest recharge rate is 21"-102" annually) This is a high discharge site.

**Surficial Aquifer Recharge Capacity:**

Moderate surficial recharge - 43" to 56"(Low recharge is 31" to <43" annually and High recharge is 56" to 76" annually.)

**FEMA Flood map designation:**

Zone AE, which indicates that the parcel is located within a high risk flood zone subject to inundation by coastal storm surge with wave crest height less than 3 feet North American Vertical Datum (NAVD).

**Statement for satisfaction of criteria:**

This parcel provides habitat for wetland dependent species, water quality enhancement for the adjacent Rookery Bay, which has been designated an Outstanding Florida Water, and will provide on-site attenuation of floodwaters.

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 in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Federal Register - Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999.

No listed plant species were observed on the site visit.

**Listed Wildlife Species:**

Listed wildlife species include those found in the Federal Register, Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) and Florida's Endangered and Threatened Species, FWC, Updated May 2017.

No listed animal species were observed during the site visit; however, staff has observed numerous wading birds in the past on the property. Species observed include wood stork (*Mycteria americana*), white ibis (*Eudocimus albus*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), little blue heron (*Egretta caerulea*), and American alligator (*Alligator mississippiensis*).

Bird Rookery observed?

No

**FWCC-derived species richness score:**

The FWCC-derived species richness score ranged from 6 to 7 out of a possible 10, representing a moderate to high level of habitat for listed species.

**Non-listed species observed:**

Red-winged black bird (*Agelaius phoeniceus*), mosquito fish (*Gambusia holbrooki*) – (2005 site visit)

**Potential Listed Species:**

These wetlands likely support mangrove rivulus (*Rivulus marmoratus*) and juvenile common snook (*Centropomus undecimalis*) in addition to listed wading bird species. Florida black bear (*Ursus americanus floridanus*) and panther (*Felis concolor coryi*) telemetry points are also present on surrounding parcels.

**Statement for satisfaction of criteria:**

---

**These observations confirm that the property provides habitat suitable for listed species, supports biodiversity and has a high degree of ecological quality. Restoration potential is high, as the only restoration necessary is the control of scattered invasive exotic vegetation. 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:**

The parcel is contiguous with the Rookery Bay Estuarine Research Reserve and a Conservation Collier property – Shell Island Preserve.

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

**Yes**

**If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?      **No response on query yet****

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:

**Limited opportunities for hiking due to the long hydroperiod of the wetlands.**

Nature Photography:

**Location adjacent to major road and the period of utilization by wading birds is in the dry season when wetlands are drying down and our population is at its peak.**

Bird-watching:

**Very good for wading birds when wetlands are drying down.**

Kayaking/Canoeing:

**Boating is inappropriate due to the shallowness of the wetlands.**

**Swimming:**

Swimming is inappropriate.

**Hunting:**

Hunting is inappropriate due to the close proximity of SR 951 and small size of the parcel.

**Fishing:**

**This area provides habitat for juvenile sportfish and their prey and would not be suitable for recreational fishing.**

**Recommended Site Improvements:**

The only site improvement necessary is the removal of exotic vegetation – scattered melaleuca, Brazilian pepper along CR 951 and small amounts of torpedo grass.

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

Management of this property will address the costs of exotic vegetation removal and signage. The following assessment addresses the initial costs of management. Rookery Bay NERR may partner for recurring management if the property is acquired. 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 Present:**

Melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*), torpedo grass (*Panicum repens*)

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

The initial cost of exotic removal would be relatively low. Based on the cost of treatment within the adjacent Shell Island Road Preserve, costs for the level of infestation observed (25%) to treat exotics with herbicide in place would be \$388 per acre.

**Based on the acreage involved, total initial removal cost would be approximately \$11,100 for the entire parcel.** The cost of treatment may be less due to the low density of the plants that are also concentrated in specific areas.

##### **Public Parking Facility:**

Public parking is not recommended for this parcel.

##### **Public Access Trails:**

Trails are not recommended.

##### **Security and General Maintenance:**

Minimal management activities, like exotic maintenance and trash removal would be accomplished through a Memorandum of Agreement with Rookery Bay NERR. Fencing is not recommended at this point due to low accessibility of the parcel in general. The utility easement road is gated and locked. A sign identifying the property as Conservation Collier land could be placed near CR 951.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
<b>Exotics Control</b>	<b>\$11,100</b>	<b>N/A</b>	<b>May be lower than estimate</b>
<b>Parking Facility</b>	<b>N/A</b>	<b>N/A</b>	
<b>Access Trails</b>	<b>N/A</b>	<b>N/A</b>	
<b>Fencing</b>	<b>N/A</b>	<b>N/A</b>	
<b>Trash Removal</b>	<b>t.b.d.</b>	<b>N/A</b>	One large rusty tank observed on property.
<b>Sign</b>	<b>\$100 each</b>	<b>t.b.d.</b>	<b>3' X 1.5' metal on post - uninstalled</b>
Total	\$11,200	t.b.d.	

t.b.d. To be determined; cost estimates have not been finalized.

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance 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.

Applications for the current cycle were due in August 2016. Currently, no funds have been appropriated by the State Legislature for conservation buying in 2017-18 other than for the Rural and Family Lands Program.

### **Florida Forever Program:**

The Florida Forever Program has all current funds committed through July 1, 2017, with no funds forthcoming for 2017-18. This parcel **is not** inside a Florida Forever project boundary and is unlikely to be selected for funding.

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

SFWMD staff had previously advised that Save Our Rivers funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries. This parcel is not within CERP project boundaries.

SFWMD staff has advised that this parcel is not within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

### **Other Potential Partner Funding Sources:**

Since the parcel is within the Rookery Bay NERR project boundary, staff is seeking to determine whether a funding partnership is possible.



## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. In 2005, A total score of 282 out of a possible 400 was achieved. When updated in 2017 a total score of 276 out of 400 was achieved. This slightly lower score is the result of removing 20 points in the Land Management Section that were previously given because in 2005 Rookery Bay was receptive to managing this parcel. At this time, Rookery Bay would not be receptive to managing the parcel, though a partnership is possible in the future.

**Table 3. Tabulation of Secondary Screening Criteria**  
**2005 Scoring**

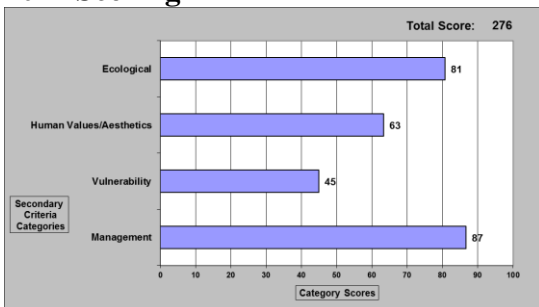
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	81	81%
Human Values/Aesthetics	100	63	63%
Vulnerability	100	45	45%
Management	100	93	93%
<b>Total Score:</b>	<b>400</b>	<b>282</b>	<b>71%</b>
<b>Percent of Maximum Score:</b>			<b>71%</b>

**2017 Scoring**

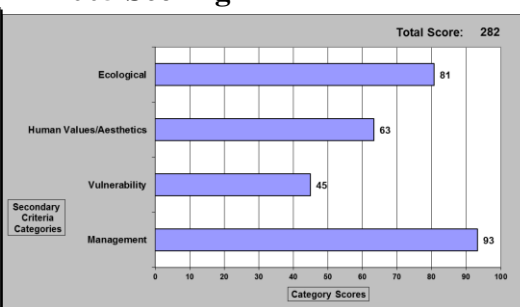
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	81	81%
Human Values/Aesthetics	100	63	63%
Vulnerability	100	45	45%
Management	100	87	87%
<b>Total Score:</b>	<b>400</b>	<b>276</b>	<b>69%</b>
<b>Percent of Maximum Score:</b>			<b>69%</b>

**Figure 4. Secondary Screening Criteria Scoring**

**2017 Scoring**



**2005 Scoring**



### Summary of factors contributing to score

Ecological: 81 This score was achieved because the parcel contains priority plant communities, is contiguous with current conservation lands, offers listed species habitat and provides for the conveyance, storage and some treatment for some of the storm water entering Rookery Bay, and is in good ecological shape. The score was lowered slightly because no listed species were observed on site, the parcel offers only moderate aquifer recharge and the parcel contains only 3 different types of vegetation communities.

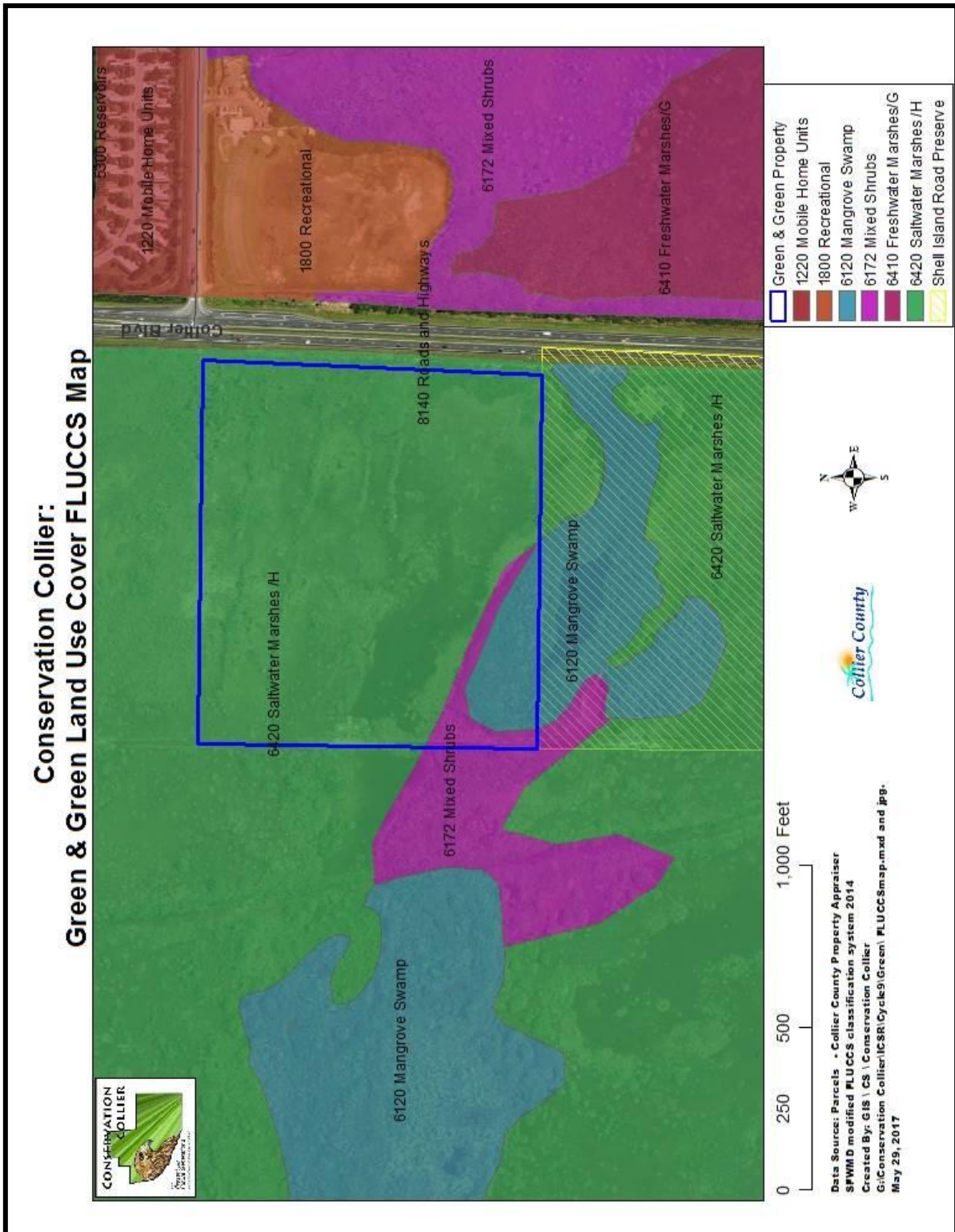
Human Values/Aesthetics: 63 This score was achieved because the parcel is located within the Urban Coastal area adjacent to a major roadway and is highly visible. The score was lowered slightly because the parcel is only accessible by an unpaved road and it offers limited natural resource-based recreation opportunities.

Vulnerability: 45 This parcel is currently zoned for Agriculture, with a density of one unit per five acres allowed.

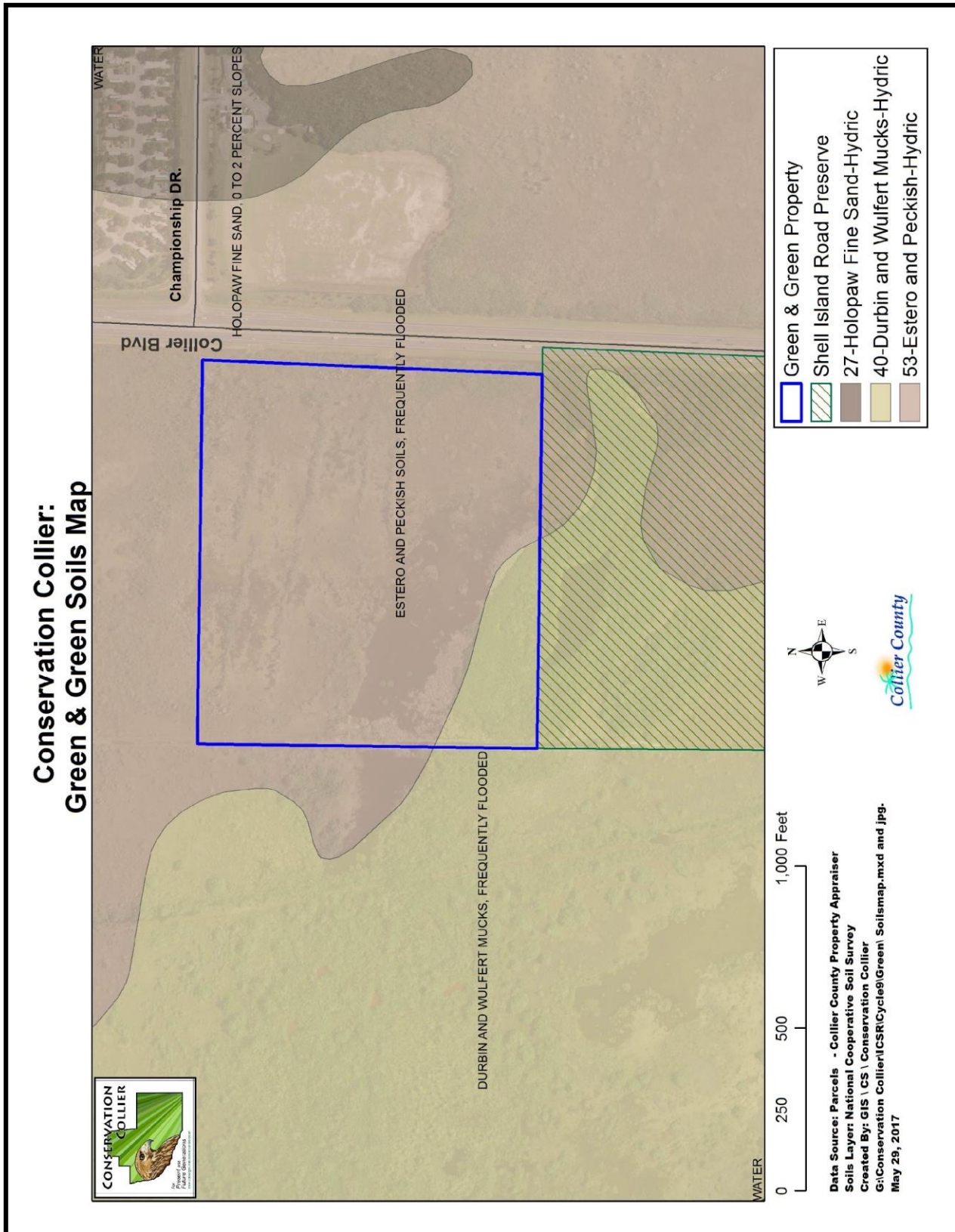
Management: 87 Exotic plant coverage is minimal, and the natural communities present will not require special management.

Parcel Size: Approximately 28.7 acres While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred.

**Exhibit A. FLUCCs Map**

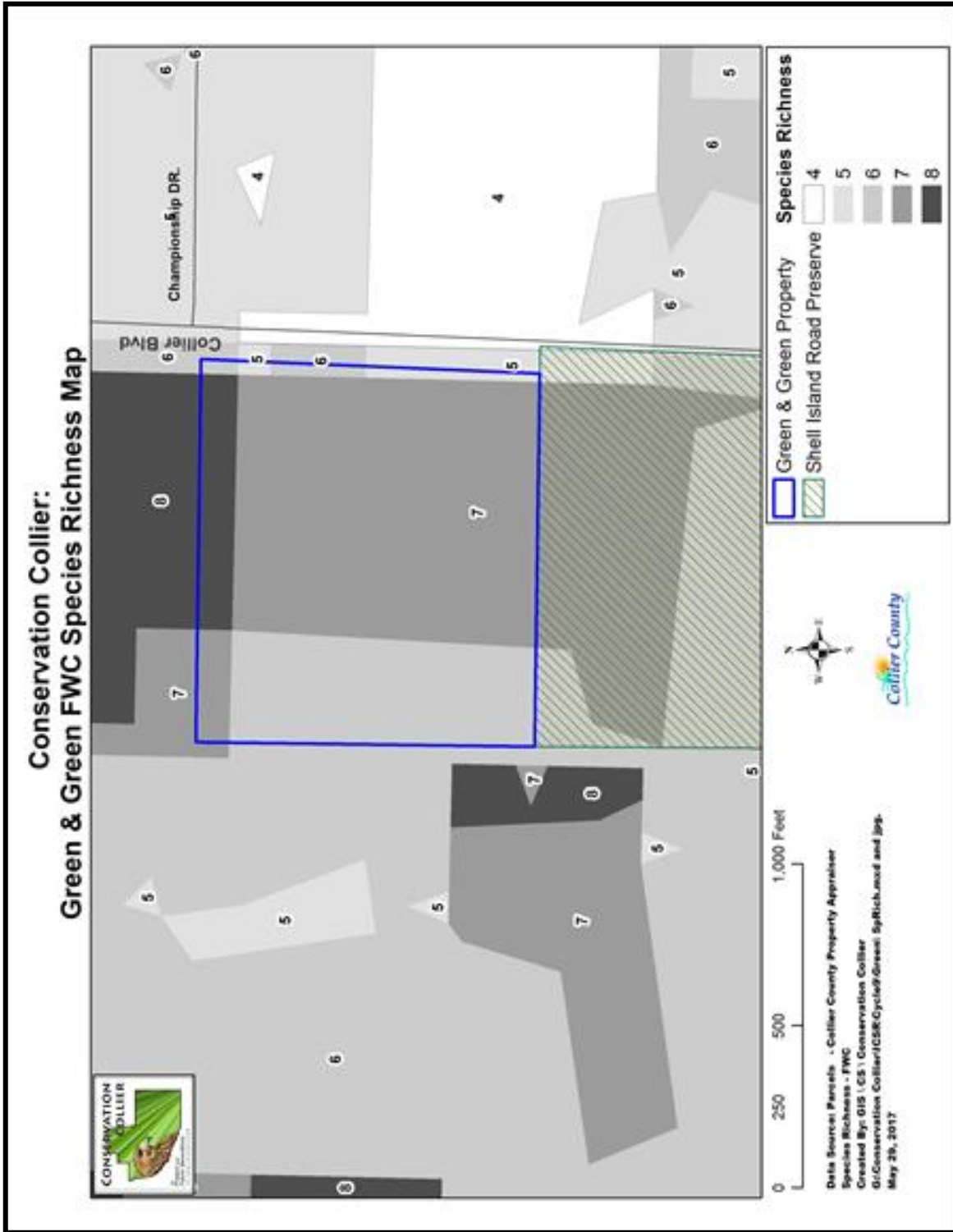


**Exhibit B. Soils Map**

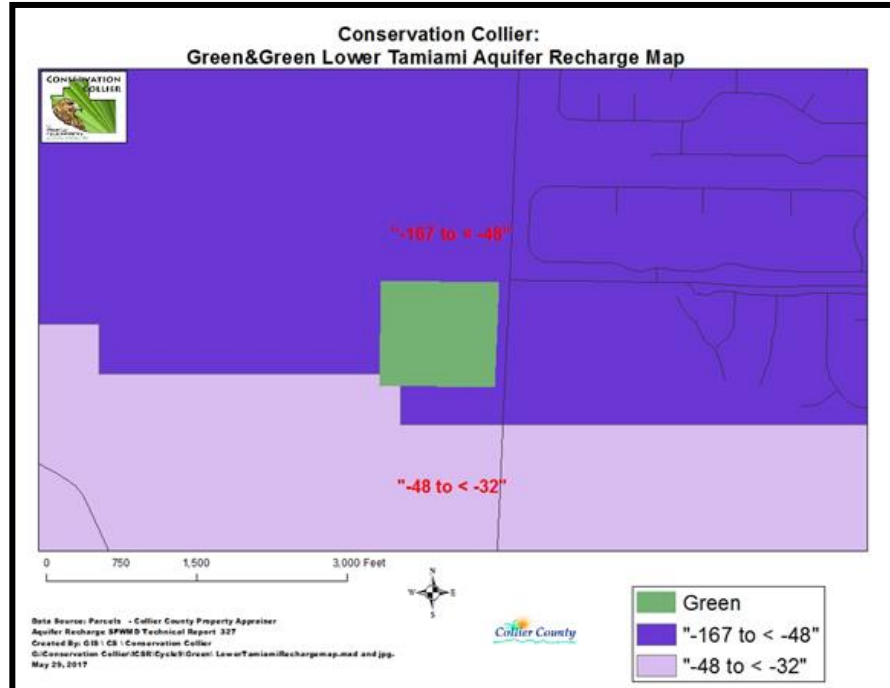
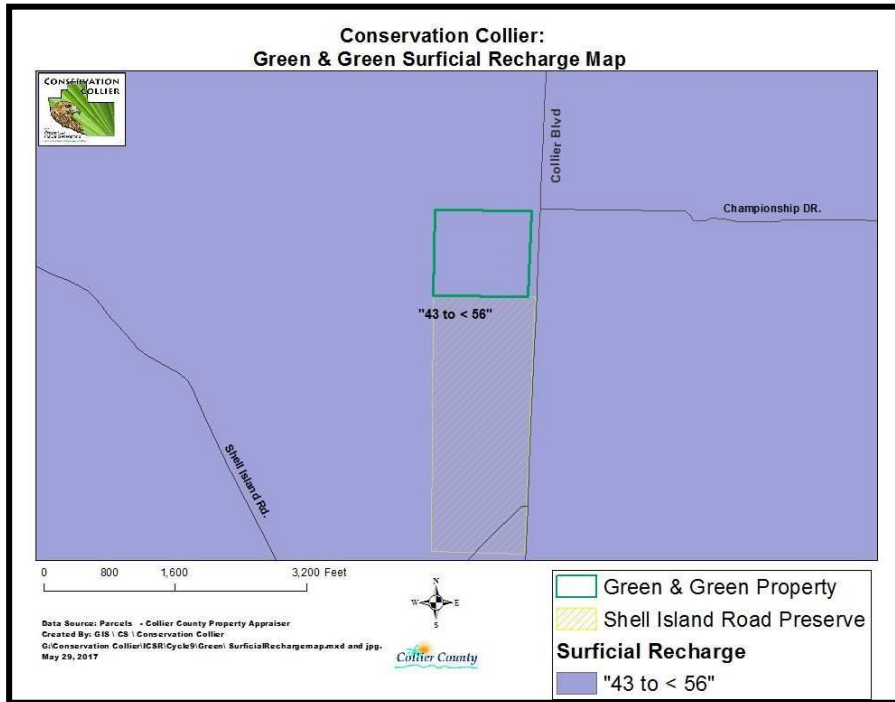




**Exhibit C. Species Richness Map**



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



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

Property Name: Green & Green		Folio Numbers: 742880009	
Geographical Distribution (Target Protection Area): <b>Urban</b>			
<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	30	based on presence of sesuvium Portulacastrum and juncus roemerianus - present over entire parcel
8. Tidal Freshwater Marsh	20	20	based on the presence of cattails, Eleocharis sp., Hymenocallis sp. cladium jamaicense. Present in certain areas
9. Other Native Habitats	10	10	mangrove
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 brackish to fresh marsh
<b>1.A. Total</b>	<b>100</b>	<b>65</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	moderate surficial recharge - 43" to 56", discharge for Lower Tamiami - -167" to -48"
c. Parcel would contribute minimally to aquifer recharge location	25		
	0		
2. Surface Water Quality ( <i>Select the Highest Score</i> )			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100	100	Most OFWs are areas managed by the state or federal government as parks, including wildlife refuges, preserves, marine sanctuaries, <b>estuarine research reserves</b> , certain waters within state or national forests, scenic and wild rivers, or aquatic preserves. Generally, the waters within these managed areas are OFWs because the managing agency has requested this special protection.
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 surface water quality enhancement	0		
3. Strategic to Floodplain Management ( <i>Calculate for a and b; score c if applicable</i> )			
a. Depressional soils	80	80	(Prorate site based on area of Slough or Depressional Soils) - 9/10 are depressional (Estero and Peckish) and 1/10 are tidal (Durban-wulfert mucks)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	
Subtotal	300	250	
<b>1.B Total</b>	<b>100</b>	<b>83</b>	<i>Obtained by dividing the subtotal by 3.</i>
<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	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75	75	mangrove, tidal marsh, freshwater marsh
c. The parcel has 2 or or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source - Bear and panther telemetry points on surrounding parcels</i>
b. Listed wildlife species have been documented on the parcel by	70		

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

c. Species Richness score ranging from 10 to 70	70	48	Score is prorated from 10 to 70 based on the FFWCC Species Richness map - 1/3 is 6 and 2/3 is 7
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 poi	20		
<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Parcel is in good ecological shape
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.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		
Subtotal	300	223	explain limiting conditions
<b>1.C Total</b>	<b>100</b>	<b>74</b>	Divide the subtotal by 3
<b>1.D Protection and Enhancement of Current Conservation Lands</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	next to Shell Island and Rookery Bay NERR
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>100</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>81</b>	Sum of 1A, 1B, 1C, 1D then divided by 4
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100	75	Access is from FPL easement but parcel is also along 951
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easer	50		
d. Parcel does not have physical or known 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	75	potential for wildlife watching platform
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		
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 thoroughfare	80	20	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. - 25% can be seen from 951 Provide a description and photo document atioon of the outstanding characteristic - mature pines and native orchids, along with canal frontage make this an aesthetically appealing parcel. - Outstanding marsh view
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	
Subtotal	300	190	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>63</b>	Obtained by dividing the subtotal by 3.



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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	45	Zoning is Agricultural
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit per acre	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>45</b>	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	no hydrologic changes necessary
2. Minimal hydrologic changes are required to restore function, such a 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 and/or changes unlikely	0		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage		80	less than 25% Melaleuca - minimal torpedograss - some Brazilian pepper on FPL easement and along 951
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		
e. Exotic plants constitute more than 75% of plant cover	20		
f. maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-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>80</b>	
4.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	wetland marsh
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		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>4. 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>400</b>	<b>276</b>	

**Exhibit F. Photographs**

**Photos 1 and 2. Typical view, center of property**



6/30/2005



5/30/2017

**Photo 3. One of several ridges of slightly higher elevation within the property. Trees are primarily buttonwoods.**



6/30/2005

**Photo 4. Freshwater wetlands with black rush**



6/30/2005



**Photo 5. Photo shows average water depth found throughout property**



6/30/2005

**Photo 6. Depressional area on eastern edge of property**



6/30/2005

**Photos 7 and 8. Cattails lining the edge of freshwater marsh and mangroves**



6/30/2005



5/30/2017



**Photo 9. Transitional zone between mangroves and freshwater marsh with saltmarsh cordgrass**



6/30/2005

**Photo 10. Melaleuca along north end of parcel**



5/30/2017



**Photos 11 and 12. View of property looking west**



6/30/2005



5/30/2017



**Photo 13. View of property looking east from LCEC easement road**



6/30/2005

**Photos 14 and 15. Depressional area on eastern side of property**



6/30/2005



5/30/2017