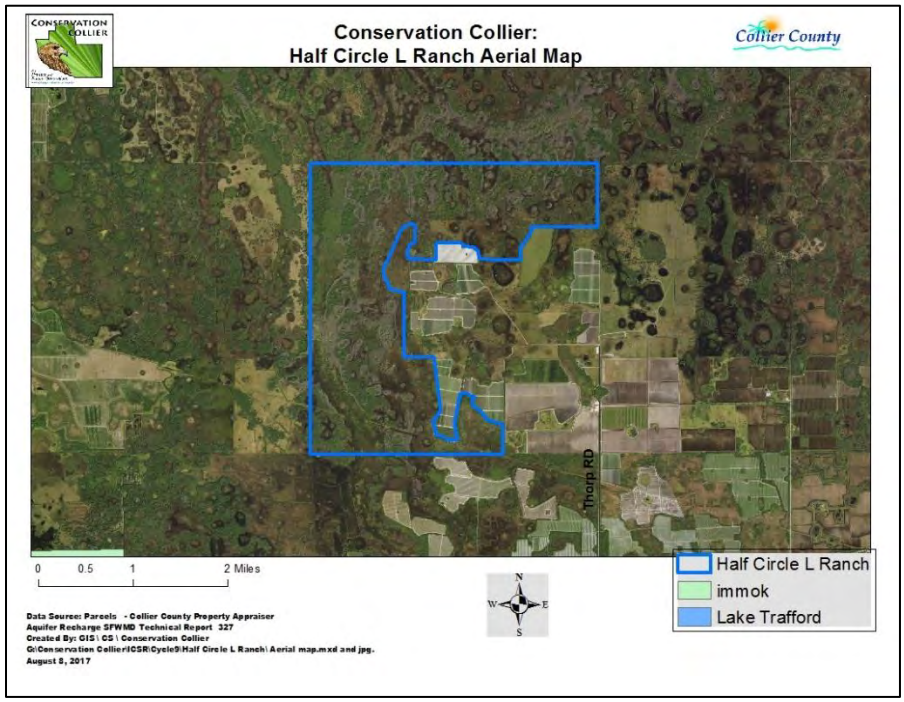
Conservation Collier
Initial Criteria Screening Report



Property Name: Half Circle L Ranch (3,370 +/- acre portion)
Folio Number(s): Portions of 6 folios: 00089480007, 00089520006, 00089560008, 00089960006, 00090120000, 00090160002

Staff Report Date: December 11, 2017

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Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendums. Between 2011 and 2016, the Program ceased acquiring, except for donations and "very good deals," and was in management mode. In 2017, the Collier County Board of County Commissioners reauthorized Conservation Collier to open a cycle to seek acquisition of additional conservation lands (2/14/17, Agenda Item 11B).

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its current (9^{th}) acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended. It provides objective data to demonstrate how properties meet the criteria provided by the ordinance. That is the sole purpose for this report and it is not meant for any other use.

In addition to Collier County Geographic Information Systems (GIS) and South Florida Water Management District (SFWMD) data layers, this report makes use of GIS data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 overall priority levels for natural resource conservation.

Not all CLIP4 Layers were used in this report. Those used include:

- Biodiversity
- Surface Water Priorities
- Landscape Integrity
- Priority Natural Communities
- Potential Habitat Richness (Vertebrates)
- Strategic Habitat Conservation Areas
- Aggregated Conservation Priorities

Following the first section, which looks more closely at initial criteria, additional sections address potential for appropriate public use, assessment of management needs and costs, potential for matching funds, and a summary of the secondary screening criteria.

I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property to describe how the property meets each Program criteria in its various physical characteristics and to provide other general property information.

Table 1. Summary of General Property Information

Characteristic	Value	Comments
Name	**Dane Thorp Scofield Miles Lewis Scofield Michael Kipling Scofield**	**The property is known locally as the Half Circle L Ranch**
Folio Numbers	**Portions of: 00089480007 00089520006 00089560008 00089960006 00090120000 00090160002**	**The portions offered are not currently segregated out and are part of 6 Sections of land.**
Target Protection Area	**Within Rural Lands Stewardship Areas – Flow way and Habitat Stewardship**	**Just over half is within the Flowway Stewardship Sending Area and slightly less than half is within the Habitat Stewardship Sending Area**
Size	**3,370 acres +/-**	**No credits have been severed.**
STR	**Multiple Sections in Township 46, Range 30**	**The proposal covers portions of 6 sections: 13, 14, 15, 22, 26 and 27**
Zoning Category/TDRs/ Credits/Mitigation	**A-MHO-RLSAO-ACSC/ST PHU – 25,000 to 30,000 estimated PHUs Wetland Mitigation – 950 to 1,100 estimated credits**	**Agriculture with Mobile Home, Rural Lands Stewardship Area Overlay, Area of Critical State Concern Overlay/Special Treatment. The County would not be able to bank and sell RLSA Credits that may be associated with the property. Mitigation value was estimated by a consultant in 2007 using the US Fish and Wildlife Services Panther Habitat (PHU) tool and the Florida Unified Mitigation Assessment Tool (UMAM) for a larger area, and prorated for the acres offered. Wood stork mitigation is a potential also.**
FEMA Flood Map Category	**A**	**Areas subject to inundation by the 1% annual chance flood event – no detailed analysis re flood depths done. Mandatory Flood Insurance requirement.**
Existing structures	**n/a**	**No structures**
Adjoining properties and their Uses	**State Conservation, Agriculture of different intensities under SSAs**	**North – Okaloacoochee Slough State Forest East – Hendry County – Agriculture and open land South – SSA-3– A mixture of active and passive Ag West – SSA-11 and SSA-5 – A mixture of passive Ag**
Development Plans Submitted	**n/a**	**This property is currently used for cattle grazing and hunting.**
Known Property Irregularities	**Oil, Gas and Mineral rights (OGMs)**	**OGMs not included**
Other County Dept Interest	**Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Coastal systems, Zoning, Engineering**	**No other Division responded to a request for future possible interest.**

Figure 1. Location Map

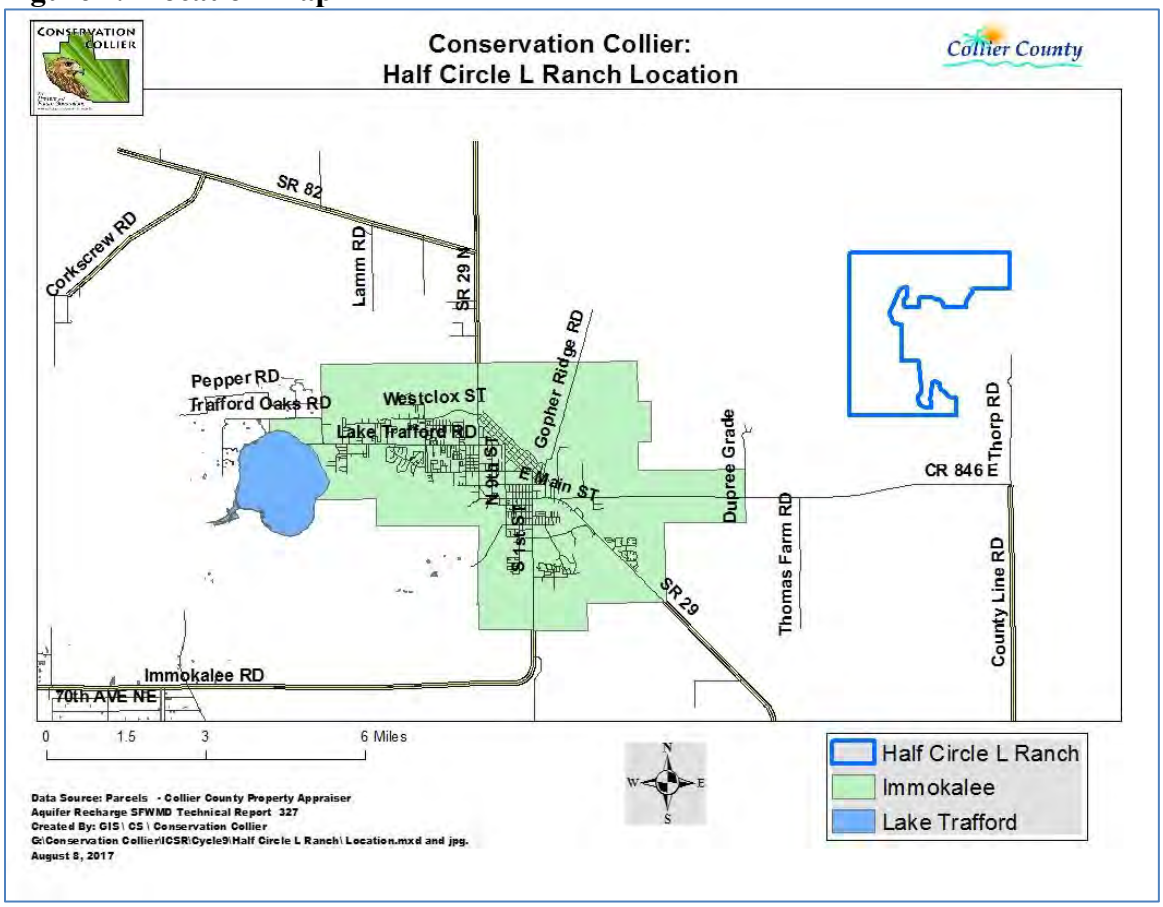


Figure 2. Aerial Map

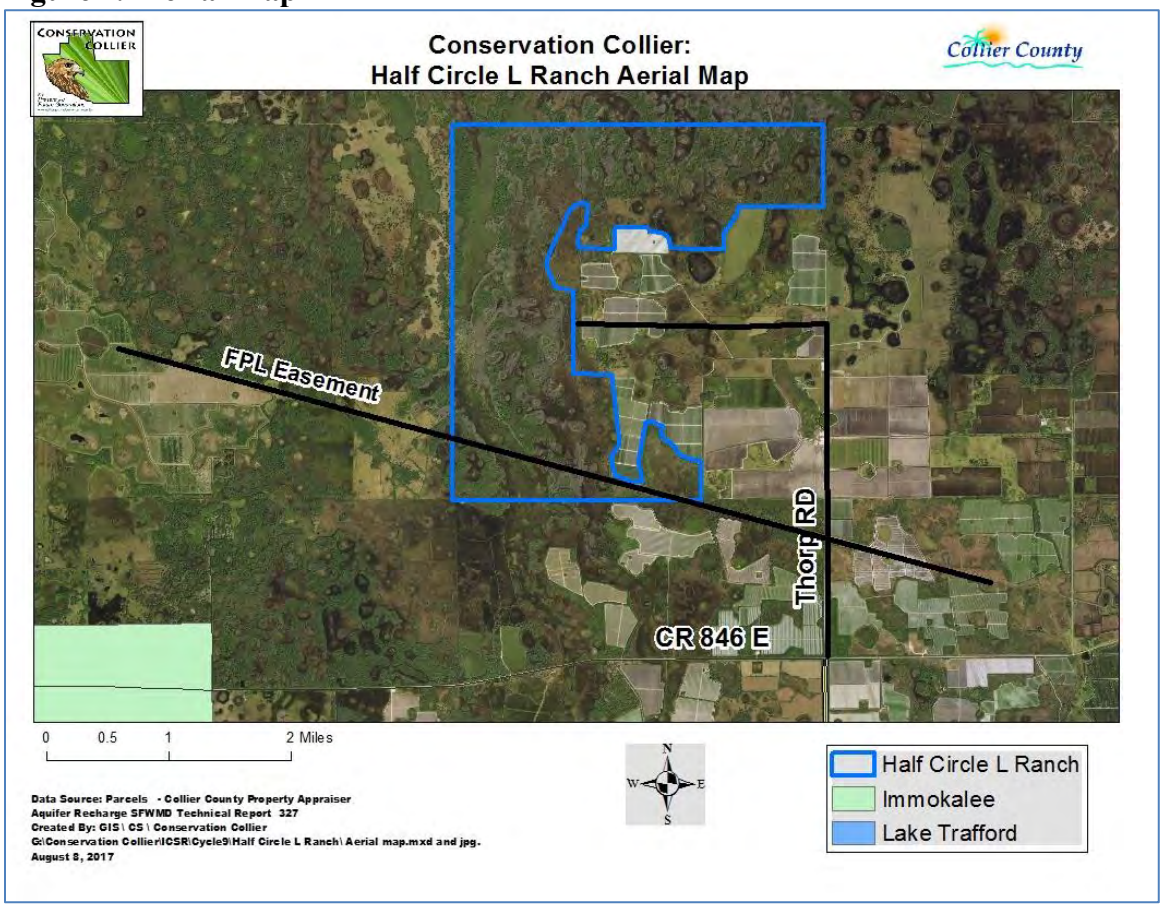
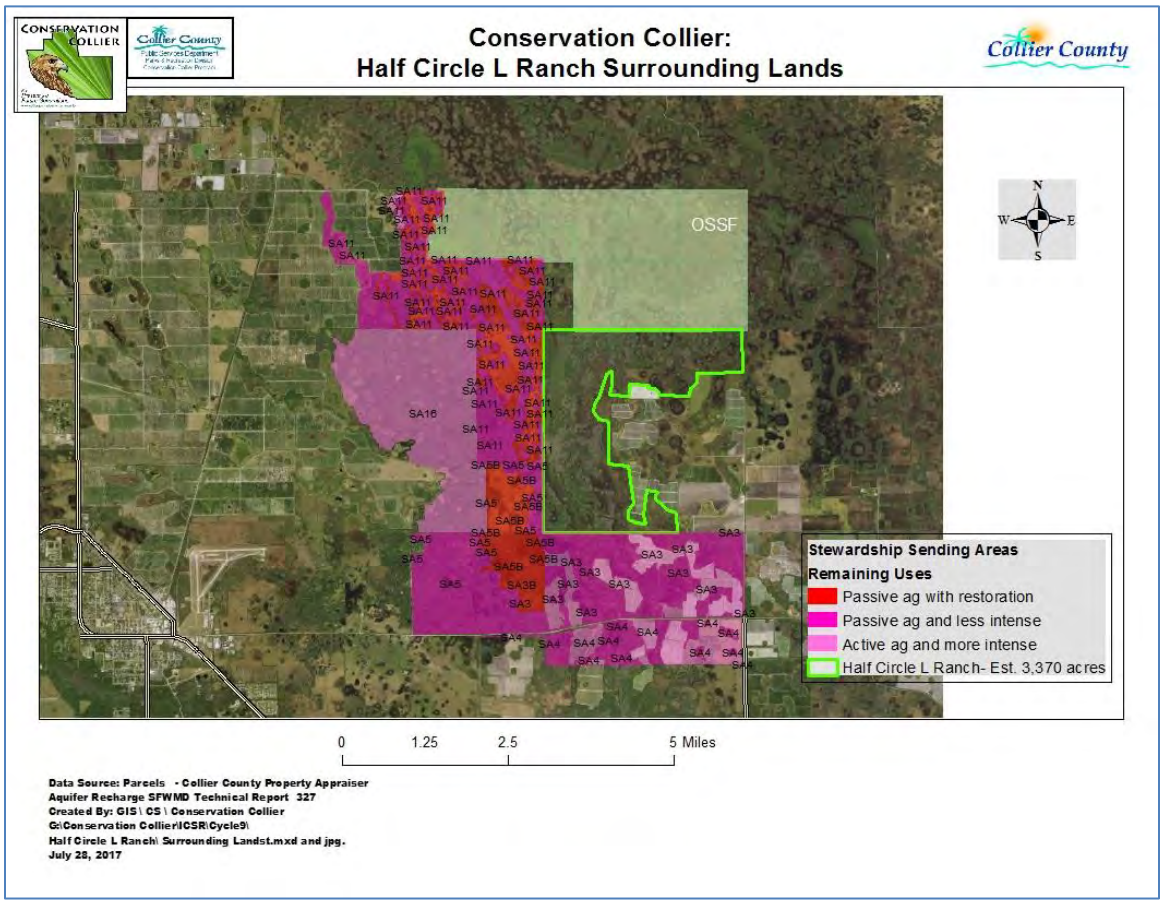


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being valued 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. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal of substitution 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 similar sized rural South Florida properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparable properties used in the report and the Real Estate Services Department staff relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, **two** appraisals are required for a property of this estimated value.

Assessed Value: * $1,693/acre or $5,705,410

Estimated Market Value: ** $10,110,000

"ESTIMATED MARKET VALUE" IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned **A-MHO-RLSAO-ACSC/ST**. It is within an established growth management and/or other type of overlay. The implications for acquisition are that there are obstacles to its development and development rights can be severed and sold in advance in the form of RLSA Stewardship Credits, which remove development and other uses. At this time, only private owners can achieve Stewardship Credits through SSA designation, and no entity has been created as yet to allow the County to hold and sell Stewardship Credits. Therefore, it is currently not realistic to envision the County buying the property with all the credits attached and then severing and selling them. The more likely scenario would be that if the County were to buy the property, the credits would no longer exist.

* Property Appraiser's Website – Since the offered acreage is not segregated out as a unified parcel and some offered sections of land include active agriculture (which is not offered), this value was estimated by averaging the Assessed Value per acre over the 3 **unfarmed** sections of land making up the main slough area.
** Collier County Real Estate Services Department – date of value estimate – October 2017.

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

The purpose of this section is to provide a closer look at how the property meets initial criteria. Conservation Collier Program staff conducted a site visit on August 22, 2017.

MEETS INITIAL SCREENING CRITERIA-

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)* ***Yes***

i.	*Hardwood hammocks*	*No*
ii.	*Xeric oak scrub*	*No*
iii.	*Coastal strand*	*No*
iv.	*Native beach*	*No*
v.	*Xeric pine*	*No*
vi.	*Riverine Oak*	*No*
vii.	*High marsh (saline)*	*No*
viii.	*Tidal freshwater marsh*	*No*
ix.	***Other native habitats***	***YES***

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) updated (2002) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and partial field verification of same.

FLUCCS:

The electronic database identified 16 native plant communities (excluding improved pastures -160 ac) in order of dominance:

1 - 6411 – Freshwater marshes -graminoid – 899 ac
2 - 6210 – Cypress – 347 ac
3 - 4110 - Pine Flatwoods – 302 ac
4 - 6170 - Mixed wetland hardwoods – 290 ac
5 - 6215 – Cypress domes/heads – 289 ac
6 – 6430 – Wet prairies – 279 ac
7 – 4340 – Hardwood-conifer mixed – 261 ac
8 – 2130 - Woodland pastures – 201 ac
9 - 4200 – Upland hardwood forests – 170 ac
10 - 3200 - Upland shrubs and brush – 40 ac
11 – 6216 – Cypress – Mixed hardwoods - 51
12 – 6250 - Wet Pinelands/ Hydric pine – 39 ac
13 – 6200 – Wet coniferous forests – 31 ac
14 – 3100 – Herbaceous dry prairie – 20 ac
15 – 2120 – Unimproved pastures – 22 ac
16 – 6170 – Mixed wetland hardwoods – 3 ac

A FLUCCS map provided by the owner, prepared by a local consultant in 2002, identified similar vegetation types.

The following native plant communities were directly observed during the site visit:

6411 – Freshwater marshes - graminoid
6210 – Cypress
6430 – Wet prairies
6170 – Mixed wetland hardwoods
4110 - Pine flatwoods
4340 – Hardwood conifer mixed

Staff did not visit all vegetation communities. On the day of the site visit, the property was very wet. Staff was driven by swamp buggy beginning at the FPL easement on the south side, through the eastern and northern sections of the offered lands.

Characterization of Plant Communities present:

Ground Cover: In open marsh, unimproved pasture and wetland areas the ground cover included musky mint (*Hyptis alata),* arrowhead *(Sagittaria lancifolia),* spiderlilly *(Hymenocallis latifolia),* string lily *(Crinum americanum),* swamp mallow (*Hibiscus grandiflorus),* St. John's-wort (*Hypericum fasciculatum),* climbing aster *(Aster carolinianus),* False-fiddle leaf (*Hydrolea corymbosa*), water-willow *(Justicia angusta),* Alligator flag *(Thalia geniculata),* Glades morning glory (*Ipomea sagittata),* and pickerelweed (*Pontederia cordata),* and many species of grasses and sedges. These are native plants in the appropriate wetland communities. These areas also contained invasive exotics including primrose willow (*Ludwigia peruviana),* torpedo grass *(Panicum repens)* and significant areas of Wrights nutrush (*Scleria lacustris*). West Indian marsh grass (*Hymenachne amplexicaulis)* may also be present within the FPL easement but was not verified.

Hardwood forest edges included Musky mint (*Hyptis alata*), wax myrtle (*Myrica cerifera*), greenbriar (*Smilax spp.*), myrsine (*Myrsine floridana),* blueheart (*Buchnera Americana*), yellowtop (*Flavaria linearis*), Florida elephants foot (*Elephantopus elatus),* beauty berry (*Callicarpa americana),* and young cabbage palm (*Sabal palmetto*), indicating more upland habitats. These areas also contained significant populations of invasive exotic plants including Brazilian pepper (*Schinus terebinthifolius*), Caesar's weed (*Urena lobata),* and occasional patches of climbing fern (*Lygodium microphyllum).*

Midstory: Some Midstory plants observed in open wet pastures and forest edge areas included wax myrtle *(Myrica cerifera)*, myrsine *(Myrsine floridana)*, dahoon holly *(Ilex cassine),* bay *(Persea Spp.)*, cabbage palm *(Sabal palmetto)*, and palmetto *(Serenoa repens).* Midstory plants observed were mostly appropriate for habitats, with areas of wax myrtle possibly signaling past disturbance by farming activities or past clearing. Cattle were observed.

Canopy: Canopy species observed included Cypress *(Taxodium distichum),* live oak *(Quercus virginiana),* laurel oak *(Quercus laurifolia),* red maple *(Acer rubrum),* bay *(Persea Spp.),* and slash pine *(Pinus elliotti).* It appeared that there were more cabbage palms than previously noted in 2002 FLUCCS work, and the owner did advise that the incidence of cabbage palms as a landscape component has increased, which can indicate long term shifting drainage patterns in the southwest Florida landscape, with some landscapes getting drier overall. Although it is the State tree, the cabbage palm is sometimes considered to be invasive as it can invade open pine habitats that are not receiving enough water and create dense, nearly impenetrable stands that drive out forage plants for deer which, in turn, affects populations of the Florida panther (Richardson, L., Florida Panther National Wildlife Refuge biologist, 2009).

Statement for satisfaction of criteria 1:

FLUCCS map provided by the owner's consultant Wilson Miller (done in 2002) describes 17 -22 separate vegetation communities on the offered portions, including FLUCCS for improved pasture and row crops. The South Florida Water Management District (SFWMD) FLUCCS (2002 update) GIS layer shows 16 native plant communities (not including 160 acres of improved pastures). The most prevalent habitat is freshwater marsh, with cypress, pine flatwoods, and mixed wetland hardwoods in a mosaic pattern over much of the parcel. These extensive native habitats were observed by staff during the site visit. They appear intact, particularly the cypress areas, though the open freshwater marshes were significantly impacted by the invasive exotic -Wright's nutrush. Upland habitats were not visited in the interiors, but some forest edges appeared impacted by invasive exotics including Brazilian pepper, climbing fern and Caesar's weed.

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, with potential access challenges noted.***

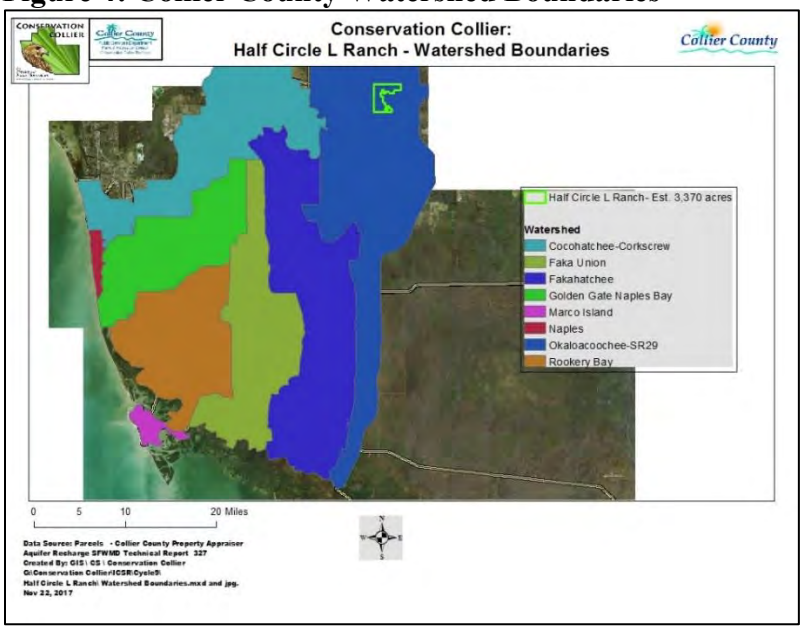
Statement for satisfaction of criteria 2: The property is directly south of the 32,370 acre Okaloacoochee Slough State Forest (OK Slough) and west of the 21,714 acre Dinner Island Wildlife Management Area. This location would provide an enlarged conservation area for potential public visitation and possibly hunting. There is no direct connection to Dinner Island WMA, but there is with the OK Slough State forest. There do not appear to be existing trail connections from the OK Slough but conversations with OK Slough staff indicate that they could be established. Otherwise, access appears to be through the farmed portion of the Half Circle L Ranch property via Thorp Road, a private lime rock road, which turns north off CR 846, and potentially via the Florida Power and Light (FPL) easement cutting north west from Thorp Road to and across the south side of the subject property (Fig. 2). FPL has indicated that public access along the easement is possible through an application process that costs $500. To utilize an easement from Thorp Road, however, would require obtaining a public access easement through property that does not belong to the owner and which has not been offered. Staff is working to see if an access easement is possible. If the property can be accessed, based on the presence of intact native vegetation communities, this property contains vista and habitat views that would enhance the aesthetic setting of Collier County. However, the property cannot be seen from a public roadway. Regarding geographic distribution, the property is located approximately 10 miles from the Pepper Ranch Preserve, and the Program does not already have property in this general location. There are also 2 known archeological sites on the property.

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

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The property was very wet at the time of the site visit with

approximately 18 inches of water on most parts of the parcel, except for some upland areas. Wetland obligate plant species and wading birds observed during the site visit indicate that this area provides habitat for wetland dependent species. The property is within a recognized slough, the Okaloacoochee Slough, which is within the Okaloacoochee/State Road 29 and Fakahatchee watershed (Figure 4). The 2011 Collier County Watershed Model Update and Plan Development (Watershed Plan) provides an Average Functional Value (Performance Score) giving this watershed of 431,410 acres of non-urban lands a relatively high functional score, indicating that this watershed has a greater similarity to pre-development conditions (Watershed Plan, 2011. Table ES-1, Pg. 20) than other County watersheds. The report gives the average annual runoff at approximately 10 inches, flowing south into the FakaUnion and Fakahatchee Canals (Watershed Plan, 2011. Figure 1-7, Pg. 38). Adjacent upland buffers include farmed lands to the east and natural and farmed lands to the west, in SSAs 3, 5 and 11, where there is a combination of agricultural intensities ranging from passive with restoration, to active and more intense (Figure 3).

Figure 4: Collier County Watershed Boundaries



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

OBL (Obligatory)	FACW (Facultative Wetland)
Swamp mallow *(Hibiscus grandiflorus)*	Rose-gentian *(Sabatia Spp.)*
Spider lilly (*Hymenocallis lancifolia)*	Musky mint (*Hyptis alata)*
St. John's-wort *(Hypericum fasciculatum)*	Tickseed *(Coreopsis Spp.)*
Climbing aster *(Aster carolinianus)*	
Arrowhead *(Sagittaria latifolia)*	
Dahoon Holly *(Ilex cassine)*	
Bay *(Persea sp.)*	
Alligator flag *(Thalia geniculata)*	
False-fiddle leaf *(Hydrolea corymbosa)*	
Water-willow *(Justicia angusta)*	

***Vegetative and Hydric Soil Field Indicators lists for Chapter 62-340, F.A.C., Wetland Evaluation and Delineation Section, Florida Department of Environmental Protection.

Wetland dependent wildlife species observed: Wading birds were observed on the property at the time of the staff site visit. These included:

Wetland Dependent Birds Observed
Limpkin *(Aramus guarana)*
Great blue heron *(Ardea herodias)*
Green heron *(Butorides striatus)*
Sandhill crane *(Grus canadensis)* State Listed – ST
Glossy Ibis *(Plegadis falcinellus)*
Roseate spoonbill (Ajaja ajaja) State Listed – ST
Bald eagle *(Haliaeetus leucocephalus)* – Delisted due to recovery

Other Hydrologic indicators observed: Flared bases of cypress trees, watermarks on cypress bases at about 2 to 2 $^{1/2}$ feet in some areas and cypress knees were observed. These indicated that water routinely floods these areas and that surface water levels have been even higher in past years.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soil types mapped on the property include 77% hydric (including depressional and slough) soils and 23% upland soils (Exhibit B).

Soil Name	Acres	Soil type
Winder Rivera, Limestone Sub, and Chobee Soils	628	Depressional
Boca, Rivera, Limestone Sub and Copeland Fine Sand	840	Depressional
Holopaw and Okeelanta Soils	16	Depressional
Chobee, winder and gator Soils	325	Depressional
Chobee, Limestone Sub and Dania Mucks	8	Depressional
Pineda and Rivera Fine Sands	166	Slough
Holopaw Fine Sand	118	Slough
Basinger Fine Sand	22	Slough
Malabar Fine Sand	350	Slough
Hilolo Limestone Sub, Jupiter and Margate Soils	103	Hydric
Tuscawilla fine Sand	614	Upland
Wabasso Fine Sand	5	Upland
Ft Drum and Malabar, High Fine Sands	38	Upland
Oldsmae Fine Sand	124	Upland
	3,357 ac	

Overall, there are 14 soil types mapped on the property, with 10 out of the 14, or 77%, of them being hydric soils types, and 23% being upland soil types. Out of the total hydric soils, 70% of those are depressional, 26% are slough and another 4% are just hydric. There are a majority of depressional soils types on the property. Wetlands on the property are included in the National Wetlands Inventory (Exhibit K).

Aquifer recharge Potential: Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District*, Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida. This data was used to develop GIS layers on provided maps (Exhibit E), however, because of the large-scale nature and many assumptions made in the source databases, the resulting map layers are intended to be used as regional ground-water resources management planning aids, but nor site specific assessments. Much of the drinking water in Collier

County comes from the surficial acquifer, with some also coming from the semi-confined Lower Tamiami aquifer.

Lower Tamiami recharge: Capacity: 0" to <7" annually**.** This indicates an area of low recharge and potential discharge of aquifer waters. The very eastern edges of the property have an even more significant negative recharge value of -16 to <-1 indicating an area of aquifer discharge (Exhibit E).

Surficial Aquifer Recharge Capacity: The surficial aquifer capacity is mapped as 31" to <43" in the southern half of the property, and a more significant 43" to <56" in the northern half (Exhibit E).

Wellfield protection: This property is not within a wellfield protection zone (Exhibit E).

Federal Emergency Management Agency (FEMA) Flood map designation: The property is currently within Flood Zone A, which indicates areas subject to inundation by the 1% annual chance flood event with no detailed analysis regarding flood depths done. A mandatory flood insurance requirement exists for this property, if developed.

Statement for satisfaction of criteria 3: The property is primarily wetlands per FLUCCS and soils data, therefore it would provide protection of wetland species habitat. Additionally, wetland dependent species, both flora and fauna, are documented and were observed on the property. There is mapped between 31" and <56" of surficial aquifer recharge occurring, even though very little and some discharge is mapped as occurring for the Lower Tamiami Aquifer. There are no developed properties nearby for concerns about flood control, though the property is subject to annual flooding according to FEMA. This area is part of the Okaloacoochee Slough and there is potential for water quality protection through overland filtration downstream for the Fakahatchee Strand and Big Cypress Preserve down to the 10,000 Islands if this property remains in its natural state, based on County watershed basin mapping indicating direction and flow of surface waters (Figure 4).

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

Listed Plant Species: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (USFWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at https://www.fws.gov/endangered/. The Florida state lists of protected plants are administered and maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via chapter 5B-40, Florida Administrative Code (F.A.C.). This list of plants can be viewed from a link provided at http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Entomology-Nematology-Plant-Pathology/Botany/Florida-s-Endangered-Plants.

No listed plant species were directly observed by staff. Reviewing the DOACS list for Endangered, Threatened, and Commercially Exploited plants that utilize the existing habitats, showed approximately 27 species of endangered plants potentially present (many were orchids, ferns and air plants),12 Threatened plants (including orchids, ferns, air plants and some herbaceous species), and 6 Commercially Exploited plant species (including orchids, mosses, ferns and Florida coontie). The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS DOACS	FWS
None seen.			

E=Endangered, T=Threatened

Listed Wildlife Species:
Federal wildlife species protection is administered by the USFWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: https://www.fws.gov/endangered/. FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.). A list of protected Florida wildlife species can be viewed at: http://myfwc.com/wildlifehabitats/imperiled/profiles/

The following Listed Species were observed during the staff site visit:

COMMON NAME	SCIENTIFIC NAME	STATUS FWC	USFWS
Sandhill crane	*(Grus canadensis)*	ST	Under review
Roseate spoonbill	*(Ajaja ajaja)*	ST	n/a

A 2008 species map of the site in 2008 done by Turrell, Hall and Associates, Inc. identified Audubon's crested caracara (*Polyborus plancus audubonii* – Federally Threatened), wood stork (*Mycteria Americana* – Federally Threatened), and white ibis *(Eudocimus alba)* on the property.

Bird Rookery observed? No, however, a mixed bird rookery was mapped on the property by an environmental consultant in 2008, and staff spoke to the ecologist who observed the rookery (pers. Comm. Tim Hall, Turrell hall and Associates, Inc. Nov. 2017).

GIS mapped species and habitats: Utilizing both FWC telemetry (1981-2016) maps for Florida panthers and the CLIP4 Biodiversity and Potential Habitat Richness GIS mapping layers, data shows that Florida panthers utilize the property, with telemetry data from 2016, and that this property is mapped as having very high biodiversity with the potential for 2 to 7 vertebrate species using the habitat. Wood stork colonies exist 3-5 miles south and 19 miles southwest of the property, and it is within USFWS mapped wood stork foraging areas (Exhibit J). The property is also near the mapped USFWS bonneted bat consultation area.

Non-listed species observed:

COMMON NAME	SCIENTIFIC NAME
Cattle Egret	*Bubulcus ibis*
Limpkin	*Aramus guarauna*
Wild turkey	*Meleagris gallopavo*
Great blue heron	*Ardea Herodias*
Green heron	*Butorides striatus*
Red shouldered hawk	*Buteo lineatus*
Glossy ibis	*Plegadis falcinellus*
White ibis	*Eudocimus alba*
Purple martin	*Progne subis*
Pileated woodpecker	*Dryocopus pileatus*
White-tailed deer	*Odocoileus virginianus*

Some Potential State and Federal Listed Species:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	USFWS
American alligator	*Alligator Mississippiensis*	FT (S/A)	T (S/A)
Audubon's crested caracara	*Polyborus plancus audubonii*	FT	T
Everglades snail kite	*Rostrhamus sociabilis plumbeus*	FE	E
Little blue heron	*Egretta caerulea*	ST	
Southeastern American kestrel	*Falco sparverius paulus*	ST	
Florida bonneted bat	*Eumops floridanus*	FE	E
Wood stork	*Mycteria Americana*	FT	T
Everglades Mink	*Neovison vison evergladensis*	ST	

Statement for satisfaction of criteria 4: This property is mapped under CLIP4 as having high biodiversity (Exhibit G) and potential for 2 to 7 vertebrate species using it (Exhibit H). The property is shown as having priority 1 and 2 lands in the CLIP4 Strategic Habitat Conservation Areas Map (Exhibit I). Two listed bird species were observed by staff during a site visit, and others were documented during a 2008 environmental review by a consultant. The property is near the USFWS consultation area for the Florida bonneted bat, and within the consultation area for wood storks and Florida panthers. Known colonies of wood storks occur nearby and the property is mapped by USFWS as foraging area. Florida panthers are mapped by FWC telemetry as using the property as recently as 2016. The property is directly connected to the 32,370 acre Okaloacoochee Slough State Forest on its north side, is near the 21,714 acre Dinner Island Wildlife Management Area (WMA) to the east in Hendry County (which is connected to an 11,596 acre private conservation area), and has Rural Lands Stewardship Sending Areas on its west and south sides. Restoration potential is high as there are no major alterations required to maintain a high ecological function other than exotic removal.

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 5: The property is adjacent on its north side to the 32,370 acre Okaloacoochee Slough State Forest, on the west and south sides are over 6,600 acres of SSAs (Figure 3):

- SSA 11 lands -3,699 acres passive ag lands with restoration
- SSA 16 - 2,876 acres active ag and more intense,
- SSA 3 lands - 704 acres active ag and more intense
- SSA 5 -1,852 acres passive ag

There is an ecological link with lands connected to the OK Slough further east including the 21,714 acre Dinner Island WMA and private conservation land totaling 11,596 acres (having a National Resource Conservation Service (NRCS) conservation easement over them) (Exhibit K). The CLIP4 Landscape Integrity Map (Exhibit E) indicates first and second priority connections to protected lands to the north.Acquiring this property would provide a buffer for, link to and provide habitat corridors to these protected lands.

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. The entire Half Circle L Ranch, 9,819 acres, is #11 on the Florida Forever acquisition list and a medium priority property. The Collier County Attorney recommends not partnering with Florida Forever unless resulting title can be shared. Currently, there is no shared title provision and Florida Forever staff have reviewed the proposal and responded that no funds are currently available for partnership.**

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, section 5.9:

Hiking: Hiking would be an appropriate use; however, it may be only seasonably possible.

Nature Photography: This would be an appropriate use.

Bird-watching: This would be an appropriate use.

Kayaking/Canoeing: There are no water bodies to kayak or canoe in, so this would not be an appropriate use.

Swimming: There are no water bodies large enough for swimming, so this would not be an appropriate use.

Hunting: Hunting could be an appropriate use.

Fishing: This is not an appropriate use, as there are no water bodies for fishing.

Recommended Site Improvements: Access improvements, parking area and dry season trails are recommended.

Access:
A private lime rock road, Thorp Road, is the only road access to the property, however, it does not access the offered portion of the property directly. Thorp Road crosses areas of the Half Circle L Ranch property not proposed for sale to Conservation Collier and adjacent to working farm fields. The owner has indicated that access could be provided through these lands. Another option is the FPL easement that runs from Thorp Road to the property but that runs over a parcel that is under another ownership from the proposed seller (Figure 2). There is a process by which FPL allows limited use of its easement, with a $500 application fee, however, that would not include lands directly off Thorp Road in between the road and the subject property, which are owned by another party. Conservation Collier might need to acquire an access easement and construct a lime rock road to achieve public access. Cost of building a lime rock road comparable to those in the Golden Gate Estates could easily run upwards of $1,000,000/mile. These costs would include easement costs, design, permitting, project management, mitigation, clearing and grubbing, debris removal and construction. Maintenance of 1 mile of lime rock road could cost approximately $10,000/mile/year (Pers. Comm. Joe Delate, Project Manager for Collier County Road and Bridge, Dec. 2017).

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and provide an estimate for funding needs for construction of a boardwalk to allow the public to have access to selected portions of the property. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2017 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2017) can be viewed on-line at http://www.fleppc.org/list/list.htm. Category I plants are those which are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

Category I and II plants found on this parcel in order of observed abundance:

Category I	
Common Name	**Scientific Name**
Wright's nutrush	*Scleria lacustris*
Brazilian pepper	*Schinus terebinthifolius*
Peruvian primrose willow	*Ludwigia peruviana*
Ceasar's weed	*Urena lobata*
Climbing fern	*Lygodium microphyllum*
Melaleuca	*Melaleuca quinquinerva* (shown on 2002 FLUCCS map)

Category II	
Common Name	**Scientific Name**
None seen	

Staff observations are: The observed portions of the property contained roughly 25% exotics in the upland areas and along upland edges. Wetland areas observed were heavily

invaded by Wright's nutrush to approx. 60%. West Indian marsh grass may also be present. Cypress areas appeared free of exotics.

Exotic Vegetation Removal and Control

An estimate of the cost for initial exotic removal and follow-up maintenance for 3,370 acres was determined based on actual initial exotic removal costs experienced at Pepper Ranch Preserve, including $820 per acre for initial removal and $169 per acre for ongoing maintenance.

Based on this estimate, costs for the initial removal for the level of infestation observed, treating exotics in place would be **$2,763,400**. **Many areas may not need treatment, so this is a maximum value.**

Costs for follow-up maintenance, done anywhere from quarterly to annually are estimated at **$569,500** per year. These costs could decrease over time as the soil seed bank is depleted, and **it is unlikely that every acre would be treated every year**, further reducing actual costs.

Public Parking Facility:

The cost of design and construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately $25,000. Additional costs would include Americans with Disabilities Act (ADA) requirements, design, project management, permitting and any required land clearing.

Public Access Trails: There are a few access trails used by the owners traversing portions of the property. These trails utilize uplands. Public access trails would need to be designed with the public access point in mind, and installed following an acquisition. There are trails on the Ok Slough State Forest to the north, but they do not reach as far as this property. Forest Service staff queried advised that there is potential to expand the Mustang Loop trail on the south side of the Forest to connect with a trail on the Half Circle L Ranch property, but that the area such trail would traverse is very wet and would be only hike-able during dry season (Figure 5 – Mustang Loop circled).

Security and General Maintenance: The area offered is fenced along the north, west and southern boundaries. The need for additional fencing has not been evaluated. Signs advising of a conservation area can be placed at intervals along upland area boundaries, if necessary.

Figure 5. Okaloacoochee Slough State Forest Map

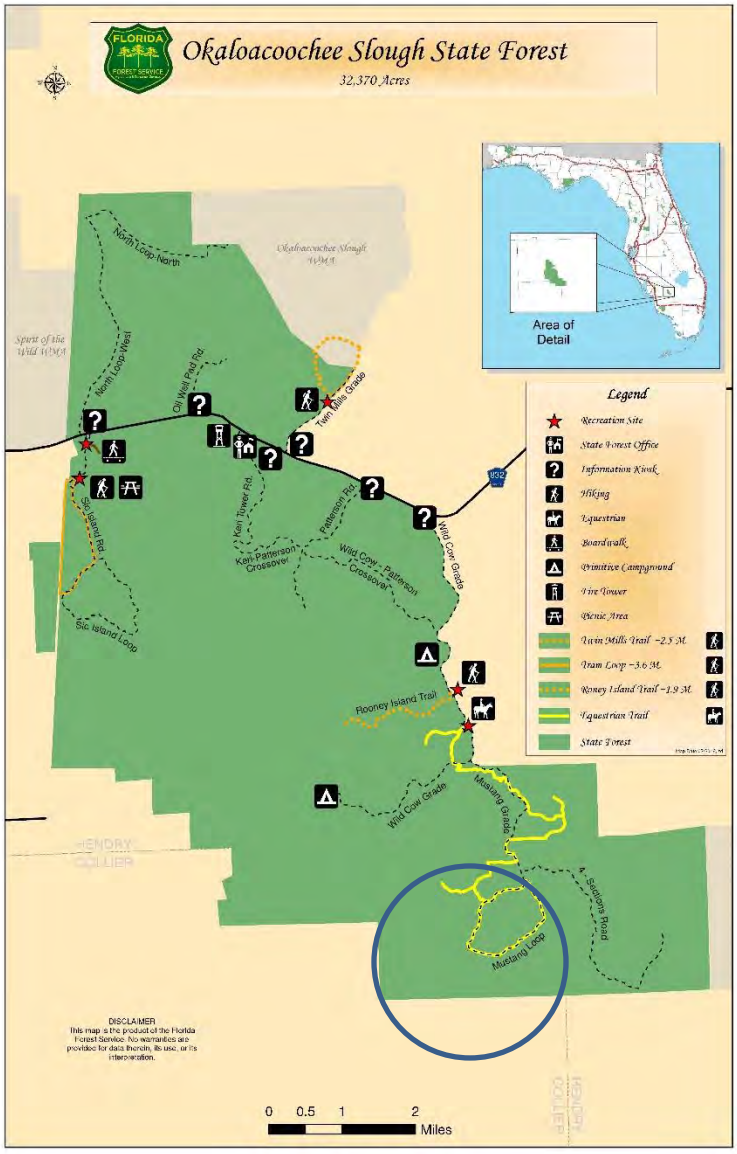


Table 2. Summary of Estimated Management Needs and Costs

Management Element	**Initial Cost**	**Annual Recurring Costs**	**Comments**
Exotics Control	$2,763,400	$569,500	Estimated costs based on exotics control at Pepper Ranch Preserve. It is unlikely that every acre would be treated every year, so **these are maximum costs**.
Parking Facility	$25,000+	$3,000	Initial cost does not include ADA requirements, design, project management, permitting or land clearing.
Access Trails	$5,000	$2,000	Rough trails initially cleared and mowed annually. This depends on the length of trails
Access Road	$1,000,000	$10,000	Could require easements. Ballpark cost only. Estimated cost includes cost of easement, design, permitting, project management, and construction.
Fencing	unk	unk	Undetermined where fencing is located.
Trash Removal	n/a	n/a	Pack in-Pack out.
Signs	$5,000	unk	No trespassing signs must be no farther than 500 feet apart. Placing signs 500 feet apart along just the north, south, and west boundaries would take 95 signs, or $3,000. An entry sign costs approx. $2,000.
Total	**$3,798,4000**	**$584,500**	

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), and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust (FCT) - Parks and Open Space Florida Forever grant program:
Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Florida Legislature appropriated $10 million in Florida Forever funding in fiscal year 2016-17 to FCT. Funding has been awarded for this cycle. There is currently no funding available until the Florida Legislature determines the 2017-18 budget.

Florida Forever Program:
Staff has been advised that the Florida Forever Program has limited funds and is concentrating on parcels already included on its ranked priority list. This parcel is within a Florida Forever priority project boundary, however, staff communications with the Division of State Lands have determined that money is not available for this project now. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the governmental entities. The County Attorney has advised against a partnership unless there is a shared title arrangement.

Other Potential Funding Sources:
There is potential for utilizing funding donations to the Conservation Collier program to fulfill requirements for off-site preserves pursuant to the Collier County Land Development Code, Section 3.05.07. There is currently approximately $120,000 in this fund, with approximately $91,000 earmarked for Multi-parcel Project acquisitions. An additional $180,000 is expected but not yet realized.

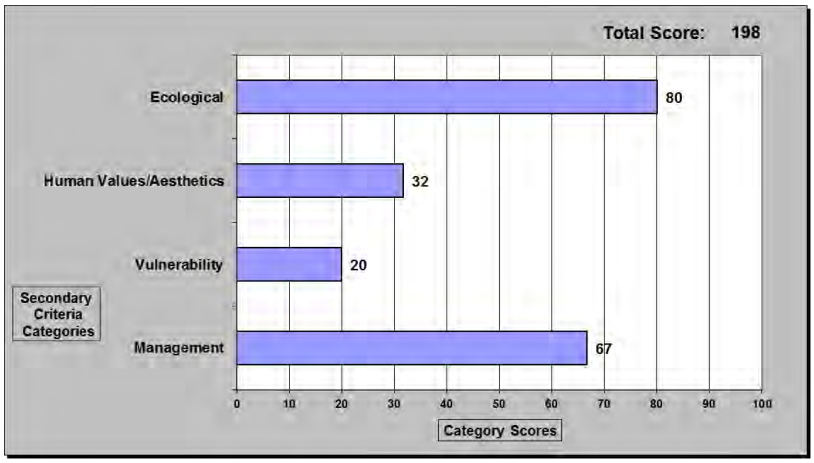
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit H. A total score of 198 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	80	80%
Human Values/Aesthetics	100	32	32%
Vulnerability	100	20	20%
Management	100	67	67%
Total Score:	**400**	**198**	**50%**
		Percent of Maximum Score:	**50%**

Figure 6. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 198 out of 400 possible points

Resource Ecological/Biological Value: 80 out of 100 possible points
The parcel achieved a high score because it has significant ecological and biological values. Components of this score included habitats, aquifer recharge, presence within a known slough, presence of wetlands, presence of wetland soils, having 16 habitat types mapped, presence of listed species, good restoration potential, and its location adjacent to significant areas of current conservation lands.

Human Values/Aesthetics: 32 out of 100 possible points
This score was lower than average due to access problems, but the property does have potential for land based recreational opportunities and hunting. Additional points were achieved due to vista views and an archeological site.

Vulnerability: 20 out of 100 possible points
This score was low because although its zoning allows for agriculture, the property is part of the RLSA with potential for protection under the Stewardship Credit Program and is has an Area of Critical State Concern /Special Treatment Overlay (ACSC-ST). The Areas of Critical State Concern Program was created by the "Florida Environmental Land and Water Management Act of 1972." The program is intended to protect resources and public facilities of major statewide significance, within designated geographic areas, from uncontrolled development that would cause substantial deterioration of such resources. The Department reviews all local development projects within the designated areas and may appeal to the Florida Land and Water Adjudicatory Commission any local development orders that are inconsistent with state guidelines and local comprehensive plans and regulations. The Collier County Land Development Code Section 4.02.14 states that site alteration within ACSC-ST areas is limited to 10% of the total site size, in this case, 330 acres, but this does not apply to site alterations in conjunction with agricultural uses of the property.

Management: 67 out of 100 possible points
This better than average score was achieved partly because the property is part of an existing flowway that is protected on its northern boundary. While some habitats had minimal amounts of invasive exotic plants, it lost points because it is heavily invaded by Wright's nutrush in its open wetland areas, which is difficult to remove. No points were removed because lands surrounding may have some exotic removal and maintenance occurring.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This is the largest parcel in Cycle 9. It is similar to but larger than the 1,034 acre proposal for the Big Hammock Island parcels under review.

Exhibit A. FLUCCs Map

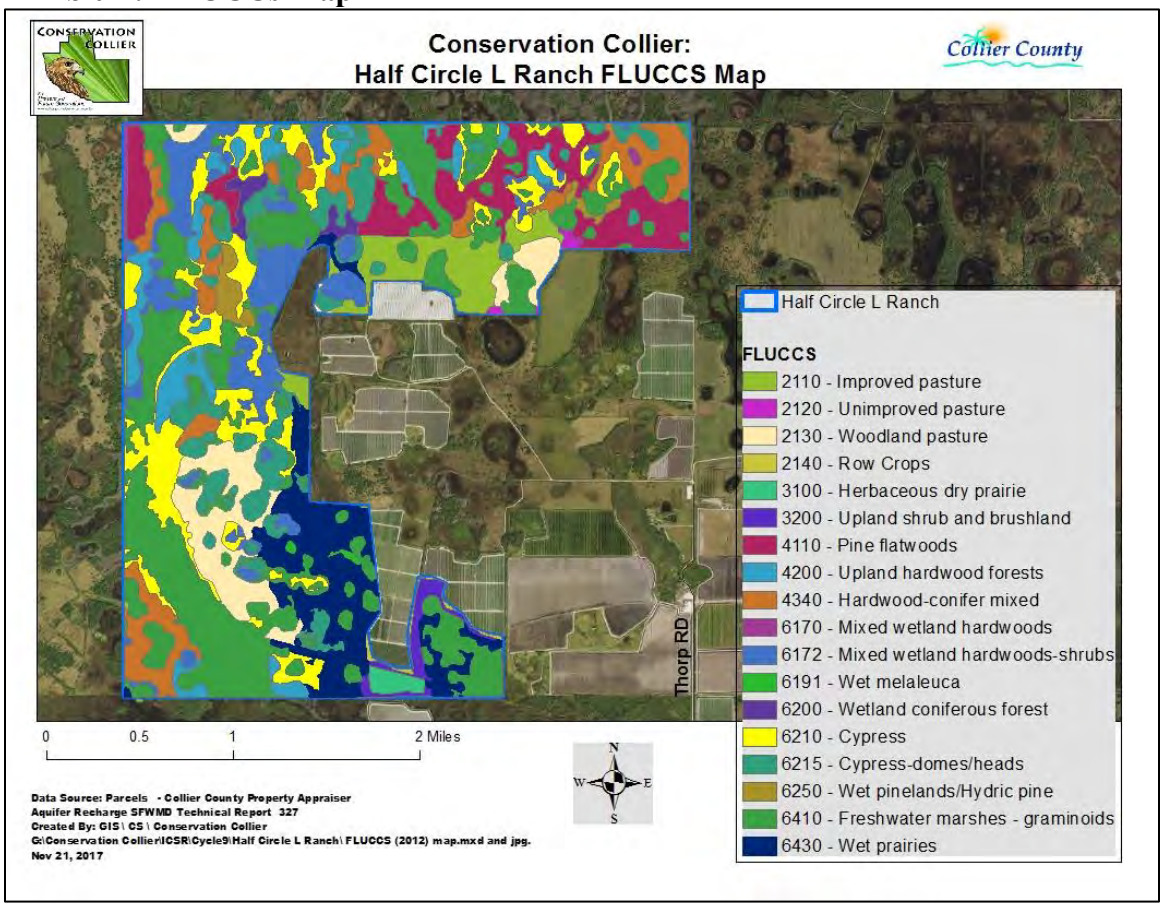


Exhibit B. Soils Map

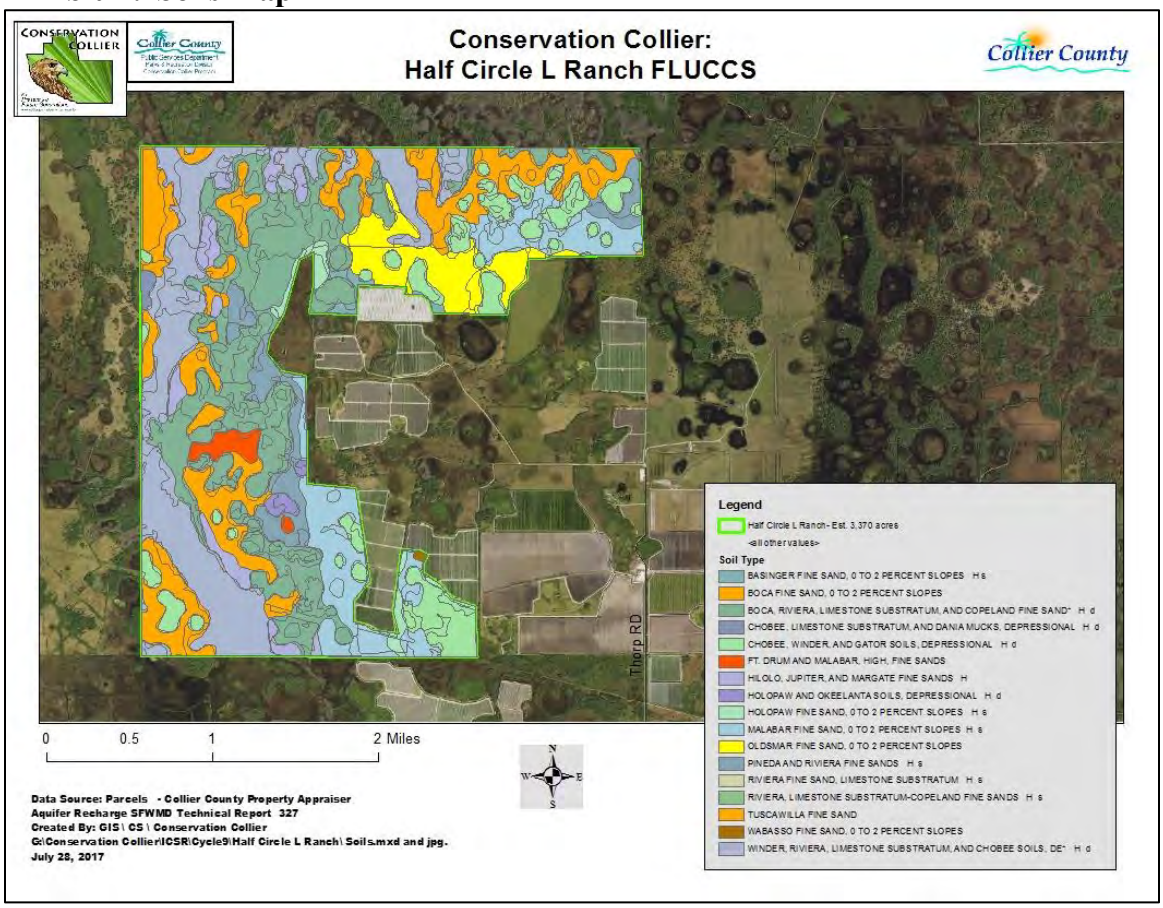
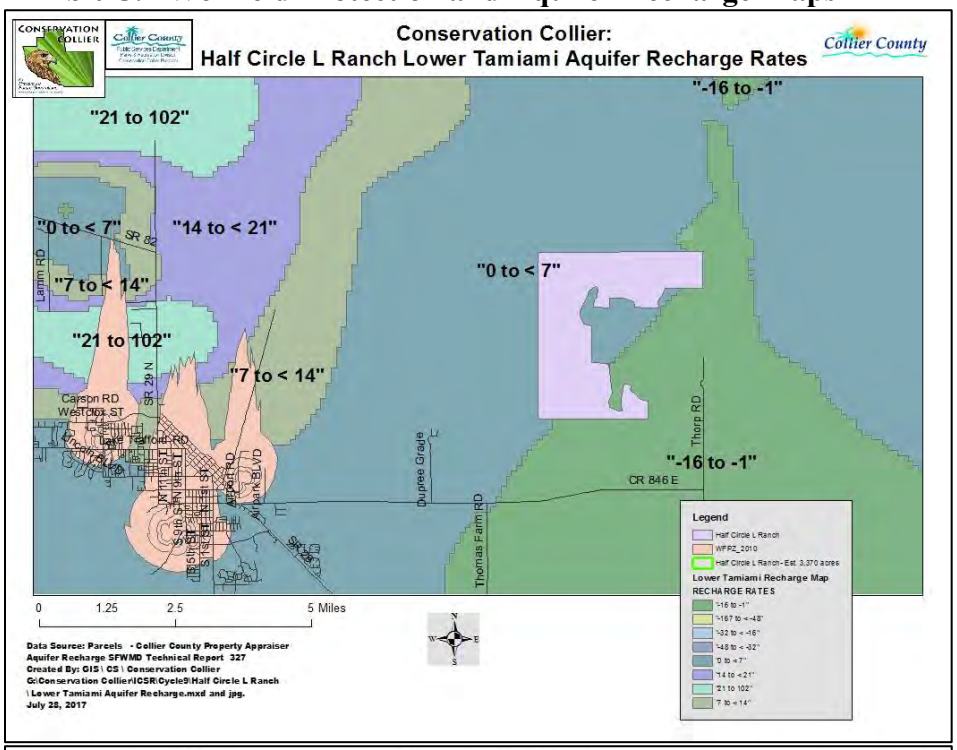


Exhibit C. Wellfield Protection and Aquifer Recharge Maps



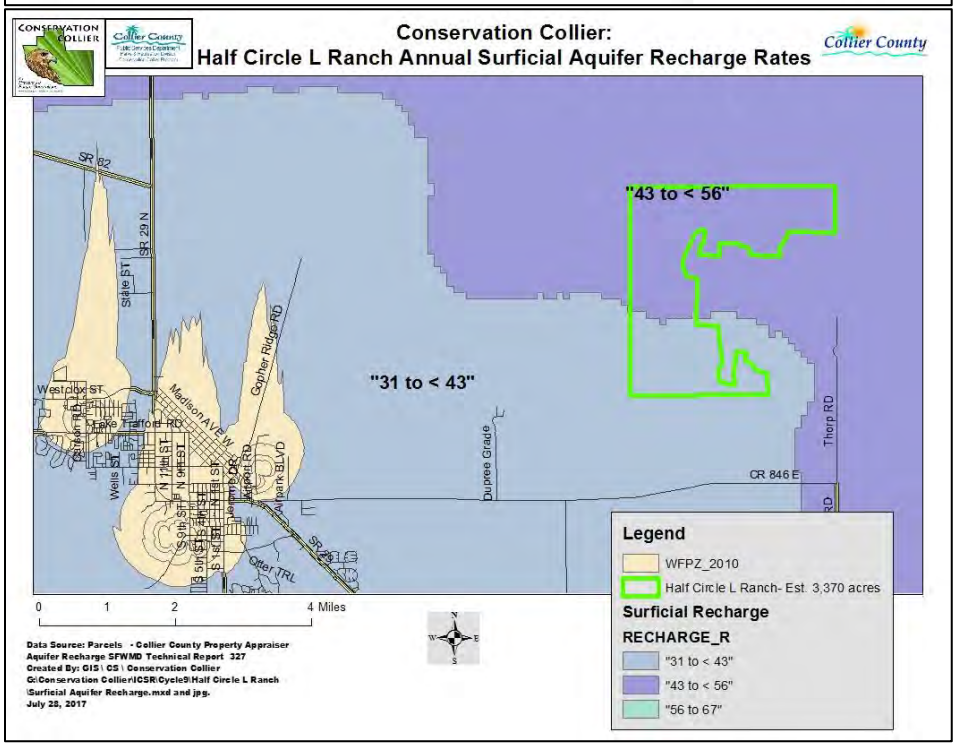


Exhibit D. Surface Water Priorities CLIP4 Map

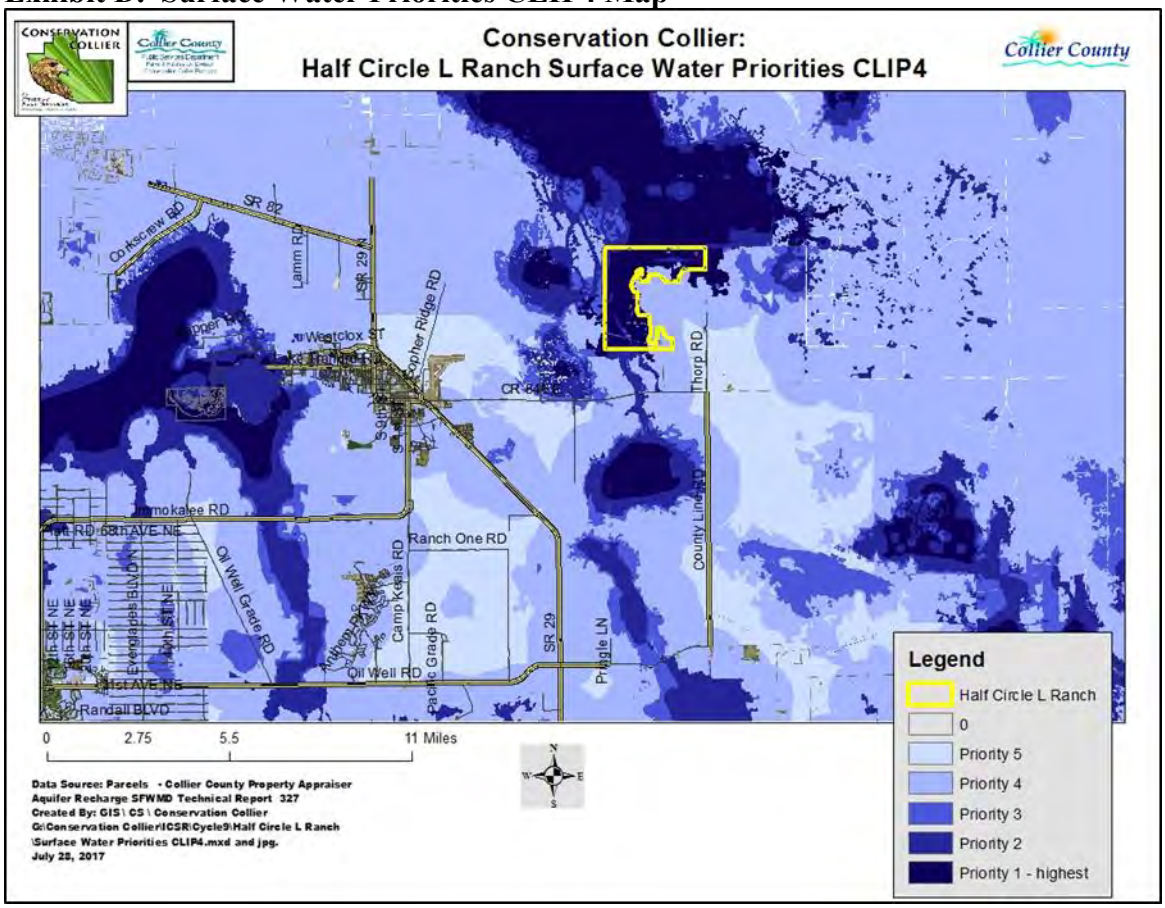


Exhibit E. Landscape Integrity CLIP4 Map

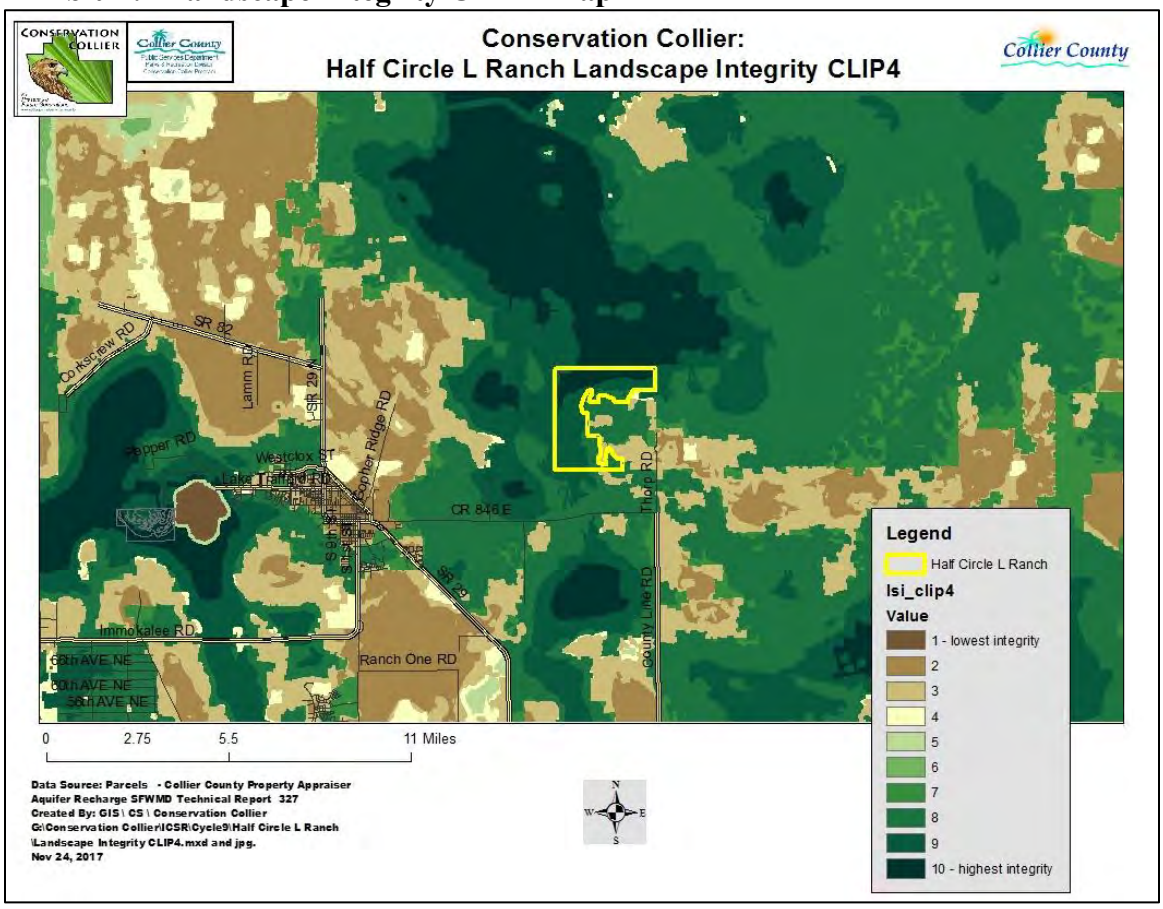


Exhibit F. Priority Natural Communities CLIP4 Map

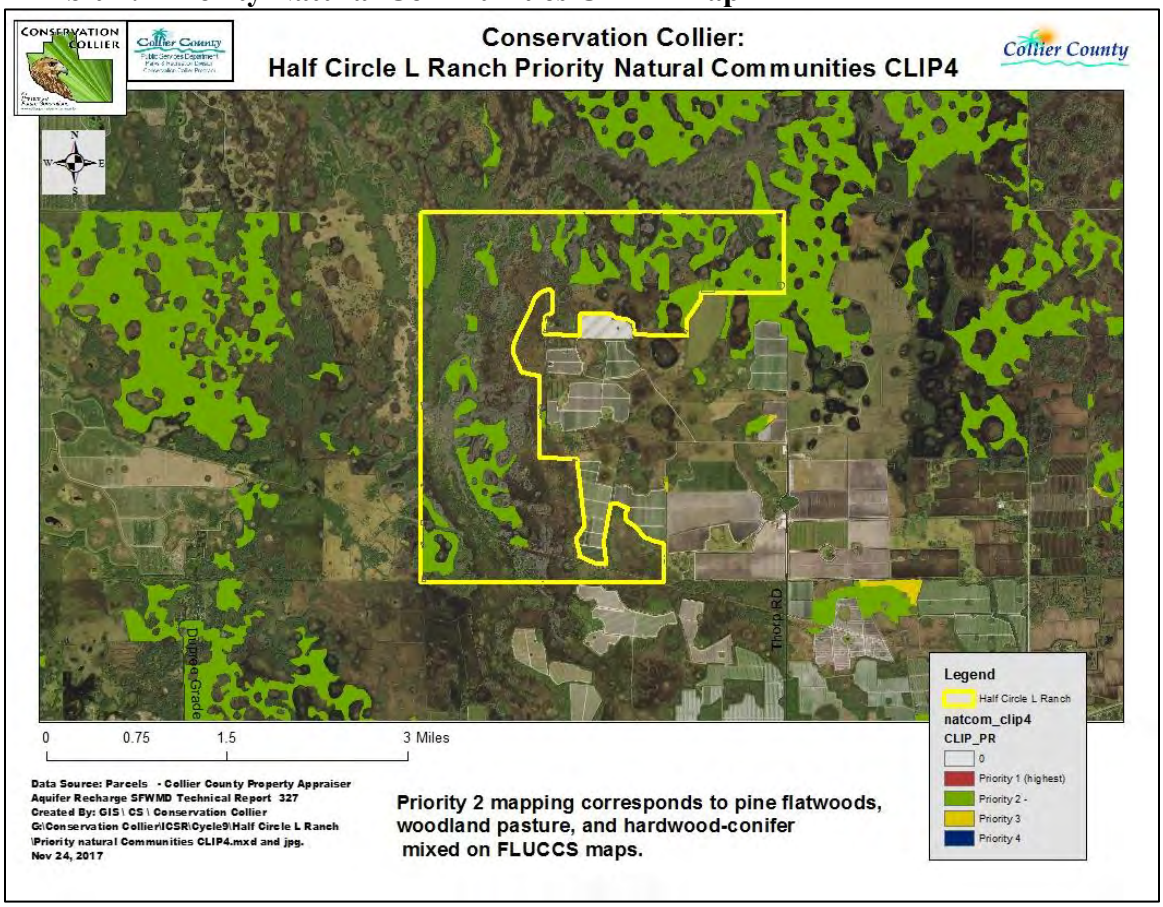


Exhibit G. Biodiversity CLIP4 Map

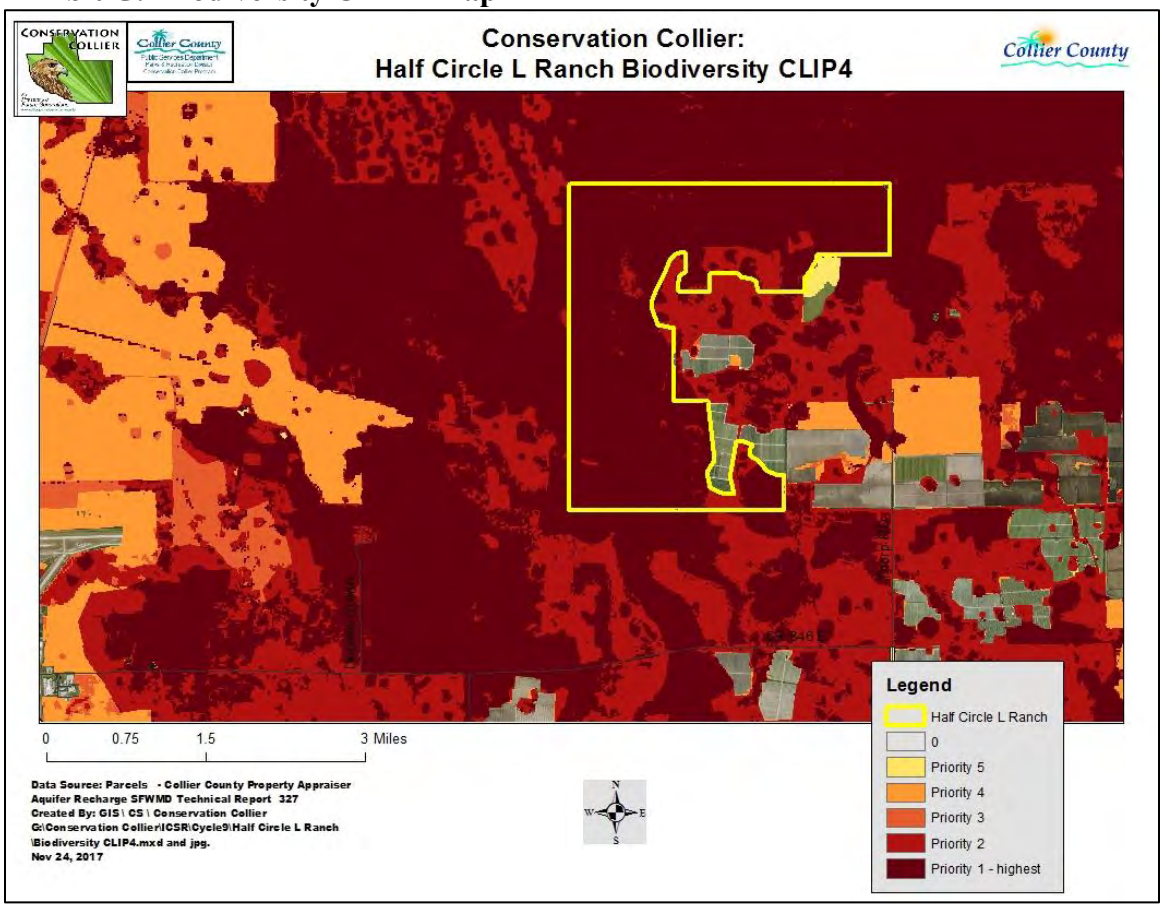


Exhibit H. Potential Habitat Richness CLIP4 Map

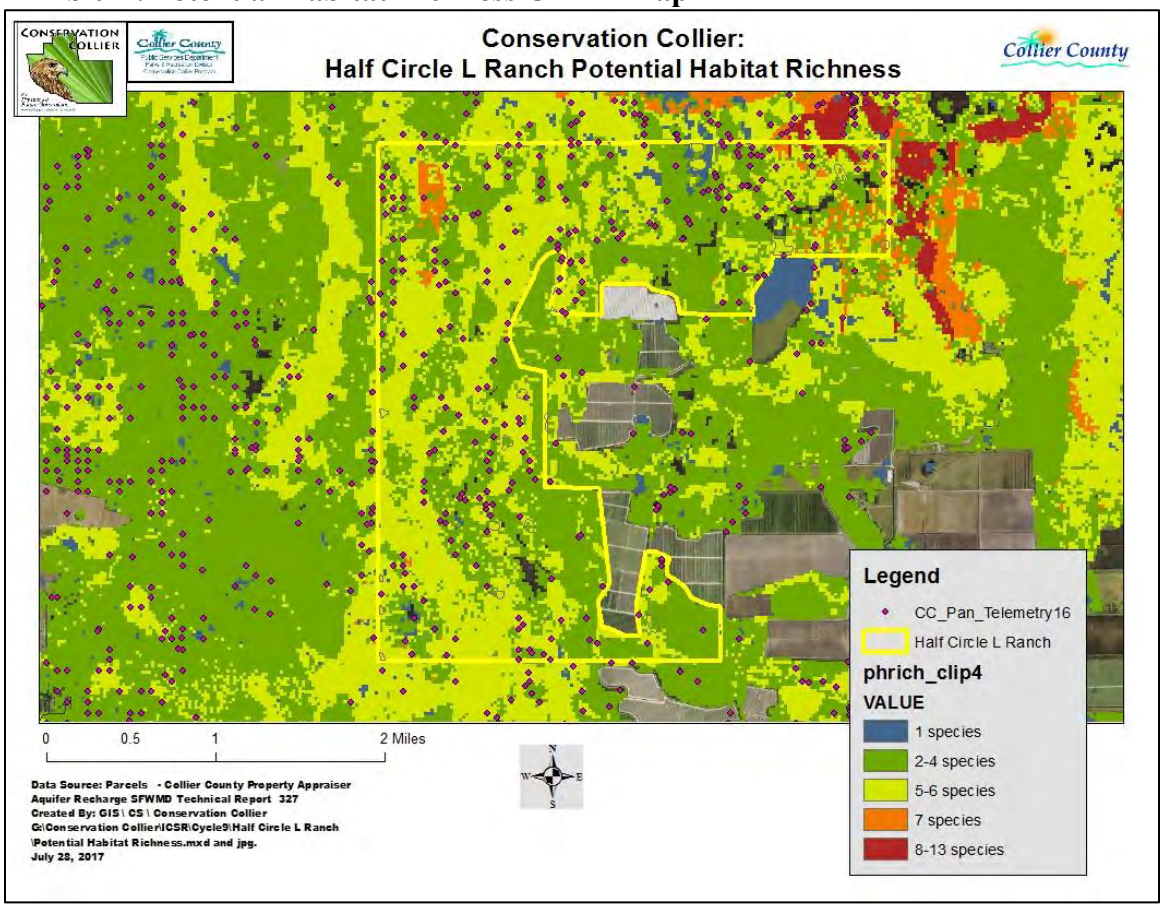


Exhibit I. Strategic Habitat Conservation Areas CLIP4 Map

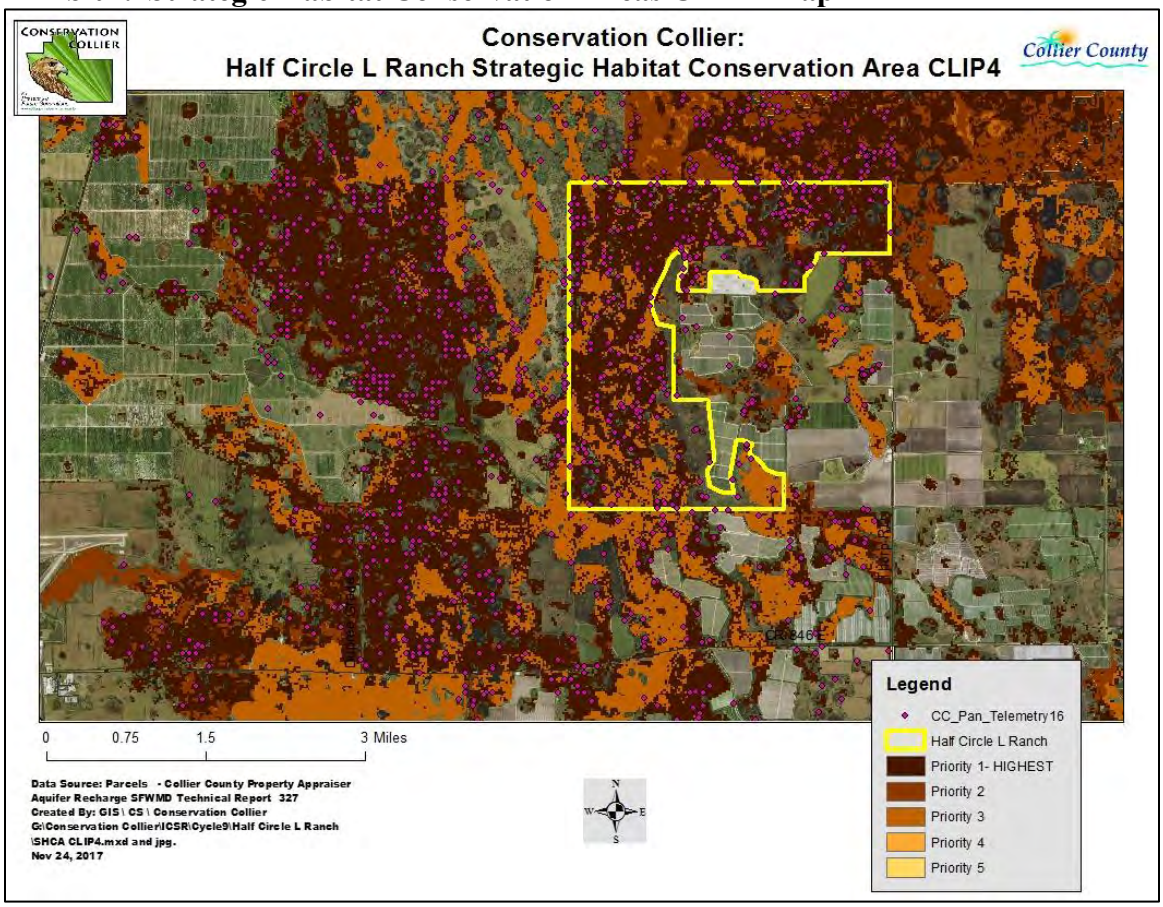


Exhibit J. Aggregated Conservation Priorities CLIP4 Map

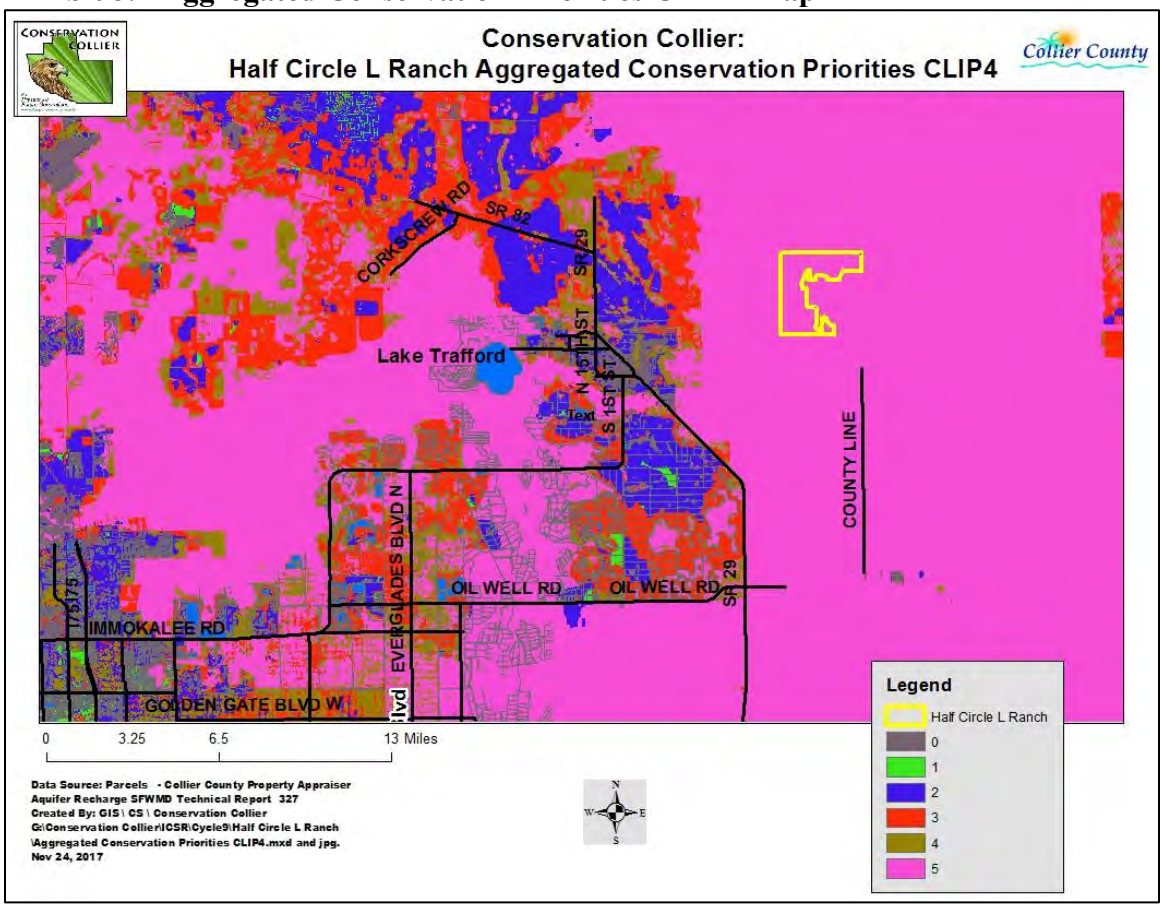


Exhibit K. USFWS Adjacent Protected Lands

IPaC Information for Planning and Consultation

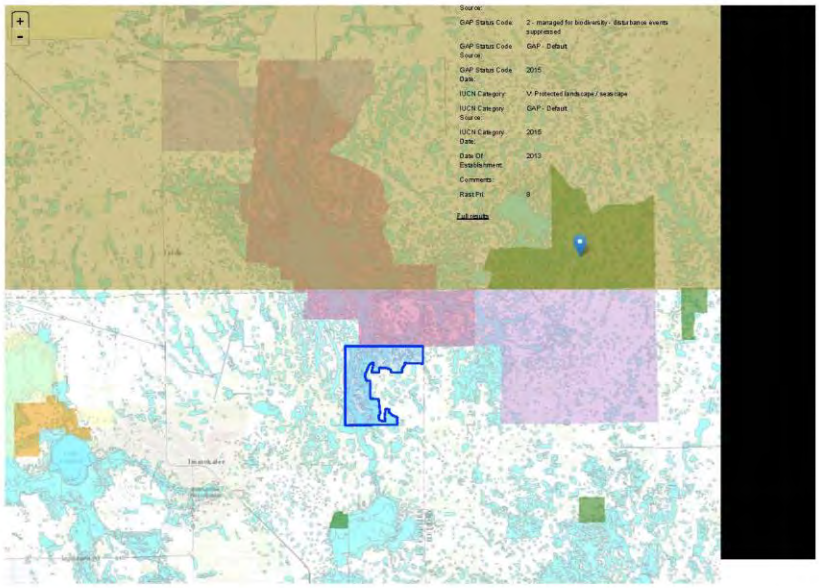
U.S. Fish & Wildlife Service

Land Acquistion

Project location

LOCATION: Collier County, Florida

AREA: 4.41 mi²



Layers

- Protected Areas
- USFWS Bird Conservation
- Critical Habitat
  - Final - Critical Habitat
  - Proposed - Critical Habitat
- National Wetland Inventory

Streets

https://ecos.fws.gov/ipac/project/DD266ADETREHJGZAPLZEWMYTYY/index 12/2/2017

Exhibit L. Wood Stork Consultation Area

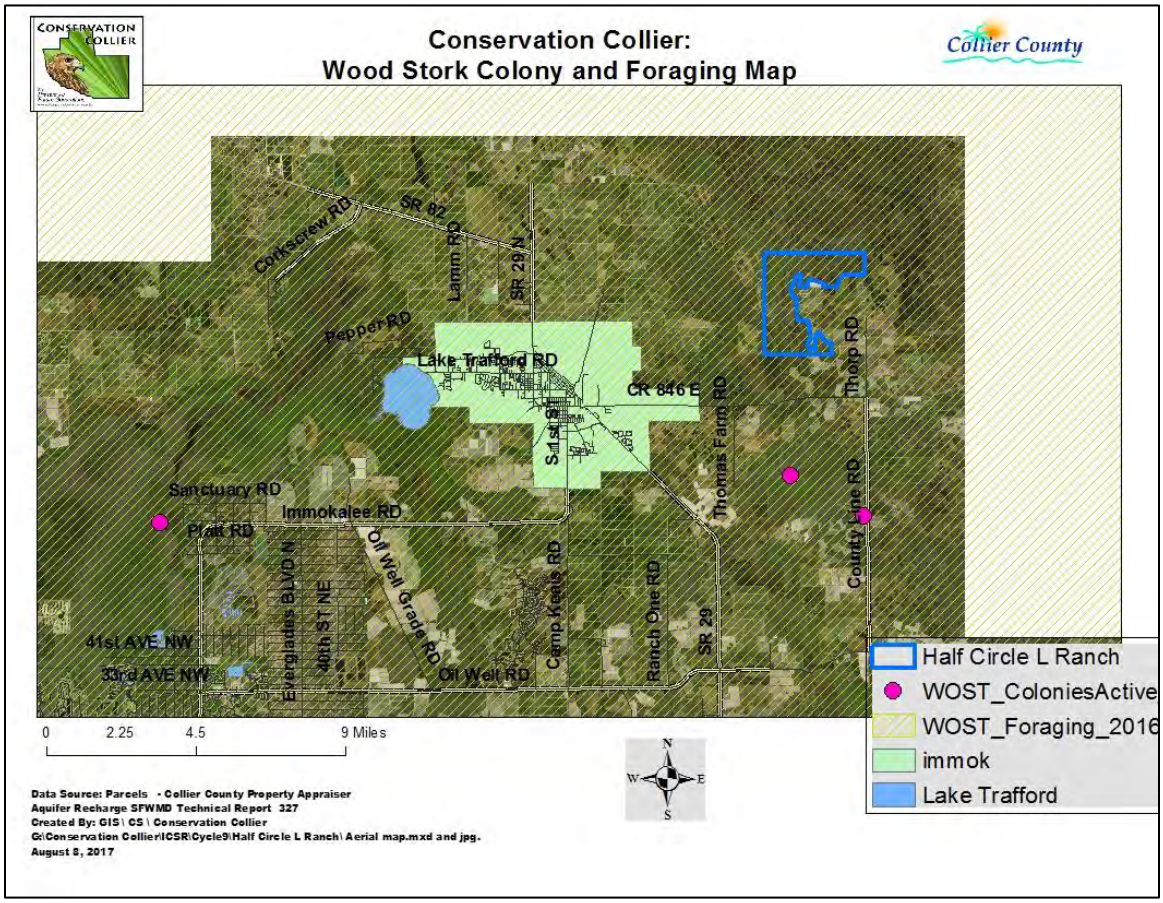


Exhibit M. Bonneted Bat Consultation Area

Exhibit N. Completed and Scored Secondary Criteria Screening Form

Property Name: Half Circle L Ranch			**Folio Numbers: 00089480007, 00089520006, 00089560008, 00089960006, 00090120000, 00090160002**
Geographical Distribution (Target Protection Area):	RLSA Habitat and Flowway Stewardship Areas		
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	16 native habitats identified under 2002 FLUCCS layer, (not including improved pastures) including unimproved pastures, woodland pastures, herbaceous dry pastures, pine flatwoods, cypress, upland hardwood forest, hardwood-conifer mixed, wetland hardwoods, upland shrubs and brush, wet coniferous forests, cypress domes-heads, wet pinelands hydric, herbaceous dry prairie, freshwater marshes-graminoids, wet prairies.
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) G1 to G3 or S1-S3 listed plant community found on the parcel	5 each	20	Wet Prairie G2/S2; Slough marsh G3/S3; Dry prairie G2/S2;
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 wetland forest
1.A. Total	***100***	***35***	
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		n/a
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Lower Tamiami - 0"to<7" and -16" to-1" (minimally) Surficial 31" to<43" and 43" to <56" (moderately)
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal loca	0		
2. Surface Water Quality *(Select the Highest Score)*			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		n/a
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		n/a
c. Parcel is contiguous with and provides buffering for an identified flowway	50	50	Okaloacoochee Slough
d. Wetlands exist on site	25	25	flowway wetlands
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		n/a
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)*			
a. Depressional soils	80	80	Boca Rivera limestone substratum and copeland fine sand; Chobee limestone substratum,a nd dania mucks; Chobee, winder and gator soils; Holopaw and Okeelanta soils; Winder, Rivera, Limestone Substratum, and chobee soils
b. Slough Soils	40	40	Basinger fine sand; Holopaw fine sand; Malabar fine sand; Pineda and Rivera fine sands; Rivera fine sand, Limestone substratum; Rivers, Limestone substratum-Copeland fine sands.
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Parcel is within a known flowway.
Subtotal	300	265	
1.B Total	***100***	**88**	*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	100	100	16 native plant communities are mapped on the site.
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		

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

2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	Sandhill crane (State ST under review) and roseate spoonbill (State- ST)
b. Listed wildlife species have been documented on the parcel by	70		*Provide documentation source -*
c. Habitat Richness score ranging from 10 to 70	60		*Score is based on the CLIP4 habitat Richness (Vertebrate) map* and rovides up to 100 points for most prevalent category (in this case 5-6 species species). IA small area was mapped as potnetially having 8-13 speceis, which iis the highest category.
d. Rookery found on the parcel	10	10	*A snowy egret and ibis rookery was located on the south side of the property and observed there sin 2008 - Pers. Comm. Tim Hall, Sr. Ecologist, Turell, Hall and Associates, Inc.*
e. Listed plant species observed on parcel - add additional 20 po	20		
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	removal of exotic plants would be primary retoration
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		*explain limiting conditions*
Subtotal	300	290	
1.C Total	***100***	**97**	*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	100	Contiguous on the north side with the32,370 acre Okaloacoochee Slough State Forest, and through there with the 21,714 acres Dinner Island WMA and an 11,596 acre private conservation area.
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	***100***	100	
1. Ecological Total Score	**100**	**80**	*Sum of 1A, 1B, 1C, 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 easer	50		
d. Parcel does not have physical or known legal access	0	0	Parcel does not have roads to access it except through other private property
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	There are no water bodies present. While much of the property is a wetland, there are some upland areas. Hunting could be a potential use.
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	0	*Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.* The perimeter cannot be seen 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* - The site contains vista views and an archealogical site.
Subtotal	300	95	
2. Human Social Values/Aesthetics Total Score	**100**	**32**	*Obtained by dividing the subtotal by 3.*

Exhibit N. 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 comme	50		
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 ur	40	40	Agriculture with Mobile Home, Rural Lands Stewardship Area Overlay, Area of Critical State Concern Overlay/Special Treatment; RLSA Stewardship Overlay
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-20	Area of Critical State Concern Overlay/Special Treatment
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		
3. Vulnerability Total Score	**100**	**20**	

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	The property is part of an existing flowway that is protected on its northern boundary.
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 hydologic 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 unlikley	0		
5.A Total	***100***	***100***	
4.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	60	primarily due to vast areas of Wright's nutrush observed in wet prairies and open marshes.
d. Exotic plants constitute between 50% and 75% of plant cover	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 rosemytle)	-20	-20	Wright's Nutrush is difficult to remove.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		The property is surrounded by active ag and SSAs, where some exotic removal is required and in the rest permitted under the SSA, and on the north side, Exotic removal is done in OK Slough State Forest.
5.B Total	***100***	***40***	
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		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Maintenance will be required for plant communities in wet prairies and open pastures.
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 mainenance by another entity is likely	20	0	
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	None seen
5.C Total	***100***	***60***	
4. Feasibility and Management Total Score	**100**	**67**	*Sum of 5A, 5B, 5C, then divided by 3*

Total Score	**400**	**198**	

Exhibit M. Photographs

Photo 1. Traveling from farmed areas westward to access the property

Photo 2. Scenic Vista View of Wet Prairie

Photo 3. Access trail through Wet Prairie

Photo 4. Group of wading birds including ibis, egret and roseate spoonbill

Photo 5. Small Cypress Head

Photo 6. Upland Hardwoods Forest

Photo 7. Cattle

Photo 8. Freshwater Marsh

Photo 9. Wright's Nutrush in Freshwater Marsh

Photo 10. Woodland Pastures/Freshwater Marsh

Photo 11. Cypress

Photo 12. Cypress Strand

Photo 13. Raised FPL Easement Access track

Photo 14. Freshwater Marsh with Wetland Coniferous Forest

Photo 15. Cypress

Photo 16. Mixed Wetland Hardwoods

Photo 17. Pine Flatwoods

Photo 18. Pine Flatwoods with Cabbage Palm Extraction

Photo 19. Wet Pinelands

Photo 19. Wet Pinelands

Photo 20. Wet Pinelands

Photo 21. Mixed Wetland hardwoods and Woodland Pastures

Photo 22. Wet Prairies

Photo 23. Upland Mixed Conifer

Photo 24. Cypress Dome

Photo 26. Upland Hardwood Forest