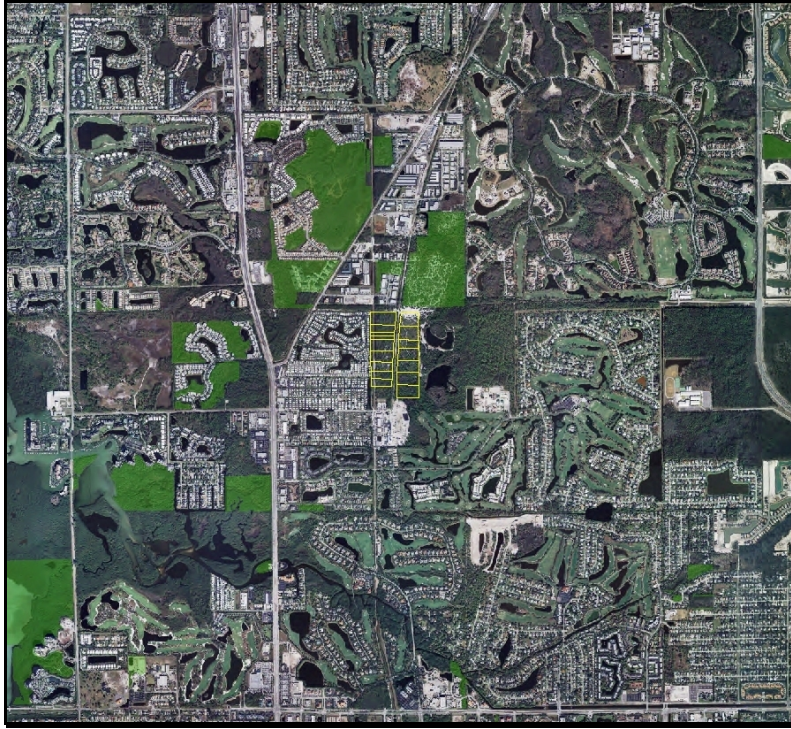


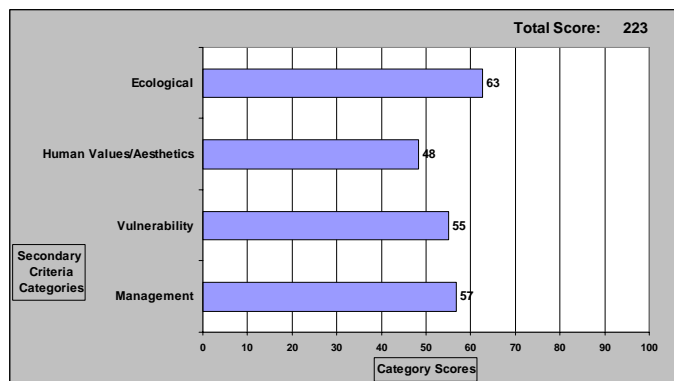
# Conservation Collier Initial Criteria Screening Report RR land Trust



**Property Name: RR Land Trust**

**Folio Numbers: 00152920009, 00153400007, 00154360007, 00152840008,  
00152680006, 00152640004, 00154440008, 00152720005, 00152760007, 00152880000,  
00153080003, 00153040001, 00152800006, 00152600002, 00153000009, 00154400006**

**Staff Report Date: November 13, 2006**



## Table of Contents

I.	Summary of Property Information	3
	Estimated Market Value	7
II.	Statements for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	13
IV.	Assessment of Management Needs and Costs	14
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

## Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	15
Table 3.	Tabulation of Secondary Screening Criteria	17

## Figures

Figure 1.	Location Map	4
Figure 2.	Aerial Map	5
Figure 3.	Surrounding Lands Aerial	6
Figure 4.	Secondary Screening Criteria Scoring	17

## Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs

### 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>RR Land Trust</b>	<b>George Langford, Trustee</b>
<b>Folio Number</b>	<b>16 parcels</b>	<b>00152920009, 00153400007, 00154360007, 00152840008, 00152680006, 00152640004, 00154440008, 00152720005, 00152760007, 00152880000, 00153080003, 00153040001, 00152800006, 00152600002, 00153000009, 00154400006</b>
<b>Target Protection Area</b>	<b>Urban</b>	<b>Adjacent across future Veterans Memorial Blvd. from Railhead Scrub Preserve</b>
<b>Size</b>	<b>60 ac. +/-</b>	<b>Property Appraiser Estimate – 16 parcels</b>
<b>STR</b>	<b>S30, T51, R27</b>	<b>n/a</b>
<b>Zoning /TDRs</b>	<b>Agricultural</b>	<b>Property is not subject to TDR Program</b>
<b>FEMA Flood Map Category</b>	<b>AE 10 and X</b>	<b>AE 10 = Base flood elevation at 10 feet, and X = outside 500 year flood zone</b>
<b>Existing structures</b>	<ul style="list-style-type: none"> <li>• Canal</li> <li>• Railroad track</li> </ul>	<ul style="list-style-type: none"> <li>• County stormwater drainage system and culvert(s)-still determining extent and purpose of this system</li> <li>• Seminole Gulf Railway – not in current use</li> </ul>
<b>Adjoining properties and their Uses</b>	<b>Residential, Industrial, Conservation, Undeveloped</b>	<b>N – North Collier Industrial Center, future East/West Livingston Road Extension (Conservation Collier Railhead Scrub Preserve is to the north across road)</b> <b>E – Undeveloped, forested land – likely to become residential multi-family</b> <b>S – Krehling Industries, Inc.</b> <b>W – Landmark of Naples and Royal Cove (manufactured home communities)</b>
<b>Development Plans</b>		<ul style="list-style-type: none"> <li>• A residential development “Railhead Park PUD” was proposed in 2005. There are no currently active development plans.</li> </ul>
<b>Known Property Irregularities</b>		<ul style="list-style-type: none"> <li>• Legal access is from County ROW along E/W Livingston corridor; however, there is no easement in place to cross RR tracks. There is no paved vehicle access planned until 2016 – recently changed from original Transportation Dept. estimate of 2012</li> <li>• The property is divided N/S in two places by - 1. a 130’ railroad easement, and 2. a 50’ FPL easement</li> <li>• A 30’ County drainage easement exists next to and east of the FPL easement running from N to S</li> </ul>
<b>Other County Dept Interest</b>		<b>No other County Dept has expressed interest</b>

**Figure 1. Location Map**

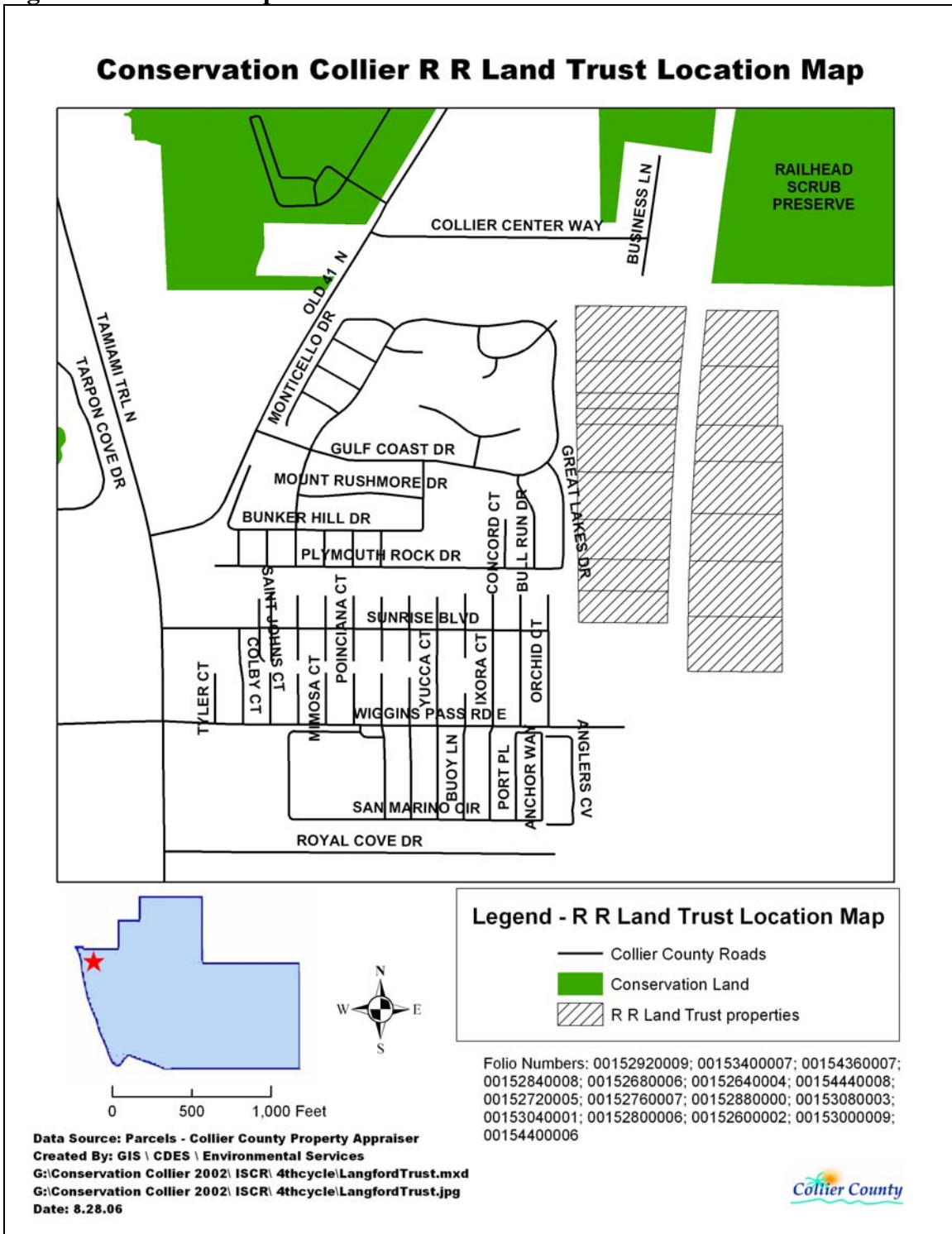


Figure 2. Aerial Map

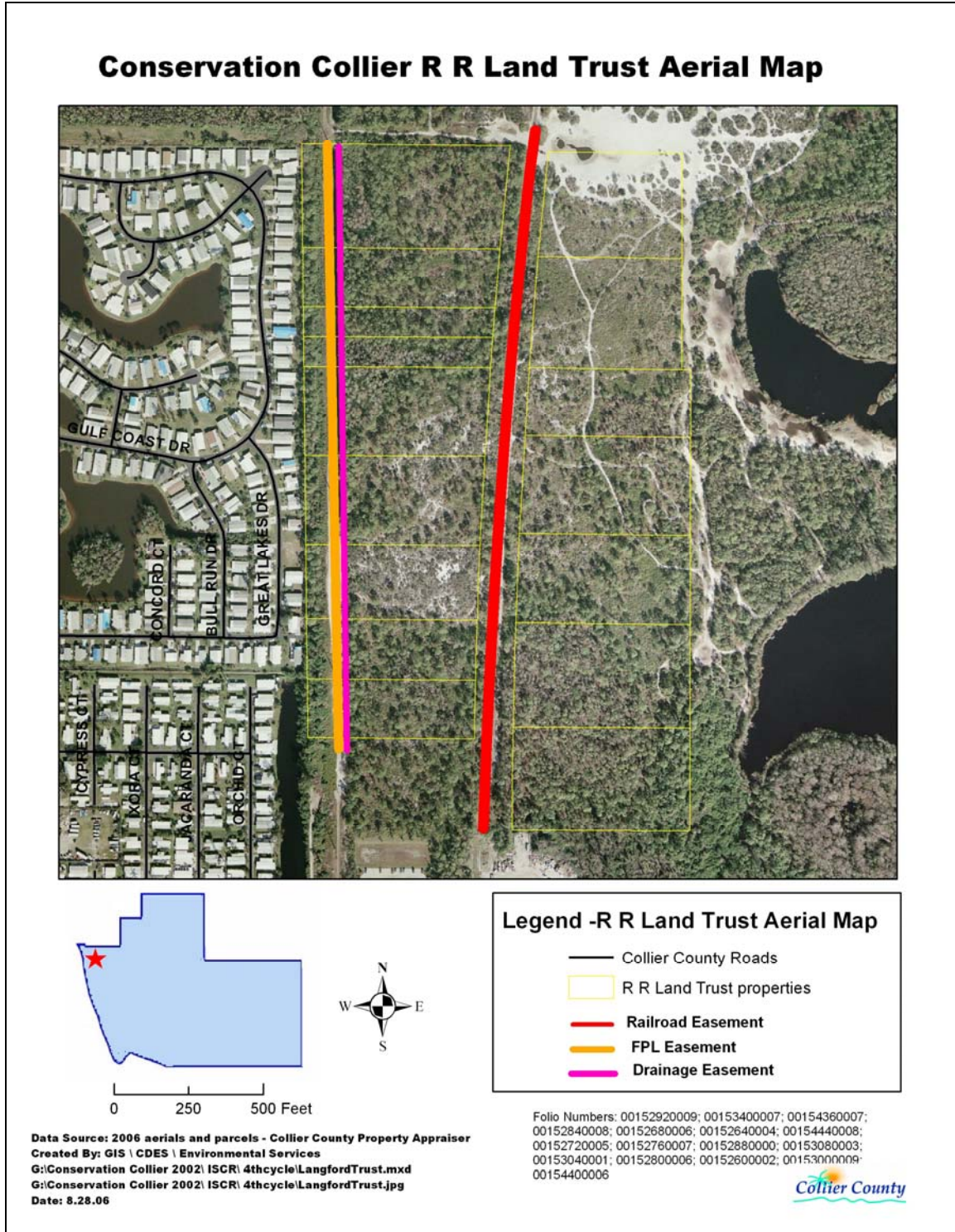
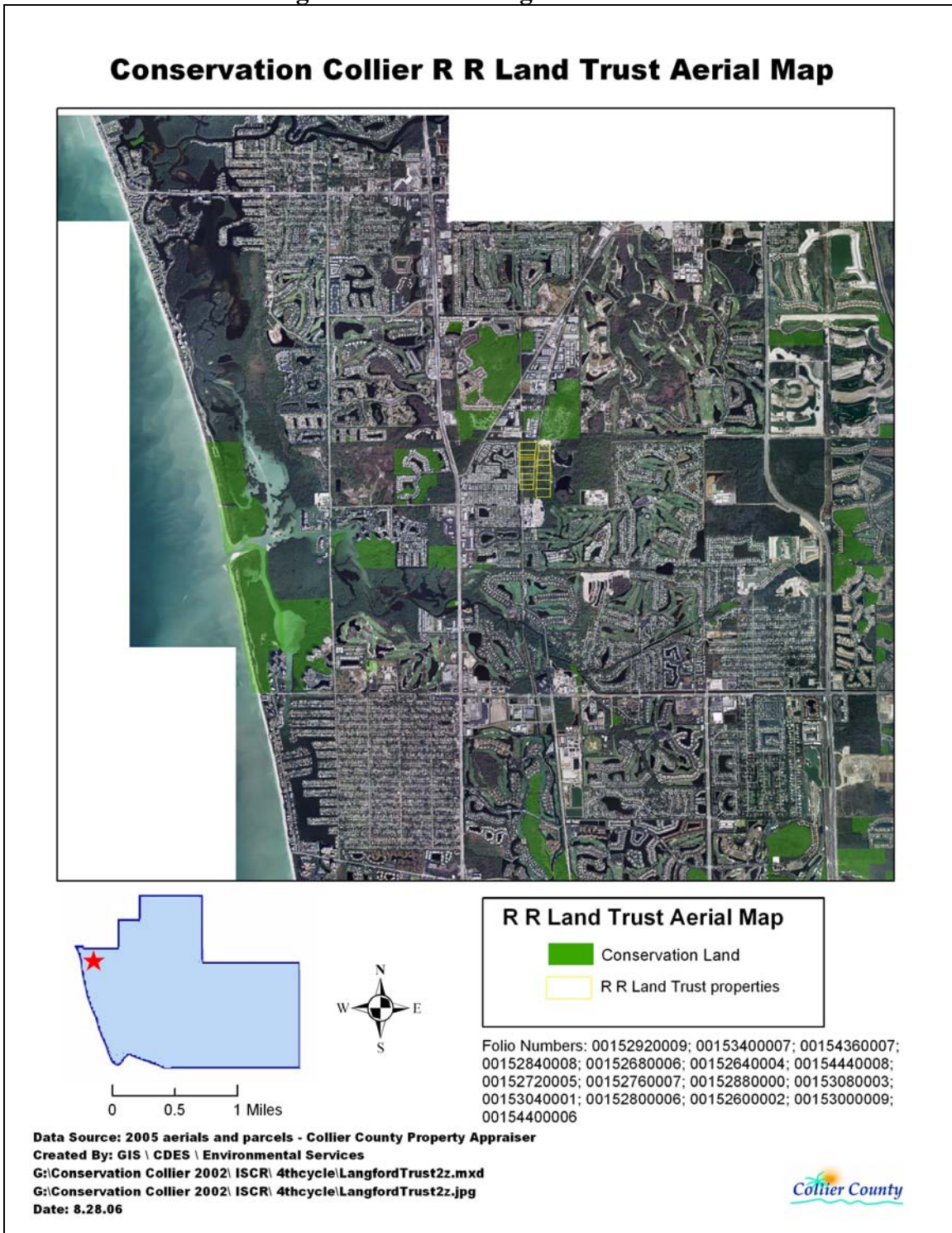


Figure 3. Surrounding Lands Aerial



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

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals would be required for these properties.

**Assessed Value: \* \$6,727,000**

**Estimated Market Value: \*\* \$9,066,000**

\* Property Appraiser's Website

\*\* Collier County Real Estate Services Department

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

Collier County Environmental Resources Department staff conducted a site visit on August 22, 2006.

### MEETS INITIAL SCREENING CRITERIA Yes

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

i. Hardwood hammocks	No
ii. Xeric oak scrub	Yes
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) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

### FLUCCS:

The electronic database identified:

- 621 – Cypress
- 6439 – Wet Prairies
- 432 – Sand Live Oak
- 411 – Pine Flatwoods
- 422 – Brazilian Pepper

The following native plant communities were observed:

- 621 – Cypress
- 641 – Freshwater Marsh
- 432 – Sand live oak
- 416 – Scrubby Pine Flatwoods
- 411 – Pine Flatwoods

### Characterization of Plant Communities present:

Ground Cover: Ground cover species included pawpaw (*Asimina* spp.), St. John's wort (*Hypericum reductum*), palmetto (*Serenoa repens*), rosemary (*Conradina* spp.), tarflower



(*Bejaria racemosa*), shiny blueberry (*Vaccinium myrsinites*) goldenaster (*Pityopsis graminifolia*), savannah milkweed (*Asclepias pedicellata*), blackroot (*Pterocaulon pycnostachyum*), Chapman's gayfeather (*Liatris chapmanii*), prickly pear (*Opuntia humifusa*), tread-softly (*Cnidoscolus stimulosus*), blazing star (*Liatris* sp.), pinweed (*Lechea* spp.), and scrub morning glory (*Bonamia grandiflora*) and various mosses and lichens (*Selaginella arenicola* and *Cladonia* sp.).

**Midstory:** Midstory species included live oak (*Quercus virginiana*), sand live oak (*Quercus geminata*), inkberry (*Ilex glabra*), rusty staggerbush (*Lyonia ferruginea*), hog plum (*Ximenia americana*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*).

**Canopy:** Canopy species in other than scrub areas included primarily slash pine (*Pinus elliottii*), a few cypress (*Taxodium distichum*) in isolated wetland areas, and some cabbage palm (*Sabal palmetto*) scattered throughout.

**Statement for satisfaction of criteria:**

These data indicate that native plant communities do exist on the parcels.

- 
2. ***Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?*** Ord. 2002-63, Sec. 10 (1)(b) **Yes**

**Statement for satisfaction of criteria:** The property is located near U.S. 41 and Old 41, between Imperial Golf Estates to the south, two manufactured home communities to the west, land that will be developed for multi-family units to the east and Conservation Collier land to the north. The Livingston Road right-of-way (ROW) (the future Veterans Memorial Blvd.) bounds it on the north side. Two (2) future school sites are located along the future road ROW. The one closest, one parcel away on the east side, is planned to become a high school previously scheduled to open 2012 but now scheduled to open in 2016. The other school site is farther to the east, an elementary school due to open next year, but road access to this school will not continue west to this property until 2016. The property abuts the Railhead Scrub Preserve on its northeast corner across the road ROW. It is large enough to support hiking trails and appropriate outdoor recreation such as bird-watching. Public access will be possible when Livingston Road is extended, or sooner if Conservation Collier can work with Transportation to clear the Veterans Memorial Blvd. ROW and provide unpaved access. At the time access is provided, about 1200 feet of the property will front this property. Currently, the property is visible mainly to local residents and others using surrounding residential streets.

*Note: A 130' Railroad line property owned by a CVX, a national railway line, and leased to a local railroad company, Gulf Seminole Railway, runs north-south down the center of the property. The tracks are not active at this time, but the leaseholder, advises that there is potential to make the rail active again in the future. Providing some kind of crossing of this easement anywhere on the property would be expensive. Florida Power*

and Light (FPL) has a minimum 50' easement 30' in from the west property line running N/S and Collier County maintains a 30' stormwater drainage easement adjoining and parallel to the FPL easement (see figure 2).

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:** This property contains both uplands and small patches of wetlands. Upland portions of the property may buffer the wetland areas from runoff from surrounding residential areas and golf courses.

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

OBL	FACW
cypress ( <i>Taxodium distichum</i> )	savannah milkweed ( <i>Asclepias pedicellata</i> )
fragrant water lily ( <i>Nymphaea odorata</i> )	

**Wetland dependent wildlife species observed:** Tricolored heron (*Egretta tricolor*), snowy egret (*Egretta thula*).

**Other Hydrologic indicators observed:** Poned surface water was observed in several areas of the property.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Several different soil types were mapped on the property. Most of the property was mapped as containing Immokalee fine sand. This soil type is typical of flatwoods. Vegetation usually includes slash pine, saw palmetto, wax myrtle, and chalky bluestem. About 25% of the eastern side of the property was mapped as containing Basinger fine sand. Natural vegetation in this hydric soil is typically scattered slash pine, cabbage palm, cypress, and saw palmetto, as well as blue maidencane, wax myrtle, sand cordgrass, chalky bluestem, and St. John's wort. A portion of the middle of the property contains Satellite fine sand, which is usually found on coastal ridges. Rosemary, sand live oak, slash pine, saw palmetto, and prickly pear are among the typical vegetation. Finally, a narrow portion of the western side of the property was mapped as urban land, due to the presence of the housing development; however, the housing development does not encroach on the property.

**Lower Tamiami recharge Capacity:** Capacity for recharge to the Lower Tamiami Aquifer is mapped as low in the southern two-thirds by GIS at 0 to 7" annually. In the northern 25-30%, recharge to the Lower Tamiami Aquifer is mapped as 1 to -16" annually, indicating a wetland discharge area.

**Surficial Aquifer Recharge Capacity:** Capacity for recharge into the Surficial Aquifer is moderate, mapped by GIS at 31-43" annually.

**FEMA Flood map designation:** The property is within Flood Zone AE 10 and X. AE 10 indicates the base flood elevation for building is 10’ above sea level. This mapped area encompasses roughly the western third and southern third of the parcels and corresponds roughly with wetland portions. The remainder roughly corresponds with scrubby areas and is outside of the 500 year flood zone.

**Statement for satisfaction of criteria:** The property meets this criterion minimally. It contains small pockets of wetlands and wetland-dependent species. Thus, it provides a small amount of wetlands habitat and could accept flood waters, protecting surrounding developed areas. It contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer, but it is to a greater degree a discharge site for the Lower Tamiami Aquifer.

4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*

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

**Listed Plant Species:**

Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR17.11 and 17.12.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA (state)	USFWS (federal)
showy dawnflower	<i>Stylisma abdita</i>	E	Not listed
common wild pine	<i>Tillandsia fasciculata</i>	E	Not listed
Wild coco orchid	<i>Eulophia alta</i>	T	Not listed

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

**Listed Wildlife Species:**

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) Florida’s Endangered Species, Threatened Species, and Species of Special Concern, 29 January, 2004.

No listed species were observed during the visit, but a 2005 consultant survey found:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC (state)	USFWS (Federal)
gopher tortoise	<i>Gopherus polyphemus</i>	T – recently approved but not finalized	Not listed

T= Threatened; SSC= Species of Special Concern

**Bird Rookery observed?** No bird rookery was observed.

**FWCC-derived species richness score:** Species richness was mapped as being 2 on about 60% of the property and 3 on about 40%. This is below average.

**Non-listed species observed:** Rufous-sided towhee (*Pipilo erythrophthalmus*), which is found usually in scrubby habitats, Blue jay (*Cyanocitta cristata*) and Blue-gray gnatcatcher (*Polioptila caerulea*).

**Potential Listed Species:** gopher frog (*Rana capito*) (State-SSC), eastern indigo snake (*Drymarchon corais couperi*)(State-T), and red rat snake (*Elaphe guttata guttata*) (State-SSC). A 2005 consultant survey also listed as potential species the following: big cypress fox squirrel (*Sciurus niger avicennia*), Florida black bear (*Ursus americanus floridanus*), American alligator (*alligator mississippiensis*), wood stork (*Mycteria Americana*), red-cockaded woodpecker (*Picoides borealis*), bald eagle (*Haliaeetus leucocephalus*), southeastern American kestrel (*Falco sparverius paulus*), and several species of listed wading birds.

**Statement for satisfaction of criteria:** While this property was mapped as having low biodiversity and surrounding development limits its connectivity to other natural areas except the Railhead Scrub Preserve to the north, it does contain listed plant species and gopher tortoises and provides habitat suitable for other listed wildlife species. There is potential for restoration, however, the railroad and FP/County easements fragment the property and the railroad easement severely limits the ability to move around for management and recreational purposes. Additionally, the ecological quality along the western side is poorer than on the eastern side of the railroad tracks due to heavy exotic plant infestation.

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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- Marginally

**Statement for satisfaction of criteria:**

It is true that the parcels are just south of currently owned conservation lands, the Railhead Scrub Preserve; however, the future Veterans Memorial Blvd. will divide these properties, reducing the value of this group of parcels as an ecological link and/or habitat corridor. There are currently two (2) large undeveloped parcels to the east (future residential and high school sites), but when these are developed the property will be surrounded on all but the north side by developed lands.

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

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

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

**Hiking:** Hiking is possible on the property, and it is large enough to support a reasonably long trail.

**Nature Photography:** Nature photography is possible on the property.

**Bird-watching:** Bird-watching is possible on the property.

**Kayaking/Canoeing:** Kayaking and canoeing are not possible on this property.

**Swimming:** Swimming is not possible on this property.

**Hunting:** Hunting is not an appropriate use.

**Fishing:** Fishing is not possible on this property.

**Recommended Site Improvements:** A parking area would need to be established for visitors or shared use of a parking area established for the Railhead Scrub Preserve could be considered; however, this would mean people crossing a main road on foot. Trails would have to be created as well, and solid waste removed. In order for visitors to access both the east and west portions of the property, some rail crossing access would need to be established, which would be very expensive and would include a lease of the crossing area, upgrading the crossing per federal standards and paying a liability fee to the underlying lease holder, Seminole Gulf Railway.

## IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property and parking needs. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

### **Exotic, Invasive Plants Present:**

Brazilian pepper (*Schinus terebinthifolius*), air potato (*Dioscorea bulbifera*), melaleuca (*Melaleuca quinquenervia*), climbing fern (*Lygodium microphyllum*) and earleaf acacia (*Acacia auriculiformis*) are present.

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

Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed, approximately 25-30% would be close to \$2,000 per acre to treat exotics with herbicide in place and \$5,000 per acre to treat, cut and remove the debris, or more, depending on access issues.

Costs for follow-up maintenance, treat in place, done anywhere from quarterly to annually have been estimated at \$1,500 per acre, per year, for 60 acres. These costs would likely decrease over time as the soil seed bank is depleted.

### **Public Parking Facility:**

The property would require an area for visitor parking. The cost of construction of a shell or gravel parking lot to accommodate 10 cars would be approximately \$15,000. Associated additional costs could include:

- Land clearing - \$5,000
- Design - \$5,000
- Permitting costs \$2,500

### **Public Access Trails:**

Simple rough trails could be constructed using a combination of contract and volunteer labor. Trails could be rough-cleared as part of initial exotic removal, providing access for contractors, and later, there is potential to use the Sheriff's weekend work groups to finalize trails. A raised boardwalk could be installed over the scrub portions. A 600 foot section of boardwalk could cost approximately \$150,000.

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

It may be desirable to fence the property with a type of fencing that would identify boundaries and discourage trespass, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing is approx. \$3.00 per foot. Gates are approx. \$250.00.

A main sign can be placed along the future Veterans Memorial Blvd. and smaller no trespassing signs can be placed along the eastern boundary and along portions of the northern and southern boundary lines. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

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

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$75,000	\$90,000	Treat in place – no removal
Parking Facility	\$27,500	t.b.d.	10-space lot: Includes all estimated associated costs, however, this could not be built until Veterans Memorial Blvd. is built and costs could change.
Access Trails/ ADA	\$300,000	t.b.d.	Estimate includes 600 ft of raised boardwalk @ \$500 per foot
Fencing	\$11,000	t.b.d.	\$3.00 per foot for approx. 3,500 ft of fence; Gates – 2 @ \$250 ea – if Railroad needs to be fenced off on both sides for liability issues, add another \$3,000
Trash Removal	\$10,000	t.b.d.	Large items to be done on a lump sum contract basis with cost being site specific  Small items and routine trash barrel emptying can be done by contract
Signs	\$2,250	t.b.d.	50 boundary/no trespassing signs (\$1250/\$25 each) and one large main entry sign (\$1,000)
<b>Total</b>	<b>\$425,750</b>	<b>\$90,000+</b>	

**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. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2006 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2007. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 130 out of a possible 320 points. This was scored with a 55% Collier County match. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely and in the 2006 cycle the cut-off for consideration was 165 points. This parcel appears to be at the minimum mark to hold some potential for selection for FCT post-acquisition funding.

### **Florida Forever Program:**

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary.

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

SFWMD staff has advised that unless a parcel is within a SFWMD project boundary, funding partnerships are unlikely unless that is the case.

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

The Florida Recreation Development Assistance Program (FRDAP) may be a potential source of grant funding up to \$200,000 for acquisition and/or development of the property for outdoor recreational use. The next available submission deadline for this grant is Sept. 1-15, 2007.



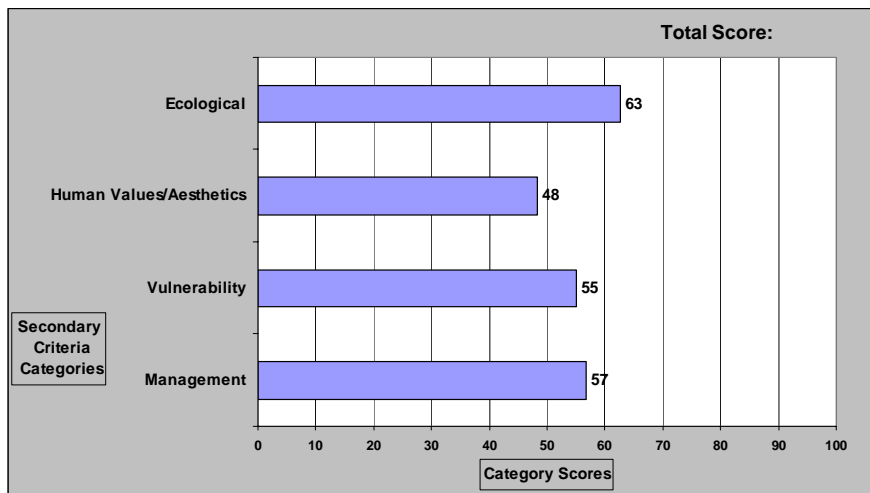
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of **223 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	63	63%
Human Values/Aesthetics	100	48	48%
Vulnerability	100	55	55%
Management	100	57	57%
<b>Total Score:</b>	<b>400</b>	<b>223</b>	<b>56%</b>
<b>Percent of Maximum Score:</b>			<b>56%</b>

**Figure 4. Secondary Screening Criteria Scoring**



### Summary of factors contributing to score

**Total score: 223 out of 400**

**Ecological – 65 out of 100:**

A slightly higher than average score was achieved in this category due to the presence of one of the preferred habitats-xeric oak scrub- and the presence of 5 distinct native plant communities. Wetlands do exist on site and provide potential habitat to both listed and non-listed species, and these wetlands may accept floodwaters away from surrounding developed properties, however, the site is not mapped as a significant recharge location for either the Lower Tamiami or Surficial aquifers. Three listed plants were observed on the property and one listed species was observed. The habitat is appropriate for several other listed species, as well. Restoration potential is good, but significantly more restoration would need to be done on the west side of the railroad tracks, where most of the exotics are located.

**Human Values/Aesthetics – 48 out of 100:**

This lower than average score is due primarily to access problems. Until Veterans Memorial Blvd. is built (currently estimated at 2016) it will be hard to open the property to the public. While the site provides much aesthetic appeal, the public is currently unable to view it from a public thoroughfare and may not be able to view it for some time. One way to create public access sooner than 2016 could be to explore the possibility of clearing the county-owned Veterans Memorial Blvd. ROW above Imperial Golf Estates and working with the Transportation Dept to provide unpaved access from the east, thus avoiding the need to cross the railroad on the west.

**Vulnerability - 55 out of 100:**

These parcels were given a slightly above average score for vulnerability. Currently, they are zoned Agriculture, however, the urban location and proximity to residentially-zoned areas makes the likelihood that it could be rezoned for residential very high. An application to rezone for Planned Unit Development (PUD) was submitted in 2005 but withdrawn after site difficulties related to listed species and crossing the railroad property.

**Management – 57 out of 100:**

This score was only slightly above average primarily due to exotic plant infestation and related anticipated management problems. The score reflects the fact that the plant communities present should have fire management and that would be difficult given its urban location, but does not reflect the difficulties in removal due to not being able to cross the railroad parcel, which would be a serious impediment.

**Parcel Size:** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is not similar to others offered in this cycle.

### Exhibit A. FLUCCs Map

#### Conservation Collier R R Land Trust Land Cover / Use Map



0 245 490 Feet

#### R R Land Trust

□ R R Land Trust properties

#### Land Use - 95 FLUCC

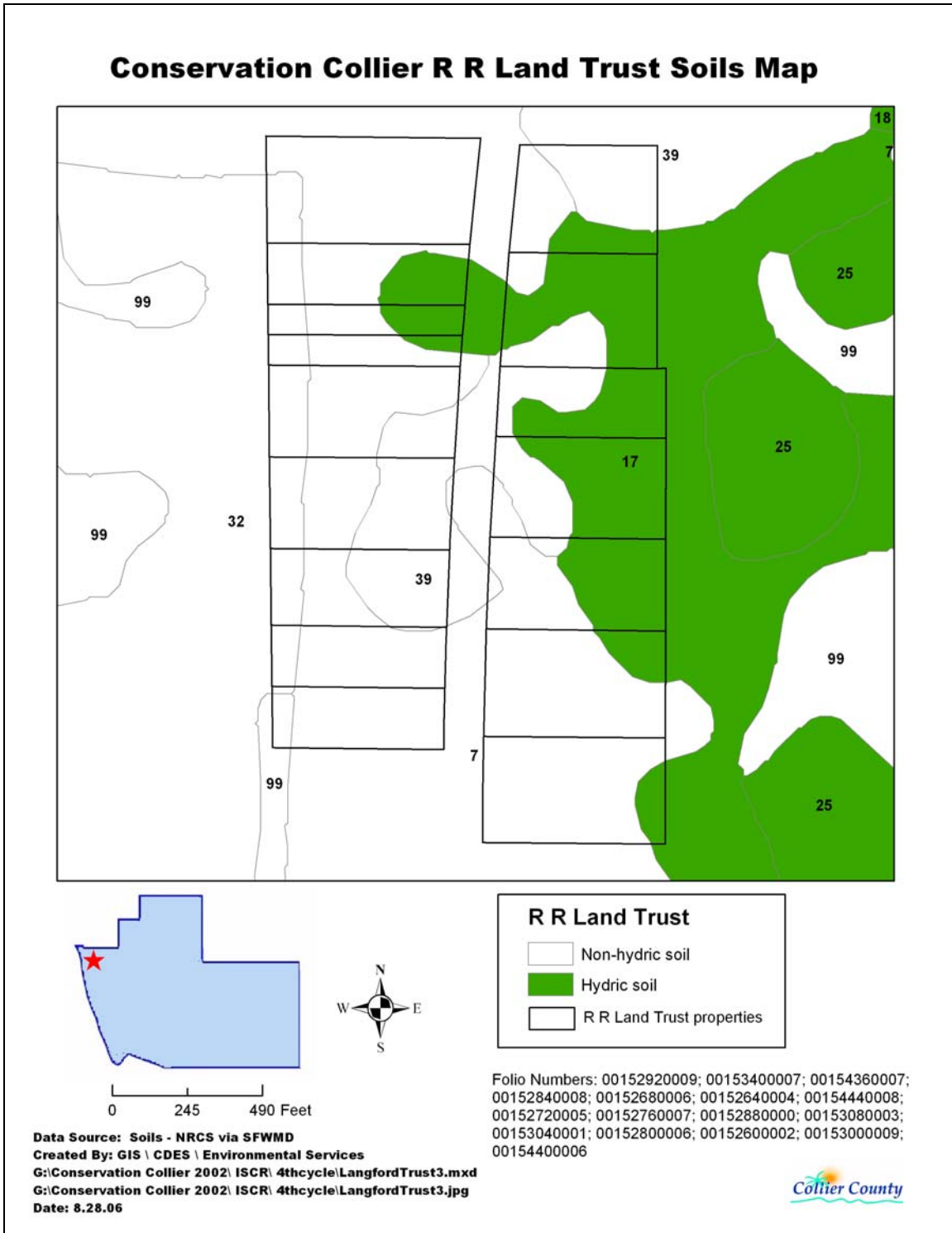
- Urban
- Barren Land
- Wetlands
- Water
- Upland Forests
- Rangeland

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 Date: 8.28.06

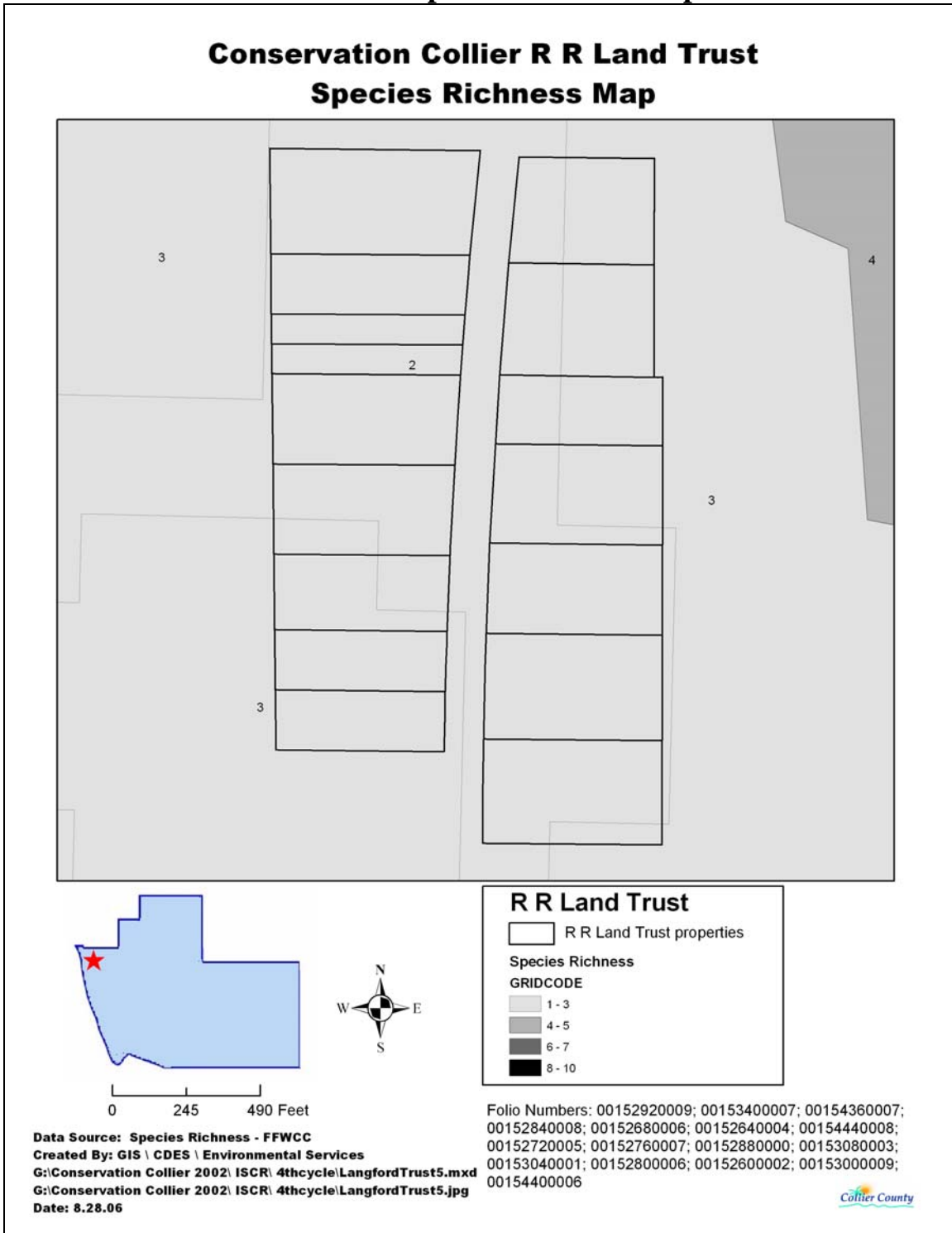
Folio Numbers: 00152920009; 00153400007; 00154360007;  
 00152840008; 00152680006; 00152640004; 00154440008;  
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 00153040001; 00152800006; 00152600002; 00153000009;  
 00154400006



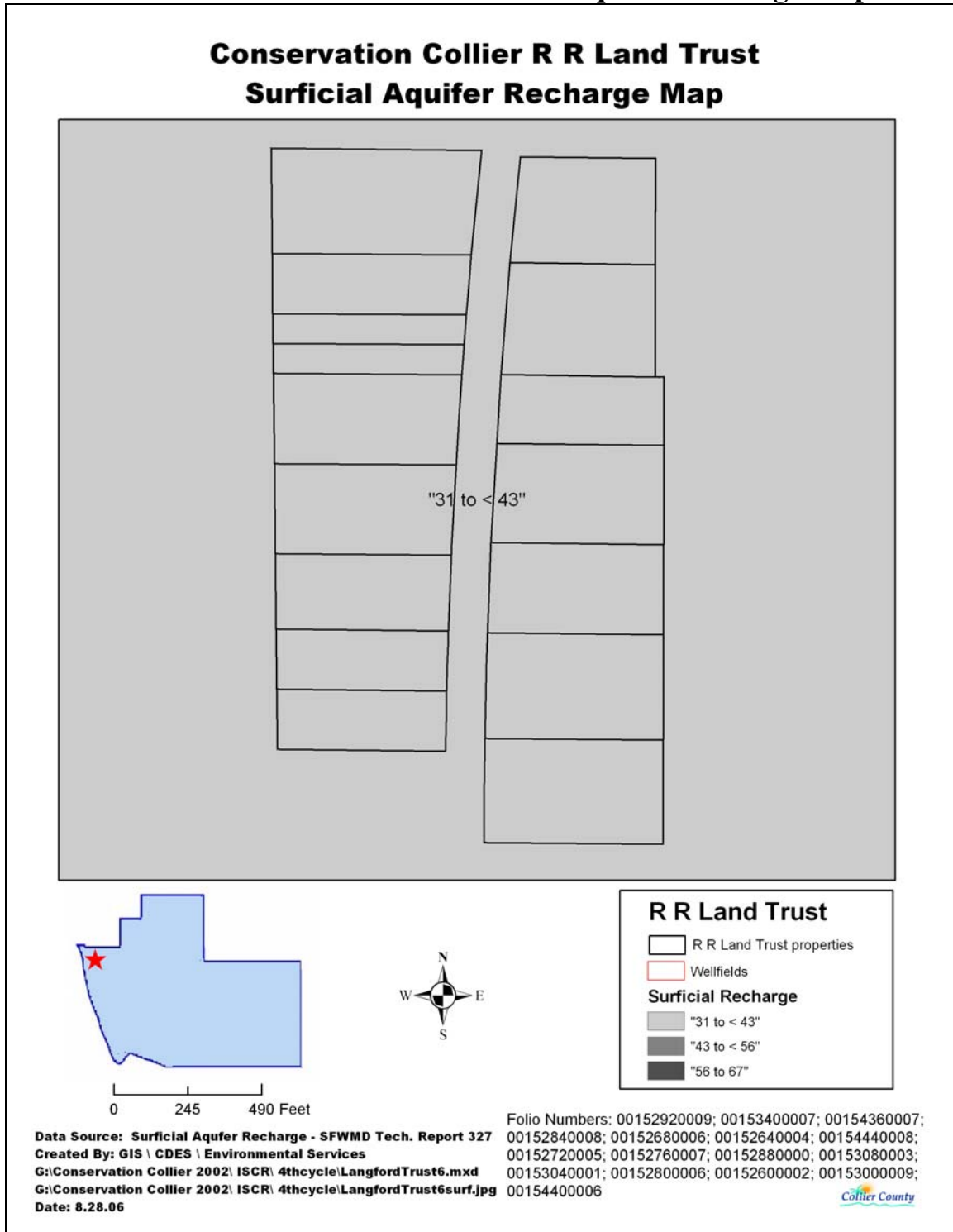
### Exhibit B. Soils Map



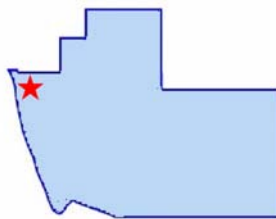
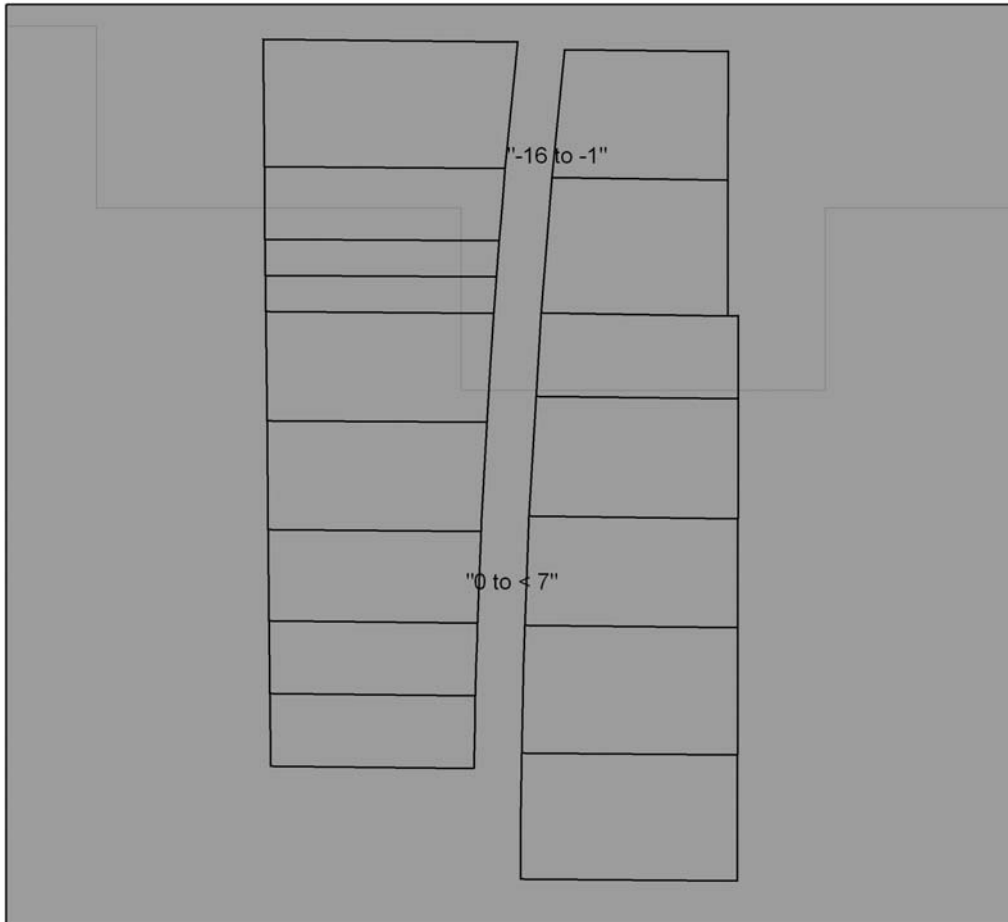
### Exhibit C. Species Richness Map



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



### Conservation Collier R R Land Trust Lower Tamiami Aquifer Recharge Map



0 245 490 Feet

#### R R Land Trust

- R R Land Trust properties
- Wellfields
- "-16 to -1"
- "0 to < 7"

Data Source: Surficial Aquifer Recharge - SFWMD Tech. Report 327  
Created By: GIS \ CDES \ Environmental Services  
G:\Conservation Collier 2002\ ISCR\ 4thcycle\LangfordTrust6.mxd  
G:\Conservation Collier 2002\ ISCR\ 4thcycle\LangfordTrust6surf.jpg  
Date: 8.28.06

Folio Numbers: 00152920009; 00153400007; 00154360007;  
00152840008; 00152680006; 00152640004; 00154440008;  
00152720005; 00152760007; 00152880000; 00153080003;  
00153040001; 00152800006; 00152600002; 00153000009;  
00154400006



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

<b>Property Name:</b> RR land Trust			<b>Folio Numbers:</b> 00152920009, 00153400007, 00154360007, 00152840008, 00152680006, 00152640004, 00154440008, 00152720005, 00152760007, 00152880000, 00153080003, 00153040001, 00152800006, 00152600002, 00153000009, 00154400006
<b>Geographical Distribution (Target Protection Area):</b> Urban			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80	80	FLUCCS 432 - Sand live oak - grades into scrubby flatwood
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	FLUCCS 621-cypress; 411 - pine flatwood; 416 - scrubby pine flatwoods; 641 freshwater marsh
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 scrubby flatwood habitat type
<b>1.A. Total</b>	<b>100</b>	<b>95</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25	25	Surficial recharge mapped in the low range at 31 to 43" annually; minimal Lower Tamiami recharge, mapped at 0-7" annually on south side and showing discharge of -16 to 1" annually on the north side.
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	ponds and cypress wetlands exist on site - according to 2005 FLUCCS mapping by consultant Passarella & Assoc., 5.32 acres of jurisdictional wetlands exist on site.
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		<i>(Prorate site based on area of Slough or Depressional Soils)</i>
b. Slough Soils	40	6	Basinger sand (17) is considered a slough soil.
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Flooded wetlands were observed on site and approximately 10-15% of soils are hydric (17-Basinger sand)
Subtotal	300	76	
<b>1.B Total</b>	<b>100</b>	<b>25</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>
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	FLUCCS 432 - Sand live oak; FLUCCS 621-cypress; 411 - pine flatwood; 416 - scrubby pine flatwoods; 641 freshwater marsh
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
<i>2. Listed species</i>			
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 - Passarella and Assoc.2005 - 46</i>
b. Listed wildlife species have been documented on the parcel by w	70	70	active gopher tortoise burrows were observed
c. Species Richness score ranging from 10 to 70	70		
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	showy dawnflower ( <i>Stylisma abdita</i> )



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

<b>3. Restoration Potential</b>			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	Significant Invasive exotic removal necessary along western side of property
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	240	
<b>1.C Total</b>	<b>100</b>	<b>80</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>
<b>1. Proximity and Connectivity</b>			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Railhead Scrub Preserve is currently ecologically contiguous to this property. However, a major road will separate the two areas in the future - Veterans Memorial Blvd.
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>50</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>63</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>
<b>1. Access (Select the Highest Score)</b>			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	There will be physical access when the future Veterans Memorial Blvd. is constructed along the north boundary
d. Parcel does not have physical or known legal access	0		
<b>2. Recreational Potential (Select the Highest Score)</b>			
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	hiking, environmental education, nature photography, bird watching
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		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80		Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
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 - outstanding example of scrubby flatwoods; flowering blazing star ( <i>Liatris spicata</i> )
Subtotal	300	145	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>48</b>	Obtained by dividing the subtotal by 3.
<b>3. Vulnerability to Development/Degradation</b>			
<b>3.A Zoning/Land Use Designation</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Zoning allows for Single Family, Multifamily, industrial or commercial	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 unit	40	40	This parcel could be rezoned for more intense residential development
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		

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

7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15	15	An application for rezone to PUD was submitted in 2005, but later withdrawn.
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>55</b>	
<b>4. Feasibility and Costs of Management</b>			
<b>4.A Hydrologic Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	no hydrologic changes anticipated as 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>	
<b>4.B Exotics Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	Most of the exotics exist on the western side of and directly adjacent to the railroad easement.
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 rosemary)	-20	-20	heavy air potato infestation on SW side and climbing fern also on west side of FPL easement.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	undeveloped future residential on east boundary containing seed source with no current requirement to remove exotics
<b>5.B Total</b>	<b>100</b>	<b>20</b>	
<b>4.C Land Manageability</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
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	Invasive exotics. Easements make fire management difficult. Surrounding residential will also impact ability to manage with fire.
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	-10	ATV trespass and dumping are a problem
<b>5.C Total</b>	<b>100</b>	<b>50</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>57</b>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>400</b>	<b>223</b>	

## **Exhibit F. Photographs**

**Photo 1. Live oak and Sand live oak scrub - E of railroad tracks in center of parcels**



**Photo 2. Sand live oak scrub - E of railroad tracks in center of parcels**



**Photo 3. Photo 5. ground cover lichens (*Cladina evansii*) and pennyroyal (*Piloblephis rigida*) in oak scrub area**



**Photo 4. Listed bromeliad (State – E) (*Tillandsia fasciculata*) on live oak in scrub area**



**Photo 6. Pine flatwood – E side railroad tracks**



**Photo 7. Pine flatwood – SE side of parcels**



**Photo 8. Pine flatwoods – SW corner abutting Krehling fence**



**Photo 9. Freshwater marsh along railroad tracks – N-central area**



**Photo 10. Wild coco orchid (*Eulophia alta*) (State – T)**



**Photo 11. Blazing star (*Liatris sp.*)**



**Photo 12. Showy dawn flower (*Stylisma abdita*) (State-E)**



**Photo 13. Collier County stormwater drainage structure**





**Photo 14. County 30' drainage easement next to FPL 50' power easement, looking from the center to the north**



**Photo 15. FPL easement, looking from the south end to the north**



**Photo 16. Railroad parcel - middle of property looking north**



**Photo 17. Air Potato on SW portion of parcels**

