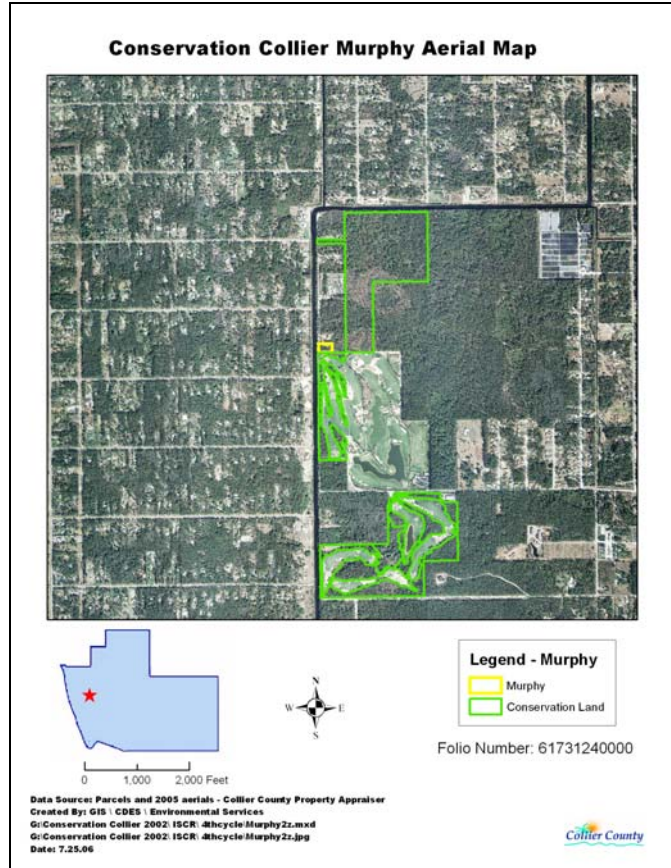


Conservation Collier Initial Criteria Screening Report



**Property Name: Murphy
Folio Number: 61731240000**

Staff Report Date: September 11, 2006

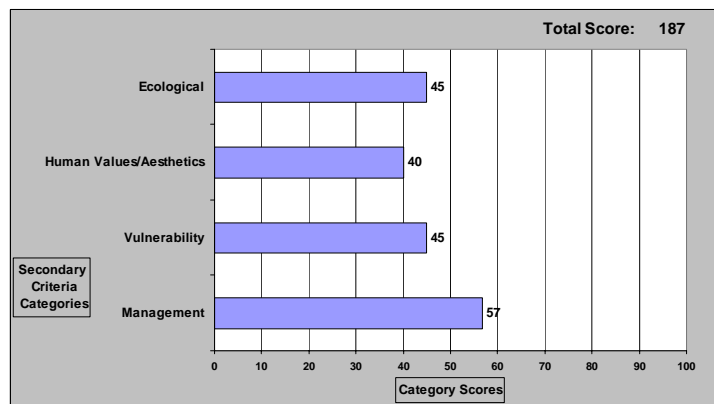


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A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
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I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Murphy, Thomas and Rosemary	Out of state owners
Folio Number	61731240000	Two half-acre parcels between this and School Board Section 24 parcel
Target Protection Area (TPA)	Not in a TPA	Parcel is not in a TPA, but would expand current Conservation Collier holding (School Board property).
Size	1 acre	Located along Blue Sage Drive – private unpaved road.
STR	S24 T49 R26	n/a
Zoning Category/TDRs	Agriculture With a “neutral” designation	Property is located in the Rural Fringe Mixed Use District. It is currently designated “neutral,” but it is uncertain whether it will retain this designation in the future. A County recommendation to make it “sending” is under review by the state. If approved, there are a potential of 4 TDRs to be attached to the property. Owners would have to sever at least 2 and reduce the cost of the property by the amount needed to remove exotics in order to be purchased pursuant to Board of County Commissioner direction.
FEMA Flood Map Category	X	Area determined to be outside 500 year flood zone
Existing structures	n/a	No structures
Adjoining properties and their Uses	Golf course, agricultural, residential, conservation	N-residential and agricultural (tree farm); E – residential (owned by Hideout Golf Club) and conservation; S- Hideout Golf Course; W-canal and NGGE residential
Development Plans Submitted	None	No permits or petitions in County computer system
Known Property Irregularities	Easement	An FPL utility easement runs along the south side of the property.
Other County Dept Interest	Utilities /Transportation	No stated interest.

Figure 1. Location Map

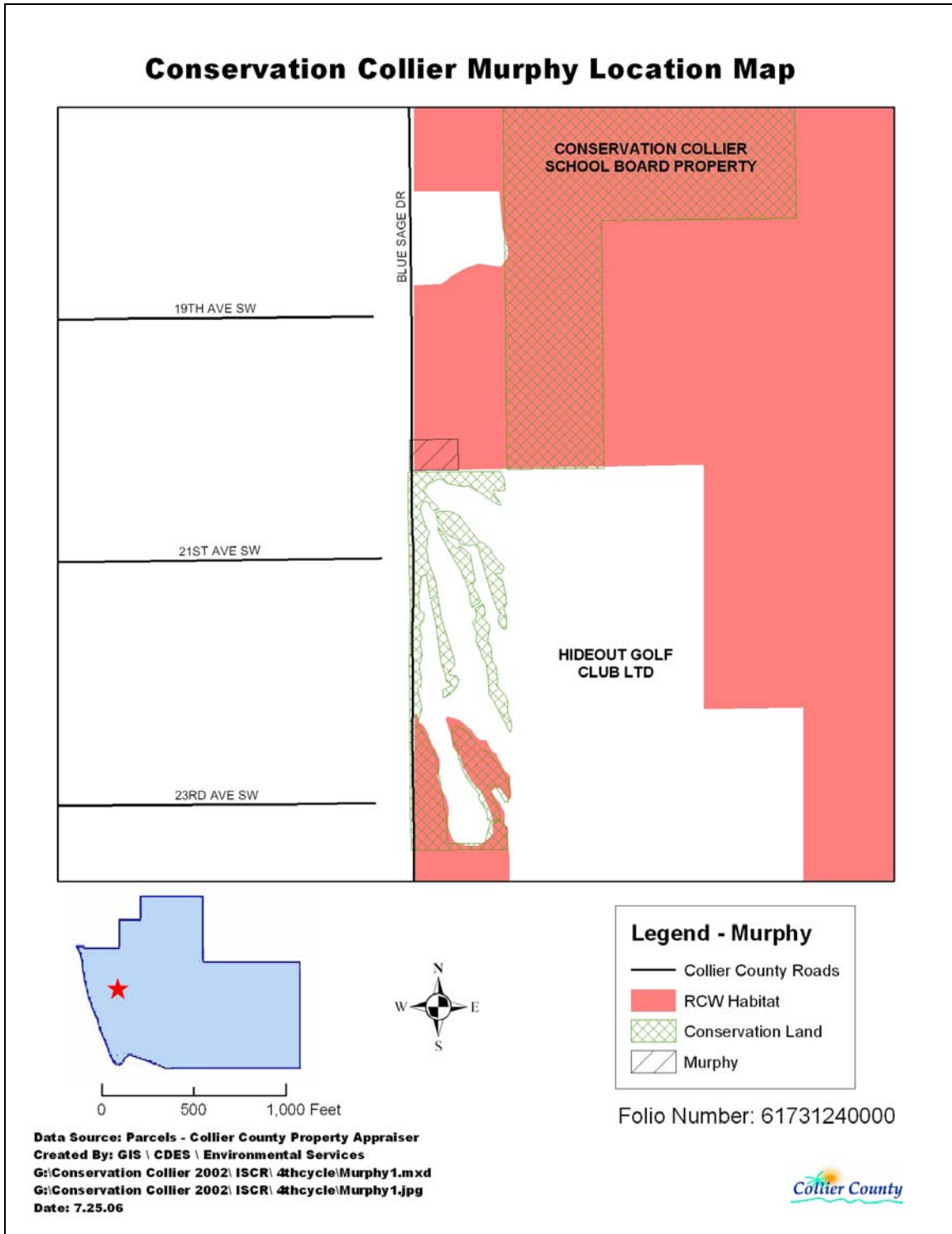


Figure 2. Aerial Map

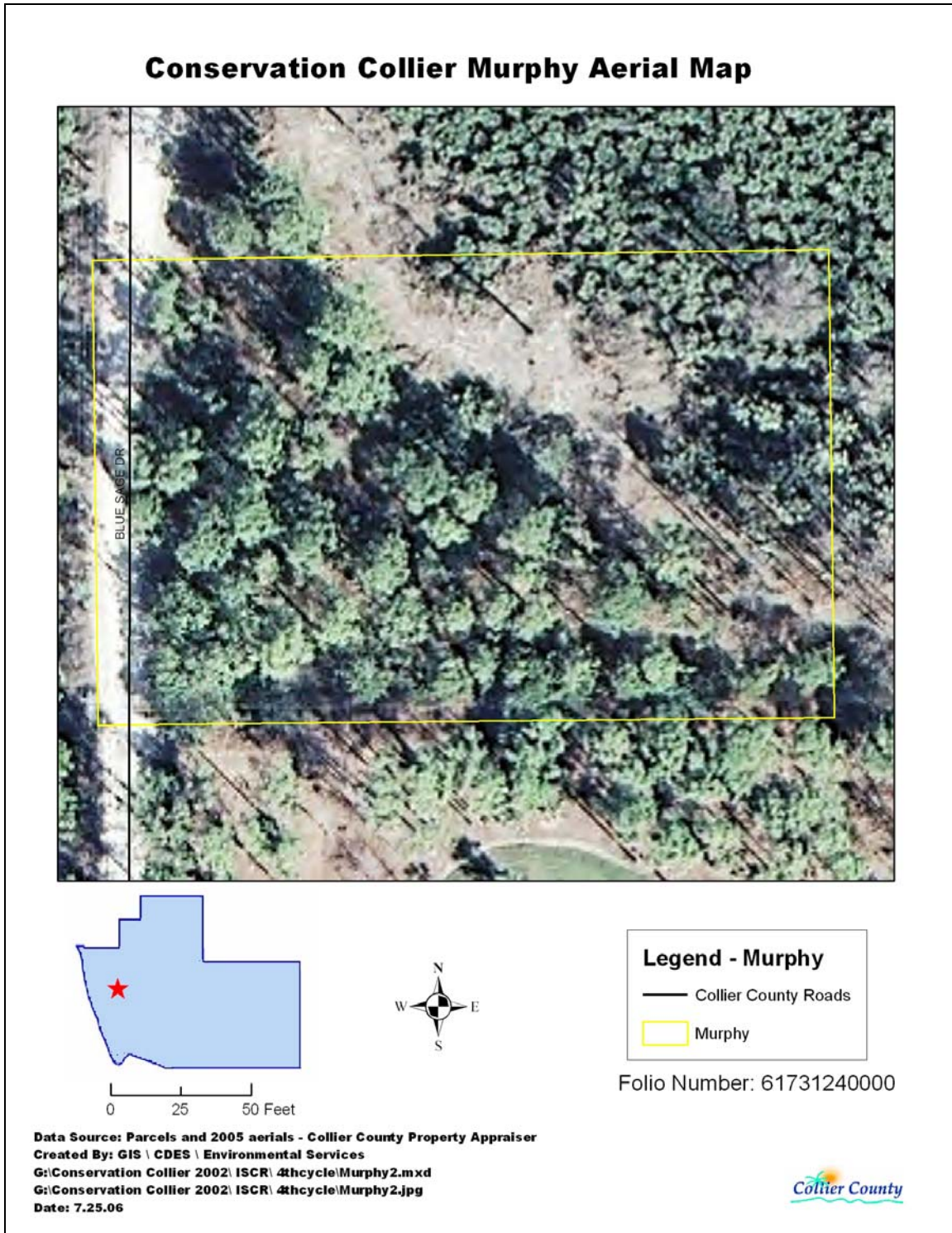
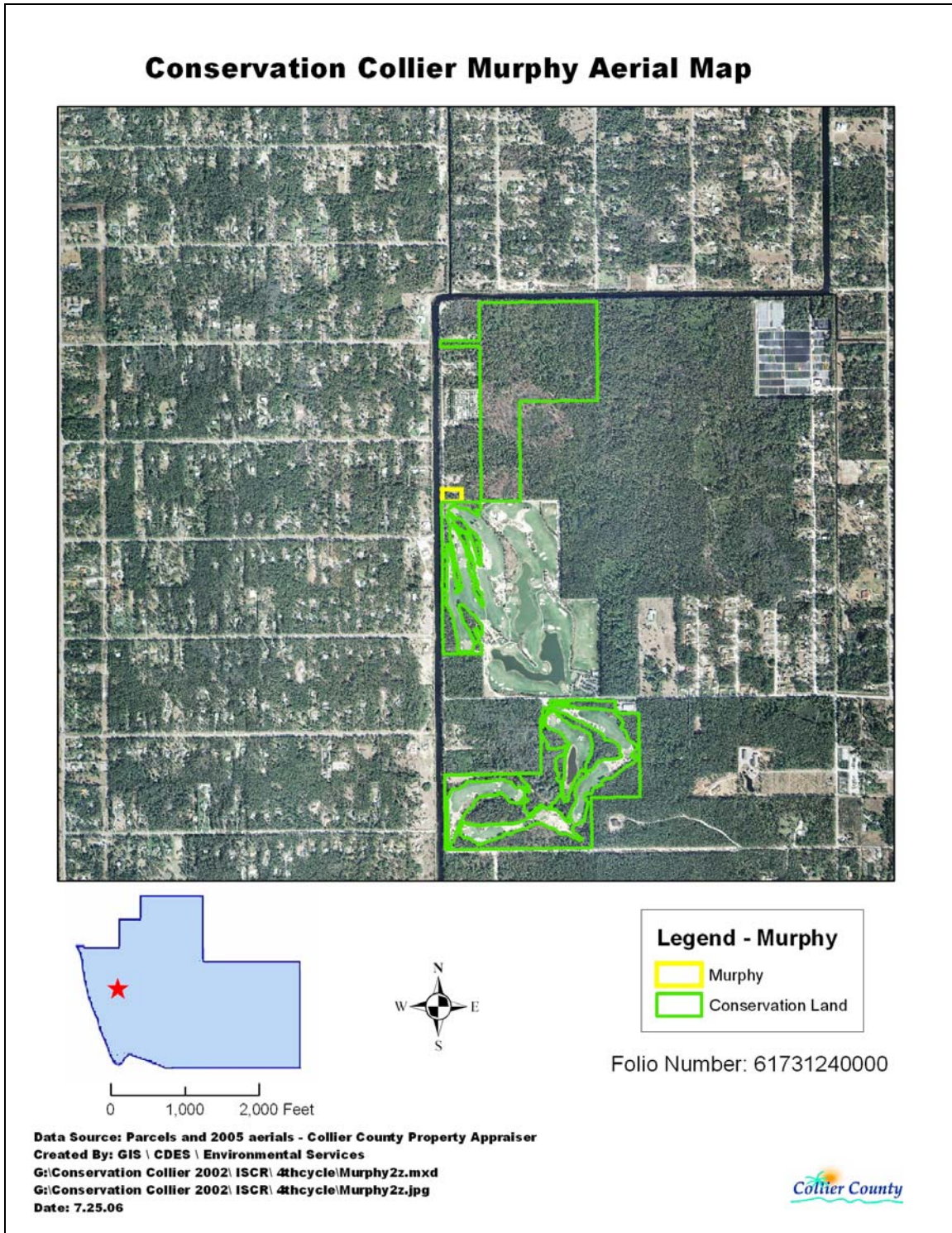


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

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

Assessed Value: * \$95,000

Estimated Market Value: ** \$190,000

* Property Appraiser's Website

** Collier County Real Estate Services Department – Projected to January 2007

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

Collier County Environmental Resources Department staff conducted a site visit on July 28, 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 | 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) 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:

- 4119 – Upland Forests

The following native plant communities were observed:

- 411 – Pine Flatwoods

Characterization of Plant Communities present:

Ground Cover: A variety of vines were present, including in order of abundance, muscadine grape (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), poison ivy (*Toxicodendron radicans*), and laurel greenbriar (*Smilax laurifolia*). Also present were caesar weed (*Urena lobata*), young carrotwood (*Cupaniopsis anacardioides*), native grasses, dog fennel (*Eupatorium capillifolium*), lantana (*Lantana camara*), scattered young saw palmetto (*Serenoa repens*), and pokeberry (*Phytolacca americana*).

Midstory: Midstory species included, in approximate order of abundance, winged sumac (*Rhus copallinum*), myrsine (*Myrsine floridana*), American beautyberry (*Callicarpa americana*), wax myrtle (*Myrica cerifera*), and saffron plum (*Bumelia celastrina*).

Canopy: Cypress (*Taxodium distichum*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*; estimated 5 to 15 years old), and swamp bay (*Persea palustris*).

Statement for satisfaction of criteria:

These data indicate that native plant communities do exist on the parcels. The electronic database identified one type of native vegetation community, upland forests, and a pine flatwoods was observed during the site visit.

-
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) **No**

Statement for satisfaction of criteria: This property abuts a fenced golf course and the Golden Gate canal and is fronted by an unimproved private dirt road (Blue Sage Dr.). Because of its location, it is visible from a few private homes on the opposite side of the canal or from NGGE streets on the opposite side of the canal. There is no existing public access road, and the small size of the lot (1 acre) makes it an unlikely location for nature-based recreation such as hiking or bird-watching.

-
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: The property is located adjacent to the Golden Gate canal and a golf course. It is primarily surrounded by uplands and does not appear to have held standing water in recent years. The hydrology may have been different prior to the canalization of Golden Gate Estates.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
cypress (<i>Taxodium distichum</i>)	myrsine (<i>Myrsine floridana</i>)
swamp bay (<i>Persea palustrisi</i>)	
dahoon holly (<i>Ilex cassine</i>)	

Wetland dependent wildlife species observed: No wetland-dependent wildlife species were observed.

Other Hydrologic indicators observed: The absence of large cypress trees indicates that deep standing water has not historically been present on the site. The small cypress trees, however, suggest that it may have been somewhat wetter in the past than it currently seems to be.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The entirety of the property was mapped as consisting of Malabar fine sand. This soil is poorly drained, level, and common in flatwoods and sloughs. Typical plant species include scattered areas of slash pine, scrub cypress, cabbage palm, saw palmetto, wax myrtle, and chalky bluestem. The types of plants and their condition are consistent with this type of soil.

Lower Tamiami recharge Capacity: Capacity for recharge to the Lower Tamiami Aquifer is moderate, mapped in GIS systems at 7" to < 14" annually.

Surficial Aquifer Recharge Capacity: Capacity for Surficial Aquifer recharge is high, mapped in GIS systems at 56" to 67" annually.

FEMA Flood map designation: The property is within Flood Zone X, indicating that it is outside the 500-year floodplain.

Statement for satisfaction of criteria: Plant communities observed on the property are consistent with mapped flatwoods and slough soil, and facultative and obligate wetlands species were observed. According to County GIS maps, this property contributes moderate recharge to the Lower Tamiami Aquifer and does contribute significantly to the Surficial Aquifer. The property buffers the Golden Gate canal, but its potential for water quality enhancement is minimal due to its small size. Its potential for flood control is minimal to its status as being outside the 500-year floodplain.

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- *minimally due to small size*

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 CFR 17.11 and 17.12.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
common wild pine	<i>Tillandsia fasciculata</i>	E	
butterfly orchid	<i>Encyclia tampensis</i>	C	

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 wildlife species were observed.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: Approximately 40% of the property was scored a 6 on the species richness score, indicating low species richness. This area appears to have been cleared in approximately the past 5 years as part of a firebreak. The other 60% was scored an 8, indicating medium to high species richness. This area contains the majority of the trees.

Non-listed species observed: A red-bellied woodpecker (*Melanerpes carolinus*) was heard calling on the site. A red-shouldered hawk (*Buteo lineatus*) and a blue jay (*Cyanocitta cristata*) were heard calling nearby.

Potential Listed Species: The potential for listed mammal species using the property is low due to its size and its location between residential lots, a golf course, and a canal. It is within a larger area determined to be suitable red-cockaded woodpecker habitat. The observed habitat and location would support the presence of listed wading bird species along the banks of the adjoining canal.

Statement for satisfaction of criteria: The property provides habitat for endangered epiphytic plant species. Endangered wildlife, such as the Florida panther, is unlikely to use this property due to its proximity to development and the canal which restricts movement through the area. The property is within historic red-cockaded woodpecker habitat, as identified in the 2003 North Belle Meade Overlay Habitat Recovery Plan for the Red-cockaded Woodpecker (See Figure 1).

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

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

Statement for satisfaction of criteria: The property abuts a canal and is also near existing Conservation Collier preserve land. It abuts two undeveloped privately owned parcels, which are next to the School Board-Section 24 parcel. Acquisition of this land, particularly if the other parcels were to become available for purchase by Conservation Collier, would provide a link to the canal.

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

No

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?

No

Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

III. Potential for Appropriate Use and Recommended Site Improvements

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

Hiking: A footpath exists on the property, but the property's small size and lack of legal public access do not make it suitable for hiking.

Nature Photography: The property provides some opportunity for nature photography.

Bird-watching: The property provides opportunities for bird-watching.

Kayaking/Canoeing: The property provides a put-in spot for kayaking or canoeing, but the canal is owned by the property owners on the other side of the canal. Allowing public recreation activity in the canal has been discussed, but the issue has not been legally resolved.

Swimming: The property does not provide opportunities for swimming.

Hunting: The property does not provide opportunities for hunting due to its small size and proximity to residential development and a golf course.

Fishing: The property may provide opportunity for fishing from the bank of the canal, although technically, unless permission was secured from property owners across the canal, there is no legal access to the canal.

Recommended Site Improvements: Public access would need to be secured to this property in the form of permission from property owners or the establishment of an easement along the Blue Sage Dr. The property is too small to justify a parking area. If it were purchased, the parking area for the School Board-Section 24 parcel would have to serve it and permission would have to be secured for visitors to cross the interconnecting privately owned parcel.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present: Large Brazillian pepper (*Schinus terebinthifolius*) and young carrotwood (*Cupaniopsis anacardioides*) were seen on the site. These exotics also exist on adjoining parcels.

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 (30%) to treat exotics with herbicide in place or to cut and stack the debris onsite is approximately \$2,000, and \$3,000 to cut, treat the stumps and remove the debris to a waste facility.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year, for a total of 1 acre. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility: The property is not large enough to require an area for visitor parking. Any public parking facility would be located along the north end of the Conservation Collier property.

Public Access Trails: At this time, no trails would be planned for this property, as it is too small to support its own trail and it is not currently connected to the larger Conservation Collier parcel.

Security and General Maintenance: Fencing would not be desirable. General exotic maintenance would be the only activity recommended unless direct access to the Conservation Collier parcel was established by acquiring the parcel directly to the east.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$3,000	\$450+	Recommend removal of debris.
Parking Facility	n/a	n/a	No parking area recommended
Access Trails/ ADA	n/a	n/a	No trails recommended
Fencing	n/a	n/a	No fencing recommended
Trash Removal	n/a	t.b.d.	No trash observed
Signs	\$100		3' X 1.5' small identification sign only - metal on post - uninstalled
Total	\$3,100	\$450+	

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 2004 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of **80** out of a possible 320 points. However, it was scored individually and not as a part of the School Board Section 24 property. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be **below** the minimum mark for 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):

SFWMD staff has advised that funding partnerships are unlikely unless a property is within a SFWMD project boundary. This parcel is not within such a project boundary.

VI. Summary of Secondary Screening Criteria

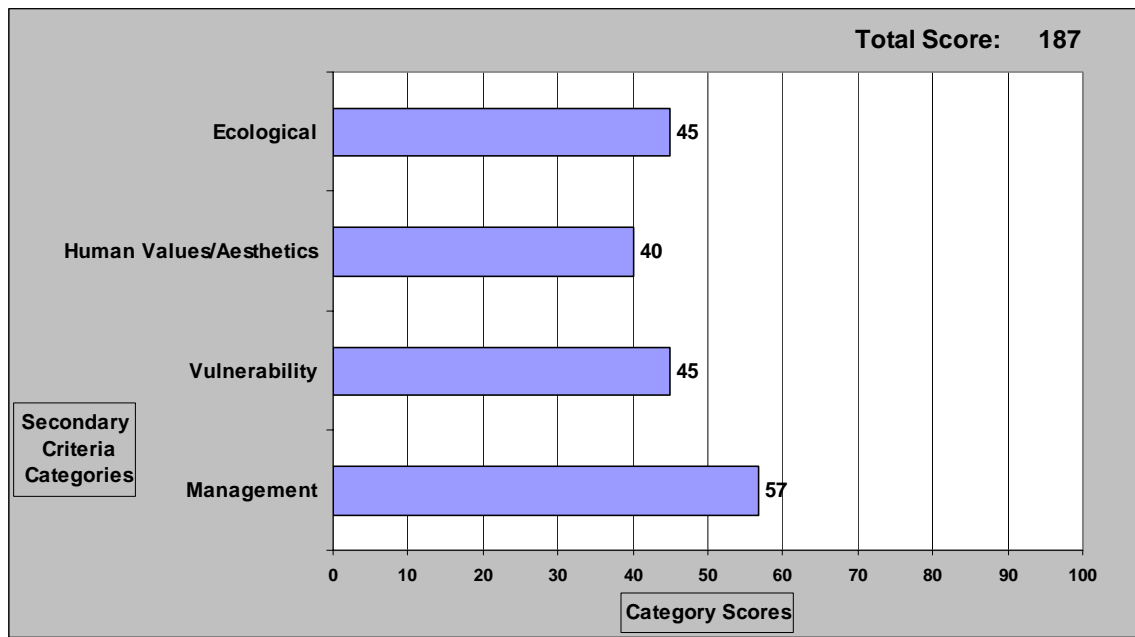
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 187 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	45	45%
Human Values/Aesthetics	100	40	40%
Vulnerability	100	45	45%
Management	100	57	57%
Total Score:	400	187	47%

Percent of Maximum Score: 47%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 187 out of 400

Ecological: 45

The property scored below average in this category. This is due in part to its not containing any targeted native plant communities, though it did contain one FLUCS community, a pine flatwoods. The property contained 100% slough soils, and it buffers the Golden Gate Canal, but it does not appear to flood regularly. It contributes moderately to the Lower Tamiami Aquifer and significantly to the Surficial Aquifer. Biodiversity is mapped at above average, and the site visit found two listed plant species. High ecological function could be restored with minimal exotics removal, which increased its score. The property is separated from current Conservation Collier lands by two half-acre undeveloped parcels (both owned by Hideout Golf Club).

Human Values/Aesthetics: 40

Lack of legal access to the property and its small size contributed to the property's low score in this section. Recreational activities would be constrained by the small area the property covers, while Blue Sage Drive, the dirt road which fronts the property, is privately owned. About 20 percent the property is visible from NGGE, which minimally enhances the aesthetics of the surrounding area.

Vulnerability: 45

The property is zone Agriculture. One single-family home could be built on it, or it could be cleared for agriculture.

Management: 57

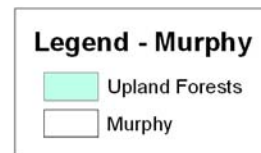
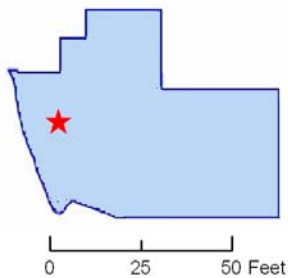
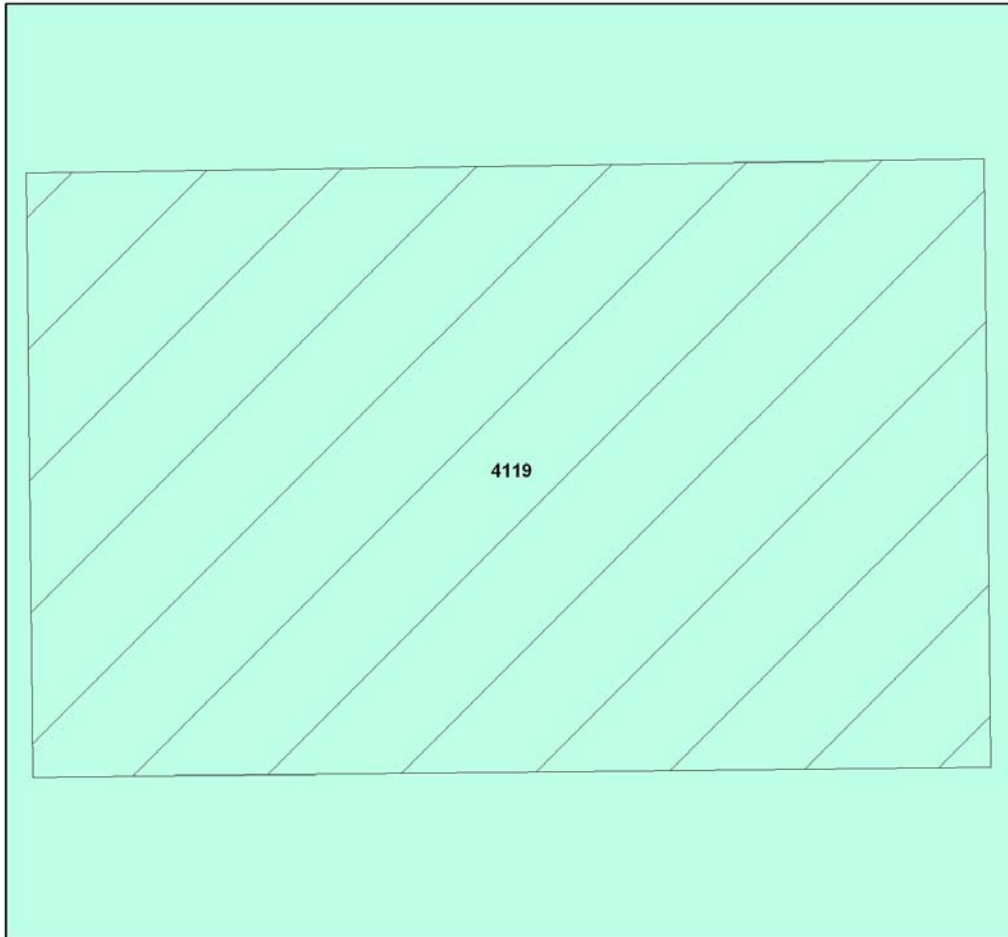
The score in this section was increased because no changes are necessary to maintain the property's hydrological function. However, there is about 30% exotics coverage, including Brazilian pepper, on the property, which would require removal and maintenance. Continuing maintenance would be made necessary by surrounding residential lots, which also contain exotics and which, until developed, have no exotic removal requirement. The existing footpath on the property could be maintained, but maintenance by burning would be problematic because of the property's proximity to houses and a golf course.

Parcel Size: 1 acre

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to the Kirby property and is the same size.

Exhibit A. FLUCCs Map

Conservation Collier Murphy Land Use\Cover Map



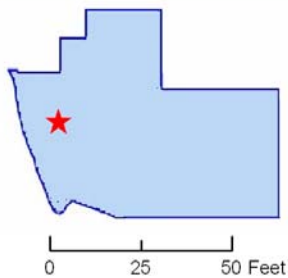
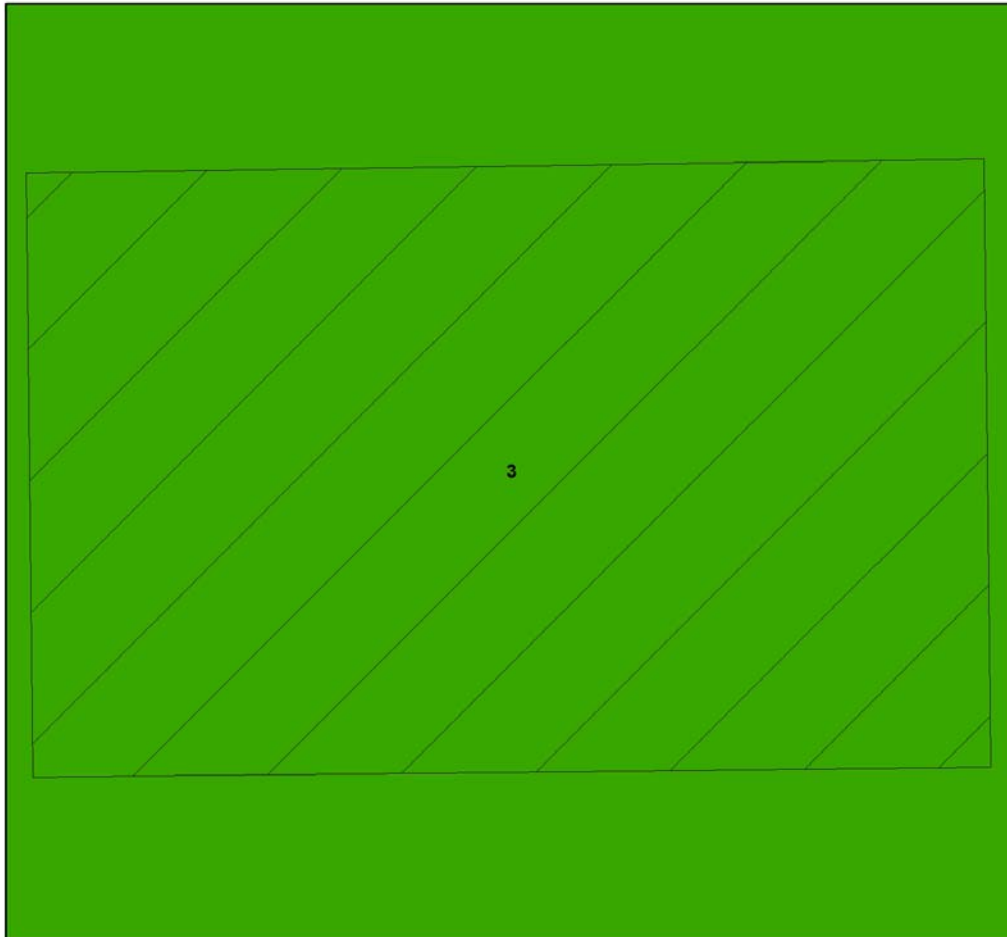
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Date: 7.25.06

Folio Number: 61731240000






Exhibit B. Soils Map

Conservation Collier Murphy Soils Map



Legend - Murphy

-  Murphy
- Soils**
-  Non-hydric
-  Hydric

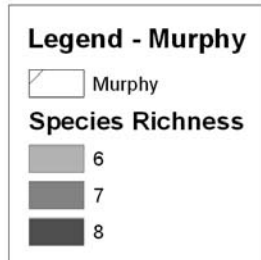
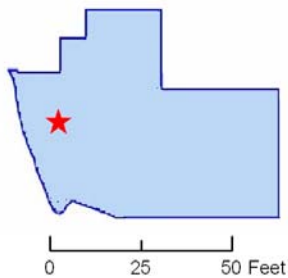
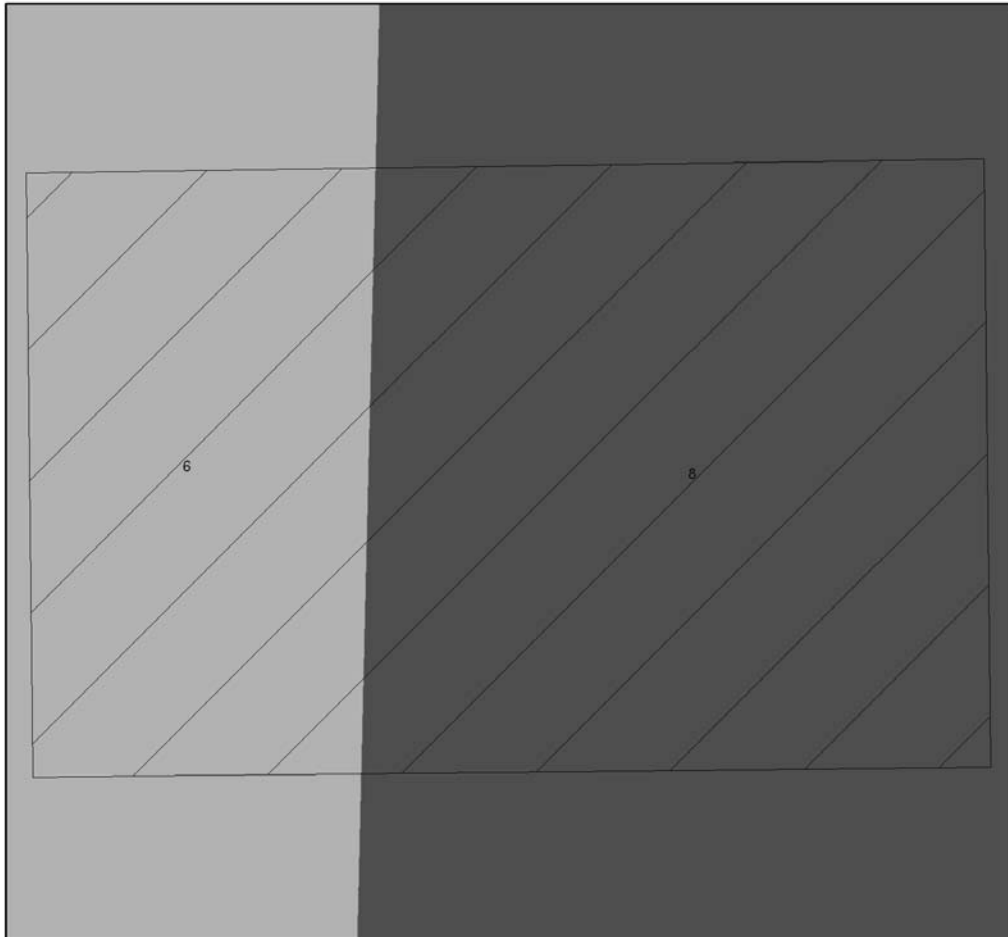
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Folio Number: 61731240000



Exhibit C. Species Richness Map

Conservation Collier Murphy Species Richness Map



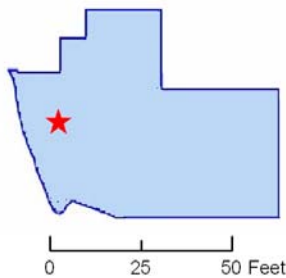
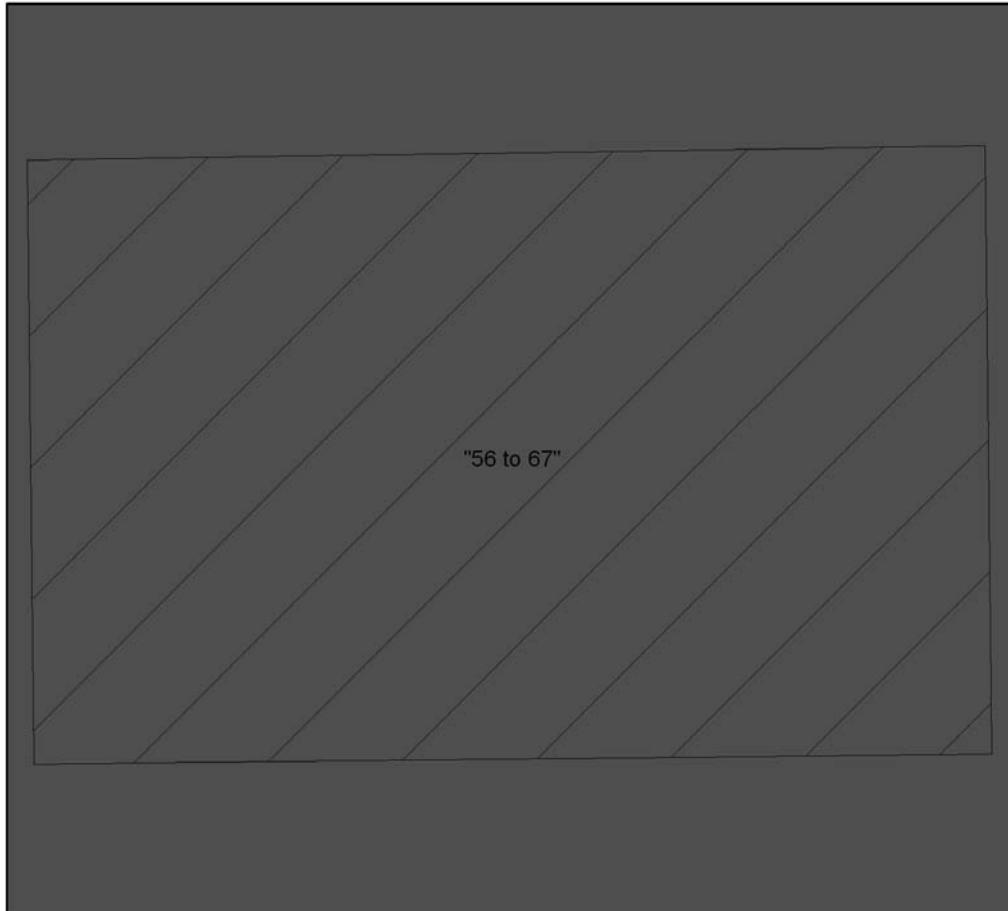
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Date: 7.25.06



Folio Number: 61731240000

Exhibit D. Wellfield Protection and Aquifer Recharge Maps

Conservation Collier Murphy Surficial Aquifer Recharge Map





Legend - Murphy

 Murphy

 Wellfields

Surficial Recharge

 "31 to < 43"

 "43 to < 56"

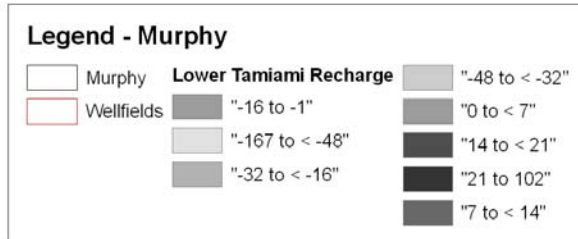
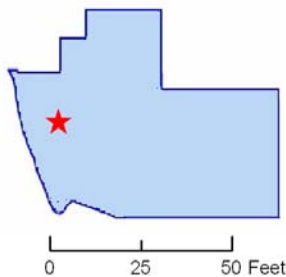
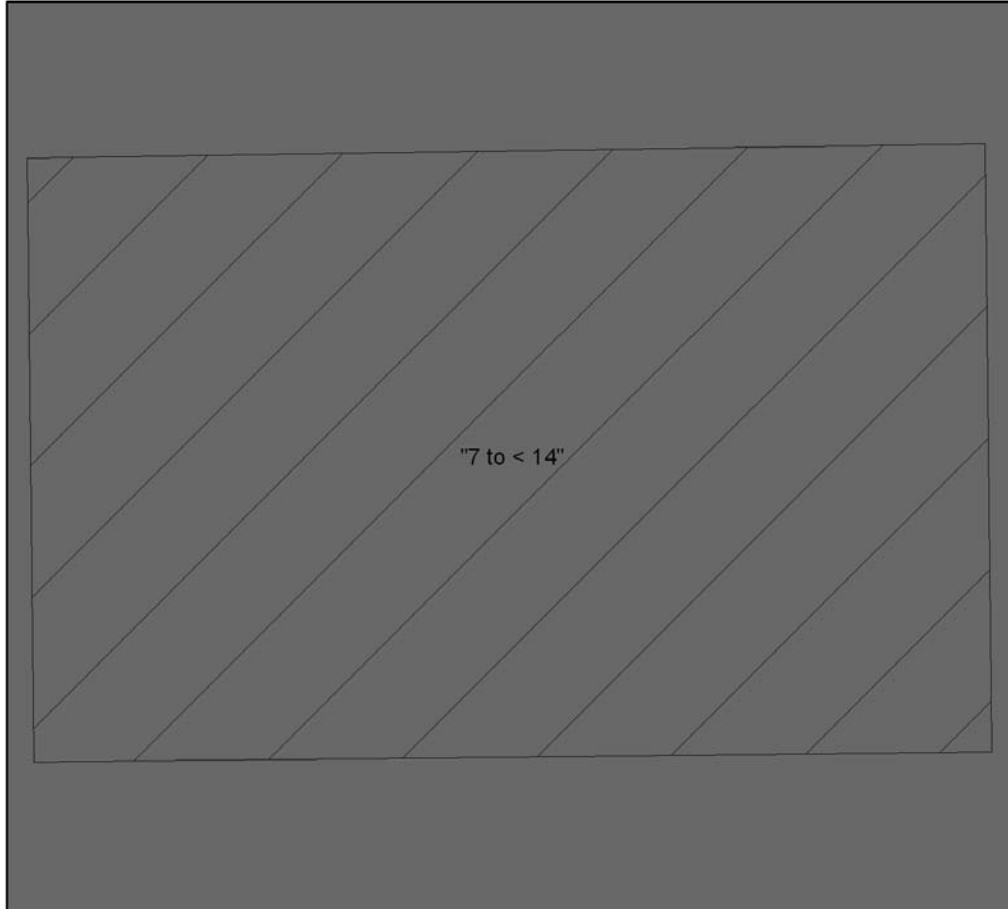
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Data Source: Surficial Aquifer - SFWMD Tech. Report 327
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Date: 7.25.06



Folio Number: 61731240000

Conservation Collier Murphy Lower Tamiami Aquifer Recharge Map



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 Date: 7.25.06

Folio Number: 61731240000



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Murphy		Folio Numbers: 61731240000	
Geographical Distribution (Target Protection Area): Not TPA			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	411- Pine flatwood (midstory contains cypress and cabbage palm)
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<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	50	7-14"-Tamiami; 56-67"-Surficial
c. Parcel would contribute minimally to aquifer recharge	25		
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	75	buffers Golden Gate canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	40	Soil type malabar sand (3) - Slough soil 100% of parcel
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	165	
1.B Total	100	55	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<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		
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	25	slash pine - 411
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	49	Score is prorated from 10 to 70 based on the FFWCC Species Richness map - scores are approx. 40% at 6 and 60% at 8 - avg. score used for calculation was 7.
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Tillandsia fasciculata (E); Encyclis tampensis (CE)
<i>3. Restoration Potential</i>			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	exotic removal only
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		

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

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		<i>explain limiting conditions</i>
Subtotal	300	194	
1.C Total	100	65	<i>Divide the subtotal by 3</i>
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		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	one parcel currently undeveloped between this and Conservation Collier preserve lands
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	50	
1. Ecological Total Score	100	45	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
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	unimproved private road - Blue Sage Dr.
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	does not directly abut Conservation Collier preserve lands and recreational use would be limited due to small size of parcel.
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	20	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. 160' frontage on canal can be seen from NGGE</i>
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		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	120	
2. Human Social Values/Aesthetics Total Score	100	40	<i>Obtained by dividing the subtotal by 3.</i>
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	Ag zoned - 1 unit - could build one home or clear for agriculture
3. Zoning allows for agricultural use /density of no greater than 1 unit per acre	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	45	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	no hydrologic changes anticipated to be needed
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		
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	30	Estimate exotic plant coverage at 30% - BP & CW
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		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	surrounding residential parcels contain exotics and not requirement for removal.
5.B Total	100	10	
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	burning could be problematic due to surrounding residential and golf course; parcel contains one foot trail
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		
5.C Total	100	60	
4. Feasibility and Management Total Score			
	100	57	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	187	

Exhibit F. Photographs

Photo 1. The unimproved dirt track fronting the property.



Photo 2. Brazilian pepper and climbing fox grape.



Photo 3. Part of the property appears to have been cleared in the recent past, probably as a fire break.



Photo 4. Mature slash pine.

