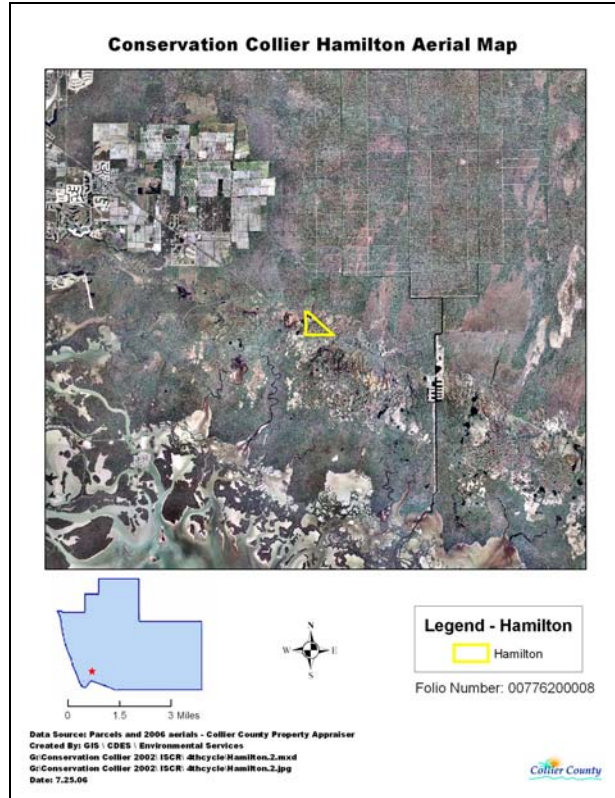
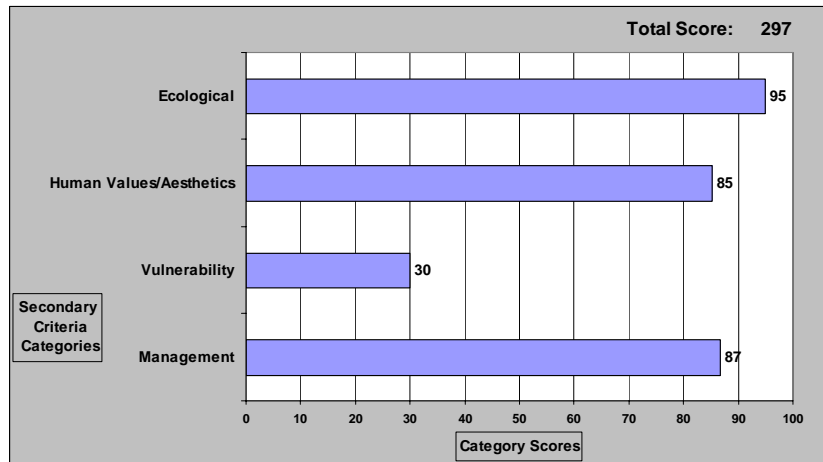


# Conservation Collier Initial Criteria Screening Report



**Property Name: Hamilton  
Folio Number: 00776200008**

**Staff Report Date: September 11, 2006**



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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
<b>Name</b>	<b>Hamilton, Joseph</b>	<b>Local owner – nominated by owner</b>
<b>Folio Number</b>	<b>00776200008</b>	<b>USFWS willing to partner for management</b>
<b>Target Protection Area (TPA)</b>	<b>Not within an established TPA</b>	<b>Improved commercial land</b>
<b>Size</b>	<b>194 acres</b>	<b>Triangle-shaped</b>
<b>STR</b>	<b>S36 T51 R27</b>	<b>CERP project to the north – SGGE Restoration</b>
<b>Zoning Category/TDRs</b>	<b>Conditional Use (CU)</b>	<b>CU 97-17, Airboat Tours; No TDRs; Conservation/ST overlay</b>
<b>FEMA Flood Map Category</b>	<b>AE 5 and AE 6</b>	<b>Area where base flood elevations have been established – here 5 and 6 feet above sea level.</b>
<b>Existing structures</b>	<b>Airboat Tour related structures</b>	<b>Animal pens, docks, one-room commercial building, well, septic</b>
<b>Adjoining properties and their Uses</b>	<b>State and Federal conservation lands</b>	<b>North -CERP project lands (SGGE Restoration Project); West-Collier Seminole State Park; S –Ten Thousand Islands National Wildlife Refuge (NWR)</b>
<b>Development Plans Submitted</b>	<b>SDP-98-7</b>	<b>Parking area, commercial building , docks and animal pens already exist on parcel - No known SFWMD or U.S. Army Corps Permits</b>
<b>Known Property Irregularities</b>	<b>Potential archeological site</b>	<b>Calusa midden reported</b>
<b>Other County Dept Interest</b>	<b>Utilities and Transportation</b>	<b>No stated interest.</b>

Figure 1. Location Map

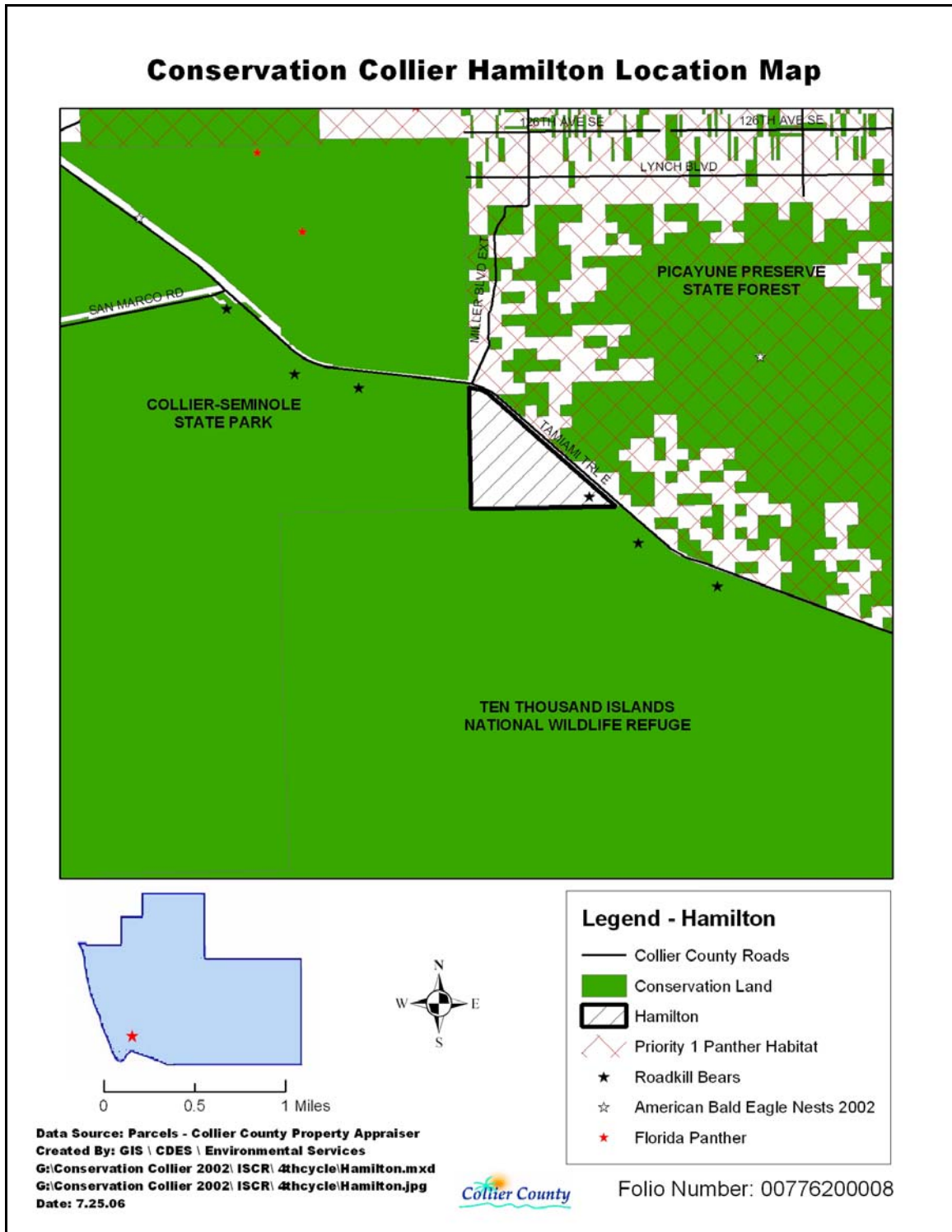




Figure 2. Aerial Map

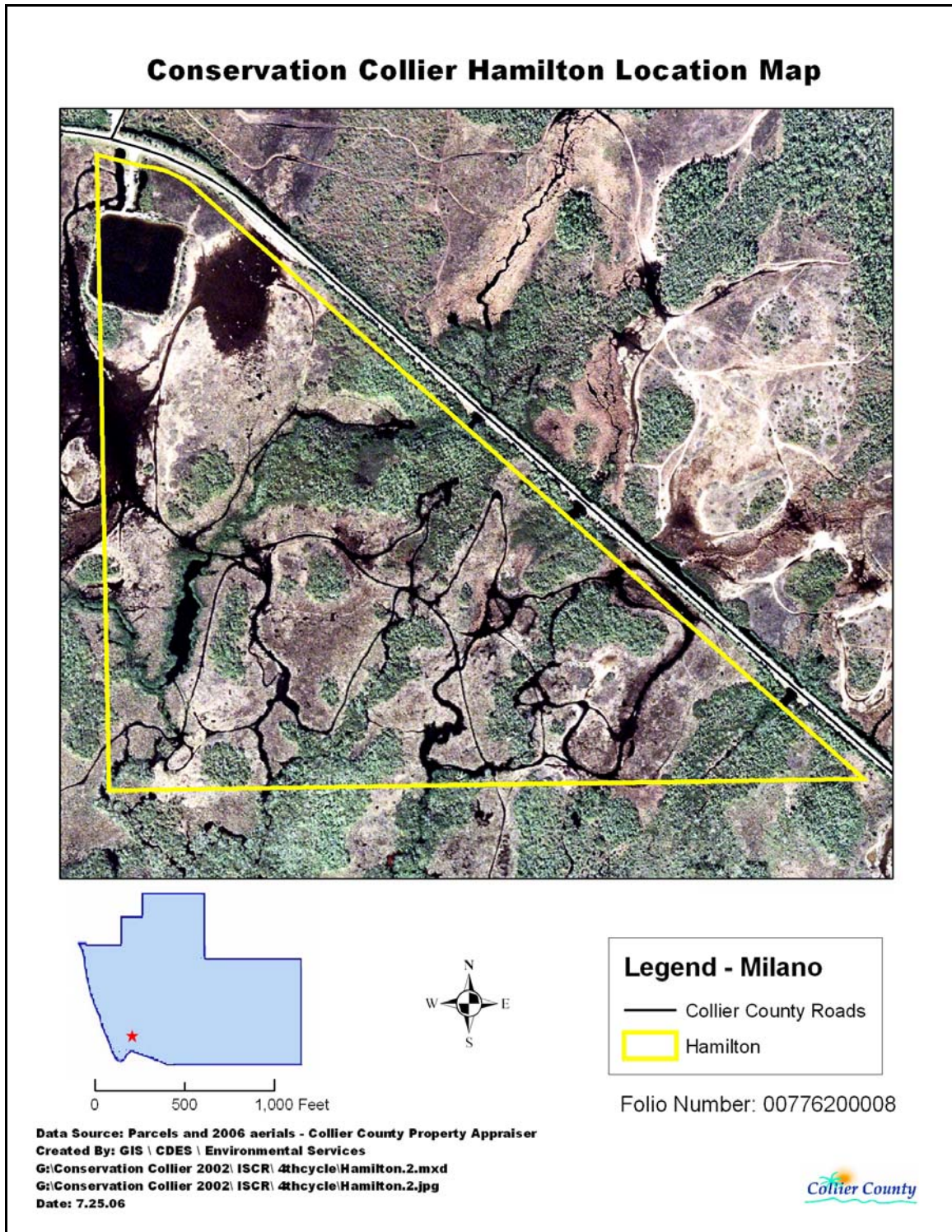
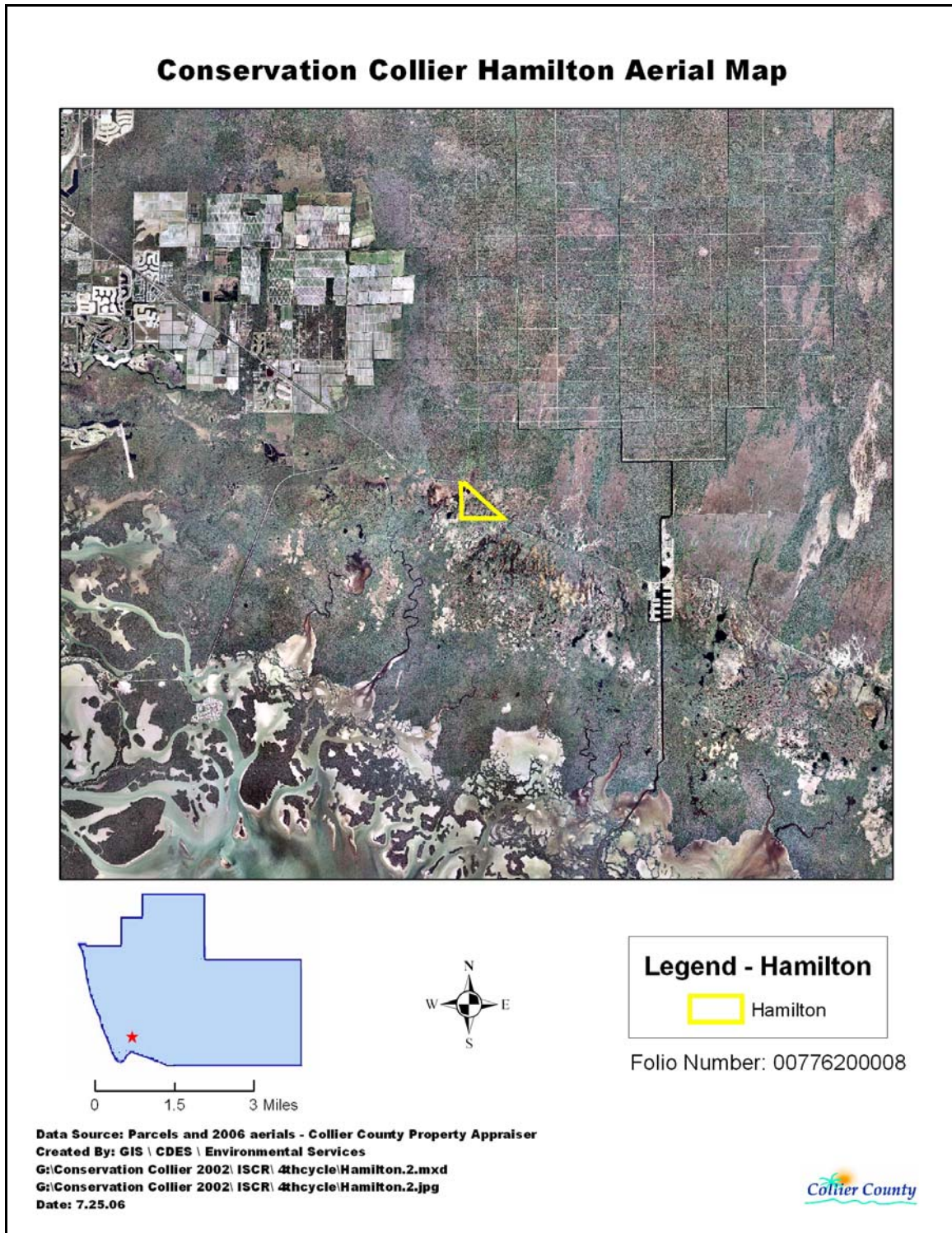




Figure 3. Surrounding Lands Aerial



**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 are required.

**Assessed Value: \*\$550,013**

**Estimated Market Value: \*\* \$1,540,000**

\* 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 31, 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)

- |   |                 |
|---|-----------------|
| i. Hardwood hammocks  | Yes             |
| 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)                                    | Yes             |
| viii. Tidal freshwater marsh                                | Yes             |
| ix. Other native habitats<br>Prairie, 612 – Mangrove Swamp, | Yes – 643 – Wet |

### 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:

- 642 – Saltwater Marshes
- 612 – Mangrove Swamp
- 617 – Mixed Wetland Hardwoods
- 630 – Wetland Forested Mixed

The following native plant communities were observed:

- 426 – Tropical Hardwood Hammock
- 643 – Wet Prairie
- 641 – Freshwater Marsh (tidally influenced)
- 642 – Saltwater Marshes
- 612 – Mangrove Swamp



**Characterization of Plant Communities present:**

Ground Cover: The site consists of marsh areas dotted with islands. Ground cover in marshes on the property included cordgrass (*Spartina alterniflora*), needle rush (*Juncus roemerianus*), saltgrass (*Distichlis spicata*), cattail (*Typha* spp.), Jamaica sawgrass (*Cladium jamaicense*), glassworts (*Salicornia* spp.), spikerush (*Eleocharis* spp.), leather fern (*Acrostichum* spp.), camphor weed (*Pluchea rosea*), purple morning glory (*Ipomea* spp.), and pigweed (*Amaranthus* spp.). Ground cover species on the islands included white morning glory (*Ipomea alba*).

Midstory: Midstory species found on the islands included myrsine (*Myrsine floridana*), wax myrtle (*Myrica cerifera*), white indigoberry (*Randia aculeata*), and coco plum (*Chrysobalanus icaco*).

Canopy: Canopy species in the marshes included red mangrove (*Rhizophora mangle*). On the islands, canopy species included white mangrove (*Laguncularia racemosa*), buttonwood (*Conocarpus erectus*), oak (*Quercus* spp.), cabbage palm (*Sabal palmetto*), bay cedar (*Suriana maritima*) and flowering dogwood (*Cornus florida*). Gumbo limbo (*Bursera simaruba*) is reported by owner to be present on tree islands.

**Statement for satisfaction of criteria:** These data indicate that native plant communities do exist on the parcels. The majority of the property is covered by marsh and wet prairie habitats. While mangrove and Tropical Hardwood Hammock communities are present, they are minority components.

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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 offers recreational opportunities and enhances the aesthetic setting of Collier County. It is bounded on one side by U.S. 41, giving motorists an unobstructed view of the area near to the road. Nature-based recreation, including kayaking/canoeing, is possible on the site. There is a potential for waterfowl hunting on the property in coordination with the USFWS 10,000 Islands NWR. In addition, the USFWS is planning an observation tower, boardwalk, and parking lot southeast of the property. The Hamilton property will be visible from that boardwalk.

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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 entirely wet except for scattered tree islands.

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

OBL	FACW
red mangrove ( <i>Rhizophora mangle</i> )	camphor weed ( <i>Pluchea rosea</i> )
white mangrove ( <i>Laguncularia racemosa</i> )	coco plum ( <i>Chrysobalanus icaco</i> )
cordgrass ( <i>Spartina alterniflora</i> )	buttonwood ( <i>Conocarpus erectus</i> )
needle rush ( <i>Juncus roemerianus</i> )	
saltgrass ( <i>Distichlis spicata</i> )	
cattail ( <i>Typha</i> spp.)	
Jamaica sawgrass ( <i>Cladium jamaicense</i> )	
glasswort ( <i>Salicornia</i> spp.)	
spikerush ( <i>Eleocharis</i> spp.)	
leather fern ( <i>Acrostichum</i> spp.)	

**Wetland-dependent wildlife species observed:** During the visit, these species were seen: common moorehen (*Gallinula chloropus*), great egret (*Ardea alba*), belted kingfisher (*Ceryle alcyon*). Wetland-dependent species that USFWS have observed on the property at other times include American alligator (*Alligator mississippiensis*), bald eagle (*Haliaeetus leucocephalus*), river otter (*Lontra canadensis*), wood stork (*Mycteria americana*), snail kite (*Rostrhamus sociabilis*), and various wading birds (See Exhibit G, USFWS bird list).

**Other hydrologic indicators observed:** According to USFWS staff, typical water depth on the property is 15", except in airboat trails where it may be up to 2' deep. Water fluctuates seasonally from 2' above the surface to 2' below. During the summer months, the water on the site is fresher, at < 5 ppm salt, and during the winter salinity increases to > 40 ppm. The CERP SGGE Restoration Project will increase freshwater flow onto the property.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). All soil mapped on the property is Basinger fine sand. This type of soil is highly permeable and found on occasionally flooded ridges surrounded by tidal marshes. It is typical of natural wetlands. Vegetation usually includes cabbage palms, gumbo limbo, strangler fig, oaks, and other wetland plants. The borrow pit in the northeastern corner of the property is mapped as water. Soils data corresponded with vegetation present, indicating presence of an historic tidal and freshwater influenced wetland.

**Lower Tamiami recharge capacity:** Capacity for recharge to the Lower Tamiami Aquifer is high, mapped in GIS at 7-14" annually.

**Surficial Aquifer recharge capacity:** Capacity for recharge to the Surficial Aquifer is moderate, mapped in GIS at 43-56" annually.

**FEMA flood map designation:** The property is within Flood Zones AE 5 and AE 6. Base flood elevations have been fixed at 5 and 6 feet.

**Statement for satisfaction of criteria:** The property meets the criteria. As a large, intact wetland it provides a significant amount of habitat for wetland-dependent plants and animals. It contributes moderately to the Surficial Aquifer and significantly to the Lower Tamiami Aquifer, which is a source of drinking water in Collier County. Wetlands such as those found on the property are also known to enhance water quality by filtering out contaminants and nutrients. Because it is a wetland capable of holding standing water, it may contribute to flood control. However, its distance from large areas of development may limit its anthropogenic flood control benefits.

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 CFR 17.11 and 17.12.

**The following listed plant species were observed:**

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
pale-flowered polystachya	<i>Polystachya flavescens</i> (= <i>concreta</i> )	E	
common wild pine	<i>Tillandsia fasciculata</i>	E	
inflated wild pine	<i>Tillandsia balbisiana</i>	T	
butterfly orchid	<i>Encyclia tampensis</i>	C	

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

**Listed Wildlife Species:** Listed wildlife species include those found on 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.

**The following listed species were observed or documented by USFWS personnel:**

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
wood stork	<i>Mycteria americana</i>	E	E
snail kite	<i>Rostrhamus sociabilis</i>	E	E
bald eagle	<i>Haliaeetus leucocephalus</i>	T	T
Florida black bear	<i>Ursus americanus</i> <i>floridanus</i>	T	
snowy egret	<i>Egretta thula</i>	SSC	
tricolored heron	<i>Egretta tricolor</i>	SSC	
little blue heron	<i>Egretta caerulea</i>	SSC	

E=Endangered, T=Threatened, SSC= Species of Special Concern

**Bird Rookery observed:** No bird rookery was observed. However, the type of habitat found on the property is appropriate for a bird rookery.

**FWCC-derived species richness score:** The species richness scores derived for various parts of the property range from a high of 8 (high biodiversity) to 4 (low biodiversity). The majority of the area covered by the property is scored as a 6, 7, or 8 indicating slightly above average to high biodiversity. The borrow area accounts for the low 4 and 5 scores.

**Non-listed species observed:** Bird species seen were common moorehen (*Gallinula chloropus*), great egret (*Ardea alba*), belted kingfisher (*Ceryle alcyon*), barn swallow (*Hirundo rustica*), and an unknown species of hawk. Tilapia nests were observed in the airboat trails. Other fish species found south of 41 by wildlife professionals include Myan ciclids (exotic), snook, flagfish, sheepshead minnows, pike killifish (exotic), and sunfish.

**Potential Listed Species:** The observed habitat and location would support the presence of a variety of listed wading bird species. USFWS has documented numerous bird species in addition to the species reported above (See Exhibit G – USFWS bird list). Radio tagged Florida panther (*Puma concolor coryii*) have been located within 3-4 miles of the property.

**Statement for satisfaction of criteria:** The property satisfies the criteria. Previously, the property was used for a commercial airboat concession and as such was not subject to much development beyond the commercial building, animal pens, docks and trails created by airboats. It consists mainly of high-quality wetlands that do not need restoration, though some Brazilian pepper (*Schinus terebinthifolius*) exists on the islands. Many existing trails may simply be allowed to naturally re-vegetate. It provides a significant amount of habitat for listed wildlife species and was scored as having above average to high biodiversity.

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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**

**Statement for satisfaction of criteria:** The property enhances the value of existing conservation lands by extending and linking the area of protected contiguous wetlands in the area. It is bounded by the Ten Thousand Islands NWR on the south, Collier Seminole State Park on the west and Picayune Strand State Forest (CERP - SGGE Restoration Project) on the north. Acquisition of the property would increase the amount of protected high-quality wetlands in the county. It may also buffer runoff coming from developed areas to the north.

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***Is the property within the boundary of another agency's acquisition project? NO – but USFWS is willing to petition for a boundary change to include it for the purpose of providing management assistance.***

***If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? NO – but USFWS may be able to purchase it in the future from Collier County for conservation purposes.***

***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:** The property offers limited opportunities for hiking.

**Nature Photography:** The property offers excellent opportunities for nature photography.

**Bird-watching:** The property offers excellent opportunities for bird-watching.

**Kayaking/Canoeing:** The property offers excellent opportunities for kayaking and canoeing. A dock and chickee hut on one hammock island may offer a destination to paddlers.

**Swimming:** The property does not offer opportunities for swimming due to the shallowness of the water and concerns about dangerous wildlife.

**Hunting:** The property offers opportunities for hunting. The Ten Thousand Islands NWR has a waterfowl season, during which hunting is permitted three days a week. Hunting on the property could be coordinated with the existing NWR program.

**Fishing:** The property offers opportunities for fishing.

**Recommended Site Improvements:** No constructed site improvements are necessary, as a parking area, docks and structure with restroom already exist. USFWS could establish a presence at the structure and partner for security purposes and the structure could contain visitor information. A borrow pit exists behind the structures. While not a critical site improvement, the berms surrounding the borrow pit could be removed, or culverts installed, to restore surface water flow.

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

Management of this property will address the costs of exotic vegetation removal and control, the maintenance of a canoe trail system to allow the public to have access to selected portions of the property, and site security. 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 exists on the hammock islands and would need to be removed and periodic exotic control measures would be necessary to ensure it does not re-grow.

**Exotic Vegetation Removal and Control:** Staff has requested estimates for exotic removal from U.S. Fish and Wildlife Service, as a joint exotic removal project would be possible. USFWS has already completed similar exotic removal projects in this area and would be the best source for an estimate. This value will be provided in a future update prior to ranking.

**Public Parking Facility:** The property already has a parking area.

**Public Access Trails:** Airboat trails exist on the property. These trails could be made available for canoeing and kayaking.

**Security and General Maintenance:** There is an existing gate at the parking area. Fencing would not be necessary between this property and adjoining state or federal lands. Signs can be placed at boundaries along public roads. There is potential for USFWS to provide site security. Management activities, like trash removal and structure maintenance can be accomplished using contracted labor.

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	t.b.d.	t.b.d.	Can be coordinated with State and federal treatments of surrounding lands
Parking Facility	0	t.b.d.	Already exists
Access Trails/ ADA	0	t.b.d.	Airboat needed to maintain trails
Fencing	0	t.b.d.	Entry gate exiting – no perimeter fencing
Trash Removal	0	t.b.d.	Small items and routine trash barrel emptying can be done by contract
Signs	\$1,600		One entry sign (under 32 Sq. ft.) and 6' X 1.5' metal on post - uninstalled
<b>Total</b>	t.b.d.	t.b.d.	

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



## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

**Florida Communities Trust:** Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. 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 for multiple projects or \$9.9 million for one project. 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 or a lump-sum award of \$9.9 million. For 2006, Collier County submitted one request for \$9.9 million for a stormwater project and could not submit other applications. 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 **125** out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel may be at the minimum mark for possibility of 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** a Florida Forever project boundary, but is adjacent to one. Florida Forever staff has been queried about potential of extending an adjacent boundary to include this parcel and has agreed to review and comment, but no response has been received yet.

**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. This parcel is adjacent to a SFWMD project and staff has been queried about potential for inclusion of it into the project and partner funding. SFWMD staff has responded that there is no acquisition funding available and a management partnership is unlikely for this parcel. The Big Cypress Basin arm of the SFWMD, however, may have some partner funding available. Staff is researching this potential.

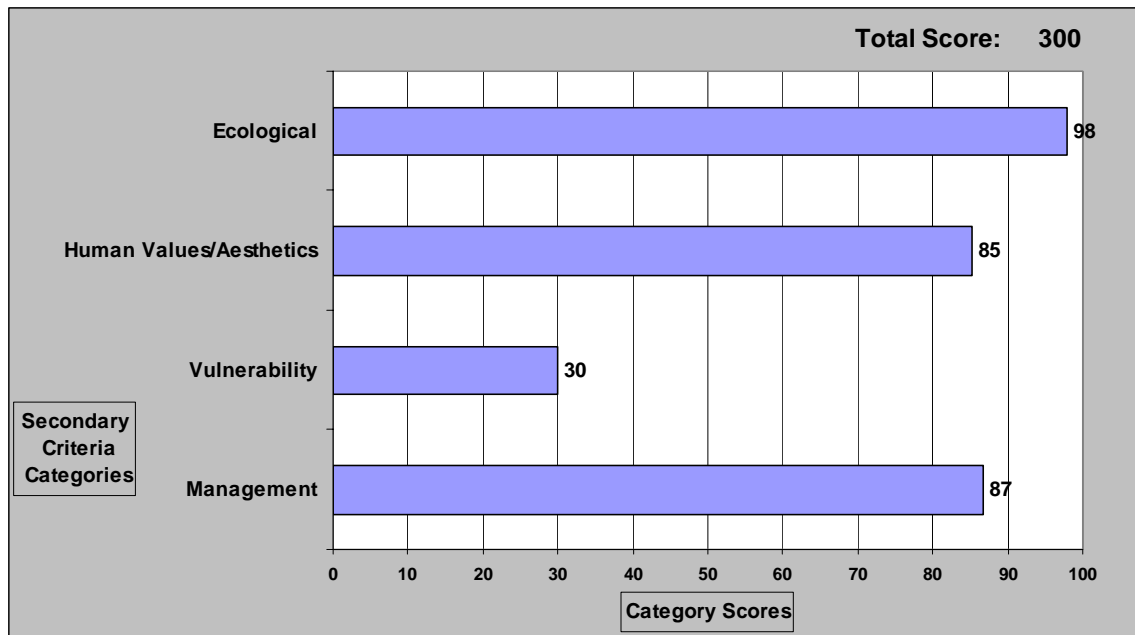
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 300 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	98	98%
Human Values/Aesthetics	100	85	85%
Vulnerability	100	30	30%
Management	100	87	87%
<b>Total Score:</b>	<b>400</b>	<b>300</b>	<b>75%</b>
<b>Percent of Maximum Score:</b>			<b>75%</b>

**Figure 4. Secondary Screening Criteria Scoring**



## Summary of factors contributing to score

### **Total Score: 300 out of 400**

#### **Ecological: 83**

The property scored extremely high in this section because it contains multiple target unique and endangered plant communities, as well as other native habitats. It is an outstanding example of a brackish marsh. The area contributes significantly to water resources: it is nearly entirely wetlands except for the filled area and hammock islands, and it buffers both the Blackwater River and the northern 10,000 Islands. Mapped soils are entirely tidal wetland types, and the property contributes to both area aquifers. Biodiversity is expected to be moderately high on the property, and listed plant and animal species have been found on it. No restoration is needed, other than light exotic control, to maintain the area as a highly functional wetland. The property is directly bounded on three sides by existing conservation lands (Picayune Strand State Forest, Florida Panther NWR, and Collier Seminole State Park), and it provides additional connectivity between these areas.

#### **Human Values/Aesthetics: 85**

Factors contributing to the property's high score include direct access from U.S. 41, a variety of appropriate outdoor uses (canoeing/kayaking, bird-watching, hunting, photography), and the views available of it from U.S. 41 and adjoining conservation lands. Additionally, a Calusa midden is reportedly located on the site.

#### **Vulnerability: 30**

Because of its wetlands status, the property is not very vulnerable to building. However, it is currently zoned to allow a commercial airboat tour operation and could be used by another buyer in this manner.

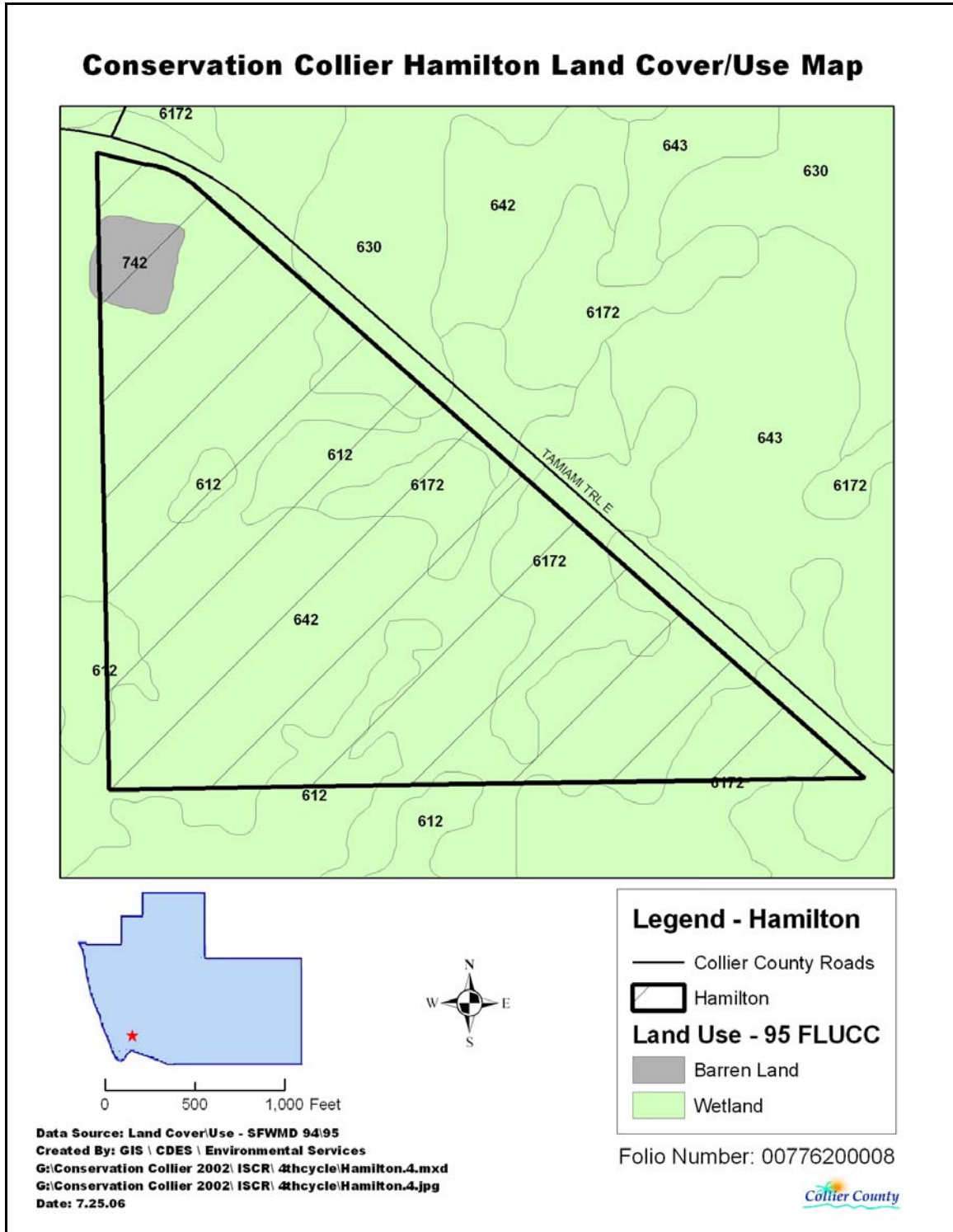
#### **Management: 87**

No major work is necessary to maintain the area, resulting in a high management score. Brazilian pepper is found only in disturbed areas, cover less than 25% of the area, and could be removed. Water trails would need periodic work in order to keep them passable. USFWS has conceptually agreed to help with law enforcement and facilitating public use.

#### **Parcel Size: 194 acres**

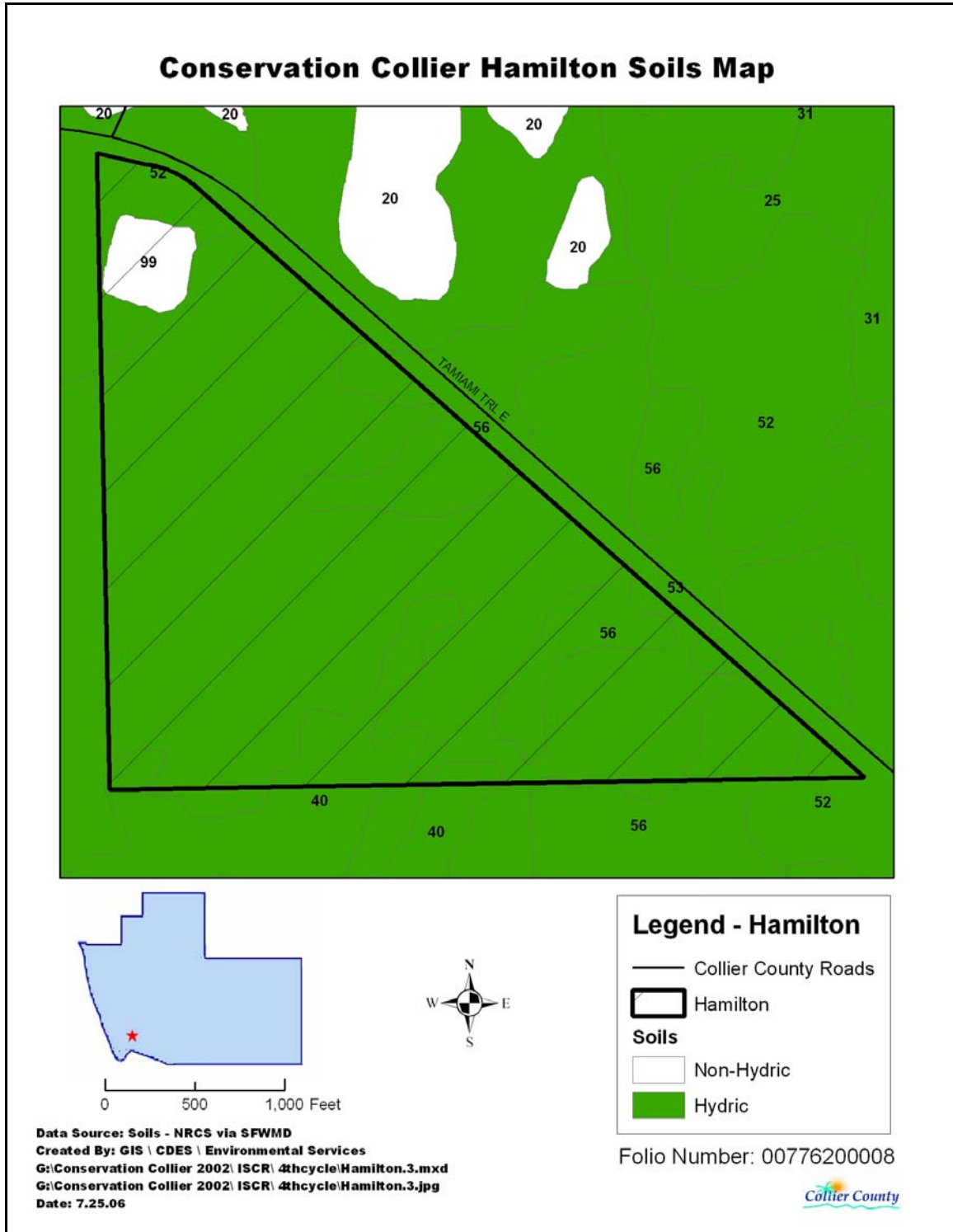
While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is not similar to other parcels in the current evaluation cycle.

### Exhibit A. FLUCCs Map

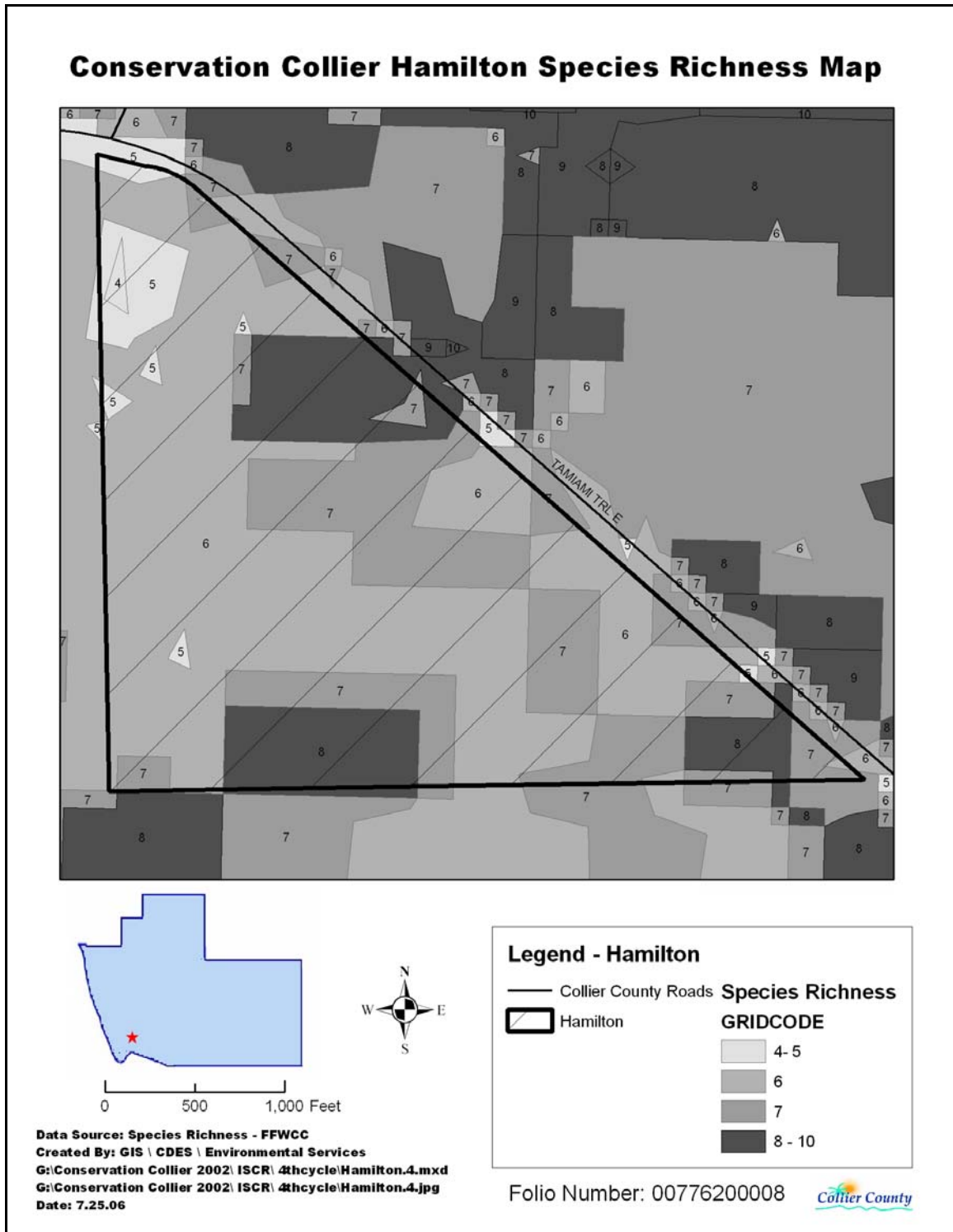




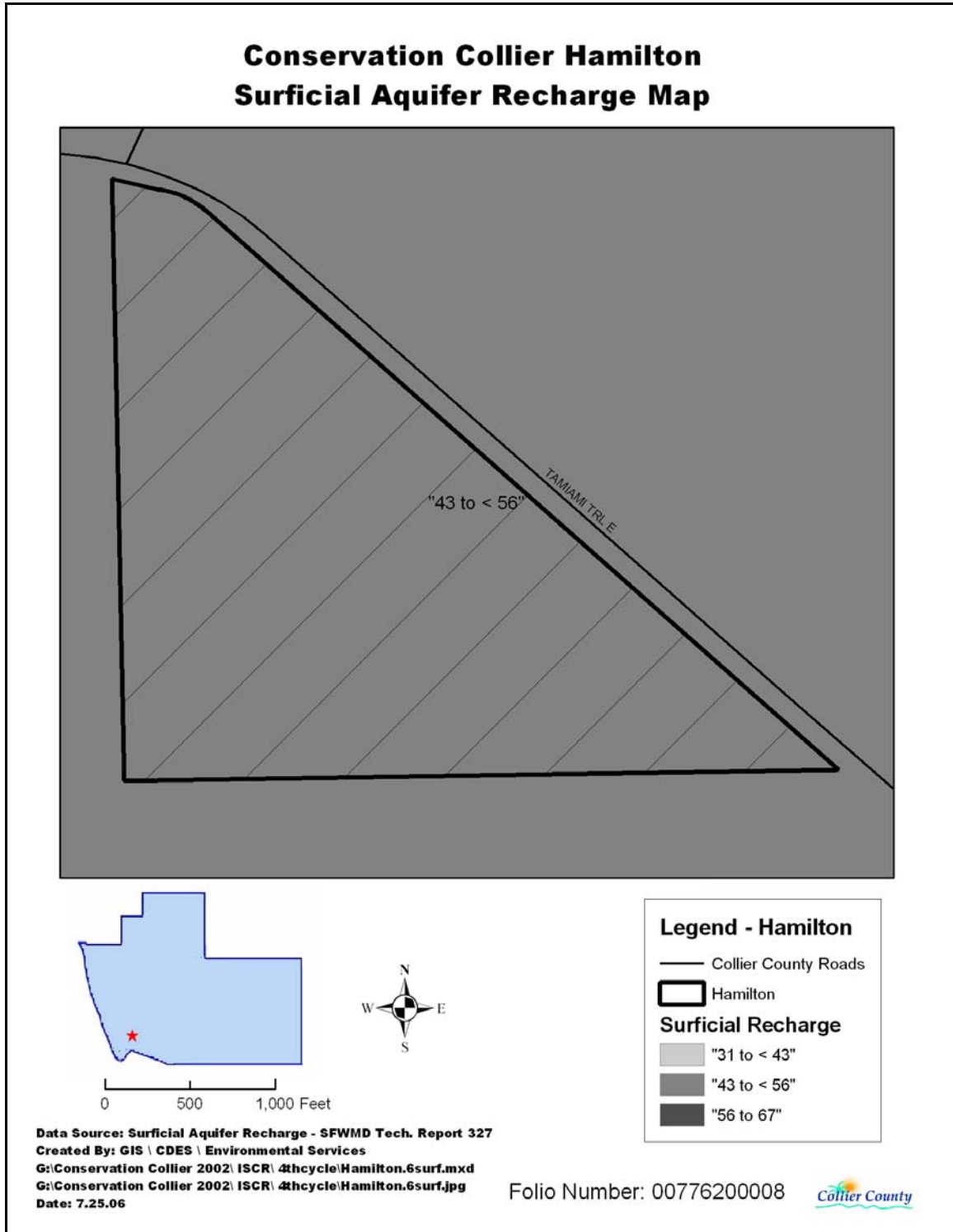
### Exhibit B. Soils Map



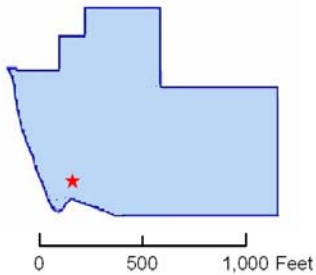
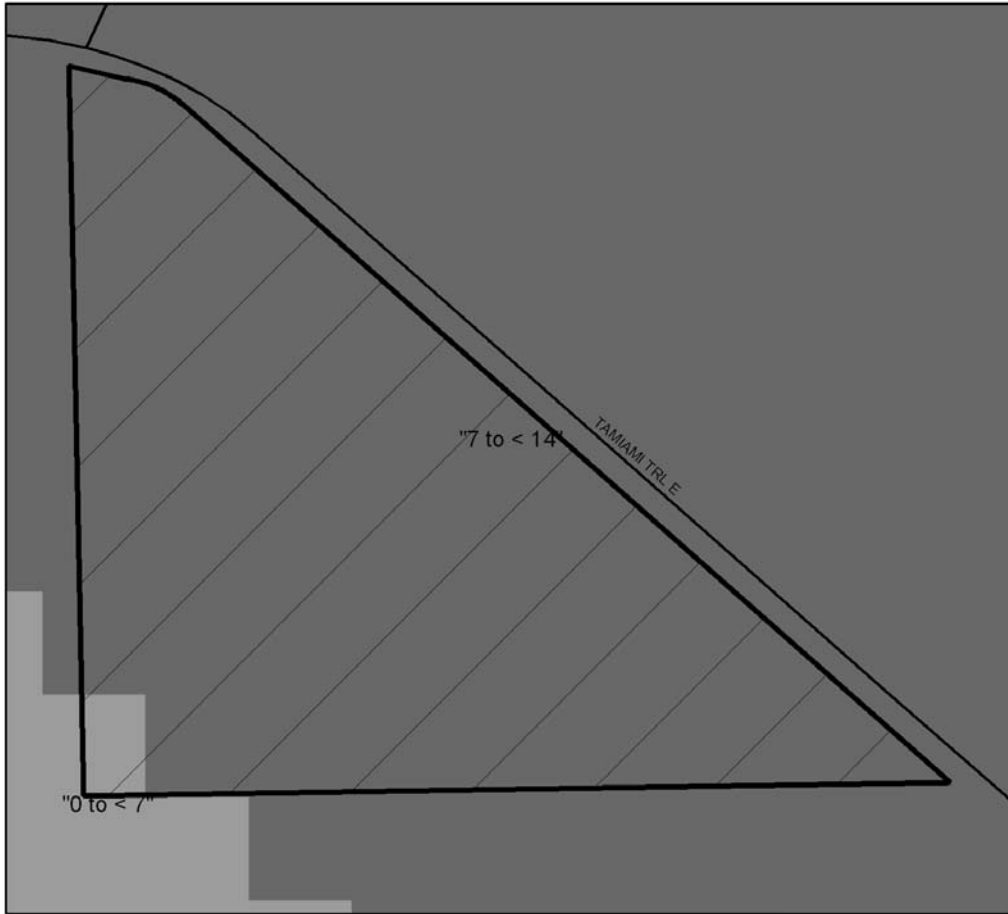
### Exhibit C. Species Richness Map



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



### Conservation Collier Hamilton Lower Tamiami Aquifer Recharge Map



#### Legend - Hamilton

- Collier County Roads
- Hamilton
- "0 to < 7"
- "7 to < 14"

Data Source: Lower Tamiami Aquifer Recharge - SFWMD Tech. Report 327  
Created By: GIS \ CDES \ Environmental Services  
G:\Conservation Collier 2002\ISCR\4thcycle\Hamilton.6surf.mxd  
G:\Conservation Collier 2002\ISCR\4thcycle\Hamilton.6surf.jpg  
Date: 7.25.06

Folio Number: 00776200008



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

Property Name: Hamilton		Folio Numbers: 00776200008	
Geographical Distribution (Target Protection Area): Not in TPA			
<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	55	hammocks scattered in interior
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30	30	Juncus romerianus; spartina sp.
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	wet prairie (643); mangrove swamp (612); freshwater marsh (641); Mixed wetland hardwoods (617)
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	Outstanding example of brackish marsh
<b>1.A. Total</b>	<b>100</b>	<b>100</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Aquifer Recharge (Select the Highest Score)</b>			
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	low/moderate lower tamiami recharge (7-14"); and moderate surficial (43-56")
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<b>2. Surface Water Quality (Select the Highest Score)</b>			
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	parcel buffers blackwater River and the northern 10,000 Islands into Gullivan Bay
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Site is entirely wetlands except for hardwood hammocks and entry filled area
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<b>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</b>			
a. Depressional soils	80	80	(Prorate site based on area of Slough or Depressional Soils) - soil are 100% tidal
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	parcel is completely flooded in wet season, except for small areas in hammocks
Subtotal	300	250	
<b>1.B Total</b>	<b>100</b>	<b>83</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<b>1. Biodiversity (Select the Highest Score for a, b and c)</b>			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	426; 642; 412; 641; 643
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		
<b>2. Listed species</b>			
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 - Terry Doyle, USFWS; see appendix G and body of report (verbal)</i>
b. Listed wildlife species have been documented on the parcel by w	70	70	
c. Species Richness score ranging from 10 to 70	70		Score is prorated from 10 to 70 based on the FFWCC Species Richness map
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	T, fasciculata (State -E), T. balbisiana (State-T); Encyclia tampensis (State -CE); Polystachia concreta (State -E)

## 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	100	No alterations needed other than to let some of the trails naturally revegetate and do periodic exotic control.
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		<i>explain limiting conditions</i>
Subtotal	300	290	
<b>1.C Total</b>	<b>100</b>	<b>97</b>	<i>Divide the subtotal by 3</i>
<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	100	10,000 Islands NWR to the south; Collier Seminole State Park to the west; Picayune Strand State Forest to the north
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>			
	<b>100</b>	<b>95</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<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	100	US 41 - direct access
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
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	100	Bird watching, canoeing, kayaking, hunting (USFWS allows limited waterfowl hunting on adjacent lands). USFWS staff advised that there are Calusa mounds scattered through, which would be a cultural resource. Will verify this through State Historical Office.
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
<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	36	<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. Frontage on US41 is approx 5,500 feet, or 45% of</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	20	<i>Provide a description and photo documentation of the outstanding characteristic - outstanding views of marshland; Calusa midden reported</i>
Subtotal	300	256	
<b>2. Human Social Values/Aesthetics Total Score</b>			
	<b>100</b>	<b>85</b>	<i>Obtained by dividing the subtotal by 3.</i>

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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	parcel has had Condition Use for Airboat Tour operation since 1997 - Petition 97-17, Resolution approving 97-459
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		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20	-20	Underlying zoning is A-ASCS-ST
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		No District Permit on file
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>30</b>	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No changes needed, however, there are plans to move water over this site from Picayune Strand State Forest as part of the CERP SGGE restoration project.
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Noted Brazilian pepper on hammock islands and in disturbed areas only
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>80</b>	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Moderate maintenance would be required to keep water trails open. USFWS has conceptually agreed to maintain a presence for law enforcement and to facilitate public use and may be able to help maintain trails.
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20	20	Some level of maintenance by USFWS is likely
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>87</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>297</b>	



## **Exhibit F. Photographs**

**Photo 1. The defunct airboat tour building and parking area.**



**Photo 2. The airboat tour building.**



**Photo 3. The interior of the building.**



**Photo 4. Chain-link pens adjacent to the building.**





**Photo 5. A close view of the interior of the cages.**



**Photo 6. Airboat docking area.**



**Photo 7. A view of one of the airboat trails on the property.**



**Photo 8. Red mangroves on the property.**





**Photo 9. One of the island hammocks.**



**Photo 10. Additional airboat trails, which are also appropriate for canoeing or kayaking.**



**Photo 11. The dock on one of the hammock islands.**



**Photo 12. A view from the dock of the attached chickee hut.**





**Photo 13. View of an area without airboat trails.**



**Photo 14. *Polystachya flacescens* orchid (listed).**





**Photo 15. *Encyclia tampensis* orchid (listed).**



## Exhibit G. Birds Seen on the Property by USFWS Personnel

Pied-billed Grebe	Eurasian Collared-Dove
Brown Pelican	Mourning Dove
Double-crested	Mangrove Cuckoo
Cormorant	Common Nighthawk
Anhinga	Chuck-will's-widow
Least Bittern	Downy Woodpecker
Great Blue Heron	Red-bellied Woodpecker
Great White Heron	Northern Flicker
Great Egret	Pileated Woodpecker
Snowy Egret	Great-crested Flycatcher
Little Blue Heron	White-eyed Vireo
Tricolored Heron	Blue Jay
Reddish Egret	American Crow
Green Heron	Fish Crow
Black-crowned Heron	Purple Martin
White Ibis	Barn Swallow
Glossy Ibis	Tufted Titmouse
Roseate Spoonbill	Carolina Wren
Black Vulture	Marsh Wren
Turkey Vulture	Blue-gray Gnatcatcher
Mottled Duck	Gray Catbird
Blue-winged Teal	Northern Mockingbird
Osprey	Prairie Warbler
Bald Eagle	Palm Warbler
Swallow-tailed Kite	Common Yellowthroat
Northern Harrier	Northern Cardinal
Red-shouldered Hawk	Bobolink
Common Moorehen	Red-winged Blackbird
Clapper Rail	Boat-tailed Grackle
King Rail	Common Grackle
Limpkin	Indigo Bunting
Black-bellied Plover	
Semipalmated Plover	
Killdeer	
Black-necked Stilt	
Lesser Yellowlegs	
Greater Yellowlegs	
Semipalmated Sandpiper	
Least Sandpiper	
White-rumped Sandpiper	
Dunlin	
Short-billed Dowitcher	
White-crowned Pigeon	