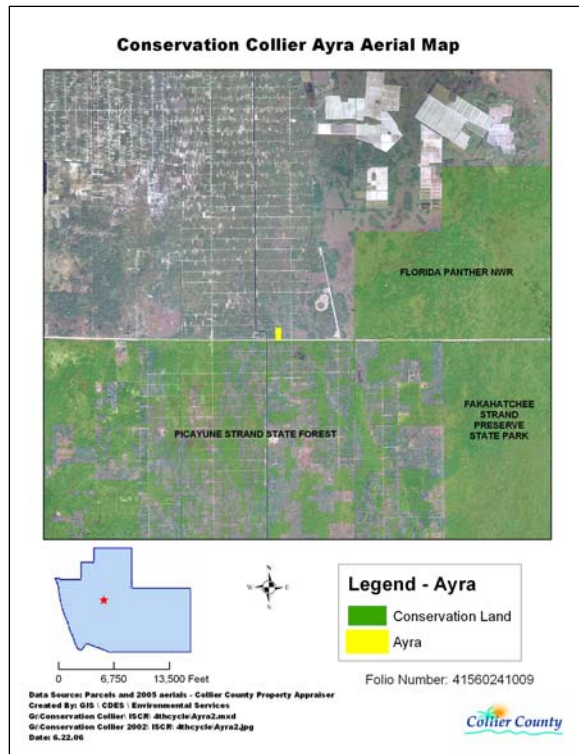


Conservation Collier Initial Criteria Screening Report



**Property Name: Ayra
Folio Number: 41560241009**

Staff Report Date: September 11, 2006

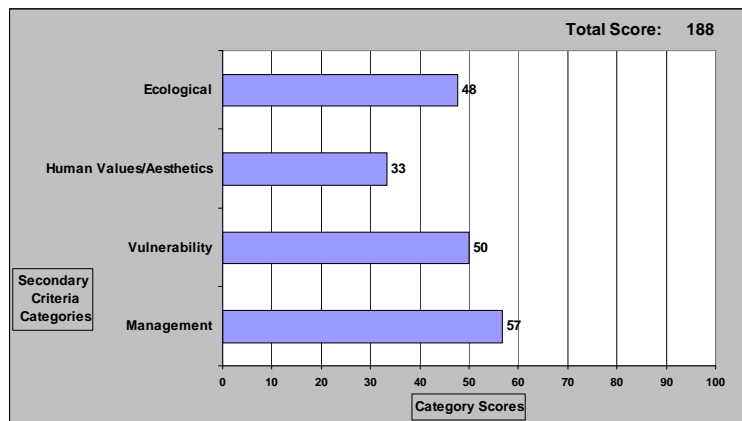


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I. Summary of Property Information

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
Name	Ayra, Anibal Jr	Out of town owner
Folio Number	41560241009	n/a
Target Protection Area	NGGE	Parcel is part of targeted mailing to properties along I-75 near Desoto Blvd.
Size	3.18 acres	One of the properties targeted by the TPA mailing strategy – I-75 and Everglades Blvd. area
STR	S33 T49 R 28	n/a
Zoning Category/TDRs	Estates (E)	No TDRs associated
FEMA Flood Map Category	Zone D	Area in which flood hazard is undetermined. This may change, as the area is currently being re-evaluated by FEMA.
Existing structures	None	n/a
Adjoining properties and their Uses	Vacant Estates residential, Ford Test track, I-75, Private preserve, State Forest, National Wildlife Refuge	N,E&W – vacant Estates residential and private nature preserve (Naithloriendun); S – I-75 and Picayune Strand State Forest; E- Ford test track and Florida Panther National Wildlife Refuge
Development Plans Submitted	No dev plans	No permits or petitions in County system.
Known Property Irregularities	Access issues	Access is via a dirt track that is part of the I-75 ROW
Other County Dept Interest	Utilities and Transportation Depts.	No stated interest.

Figure 1. Location Map

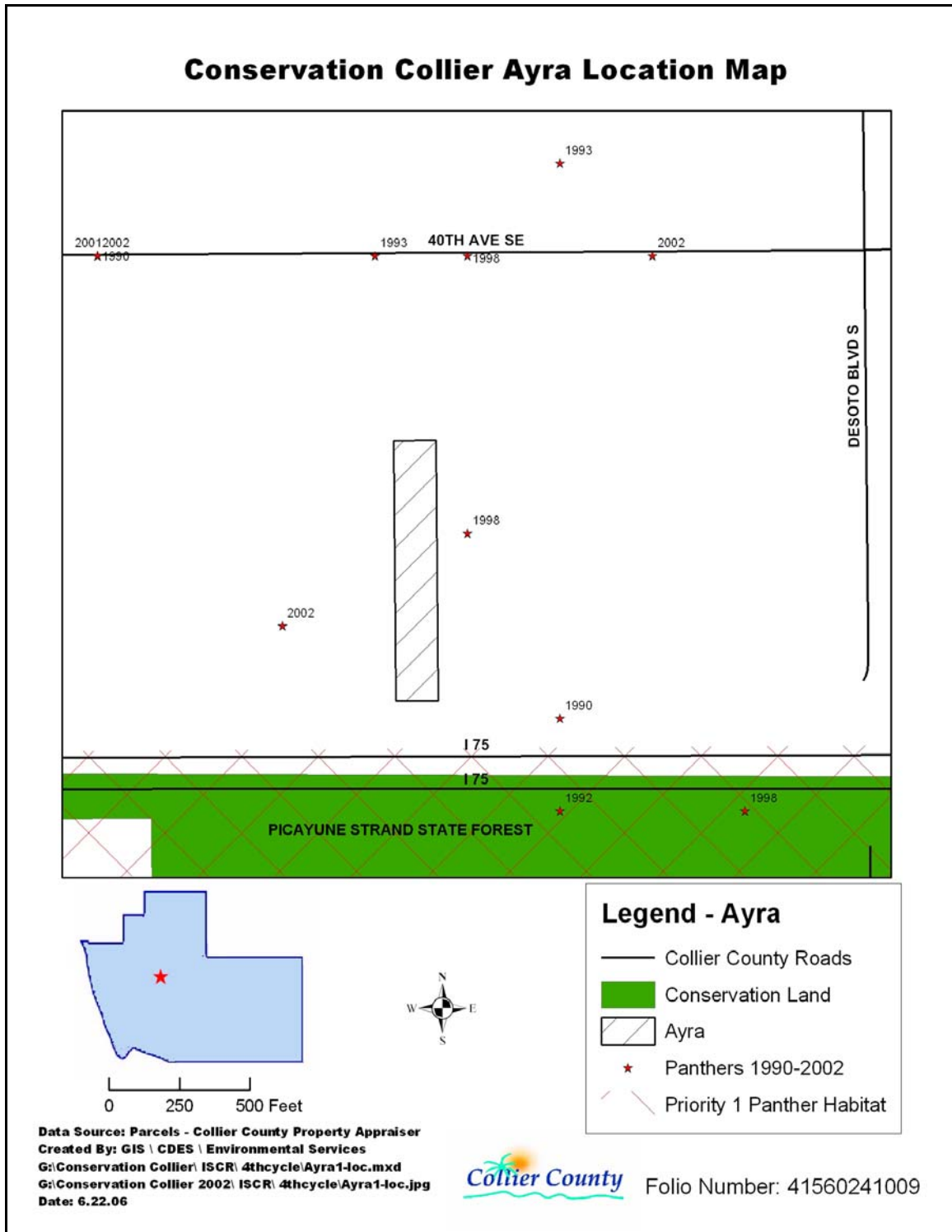


Figure 2. Aerial
Map

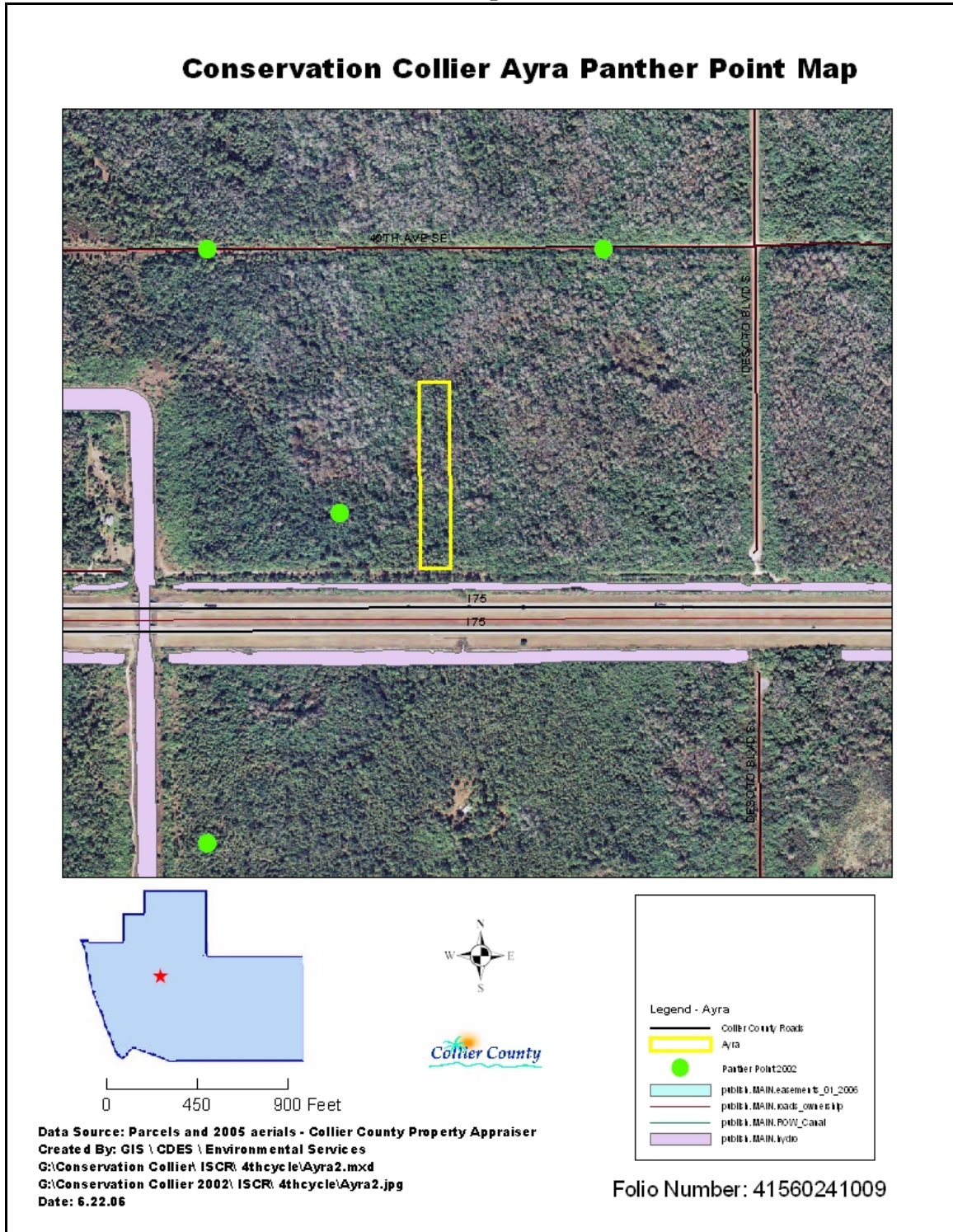
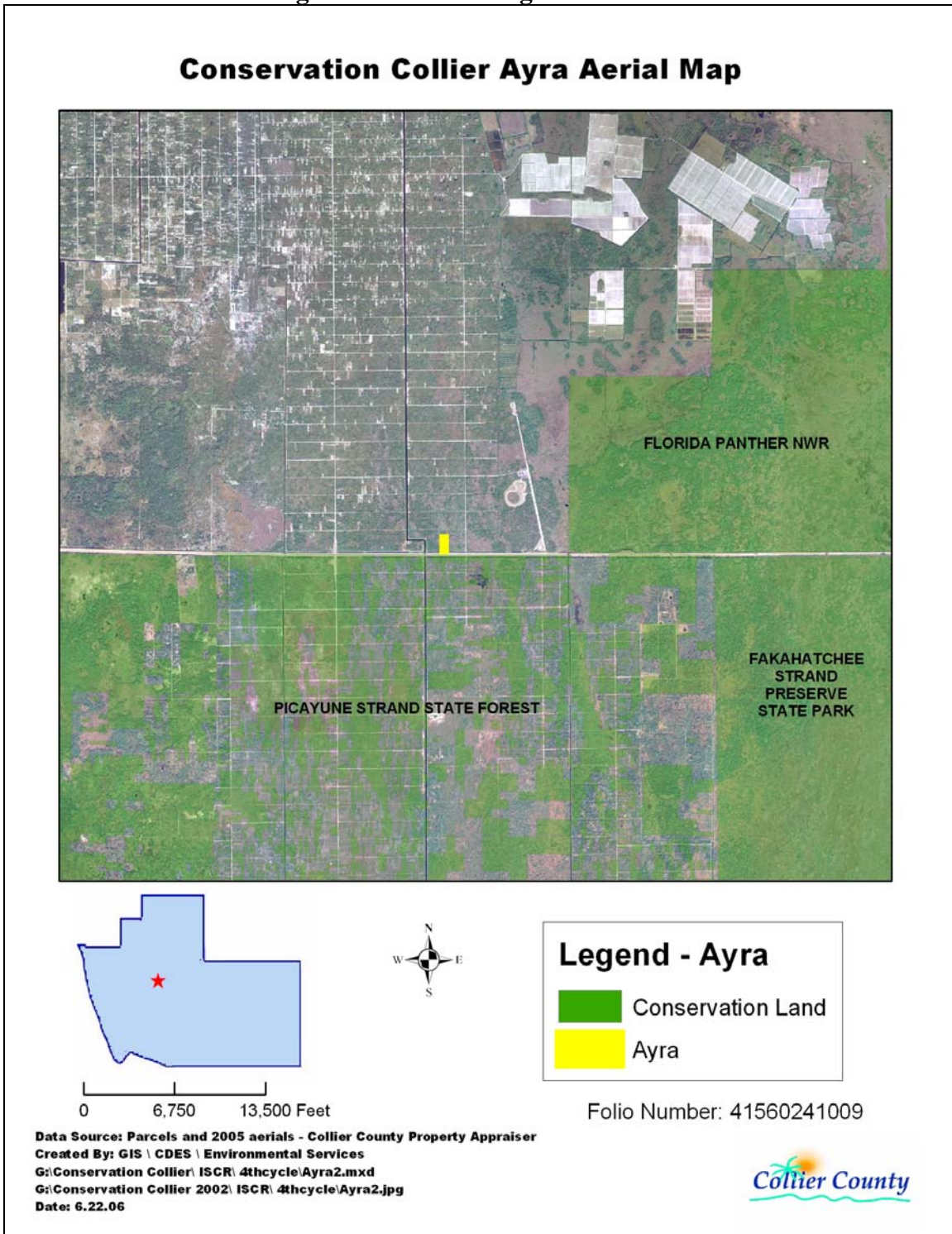


Figure 3. Surrounding Lands Aerial



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: * \$31,800

Estimated Market Value: ** \$147,000

* Property Appraiser's Website

** Collier County Real Estate Services Department – Projected for 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 June 26, 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. <i>Hardwood hammocks</i>	<i>No</i>
ii. <i>Xeric oak scrub</i>	<i>No</i>
iii. <i>Coastal strand</i>	<i>No</i>
iv. <i>Native beach</i>	<i>No</i>
v. <i>Xeric pine</i>	<i>No</i>
vi. <i>Riverine Oak</i>	<i>No</i>
vii. <i>High marsh (saline)</i>	<i>No</i>
viii. <i>Tidal freshwater marsh</i>	<i>No</i>
ix. <i>Other native habitats</i>	<i>Yes</i>

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:

- 624 – Cypress – Pine – Cabbage Palm

The following native plant communities were observed:

- 624 – Cypress – Pine – Cabbage Palm
- 621 - Cypress

Both observed native plant communities have been invaded by Brazilian pepper (*Schinus terebinthifolius*). It accounted for approximately 60-70% of the vegetation present.

Characterization of Plant Communities present:

Mixed Cypress, Slash Pine, and Cabbage Palm:

Ground Cover: A variety of vines were present, including, in approximate order of abundance, fox grape (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), poison ivy (*Toxicodendron radicans*), laurel greenbriar (*Smilax laurifolia*), and corky-stemmed passionflower (*Passiflora suberosa*). Other species included caesar weed (*Urena lobata*), and a small flowering dogwood (*Cornus florida*).

Midstory: The most common midstory species was Brazilian pepper (*Schinus terebinthifolius*). Other vegetation found in the midstory included Lantana spp., cabbage palm (*Sabal palmetto*), and American beautyberry (*Callicarpa americana*).

Canopy: Canopy species included slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), swamp bay (*Persea palustris*), and laurel oak (*Quercus laurifolia*). Many of the swamp bays were leaning sideways, presumably as a result of Hurricane Wilma in 2005.

Cypress:

Ground Cover: Ground cover consisted primarily of swamp fern (*Blechnum serrulatum*) interspersed with laurel greenbriar (*Smilax laurifolia*), strap fern (*Campyloneurum phyllitidis*), and mistflower (*Conoclinium coelestinum*).

Midstory: Midstory species included in approximate order of abundance Brazilian pepper (*Schinus terebinthifolius*), cabbage palm (*Sabal palmetto*), myrsine (*Myrsine floridana*), wild coffee (*Psychotria nervosa* and *Psychotria sulzneri*), and occasional red maple (*Acer rubrum*) and Carolina willow (*Salix caroliniana*).

Canopy: Vegetation present in the canopy included, in approximate order of abundance, cypress (*Taxodium distichum*), swamp bay (*Persea palustris*), and pop ash (*Fraxinus caroliniana*).

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, Cypress – Pine – Cabbage Palm, which was observed during the site visit. A second native plant community, a Cypress wetland, 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 the I-75 ROW and drainage canal at its southern end and is surrounded by privately owned lots. Because of its location, it is not possible to see this property from commonly traveled roadways. Additionally, the only vehicular access available is via a gravel track running along the canal that is within the Florida Department of Transportation (FDOT) I-75 ROW. In places, this track is nearly overgrown with Brazilian pepper. Therefore, its aesthetic value to Collier County citizens is negligible, and currently, it may be legally inaccessible for outdoor recreation.

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 includes what appears to be a historic cypress slough running through it on an east-west axis. Creation of the I-75 canal has likely increased drainage off the property and altered the natural hydrological cycle. Buttressing on cypress trees and moss growth on cypress and cabbage palm trunks within the slough area indicated that the area has experienced water levels of 1-2'. Standing water was not present at the time of the visit; however; the previous winter had been unusually dry, and therefore this may not be typical. According to GIS maps, the cypress habitat observed on the property is connected with other sloughs found on undeveloped properties and the Florida Panther National Wildlife Refuge, located approximately 3 miles to the east.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
Cypress (<i>Taxodium distichum</i>)	mistflower (<i>Conoclinium coelestinum</i>)
pop ash (<i>Fraxinus caroliniana</i>)	swamp fern (<i>Blechnum serrulatum</i>)
swamp bay (<i>Persea palustris</i>)	red maple (<i>Acer rubrum</i>)
Carolina willow (<i>Salix caroliniana</i>)	

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

Other Hydrologic indicators observed: Several indicators were noted, including moss on tree trunks at the water line, cypress knees, and buttressing on cypress trunks.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The northern two-thirds of the property was mapped as containing Boca, Riviera, and Copeland soils, which are poorly-drained depressional soils found in cypress swamps and marshes. Vegetation consistent with these soil types includes cypress, pickerel weed, rushes, and Florida willow. The cypress and willow trees observed on the property are consistent with this soil type and indicate that should the invasive exotic Brazilian pepper be removed, these native wetlands species may succeed it. The southern third of the property was identified as consisting of Hallendale fine sand. This sand is a poorly drained soil found in flatwoods and characteristic of slash pine and saw palmetto vegetative communities. Saw palmettos were not observed during the site visit, but slash pines were.

Lower Tamiami recharge Capacity: Capacity for recharge to the Lower Tamiami Aquifer is low, mapped in GIS at 0-7" annually.

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

FEMA Flood map designation: The property is within Flood Zone D, indicating an area in which flood zone hazards are undetermined. However, FEMA is in the process of reassessing flood zones, and the property's classification may change as a result.

Statement for satisfaction of criteria: The property contains a cypress slough that is consistent with mapped wetland soils. This slough is contiguous with other similar habitats on both privately owned and protected undeveloped properties. As such, it is part of a corridor for wildlife and provides habitat for wetland-dependent plant and animal species. The property does not contribute significantly to the Tamiami Aquifer, but it contributes moderately to the Surficial Aquifer. Surrounding privately owned properties are remote; though it is possible they will be developed, this unlikely in the near future. Acquisition of this property would protect a small portion of a larger cypress slough.

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
Common wild pine	<i>Tillandsia fasciculata</i>	E	

E=Endangered

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.

No listed wildlife species were observed.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: The score derived for the entire property was 7, indicating a slightly above average potential for species richness.

Non-listed species observed: Superficial rooting indicated the presence of nine-banded armadillos (*Dasyus novemcinctus*) on the property. A pileated woodpecker (*Dryocopus pileatus*) was heard calling nearby during the site visit.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: In 2002, a radio tagged Florida panther (*Felis concolor coryii*) was recorded within 500 feet of the property. Florida panthers inhabit large territories, and given the relatively undeveloped nature of the surrounding lands and its proximity to Florida Panther National Wildlife Refuge, it is possible that they have passed through the property. The area is infested with Brazilian pepper, however, so this may decrease its habitat value.

Statement for satisfaction of criteria: This property marginally meets this criterion. FWCC scoring indicates biodiversity on the property is average. It contains a portion of a cypress slough wetland, and as such it provides habitat for wetland plants. It is also located in an area of Collier County known to have been visited by Florida panthers. However, the encroachment of Brazilian pepper has diminished its value as a diverse native community, and restoration potential is low because adjoining properties are also infested and are under no mandate to remove exotics unless or until they are developed. Because of its size (about 3 acres) it would at best be a small portion of a panther's home range and it provides only a small area of native habitat for other species.

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) No

Statement for satisfaction of criteria: While the property is within a historic wetland that connects with the Florida Panther National Wildlife Refuge (FPNWR) via the Ford Test Track, it is immediately bounded by a canal, I-75 and privately owned lands. Additionally, the Ford Test Track is fenced and movement of wildlife is discouraged across the property due to dangers of the track for wildlife. There is a privately owned wildlife preserve covering 196 acres just to the north, called Naithloriendun (See Exhibit G), and Belle Meade sending lands are approximately 2 miles to the west. Private preserve lands do not have conservation easement protection and exist as such at the will of the owner. While it appears that the Ayra property, if part of a group of properties purchased along I-75, could preserve a habitat corridor that connects the FPNWR with North Belle Meade sending lands, future development on the Ford Test Track and an access interchange to I-75 at Everglades Ave could sever any existing connection.

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: Hiking would be possible on the property, although it is not large and a trail would be relatively short.

Nature Photography: Nature photography is possible on the property.

Bird-watching: Bird-watching is possible, though not likely to yield many sightings as the property is very heavily vegetated.

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

Swimming: Swimming is not possible on this property.

Hunting: Hunting is not permitted in Golden Gate Estates.

Fishing: Fishing is not possible on this property.

Recommended Site Improvements: Public access would need to be secured to this property over the FDOT I-75 ROW that fronts the canal. Encroaching Brazilian pepper would need to be trimmed back from the track, and a trail would need to be created. A small parking area would also be necessary for access, possibly at the end of De Soto Boulevard.

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 removal of solid waste. 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: The property is infested with Brazilian pepper (*Schinus terebinthifolius*) to such a degree that dense thickets impede passage. Caesars weed (*Urena lobata*) is also present in the understory.

Exotic Vegetation Removal and Control: The initial cost of exotic removal would be substantial due to the amount present, dense vegetation and lack of easy/legal access. 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 **\$9,000** to treat exotics with herbicide in place or to cut and stack the debris onsite, and **\$13,500** 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 close to \$1,500 per acre, per year for a total of **\$4,500** for **3** 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 vision is to have a number of contiguous properties in this area that could be served by one parking area. Because there is currently no legal access, which would have to be established in order to have visitors access a parking lot on the property. Perhaps there is potential for establishing a parking area at the end of Desoto Blvd., however, visitors would still need legal access even to walk to the property. Currently, the estimated cost for construction of a shell or gravel parking lot to accommodate approximately 10 cars is \$15,000. Associated costs could include:

- Land clearing
- Engineering design
- Permitting costs

Public Access Trails: Rough trails could be 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 establish and open a more formal trail.

Security and General Maintenance: It would be most desirable to fence a group of properties instead of this one property. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing as approx.

\$3.00 per foot. Gates are approx \$250.00. A sign could be placed at the end of DeSoto Blvd., however, legal access would have to be established for visitors to access the property. 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	\$9,000	\$4,500	Kill in place or cut and stack only. Cost could be more due to difficulty of access.
Parking Facility	n/a	n/a	Building a parking facility for this property alone would not be feasible. A group of contiguous parcels would have to be acquired and legal access established. Current estimates are \$15,000 minimum for a small parking lot. Cost could be higher.
Access Trails/ ADA	n/a	n/a	Simple dirt trails established during exotic removal and cleared later based on a plan – no mulch
Fencing	n/a	n/a	Field fencing - \$3.00 per foot Gates - \$250 ea. Fencing this property alone would not be realistic.
Trash Removal	n/a	n/a	No solid waste observed on parcel. If trails were established, contracting for trash removal from on-site trash barrels would be problematic due to the remote location.
Signs	\$100		3' X 1.5' metal on post - uninstalled
Total	\$9,100	\$4,500	

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

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), 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 **75** out of a possible 320 points, too low for it to be selected for 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 funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries. This parcel is not within CERP project boundaries, although it is just north of CERP project lands across I-75. Big Cypress Basin staff have been queried and advised they have no interest at this time in partnering on this parcel.

Other Potential Partner Funding Sources

This parcel is within a service area that has been proposed by the Collier Soil and Water Conservation District to the Florida Department of Environmental Protection (FDEP) as a Regional Offsite Mitigation Area (ROMA). Lands within a ROMA provide an additional mitigation option for landowners to compensate for permitted wetland impacts. The goal would be to use mitigation funds paid for development of NGGE lots to purchase and manage lands within the NGGE. This proposed ROMA is not in place at present but could provide funds for land acquisition and management in this area in the future.

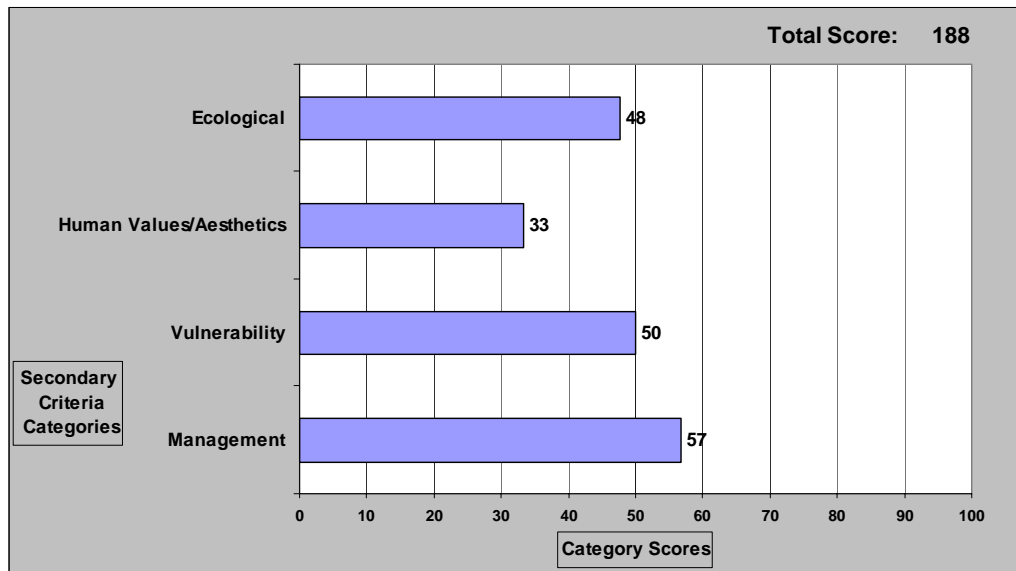
VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 188 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	48	48%
Human Values/Aesthetics	100	33	33%
Vulnerability	100	50	50%
Management	100	57	57%
Total Score:	400	188	47%
Percent of Maximum Score:			47%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score:

Total Score – 188 out of 400

Ecological: 48

The property was scored as just below average in the ecological section. It gained points as a contiguous buffer to the I-75 canal, and because native plant communities found onsite, soils mapped on the property, and hydrological indicators all indicate that the area is part of a wetland. However, it contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer. The site does not have any of the preferred native plant communities, though two FLUCS community types were observed on the property. It has above average biodiversity and does contain a listed epiphyte. It would, though, require significant restoration work to remove exotics in order to restore it to high ecological function. It is contiguous with the Florida Panther NWR via developed and undeveloped portions of the Ford test track, and it is surrounded by the privately owned Naithloriendun Sanctuary, which could be developed.

Human Values/Aesthetics: 33

The score for this section is low. Factors contributing to this include: difficulty of access via an overgrown FDOT I-75 ROW, screening vegetation that prevents the property from being seen by I-75 motorists, and minimal opportunities for outdoors recreation on the site. These factors mean that the property does not contribute significantly to the aesthetics of the county and that obstacles lie in the way of its being used for recreation.

Vulnerability: 50

The parcel is zoned to allow the construction of one single-family home. Its remote location and lack of access does not make it a prime candidate for development.

Management: 57

The property scored slightly above average in the management section. The main factor contributing to the higher score was that the site does not need to undergo any hydrological changes in order to sustain its functionality in perpetuity. Despite this, it is possible that future development in surrounding areas would alter its hydrology. Bringing its score down was a severe infestation of Brazilian pepper on the property and surrounding lands. Removal of this exotic would require extensive work, and because the adjacent properties would remain infested, maintenance would need to be continuous. Similarly, any trail established to the site or on the site would need regular upkeep to prevent overgrowth. Dumping was noted, and the remote location could make this a chronic problem.

Parcel Size: 3.18 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 similar to but not largest of several others offered in the same approximate location. The goal would be to acquire a contiguous group of properties in this area, not to acquire just one, or several, non-contiguous properties.

Exhibit A. FLUCCs Map

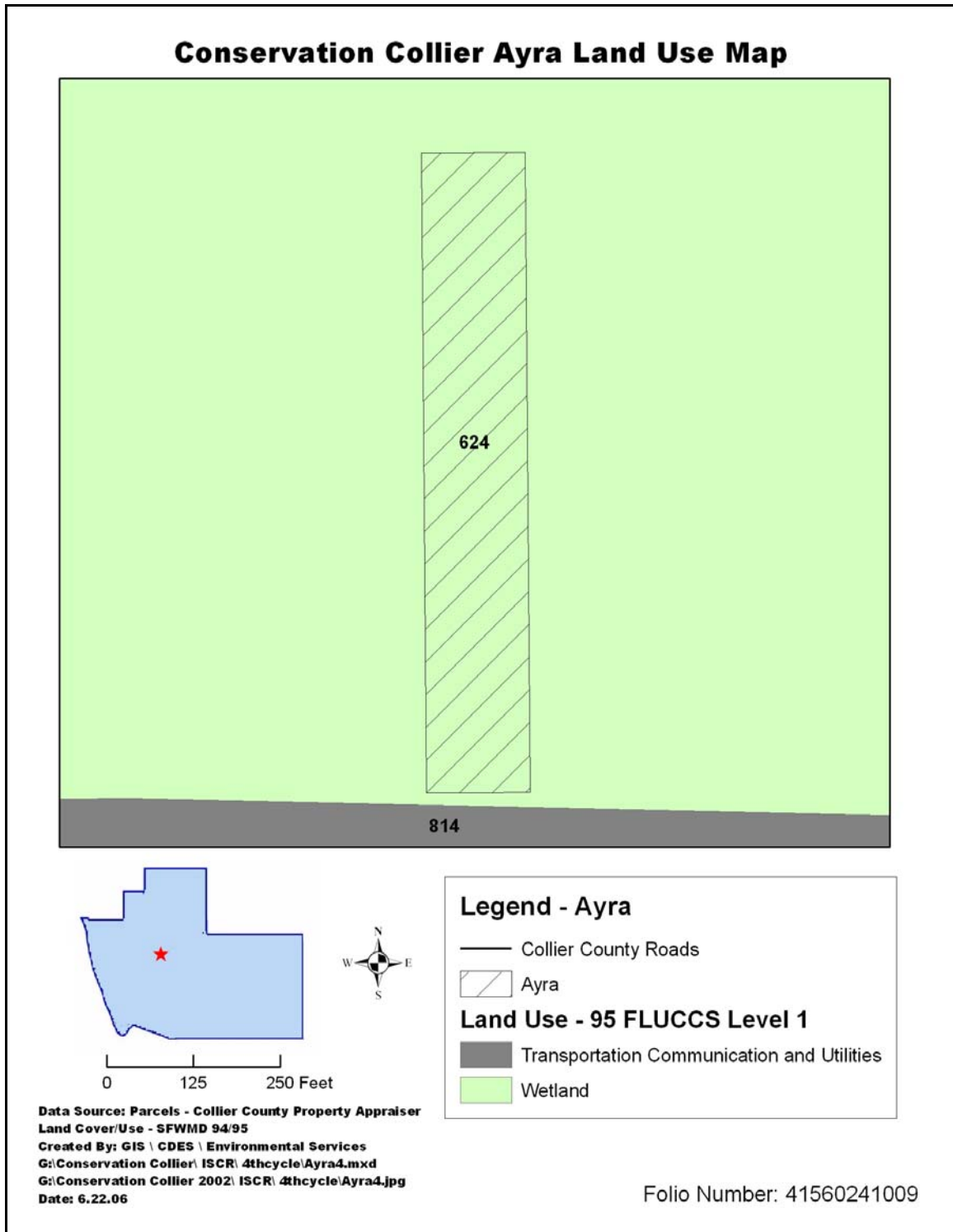


Exhibit B. Soils Map

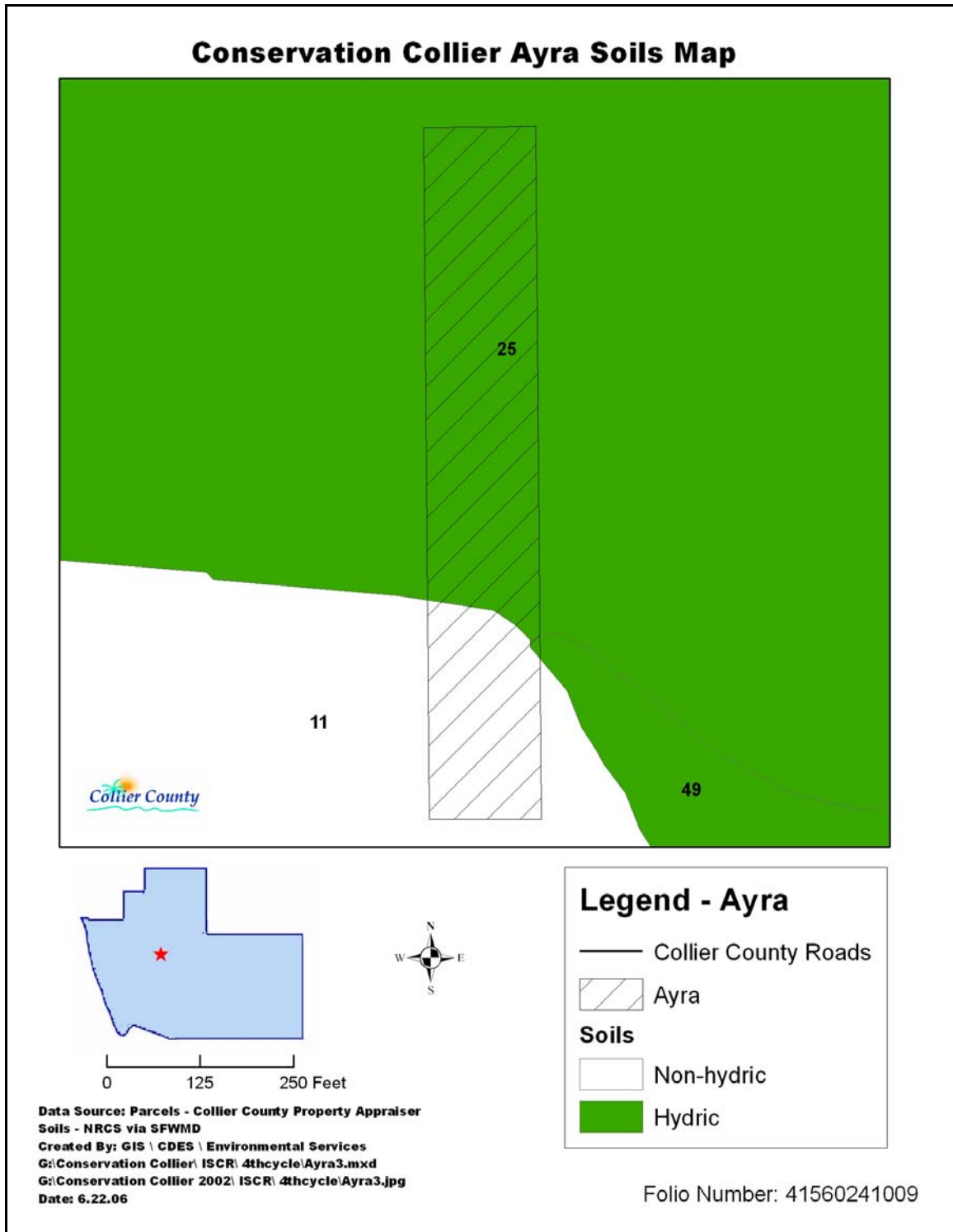


Exhibit C. Species Richness Map

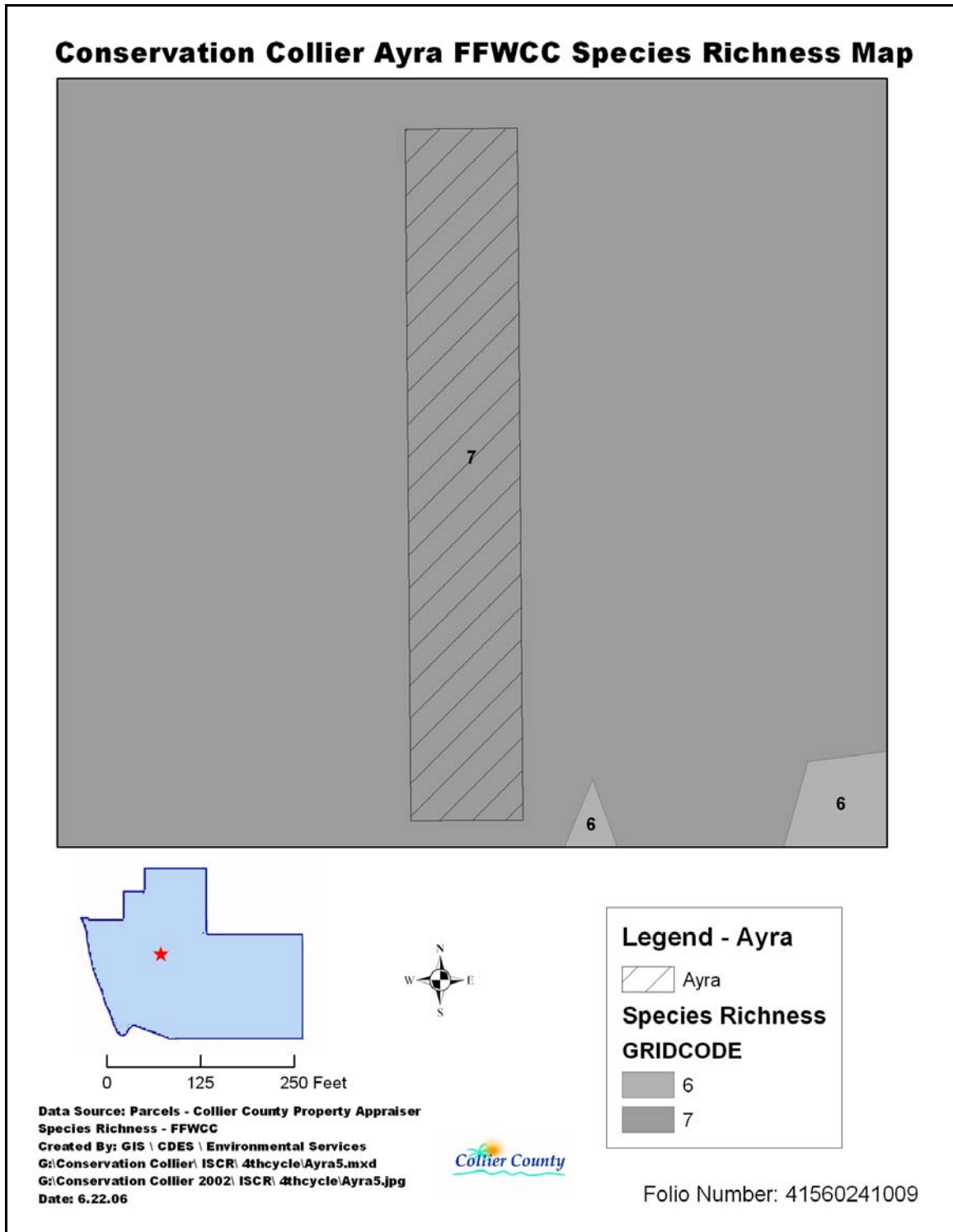
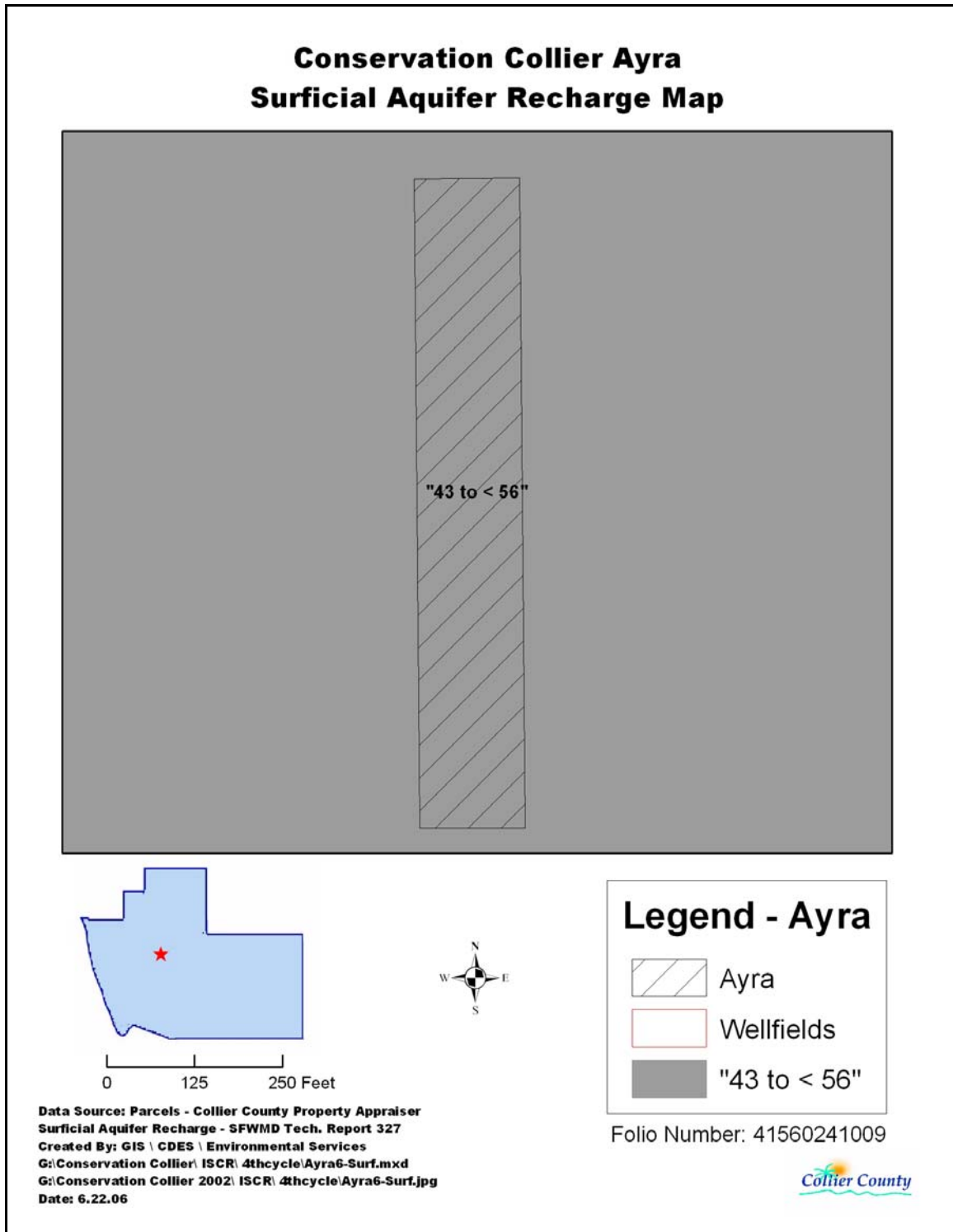
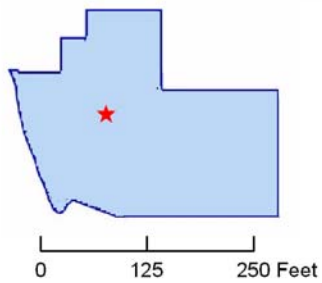
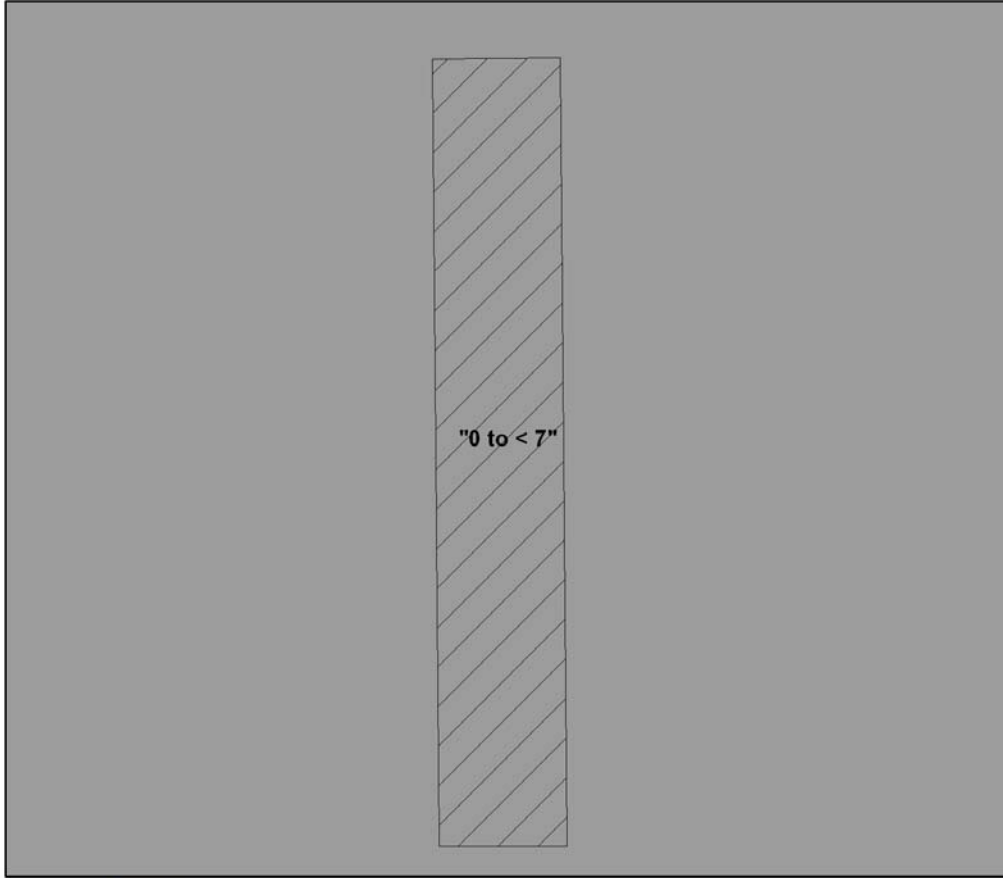


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Ayra Lower Tamiami Aquifer Recharge Map



Legend - Ayra

-  Ayra
-  Wellfields
-  "0 to < 7"

Folio Number: 41560241009

Data Source: Parcels - Collier County Property Appraiser
Lower Tamiami Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
G:\Conservation Collier\ ISCR\ 4thcycle\Ayra6-Tam.mxd
G:\Conservation Collier 2002\ ISCR\ 4thcycle\Ayra6-Tam.jpg
Date: 6.22.06



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Ayra		Folio Numbers: 41560241009	
Geographical Distribution (Target Protection Area): NGGE			
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	624-Cypress-Pine-Cabbage Palm; 621-Cypress
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
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	43" to 56" yearly recharge to surficial aquifer - moderate recharge rate. Little to no Lower Tamiami recharge - appears to be a discharge area
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Parcel is contiguous with I-75 canal on south side
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	wetlands exist on site - cypress strand bisects parcel east to west
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	54	(Prorate site based on area of Slough or Depressional Soils) - Approx 1/3 of the parcel has depressional soils (25-Boca, Riviera, limestone substratum & Copeland fine soils). 80/3=27
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Hydrologic indicators observed show soil floods - cypress buttressing, cypress knees, mosses on base of cabbage palms with elevated root balls.
Subtotal	300	224	
1.B Total	100	75	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	obsvd 624-Cypress-Pine-Cabbage Palm; 621-Cypress
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored.</i>
b. Listed wildlife species have been documented on the parcel by	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	49	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Score is 7 for entire parcel. 7X7=49</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Tillandsia fasciculata

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

3. Restoration Potential			
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	Extensive exotic removal would be required. Surrounding properties represent substantial seed source with no requirements to remove.
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	169	
1.C Total	100	56	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands			
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	Undeveloped parcels and undeveloped portion of the Ford test track lie between this one and Florida Panther NWR - approx 1 and 1/2 mile to the east. Naithloriendun Sanctuary - 40 ac surrounding but is private and still has development ability
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	48	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Unimproved easement access only via track along canal
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
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	limited opportunities for recreation by itself
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	0	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
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		Provide a description and photo documentation of the outstanding characteristic
Subtotal	300	100	
2. Human Social Values/Aesthetics Total Score	100	33	Obtained by dividing the subtotal by 3.
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	One SF home possible
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit per acre	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	50	

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 needed on this parcel, but hydrology depends on surrounding land changes also
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		
d. Exotic plants constitute between 50% and 75% of plant cover	40	40	Lots of Brazilian pepper - 60-70%; Ceasarweed
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic plants constitute more than 75% of plant cover, maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	40	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
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	40	Substantial exotic removal required on a parcel that will be difficult to access
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	Noted canal track appears to be kept open for some kind of use - perhaps ATVs. Observed old dumping of household appliances
5.C Total	100	30	
4. Feasibility and Management Total Score	100	57	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	188	

Exhibit F. Photographs

Photo 1. The unimproved track that fronts the property (on right) along the I-75 canal (on left).



Photo 2. The southern border of the property, with Brazilian pepper.



Photo 3. A typical thicket of Brazilian pepper.



Photo 4. A root ball on a cabbage palm, indicative of a wetlands.



Photo 5. Buttressing and moss on a cypress tree.



Photo 6. Representative of the interior of the property.



Photo 7. Solid waste dumped on the property.



Exhibit G. Map of private conservation lands in general area

