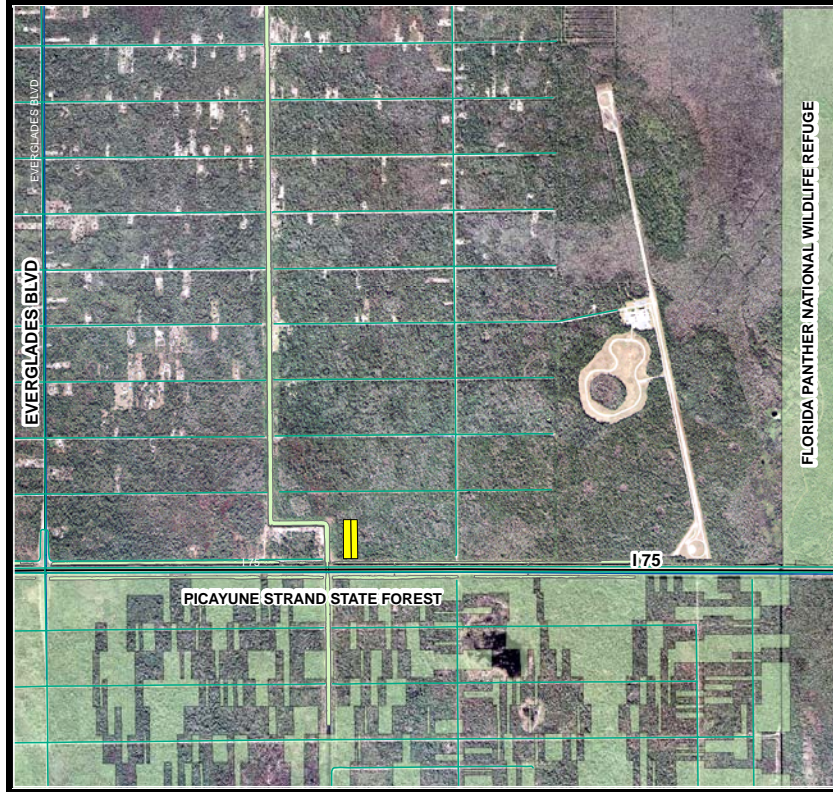


Conservation Collier Initial Criteria Screening Report



Property Name: Arias Properties
Folio Numbers: 41560080008, 41560040006

Staff Report Date:
November 13, 2006

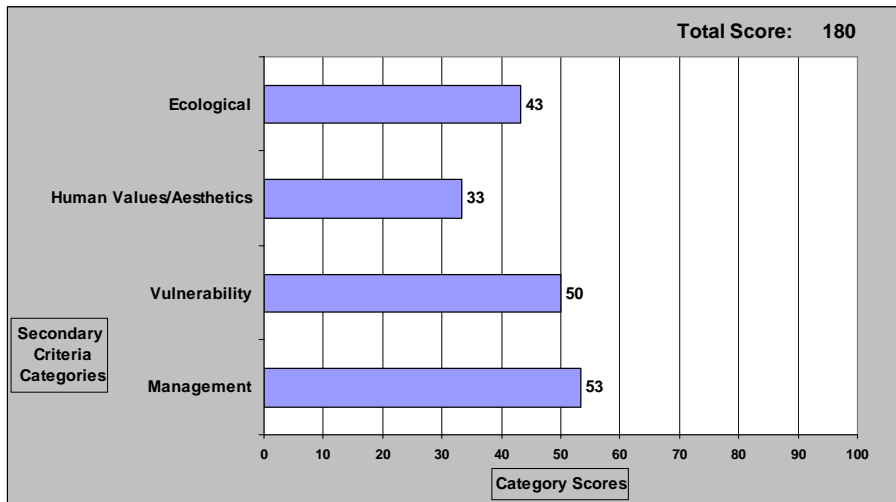


Table of Contents

I.	Summary of Property Information	3
	Estimated Market Value	7
II.	Statement for Satisfying Initial Screening Criteria, including Biological and Hydrological Characteristics	8
III.	Potential for Land Use and Recommended Site Improvements	12
IV.	Assessment of Management Needs and Costs	13
V.	Potential for Matching Funds	16
VI.	Summary of Secondary Screening Criteria	17

Tables

Table 1.	Summary of Property Information	3
Table 2.	Summary of Estimated Management Needs and Costs	14
Table 3.	Tabulation of Secondary Screening Criteria	17

Figures

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

Exhibits

A.	FLUCCs Map
B.	Soils Map
C.	Species Richness Map
D.	Wellfield Protection and Aquifer Recharge Map
E.	Completed and Scored Secondary Criteria Screening Form
F.	Photographs
G.	Surrounding Willing Sellers and Adjacent Private Wildlife Sanctuary

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	Eladio R. and Silvia M. Arias-owners	Reside in Mirimar, FL
Folio Number	41560080008, 41560040006	n/a
Target Protection Area	NGGE	Two of the properties targeted by the TPA mailing strategy – I-75 and Everglades Blvd. area
Size	6.94 acres	2 parcels - 3.16 and 3.78 acres
STR	S 33 T 49 R 28	NGGE Unit 91A, Tract 121
Zoning Category/TDRs	Estates (E)	Single Family Residential
FEMA Flood Map Category	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–private nature preserve (Naithloriendun); W- vacant Estates residential and S – I-75 and Picayune Strand State Forest; E- Harley Davidson test track and Florida Panther National Wildlife Refuge
Development Plans Submitted / County Interest	No dev plans	No permits or petitions in County system.
Known Property Irregularities	Access issues	42nd Ave. SE is not a County ROW. The access for the property lies within the FDOT ROW for I-75 The access is limited as the ROW has not been maintained and heavy Brazilian Pepper has infested
Other County Dept Interest	Utilities and Transportation Depts.	No stated interest

Figure 1. Location Map

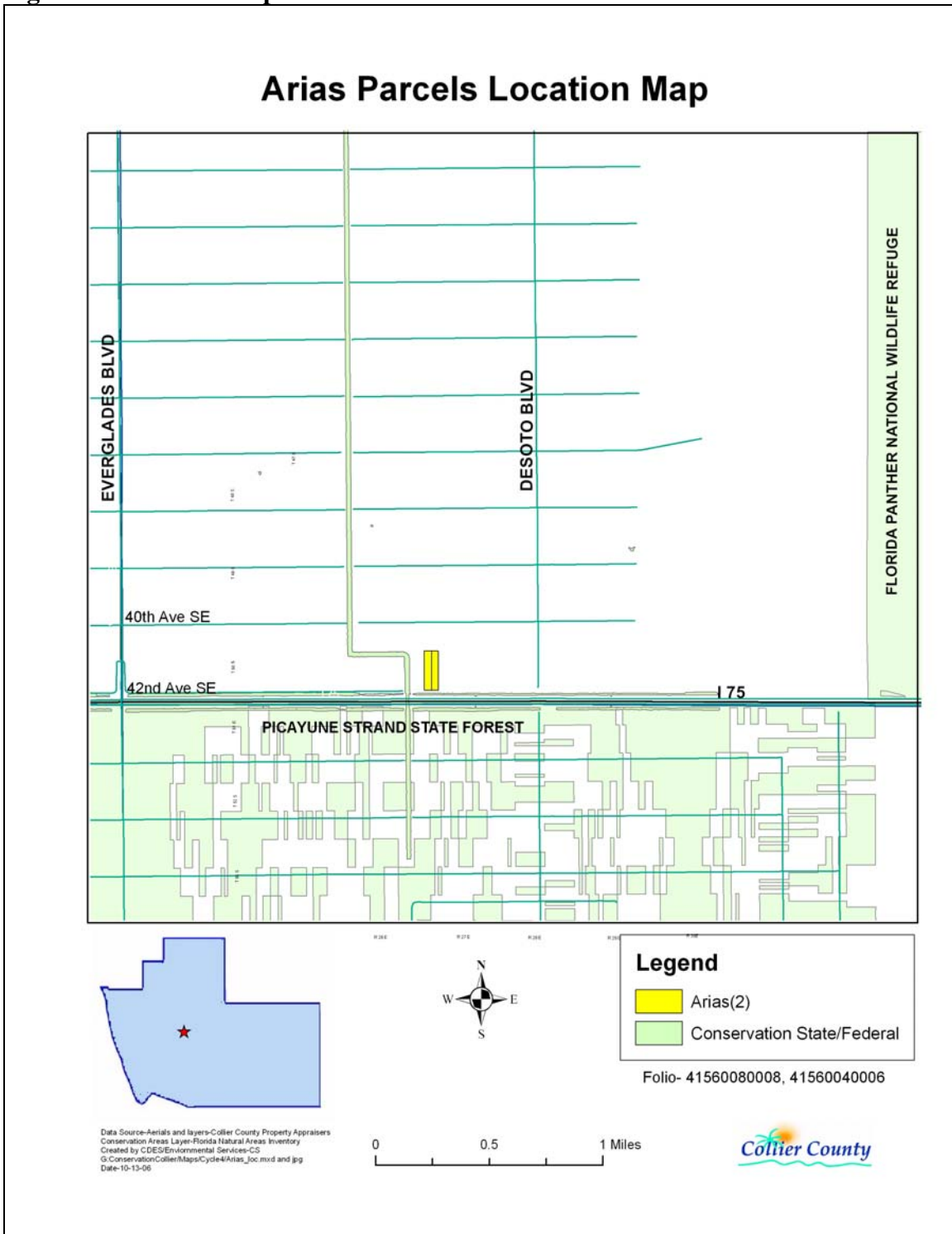


Figure 2. Aerial Map

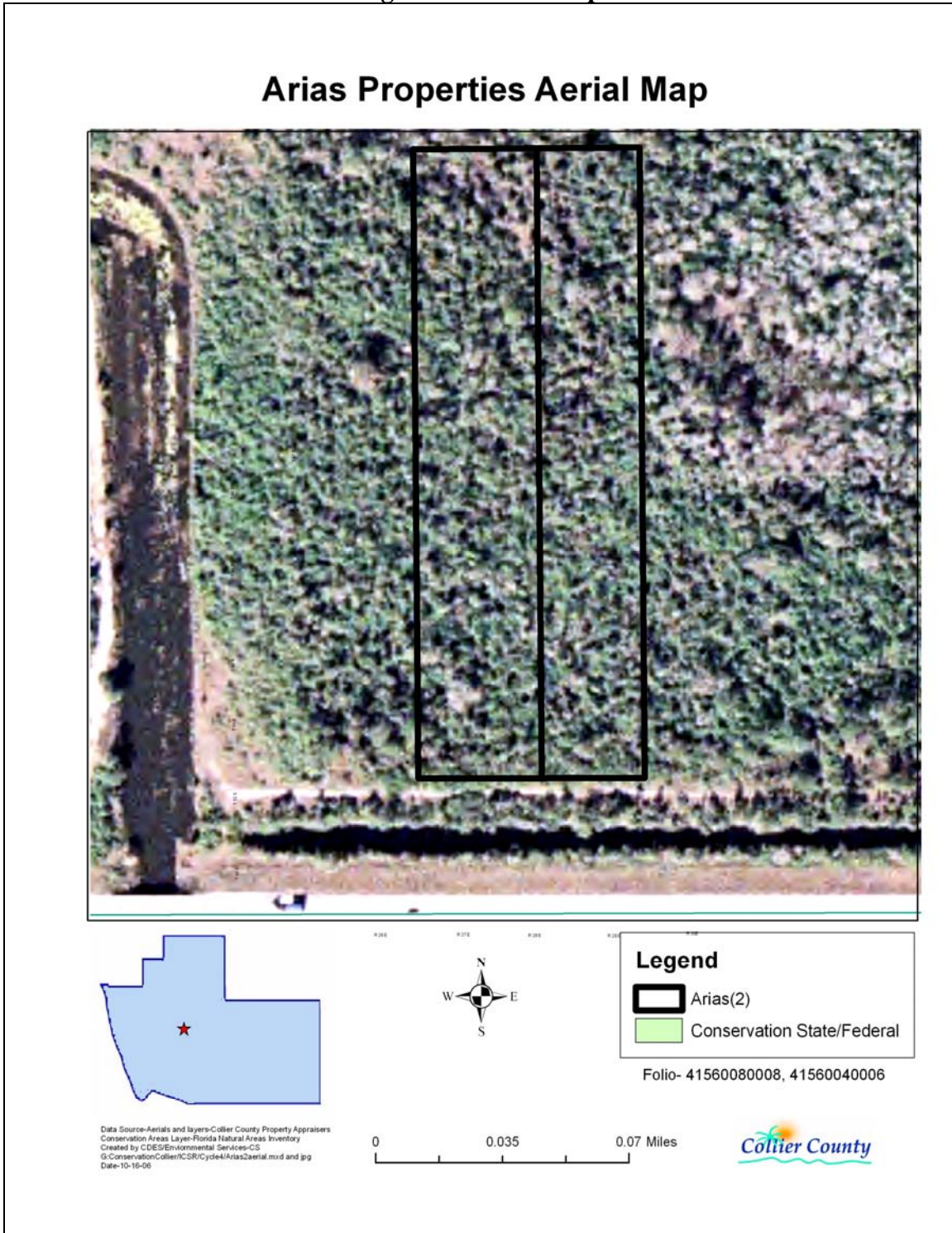
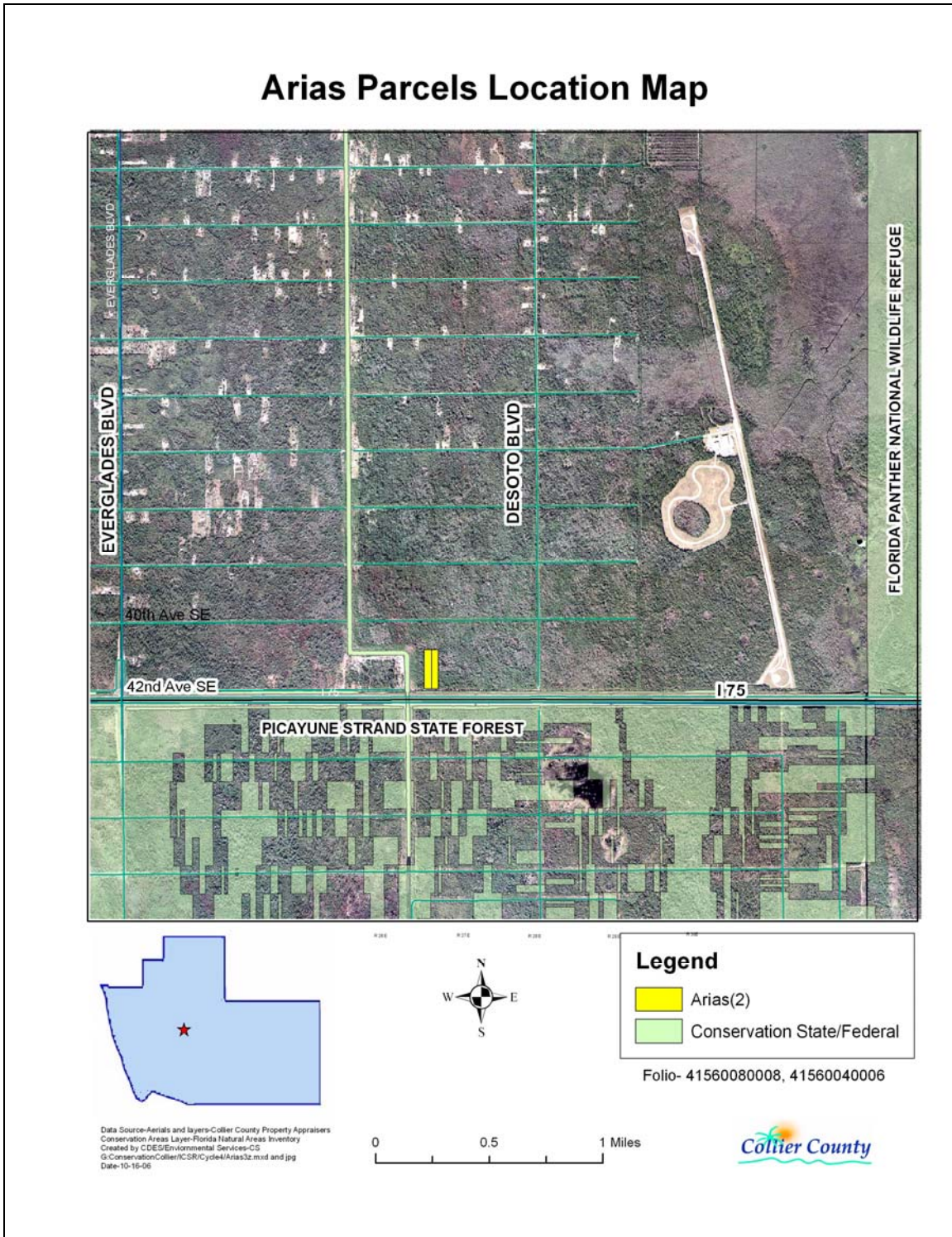


Figure 3. Surrounding Lands Aerial



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: * 3.16 acre parcel = \$69,520
3.78 acre parcel = \$83,160

Estimated Market Value: ** 3.16 acre parcel = \$164,320
3.78 acre parcel = \$196,560

* Property Appraiser's Website
** Collier County Real Estate Services Department

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

Collier County Environmental Resources Department staff conducted a site visit on October 11, 2006.

MEETS INITIAL SCREENING CRITERIA YES

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 | 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 |

624- Cypress, Pine and Cabbage Palm

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

Characterization of Plant Communities present:

Ground Cover: Ground cover species included poison ivy (*Toxicodendron radicans*), swamp fern (*Blechnum serrulatum*), bracken fern (*Pteridium aquilinum*), caesar weed (*Urena lobata*), Virginia creeper (*Parthenocissus quinquefolia*) and dog fennel (*Eupatorium capillifolium*)

Midstory: The midstory included, in approximate order of abundance Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Myrsine floridana*), cabbage palm (*Sabal palmetto*), American beautyberry (*Callicarpa americana*), wild coffee (*Psychotria nervosa* and *Psychotria sulzneri*), and wax myrtle (*Myrica cerifera*)

Canopy: Canopy trees observed were, in no clear order of abundance, laurel oak (*Quercus laurifolia*), cypress (*Taxodium distichum*), swamp bay (*Persea palustris*), and cabbage palm (*Sabal palmetto*).

Statement for satisfaction of criteria:

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

2. Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? Ord. 2002-63, Sec. 10 (1)(b) **NO**

Statement for satisfaction of criteria: These parcels abut the I-75 ROW and drainage canal at its southern end and are 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 severely overgrown with Brazilian pepper. Therefore, its aesthetic value to Collier County citizens is negligible, and currently, it is physically 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:

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
cypress (<i>Taxodium distichum</i>)	swamp fern (<i>Blechnum serrulatum</i>)
swamp bay (<i>Persea palustris</i>)	red maple (<i>Acer rubrum</i>)

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

Other Hydrologic indicators observed: Cabbage palm root balls were raised with moss growing on their bases, indicating wetland conditions in the past.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The northern half of the properties were 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 southern half of the properties was identified as Hallendale and Boca fine sand. This sand is a poorly drained soil found in sloughs and poorly defined drainage ways. Natural vegetation that exists in these soil types includes scrub cypress, sand cord grass, wax myrtle and maidencane. Wax myrtle and Cypress were found on both properties, but currently, Brazilian pepper is the predominant vegetative species.

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 properties are 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: These properties contribute to the surficial aquifer and contain wetland dependant plant species in a mixed wetland hardwood forest, which is part of a larger cypress slough. However, creation of the I-75 canal has likely increased drainage off the property and altered the natural hydrological cycle. 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.

-
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, 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.

No listed wildlife species were observed

Bird Rookery observed? no

FWCC-derived species richness score: The score for both parcels was 7 out of a scale of 10, indicating slightly above average potential for species richness.

Non-listed species observed: blue-gray gnatcatcher (*Polioptila caerulea*), northern cardinal (*Cardinalis cardinalis*) gray catbird (*Dumetella carolinensis*), squirrel treefrog (*Hyla squirella*) and evidence of nine-banded armadillo (*Dasypus novemcinctus*)

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Radio-tagged Florida panthers (*Puma concolor coryii*) have been located in close proximity (within 3,000 feet or less) to the property during the 1990s and early 2000s. The closest was within approximately 275 feet in 2002 (See Exhibit C Species Richness Map). 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.

Statement for satisfaction of criteria: FWCC scoring indicates biodiversity on the property is a little above average. It contains a mixed wetland hardwood forest, which is part of a larger cypress slough, and as such it provides habitat for wetland plants and connection to other wetlands. It is also located in an area known to have been visited by Florida panthers. However, it is severely infested with Brazilian pepper, which decreases its value as native habitat. Restoration is problematical, as surrounding areas are likewise infested, and these properties are not required to be removed until development occurs. Because of the parcels' combined size of 6.94 acres, it would at best be a small fraction of a panther's home range, and its ability to provide wetlands habitat to other species is commensurate with its size, and it is not adjacent to any other protected land.

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 and 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. The private preserve lands do not have conservation easement protection and exist as such at the will of the owner.

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

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 both parcels.

Nature Photography: Nature photography is possible on the property.

Bird-watching: Bird-watching is possible, though until the Brazilian pepper is removed, not likely to yield many sightings as the property is very heavily vegetated. Perhaps once the dense Brazilian pepper is removed, the site would be better for birdwatching.

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 Desoto Boulevard.

IV. Assessment of Management Needs and Costs

Management of these properties will address the costs of extensive exotic vegetation removal and control and the construction of a trail system to allow the public to have access to selected portions of the properties. 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 properties are infested with Brazilian pepper (*Schinus terebinthifolius*) to such a degree that dense thickets impede passage. Caesars weed (*Urena lobata*) is also present in the under story.

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, estimated costs for the level of infestation observed would total **\$21,000** to treat exotics with herbicide in place or to cut and stack the debris onsite, and **\$31,500** 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 **\$10,500** for **7** acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The properties 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. Estimated associated costs could include:

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

Public Access Trails:

Simple mulched trails can be constructed using a combination of contract and volunteer labor. Rough trails can 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 remove brush and maintain trails.

Security and General Maintenance:

It would be most desirable to fence a group of properties instead of these two small parcels. 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 approximately \$250.00. A sign could be placed at the end of Desoto Blvd., however, physical access in the form of road improvements would have to be established for visitors to get to 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	\$21,000	\$10,500	Kill in place or cut and stack only. Cost could be more due to difficulty of access.
Parking Facility	\$27,500	t.b.d.	Building a parking facility for these small parcels alone would not be feasible. A larger group of contiguous parcels would have to be acquired and physical access improved. Cost could be higher than estimated.
Access Trails/ ADA	t.b.d.	t.b.d.	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	t.b.d.	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 each	t.b.d.	3' X 1.5' metal on post - uninstalled
Total	\$48,600	\$10,500	

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 these parcels a score of **75** out of a possible 320 points, too low 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. These parcels **are 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. These parcels are 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 these parcels.

Other Potential Partner Funding Sources

These parcels are 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 actively acquiring lands at present however, the area is appropriate for mitigation acquisition and management in the future.

VI. Summary of Secondary Screening Criteria

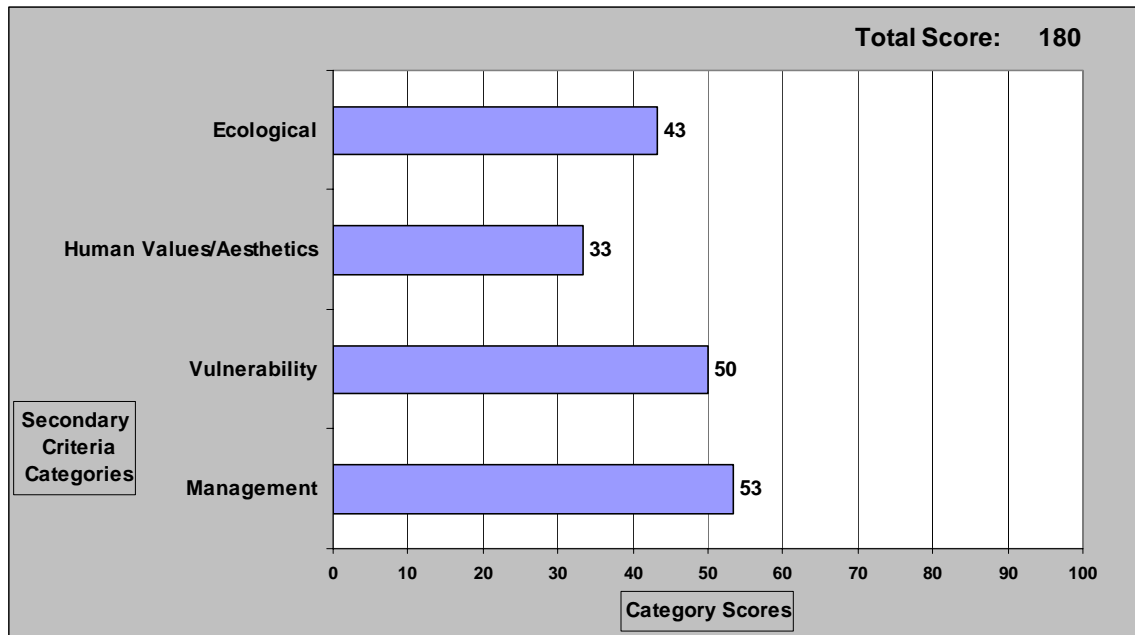
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 180 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	43	43%
Human Values/Aesthetics	100	33	33%
Vulnerability	100	50	50%
Management	100	53	53%
Total Score:	400	180	45%

Percent of Maximum Score: 45%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 193 out of 400

Ecological: 43

The properties scored below average in this section. They lost points because of the heavy Brazilian pepper infestation on site and in adjoining properties which significantly reduces the restoration potential. They contribute only minimally to the lower Tamiami Aquifer, and moderately to the Surficial Aquifer. They did gain points for buffering the I-75 canal, although they are not immediately adjacent to it, but across the ROW from it. Wetlands do exist on the site, and the wetlands plants seen there are consistent with mapped wetlands soil. The site also gained points for containing the listed epiphyte, *Tillandsia fasciculata*. Although they are not adjacent to other conservation lands, there is an intact ecological link with the Florida Panther National Wildlife Refuge via other undeveloped lands.

Human Values/Aesthetics: 33

The properties scored low in this category, due mainly to the remote location and difficulty of access. Access must be gained by parking at the end of Desoto Boulevard and proceeding down an overgrown dirt track that is within the I-75 right-of-way. However, once on-site, the dense Brazilian pepper limits recreational potential. The properties cannot be seen from I-75, so they do not enhance aesthetics along the highway.

Vulnerability: 50

The average vulnerability score is due to the potential for the properties to be subdivided and sold as land for two single-family homes per parcel. They are, however, in a rather remote location, and though development is possible, other lands are more likely to be used first.

Management: 53

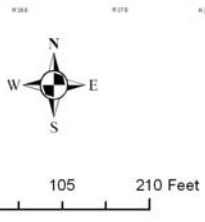
The properties scored above average in this category. The main reason for the score is that the properties do not require any hydrological changes in order to maintain their original function. Development of the surrounding land would alter the hydrology. However, points were because of the 80% Brazilian pepper coverage and the frequent maintenance necessary to maintain any trails on the property. Surrounding parcels, which are similarly infested, would serve as seed banks, even were the exotics removed from the properties. Restoration of native plant communities would also be required, as removal of Brazilian pepper would leave the site barren.

Parcel Size: 6.94 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 several others offered in the same approximate location.

Exhibit A. FLUCCs Map

Arias Properties Land Use Cover Map



Legend

- Arias(2)
- Land Use Cover**
- Wetland-624
- Canal, Streams and Waterways-500

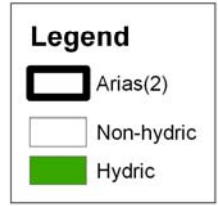
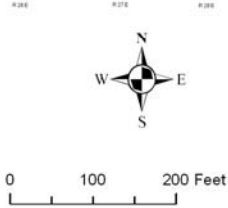
Data Source-Aerials and layers-Collier County Property Appraisers
Land Use Cover-SP/MMD 95
Created by CDES/Environmental Services-CS
G:\Conservation\Collier\ICSR\Cycle4\Arias4.mxd and jpg
Date-10-16-06



Folio- 41560080008, 41560040006

Exhibit B. Soils Map

Arias Properties Soils Map



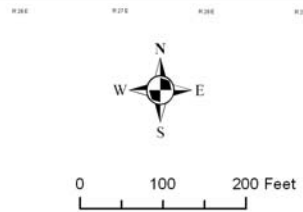
Data Source-Aerials and layers-Collier County Property Appraisers
Soils-NRCS via SFVMD
Created by CDES/Environmental Services-CS
G:\Conservation\Collier\ICSR\Cycle4\Arias3.mxd and .jpg
Date-10-16-06



Folio- 41560080008, 41560040006

Exhibit C. Species Richness Map

Arias Properties Species Richness Map



Legend

Species Richness

- 6 (light green)
- 7 (yellow)
- 8 (green)

Arias(2) (black outline)

FL Panther point 4-1-02 (green dot)

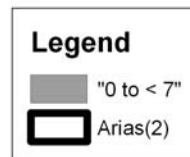
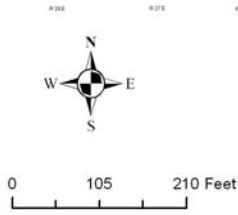
Data Source-Aerials and layers-Collier County Property Appraisers
Species Richness-FFWCC
FWC-Panther Telemetry Data (1981-09/2005)
Created by C.D.E.S/Environmental Services-CS
G:\Conservation\Collier\ICSR\Cycle4\Arias5sprich.mxd and jpg
Date-10-16-06



Folio- 41560080008, 41560040006

Exhibit D. Wellfield Protection and Aquifer Recharge Maps

Arias Properties Lower Tamiami Aquifer Recharge Map

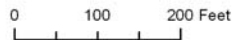


Folio- 41560080008, 41560040006

Data Source-Aerials and layers-Collier County Property Appraisers
Lower Tamiami Recharge-SFWM Tech. Report 327
Created by CDES/Environmental Services-CS
G:\Conservation\Collier\CSR\Cycle4\Arias6.mxd and jpg
Date-10-16-06



Arias Properties Surficial Aquifer Recharge Map



Legend

- "43 to < 56"
- Arias(2)

Folio- 41560080008, 41560040006

Data Source-Aerials and layers-Collier County Property Appraisers
Surficial Aquifer Recharge-SFVMD Tech. Report 327
Created by CDES/Environmental Services-CS
G:\Conservation\Collier\CSR\Cycle4\Arias\surf.mxd and jpg
Date-10-10-06



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Arias (2 Parcels)		41560080008, 41560040006	
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
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	Minimal recharge to Lower Tamiami -0-7"; Moderate to Surficial - 43-56" annually
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	The parcels are not immediately adjacent but do buffer the I-75 canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	The majority of the soils are hydric and wetland plants are present
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	80	(Prorate site based on area of Slough or Depressional Soils) - half of parcel contains depressional soils- Boca, Riviera, Limestone substratum and Copeland FS (25)
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	230	
1.B Total	100	77	<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 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25	25	624 - cypress-pine-cabbage palm
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 w	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 85% "7" - 7X7=49</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	T. 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		
c. Parcel will require major alterations to be restored to high ecological function.	15	15	major amounts of invasive exotics would need to be removed
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	109	
1.C Total	100	36	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Nearest conservation land is Florida Panther NWR approximately 1.8 miles to the east, across the Harley Davidson test track; There is an adjacent private wildlife refuge (Naitoriendun) in the NGGE, however, no conservation easement exists and property could be sold for development.
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	43	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50	50	Access is from DeSoto Blvd. to the canal where there is an unpaved track that appears to lie within the ROW for I-75, just north of the canal. The properties are approx. 2,300 feet east of the end of DeSoto Blvd. along this track.
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	Parcels are very overgrown and would offer limited recreational opportunities without trail development
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		Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Parcels are screened from I-75 by fringing forest.
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	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	Each property could be subdivided once therefore 4 single family homes could be built.
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 hydrological changes appear to be necessary. Development of surrounding lots could alter hydrology
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		
e. Exotic plants constitute more than 75% of plant cover	20	20	Estimate 80% coverage with Brazilian pepper
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 NGGE lots contain significant exotics with no requirement to clear them until development occurs.
5.B Total		100	0
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	Being right next to I-75 does not favor burning. No trail exist now, but any developed trails would require significant maintenance due to density of vegetation.
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	53
<i>Sum of 5A, 5B, 5C, then divided by 3</i>			
Total Score		400	180

Exhibit F. Photographs

Photo 1. Access to the property. Brazilian pepper infested.



Photo 2. View from the interior in the southern portion of the western parcel



Photo 3. Sabal Palm root ball raised with moss cover, indicative of past wetland conditions



Photo 4. Thick Brazilian pepper in the center of the western property



Exhibit G. Surrounding Willing Sellers and Adjacent Private Wildlife Sanctuary

Target Parcels I-75 and Everglades & Willing Sellers

