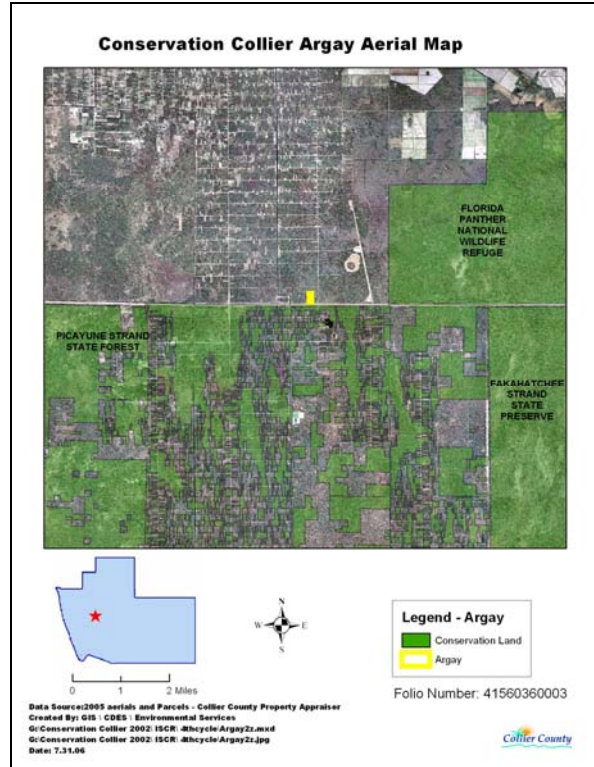


Conservation Collier Initial Criteria Screening Report



**Property Name: Argay
Folio Number: 41560360003**

Staff Report Date: September 11, 2006

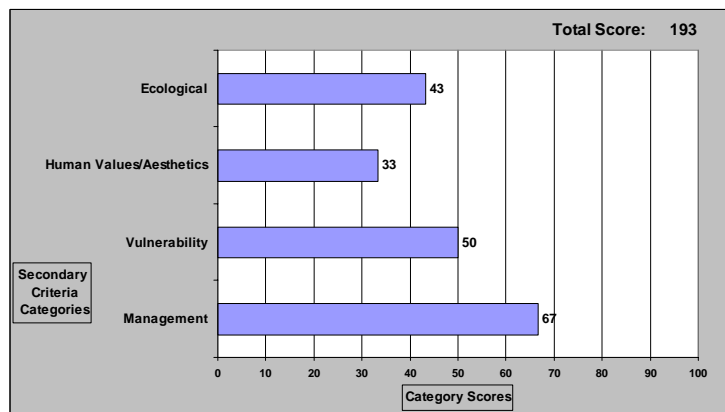


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I. Summary of Property Information

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	Argay, Lorraine	Out of state owner
Folio Number	41560360003	n/a
Target Protection Area (TPA)	NGGE	One of the properties targeted by the TPA mailing strategy – I-75 and Everglades Blvd. area
Size	7.05 acres	n/a
STR	S33 T49S R28E	NGGE Unit 91A
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&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	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
Other County Dept Interest	Utilities and Transportation Depts.	No stated interest

Figure 1. Location Map

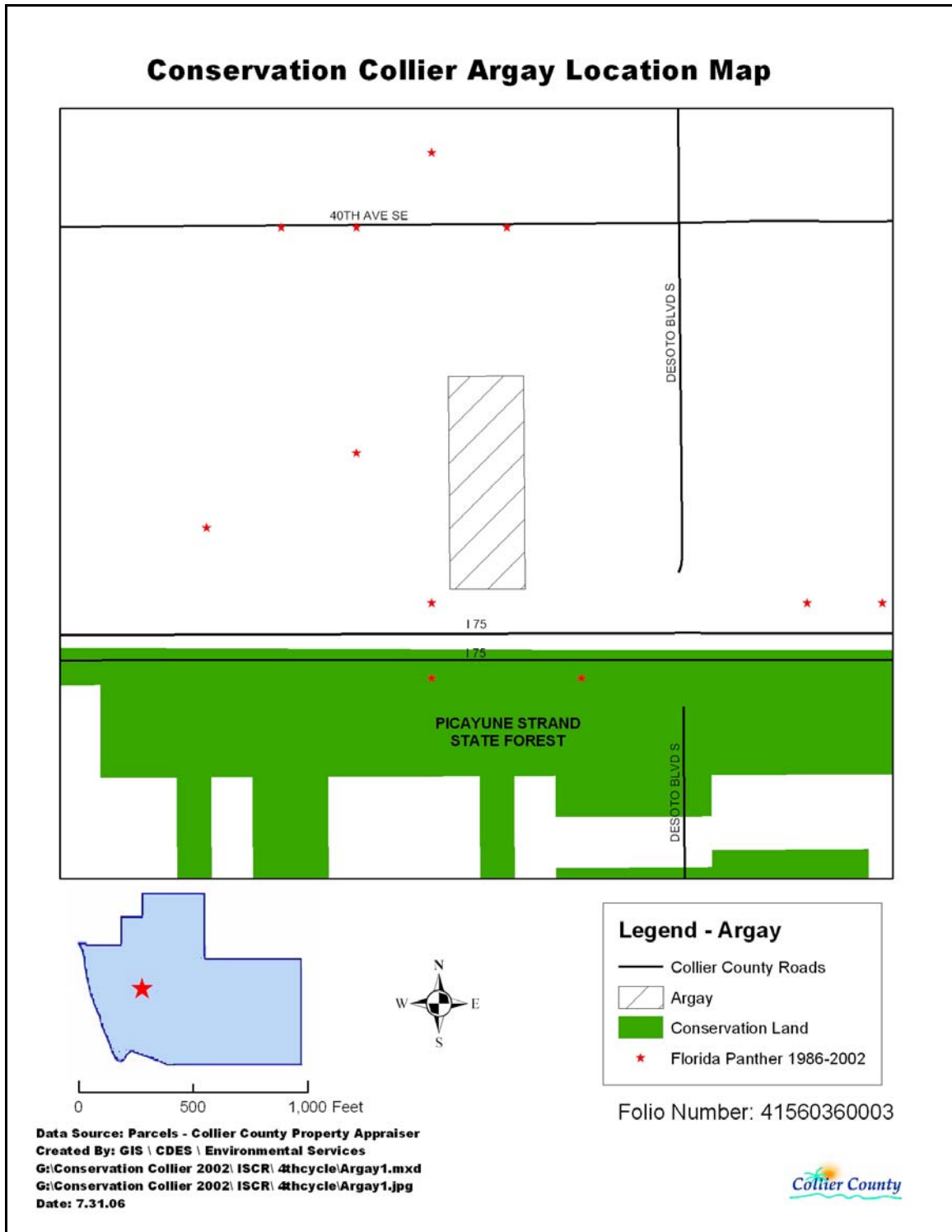


Figure 2. Aerial Map

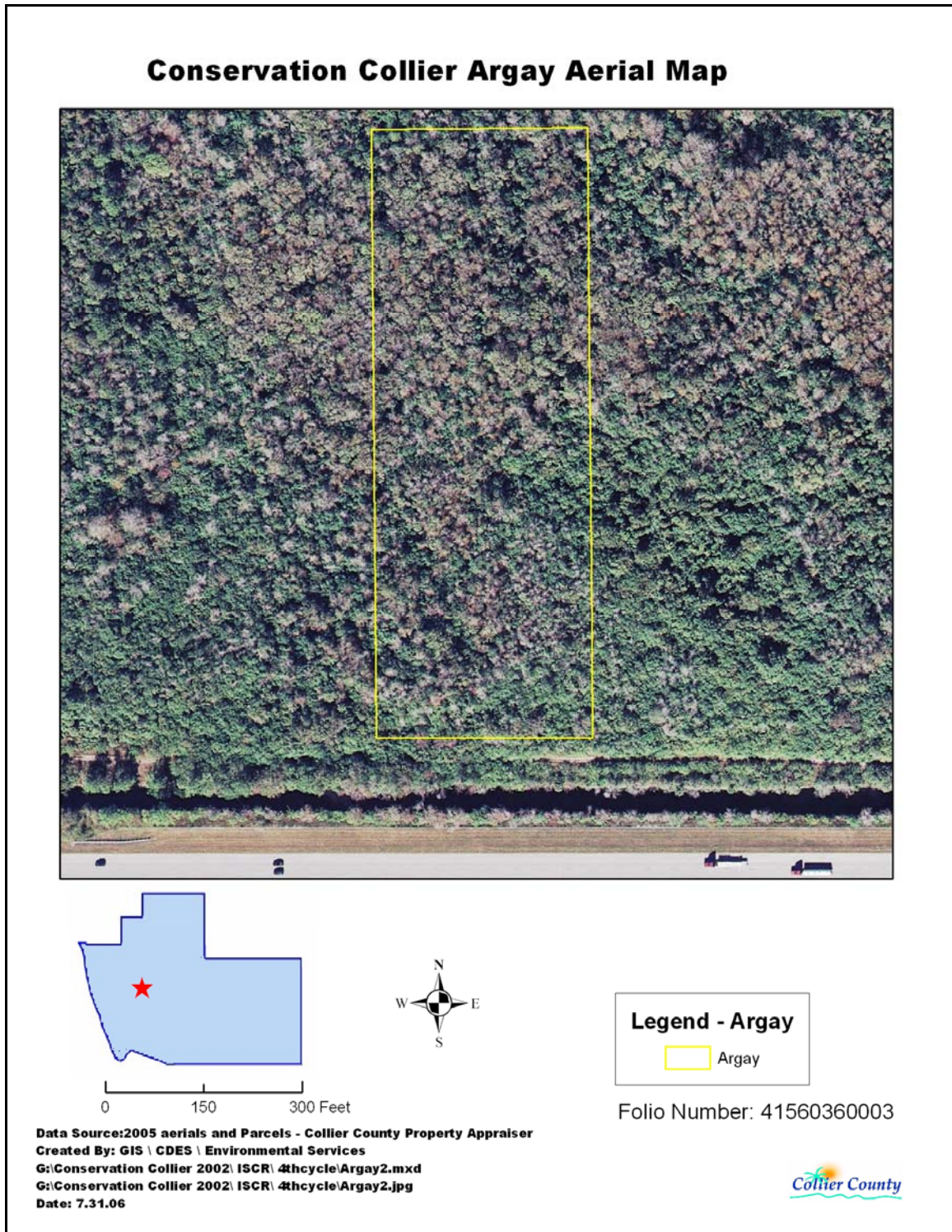
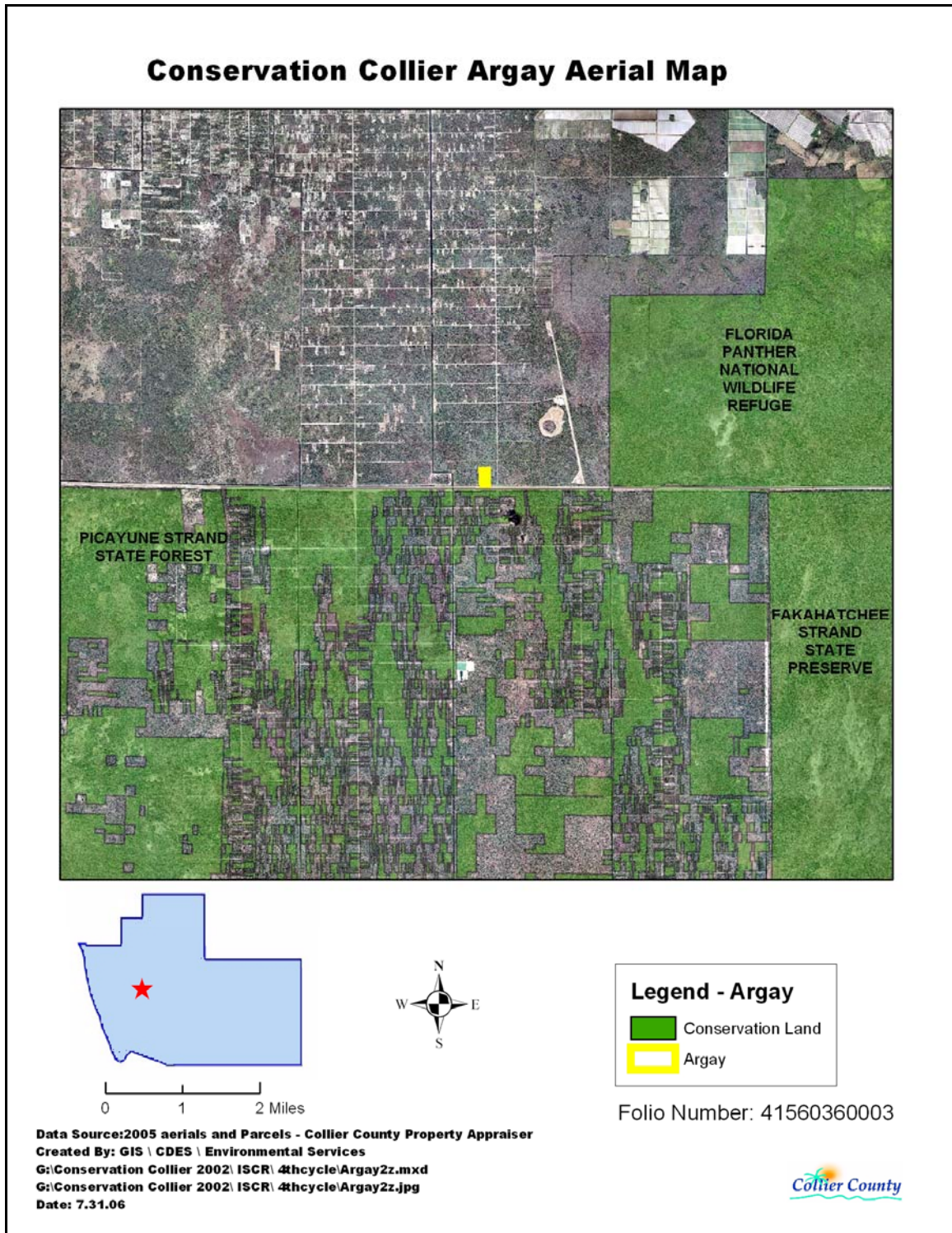


Figure 3. Surrounding Lands Aerial



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: * \$155,100

Estimated Market Value: ** \$270,000

* Property Appraiser's Website

** Collier County Real Estate Services Department – Costs estimated 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 August 1, 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	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 Wetland Hardwoods	Yes, 617 – Mixed

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:

- 617 – Mixed Wetland Hardwoods

Characterization of plant communities present:

Ground Cover: Ground cover species included abundant young wild coffee (*Psychotria nervosa* and *Psychotria sulzneri*), poison ivy (*Toxicodendron radicans*), swamp fern (*Blechnum serrulatum*), strap fern (*Campyloneurum phyllitidis*), caesar weed (*Urena lobata*), fox grape (*Vitis rotundifolia*), dollar weed (*Hydrocotyle umbellata*), and possum grape (*Cissus sicyoides*).

Midstory: The midstory included, in approximate order of abundance, myrsine (*Myrsine floridana*), American beautyberry (*Callicarpa americana*), marlberry (*Ardesia escallonioides*), strangler fig (*Ficus citrifolia*), and firebush (*Hamelia patens*).

Canopy: The canopy consisted of a variety of mature hardwood species, none of which appeared to be dominant. Canopy trees observed were laurel oak (*Quercus laurifolia*),

cypress (*Taxodium distichum*), swamp bay (*Persea palustris*), red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), and a Carolina willow (*Salix caroliniana*).

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: 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. The only vehicular access available is via a gravel track running along the canal over the Florida Department of Transportation (FDOT) I-75 ROW. In places, this track is nearly overgrown with Brazilian pepper (*Schinus terebinthifolius*). Therefore, the property's 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: Water marks on cypress trees were observed ranging from 4-6" on the southern side to 20" farther north on the property indicate that this property has held water in the past at least some part of the year. Heavy Brazilian pepper growth indicates recent conditions may be drier. It is difficult to determine what is currently functioning as wetland and what is functioning as upland/wetland buffer.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
cypress (<i>Taxodium distichum</i>)	swamp fern (<i>Blechnum serrulatum</i>)
swamp bay (<i>Persea palustrisi</i>)	red maple (<i>Acer rubrum</i>)
Carolina willow (<i>Salix caroliniana</i>)	dollar weed (<i>Hydrocotyle umbellata</i>)
	laurel oak (<i>Quercus laurifolia</i>)

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

Other hydrologic indicators observed: Moss was also observed on trees at heights from 18-20". Buttressing was evident on cypress trees, and cypress knees up to 2' were observed. These standing-water indicators are consistent with the wetlands soil found on

the property. Indicators of deeper water were found on the northern portion of the property, while the southern end appeared to be relatively drier.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The entire property is mapped as consisting of Boca, Riviera, Limestone Substratum, and Copeland fine sand, which are poorly drained depressional soils found in cypress swamps and marshes. Naturally occurring vegetation in these soils include cypress, pickerelweed, and willow. The mature trees observed on the property during the visit are consistent with this soil type, indicating the area has historically been a wetland, although canals may have altered its hydrology. Karst topography was observed. Karst topography is a landscape of distinctive dissolution patterns in the surface rock – in this case calcium carbonate - often marked by underground drainages and sometimes indicative of the presence of caves.

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 mixed wetland hardwood forest that is consistent with mapped wetland soils and observed hydrological indicators. Aerial maps indicate that it is part of a larger wetlands system that covers both privately owned and protected lands. As such, it provides habitat for wetland-dependent plants. The property does not contribute significantly to the Tamiami Aquifer, but it contributes moderately to the Surficial Aquifer. Wetlands can serve as a buffer and filter contaminated water. This property, which abuts a canal, may improve water quality before it reaches the canal; however, its ability to enhance water quality is limited by its size. Its ability to contribute to flood control is unknown, but likewise its size limits its potential impact on flooding.

-
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 northern 90% of the property was 7 out of a scale of 10, indicating slightly above average potential for species richness. The remaining portion of the property was scored a 6, indicating about average potential for species richness.

Non-listed species observed: Rooting in the soil suggested the presence of nine-banded armadillos (*Dasypus novemcinctus*). Raccoon and deer tracks were seen.

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 50 feet in 1990 (See Figure 1, Location 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 its moderate size (7 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. While it appears that the Argay property, if part of a group of properties purchased along I-75, could preserve a habitat corridor that connects the FPNWR with the North Belle Meade sending lands, future development on the Ford Test Track and development of an I-75 access interchange could sever any currently 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, and the wetland hardwoods habitat makes the area desirable. However, extensive work would need to be done to remove Brazilian pepper in order to make a trail passable.

Nature Photography: Nature photography is possible on the property.

Bird-watching: Bird-watching is possible though not ideal on the property due to heavy vegetation.

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 along the FDOT ROW gravel track 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, signage, the construction of a trail system to allow the public to have access to selected portions of the property, and some kind of public parking provision. The following assessment provides estimates of 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 severely infested with Brazilian pepper. The plants are large and mature, and coverage of the property is estimated at 50% or greater. Caesar weed is also present sporadically throughout the understory vegetation.

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 **\$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 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. and on the property itself; 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	\$21,000	\$10,500	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	\$21,100	\$10,500	

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

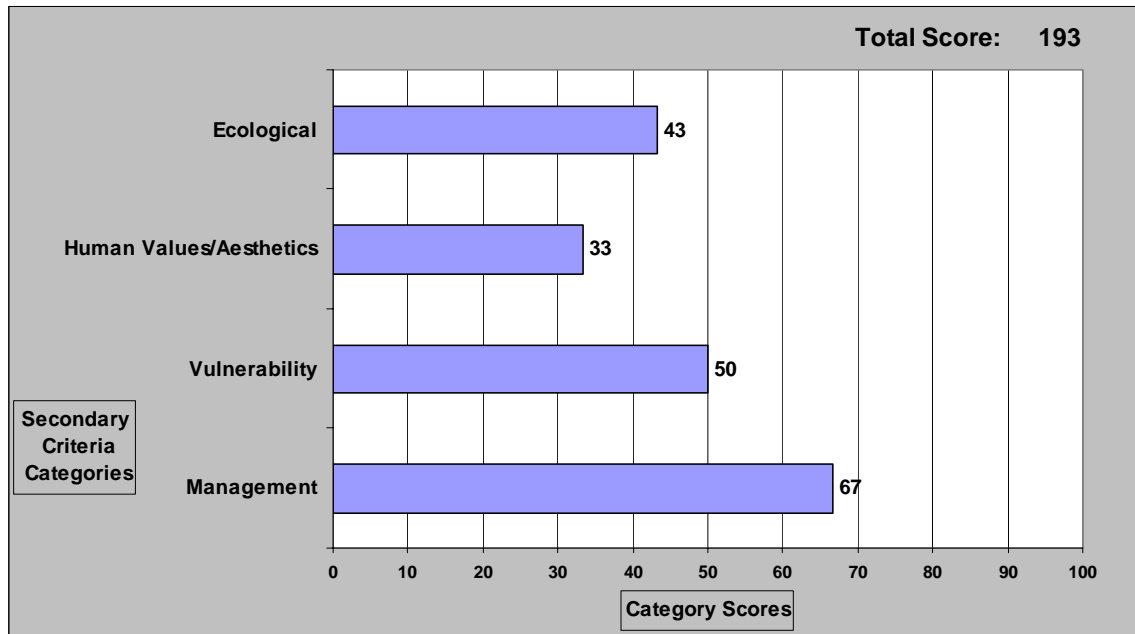
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 193 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

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	67	67%
Total Score:	400	193	48%

Percent of Maximum Score: 48%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 193 out of 400

Ecological: 43

This property scored below average in this section. It did not contain any of the named targeted native plant communities, although it did contain a native mixed wetland hardwoods forest. It contributes only minimally to the lower Tamiami Aquifer, and moderately to the Surficial Aquifer. It did gain points for buffering the I-75 canal, although it is 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 it is not adjacent to other conservation lands, there is an intact ecological link with the Florida Panther National Wildlife Refuge via other undeveloped lands. Finally, it lost points because Brazilian pepper infestation on the site and in adjoining properties significantly reduces its restoration potential.

Human Values/Aesthetics: 33

The property scored low in this category, due mainly to its 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 property cannot be seen from I-75, so it does not enhance aesthetics along the highway.

Vulnerability: 50

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

Management: 67

The property scored above average in this category. The main reason for the score is that the property does not require any hydrological changes in order to maintain its original function. Development of land around it would alter its hydrology. However, it lost points because of the 50% 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 this property.

Parcel Size: 7.05 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 and the largest of several others offered in the same approximate location, however, 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

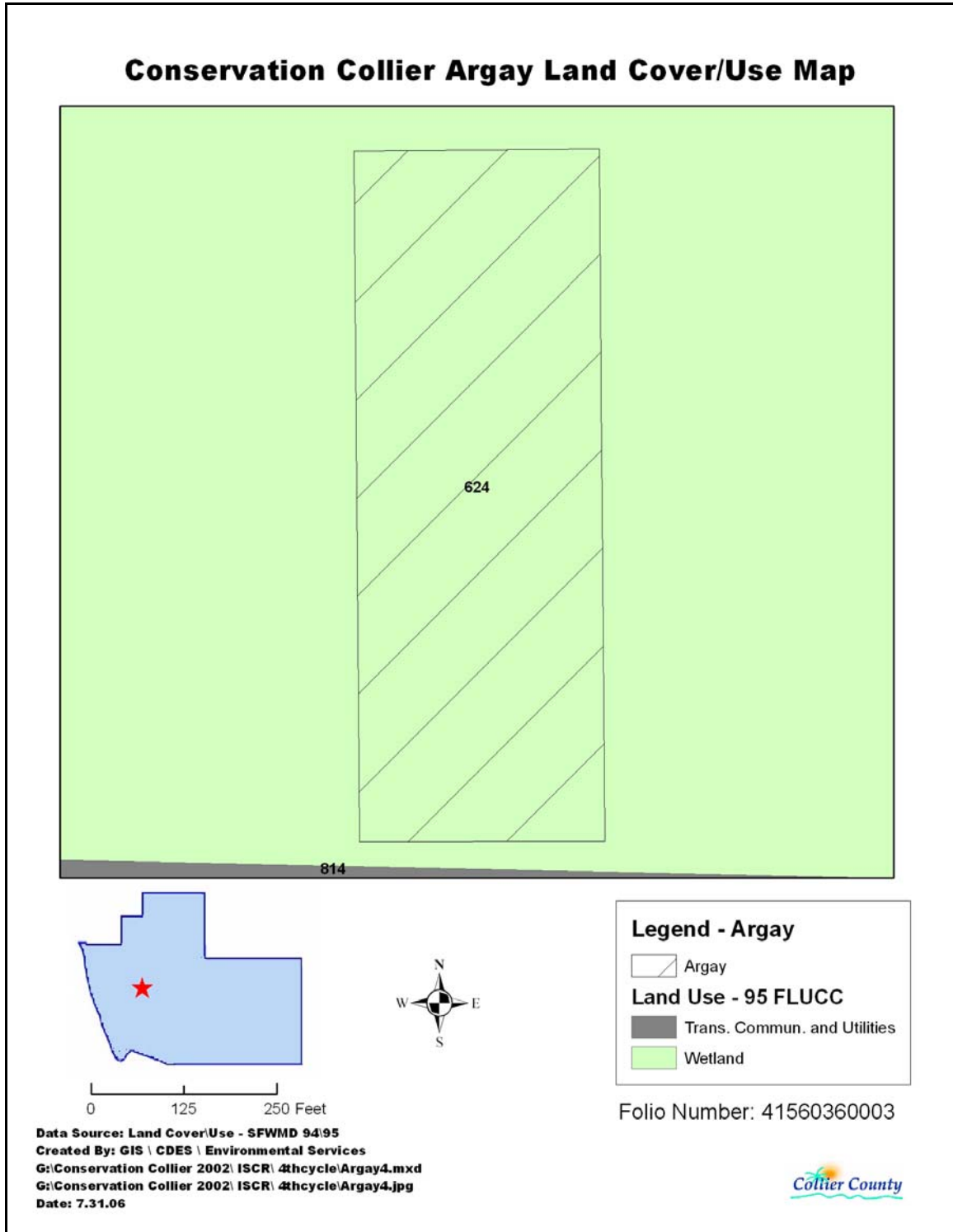


Exhibit B. Soils Map

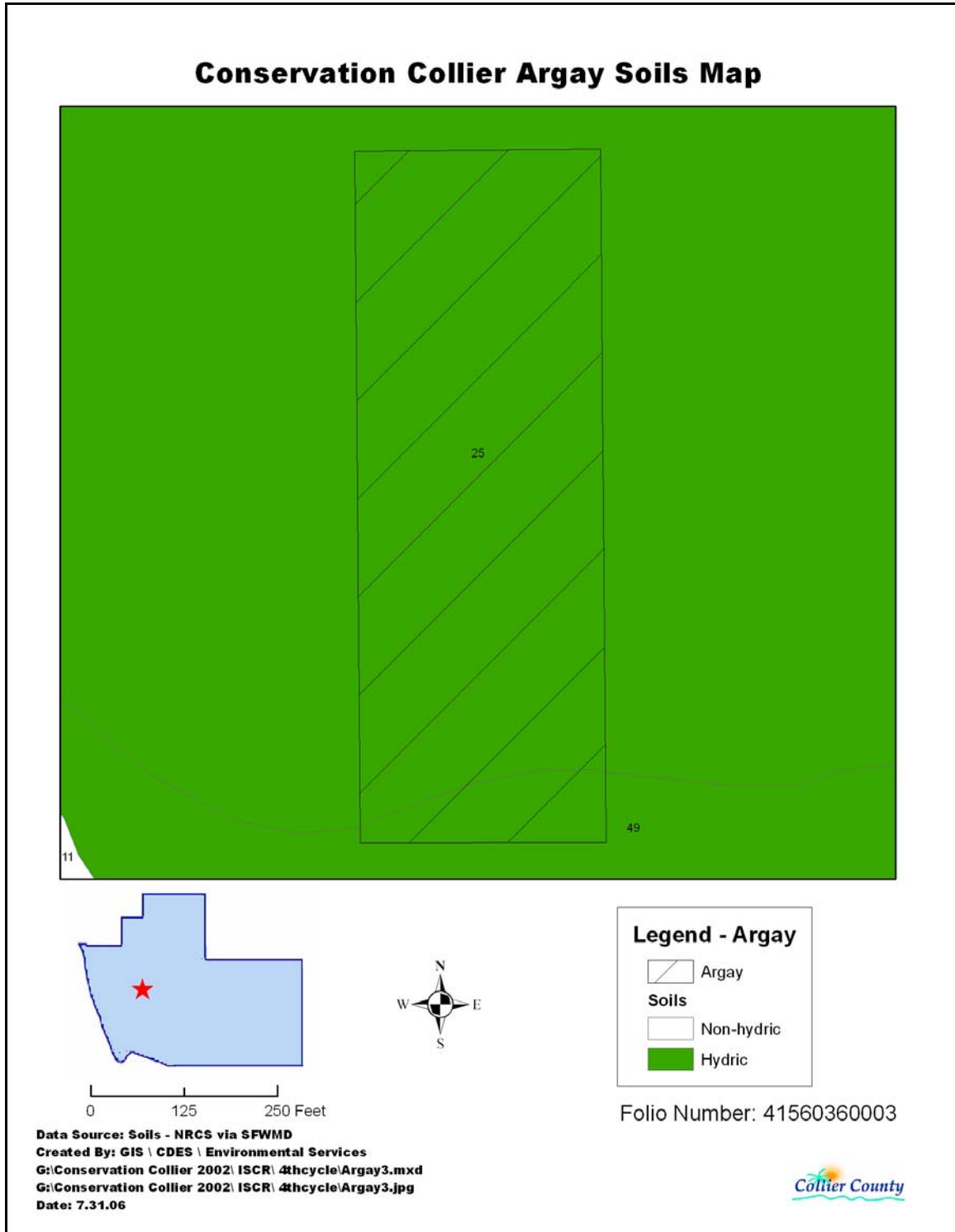


Exhibit C. Species Richness Map

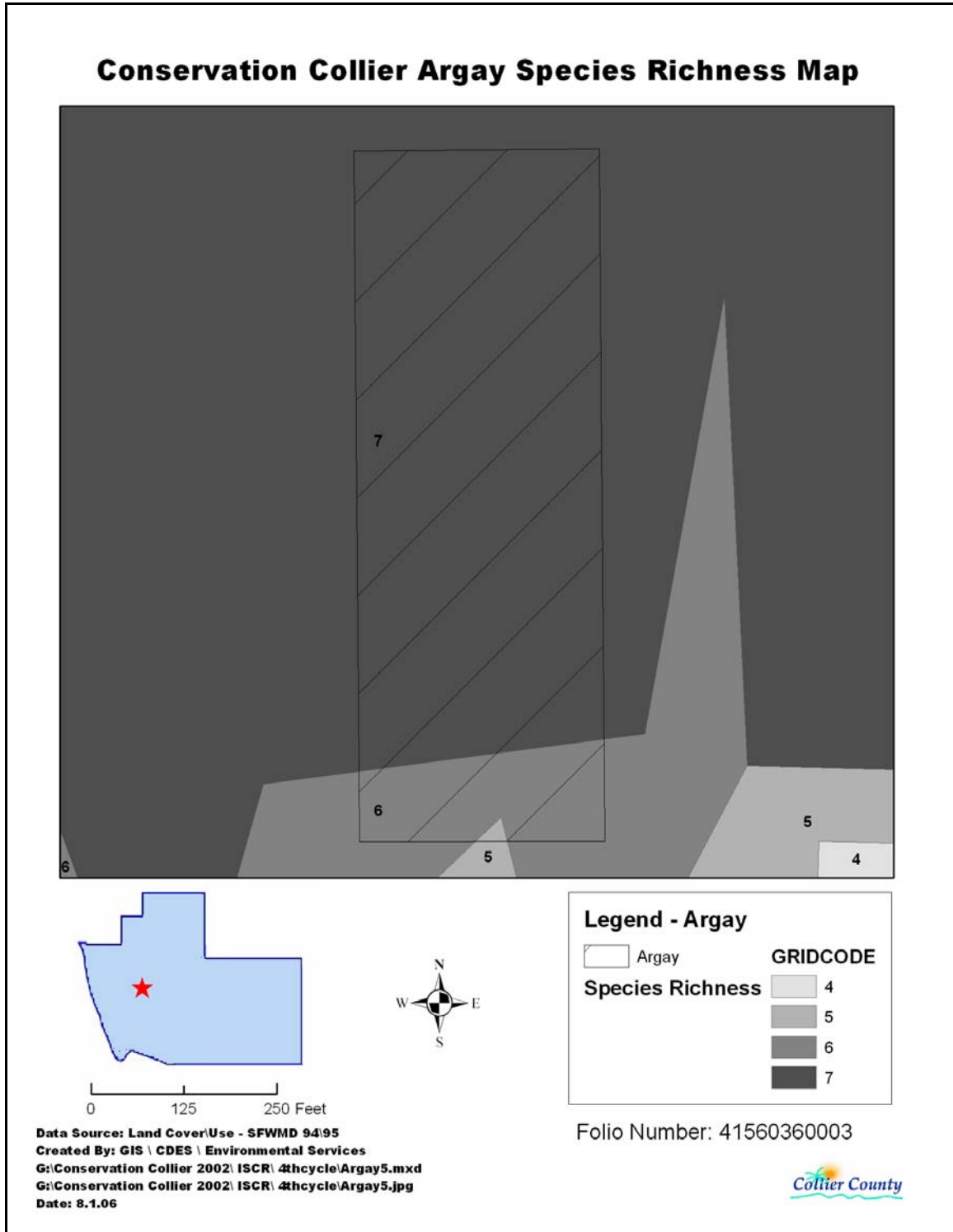
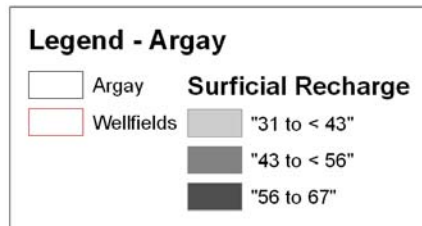
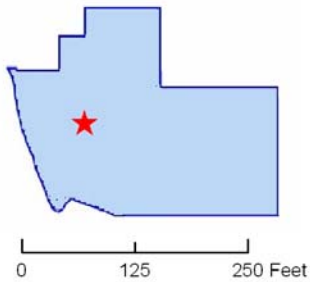
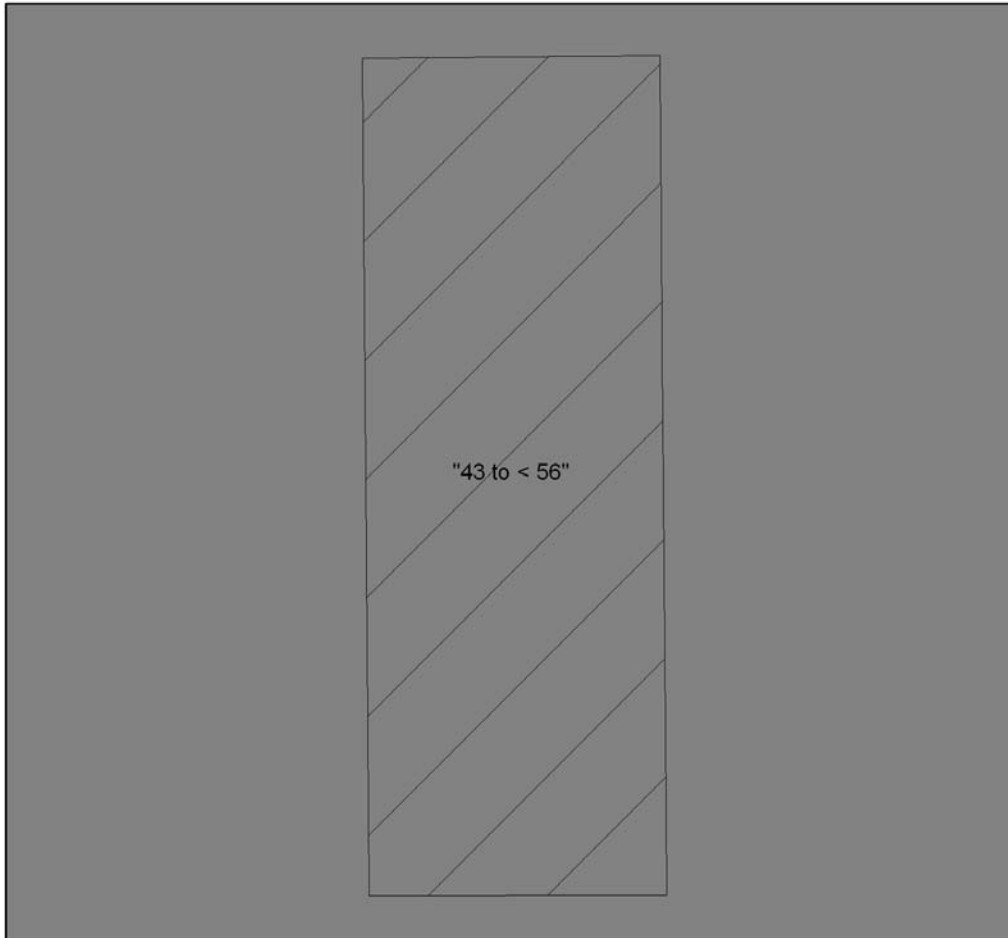


Exhibit D. Wellfield Protection and Aquifer Recharge Maps

Conservation Collier Argay Surficial Aquifer Recharge Map

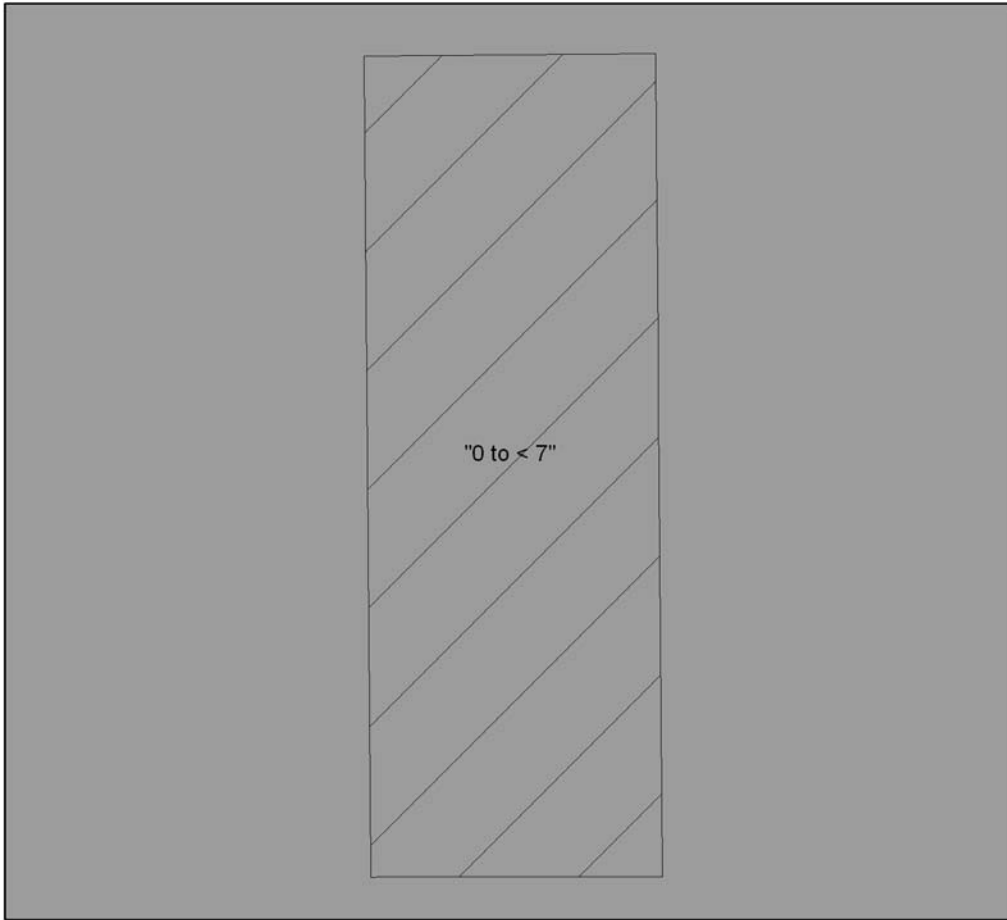


Data Source: Surficial Aquifer Recharge - SFWMD Tech Report 327
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Date: 8.1.06

Folio Number: 41560360003



Conservation Collier Argay Lower Tamiami Aquifer Recharge Map



0 125 250 Feet



Legend - Argay

	Argay		"0 to < 7"
	"-16 to -1"		"14 to < 21"
	"-167 to < -48"		"21 to 102"
	"-32 to < -16"		"7 to < 14"
	"-48 to < -32"		

Data Source: Lower Tamiami Aquifer Recharge - SFWMD Tech Report 327
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Date: 8.1.06

Folio Number: 41560360003



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Argay		41560360003	
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	617 - Mixed wetland hardwoods
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	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		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	parcel is not immediately adjacent but does 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	soils are entirely hydric and wetland plants are present; noted wetland indicators such as cypress knees and water marks on cypress
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80	80	(Prorate site based on area of Slough or Depressional Soils) - soils entirely depressional - 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	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25	25	617 - Mixed wetland hardwoods

Exhibit E. Completed Secondary Criteria Screening Form (Cont'd)

2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	49	Score is prorated from 10 to 70 based on the FFWCC Species Richness map: score is 85% *7 - 7X7=49
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	T. fasciculata
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 exotics 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 - approx 1 1/2 miles to the east, across Ford test track; There is a private wildlife refuge (Naitloriendun) close by 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. Property is approx. 100-150 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	Parcel is 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	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. Parcel is 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	Property could be subdivided once and 2 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		

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

7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	50	
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	60	Estimate 50% coverage with Brazilian pepper
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	Surrounding NGGE lots contain significant exotics with no requirement to clear them until development occurs.
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	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	67	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	193	

Exhibit F. Photographs

Photo 1. Typical interior photo.



Photo 2. Limestone karst topography found on the property.



Photo 3. A cypress knee on the property serves as hydrologic indicator.



Photo 4. Moss growing on a buttressed cypress tree indicating past water levels.



Photo 5. Dense Brazilian pepper thicket, typical of the property.



Photo 6. Access track along I-75



Exhibit G. Private wildlife sanctuary located nearby

