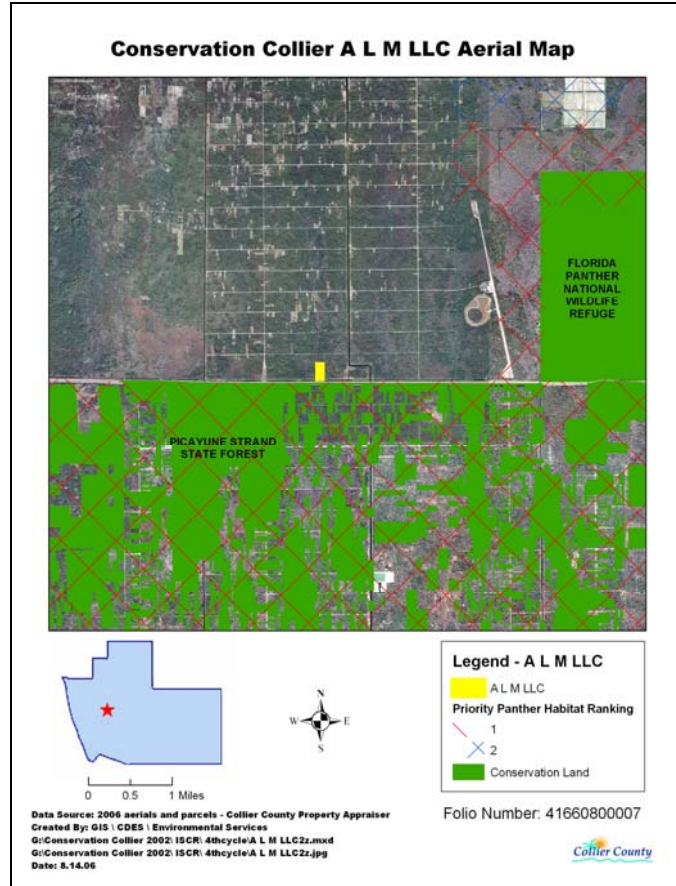


Conservation Collier Initial Criteria Screening Report



**Property Name: ALM LLC (Lopez)
Folio Number: 41660800007**

Staff Report Date: October 9, 2006

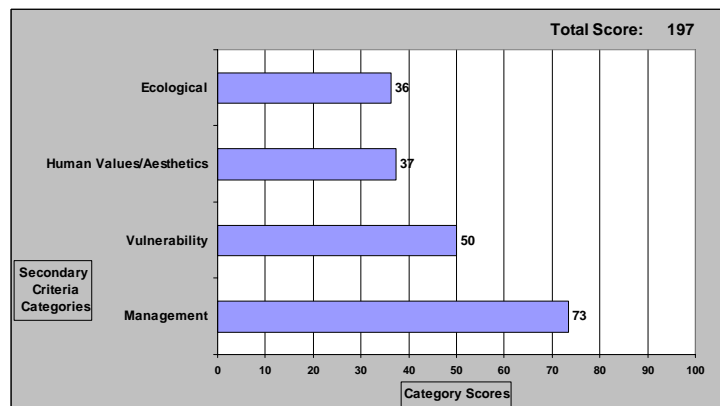


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I. Summary of Property Information

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	ALM LLC	Ariel and Lenia Lopez
Folio Number	41660800007	n/a
Target Protection Area	NGGE	Identified as part of 4th cycle TPA mailing strategy – as approved by BCC
Size	6.67 ac	n/a
STR	S32 T49 R28	n/a
Zoning Category/TDRs	E - Estates	Property could be divided once. Minimum lot size - 2.25 acres. Two SF homes could be built if divided
FEMA Flood Map Category	D	This is an area where flood hazards are undetermined. FEMA is currently in a re-evaluation process so this is subject to change.
Existing structures	Cement house foundation	SF Bldg Permit # 2003111560 – Cancelled Fence Permit # 2003111266 – Issued but no fence installed
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 active permits or petitions in County computer system.
Known Property Irregularities	Code Enforcement case FPL easement	Past Code enforcement case #2002080789 – closed with compliance – pertained to structure, which was removed down to foundation. A power line exists along west boundary. Unknown whether easement covers this parcel.
Other County Dept Interest	Transportation / Utilities Depts	No stated interest

Figure 1. Location Map

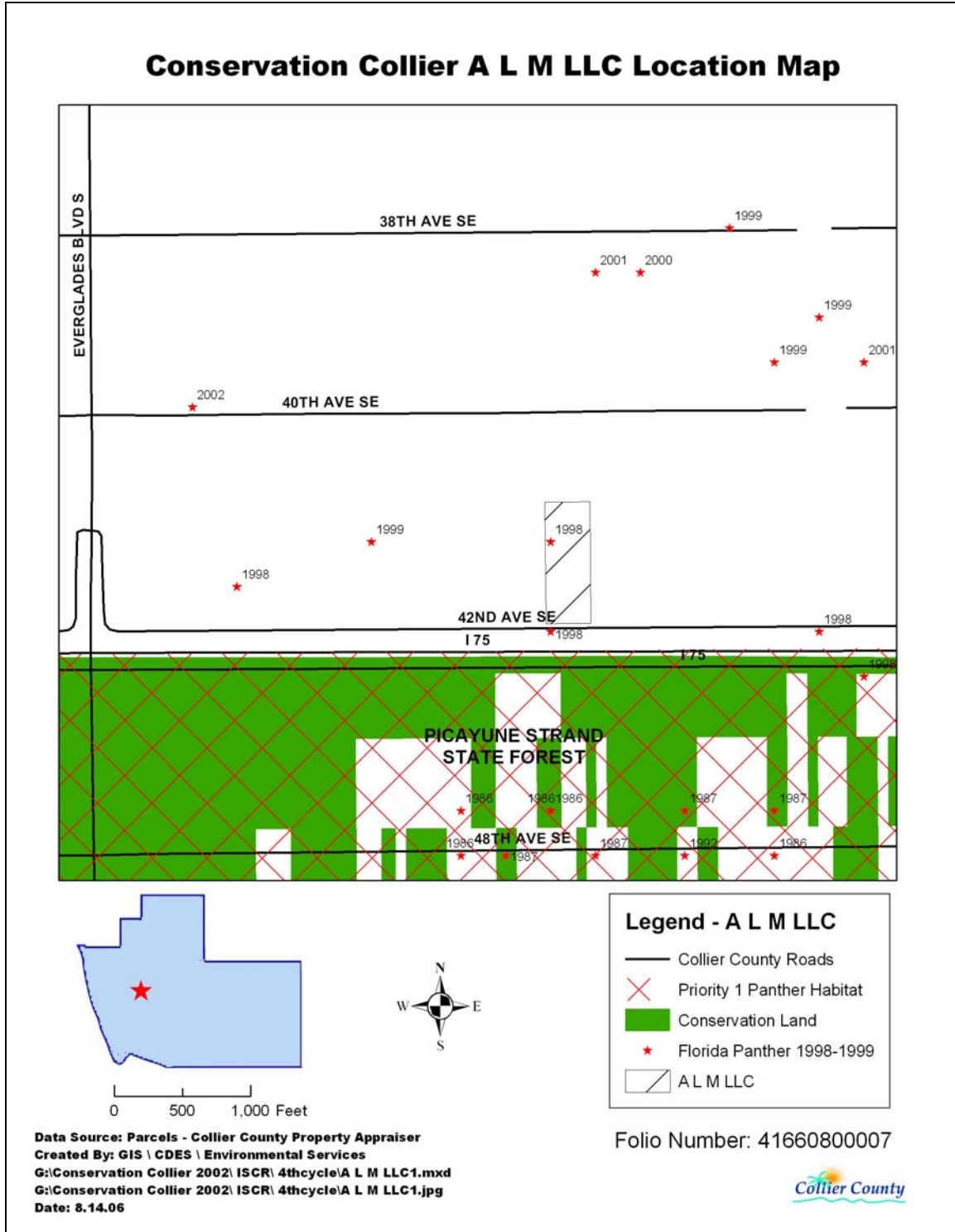


Figure 2. Aerial Map

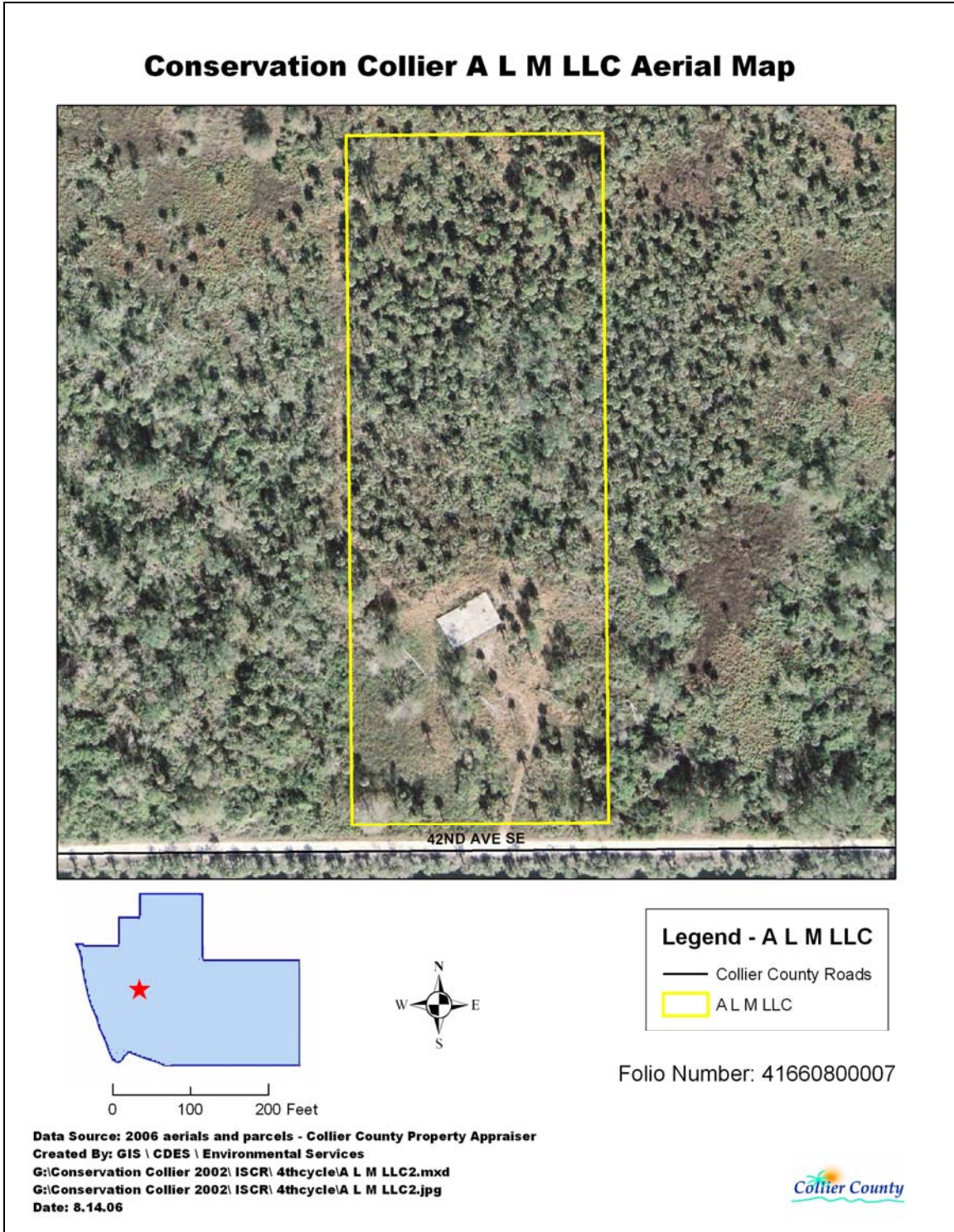
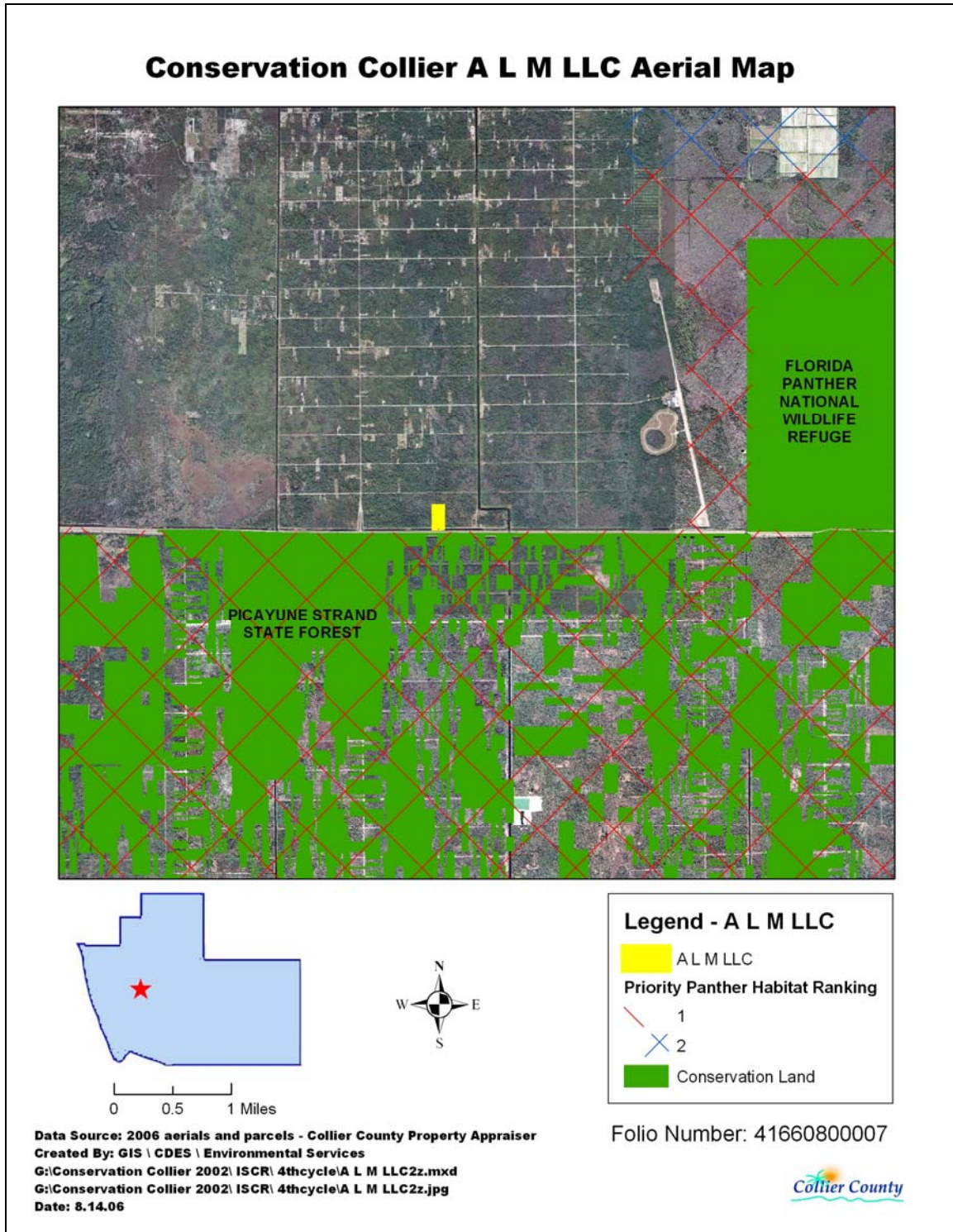


Figure 3. Surrounding Lands Aerial



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: * \$147,400

Estimated Market Value: ** \$261,000

* Property Appraiser's Website

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

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

Collier County Environmental Services Department staff conducted a site visit on August 16, 2006.

MEETS INITIAL SCREENING CRITERIA Yes

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a) **Yes**

- | | |
|------------------------------|-----|
| i. Hardwood hammocks | No |
| ii. Xeric oak scrub | No |
| iii. Coastal strand | No |
| iv. Native beach | No |
| v. Xeric pine | No |
| vi. Riverine Oak | No |
| vii. High marsh (saline) | No |
| viii. Tidal freshwater marsh | No |
| ix. Other native habitats | Yes |

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

FLUCCS:

The electronic database identified:

- 624 – Cypress – Pine – Cabbage Palm

The following native plant communities were observed:

- 428 – Cabbage Palm

Characterization of Plant Communities present:

Ground Cover: Ground cover species on the property included grasses such as maidencane (*Panicum hemitomon*) and foxtail (*Setaria* spp.), bracken fern (*Pteridium aquilinum*), fox grape (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), Spanish nettle (*Bidens alba*), Caesarweed (*Urena lobata*), and dog fennel (*Eupatorium capillifolium*).

Midstory: The midstory consisted of American beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), shining sumac (*Rhus copallina*) and some tall dog fennel (*Eupatorium capillifolium*).

Canopy: In approximate order of abundance, cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliottii*), and swamp bay (*Persea palustris*). Other species present included laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), and scattered small cypress trees (*Taxodium distichum*).

Statement for satisfaction of criteria: These data indicate that native plant communities do exist on the parcels. It appeared there was a significant fire on the property in the recent past, which may have reduced the slash pine and cypress component of the canopy, leaving the area dominated by cabbage palms.

2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?* Ord. 2002-63, Sec. 10 (1)(b) **Yes - minimally**

Statement for satisfaction of criteria: This property minimally meets this criterion. Its southern end abuts 42 Ave. SE, an unimproved gravel road that is within the Florida Department of Transportation (FDOT) I-75 ROW and runs along the I-75 canal. The southern end of the property is visible from the interstate, and the road is in sufficiently good condition that it is passable by any type of automobile. A 1964 deed grants ingress and egress to property owners along this "service road," as it is called on the deed. It is also wide enough to accommodate roadside parking for access. The parcel is somewhat visible to motorists passing along I-75, though a fringe of trees grows between.

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>)	red maple (<i>Acer rubrum</i>)
swamp bay (<i>Persea palustris</i>)	laurel oak (<i>Quercus laurifolia</i>)

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

Other hydrologic indicators observed: No other hydrologic indicators were observed.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Approximately 15% of the property is mapped as containing Hallandale and Boca fine sands. These depressional soils are found in sloughs and poorly defined drainways. Scrub cypress, sand cordgrass, maidencane, and wax myrtle are typical vegetation found in these soils. The rest of the property is mapped as consisting of Hallandale fine sand, which is typical of uplands. Plant species usually found in this soil include slash pine, saw palmetto, and creeping bluestem.

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 minimally meets this criterion. Though it is not directly adjacent to the I-75 canal, it does buffer it. The soil data and plant species observed indicate that the area may be in flux, as its hydrology was altered, along with the surrounding area, when Golden Gate Estates was drained. Though a portion of the property contains slough soils and wetland plant species were seen on it, the area does not appear to have held standing water recently, nor does it appear to host many wetlands-dependent species. A fire appears to have destroyed most of the cypress on the property. It contributes minimally to the Lower Tamiami Aquifer and significantly to the Surficial Aquifer. The property's ability to enhance flood control is unknown, but due to its size, location, and relatively dry appearance, it is not likely to make a large contribution.

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.

No listed plant species were observed.

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 species richness score for the entire property was 7, indicating potential for above average species richness.

Non-listed species observed: A black racer snake skin was found on the site during the visit.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: In 1998, a radio tagged Florida panther (*Puma concolor coryii*) was located on the property. From 1999-2002, radio tagged Florida panthers were located within a mile of the property. The area may also be used by Florida black bear (*Ursus americanus floridanus*).

Statement for satisfaction of criteria: This property meets this criterion. It provides habitat to Florida panthers, a listed species; however, because panthers require large ranges, the property meets only a fraction of their requirements. The biodiversity on the property is mapped by FFWCC as above average. The property could be restored with minimal exotics removal, and with the removal of the abandoned foundation of a house. Adjacent properties, however, could reseed exotics. The small size of the property (under 7 acres) limits its ability to connect other habitats.

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: Though it is located between the Picayune Strand State Forest and the Florida Panther National Wildlife Refuge, this property may not provide a connection corridor between these existing conservation lands. The Ford Test Track lies between the property and the Florida Panther NWR, and due to the dangers the track poses to wildlife, it is fenced to prevent movement across the area. The Picayune Strand State Forest is separated from the property by I-75 and the I-75 canal. There is a privately owned wildlife preserve called Naithloriendun covering 196 acres to the north, but private preserve lands do not have conservation easement protection and exist as such at the will of the owner. The Belle Meade sending lands lie to the west of the property, but purchase of the other privately owned lots along the canal, additional development of the Ford Test Track, or the creation of an interchange at Everglades Blvd. and I-75 would decrease the connection provided by any existing corridors.

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?

n/a

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: This property offers opportunities for hiking. It is large enough to support a short trail.

Nature Photography: This property offers opportunities for nature photography, though it is not a particularly photogenic area.

Bird-watching: This property offers opportunities for bird-watching.

Kayaking/Canoeing: This property does not offer opportunities for kayaking or canoeing.

Swimming: This property does not offer opportunities for swimming.

Hunting: Hunting is not allowed in the Golden Gate Estates.

Fishing: This property does not offer opportunities for fishing.

Recommended Site Improvements: The road that fronts the property, 42nd Ave. SE is wide enough to allow parking on the shoulder. Although there may be legal access for public use this road within the FDOT I-75 ROW, should Conservation Collier become an owner of lands along it, the use of it may trigger the responsibility to maintain the road. A hiking trail would need to be established.

IV. Assessment of Management Needs and Costs

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

Exotic, Invasive Plants Present: Brazilian pepper (*Schinus terebinthifolius*) is present on the property, though the area is not severely infested. Coverage was estimated at 25%.

Exotic Vegetation Removal and Control

The initial costs of exotic removal are based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal. For the level of infestation observed 25% or less, the initial costs to treat exotics with herbicide in place or to cut and stack the debris onsite would be approximately \$2,000 an acre, or \$13,200 and \$3,000 per acre, or \$20,100 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 approximately \$450 per acre, per year for a total of \$3,015 per year for 6.7 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. A goal would be to have a number of contiguous properties in this area that could be served by one parking facility. Physical access is from 42nd Ave. SE, an unpaved road easement. Parking is currently possible along the shoulder of this unpaved road. A parking area could potentially be established on this lot. At present, the estimated cost for construction of a shell or gravel parking lot to accommodate approximately 10 cars is \$15,000. Associated costs would 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. There is potential to utilize 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 parcel alone. 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. \$5.50 per foot. Gates are approx \$250.00. A sign could be placed at the intersection of Everglades Blvd and 42nd Ave SE. directing visitors to the property, and on the property itself. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor.

Other Management Costs: In the past, a structure was removed from the site leaving a concrete foundation approximately 3,200 square feet in size. This foundation and any fill would need to be completely removed from the site. The area will need to be re-graded and restored back into its natural state. The costs of this process are estimated to be between \$10,000-\$15,000.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$13,200 - \$20,100	\$3,015	The lower amount is to treat in place or cut and stack
Parking Facility	\$15,000	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 - \$5.50 per foot Gates - \$250 ea. Fencing this property alone would not serve a conservation purpose.
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 could be problematic due to the remote location.
Foundation removal	\$10,000-\$15,000.	n/a	Removal of foundation materials and any extra fill, hauling off debris and re-grading
Replanting	t.b.d.		Area after foundation removed
Signs	\$200		2 - 3' X 1.5' metal on post - uninstalled
Total	\$38,400 - \$50,300	\$3,015	

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

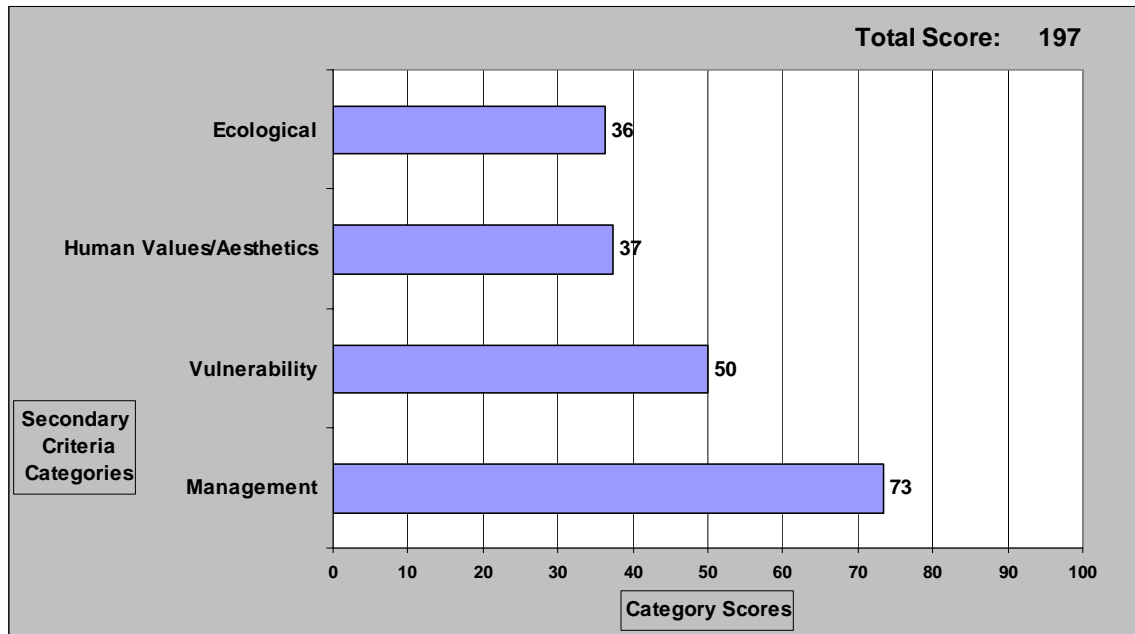
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 197 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	36	36%
Human Values/Aesthetics	100	37	37%
Vulnerability	100	50	50%
Management	100	73	73%
Total Score:	400	197	49%

Percent of Maximum Score: 49%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score 197 out of 400

Ecological: 36

This property scored low in the ecological category, due in large part to its lack of target habitat types. Although it does not have any of the preferred unique or endangered plant communities, it does contain native habitat. The property does not contribute significantly to water resources or flood management. Less than half of the property contains wetlands-type soils, and it contributes minimally to the Tamiami Aquifer and moderately to the Surficial Aquifer. Though it is not directly adjacent to the I-75 canal, it does buffer it. Some work would need to be done to restore the area to its full ecological functionality. Debris and an abandoned foundation would need to be addressed, and there is minimal Brazilian pepper present, requiring removal. Adjoining lands also host Brazilian pepper, which could reseed on the property, necessitating continuing management. Species richness is above average at 7 out of 10. However, the property is not immediately contiguous with existing conservation lands and is separated from the Florida Panther NWR and Picayune Strand State Forest by physical barriers. Other undeveloped lands, including a private wildlife refuge, surrounding or near to the property are privately owned and could be subject to development.

Human Values/Aesthetics: 37 out of 100

The property scored low in the human values and aesthetics category. The property is large enough to support a short hiking trail, but beyond walking, outdoor recreational opportunities are limited. About 15% of the property can be seen from I-75, and the rest of the property is not visible from public thoroughfares. There is legal access; however it is from an unimproved road.

Vulnerability: 50 out of 100

The average vulnerability score is due to the potential for the property to be subdivided and sold as land for two single-family homes. A power line either abuts the western side or is on the western side of the property. Thus, unlike more remote parcels without access to existing electrical infrastructure, this property could more easily be built on.

Management: 73 out of 100

The property scored above average in the management category. No hydrologic alterations are necessary, and exotic infestation is low, at about 25% Brazilian pepper coverage. Surrounding undeveloped lands also contain Brazilian pepper and until or unless they are developed, there is no requirement for removal. Thus, these areas would serve as a seed bank. Management would have to be mechanical, as the proximity of I-75 and residential areas would make burning problematical. The abandoned house foundation and associated debris would have to be removed. Trails would also have to be established and maintained, as groundcover is tall and dense.

Parcel Size: 6.67 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 the Mohabir and Argay properties in the same general location. It is second to largest in the group of 5 offered properties.

Exhibit A. FLUCCs Map

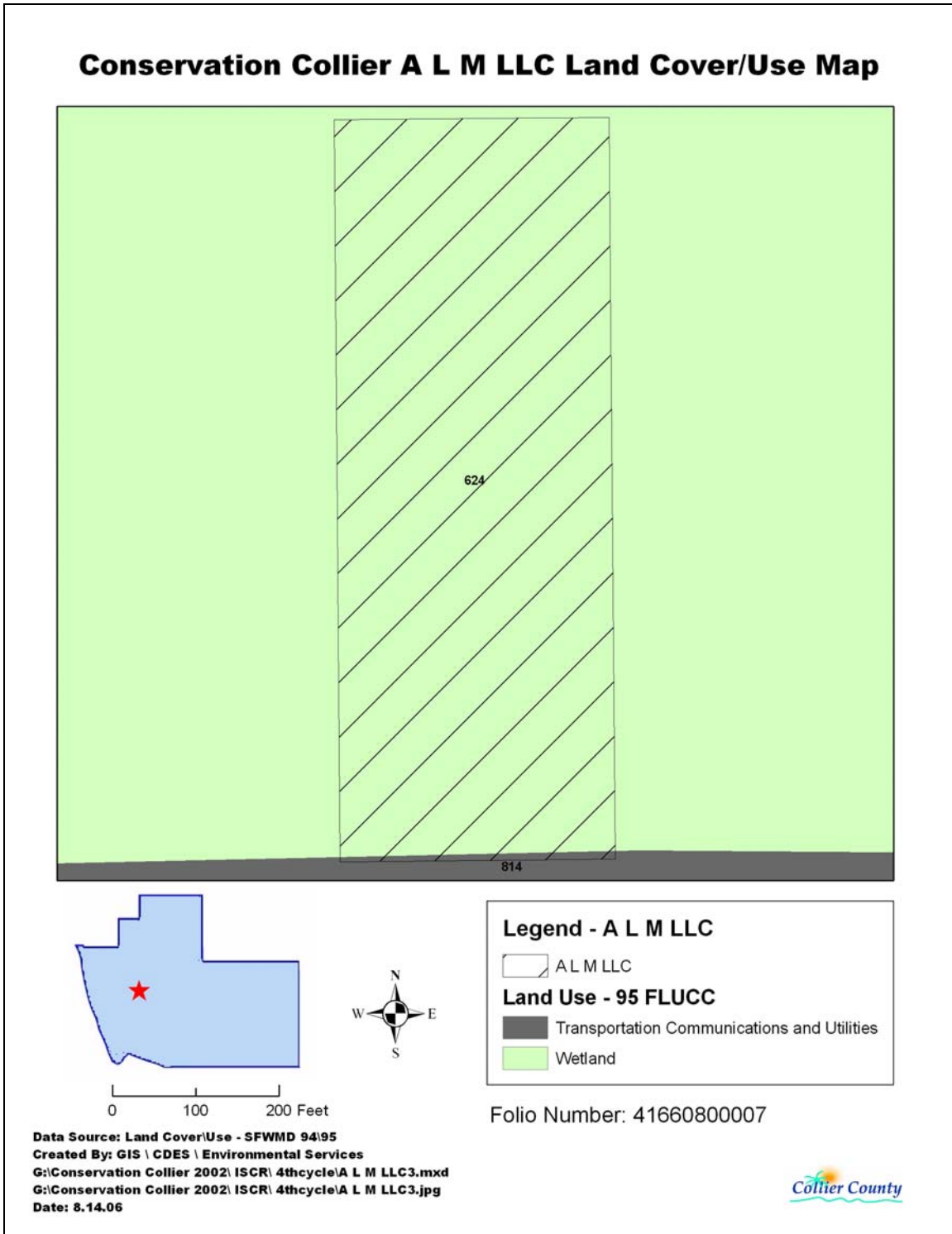


Exhibit B. Soils Map

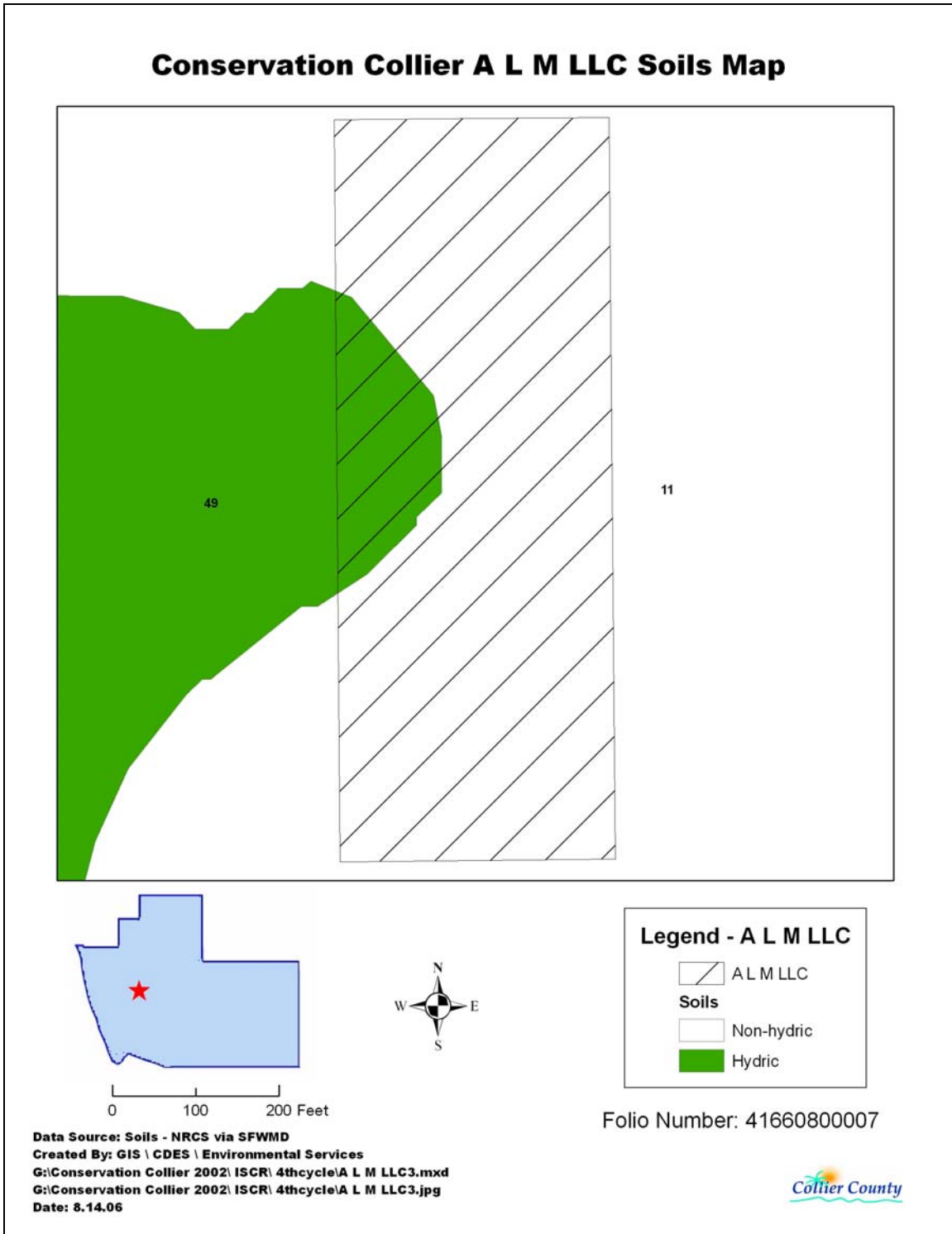


Exhibit C. Species Richness Map

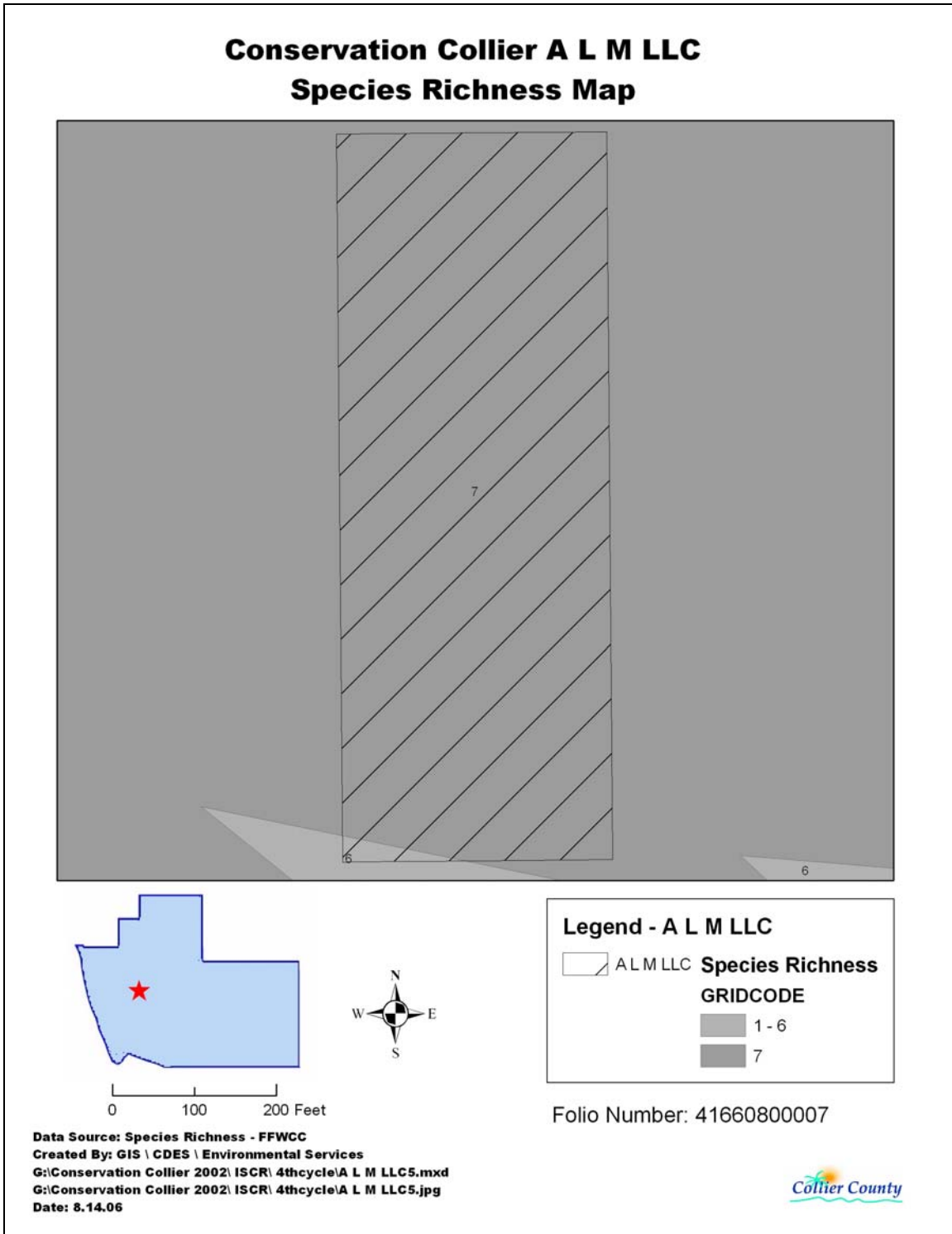
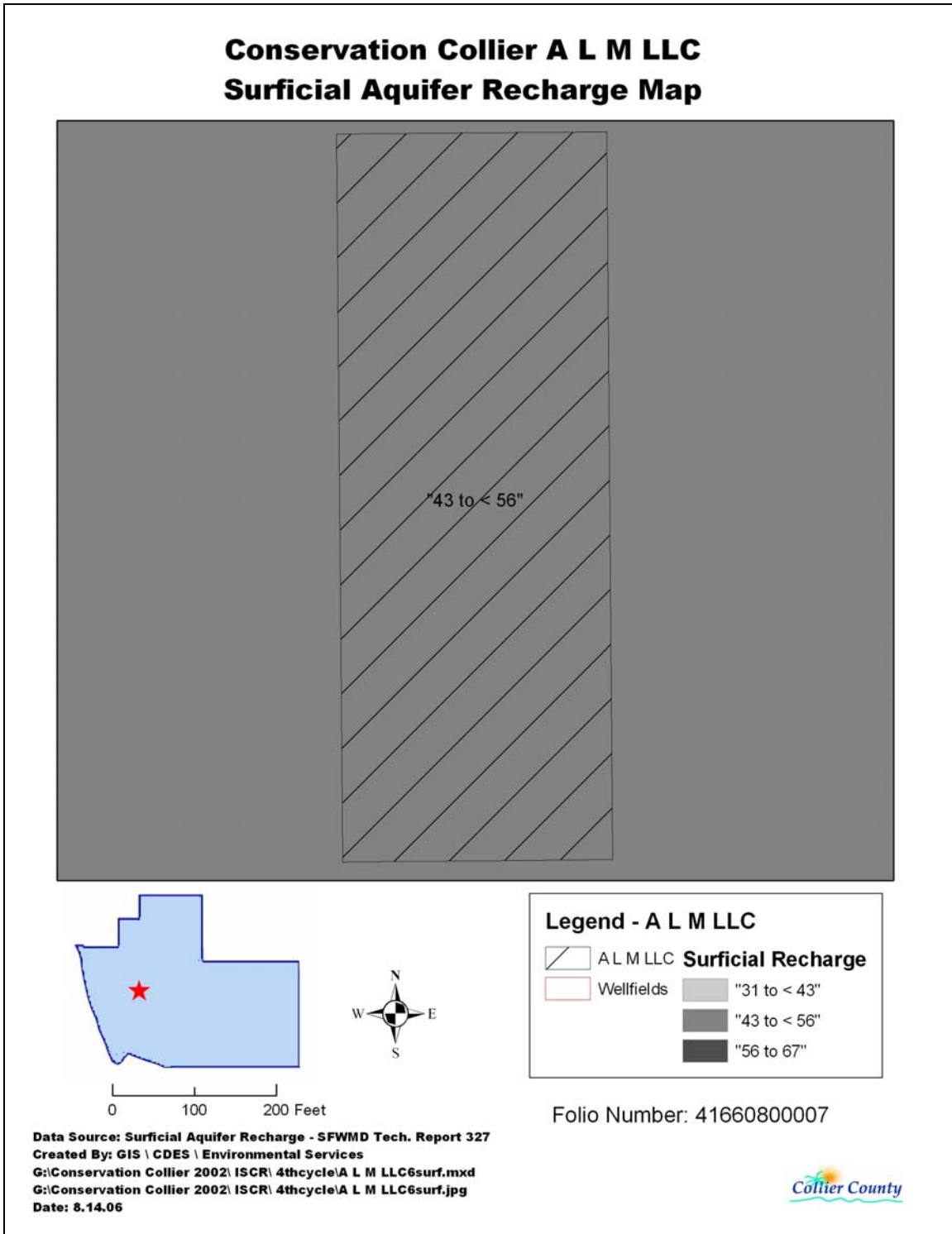
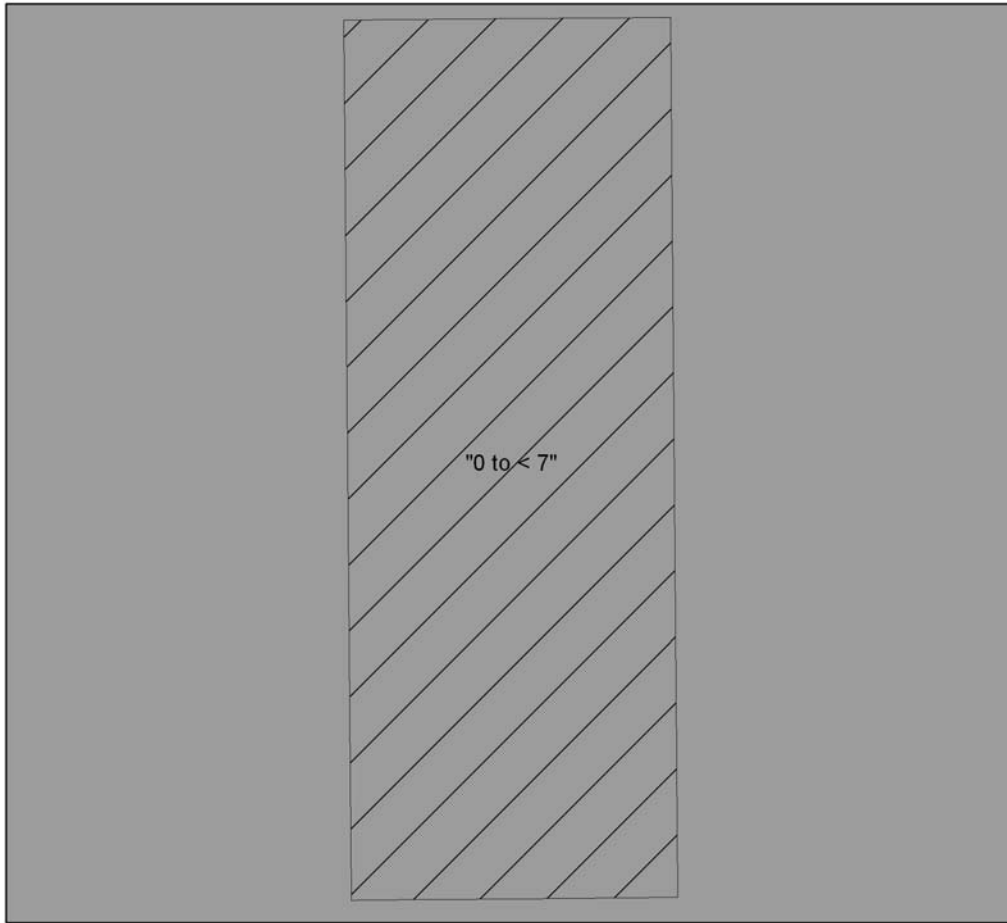


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier A L M LLC Surficial Aquifer Recharge Map



0 100 200 Feet

Legend - A L M LLC

A L M LLC	"-32 to < -16"	"21 to 102"
Lower Tamiami Recharge	"-48 to < -32"	"7 to < 14"
"-16 to -1"	"0 to < 7"	
"-167 to < -48"	"14 to < 21"	

Folio Number: 41660800007

Data Source: Tamiami Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
G: Conservation Collier 2002\ ISCR\ 4thcycle\ A L M LLC6tam.mxd
G: Conservation Collier 2002\ ISCR\ 4thcycle\ A L M LLC6tam.jpg
Date: 8.14.06



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: ALM LLC		Folio Numbers: 41660800007	
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	428 - Cabbage palm
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Surficial - 43-56" annually; Lower Tamiami - 0-7" 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 buffers I-75 canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	6	approx. 15% of soils are slough - Hallendale Boca FS (49); remainder is Hallendale FS (11) - an upland soil type
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	131	
1.B Total	100	44	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	428 - Cabbage palm
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source -
c. Species Richness score ranging from 10 to 70	70	49	Score is prorated from 10 to 70 based on the FWCC Species Richness map - FWCC Species richness score is 7 - 7X7=49
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20		

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	Removal of exotics, debris and abandoned house foundation
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	124	
1.C Total	100	41	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands			
	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Nearest conservation land is Florida Panther NWR - approx 2 miles to the east, with Ford Test Track between. There is a private wildlife refuge nearby but there is no legal designation as conservation and land could be sold and developed at will of owner.
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	36	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
	Possible points	Scored points	Comments
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	Access is from unpaved road - 42nd Ave SE - which is not legal access but is within the FDOT I-75 ROW
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 recreational opportunities available beyond accessing and walking the site
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	12	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. 330 feet, or 15% of the perimeter can be seen from</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	112	
2. Human Social Values/Aesthetics Total Score	100	37	<i>Obtained by dividing the subtotal by 3.</i>
3. Vulnerability to Development/Degradation			
	Possible points	Scored points	Comments
3.A Zoning/Land Use Designation			
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	Property could be subdivided once and 2 SF 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 5 acres	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		

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

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	
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 alterations appear to be necessary to sustain site characteristics. Development of surrounding lands 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	80	Exotics approximately 25% of site - Brazilian pepper, ceasarweed
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		
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	-20	Surrounding Estates lots contain exotics and until development, there is no requirement for removal.
5.B Total	100	60	
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	parcel contains cement foundation for home that would need to be removed and trails would need to be developed. Fire would be difficult to use as management tool due to residential homes in area and presence of I-75.
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	73	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	197	

Exhibit F. Photographs

Photo 1. The gravel ROW that runs along the south side of the property.



Photo 2. The abandoned house foundation.



Photo 3. A closer view of the foundation.



Photo 4. The power line that runs along the western border of the property.



Photo 5. Dense undergrowth in the interior of the property.



Photo 6. Evidence of fire on the trunks of cabbage palms.



Photo 7. The southern portion of the property, along 42nd Ave SE, which is less densely vegetated.

