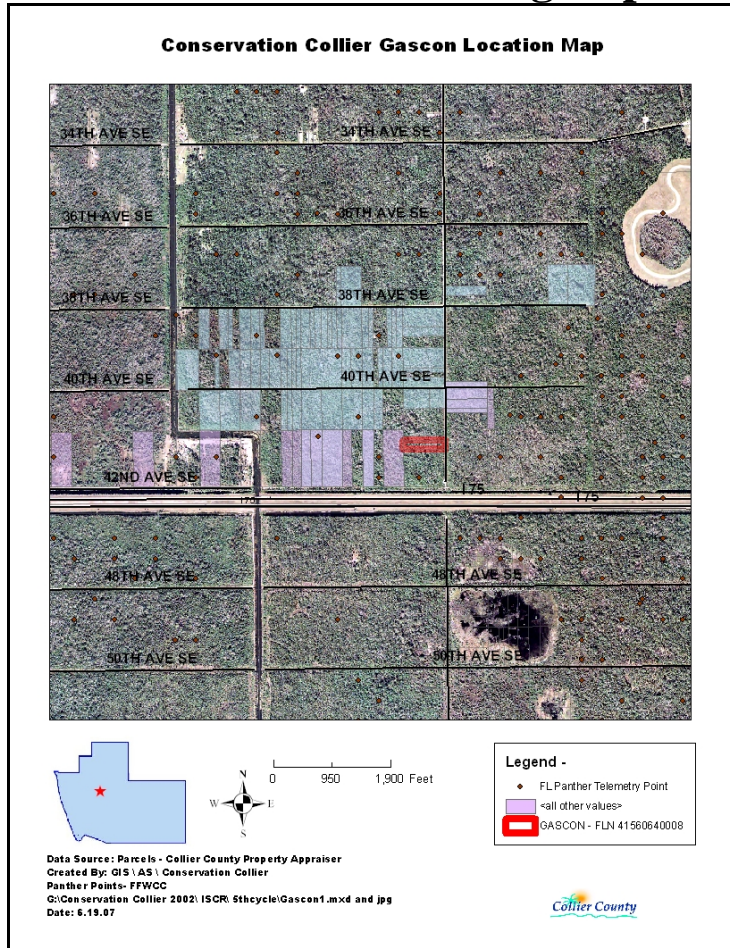


Conservation Collier Initial Criteria Screening Report



**Property Name: Gascon
Folio Number: 41560640008**

Staff Report Date: September 10, 2007

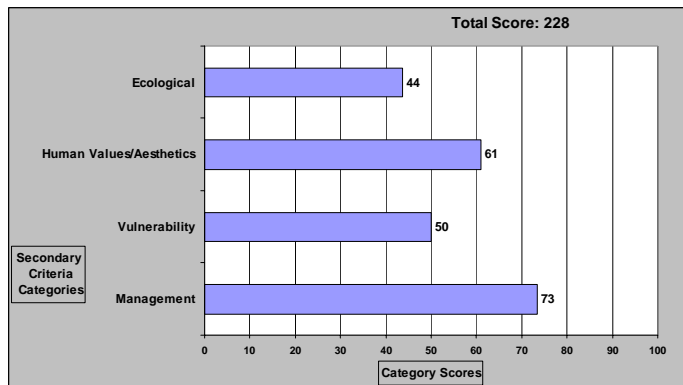


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I. Summary of Property Information

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	Monica Gascon	Out of town owner
Folio Number	41560640008	Legal: NGGE Unit 91A S 150 Ft TR 129
Target Protection Area	NGGE	On the west side of Desoto Blvd. between 42nd Ave. SE and 40th Ave. SE
Size	2.34	Cannot be subdivided further
STR	S33 T49 R28	NGGE Unit 91A
Zoning Category/TDRs	Estates, no TDRs associated	Single family residential
FEMA Flood Map Category	D	Area in which flood hazard is undetermined. FEMA is evaluating whether to change flood categories in the NGGE. Decision expected in Sept 2007.
Existing structures	None	n/a
Adjoining properties and their Uses	vacant Estates residential, developed Estates residential, I-75	Paved public access from Desoto Blvd.
Development Plans Submitted	No Dev plans	No permits or applications filed in County computer system
Known Property Irregularities	None known	n/a
Other County Dept Interest	No interests stated	Transportation, Utilities, Facilities, Parks and Recreation, Pathways, Environmental Resources, Housing, Coastal Systems and Zoning

Figure 1. Location Map

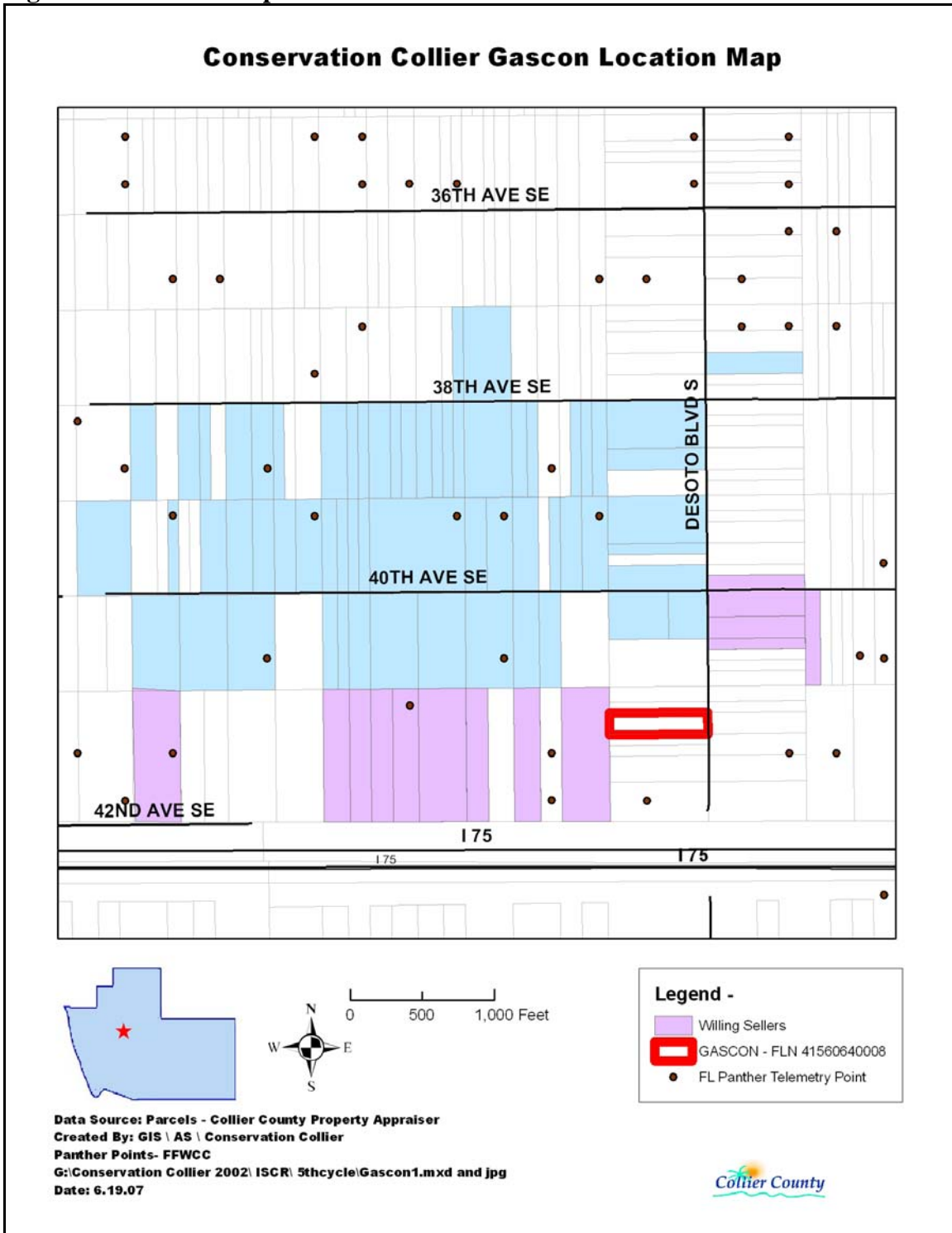


Figure 2. Aerial Map

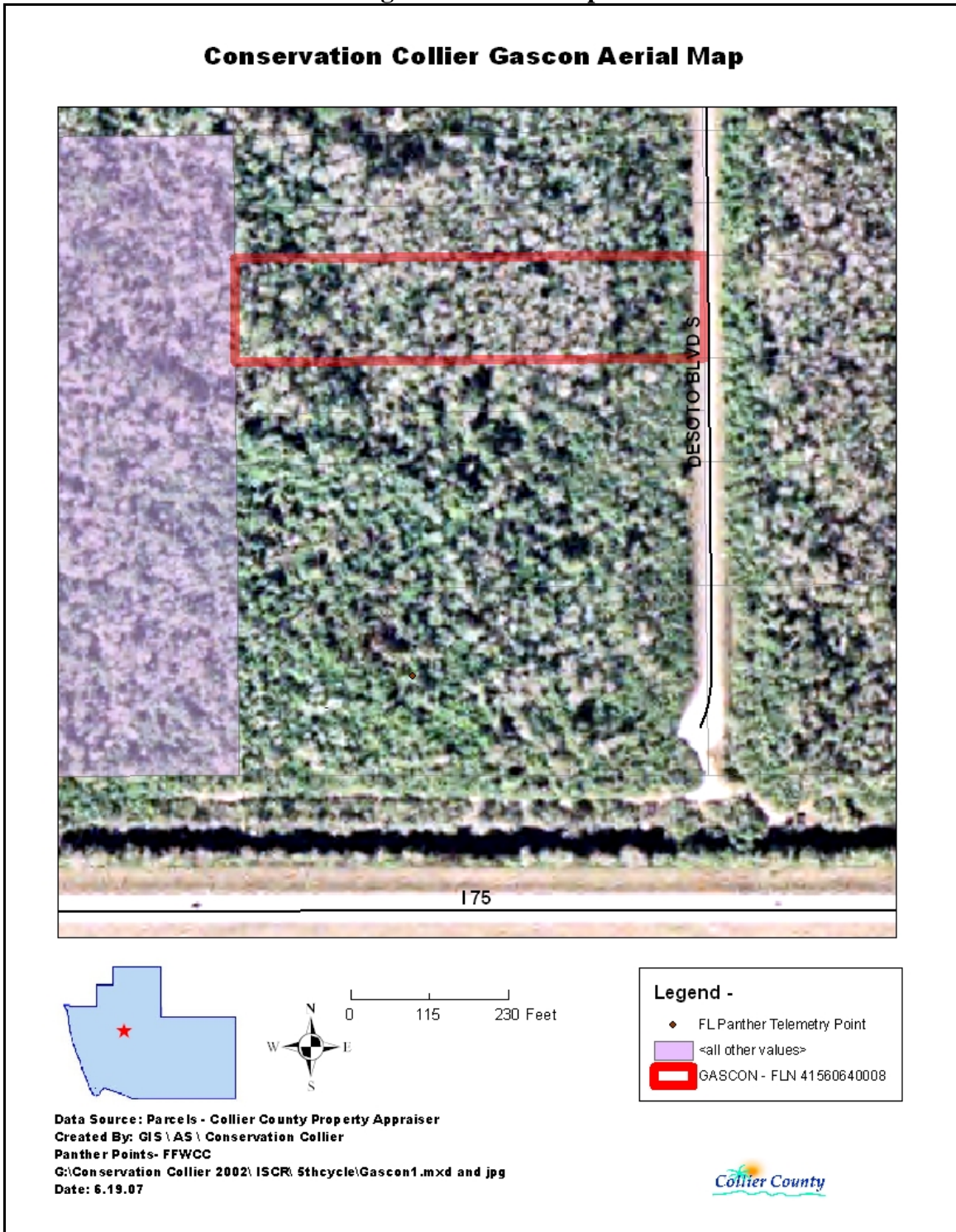
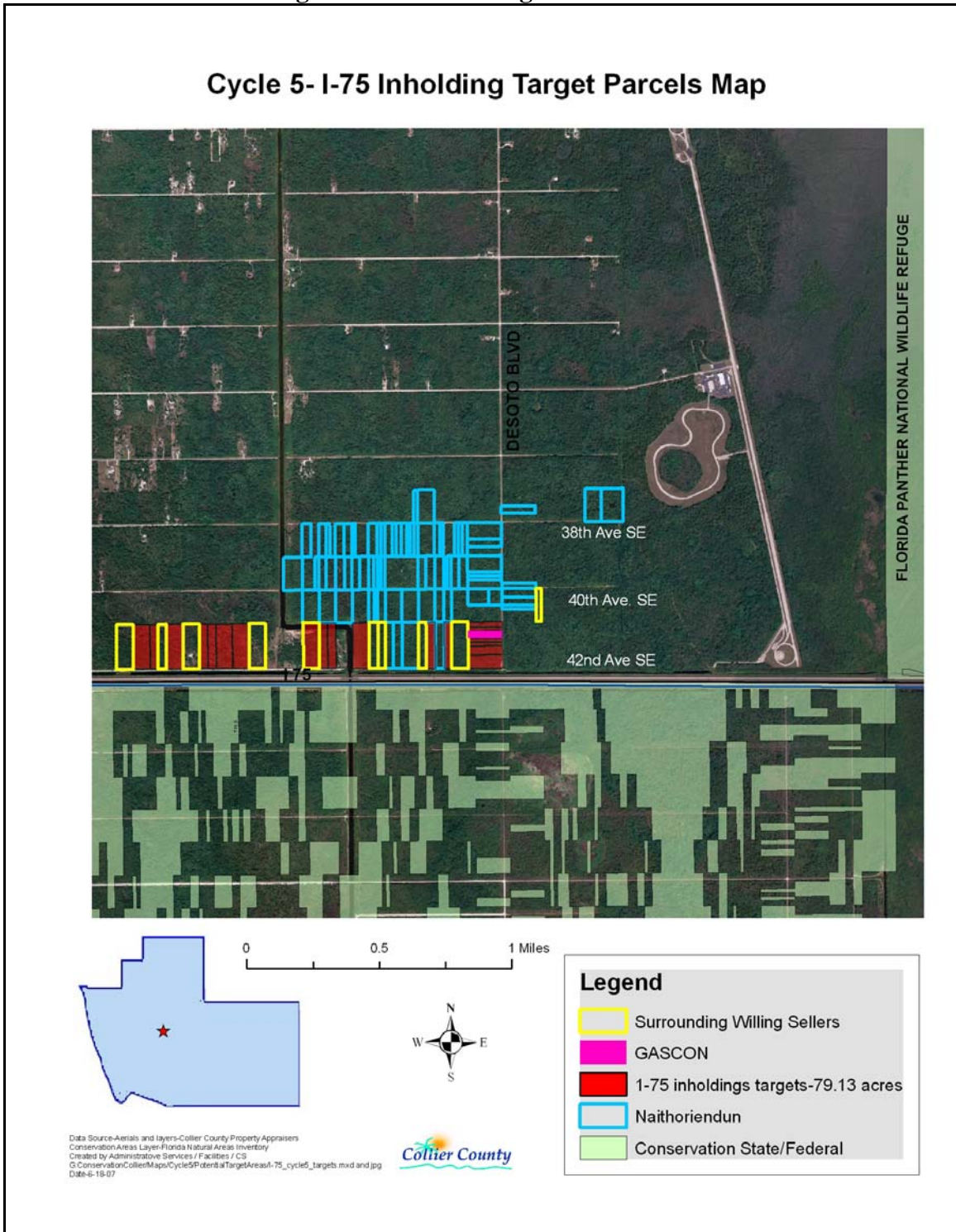


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being valued 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. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal of substitution 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 Real Estate Services Department staff 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: * \$51,480

Estimated Market Value: ** \$61,000

“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

* Property Appraiser’s Website

** Collier County Real Estate Services Department – Projected to January 1, 2008

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

Collier County Environmental Resources Department staff conducted a site visit on June 15, 2007 and again on July 20, 2007.

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 –Cypress and wetland forest with mixed species

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:

- FLUCCS 624 – Pine-cypress-cabbage palm

The following native plant communities were observed:

- FLUCCS 640 – Wetland Forested Mixed
- FLUCCS 621 - Cypress

Characterization of Plant Communities present:

Ground Cover: Ground cover is dominated by swamp fern (*Blechnum serrulatum*), with patches of strap fern (*Campyloneurum phyllitidis*), seedling wild coffee (both *Psychotria nervosa* and *P. sulzneri*) and myrsine (*Myrsine floridana*).

Midstory: The midstory is primarily young cabbage palm (*Sabal palmetto*), myrsine, pokeweed (*Phytolacca americana*) and, in areas close to the road, Brazilian pepper (*Schinus terebinthifolius*).

Canopy: The canopy varies from almost pure cypress (*Taxodium distichum*) in the center portion of the lot to areas where cabbage palm, cypress and wetland hardwoods are mixed and no species achieves dominance. Wetland hardwoods observed include, in order of dominance: red maple (*Acer rubrum*), swamp laurel oak (*Quercus laurifolia*), bay (*Persea sp.*), pop ash (*Fraxinus caroliniana*) and willow (*Salix sp.*).

Statement for satisfaction of criteria:

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

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

Statement for satisfaction of criteria:

This property is located in an area of North Golden Gate Estates where Conservation Collier does not own any property yet, but has the potential to own a larger contiguous area. Approximately 40 acres are on the cycle 4 Active Acquisition List in the "B" category, and approximately 40 more acres have been offered in cycle 5. There is potential to acquire an additional group of parcels totaling approximately 150 acres. This will provide a significant preserve area at least 10 miles from other acquisition sites and preserves. Many of the targeted properties, including this one, have access from a paved public road. Access to this parcel is from Desoto Blvd. The property is appropriate for recreational uses that are nature-based. A trail would need to be created, as the understory and midstory vegetation is very thick. By itself, it is not large enough to be a hiking destination, but added to other contiguous properties, this is a potential use. The interior of the forest is aesthetically pleasing.

3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) **Yes**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The property appears to have a cypress slough in the center portion taking up approximately half the property area. The portions of the property having a mixed wetland forest on the east and west sides appear to buffer and form a transition from deeper seasonal wetlands to areas that may not be totally inundated in wet season, but remain moist. The many cabbage palms present there indicate the area may be drier than it was historically. In this area, the leaf litter did not appear similar to leaf litter in the cypress area, being less dark colored indicating less decomposition. Small cypress knees were present in the transition area, however. The western side of the property was not visited, and it is assumed to be similar to the eastern mixed wetland forest.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
bay (<i>Persea sp.</i>)	swamp fern (<i>Blechnum serrulatum</i>)
pop ash (<i>Fraxinus caroliniana</i>)	laurel oak (<i>Quercus laurifolia</i>)
willow (<i>Salix sp.</i>)	red maple (<i>Acer rubrum</i>)

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

Other Hydrologic indicators observed: Buttressing at the base of cypress trees, moss on lower portions of cypress trunks and cypress knees were observed. Additionally the leaf litter in the cypress areas appeared darker, indicating occasional inundation.

Soils:

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). The entire parcel is mapped as Boca, Riviera, limestone substratum and Copeland fine sands, a depressional wetland soil type. Under natural conditions, these soils are ponded for 6 months or more each year. The water table recedes to within a depth of 12 inches for the remainder of the year, and can recede to a depth of 40 inches during drought conditions. Natural vegetation consists of cypress, pickerelweed, rushes, alligator flag, Florida willow and saw grass.

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

Surficial Aquifer Recharge Capacity: Capacity for recharge into the surficial aquifer is mapped as moderate, at 43 to 56" annually

FEMA Flood map designation: The property is within Flood Zone D, indicating an area in which flood hazards are undetermined. However, the Federal Emergency Management Agency (FEMA) is in the process of reassessing flood zones. The property's classification may change in September 2007 as a result.

Statement for satisfaction of criteria: The vegetation and mapped soils on the property indicate this parcel is a wetland. The property was visited in early summer, before seasonal rains, and while drought conditions are present, so it is difficult to determine whether the property floods entirely. It did not appear, based on observing the leaf litter and lichen/moss lines on tree trunks, that the property has flooded for some time. Therefore, it may not currently provide suitable habitat for wetland dependent animal species, but it appears to do so at least seasonally and it does provide conditions for wetland dependent plant species to thrive. Depressional areas such as this property likely provide some level of flood protection for any surrounding developed properties, of which there are few in this area. According to mapped soils, the parcel does not provide substantial lower Tamiami aquifer recharge; however, this is typical of wetland slough and depressional areas. Recharge to the surficial aquifer is mapped as moderate, thus providing wetland habitat.

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 on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		federal	state
wild pine	Tillandsia fasciculata	n/a	E
butterfly orchid	Encyclia tampensis	n/a	CE

E=Endangered, C=Commercially Exploited

Listed Wildlife Species:

Listed wildlife species include those found on either 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) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed.

Bird Rookery observed? No bird rookery was observed.

FWCC-derived species richness score: Ninety-five percent of the property is scored as a 7 on a scale from 1 to 10 for potential for species richness by the Florida Fish and Wildlife Conservation Commission. This indicates a higher than average potential for species diversity and abundance.

Non-listed species observed: Several types of bird were observed in the understory, but these were not identified as to species.

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Florida panther (*Felis concolor coryii*), Florida black bear (*Ursus americanus floridana*), American alligator (*Alligator mississippiensis*), and various listed wading bird species.

Statement for satisfaction of criteria: This property has above-average biodiversity and may be used by Florida panthers. Because it is small, the amount of habitat and the utility of that habitat are limited, however, joined with other contiguous properties there is potential to provide significant habitat that can also serve as a buffer habitat for built-up areas of the Golden Gate Estates. Removal of exotic plant species is the major

restoration need. This would most likely be accomplished by kill-in-place methods which would best protect the existing quality of the surrounding habitat.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?

Ord. 2002-63, Sec. 10 (1)(e)

Yes

Statement for satisfaction of criteria: While the property is within a historic wetland that connects with the Florida Panther National Wildlife Refuge (FPNWR) approximately 1.5 miles to the east via the Ford Test Track, it is immediately bounded by privately owned lands. This parcel is connected on its east edge to another parcel offered to the Conservation Collier Program (Argay – 7.05 acres). Even those surrounding lands not offered are undeveloped and provide an ecological corridor to the FPNWR. An ecological corridor of sorts exists even exists across I-75, to the south into the Picayune Strand State Forest. Unfortunately, this has resulted in the deaths of at least 2 panthers in the past year.

If a significant number of contiguous parcels can be purchased here, there is potential to have the existing 4-foot field fence that runs along I-75 replaced by a 6-foot chain link fence which would better protect panthers and other wildlife. Florida Fish and Wildlife Conservation Commission staff have suggested it may even be possible to have a wildlife underpass built here if properties are purchased and a vehicle access to I-75 is constructed, however, this possibility is at least 5 years in the future.

The Ford Test Track, on the east side of this portion of the NGGE, is fenced with a 6-foot chain link fence. Movement of wildlife is discouraged across the property due to dangers of the track for wildlife, however, panther telemetry data routinely shows them to be on the property. There is a privately owned wildlife preserve called Naithloriendun covering approximately 196 acres adjacent to the west and Belle Meade sending lands farther to the west. Private preserve lands do not have conservation easement protection and exist as such at the will of the owner. FFWCC panther team staff discourages facilitating panther movement into North Belle Meade due to increasing human/panther conflicts in that area as it develops. However, they do support the conservation of additional habitat east of the canal between Everglades and Desoto Blvd. The Gascon property, if part of a group of properties purchased in the area, could preserve habitat that connects the NGGE with FPNWR (and possibly even Picayune Strand State Forest) and act as a buffer area for wildlife in the NGGE.

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 on the property is possible, but unless other adjoining parcels are acquired, it would not be realistic to place a trail on this property alone. The vegetation is very dense and creation of a trail would require the removal of native vegetation.

Nature Photography: Nature photography on this parcel is possible, however, due to the dense vegetation, a trail would need to be created first.

Bird-watching: Bird-watching is possible on this property though somewhat limited due to dense 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 the Golden Gate Estates.

Fishing: Fishing is not possible on this property.

Recommended Site Improvements: Site improvements could consist of a segment of trail that would connect to adjoining acquired properties. The location of a parking lot for public access to this area would depend on what parcels were acquired. Certainly this parcel, with direct access to Desoto Blvd., could be considered as a location for parking.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control and the construction of a trail system to allow the public to have access to portions of the property. Exotic removal along Desoto Blvd could create a space for potential parking, so those costs will be included. 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 primary exotic plant present is Brazilian pepper (*Schinus terebinthifolius*). There is a solid wall of Brazilian pepper reaching approximately 50 feet into the property from Desoto Blvd., covering an area of approximately 6750 sq. feet. Interior portions of the property have scattered large Brazilian pepper plants. The overall level of exotic infestation is estimated to be 35%, with 100% for the .15 acre portion along Desoto Blvd. and a 25% level of infestation for the remaining 2.19 acres.

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, costs for the level of infestation observed, divided into separate areas where exotics will be removed to interior areas where they will be treated with herbicide in place, would be approximately \$5,130 (\$5,000 pre acre for the complete removal portion and \$2,000 per acre for remaining kill-in-place).

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$1,600 per acre per year for a total of \$3,700 for 2.34 acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility:

The cost of construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$15,000. Associated costs could add another \$10,000 and would include:

- Design
- Permitting costs

Permitting a parking area on a wetland parcel could be problematic.

Public Access Trails:

Simple trails can be constructed using contract labor. One week of five laborers working 8 hours each day would cost approximately \$2,000. Rough trails can be cleared as part of initial exotic removal, providing access for laborers. Later, there is potential to use the Sheriff's weekend work groups to maintain the trails.

Security and General Maintenance:

It would not be desirable to fence this property by itself. If adjoining parcels are acquired fencing could run along Desoto and possibly along at least a portion of the north and south boundary lines. This area has a significant problem with dumping, however, dumping is most likely to occur along the right of way and not on the parcel itself, as the vegetation is too dense to enter the property easily. Field fencing, similar to that used by FL DOT along I-75, costing approx. \$3.00 per foot, could be placed on the eastern side along Desoto Blvd., wrapping 50 feet onto both the north and south sides, for a total length of approximately 235 feet for a cost of \$700. Gates are approx \$250.00. Boundary Signs can be placed at 100 foot intervals along the fencing and a preserve identification sign can be placed along Desoto Blvd. Minimal management activities, like trash removal and trail maintenance can be accomplished using contracted labor.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$5,130	\$3,700	Removal of BP along Desoto and kill-in-place for the remainder.
Parking Facility	0	t.b.d.	If this parcel is determined to be the best access for the group of lots, a parking area could cost \$25,000
Access Trails/ ADA	\$2,000	t.b.d.	Using contracted labor - 5 men, \$10.00 hour, 40 hours.
Fencing	\$700	t.b.d.	235 feet @ \$3.00 per foot Gates - \$250 each
Trash Removal	0	t.b.d.	No trash observed on the parcel Small items and routine trash barrel emptying can be done by contract
Signs	\$200	t.b.d.	3 boundary signs and one preserve sign - 3' X 1.5' metal on post - uninstalled
Total	\$8,030	\$3,700+	

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 2004 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. 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**. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to be below the minimum mark for possibility of selection for FCT post-acquisition funding.

Florida Forever Program:

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is not inside a Florida Forever project boundary

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

Other Potential Partner Funding Sources:

It has been suggested that there may be mitigation money from development of an I-75 interchange at Everglades Blvd. This potential funding would most certainly be post acquisition, as this potential interchange has not been approved or funded yet. Staff will continue to monitor this potential.

VI. Summary of Secondary Screening Criteria

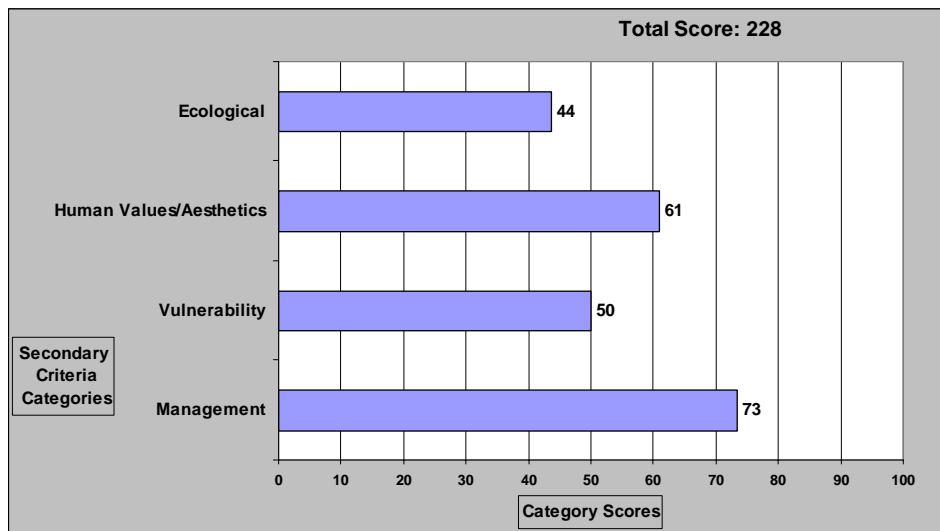
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 228 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	44	44%
Human Values/Aesthetics	100	61	61%
Vulnerability	100	50	50%
Management	100	73	73%
Total Score:	400	228	57%

Percent of Maximum Score: 57%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score: 228 out of 400

Ecological: 44 out of 100

The property scored slightly below average in this section. It contains 2 FLUCCS native plant communities, although neither one is one of the targeted types. There are wetlands on site, and the parcel will contribute to primarily surficial aquifer recharge. Potential for species richness, or biodiversity, is estimated to be above average according to FFWCC species richness score and 2 listed plant species were observed on the property. It only lost points by not being immediately contiguous with other conservation lands, having moderate restoration potential related to exotic removal and not being within a well field protection zone.

Human Values/Aesthetics: 61 out of 100

A slightly higher than average score was achieved in this section because the property is accessible from a paved public road (Desoto Blvd.). However, it has only a small portion that can be seen from that road and opportunities for natural resource-based recreation are limited to hiking and nature observation. It is of a small size so as not to offer significant recreational opportunity by itself; however, the scoring does not take into consideration adjoining acquisitions.

Vulnerability: 50 out of 100

Zoning allows for single family residential construction of 1 home, representing moderate vulnerability. No permits were found in the County computer system.

Management: 73 out of 100

The property scored well in this category because it is a wetland and will require minimal maintenance beyond exotic removal. Points were lost because of the infestation with Brazilian pepper and the ongoing management actions that will require.

Parcel Size: 2.34 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, but on the small end, to others offered in the I-75 area. The goal is to assemble a larger group of contiguous properties.

Exhibit A. FLUCCs Map

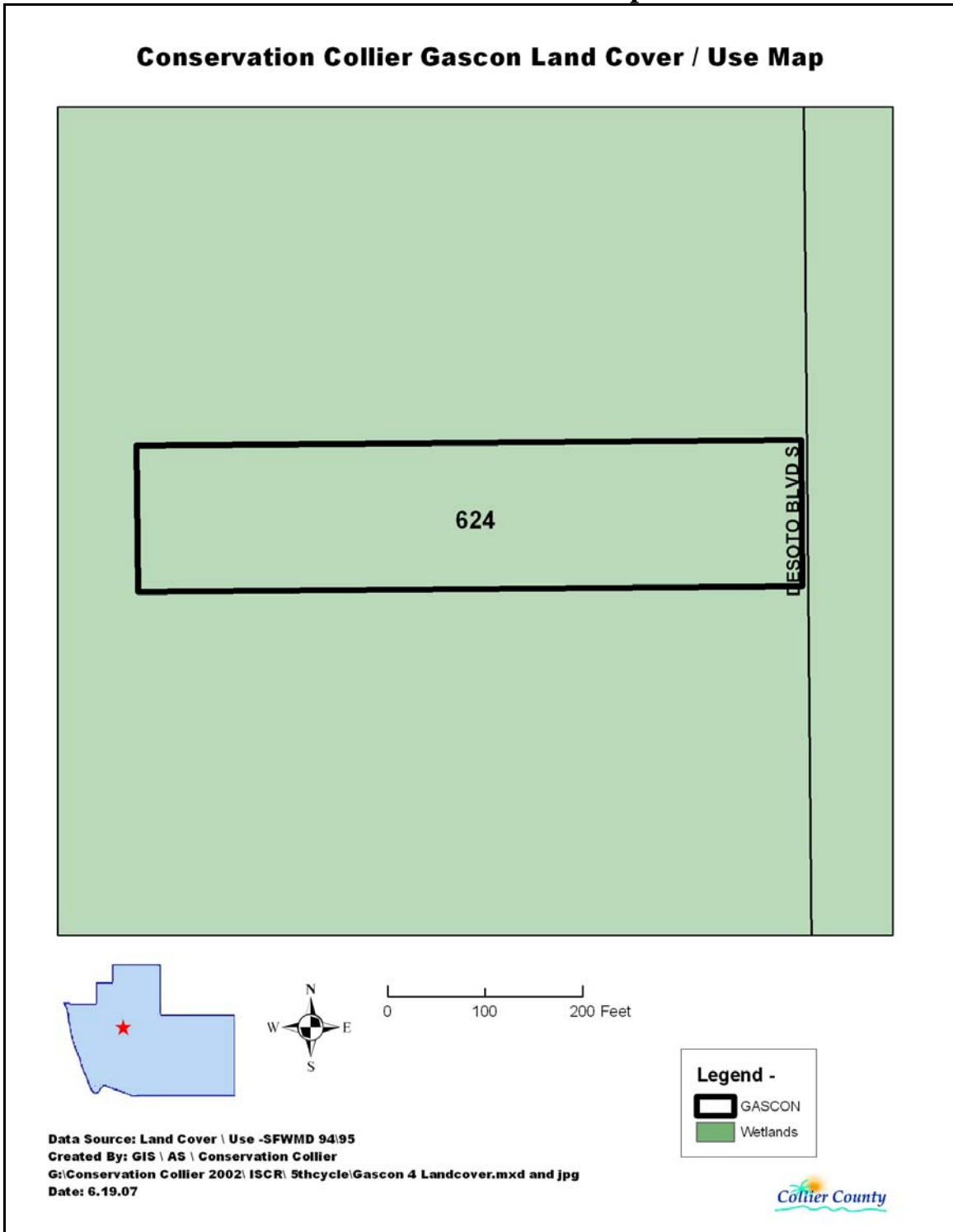


Exhibit B. Soils Map

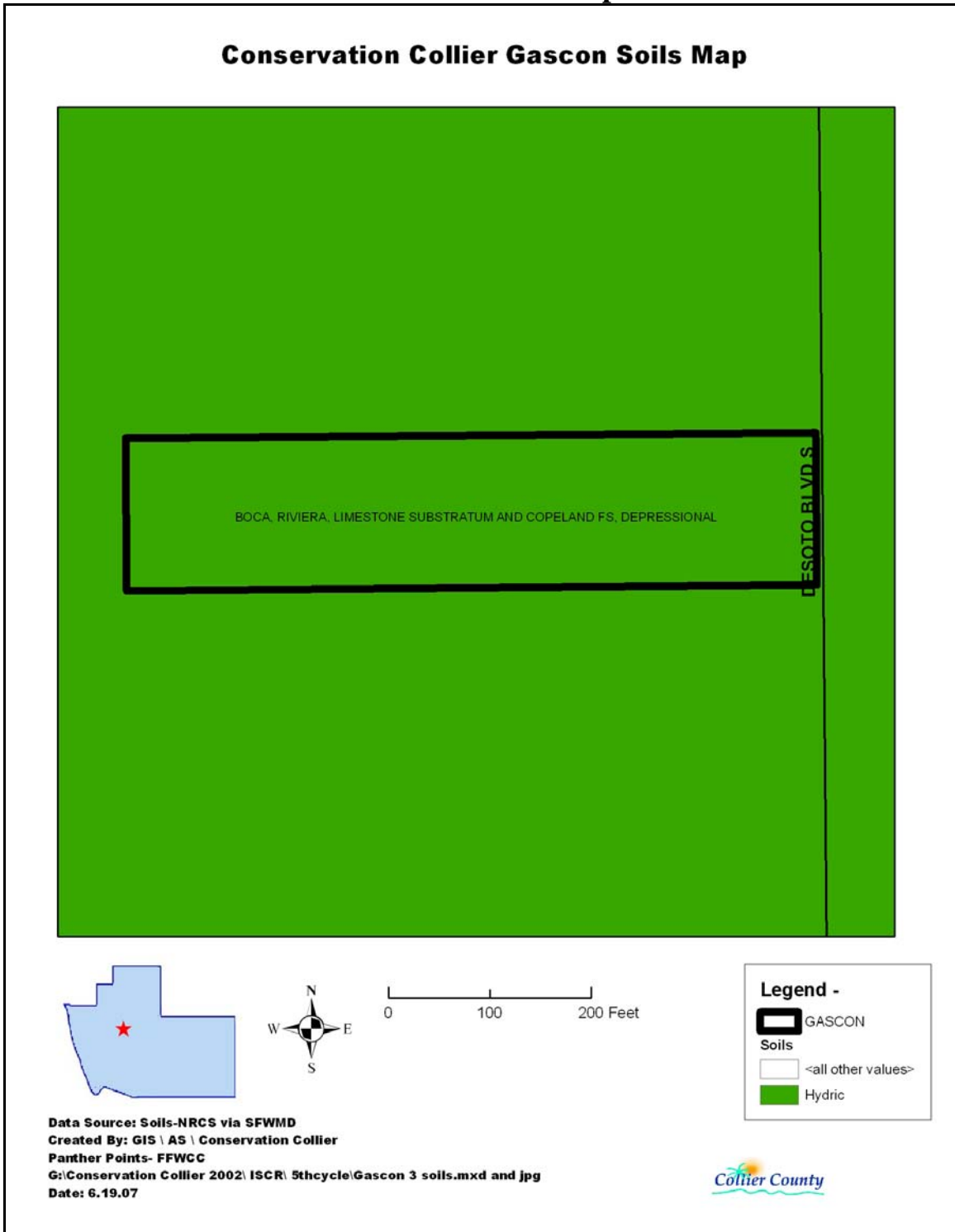


Exhibit C. Species Richness Map

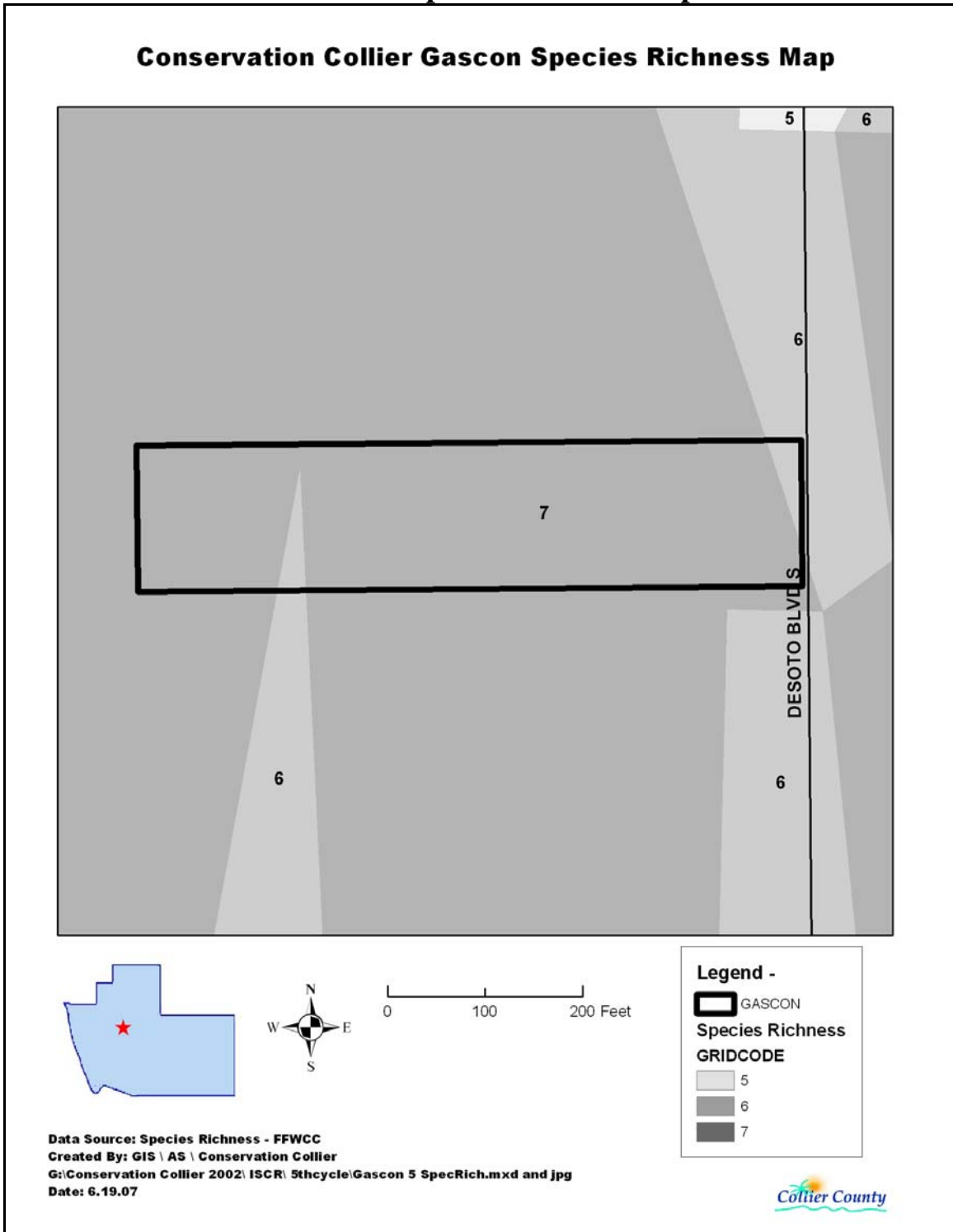


Exhibit D. Wellfield Protection and Aquifer Recharge Maps

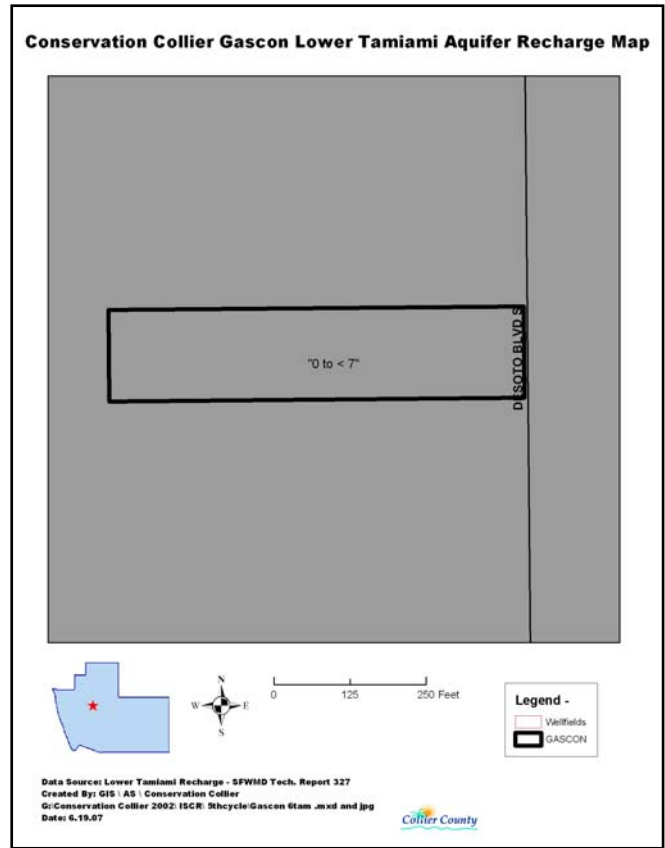
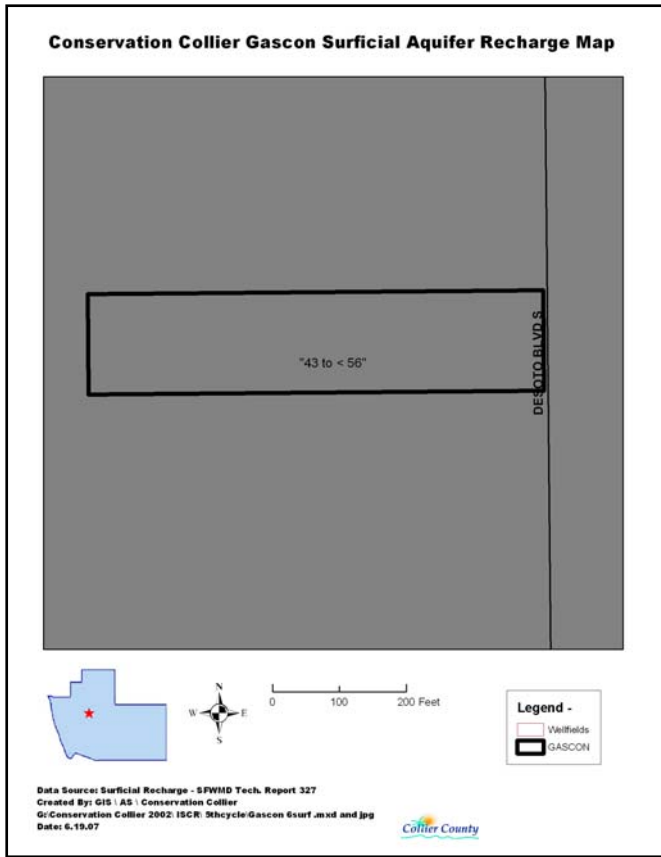


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Gascon		Folio Numbers: 41560640008	
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	Wetland Coniferous Forest
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 (Select the Highest Score)			
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	0-7" Lower Tamiami aquifer; 43-56" surficial aquifer
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 (Select the Highest Score)			
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		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	plants and soils indicate depressional wetlands
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80	80	(Prorate site based on area of Slough or Depressional Soils) 100% depressional soils - Boca, Riviera, limestone substratum and Copeland FS
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	unknown but likely based on observance of popash depressions
Subtotal	300	175	
1.B Total	100	58	Obtained by dividing the subtotal by 3.
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	100		
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50	50	FLUCCS 620 - wetland coniferous forest; FLUCCS 621 - Cypress
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored.
b. Listed wildlife species have been documented on the parcel by w	70		Provide documentation source -

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

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 - FWCC score mapped as 7 for entire parcel, 7X7=49
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	<i>Tillandsia fasciculata</i> - State - Endangered; <i>Encyclia tampensis</i> State -Commercially exploited
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	Significant exotics, thick along road edge but many mature Brazilian pepper in interior
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	169	
1.C Total	100	56	<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	Florida Panther National Wildlife Refuge approx 1.5 miles to the east
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	44	<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	100	Desoto Blvd
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
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	75	Hiking and wildlife photography/observation possible after trail established.
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
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	8	<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. 10% - 150' out of a total perimeter of 1,620' =</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	183	
2. Human Social Values/Aesthetics Total Score			
	100	61	<i>Obtained by dividing the subtotal by 3.</i>

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

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50	50	zoned for 1 single family home
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
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 anticipated to sustain site characteristics
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	Brazilian pepper approx 35% - primarily along Desoto Blvd, but significant amount of mature plants scattered in interior.
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	adjacent undeveloped lots present significant seed source
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	80	Minimal maintenance required beyond removal of exotics. Trail system would require periodic maintenance to keep clear, as vegetation is dense. Parcel is part of cypress slough.
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		parcel should not be maintained by fire
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 mainenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	80	
4. Feasibility and Management Total Score	100	73	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	228	

Exhibit F. Photographs

Photo 1. Desoto Blvd. looking south towards I-75 – Gascon property on near right



Photo 2. Desoto Blvd. looking north – Gascon property on near left



Photo 3. Brazilian pepper along Desoto Blvd. at Gascon property



Photo 4. Interior on east side of property – cypress, cabbage palm, red maple canopy; wild coffee, swamp fern & myrsine understory



Photo 5. Dense interior east side of property – red maple, cypress canopy; myrsine, wild coffee, fern understory



Photo 6. Interior coming into cypress area - middle 2/3 of property



Photo 7. Butterfly orchid – *Encyclia tampensis* - State listed as Commercially Exploited (CE)



Photo 8. Canopy view of cypress area



Photo 9. Strap fern and cypress trunk flare



Photo 10. Mature Brazilian pepper in midstory – plants this size scattered throughout

