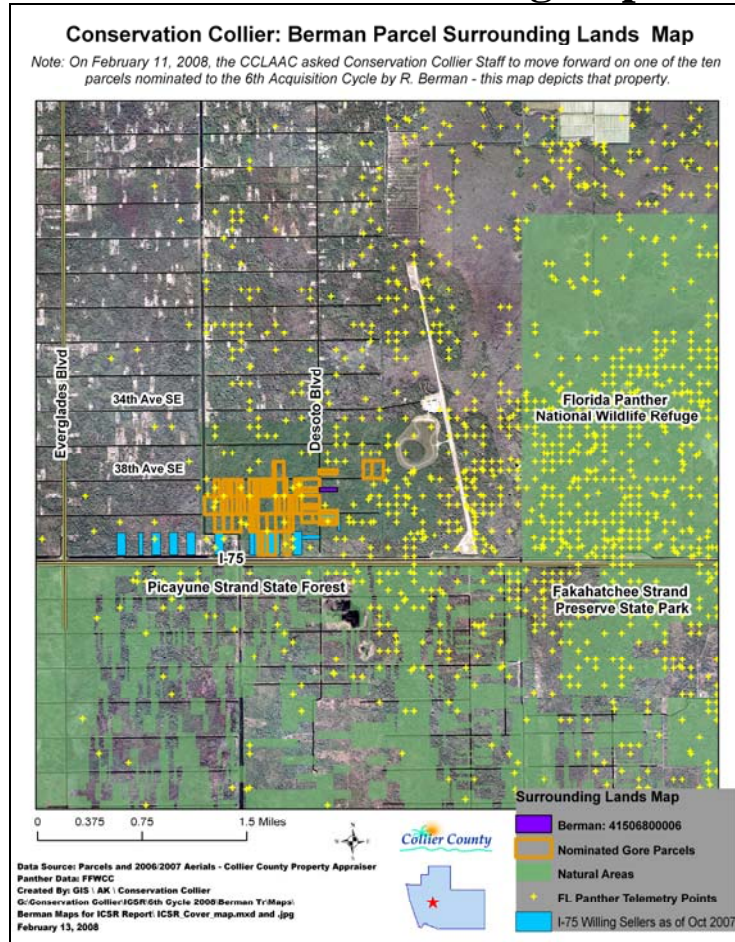
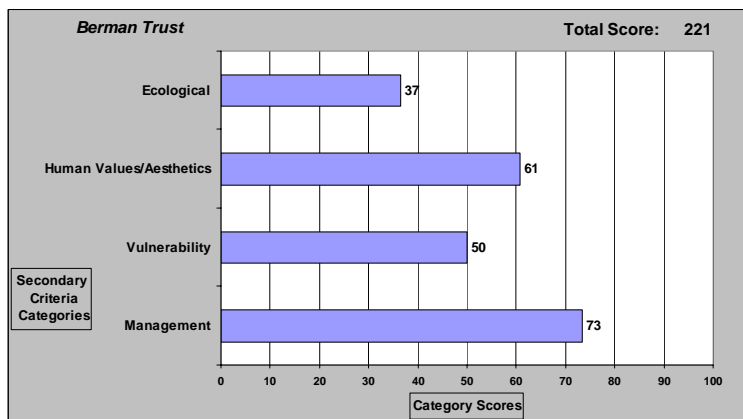


# Conservation Collier Initial Criteria Screening Report



**Property Name: Berman Tr. / Folio Number: 41506800006**

**Staff Report Date: May 12, 2008**



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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**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>RICHARD F BERMAN</b>	<b>Local owner</b>
<b>Folio Number</b>	<b>41506800006</b>	<b>n/a</b>
<b>Target Protection Area (TPA)</b>	<b>NGGE</b>	<b>Within Target Protection Area</b>
<b>Size</b>	<b>2.34 acres</b>	<b>Close to I-75 properties on B-List; to the east of and across Desoto Blvd. from Naithloriendun – a cycle 6 acquisition proposal connected to I-75 properties comprised of 196 acres</b>
<b>STR</b>	<b>S33 T49 R28</b>	<b>n/a</b>
<b>Zoning Category/TDRs</b>	<b>Estates No TDRs</b>	<b>One single family home could be built here.</b>
<b>FEMA Flood Map Category</b>	<b>D</b>	<b>Area in which flood hazard is undetermined. This may change, as the area is currently being re-evaluated by FEMA.</b>
<b>Existing structures</b>	<b>none</b>	<b>None</b>
<b>Adjoining properties and their Uses</b>	<b>Undeveloped Estates residential</b>	<b>Few scattered residences surrounding, mostly undeveloped Estates Residential; Harley Davidson Test Track to the east approx. ½ mile; I-75 approx ¼ mile to the south.</b>
<b>Development Plans</b>	<b>none</b>	<b>No permit or other application in County system</b>
<b>Known Property Irregularities</b>	<b>Access Issues</b>	<b>Property can be accessed via Desoto Blvd.</b>
<b>Other County Dept Interest</b>	<b>Transportation, Utilities, Parks and Recreation, Facilities, and Coastal Systems queried.</b>	<b>This parcel is located within the target area for a raw water well site, but there is not immediate interest. Feasibility for constructing a well would have to be determined. This parcel is along one of three corridors being evaluated for new I-75 access.</b>

Figure 1. Location Map

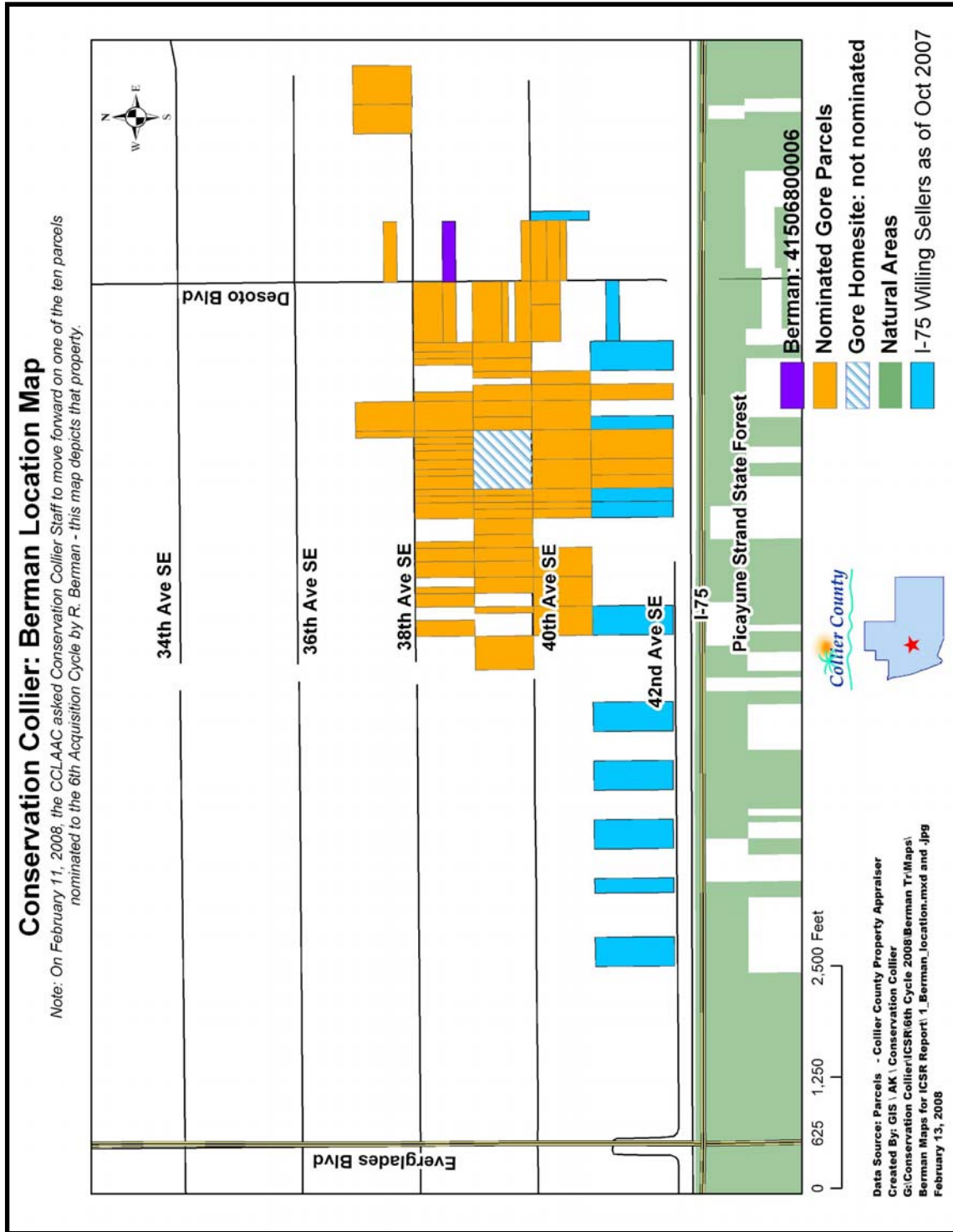




Figure 2. Aerial Map

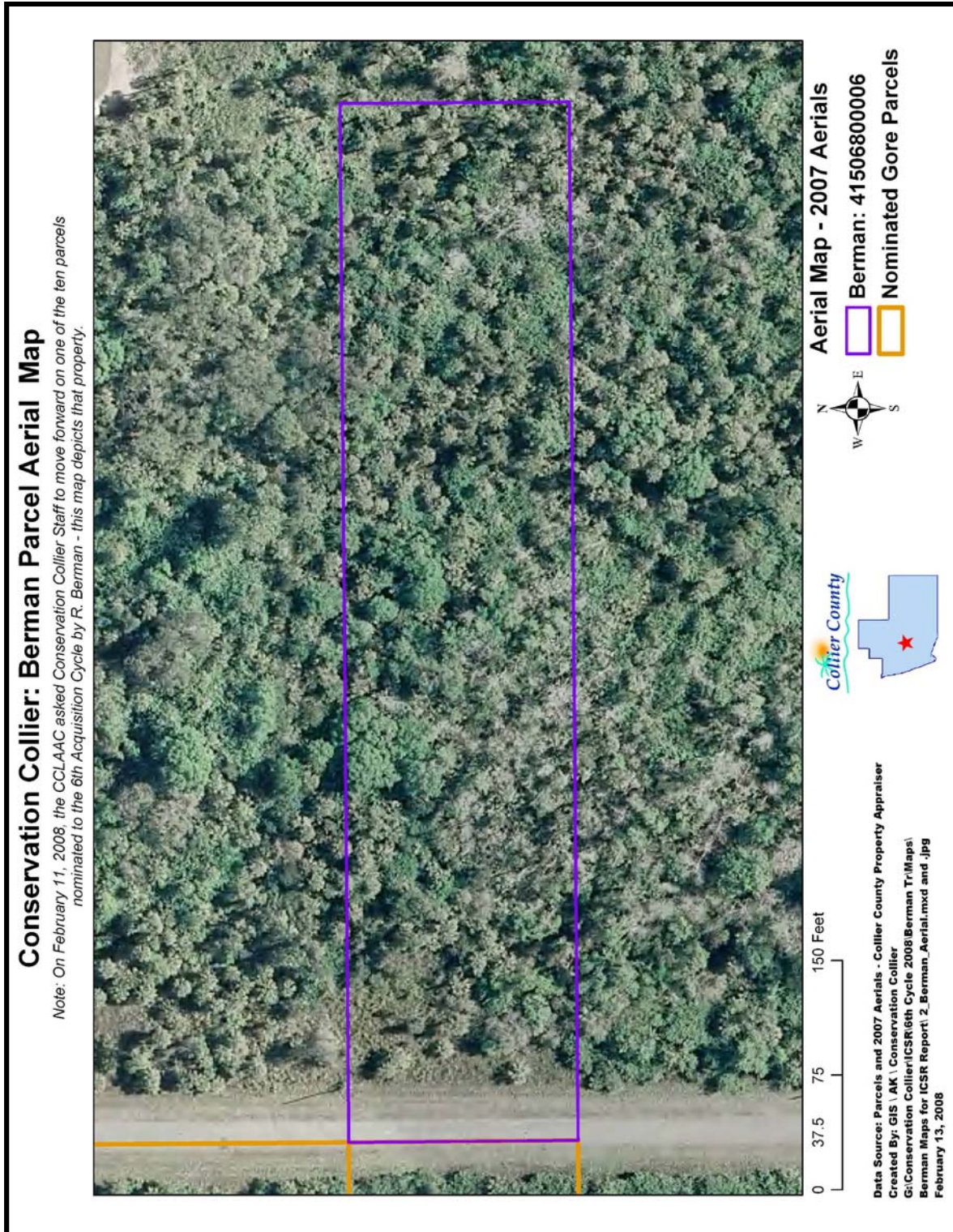
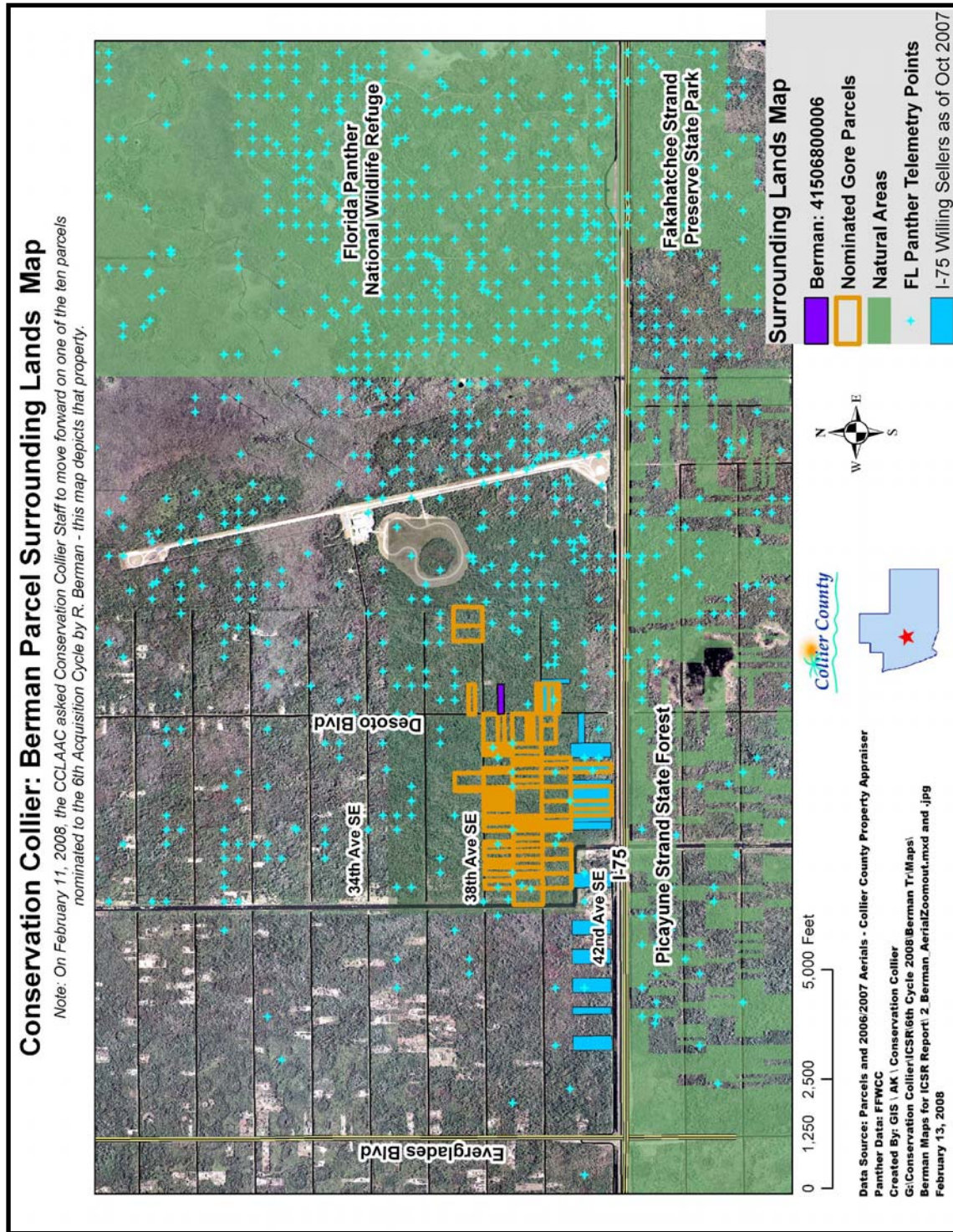




Figure 3. Surrounding Lands Aerial



**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.

See next page for listing of folios.

**Assessed Value: \* \$51,480.00**

**Estimated Market Value: \*\* \$42,500**

**“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, estimated value projected to early 2009.

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

Conservation Collier staff conducted a site visit on February 5, 2008

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

i. Hardwood hammocks	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. Riverine Oak	No
vii. High marsh (saline)	No
viii. Tidal freshwater marsh	No
ix. <b>Other native habitats</b>	Yes – 6216 – Cypress/ Mixed Hardwoods

**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 (FLUCCS; 1994/1995 updated by Wilson Miller 2001) and field verification of same.

### **FLUCCS:**

The electronic database identified:

- 624 – Cypress – Pine – Cabbage Palm

The following native plant communities were observed:

- 6216 – Cypress/ Mixed Hardwoods

### **Characterization of Plant Communities present:**

Native Ground Cover/ vines: Ground cover species observed were swamp fern (*Blechnum serrulatum*), sword fern (*Nephrolepis sp.*), giant sword fern (*Nephrolepis biserrata*), strap fern (*Campyloneurum sp.*) Bracken fern (*Pteridium aquilinum*) and golden polypody (*Phlebodium aureum*). Vines included: Poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), *Vitis sp.*, *Smilax spp.* and *Vicia sp.*

Native Midstory: Midstory species included marlberry (*Ardesia escallonioides*), wild coffee (*Psychotria nervosa* and *P. sulzneri*), hog plum (*Ximenia americana*), myrsine (*Myrsine floridana*), Strangler fig (*Ficus aurea*) and Wild lime (*Zanthoxylum fagara*).

Native Canopy: cypress (*Taxodium distichum*) cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), and bay (*Persea sp.*)



**Statement for satisfaction of criteria:** These data indicate that while the Ordinance-identified endangered plant communities are not present on the parcel, an intact native plant community is present. Many of the plants observed were wetland species, with areas of upland species on the western side of the parcel. This observation loosely corresponds to mapped soil types, indicating that the historic native plant communities are still present.

- 
2. *Does the 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 parcel offers access from DeSoto Blvd – a public road. This property could accommodate outdoor recreation, particularly if combined with others in this area have been that have been nominated to Conservation Collier. Nominated properties in this location were placed on Conservation Collier’s “B” list in cycle 5 (2007) awaiting determination of a projected I-75 access corridor. The Nancy Payton Preserve (approx. 9.8 miles NW of this parcel) is the closest Conservation Collier property.

- 
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:** While no standing water was observed on the parcel, the interior was moist despite the drought that Collier County is currently experiencing. However, the roots of a number of trees were exposed, implying recent soil subsidence occurring concurrently with a drop in water levels.

**Wetland dependent plant species (OBL/ FACW) observed:**

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OBL	FACW
cypress ( <i>Taxodium distichum</i> )	swamp fern ( <i>Blechnum serrulatum</i> )
	red maple ( <i>Acer rubrum</i> )
	sword fern ( <i>Nephrolepis sp.</i> )
	giant sword fern ( <i>Nephrolepis biserrata</i> )
	wild coffee ( <i>Psychotria nervosa</i> )
	wild coffee ( <i>Psychotria sulzneri</i> )
	Strangler fig ( <i>Ficus aurea</i> )

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

**Other hydrologic indicators observed:** No surface water was observed at the time of the February 2008 site visit but Karst was observed.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Approximately one-third of the western portion of the property is mapped as consisting of non-hydric Hallandale fine sand. This soil is poorly drained and typical of flatwoods. Species usually found in such soil include slash pine, saw palmetto, and creeping bluestem.

Approximately two-thirds of the eastern portion of the property is mapped as consisting of Hallandale and Boca fine sands; these are poorly drained soils found in sloughs and drainageways. Natural vegetation typical of these soils includes scrub cypress, sand cordgrass, waxmyrtle, and maidencane. Vegetation observed corresponds somewhat with what would be expected on these soils. Additionally, 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. Karst is a wetland indicator.

**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:** Moderate - mapped at 43 to 56" annually.

**Federal Emergency Management Area (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 plant community found on this property was mostly consistent with mapped soils. The property does contain wetlands and as such, provides habitat for wetland-dependent species. The properties do not contribute significantly to the Tamiami Aquifer, but they contribute moderately to the Surficial Aquifer. Wetlands can serve as a buffer and filter contaminated water, and as surface water in this area flows towards the I-75 canal, they may help to clean runoff before it enters the canal. The ability of this parcel to contribute to flood control is unknown.

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 Federal Register - 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:**

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COMMON NAME	SCIENTIFIC NAME	STATUS	
		State	Federal
Giant sword fern	<i>Nephrolepis biserrata</i>	Threatened	
Cardinal airplant	<i>Tillandsia fasciculata</i>	Endangered	

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**Listed Wildlife Species:** Listed wildlife species include those found in the Federal Register, 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 during the site visit. The Florida panther (*Puma concolor coryi*) is listed as an endangered species on both the state and federal levels. The most recent FFWCC Florida panther telemetry data available shows panther presence approximately 480 feet south of this property.

**Bird Rookery observed?** No bird rookery was observed.

**FFWCC-derived species richness score:** The parcel is mapped at 6 out of 10 on a small portion of the property and 7 out of 10 on the majority of the property. These mapped scores indicate potential for above average species diversity.

**Non-listed species observed:** A red-shouldered hawk (*Buteo lineatus*) and numerous blue-gray gnatcatchers (*Poliophtila caerulea*) were heard calling.

**Potential Listed Species:** The observed habitat and location would support the presence of the following listed species: Florida panther (*Puma concolor coryii*), Florida black bear (*Ursus americanus floridanus*), Everglades mink (*Mustela vison evergladensis*), red rat snake (*Elaphe guttata*), florida brown snake (*Storeria dekayi victa*), florida ribbon snake (*Thamnophis sauritus sackenii*), striped mud turtle (*Kinosternon baurii*), limpkin (Aramus guarauna), tricolor heron (*Egretta tricolor*), and white ibis (*Eudocimus albus*).

**Statement for satisfaction of criteria:** This parcel is mapped as having above-average biodiversity, and Florida panthers have been tracked close to it. Invasive, exotic plant species on this site were estimated to cover between 25% - 30% of the property; neighboring properties contain significant amounts of exotics and restoration could be difficult.

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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, marginally**

**Statement for satisfaction of criteria:** The property is within a historic wetland area that connects on the east side with the Florida Panther National Wildlife Refuge (FPNWR) via the Harley Davidson Test Track. However, the test track is fenced, discouraging movement of wildlife across the property.



The North Belle Meade sending lands are to the west but tentative transportation plans for the area include a new access ramp to I-75 at Everglades Blvd. or Desoto Blvd, which could present a danger to wildlife moving across these roads. Additionally, Florida Fish and Wildlife Conservation Commission (FFWCC) biologists do not encourage use of the area to corridor panthers farther west into North Belle Meade due to increasing development in that area, but do agree that lands in this general area are appropriate panther habitat.

The Picayune Strand State Forest is to the south across I-75. This is potentially significant because a Comprehensive Everglades Restoration Project (CERP) is occurring on these lands, involving plugging of canals and restoring surface flow of water. There has been concern voiced in the community that such restoration may have potential to flood parcels just to the north, across I-75, including these parcels. While CERP project engineers consider flooding unlikely, acquisition of lands in this area for conservation could help resolve this question. However, all lands in the area would need to be acquired and not all have even been offered nor has a study been done to determine which exact lands should be targeted for flooding concerns. No wildlife underpass connection currently exists in this area, however, FFWCC biologists advise this could be requested as part of mitigation for development of a future access ramp for I-75.

*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:** This property would provide opportunities for hiking – marginal unless connected to a larger area.

**Nature Photography:** This property provides opportunities for nature photography – marginal by itself.

**Bird-watching:** This property provides opportunities for bird-watching, though such activity is limited due to dense vegetation.

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

**Swimming:** This property does not provide opportunities for swimming.

**Hunting:** Hunting is not permitted in Golden Gate Estates.

**Fishing:** This property does not provide opportunities for fishing.

**Recommended Site Improvements:** A trail could be installed to allow public access to the property, however, unless adjoining properties were acquired, a trail on this parcel would be very limited. A small parking area could be developed off Desoto in an upland soils area.

## 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 to allow the public to have access to selected portions of the property, and a small public parking area, though if other nearby parcels are acquired parking may be located elsewhere. The following assessment provides estimates of both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63, as amended by Ordinance 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

**Exotic, Invasive Plants Present:** The property is approximately 25% - 30% infested with mature Brazilian pepper (*Schinus terebinthifolius*). Additionally, Caesar's weed (*Urena lobata*) and balsam apple (*Momordica charantia*) were observed throughout the property.

**Exotic Vegetation Removal and Control:** The initial cost of exotic removal would be substantial due to the amount present, the density of the vegetation and the difficulty of accessing some areas. Based on cost estimates provided by a contractor previously used by Conservation Collier for exotic removal, costs for the level of infestation observed to treat with herbicide in place are estimated at approx \$2,500 per acre. For cutting and removal of debris to a waste facility, costs are estimated at \$4,500 per acre.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at approximately \$1,500 per acre, per year for a total of close to **\$3,500 per year** for approximately **2.34** acres. These costs would likely decrease over time as the soil seed bank is depleted, however, much of the parcels are wetlands where prescribed fire would not be appropriate and hand removal of exotics would be required. Costs could continue to be high for some time.

**Public Parking Facility:** Considering the size of the area parcels that might be acquired – over 200 acres - a preserve at this location could be a destination for hikers, making development of a small parking area appropriate. Parking is currently possible along the shoulders of roads. The western side of this parcel, along Desoto Blvd., would be an appropriate place for a parking area. At present, the estimated cost for construction of a shell or gravel parking lot to accommodate approximately 10 cars is \$20,000. 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 volunteers and the Sheriff's weekend work groups to clear existing trails and to establish and open a more formal trail. If a wheelchair-accessible portion of the trail is required, this would need to



be contracted. If crushed shell is used, this could cost up to \$40.00 per foot. Other materials, such as asphalt or concrete, would be less costly.

Security and General Maintenance: It may be desirable to fence this property to reduce opportunities for dumping and trespass. Field fencing, similar to that used by FL DOT along I-75 can be used. Costs, including installation, for this type of fencing are approx. \$3.00 per foot. Gates are \$250.00 each. A sign could be placed along Desoto Blvd on the property itself. Minimal management activities, like trash removal and trail maintenance can be accomplished using both contracted and volunteer labor, though this could be problematic due to the remote location.

**Table 2. Summary of Estimated Management Needs and Costs**

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
<b>Exotics Control</b>	\$5,850	\$3,500	Kill in place at \$2,500 per acre for 2.34 acres. If more area properties are acquired, there may be economies of scale realized.
<b>Parking Facility</b>	\$15,000	t.b.d.	Current estimates are \$15,000 minimum for a small parking lot. Cost could be higher, to include engineering, permits and clearing.
<b>Access Trails/ ADA</b>	t.b.d.	t.b.d.	Simple dirt trails established during exotic removal and cleared later based on a plan – no mulch. This does not include and wheelchair accessible portions that may be required.
<b>Fencing</b>	\$1,300	t.b.d.	Field fencing - \$3.00 per foot Gates - \$250 ea. Considers fencing approx 350 feet along Desoto Blvd to prevent dumping. Estimate includes 1 gate.
<b>Trash Removal</b>	t.b.d.	t.b.d.	No solid waste observed on parcels but dumping is chronic in this area. If trails were established, contracting for trash removal from on-site trash barrels could be problematic due to the remote location.
<b>Signs</b>	\$100	t.b.d.	1 - 3' X 1.5' metal on post – uninstalled. Signs in this area have been shot at.
<b>Total</b>	\$22,250	\$3,500	

t.b.d. To be determined; costs are unknown at this point.

## 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 2007 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2008. Funding levels are not determined at this point and will depend on Florida Forever reauthorizations by the State Legislature. 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 **80 out of a possible 320 points**, making it unlikely to be selected for funding.

**Florida Forever Program:** The Florida Forever Program has all current funds committed through 2010; however, The Program is under consideration at the State level for reauthorization with additional funding. This parcel is **not** inside a Florida Forever project boundary and is unlikely to be selected for funding.

**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 north of CERP project lands directly across I-75. Big Cypress Basin, the local arm of the South Florida Water Management District (a CERP partner agency) does not have funding available to assist in a purchase at this time.

### **Other Potential Partner Funding Sources**

There may be potential to partner with the County Transportation Dept. to acquire properties in this location for mitigation due to impacts for a proposed interchange with I-75. Staff will monitor the progress of the interchange and continue to coordinate with the Transportation Department in this regard, understanding that a Project, Design and Engineering (PDE) Study is currently underway in the area.

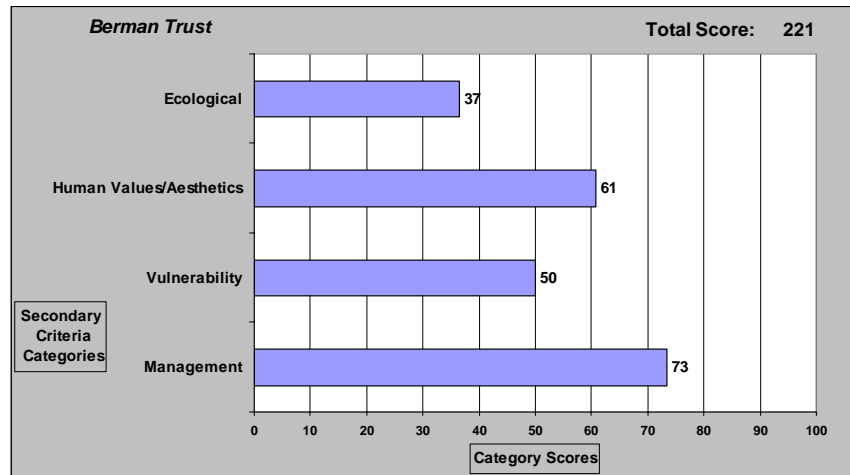
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of **221 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	37	37%
Human Values/Aesthetics	100	61	61%
Vulnerability	100	50	50%
Management	100	73	73%
<b>Total Score:</b>	<b>400</b>	<b>221</b>	<b>55%</b>

**Figure 4. Secondary Screening Criteria Scoring**





## Summary of factors contributing to score

### **Total Score: 221 out of 400**

#### **Ecological – 37 out of 100:**

The property scored slightly below average in the ecological section. It did not contain any targeted plant communities, though a native wetland plant community was present on the site. Hydrological indicators and soil type indicate that area is part of a wetland system. It contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer. Biodiversity on the site is scored by FFWCC as above average. However, it would need moderate work to remove exotics and restore it to a high level of ecological function. It is approximately 1.5 miles from the Florida Panther NWR, via the Ford test track, 2.5 miles from the Fakahatchee Strand State Preserve and approx. .5 miles north of the Picayune Strand State Forest across I-75.

#### **Human Values/Aesthetics – 61 out of 100:**

The property scored above average in this category primarily due to access from a paved road (Desoto Blvd.), because it would accommodate hiking.

#### **Vulnerability –50 out of 100:**

This parcel could be developed – one home could be built on the site.

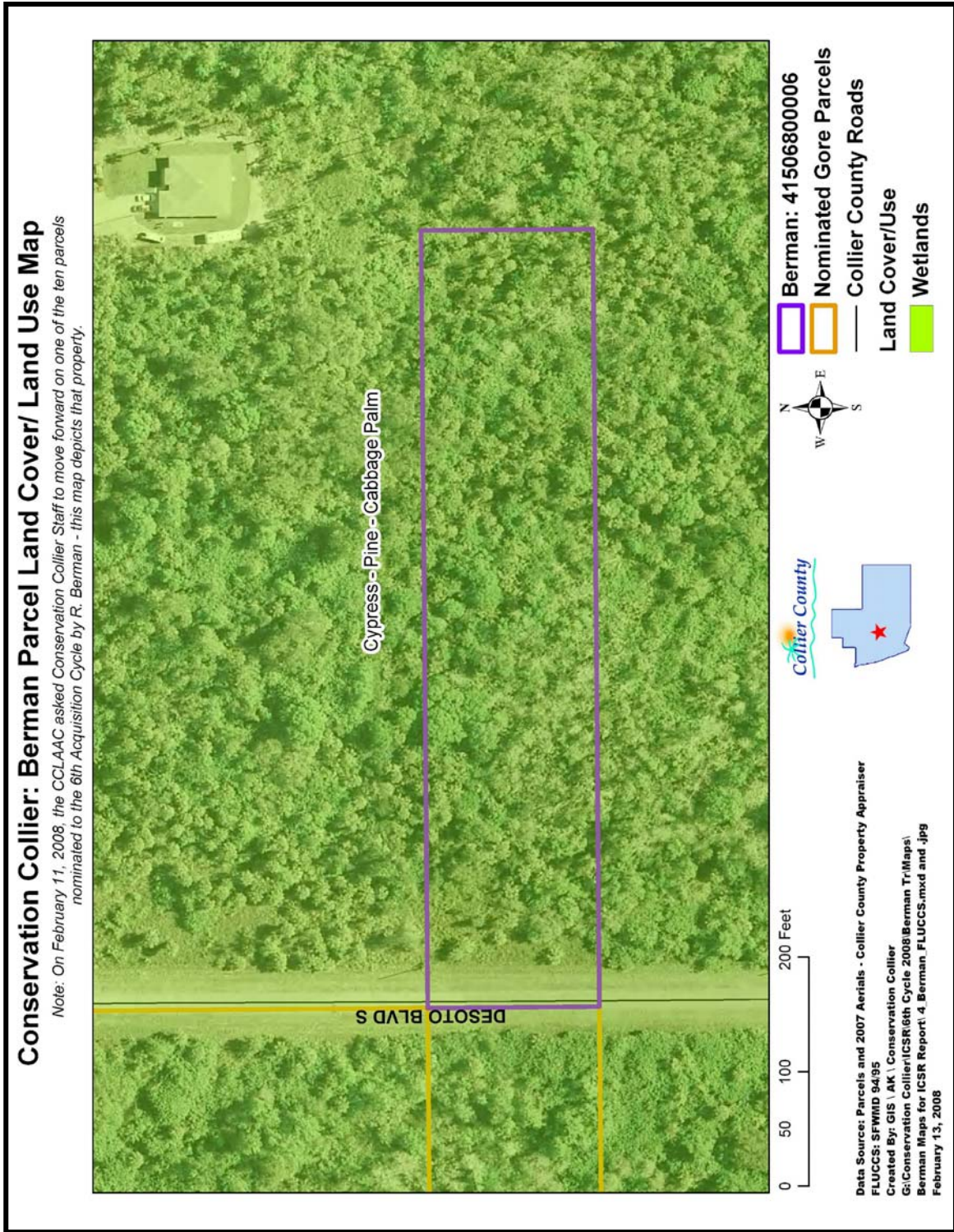
#### **Management –73 out of 100:**

The above-average score for this section is a result of the lack of alterations necessary to sustain the area's hydrologic functions. The score was depressed, however, by the need to remove the Brazilian pepper infestation. Adjacent properties would serve as seed banks, and any trails created on the parcel would need to be maintained regularly through mechanical removal of exotics, as burning is not appropriate to the area because of the presence of wetland hardwoods and difficult due to proximity to I-75 and parcel size.

#### **Parcel Size: 2.34 acres**

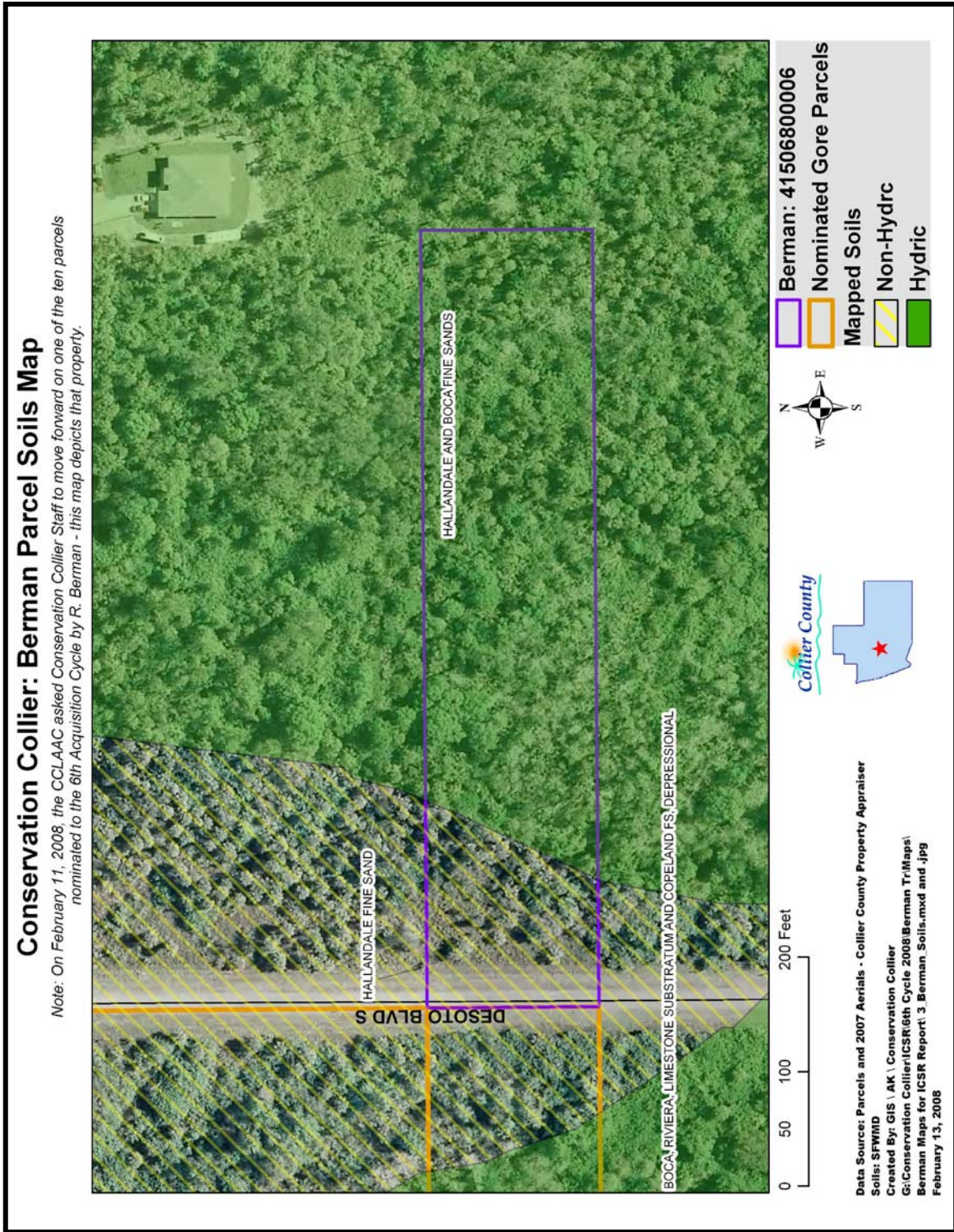
While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar in size to some already acquired in NGGE – Unit 53.

### Exhibit A. FLUCCs Map



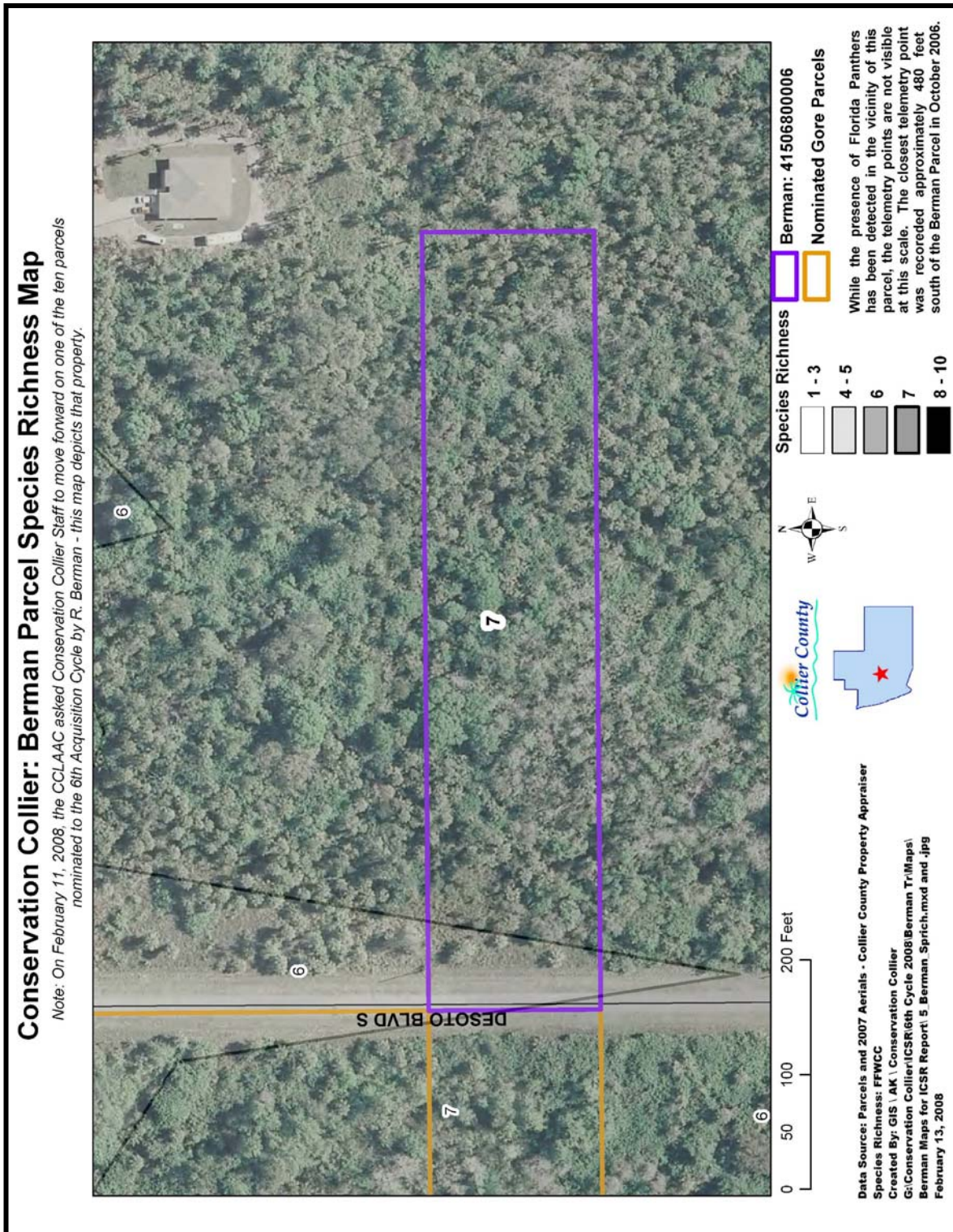


### Exhibit B. Soils Map



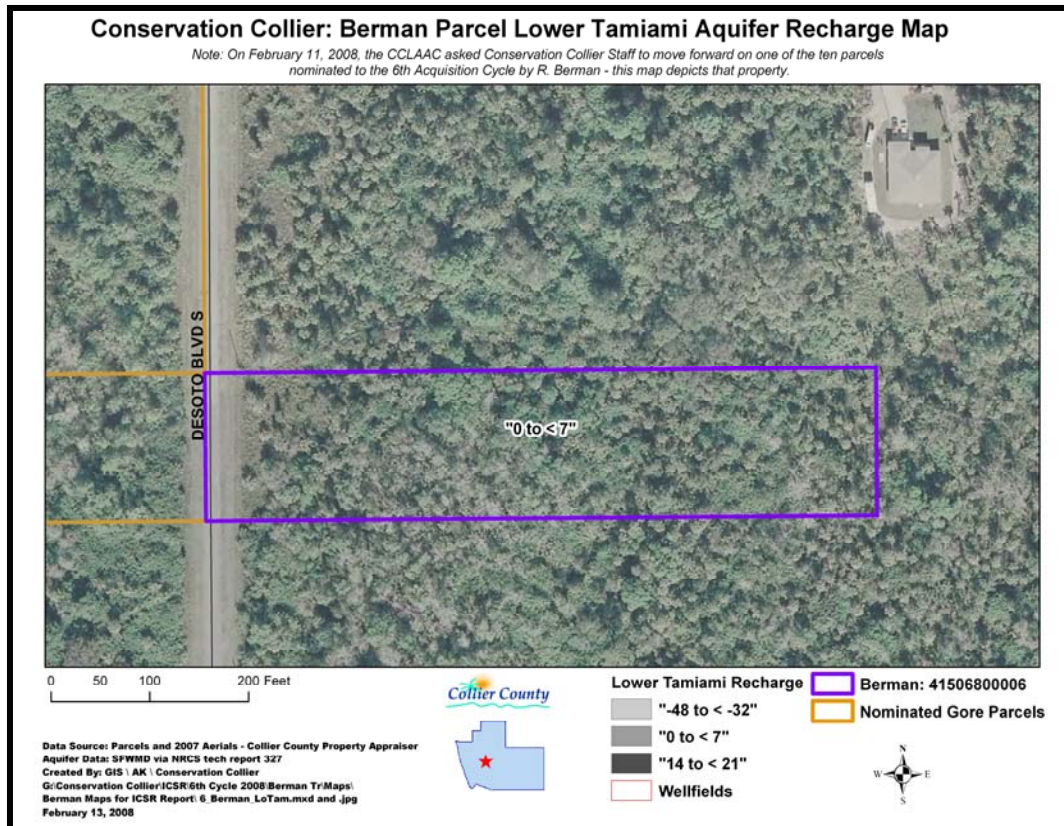
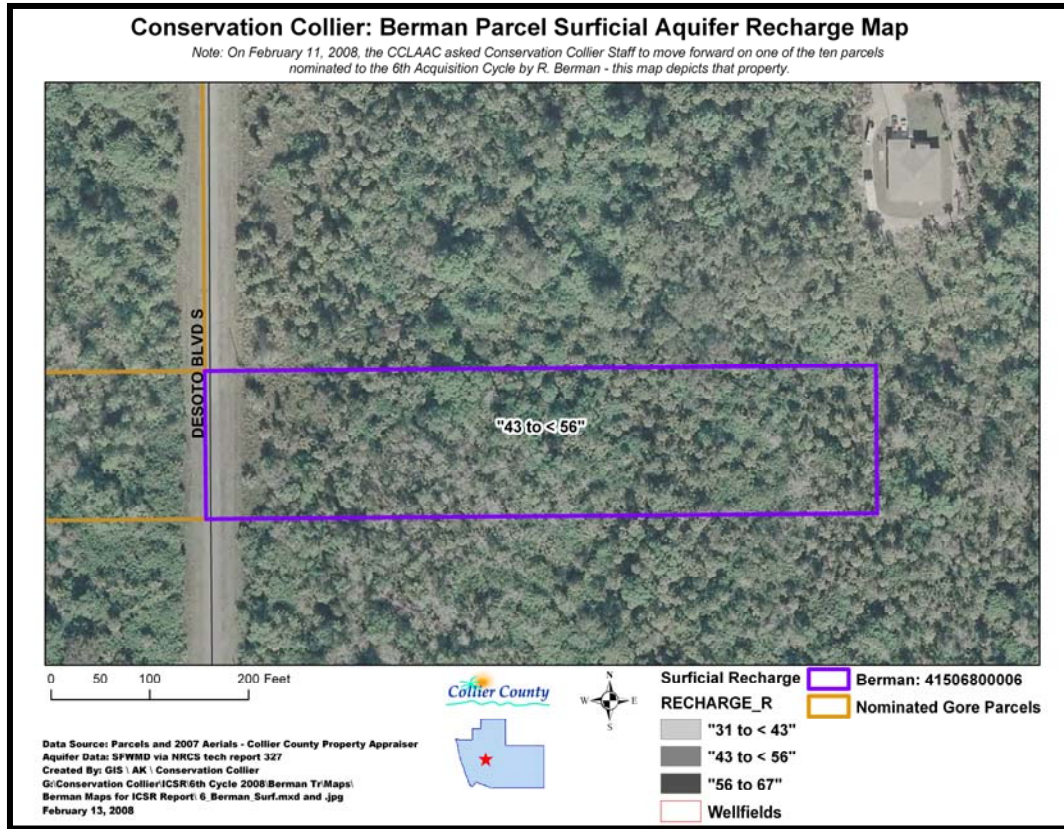


### Exhibit C. Species Richness Map





### Exhibit D. Wellfield Protection and Aquifer Recharge Maps





## Exhibit E. Completed and Scored Secondary Criteria Screening Form

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	cypress/mixed hardwoods - red maple, bay, cypress, cabbage palm and oak
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		
<b>1.A. Total</b>	<b>100</b>	<b>10</b>	
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	parcel less than 1 mile from ST/Well 4 zone. Mapped moderate surficial aquifer recharge (43-56" annually) & low Lower Tamiami recharge (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		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	cypress/mixed hardwood community observed by staff
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		
b. Slough Soils	40	40	HALLANDALE AND BOCA FINE SANDS - approx 2/3 of the property
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	115	
<b>1.B Total</b>	<b>100</b>	<b>38</b>	<i>Obtained by dividing the subtotal by 3.</i>
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	6216 - cypress/mixed hardwood community
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		<i>If a. or b. are scored, then c. Species Richness is not scored.</i>
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	48	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	Giant sword fern ( <i>Nephrolepis biserrata</i> ) - Threatened in FL; cardinal airplant ( <i>Tillandsia fasciculata</i> ) - Endangered in FL
<i>3. Restoration Potential</i>			
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	
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	143	
<b>1.C Total</b>	<b>100</b>	<b>48</b>	<i>Divide the subtotal by 3</i>

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

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
<b>1. Proximity and Connectivity</b>			
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	Closest designated conservation lands are east approx 1.5 miles - Florida Panther National Wildlife Refuge; Parcel is across DeSoto Blvd from Naithloriendun, a private wildlife preserve that has no formal conservation easement over it.
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		
<b>1.D Total</b>	<b>100</b>	<b>50</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>37</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>			
<b>1. Access (Select the Highest Score)</b>			
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		
<b>2. Recreational Potential (Select the Highest Score)</b>			
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	The parcel is thickly vegetated. A trail would be the potential opportunity for public use
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		
<b>3. Enhancement of Aesthetic Setting</b>			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	7	<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.</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	182	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>61</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Degradation</b>			
<b>3.A Zoning/Land Use Designation</b>			
<b>1. Zoning allows for Single Family, Multifamily, industrial or commercial</b>			
2. Zoning allows for density of no greater than 1 unit per 5 acres	50	50	one home could be built here
3. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	45		
4. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	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		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>50</b>	

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

4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No hydrologic changes anticipated necessary 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		
<b>5.A Total</b>	<b>100</b>	<b>100</b>	
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	staff estimates exotic cover between 25% and 30%
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Exotic characteristics are such that extensive removal and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rose myle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	neighboring vacant lands contain significant seed source
<b>5.B Total</b>	<b>100</b>	<b>40</b>	
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 beyond exotic control
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
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		
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>73</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>400</b>	<b>221</b>	

## Exhibit F. Photographs

**Photograph 1:** looking south on Desoto Blvd. Berman parcel is on the left.



**Photograph 2:** view of parcel from Desoto Blvd.





**Photograph 3:** Epiphytes/ ferns.



**Photograph 4:** downed logs amongst vegetation on property

