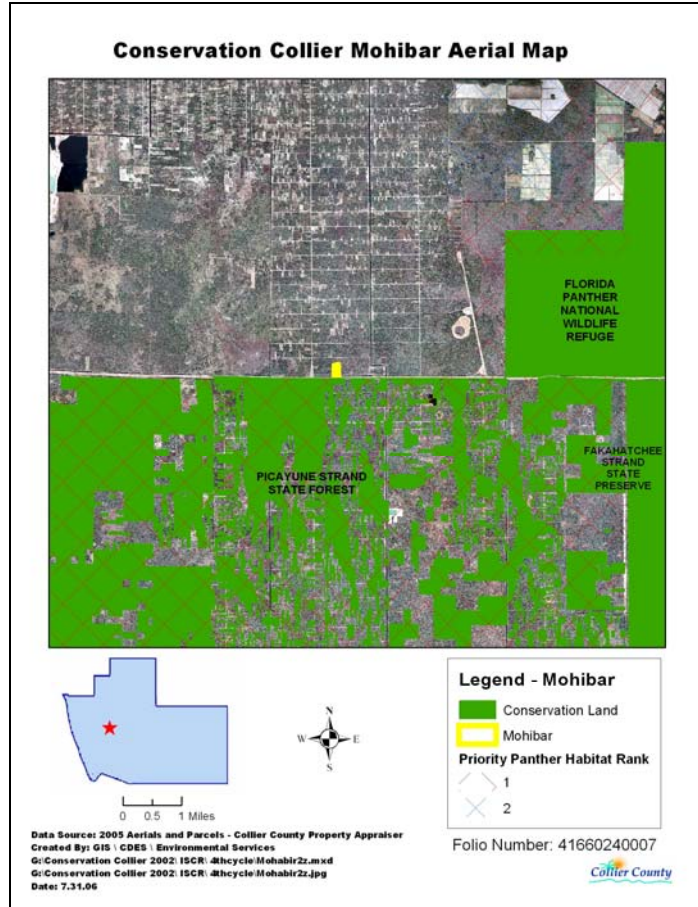


Conservation Collier Initial Criteria Screening Report



**Property Name: Mohabar
Folio Number: 41660240007**

Staff Report Date: September 11, 2006

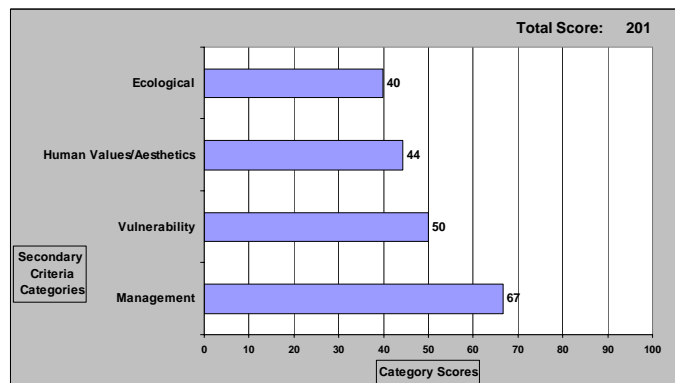


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I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Mohabir, Annette, et al (4 owners)	Out of town owners
Folio Number	41660240007	
Target Protection Area	NGGE	One of the properties targeted by the TPA mailing strategy – I-75 and Everglades Blvd. area
Size	6.7 acres	NGGE Unit 92A
STR	S32 T49 R28	n/a
Zoning Category/TDRs	Estates (E) No TDRS	Single family residential
FEMA Flood Map Category	D	Area in which flood hazard is undetermined. This may change, as the area is currently being re-evaluated by FEMA.
Existing structures	None	n/a
Adjoining properties and their Uses	Vacant Estates residential, Ford Test track, I-75, Private preserve, State Forest, national Wildlife Refuge	N,E&W – vacant Estates residential and private nature preserve (Naithloriendun); S – I-75 and Picayune Strand State Forest; E- Ford test track and Florida Panther National Wildlife Refuge
Development Plans Submitted	none	No permits or petitions in County system.
Known Property Irregularities	Access issues	Unpaved access road is within FDOT I-75 ROW
Other County Dept Interest	Transportation /Utilities	Transportation Dept. has an interest relating to ROW for potential I-75 on-ramp, though likely OK. No stated interest from Utilities Dept.

Figure 1. Location Map

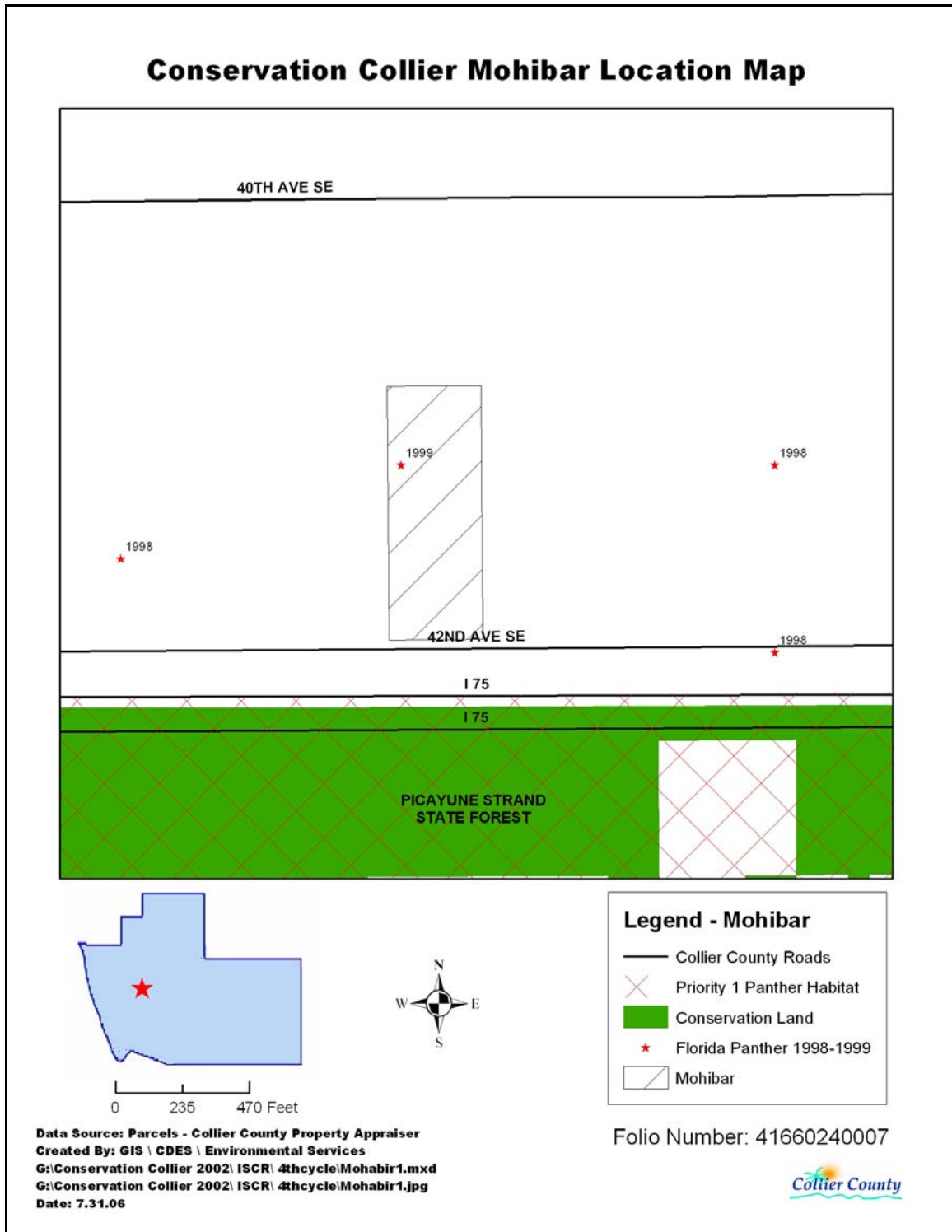


Figure 2. Aerial Map

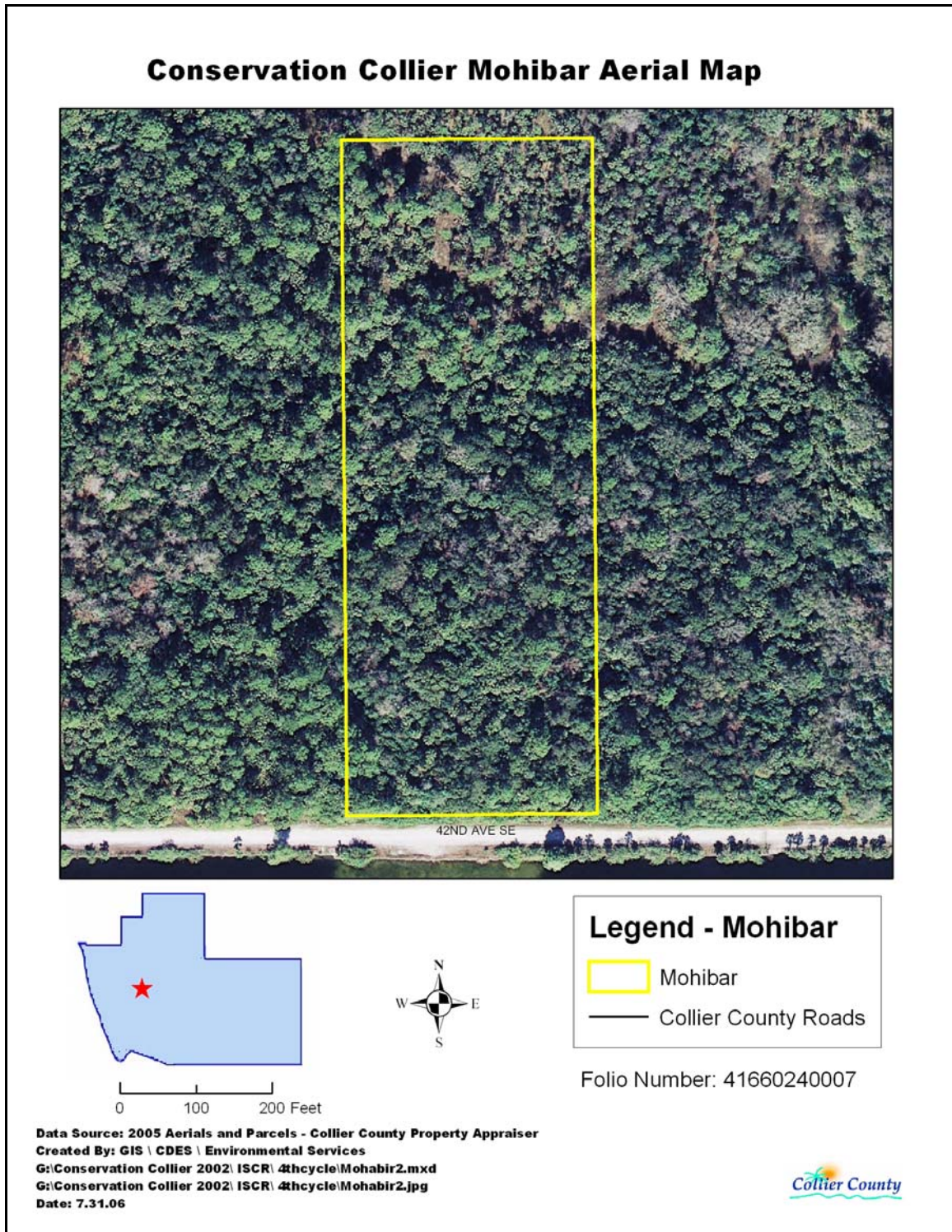
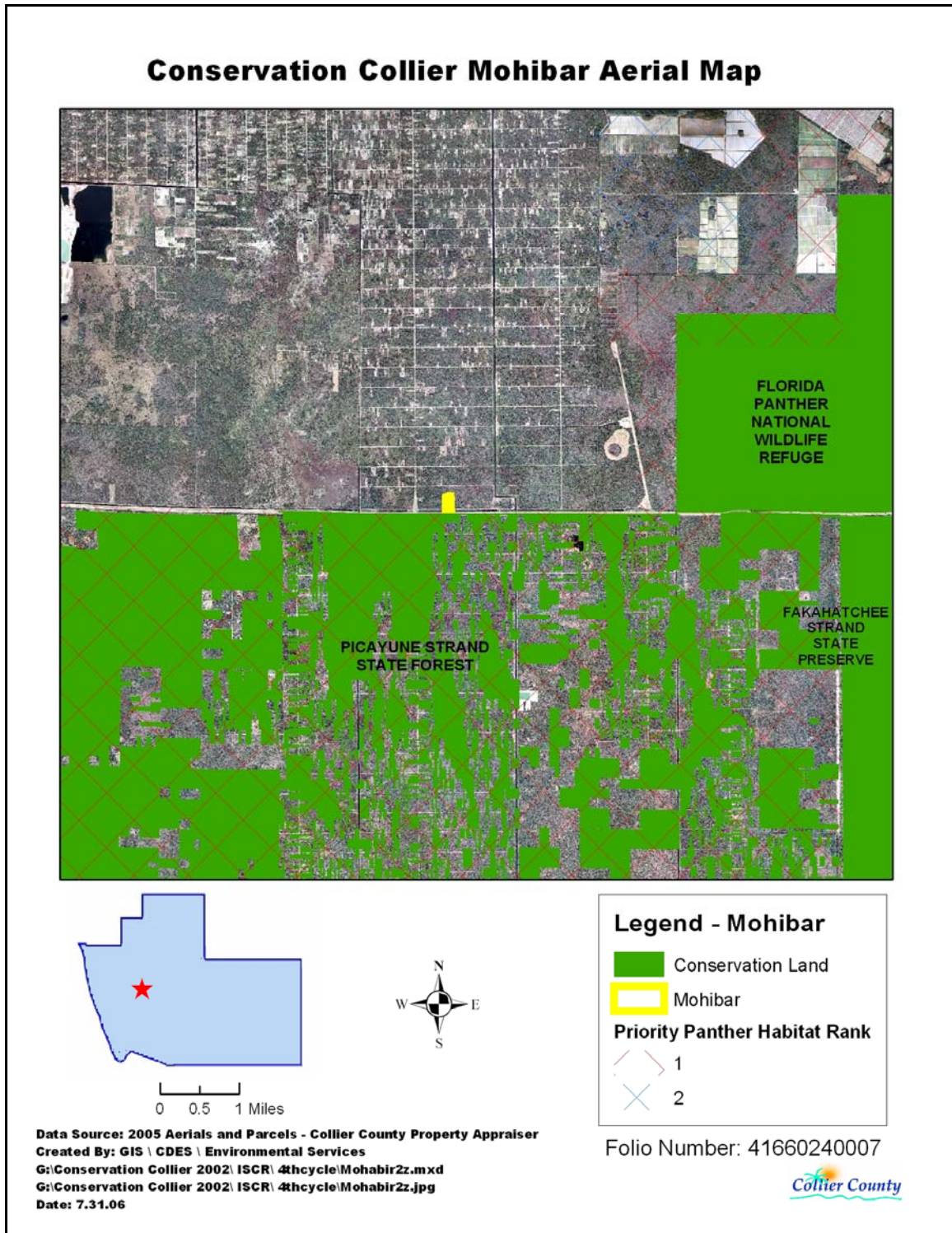


Figure 3. Surrounding Lands Aerial



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 will be required.

Assessed Value: * \$147,400

Estimated Market Value: ** \$260,000

* 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 Resources Department staff conducted a site visit on August 1, 2006.

MEETS INITIAL SCREENING CRITERIA

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 Pine – Cabbage Palm	Yes – 624 – Cypress –

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

FLUCCS:

The electronic database identified:

- 624 – Cypress – Pine – Cabbage Palm

The following native plant communities were observed:

- 624 – Cypress – Pine – Cabbage Palm

Characterization of Plant Communities present:

Ground Cover: Ground cover reflected the mix of disturbed areas and mature forest. Species observed included bracken fern (*Pteridium aquilinum*), poison ivy (*Toxicodendron radicans*), fox grape (*Vitis rotundifolia*), swamp fern (*Blechnum serrulatum*), Virginia creeper (*Parthenocissus quinquefolia*), *Eupatorium* spp., (*Glandularia tampensis*), *Habeneria* spp., common ragweed (*Ambrosia artemisiifolia*), Spanish nettle (*Bidens alba*), caesar weed (*Urena lobata*), and dog fennel (*Eupatorium capillifolium*).

Midstory: Midstory species included myrsine (*Myrsine floridana*), American beautyberry (*Callicarpa americana*), wild coffee (*Psychotria nervosa* and *P. sulzneri*), scattered saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), sumac (*Rhus* spp.), and hog

plum (*Ximenia americana*). In some clearings, dog fennel and Spanish nettles grew to heights of 4-6 feet.

Canopy: Canopy species consisted of a mix of slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), cypress (*Taxodium distichum*), many mature swamp bay (*Persea palustris*), laurel oak (*Quercus laurifolia*), and scattered red maple (*Acer rubrum*). Many specimens of each species were large and mature trees.

Statement for satisfaction of criteria: These data indicate that native plant communities do exist on the parcels.

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

Statement for satisfaction of criteria: This property abuts 42nd Ave. SE, an unpaved road that is within the Florida Department of Transportation (FDOT) I-75 ROW. Approximately 265 feet are visible from the interstate, and as such it minimally enhances the aesthetics of Collier County. The property is appropriate for nature-based recreation in the form of hiking, and is not difficult to access, though there may not currently be legal access for the purposes of public use. It is large enough to support a modest nature trail, and 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 - minimally*

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: Though most of the property is mapped as having hydric slough soils, it did not appear to have had standing water on it in some time. Leaf litter was not characteristic of wet areas. Upland soils are mapped on the northeast and southwest corners of the property, suggesting an historic seasonal slough channel through the center running northwest to southeast. The lack of recent water on the property suggests that it may be transitioning to a dryer area.

Wetland dependent plant species (OBL/ FACW) observed:

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

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

Other hydrologic indicators observed: Some root balls were observed on cabbage palms, indicating that in the past, the area has been wet.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). About 90% of the property was mapped as consisting of Hallandale and Boca fine sands. These are poorly drained soils found in sloughs and drainageways. Species usually found in slough soils include scrub cypress, sand cordgrass, waxmyrtle, and maidencane. Small areas on the northeastern and southwestern corners are mapped as containing Hallandale fine sands, an upland soil type. Natural vegetation typical of Hallandale fine sands includes slash pine, saw palmetto, and creeping bluestem. Vegetation observed corresponded somewhat with mapped soils, however, pines and other plants typically found on drier soils are thriving on historic slough soils indicating the area is drier than in the past.

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 vegetation found on the property is indicative of a hydrologically confused area. Mature saw palmetto, an uplands species, and mature swamp bay and cypress, wetlands species, were in close proximity to each other. This suggests that the hydrology has changed as a result of the draining of Golden Gate Estates. Although mature wetland trees were present, the area did not appear to have flooded or held standing water for a long time. Therefore, it may not currently provide suitable habitat for wetlands-dependent species, and the existing species may be historic relics and/or living near their tolerances. The property does not contribute significantly to the Tamiami Aquifer, but it contributes moderately to the Surficial Aquifer. The property is across 42nd Ave. SE from the I-75 canal, and may therefore provide minimal buffering and water quality enhancement to water flowing from Golden Gate Estates into the canal.

-
4. *Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?*

Ord. 2002-63, Sec. 10 (1)(d) Yes

Listed Plant Species: Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999, 50 CFR 17.11 and 17.12.

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
inflated wild pine	<i>Tillandsia balbisiana</i>	T	
common wild pine	<i>Tillandsia fasciculata</i>	E	
terrestrial orchid	<i>Habenaria sp</i>	E	

E=Endangered, T=Threatened

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 species were observed.

Bird rookery observed? No bird rookery was observed.

FWCC-derived species richness score: About 90% of the property was scored 7 out of 10, indicating above average biodiversity. The southern end was scored 6, indicating slightly above average species richness.

Non-listed species observed: Feral pig (*Sus scrofa*) tracks were seen on the property. Rooting found on the site could have further indicated the presence of feral pigs or have been made by a nine-banded armadillo (*Dasypus novemcinctus*).

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Radio tagged Florida panther (*Puma concolor coryii*) have been located on (1999) and within 2,000 feet of the property (1998). The habitat observed also appears to be suitable for Florida black bear (*Ursus americanus floridanus*).

Statement for satisfaction of criteria: This property provides habitat for listed wildlife species such as the Florida panther and terrestrial orchids in a manner commensurate with its size (about 7 acres). It may support above-average biodiversity. It is infested with Brazilian pepper (*Schinus terebinthifolius*), most severely in the southern portion, and because surrounding lands are under no mandate to remove exotics until or unless they are developed, restoration of the property could be difficult.

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

Ord. 2002-63, Sec. 10 (1)(e) No

Statement for satisfaction of criteria: While the property is within a historic wetland that connects with the Florida Panther National Wildlife Refuge (FPNWR) via the Ford Test Track, it is immediately bounded by a canal and I-75 and privately owned lands. Additionally, the Ford Test Track is fenced and movement of wildlife is discouraged across the property due to dangers of the track for wildlife. There is a privately owned

wildlife preserve covering 196 acres just to the north, called Naithloriendun (See Exhibit G), and Belle Meade sending lands are approximately 2 miles to the west. Private preserve lands do not have conservation easement protection and exist as such at the will of the owner. While it appears that the Mohabir property, if part of a group of properties purchased along I-75, could preserve a habitat corridor that connects the FPNWR with North Belle Meade sending lands, future development on the Ford Test Track and an I-75 access interchange at Everglades Blvd. could sever any existing connection.

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

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, but dense invasive exotics would need to be removed to make it passable.

Nature Photography: This property offers opportunities for nature photography. Flowering orchids may be a desirable subject.

Bird-watching: This property offers opportunities for bird-watching. However, it is not ideal for such activity.

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 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 not be legal access for public use as this road is within the FDOT I-75 ROW. A hiking trail, however, 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, the construction of a trail system to allow the public to have access to selected portions of the property, and some kind of public parking provision. The following assessment provides estimates of both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present: The property is approximately 50% infested with mature Brazilian pepper. In open areas, lantana (*Lantana camara*), dog fennel (*Eupatorium capillifolium*), and common ragweed (*Ambrosia artemisiifolis*) have become invasive.

Exotic Vegetation Removal and Control: The initial cost of exotic removal would be substantial due to the amount present and density of vegetation. Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, costs for the level of infestation observed **\$21,000** to treat exotics with herbicide in place or to cut and stack the debris onsite, and **\$31,500** to cut, treat the stumps and remove the debris to a waste facility.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at close to \$1,500 per acre, per year for a total of **\$10,500** for **7** acres. These costs would likely decrease over time as the soil seed bank is depleted.

Public Parking Facility: The property would require an area for visitor parking. A goal could 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 could include:

- Land clearing
- Engineering design
- Permitting costs

Public Access Trails: Rough trails could be cleared as part of initial exotic removal, providing access for contractors and later, there is potential to use the Sheriff's weekend work groups to establish and open a more formal trail.

Security and General Maintenance: It would be most desirable to fence a group of properties instead of this one property. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing as approx. \$3.00 per foot. Gates are approx \$250.00. A sign could be placed at the 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.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$21,000	\$10,500	Kill in place or cut and stack only.
Parking Facility	n/a	n/a	Building a parking facility for this property alone would not be feasible. A group of contiguous parcels would have to be acquired and legal access established. Current estimates are \$15,000 minimum for a small parking lot. Cost could be higher.
Access Trails/ ADA	n/a	n/a	Simple dirt trails established during exotic removal and cleared later based on a plan – no mulch
Fencing	n/a	n/a	Field fencing - \$3.00 per foot Gates - \$250 ea. Fencing this property alone would not 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.
Signs	\$200		2 - 3' X 1.5' metal on post - uninstalled
Total	\$21,200	\$10,500	

t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust: Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2006 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2007. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of **75** out of a possible 320 points, too low for it to be selected for funding.

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

Save Our Rivers Program / South Florida Water Management District: SFWMD staff has advised that funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries. This parcel is not within CERP project boundaries, although it is just north of CERP project lands across I-75. Big Cypress Basin staff have been queried and advised they have no interest at this time in partnering on this parcel.

Other Potential Partner Funding Sources

This parcel is within a service area that has been proposed by the Collier Soil and Water Conservation District to the Florida Department of Environmental Protection (FDEP) as a Regional Offsite Mitigation Area (ROMA). Lands within a ROMA provide an additional mitigation option for landowners to compensate for permitted wetland impacts. The goal would be to use mitigation funds paid for development of NGGE lots to purchase and manage lands within the NGGE. This proposed ROMA is not in place at present but could provide funds for land acquisition and management in this area in the future.

VI. Summary of Secondary Screening Criteria

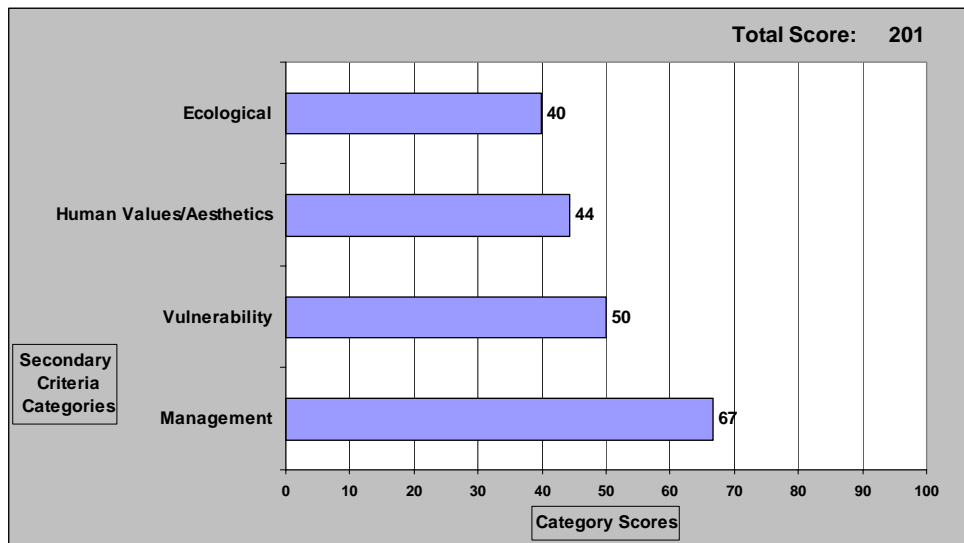
Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 201 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	40	40%
Human Values/Aesthetics	100	44	44%
Vulnerability	100	50	50%
Management	100	67	67%
Total Score:	400	201	50%

Percent of Maximum Score: 50%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

Total Score – 102 out of 400

Ecological: 40

The property scored below average in this section. It contained only one FLUCCS native plant community, which was not one of the targeted types. Although about 80% of its soils are slough soils, the area does not appear to have flooded in many years. It contributes minimally to the Lower Tamiami Aquifer and moderately to the Surficial Aquifer and buffers the I-75 canal, although it is not immediately adjacent to it. Biodiversity was a little above average, and it did contain listed plant species; however, it was also infested with Brazilian pepper, which would require removal to return it to full ecological functionality. The closest conservation lands (FPVWR) are about 3 miles away and connected to the property via the Ford test track. Belle Meade sending lands are slightly over a mile to the west. A privately owned wildlife sanctuary is nearby to the northeast in NGGE, but it could be developed if the owner so desired.

Human Values/Aesthetics: 44

The low score in this category is due to the small percentage of the property that can be seen from I-75 (approx. 260 feet) and the density of the vegetation which limits recreational opportunities. The property is accessible via an unpaved FDOT I-75 ROW fronts the I-75 canal.

Vulnerability: 50

The property is zoned such that it could be subdivided once, and two single-family homes could be built on it.

Management: 67

The property scored above average in this category because no changes would be necessary to maintain its hydrological function. However, because of the severe Brazilian pepper infestation on the property and in adjoining lands, extensive exotics removal and maintenance would be necessary. Adjacent properties are not required to be cleared of exotics unless they are developed, and will act as seed banks. Any trails made on the property would also require maintenance, and burning would be inappropriate for a property so close to I-75.

Parcel Size:

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to and among the largest of several others offered in the same approximate location. The goal would be to acquire a contiguous group of properties in this area, not to acquire just one or several non-contiguous properties.

Exhibit A. FLUCCs Map

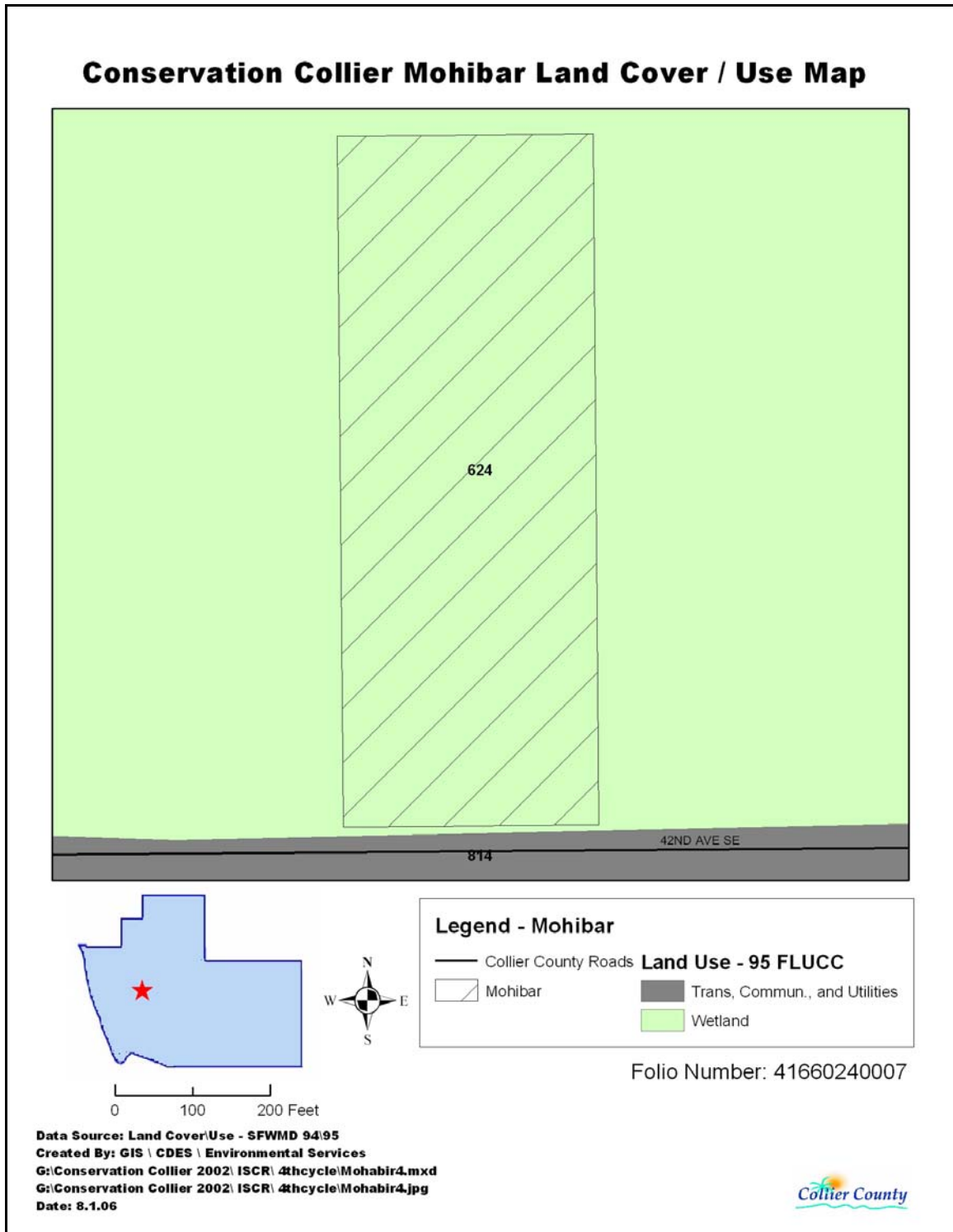


Exhibit B. Soils Map

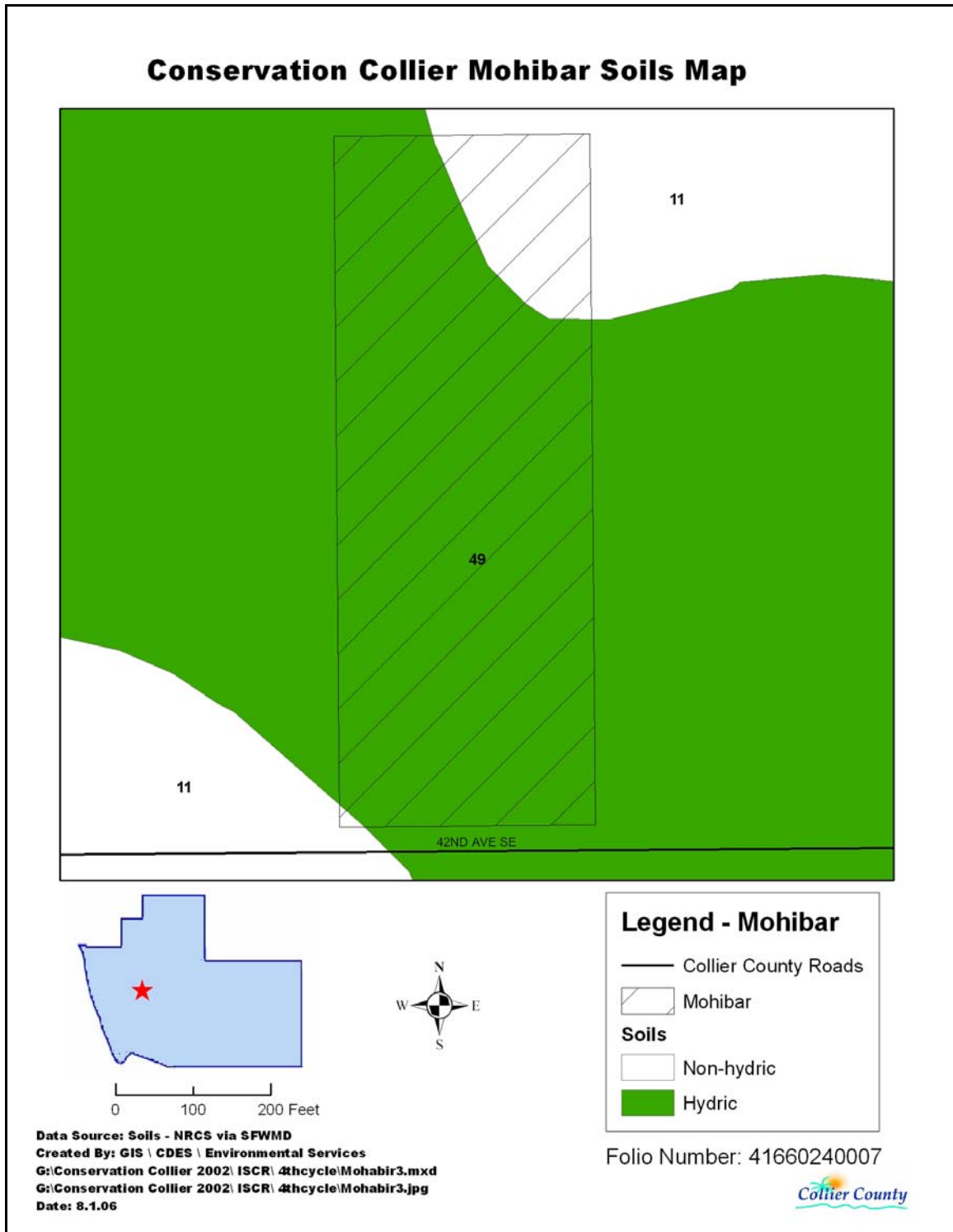


Exhibit C. Species Richness Map

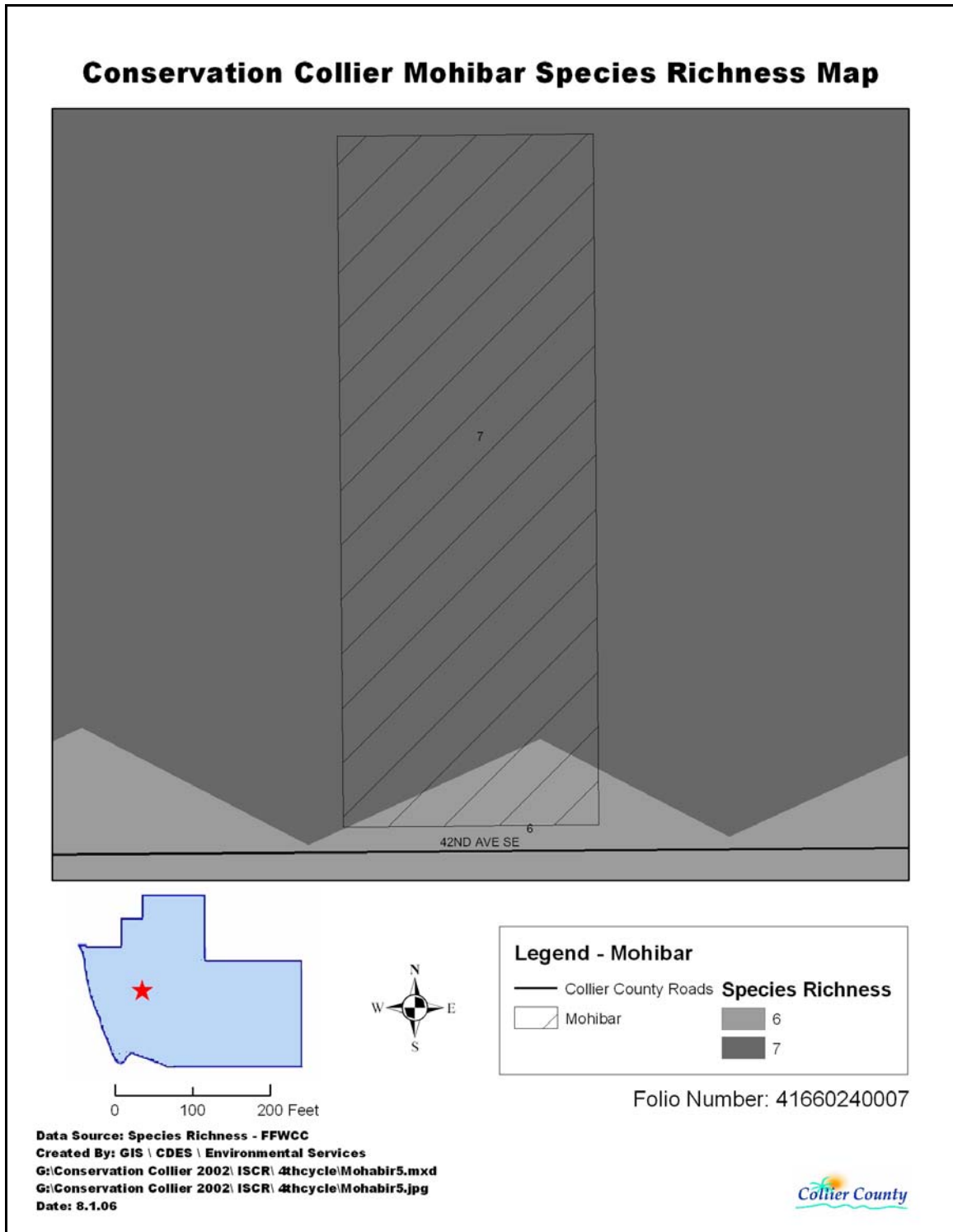
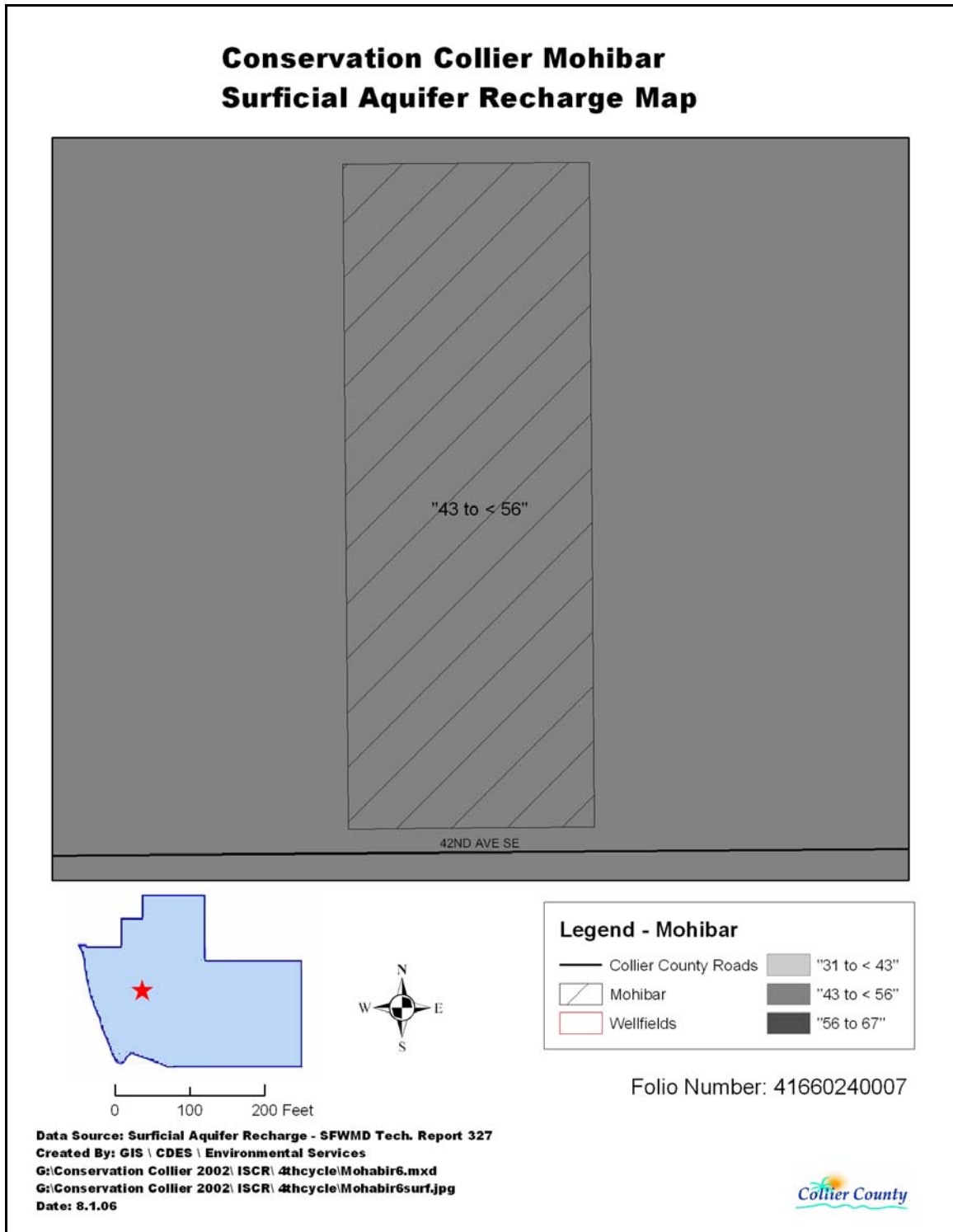
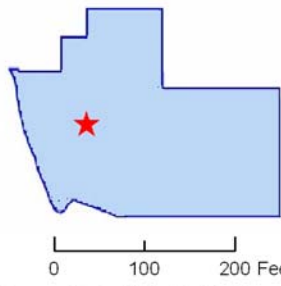
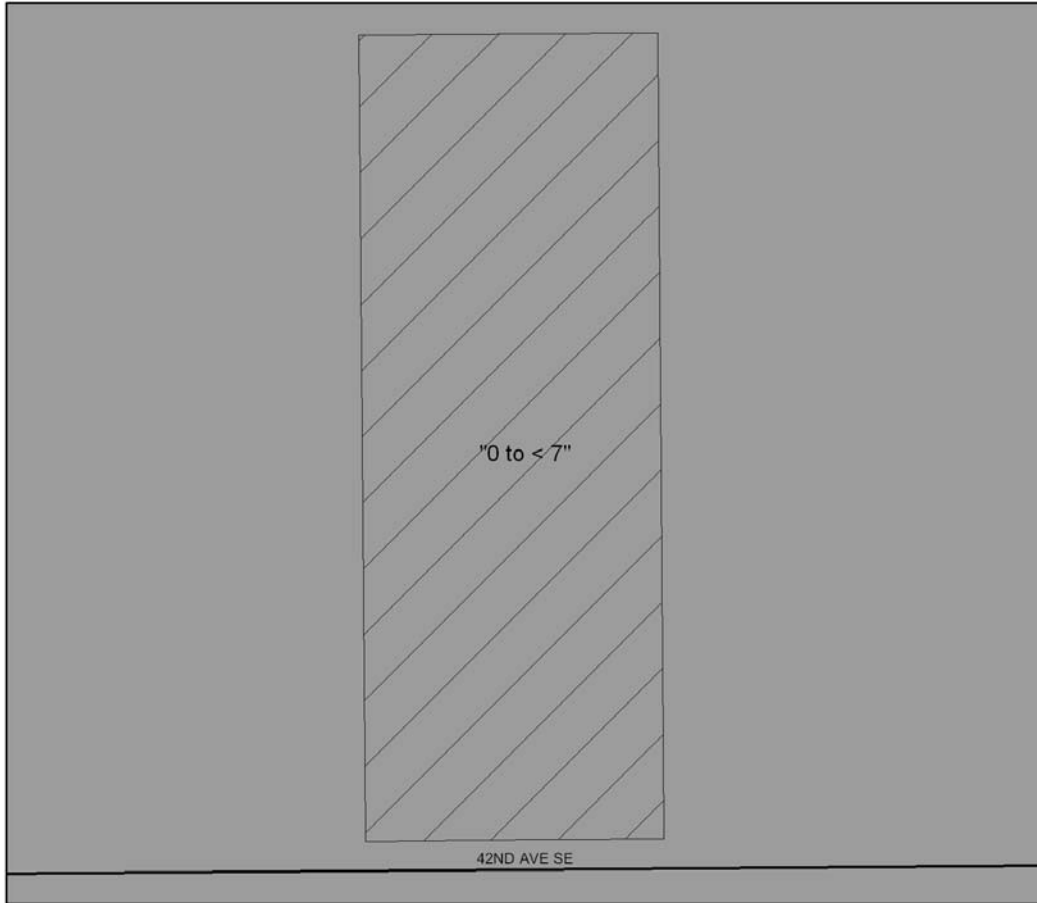


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



Conservation Collier Mohabar Lower Tamiami Aquifer Recharge Map



Legend - Mohabar

- Collier County Roads
- Mohabar
- Lower Tamiami Recharge**
- "0 to < 7"

Data Source: Surficial Aquifer Recharge - SFWMD Tech. Report 327
Created By: GIS \ CDES \ Environmental Services
G:\Conservation Collier 2002\ ISCR \ 4\hcycle\Mohabar6.mxd
G:\Conservation Collier 2002\ ISCR \ 4\hcycle\Mohabar6tam.jpg
Date: 8.1.06

Folio Number: 41660240007



Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Mohabir		Folio Numbers: 41660240007	
Geographical Distribution (Target Protection Area): NGGE			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	624 - cypress/ pine/ cabbage palm
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
1.A. Total	100	10	
1.B Significance for Water Resources	Possible points	Scored points	Comments
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	minimal Lower Tamiami recharge - 0-7"; Moderate Surficial recharge - 43-56" annually
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
<i>2. Surface Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Not immediately contiguous but does buffer the I-75 canal
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25		some wetland indicators - slough soils & elevated cabbage palm rootballs, but parcel does not look as if it has flooded in a long time. No surface ponded water was observed.
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		<i>(Prorate site based on area of Slough or Depressional Soils)</i>
b. Slough Soils	40	30	75% of soils are slough soils - 40 X 75%=30 - 75% Hallandale and Boca FS(s)(49); 25% Hallandale FS (11)
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20		
Subtotal	300	155	
1.B Total	100	52	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	624 - cypress/ pine/ cabbage palm
<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 w	70		<i>Provide documentation source -</i>
c. Species Richness score ranging from 10 to 70	70	49	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map - Species richness score is 7 - 7 X 7=49</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 points	20	20	T. fasciculata; T. balbisiana
<i>3. Restoration Potential</i>			

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

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 level of Brazilian pepper - approx 50%- to be removed
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	144	
1.C Total	100	48	<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	Closest conservation lands approx. 2 1/2 miles to east (Florida Panther NWR) traversing Ford Test Track. There is a private wildlife sanctuary close by in NGGE, however these lands can be sold and developed - no conservation easement.
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	40	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	accessible from unpaved 42nd Ave SE
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 (<i>Select the Highest Score</i>)			
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	Very dense vegetation - not much recreational opportunity
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		<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% of the perimeter can be seen from I-75</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	133	
2. Human Social Values/Aesthetics Total Score	100	44	<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	Property could be subdivided and 2 single family homes could be built
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	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 changes appear to be necessary
2. Minimal hydrologic changes are required to restore function, such as 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 covers approx. 50% of parcel
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		adjacent undeveloped NGGE lots contain significant seed source with no requirement to clear exotics until they are developed
5.B Total	100	40	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	burning could create conflicts with I-75 and there would be a significant maintenance requirement (maintaining clear) for any developed trails as the vegetation is very dense.
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	60	
4. Feasibility and Management Total Score	100	67	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
Total Score	400	201	

Exhibit F. Photographs

Photo 1. The property as it abuts 42nd Ave. SE.



Photo 2. Evidence of dumping on land adjacent to the property.



Photo 3. A view of the southern end of the property, showing the dense Brazilian pepper.



Photo 4. The interior of the property in an area not infested with Brazilian pepper.



Photo 5. Mature cabbage palms.



Photo 6. A clearing on the northern end of the property overgrown with dog fennel and common ragweed.



Photo 7. A listed common wild pine growing on the property.



Photo 8. A listed Habenaria orchid growing on the property.



G. Private wildlife sanctuary located nearby

