

Conservation Collier Initial Criteria Screening Report County Barn Trust Parcel



Owner Name: County Barn Land Trust
Folio Number: 00406600509 (5.0 acres)
Staff Report Date: August 3, 2022

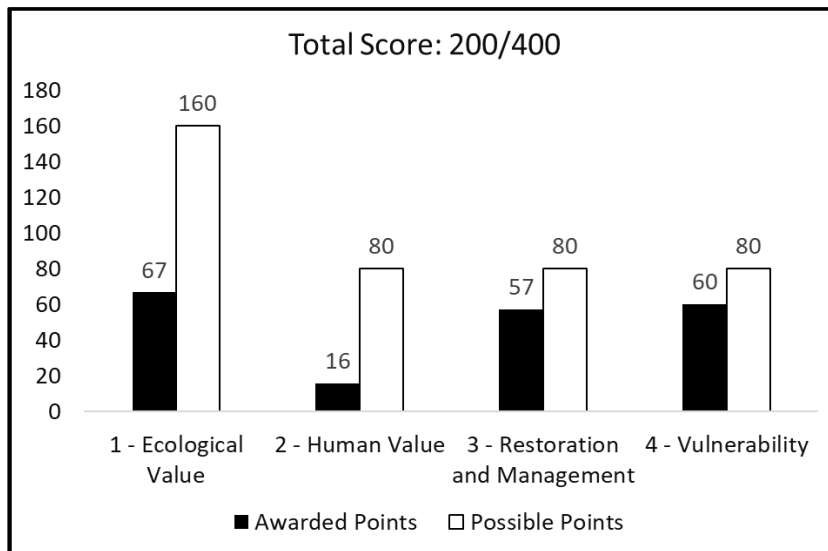


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 11th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location and assessed value, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

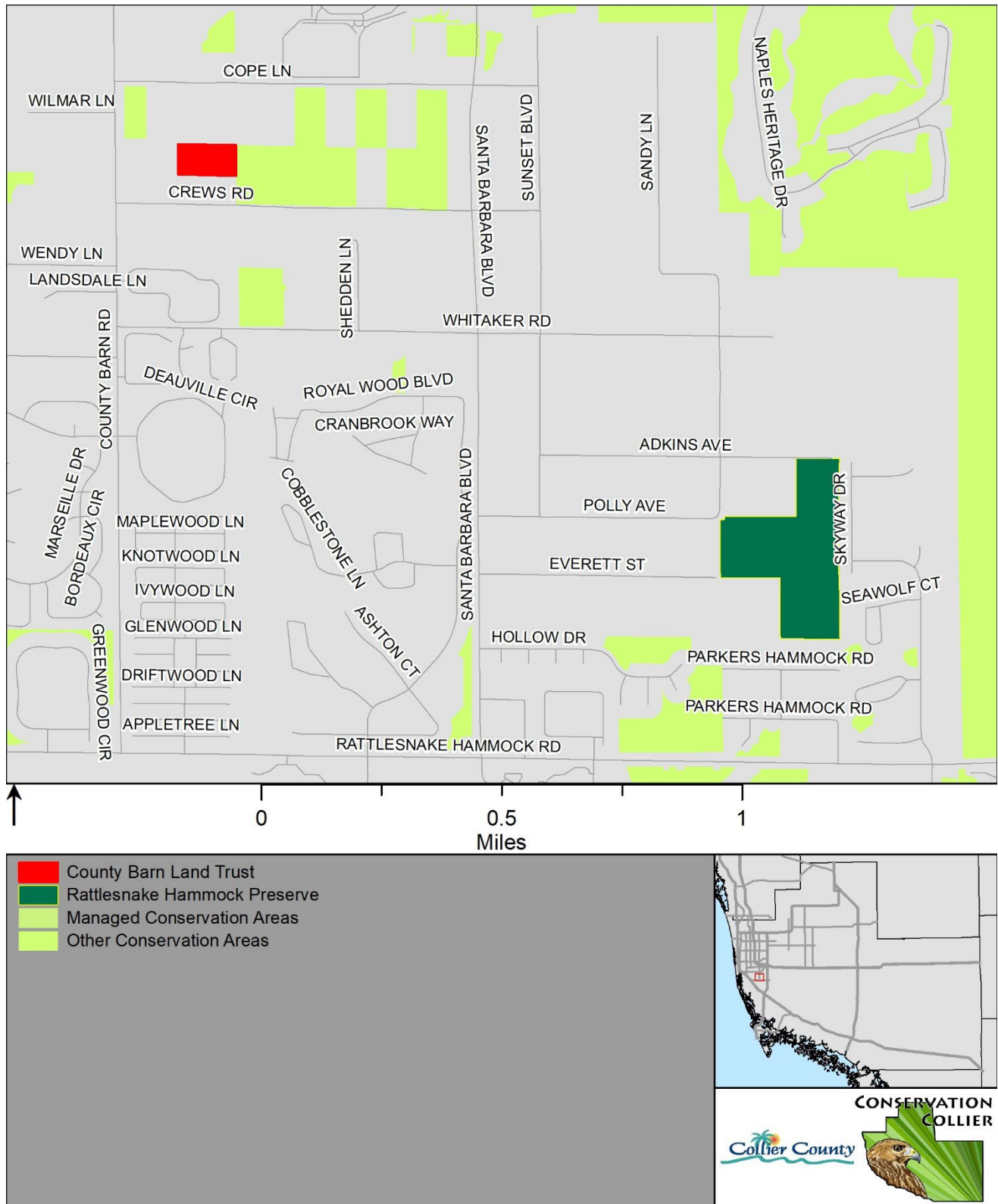


Figure 1 - Parcel Location Overview



Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	County Barn Land Trust	
Folio Number	00406600509	
Target Protection Area	Urban	Within the County Barn Target Protection Mailing Area
Size	5.0 acres	
Section, Township, and Range	Sec 8, Twn 50, R 26	
Zoning Category/TDRs	Estates - CU	1 unit per 2.25 acres – Conditional Use for a church
FEMA Flood Map Category	AH	1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.
Existing structures	None observed	
Adjoining properties and their Uses	Undeveloped PUD, Institutional, and Conservation Easement	Undeveloped PUD to the north, religious development to the west, Collier County Fleet complex to the south, and Conservation Easement to the east
Development Plans Submitted	None	
Known Property Irregularities	No road access	30' access easement exists to on northern portion and to County Barn Road
Other County Dept Interest	None known	

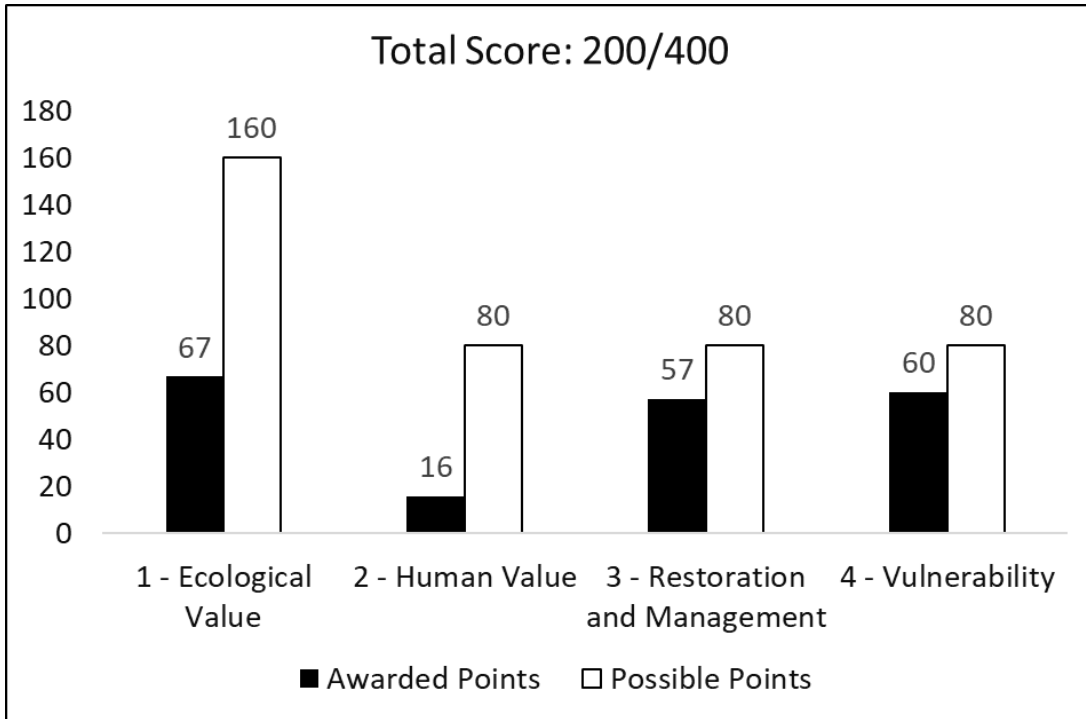


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	67	160	42%
1.1 - Vegetative Communities	27	53	50%
1.2 - Wildlife Communities	19	27	70%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	16	80	20%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	10	34	29%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	57	80	71%
3.1 - Vegetation Management	34	55	63%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	2	22	10%
Total	200	400	50%

2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the site. A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. It 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 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 this report and the Real Estate Services Department staff relied upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist.

If the Board of County Commissioners choose to acquire the property, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for the County Barn Land Trust parcel, which has an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject property and that appraisal report will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
County Barn Land Trust	No site address	5.0	\$350,000	\$432,000

* Assessed Value is obtained from the Property Appraiser’s Website. The Assessed Value is based off the current use of the property.

**The Estimated Market Value for the County Barn Land Trust parcel was obtained from the Collier County Real Estate Services Department in July 2022.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel is zoned Estates which allows 1 unit per 2.25 acres and has a Conditional Use that would allow the development of a church on the parcel.

2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 10)

Criteria 1: Native Habitats

Are any of the following unique and endangered plant communities found on the property?
Order of preference as follows: **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.	<u>Other native habitats</u>	YES

Statement for Satisfaction of Criteria 1: The parcel contains hydric pine flatwoods.

Criteria 2: Human Social Values

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? **NO**

Statement for Satisfaction of Criteria 2: This parcel is within the Urban area but is not visible or accessible from a public road.

Criteria 3: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, and flood control? **YES**

Statement for Satisfaction of Criteria 3: The parcel contains wetlands, holds water during the wet season, and adds in flood control of nearby properties.

Criteria 4: Biological and Ecological Value

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

Statement for Satisfaction of Criteria 4: The parcel is adjacent to private conservation lands to the east and contains habitat that could support the Big Cypress fox squirrel.

Criteria 5: Enhancement of Current Conservation Lands

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

Is this property within the boundary of another agency's acquisition project? **No**

Statement for Satisfaction of Criteria 5: The parcel is adjacent to private conservation lands on its east side and provides and enhances an area of undeveloped land within a section of the County that is rapidly being developed.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The parcel is comprised of hydric pine flatwoods containing exotics at an approximate 50% density. The canopy consists primarily of slash pine (*Pinus ellioti*) with some cypress (*Taxodium distichum*), dahoon holly (*Ilex cassine*), swamp bay (*Persea palustris*), and laurel oak (*Quercus laurifolia*). Mid-story and groundcover vegetation includes myrsine (*Myrsine cubana*), cabbage palm (*Sabal palmetto*), coco plum (*Chrysobalanus icaco*) wax myrtle (*Morella cerifera*), wild coffee (*Psychotria nervosa*), saw palmetto (*Serenoa repens*), swamp fern (*Telmatoblechnum serrulatum*), sawgrass (*Cladium jamaicense*),

Brazilian pepper (*Schinus terebinthifolius*) is the densest along the northern boundary. Melaleuca (*Melaleuca quinquenervia*) and earleaf acacia (*Acacia auriculiformis*) are the most prevalent exotic species in the canopy. Other exotic plant species present include java plum (*Syzygium cumini*), downy rose myrtle (*Rhodomyrtus tomentosa*), and old-world climbing fern (*Lygodium microphyllum*),

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Cardinal airplant	<i>Tillandsia fasciculata</i>	Endangered	n/a

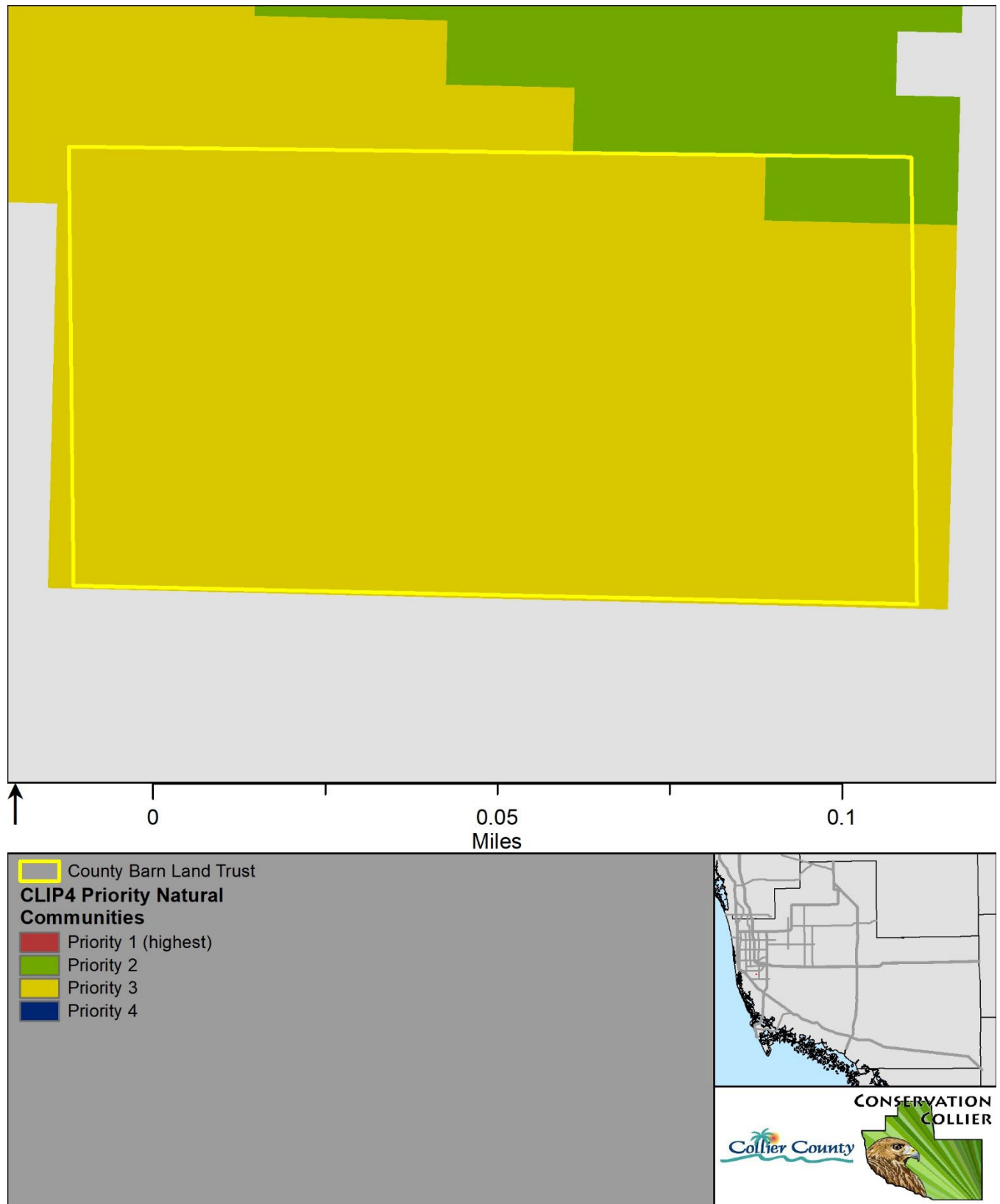


Figure 4 - CLIP4 Priority Natural Communities

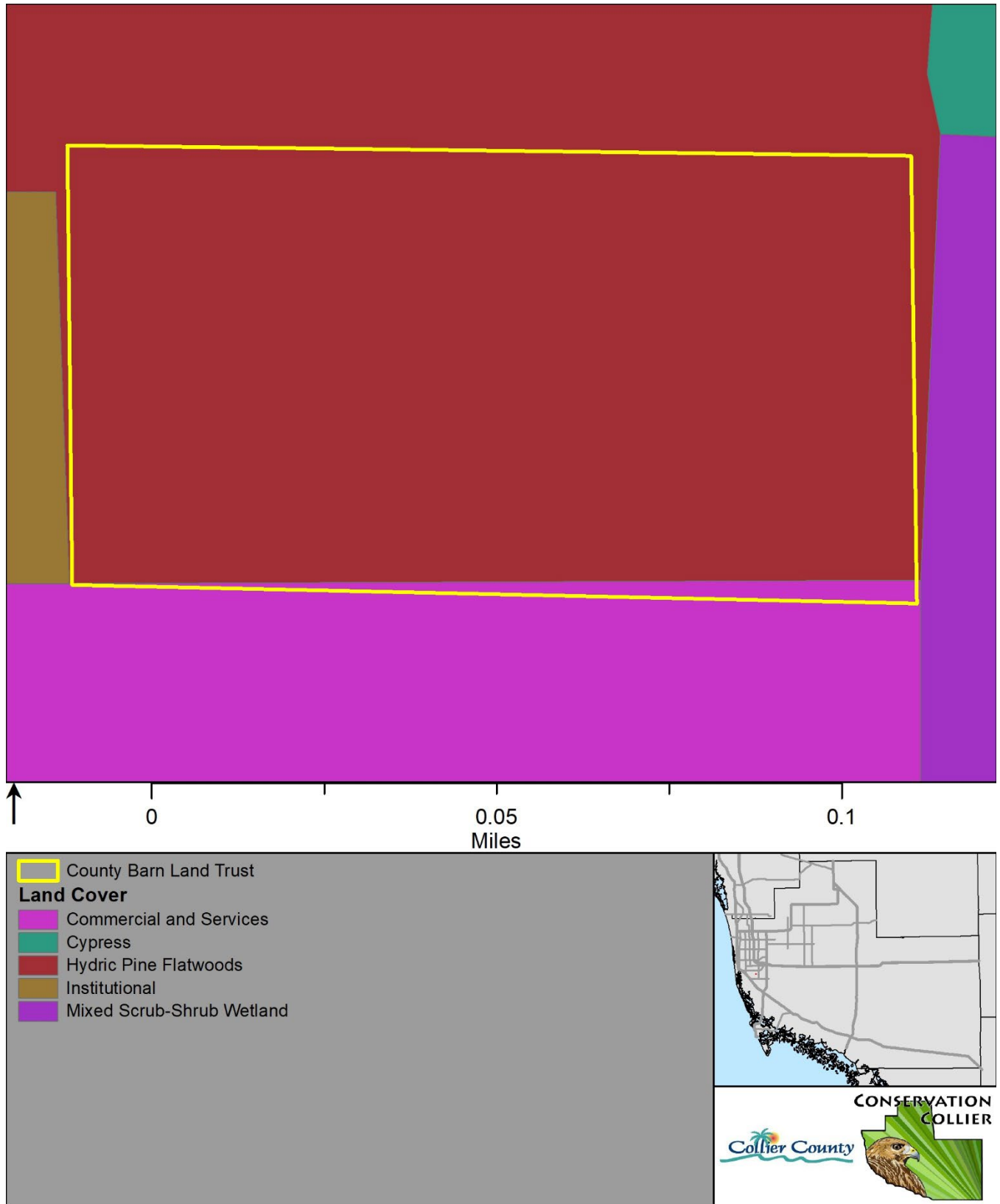


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Slash pine with melaleuca and earleaf acacia



Figure 7 – Typical understory on western half of parcel

3.1.2 Wildlife Communities

Red-bellied woodpeckers (*Melanerpes carolinus*) were detected within the parcel, and an osprey (*Pandion haliaetus*) was present above the parcel. Florida black bear (*Ursus americanus floridanus*), and Big Cypress fox squirrel are commonly observed in the properties surrounding the parcel, and Florida panther telemetry points from 2013, 2014, and 2015 were captured on adjacent properties. Although a female panther and kittens were recently photographed within the Rattlesnake Hammock Preserve approximately 1.5 miles SE of this parcel, it is unlikely that Florida panthers will continue to inhabit this quickly developing region of the County.

Table 5 – Potential Listed Wildlife

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	Threatened	N/A	Observed on other properties in the area
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Telemetry points on adjacent parcels



Figure 8 – Typical view of understory

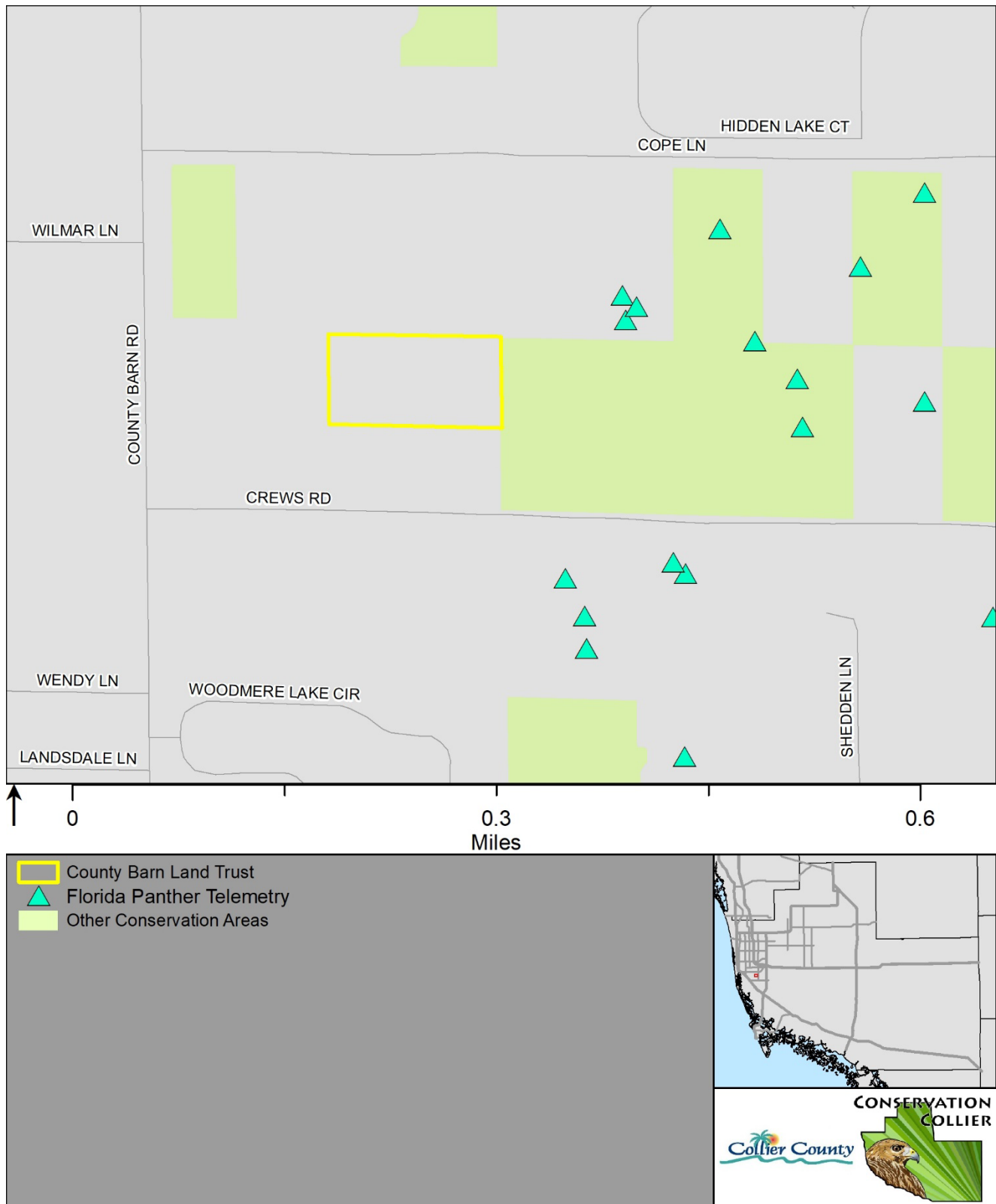


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

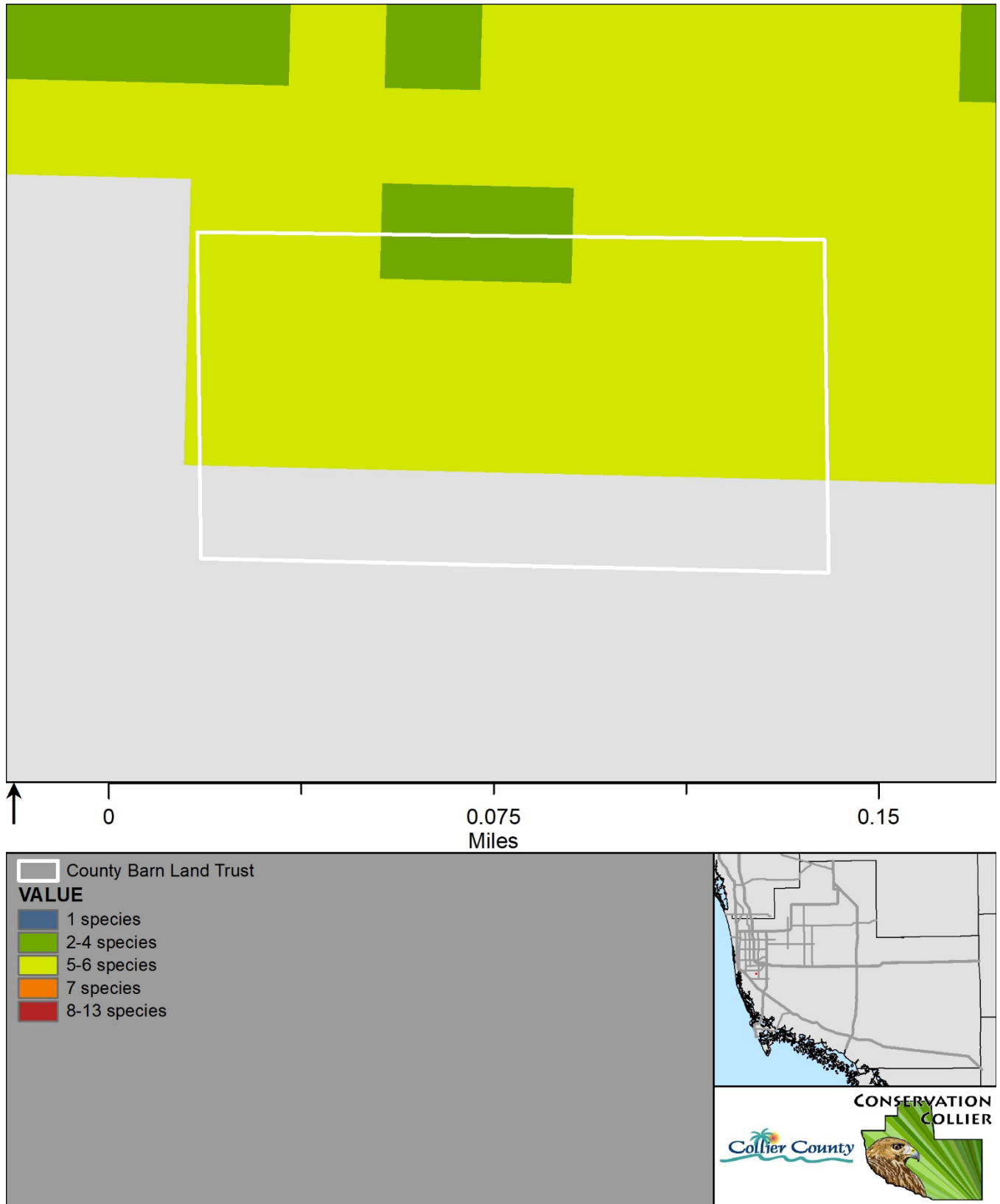


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcel adds only very minimally to the surficial aquifer, but is comprised of 100% wetlands and holds water during the rainy season, aiding in flood attenuation for surrounding properties and providing habitat for wetland species.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the site consists primarily of hydric Pineda Fine Sand, Limestone Substratum – a poorly drained soil found in sloughs and poorly defined drainageways.

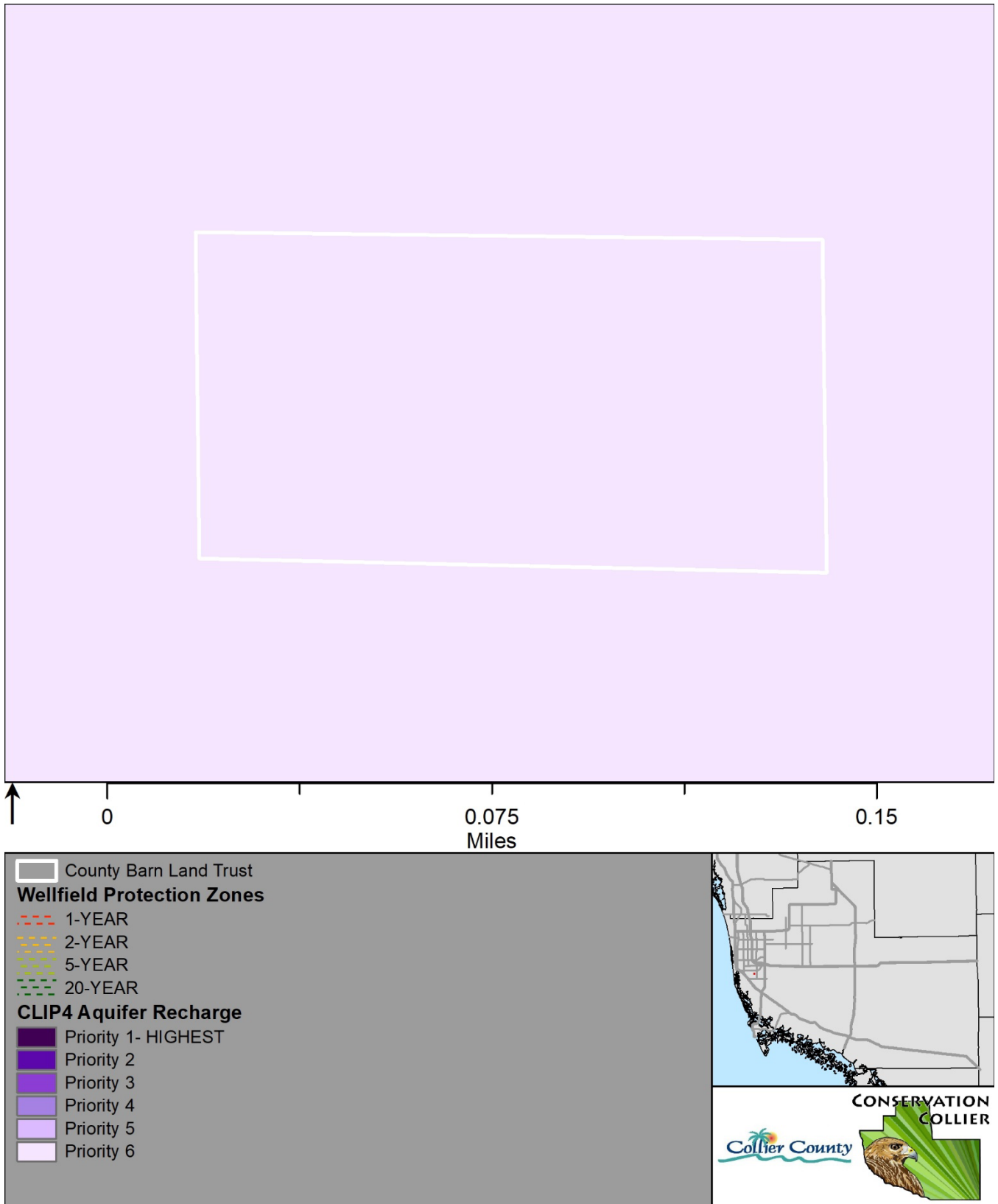


Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

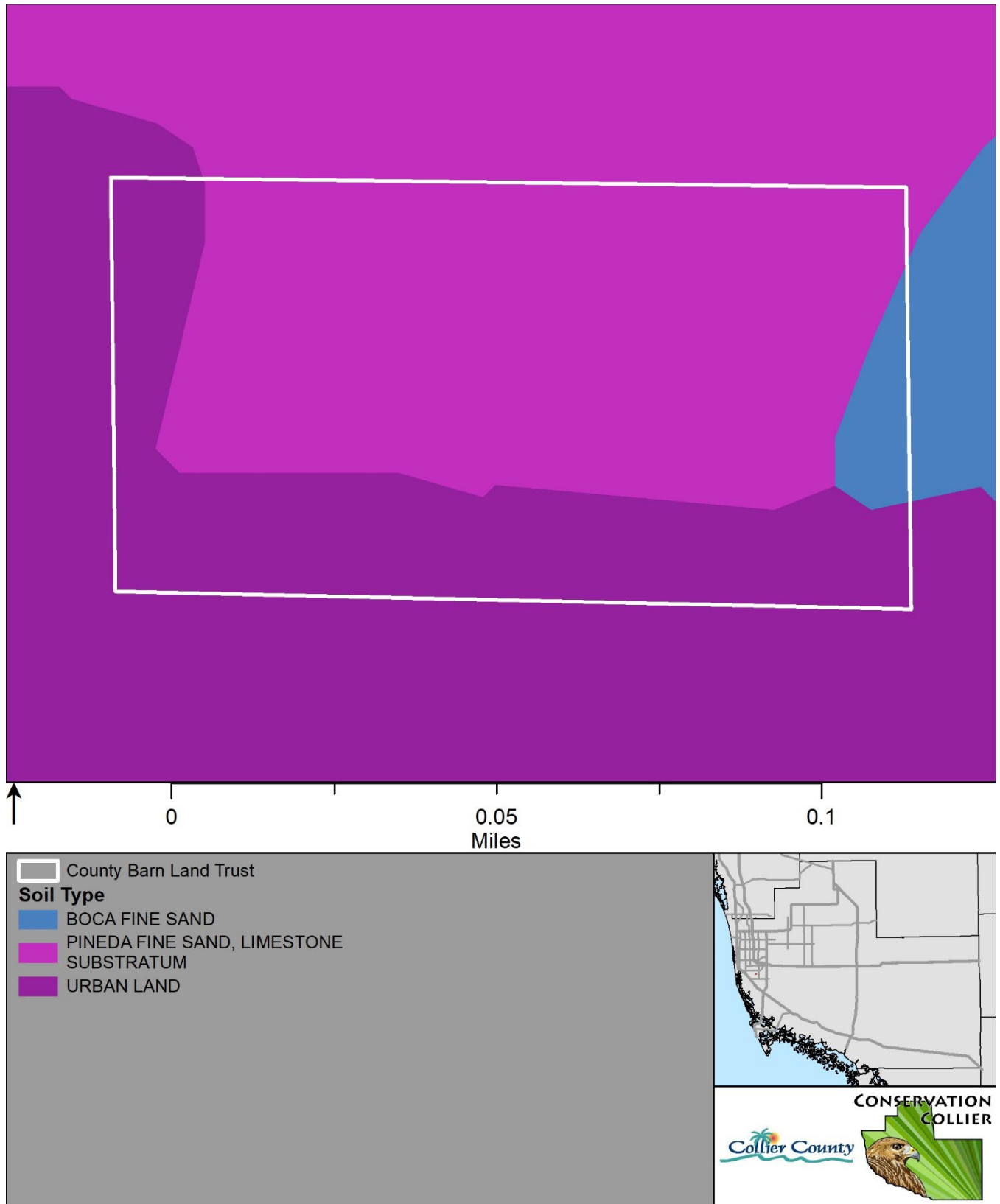


Figure 12 - Collier County Soil Survey

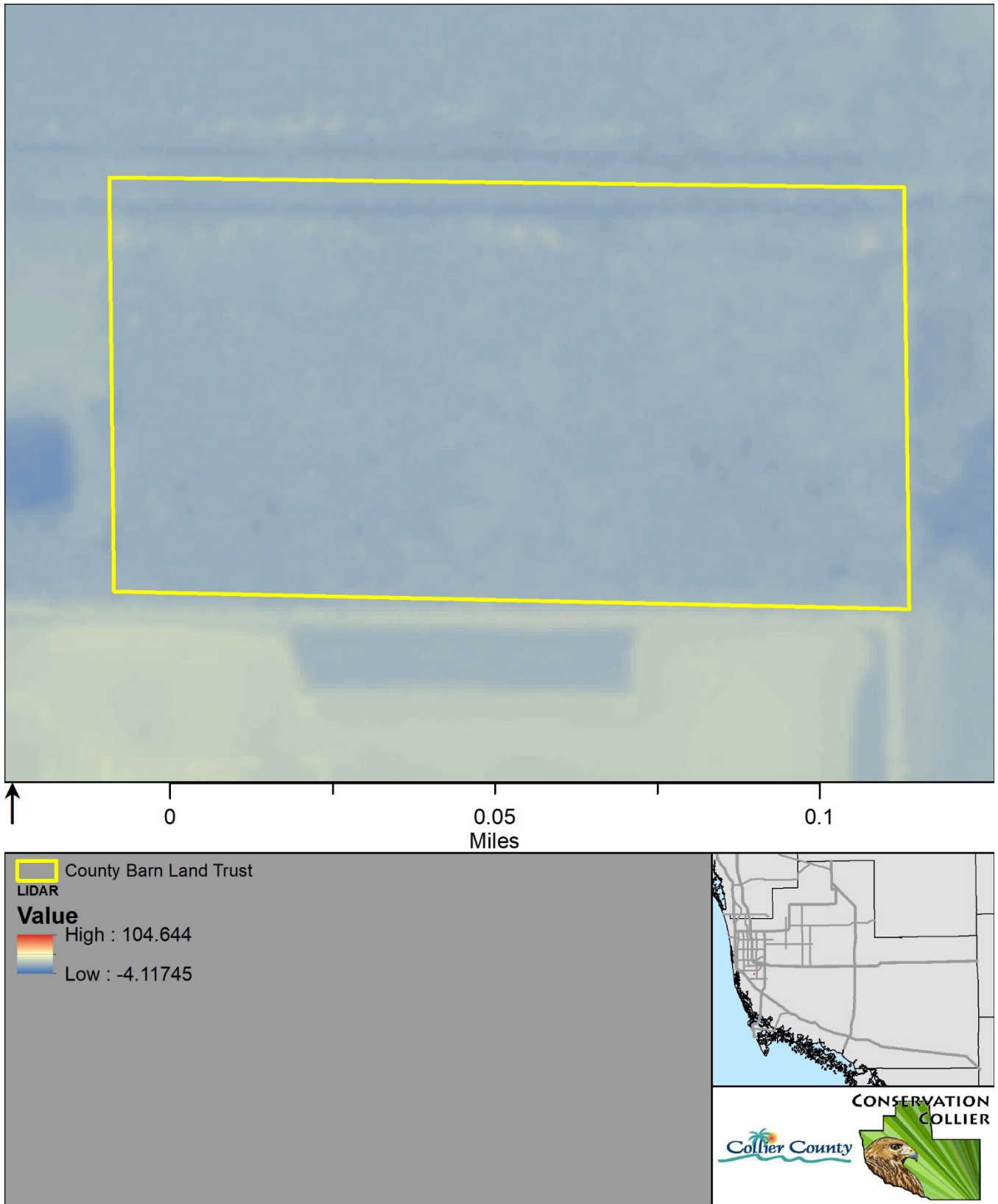


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel expands the Conservation Easements and undeveloped parcels to the east..

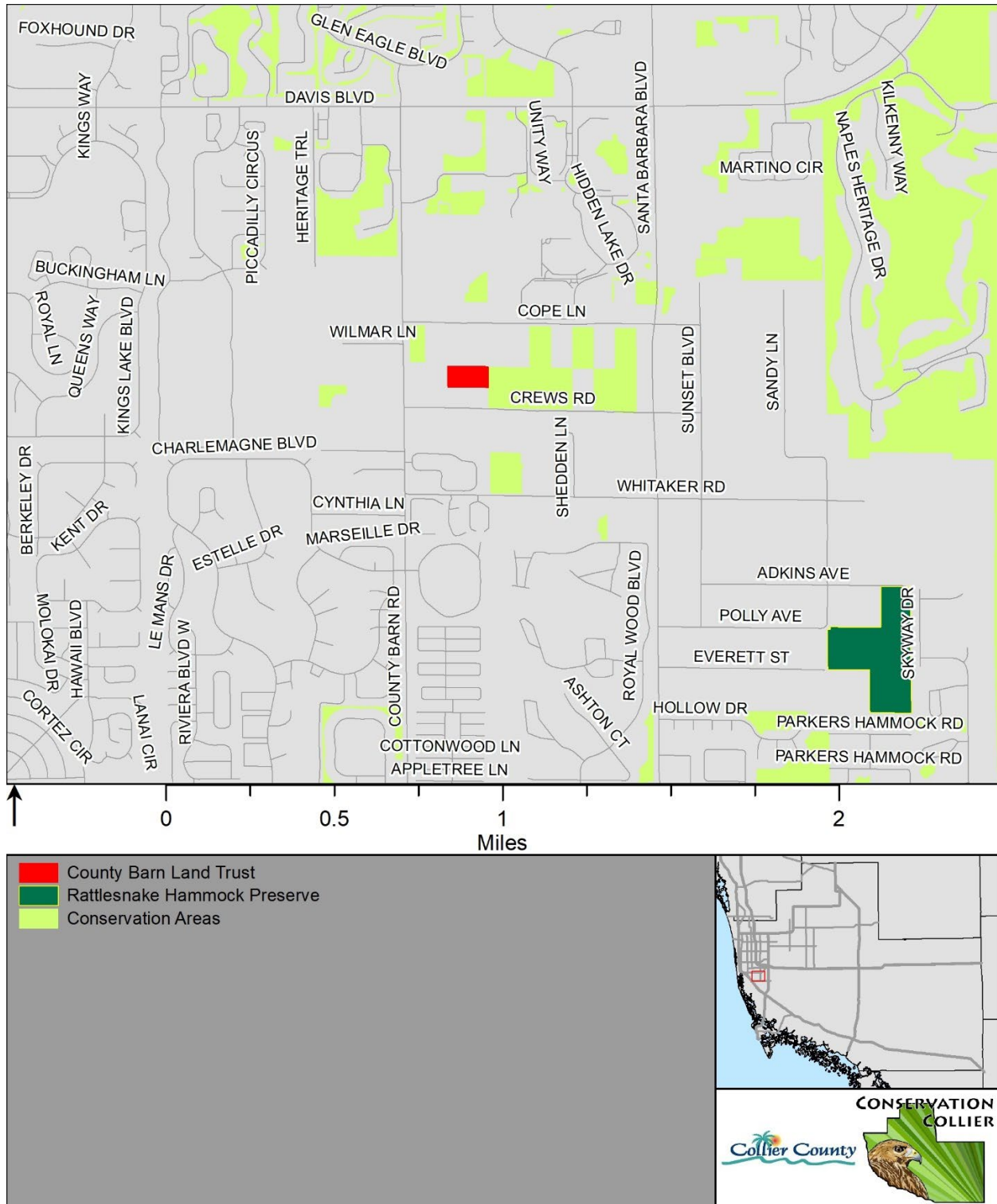


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel is not accessible to a road, but an access easement does exist on the north side west to County Barn Road. A trail could be created to the parcel from the road. Only passive natural resource-based recreation such as hiking, photography, and birdwatching would be possible on the parcel.

3.2.2 Accessibility

Seasonal access during the dry season would be available on the parcel. Major improvements and wetland impacts would be necessary to provide on-site parking, including improvements to approximately 650 feet of access easement from County Barn Road to the parcel.

3.2.3 Aesthetic/Cultural Enhancement

This parcel is not visible from a public road and is difficult to access. It does not contain any noteworthy features that would make it aesthetically or culturally significant.



Figure 15 – View inside middle of parcel

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 50% of the parcel is covered with invasive vegetation – primarily melaleuca, earleaf acacia, and Brazilian pepper. Other non-native, invasive plants are scattered throughout the parcel including java plum, downy rose myrtle, and old-world climbing fern. The densest Brazilian pepper exists along the southern boundary

3.3.1.2 Prescribed Fire

Although prescribed fire would be beneficial within this parcel, it is unlikely due to its small size and urban location.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel.

3.3.3 Assistance

Assistance from other agencies or organizations is not anticipated.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned Estates but also contains a Zoning Exception and is identified as P.U.E., CU. The maximum building density in Estates lots is 1 dwelling unit per 2.25 acres. Although many species of plants and wildlife can thrive in low-density residential environments, undeveloped patches of habitat serve as crucial refugia.

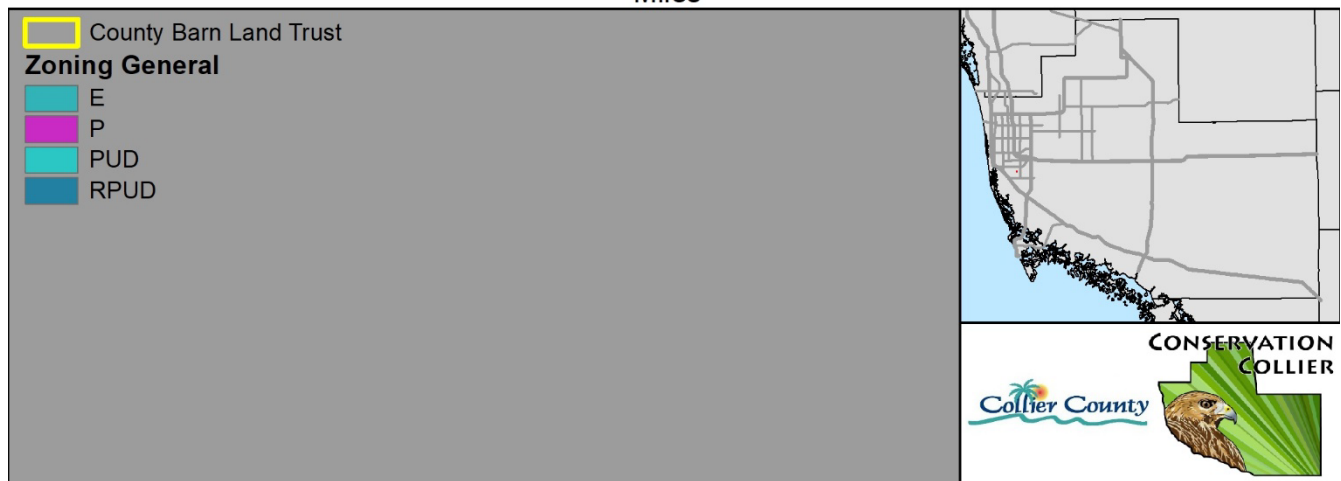
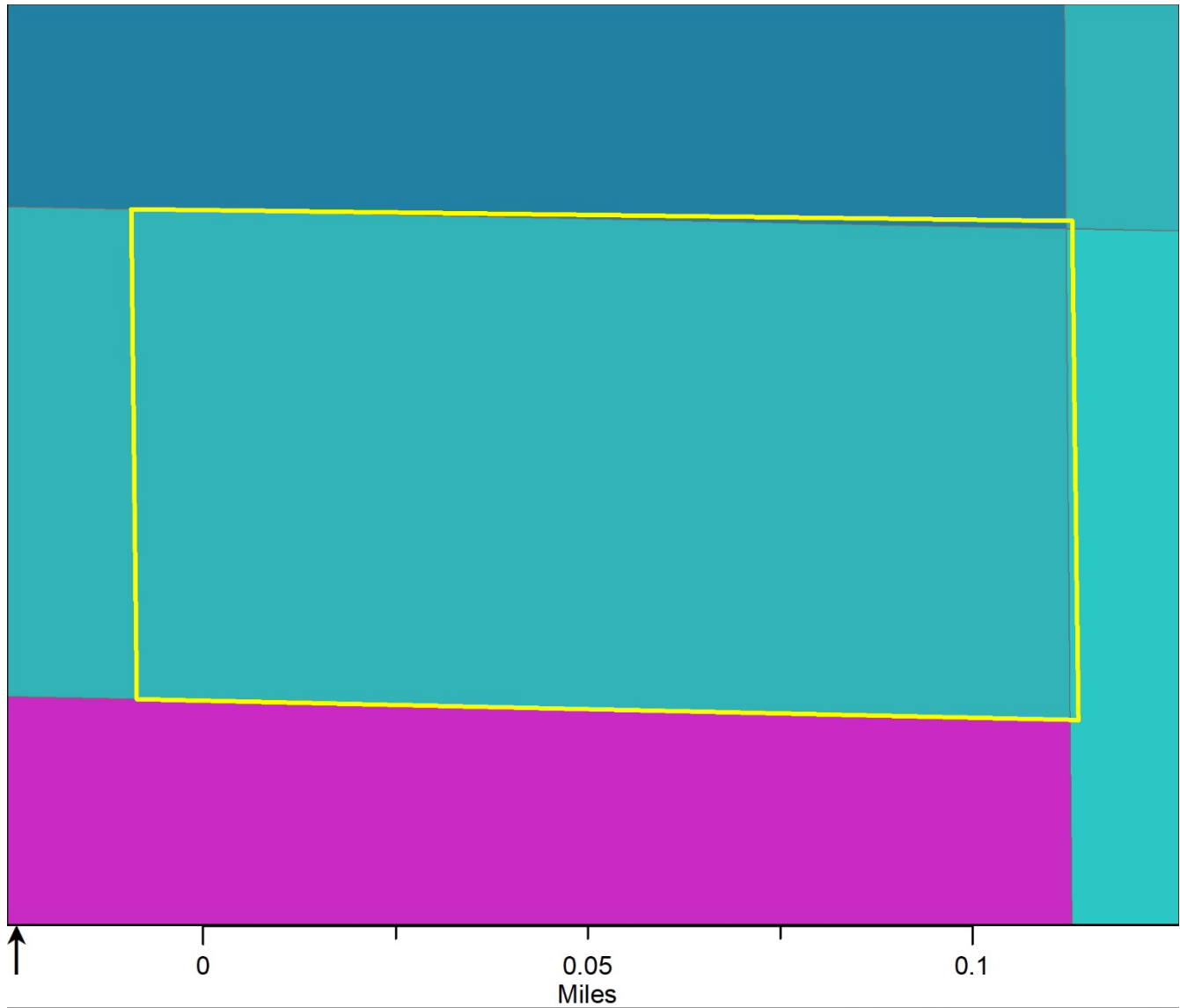


Figure 16 – Zoning

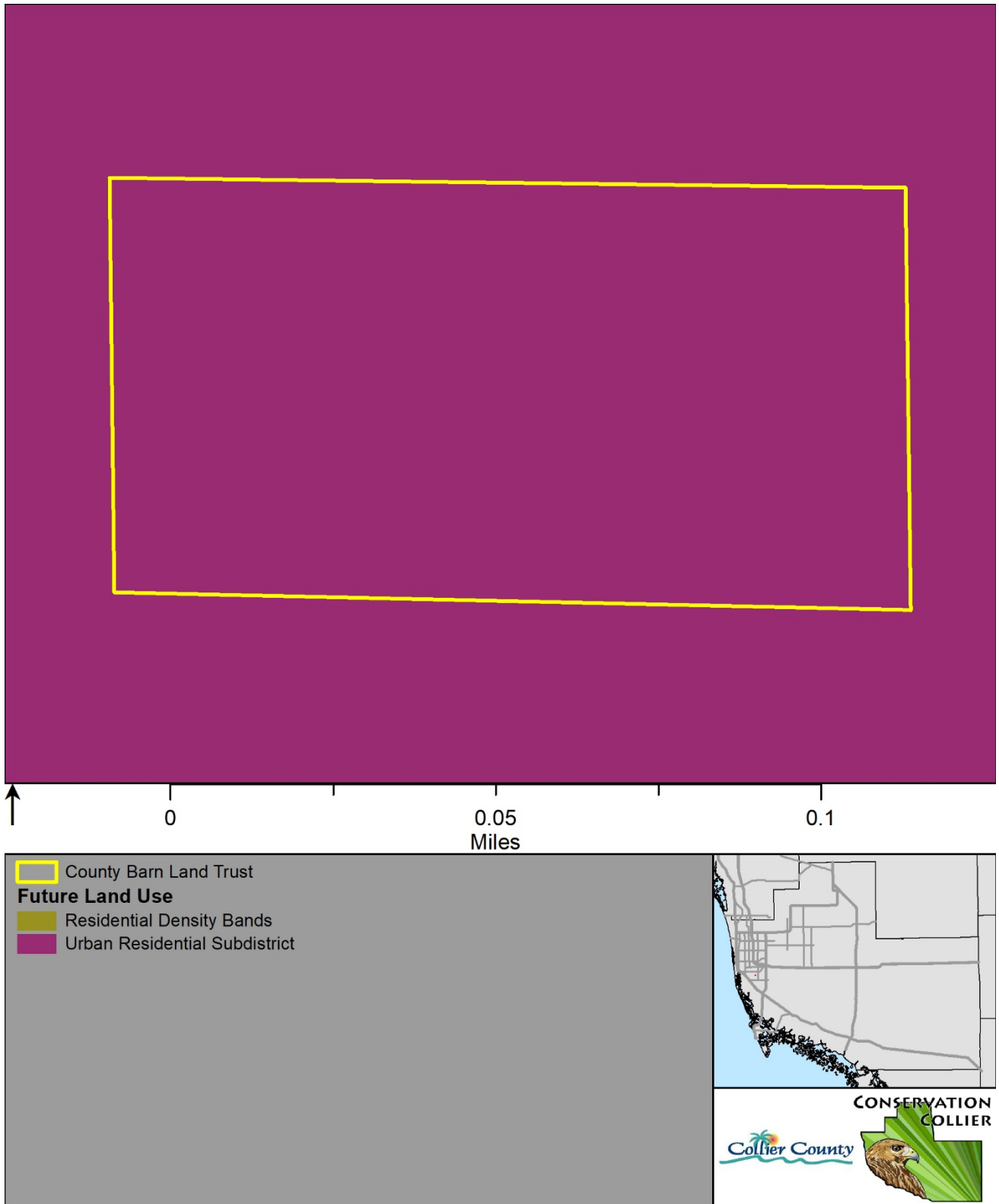


Figure 17 – Future Land Use

3.4.2 Development Plans

The parcel is not currently planned for development.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following items may not have significantly affected the scoring but are worth noting.

The area around this parcel is rapidly developing and acquiring this parcel would increase the size of adjacent protected land within this area of the County. Although many species of plants and wildlife can thrive in low-density residential environments, undeveloped patches of habitat serve as crucial refugia. Acquisition of this parcel would be primarily for habitat preservation, not public access.

5. Management Needs and Costs

Table 6 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$5,000	\$1,000	Initial assumes treat in place based on previous costs
TOTAL	\$5,000	\$1,000	

A parking lot would not be recommended, as impacts to the preserve would outweigh the benefits of having a parking lot.

6. Potential for Matching Funds

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

Florida Communities Trust - Parks and Open Space Florida Forever grant program: The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

Florida Forever Program: Staff has been advised that the Florida Forever Program is concentrating on funding parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Additional Funding Sources: There are no additional funding sources known at this time.

7. Secondary Criteria Scoring Form

Property Name: County Barn Land Trust			
Target Protection Mailing Area: County Barn			
Folio(s): 00406600509			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	67	42
2 - Human Value	80	16	20
3 - Restoration and Management	80	57	71
4 - Vulnerability	80	60	75
TOTAL SCORE	400	200	50

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	100	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Hydric pine flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Hydric pine flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			

a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30	30	Melaleuca, BP, earleaf, Java Plum, lygodium
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	70	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	Florida panther, Big Cypress fox squirrel nearby
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	Very little vegetated cover left in this area
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			

a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0	0	
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10	0	
d. Parcel does not provide floodplain management benefits	0	0	
1.4 - ECOSYSTEM CONNECTIVITY	200	50	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	CE on east side
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	250	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	67	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		

f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	35	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	10	
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0	0	easement to access parcel
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25	25	
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
HUMAN VALUES TOTAL SCORE	280	55	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	16	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	75	
3.1.1 - Invasive plant management needs (Select the highest score)			

a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75	75	25-50% coverage
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20		
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0	0	location not conducive to fire
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	some scattered litter present
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.3.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	125	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	57	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	130	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		

c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	5	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
VULNERABILITY TOTAL SCORE	180	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

8. Additional Site Photos



Cypress, earleaf acacia, and slash pine



Old-world climbing fern



Cardinal air plant on slash pine



Cardinal air plant on cypress



Brazilian pepper on south side of property



East side of property



Coco plum and java plum



Wheelbarrow on western boundary



Typical understory on western half



South side of property as viewed from County Fleet complex

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9. Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

Figure 17: CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.