

Conservation Collier Initial Criteria Screening Report Annecy Barfield Parcels



Owner Names: Annecy Marco LLC, 201 Barfield LLC, Barfield Hawaii LLC
 Folio Number(s): 57199040005, 57199000003, 57198960005, 57198920003
 Staff Report Date: July 6, 2022

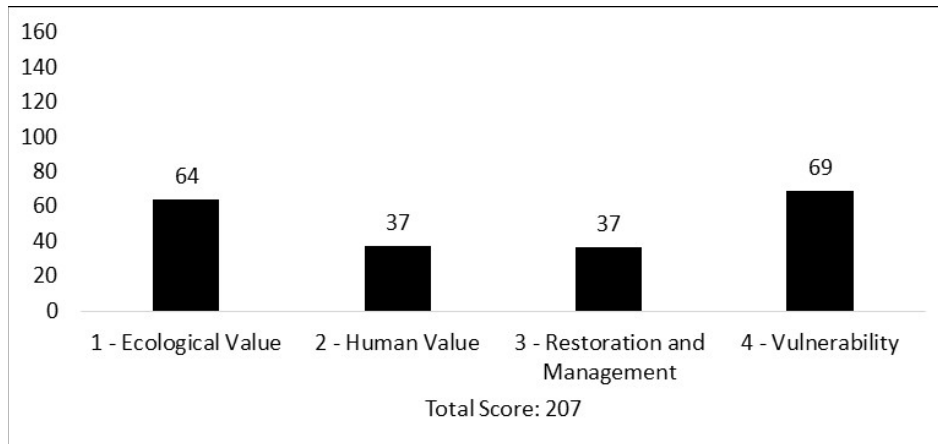


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1. Introduction

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	Annecy Barfield	Owner name: Annecy Marco LLC Annecy Marco LLC 201 Barfield LLC Barfield Hawaii LLC
Folio Numbers	57199040005, 57199000003, 57198960005, 57198920003	Parcels will only be sold together 181 S. Barfield Dr. 191 S. Barfield Dr. 201 S. Barfield Dr. 221 S. Barfield Dr.
Target Protection Area	Urban	Marco Island Target Mailing Area Cycle 11
Size	2.13 acres total	
Section, Township, and Range	S16, Twn 52, R26	
Zoning Category/TDRs	C-3, Commercial Intermediate	Commercial intermediate district (C-3) is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment.
FEMA Flood Map Category	AE, X500, and X	The majority of the parcels are in Flood Zone AE (high-risk areas have at least a 1% annual chance of flooding), with only very small portions of the eastern edge within X500 and X – both low flood risk.
Existing structures	None	
Adjoining properties and their Uses	Commercial, roadway, residential	Commercial Publix plaza adjacent to the north; paved roadway and sidewalk (South Barfield Dr.) to the west; paved roadway (Hawaii Circle) to the south; single-family residences and a paved alleyway (Griffis Way) to the east
Development Plans Submitted	None	
Known Property Irregularities	Driveway through parcels	A paved alleyway (Griffis Way) exists between the southernmost parcel (221 South Barfield Dr.) and the parcel to its north (201 South Barfield Dr.)
Other County Dept Interest	None	Parcels are within unincorporated Collier

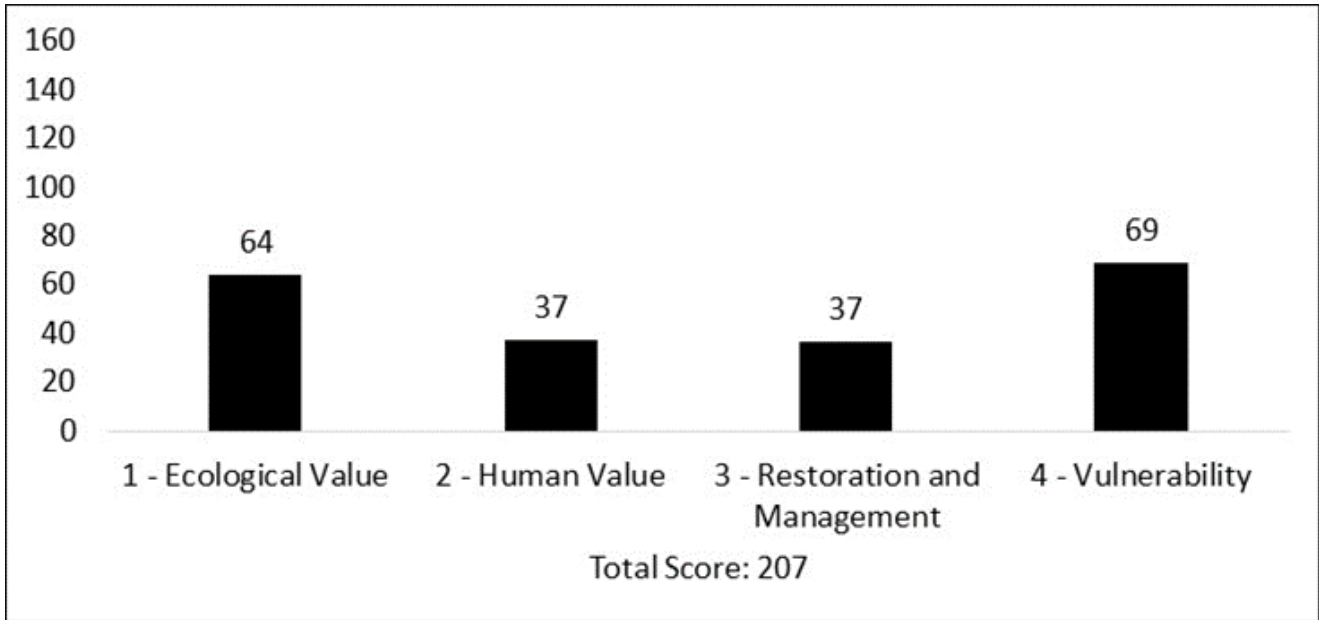


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	64	160	40%
1.1 - Vegetative Communities	32	53	60%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	5	27	20%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	37	80	46%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	29	34	83%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	37	80	46%
3.1 - Vegetation Management	11	55	21%
3.2 - Remediation and Site Security	23	23	100%
3.4 - Assistance	2	2	100%
4 - Vulnerability	69	80	86%
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	11	22	50%
Total	207	400	52%

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(s). A value of the parcels was estimated using only one of the three traditional approaches to value, the sales comparison approach. 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 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 conclusions are 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 these properties, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Annecy Barfield parcels, which have an initial valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of the two appraisal reports will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Annecy Marco LLC	181 S. Barfield Dr.	0.66	\$552,240	
Annecy Marco LLC	191 S. Barfield Dr.	0.54	\$479,160	
201 Barfield LLC	201 S. Barfield Dr.	0.38	\$241,758	
Barfield Hawaii LLC	221 S. Barfield Dr.	0.55	\$404,237	
	TOTAL	2.13	\$1,677,395	\$2,783,000

* 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 Annecy Barfield parcels as a whole was obtained from the Collier County Real Estate Services Department in June 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 Commercial intermediate district (C-3) is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment.

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:

i.	Hardwood hammocks	No
ii.	Xeric oak scrub	No
iii.	Coastal strand	Yes
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	No

Statement for Satisfaction of Criteria 1: A small patch of coastal scrub exists on the 221 S. Barfield Dr. parcel.

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? **YES**

Statement for Satisfaction of Criteria 2: These parcels are in the Urban Target Protection Area on Marco Island and have access from a public road. All parcels provide wildlife viewing and greenspace in a neighborhood where nearly every lot is developed.

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? **NO**

Statement for Satisfaction of Criteria 3: The parcels do not significantly protect water resources, beyond adding slightly to the surficial aquifer.

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 parcels contain a large gopher tortoise population, a bald eagle nesting tree, and burrowing owls

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? **No**

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

Statement for Satisfaction of Criteria 5: These parcels are surrounded by development and do not provide connectivity to other conservation lands.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The northern-most three parcels do not contain any intact native vegetative communities. Although some scattered, individual native trees (cabbage palm, gumbo limbo) exist on these parcels, they consist of mowed Bahia grass lawn; pepper thicket, mature Australian pine forest, and guinea grass fields. Areas near tortoise burrows have medium height guinea grass.

The western half of the southern-most parcel consists of mowed Bahia grass lawn. The eastern half of the southern-most parcel contains disturbed coastal scrub. This scrub category represents a wide variety of species found in the coastal zone. Some of the more common components of this category that were observed on the southern-most parcel include: sand live oak, tough bully, and prickly pear. However, scattered guinea grass and tropical almond exist throughout the Coastal Scrub. Although some gumbo limbo trees do exist within the eastern portion of the southern-most parcel, an intact tropical hardwood hammock community is not present.

No listed plant species were observed on the parcels.

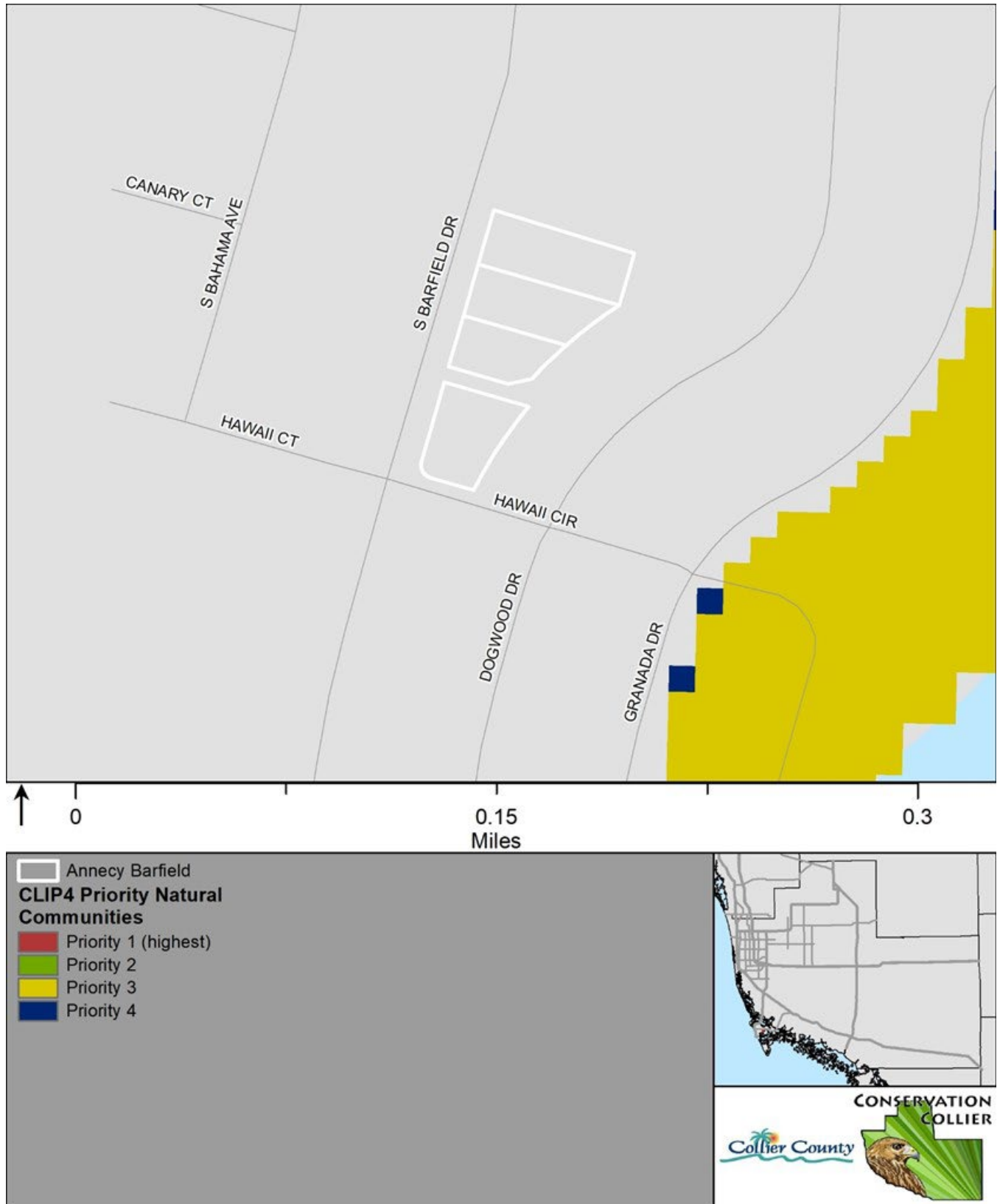


Figure 4 - CLIP4 Priority Natural Communities

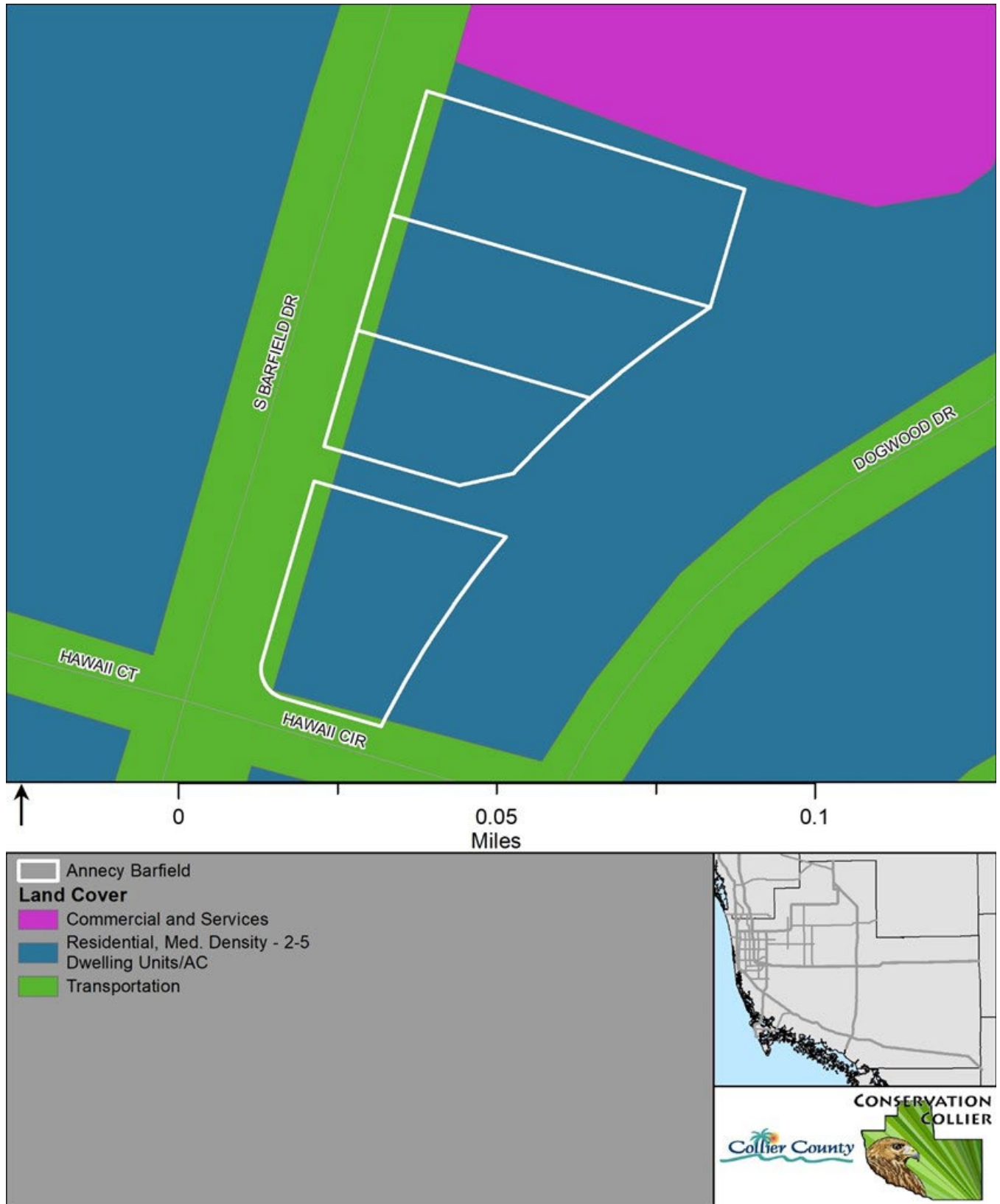


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 - Plant Community Northern-most Parcels



Figure 7 - Plant Community Southern-most Parcel

3.1.2 Wildlife Communities

A high amount of gopher tortoise activity has been documented on all four parcels, with many active burrows, many gopher tortoises, and large amounts of fresh gopher tortoise scat observed by Program staff. A gopher tortoise survey conducted by Island Environmental & Marine Services in May 2017 identified 219 potentially occupied burrows within the four parcels. As stated in their report, “ With 219 potentially occupied burrows on the properties, it is estimated that there could be up to 110 Gopher Tortoises (average tortoise density) inhabiting this property.”

Six areas within the southern-most parcel were cordoned off with post and rope for burrowing owls, some containing T-perches, and three burrowing owls were observed by Program staff. Additionally, the open bahia grass fields existing within all the parcels could accommodate nesting burrowing owls.

An eagle nest (CO059) has existed on the northern-most parcel since at least 2019. Two eaglets successfully fledged from the nest during the 2022 nesting season. Although a nest is not present at this time, it is likely that the eagle pair will re-build their nest in the same location for the 2023 season. Shawnlei Breeding, Audubon EagleWatch Program Manager, informed Program staff that it is fairly common for eagle pairs to rebuild nests located in Australian pine trees each season as they tend to fall apart after each season. Below is information on the nest provided by the Audubon EagleWatch Program.

Table 4. Eagle Watch Program Information on Nest CO059

Season	Status	Hatched	Fledged	Perished	Notes
2022	Successful	2	2	0	utility work near nest stopped in Oct
2021	Failed	2	0	2	fish netting removed from nest before start of season, ongoing construction & crane work by nest
2020	Successful	1	1	0	Publix demolition and construction on adjacent lot
2019	Inactive	0	0	0	nest reported in Jan by residents who saw eagles build it but they didn't use it this season



Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

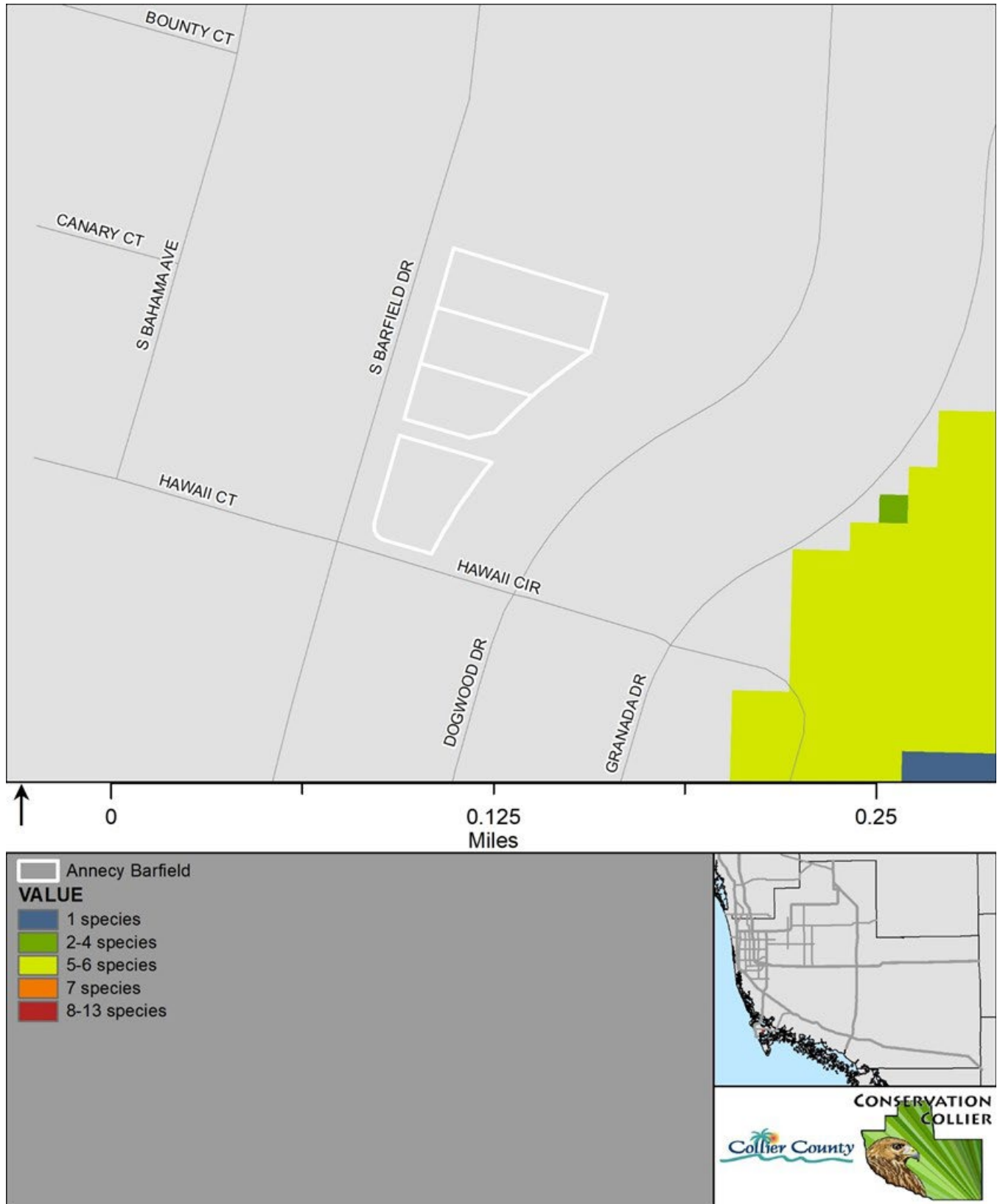


Figure 9 - CLIP4 Potential Habitat Richness

Table 5 - Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Threatened	N/A	Observed during site visit
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	N/A	Observed during site visit
Bald eagle	<i>Haliaeetus leucocephalus</i>	Protected	Protected	Observed nesting during 2021 season
Eastern cottontail	<i>Sylvilagus floridanus</i>	N/A	N/A	Scat observed during site visit
Curly tailed lizard (non-native)	<i>Leiocephalus carinatus</i>	N/A	N/A	Observed
Green iguana (non-native)	<i>Iguana iguana</i>	N/A	N/A	Observed
Eurasian collared dove (non-native)	<i>Streptopelia decaocto</i>	N/A	N/A	Observed



Gopher tortoise



Burrowing owl



Two burrowing owls

Figure 10 - Wildlife Photos (gopher tortoise photo provided by Rosemary Tolliver)

3.1.3 Water Resources

The parcels do not significantly protect water resources, beyond adding slightly to the surficial aquifer. The parcels and adjacent properties are comprised entirely of uplands. No wetlands exist on site, and the parcels are not within a wellfield protection zone.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on these parcels show nearly the entire area (1.88 ac.) to be urban land – aquents complex, organic substratum. This soil type consists of materials that have been dug from different areas in the county and spread over muck soils for coastal urban development. A small portion of the parcels (0.25 ac.) contains paola fine sand, 1 to 8 pct slopes – an excessively drained soil found on coastal dunes on Marco Island.

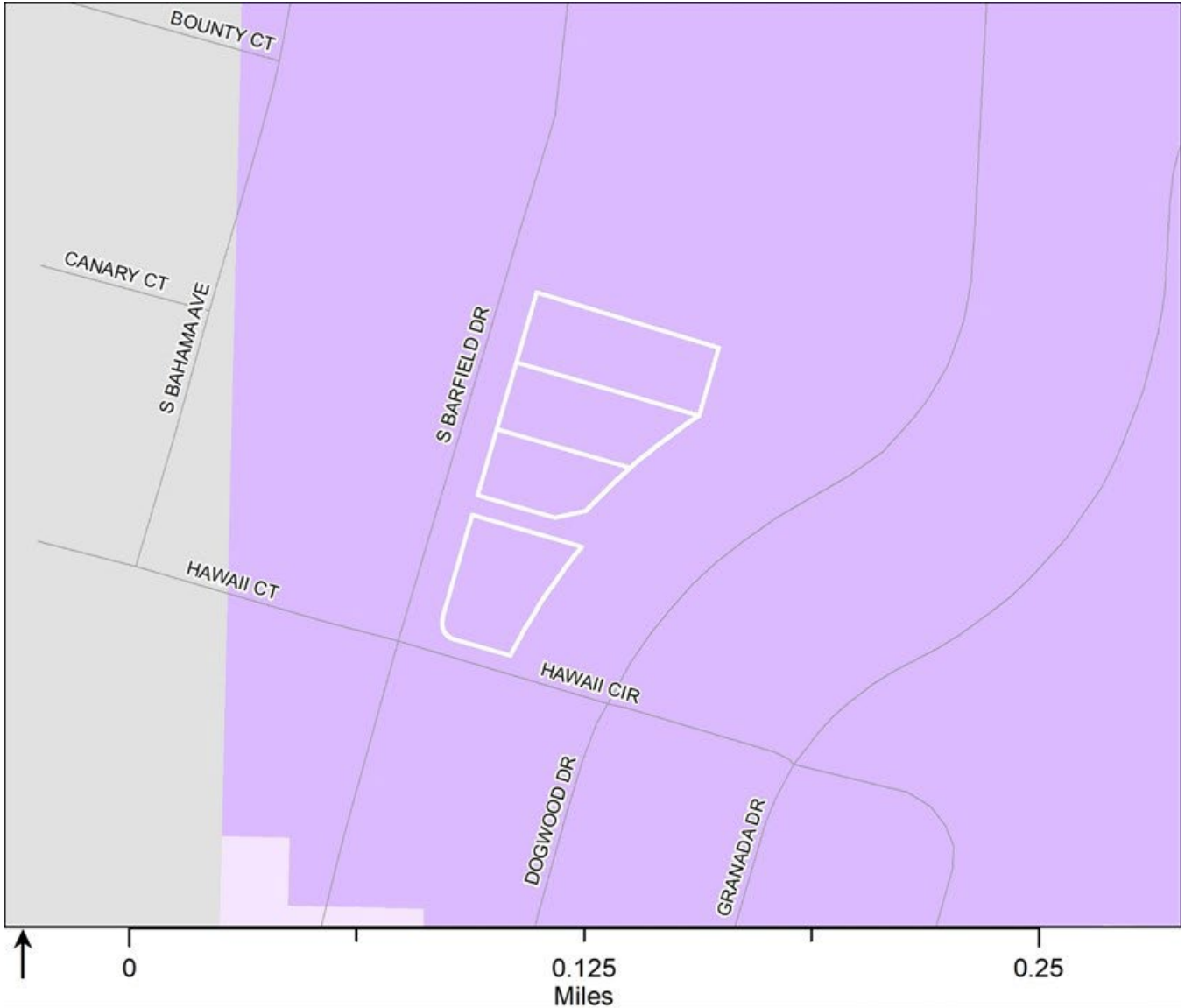


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

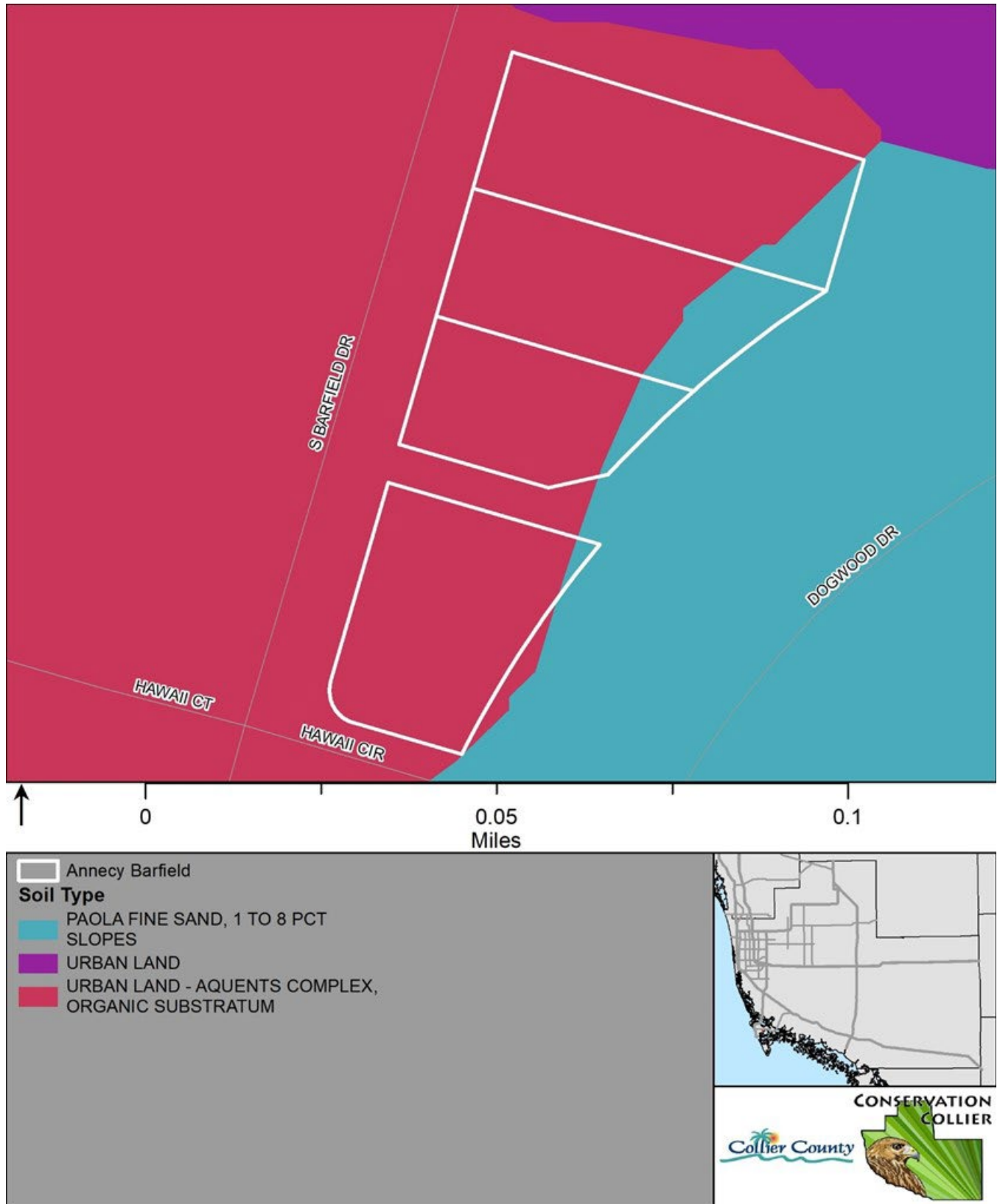


Figure 12 - Collier County Soil Survey

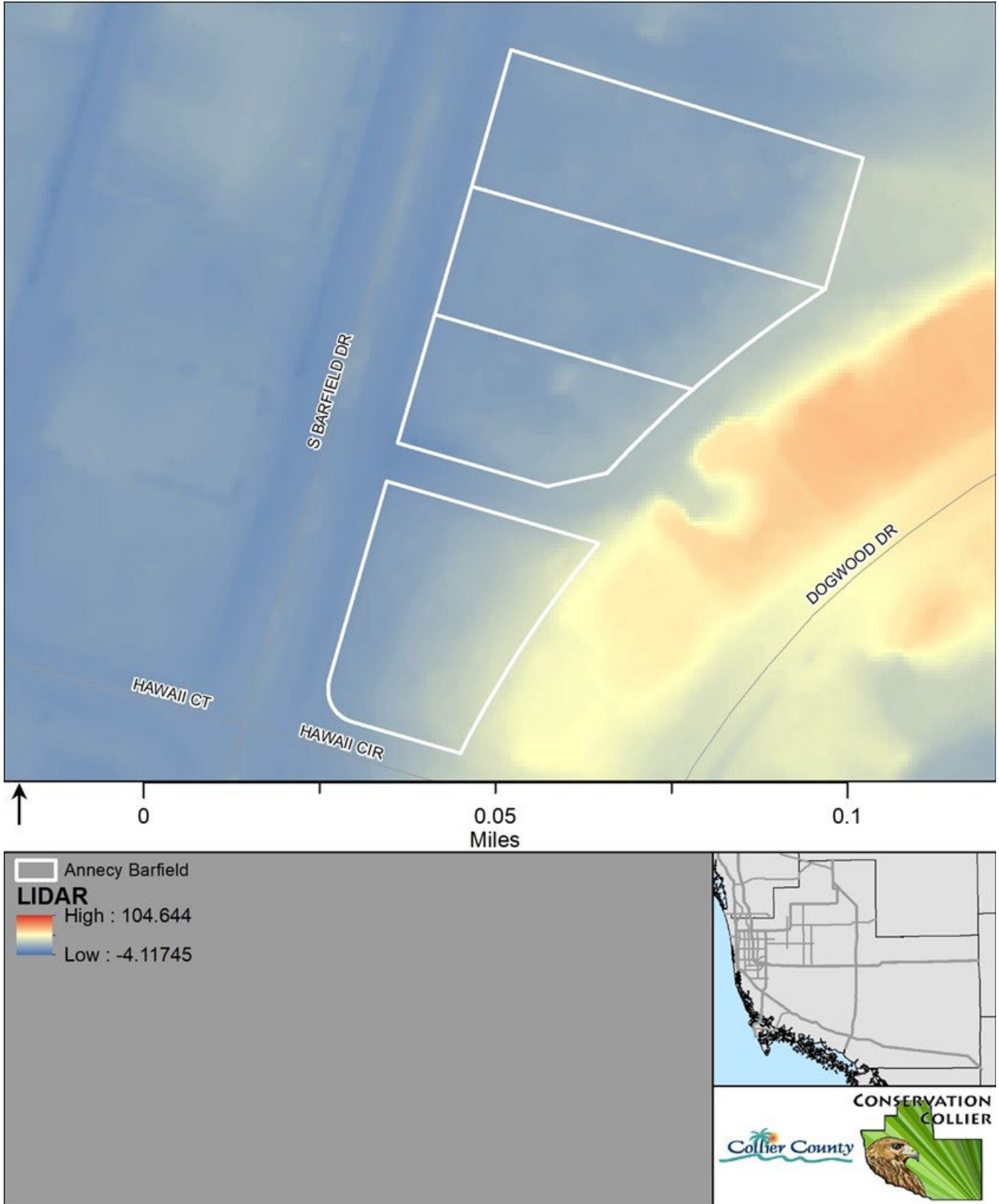


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels do not provide connectivity to other conservation lands. They are within an urban, residential area with a busy road (South Barfield Dr.) adjacent to the west. An undeveloped lot exists to the south on the other side of Hawaii Circle.

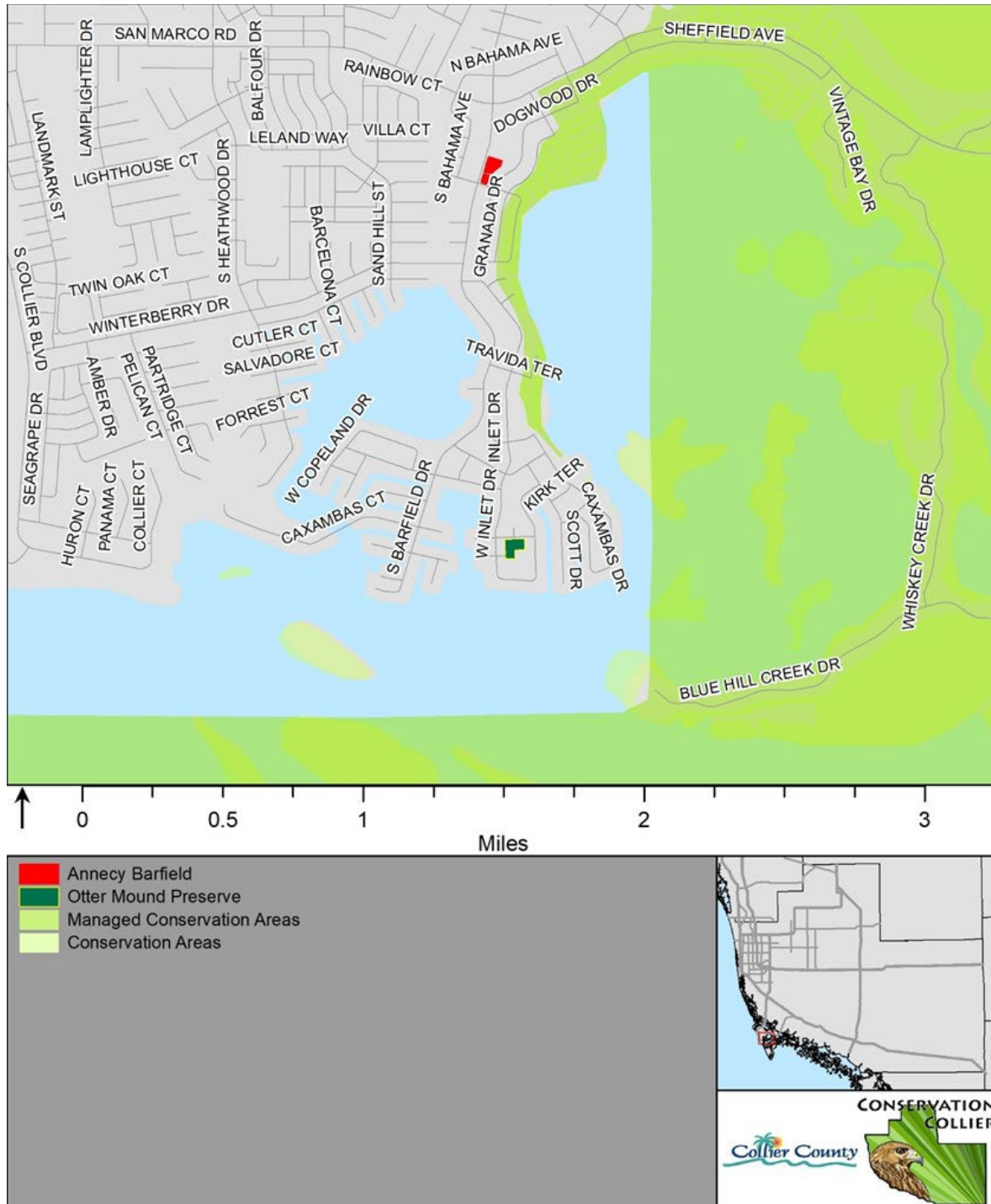


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels are bordered by a sidewalk along their entire west edge. Birdwatching and photography would be encouraged from the sidewalk. Providing access to the parcels with a short trail would not be recommended due to the high density of gopher tortoise burrows, presence of burrowing owls, and possible bald eagle nesting.

3.2.2 Accessibility

The parcels would be visible from the sidewalk. No pedestrian or vehicular access onto the parcels would be recommended. The parcels are within walking distance of many residences and commercial parking lots. Creating parking within the parcels would also not be recommended because of their small size and wildlife utilization. If these parcels are acquired along with other parcels in the area, Conservation Collier will coordinate with the City of Marco Island regarding parking. Depending on location, the City of Marco Island has offered to assist in providing off-street parking on pervious material and the installation of signage consistent with the City's Land Development Codes.

3.2.3 Aesthetic/Cultural Enhancement

These parcels are in the Urban Target Protection Area and have access from a public road. All parcels provide wildlife viewing and greenspace in a neighborhood where nearly every lot is developed. The parcels are too small to accommodate trails but can be enjoyed from the sidewalk/road.



Prickly Pear Cactus

Figure 15 - Cultural/ Aesthetic Attribute Photo 1

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

The parcels contain a small amount of disturbed coastal scrub habitat but contain primarily invasive/nuisance plants including: mature Australian pine, Brazilian pepper, guinea grass, and tropical almond. Removal of these trees and plants and extensive replanting of native plants will be necessary to restore native plant communities. Removal of the invasive/nuisance plants must be executed without the use of heavy machinery within 25 feet of any of the gopher tortoise burrows. This will be an onerous task because of the density of burrows existing on site. Additionally, removal of all the mature Australian pines will not be possible if the eagle pair continues to nest in the pines, and management/restoration of the bahia grass fields must take into consideration the effects any management/restoration will have on the burrowing owls utilizing the parcels.

3.3.1.2 Prescribed Fire

While the small portion of coastal scrub existing on these parcels is fire dependent, the remaining non-native vegetation is not. Even if the parcels are restored, fire would not be a feasible management tool given their size and urban location.

3.3.2 Remediation and Site Security

No major site security issues appear to exist within the parcels. Low levels of trash and horticultural waste dumping was observed by Program staff and noted in the gopher tortoise survey report document from May 2017. "No dumping" signage and educational signage regarding the importance of the parcels for native wildlife could be installed to discourage dumping.

3.3.3 Assistance

Monitoring of, and some management assistance for, the listed wildlife on these parcels will be provided by the Audubon EagleWatch Program and Audubon of the Western Everglades. Funding assistance for invasive/nuisance plant removal and native plantings may be sought from the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service Partners for Fish and Wildlife Program.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are zoned C-3 – Commercial Intermediate. A C-3 district is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment. The Future Land Use of the parcels is Community Commercial. Because of the limited availability of commercially zoned property on Marco Island, these parcels are vulnerable to development.

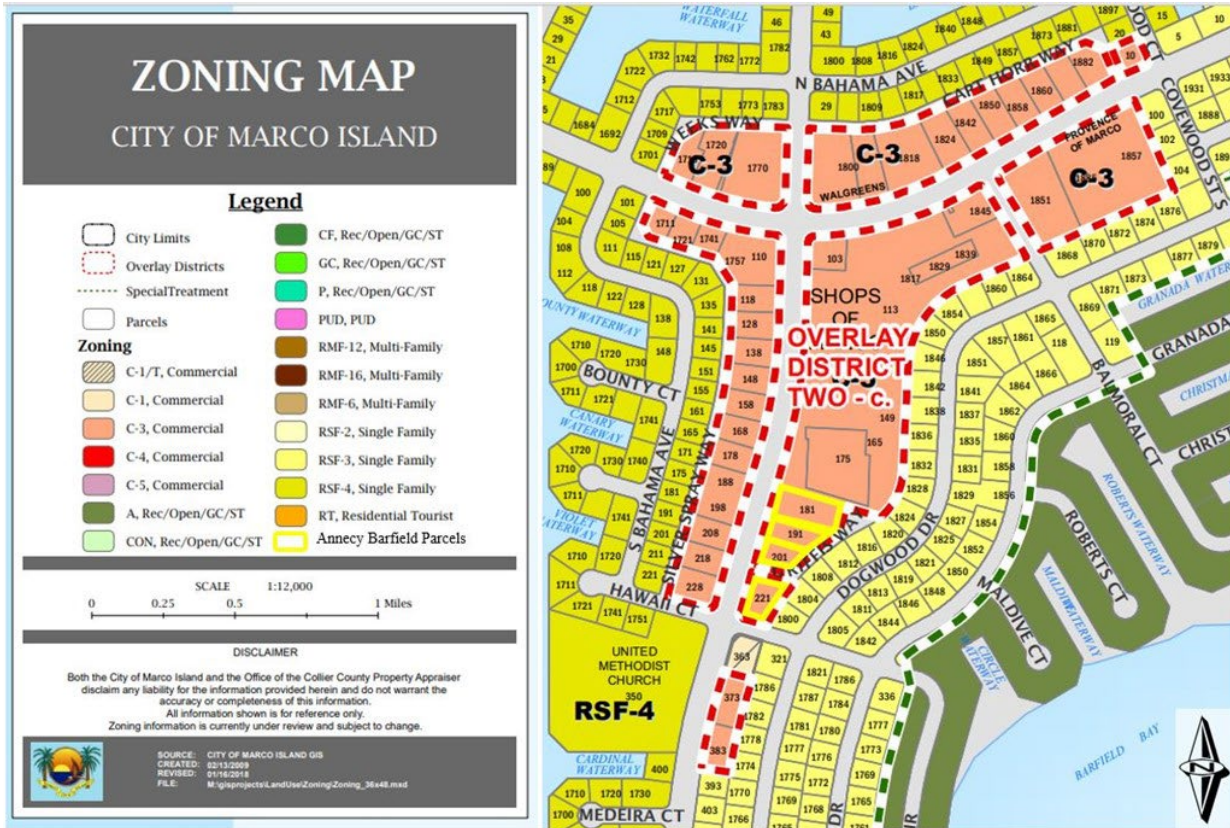


Figure 16 – Zoning
 The parcels are zoned C-3 – Commercial, Intermediate.



Figure 17 – Future Land Use

3.4.2 Development Plans

The parcels are not currently planned for development; however, their location near developed commercial lots along a busy roadway and their zoning make them vulnerable to development. Although the listed species present on the parcels may make development cost prohibitive, development is still possible.

4. 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	\$75,000	\$5,000	Initial estimates include removal of large Australian pines – cost comparable to Gordon River Greenway; however, heavy equipment may be difficult to use due to tortoise burrows.
Native plantings	\$10,000	\$1,000	Cost may be greater if irrigation is required
Signage	\$10,000	\$100	Educational signage and signage denoting the property as Conservation Collier preserve
TOTAL	\$95,000	\$6,100	

5. 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.

6. Secondary Criteria Scoring Form

Property Name: Anney / Barfield				
Target Protection Mailing Area: Marco Island				
Folio(s): 57199040005; 57199000003; 57198960005; 57198920003				
	Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
	1 - Ecological Value	160	64	40
	2 - Human Value	80	37	46
	3 - Restoration and Management	80	37	46
	4 - Vulnerability	80	69	86
	TOTAL SCORE	400	207	52

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	120	
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	100	Coastal Scrub
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
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	
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	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		
d. 50 - 75% infestation	20		
e. ≥ 75% infestation	10	10	
1.2 - WILDLIFE COMMUNITIES	100	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	
b. Listed wildlife species documented on adjacent property	60		
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	20	
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		

1.3 - WATER RESOURCES	100	20
1.3.1 - Aquifer recharge (Select the highest score)		
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge	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	20
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	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	
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	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	
c. Parcel provides storm surge buffering	10	
d. Parcel does not provide floodplain management benefits	0	0
1.4 - ECOSYSTEM CONNECTIVITY	200	0
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	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands	25	
c. Parcel is isolated from conservation land	0	0
ECOLOGICAL VALUES TOTAL POINTS	600	240
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	64

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	0	
b. Fishing	20	0	
c. Water-based recreation (paddling, swimming, etc)	20	0	
d. Biking	20	0	
e. Equestrian	20	0	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching,	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	100	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	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	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
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		
b. Public parking available nearby or on adjacent preserve	20	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	10	
b. Parcel is not easily accessible to pedestrians	0		

2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10
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	10
d. Archaeological/historical structures present	15	
e. Other (Please describe)	5	
f. None	0	
HUMAN VALUES TOTAL SCORE	280	130
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	25	
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		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25	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	
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	Parcels are easily accessible from sidewalk and major road. May have some human conflict due to dumping and litter
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	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	80	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37	

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	25	
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	10	
b. Parcel is along a major roadway	10	10	
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential	5	5	
VULNERABILITY TOTAL SCORE	180	155	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	69	

7. Additional Site Photos



181 S. Barfield Dr. – Looking northwest



181 S. Barfield Dr. – Looking east



181 S. Barfield Dr. and 191 S. Barfield Dr. - looking east



181 S. Barfield Dr. – northern boundary



181 S. Barfield Dr.- northern boundary



181 S. Barfield Dr. – gopher tortoise burrows in guinea grass



221 S. Barfield Dr. – tough bully



221 S. Barfield Dr. – partridge pea



221 S. Barfield Dr. – gopher tortoise



221 S. Barfield Dr. – active gopher tortoise burrow



221 S. Barfield Dr. – looking northwest, showing guinea grass



221 S. Barfield Dr.- looking south across Griffis Way

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.

APPENDIX 2 – City of Marco Island City Council Letter of Support



City of Marco Island

June 7, 2022

Ms. Summer Araque
Conservation Collier Program Coordinator
Collier County Parks and Recreation Division
3300 Santa Barbara Blvd
Naples, FL 34116

Dear Ms. Araque:

At the Marco Island City Council Meeting held on June 6, 2022, my fellow council members authorized me to express our support for the acquisition of a unified four parcel plot that was jointly nominated for Cycle 11 Acquisition by Annecy Marco LLC, 201 Barfield LLC, and Barfield Hawaii LLC. The four-parcel unit, which is located at 181-221 S Barfield Road, Marco Island, is owned by a willing seller who is eager to protect the land from development.

This parcel is significant for the following reasons:

- It provides excellent habitat for Gopher Tortoises;
- It provides excellent habitat for Burrowing Owls;
- It is home to an occupied Bald Eagle nest; and
- It is endangered by traffic on S Barfield that has resulted in the death of 21 gopher tortoises in 2022.

In addition to expressing our support for this acquisition, we request that the parcel be prioritized for preservation as a new Target Protection Area (TPA).

We are grateful to program staff and to the members of the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) for considering our requests. If you or CCLAAC members have questions regarding the parcel or about our request for a TPA designation, please contact Councilman Rich Blonna at 239-300-5432 or rblonna@marcocitycouncil.com.

Sincerely,

Erik Brechnitz
city clerk on behalf of
Erik Brechnitz, Chairman
City of Marco Island City Council