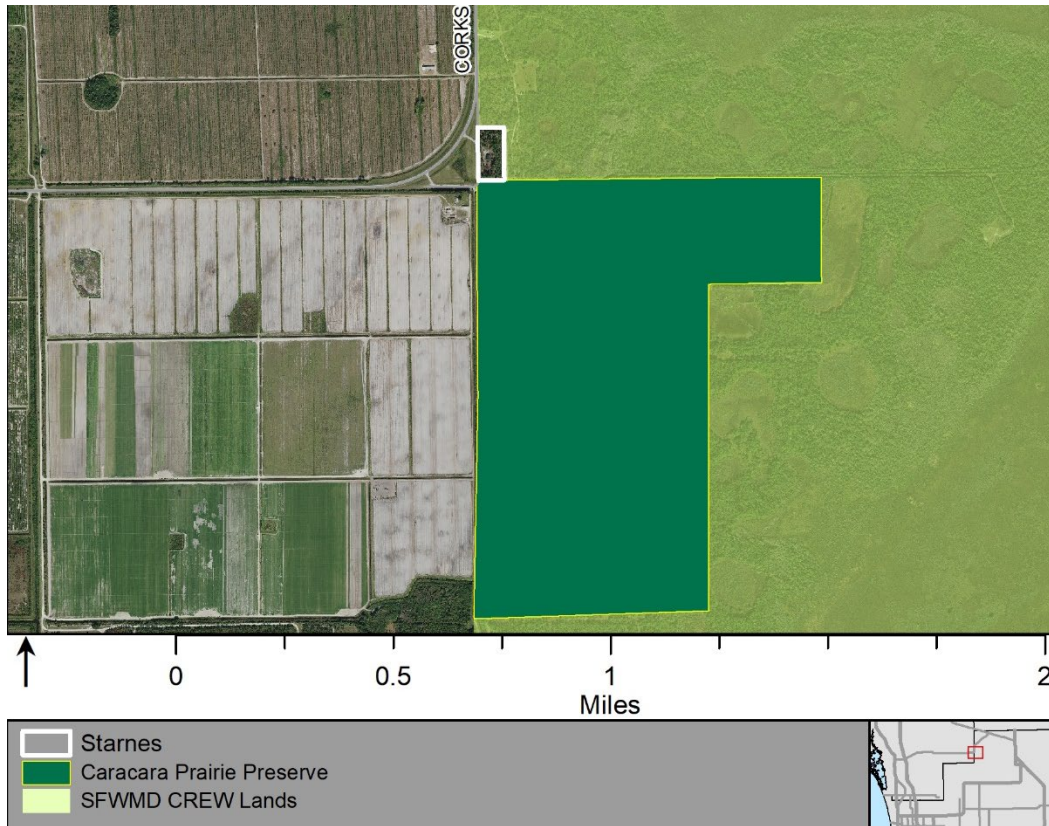


Conservation Collier Initial Criteria Screening Report Starnes Parcel



Owner Name: Hugh & Judy Starnes
Folio Number: 00052000003
Staff Report Date: July 6, 2022
(Revised August 26, 2022)

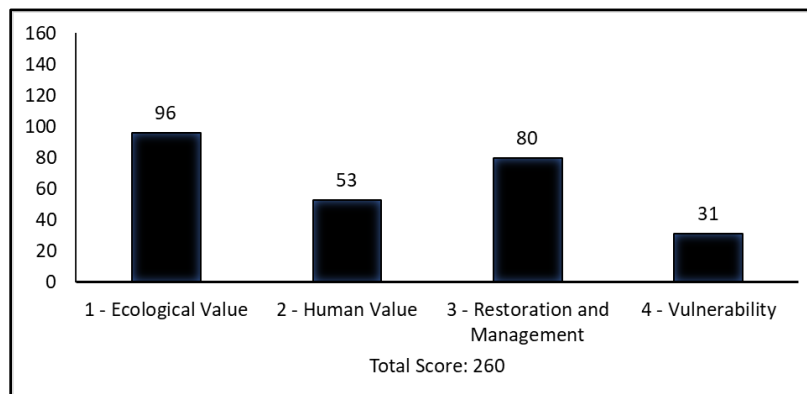


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1. Introduction

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	Starnes	Hugh and Judy Starnes
Folio Number	00052000003	
Target Protection Area (Ord. 2002-63, Section 10.3)	Non-TPA	This is not within Target Protection Area as defined by the Ordinance. Caracara Prairie Preserve Mailing area Cycle 11
Size	4.54 acres	
Section, Township, and Range	S19, Twn 46, R28	Section 19, Township 46, Range 28
Zoning Category/TDRs/Overlays	A-MHO-Conservation	Agricultural with Mobile Home Overlay Future Land Use Overlay is Conservation
FEMA Flood Map Category	AH, with some small areas of X and X500	AH - Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year. Flooding in Zone AH usually comes in the form of ponding. X and X500 – low flood risk
Existing structures	Cattle pens; internal fencing; beehives	Old dilapidated internal barbed wire fencing and cattle pens; beehives
Adjoining properties and their Uses	Conservation and roadway	SFWMD CREW Lands to the north and east, Caracara Prairie Preserve to the south, and frontage road / Corkscrew Road to the west
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Roadway shoulder expansion may be needed in near future; potential for Lee County to widen Corkscrew Road from 2 lanes to 4 lanes in the future

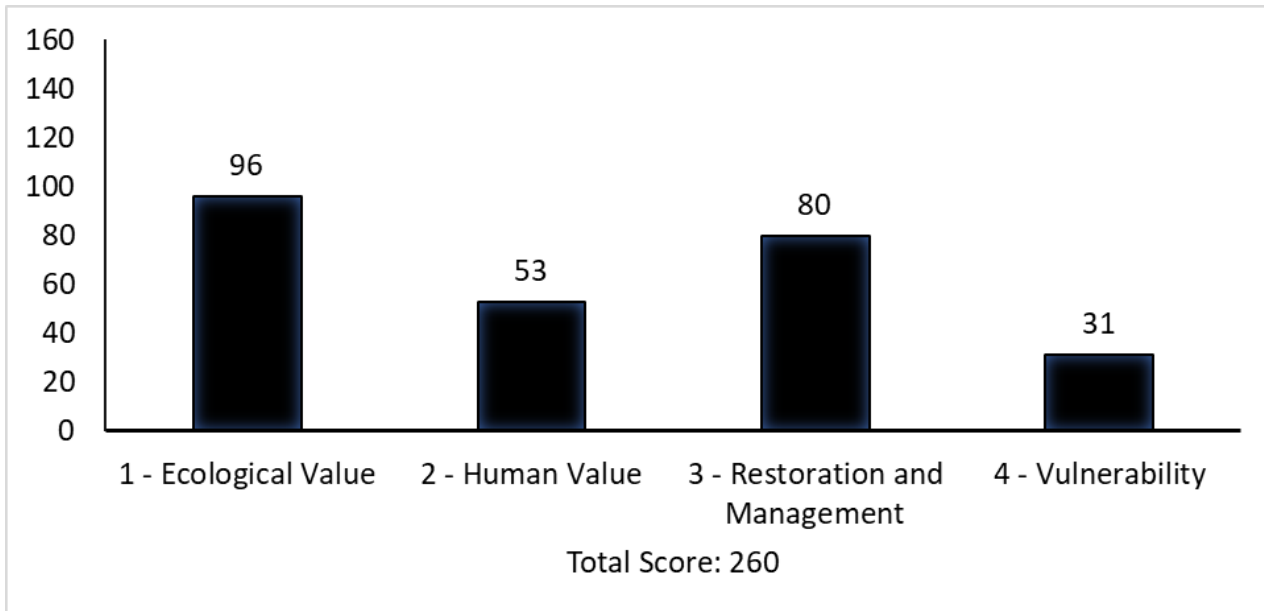


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	96	160	60%
1.1 - Vegetative Communities	43	53	80%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	53	80	66%
2.1 - Recreation	23	34	67%
2.2 - Accessibility	26	34	75%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
3 - Restoration and Management	80	80	100%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.4 - Assistance	2	2	100%
4 - Vulnerability	31	80	39%
4.1 - Zoning and Land Use	22	58	38%
4.2 - Development Plans	9	22	40%
Total	260	400	65%

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 this 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 Starnes 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**
Hugh & Judy Starnes	No address	4.54	\$25,878	\$54,500

* 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 Starnes parcel 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 Agricultural with a Mobile Home Overlay.

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	No
iv.	Native beach	No
v.	Xeric pine	Yes
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: Scrubby Pine Flatwood plant community is the dominant vegetative cover throughout the majority of this parcel with the south portion transitioning to Shrub/Brushland along a drainage canal that separates the parcel boundary from the Caracara Prairie Preserve.

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: Acquisition of this parcel could facilitate public access to the Caracara Prairie Preserve by providing a trail connection between the CREW Cypress Dome trails and the Caracara Prairie Preserve trails. The parcel is visible from Corkscrew Road and would provide protection of the green-space aesthetic views along this major roadway. There is future potential to incorporate this parcel into the Florida Fish and Wildlife Conservation Commission (FWC) CREW Wildlife Environmental Area (WEA) to enhance hunting opportunities to the public.

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: This parcel provides moderate recharge of the surficial aquifer. The parcel buffers the water management canal along the south end of the property

which ultimately provides outflow to the 5,000-acre freshwater CREW Marsh. Low lying areas within the parcel also hold water.

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 contains gopher tortoise burrows, and enhances regional connectivity within the existing wildlife corridor throughout the Corkscrew Regional Ecosystem Watershed. Acquisition and restoration of this parcel would reduce the seed-source threat of invasive species to the adjacent conservation lands managed by the SFWMD and Conservation Collier.

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? **Yes**

Statement for Satisfaction of Criteria 5: This parcel enhances the environmental value of current conservation lands by providing a buffer and ecological link to the adjacent lands within the region including: CREW Marsh, CREW Cypress Dome Trails, Corkscrew Swamp Sanctuary, CREW Bird Rookery Swamp, Pepper Ranch Preserve, Camp Keais Strand Project Area, Florida Panther National Wildlife Refuge and more. The parcel is identified within the boundary of the CREW Project Area. There is potential for partnership and funding opportunities to facilitate acquisition.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property is primarily scrubby flatwood/mesic pine flatwood. The dominant canopy trees are Florida slash pine and Southern live oak. The midstory is comprised of cabbage palm, saw palmetto, Florida slash pine, wax myrtle. The understory is dominated by grasses and grapevine. Other species observed include: Chapman’s blazing star, Leavenworth’s tickseed, blackroot, marsh pink, and hog plum.

The overall condition of the plant communities within the parcel is good with an estimated exotic plant coverage of 15-35%. The dominant exotic noted was downy rosemyrtle; however, scattered Brazilian pepper and natal grass are present

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Catesby’s Lily	<i>Lilium catesbaei</i>	State Threatened	n/a

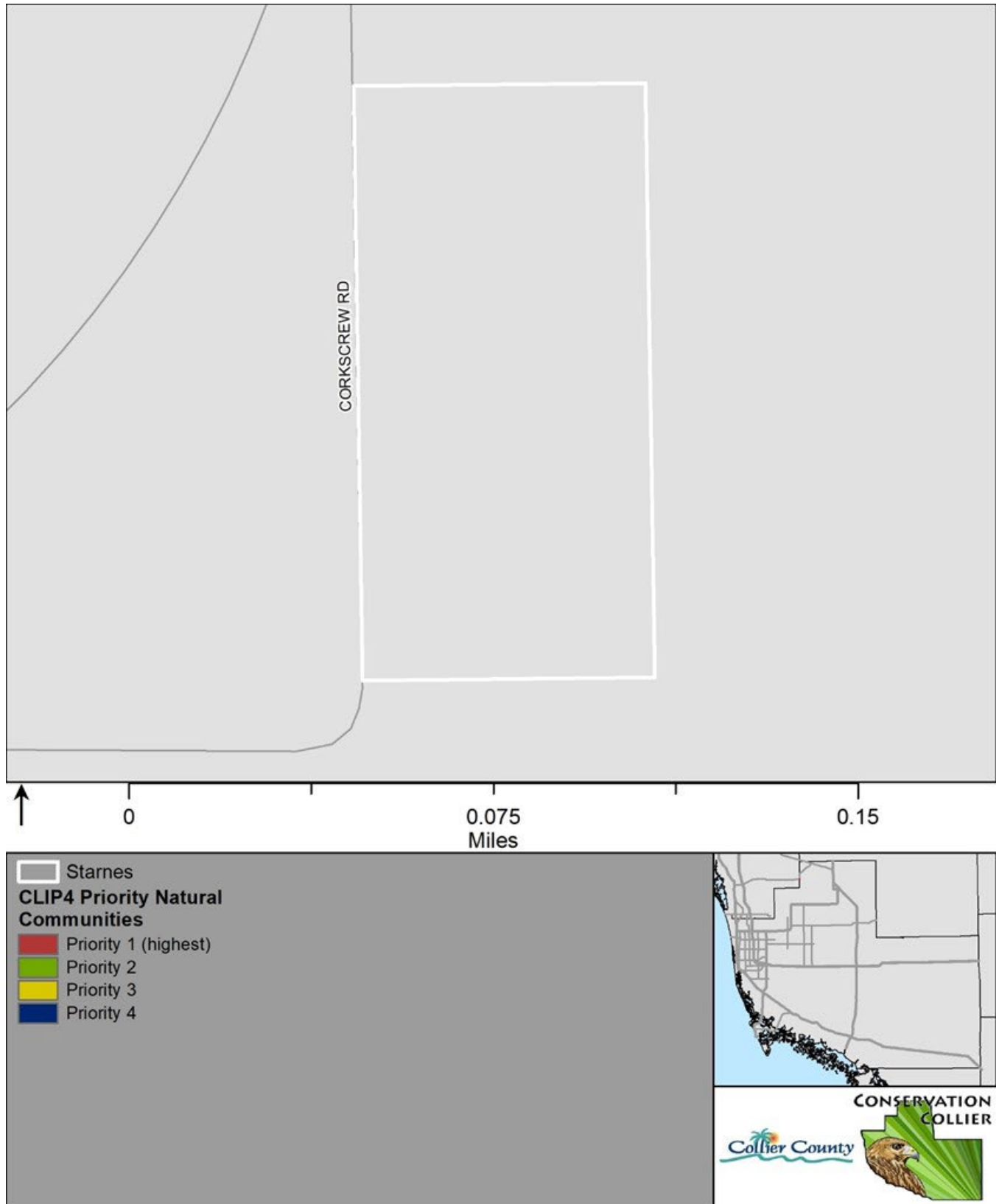


Figure 4 - CLIP4 Priority Natural Communities

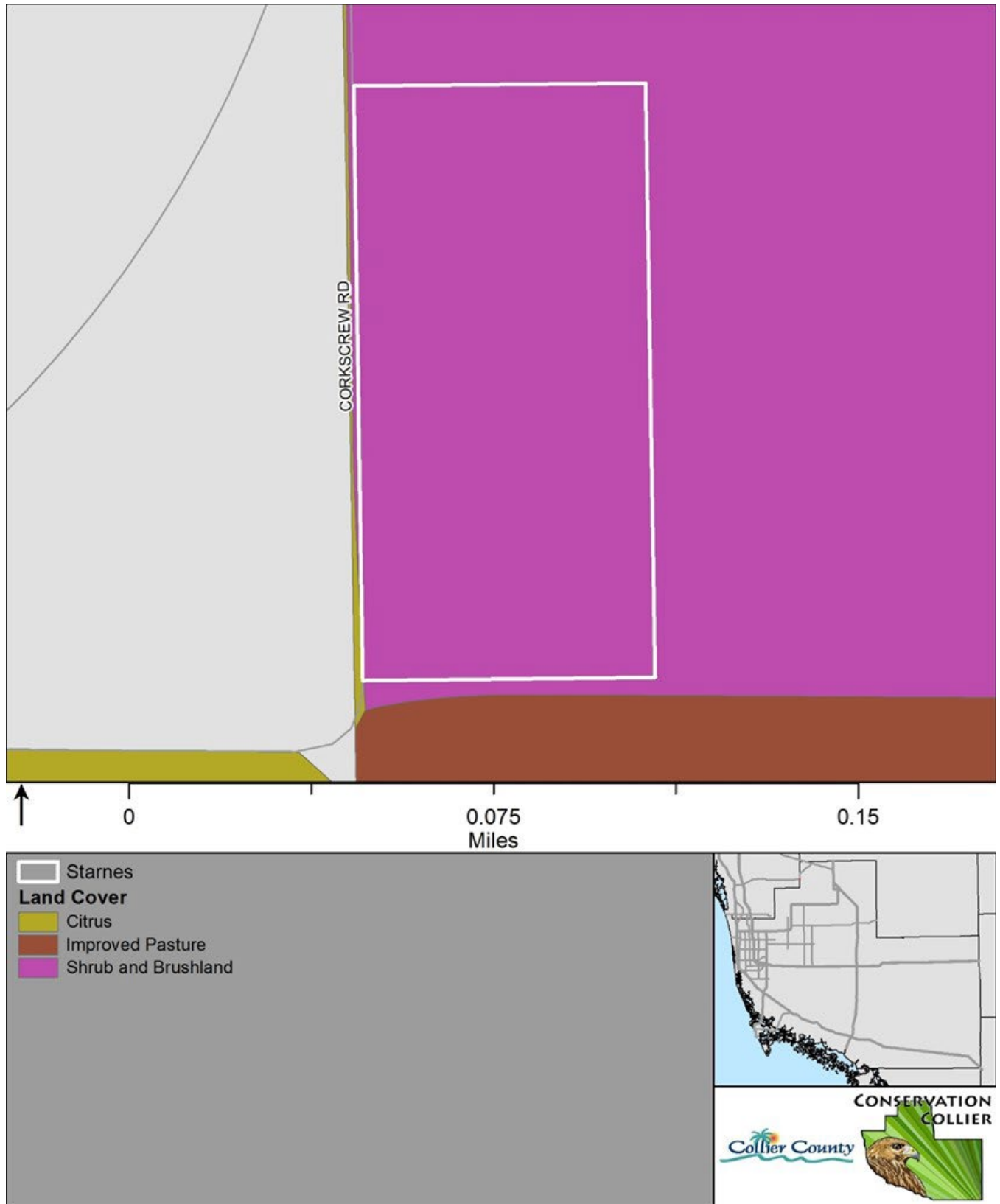


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Scrubby Flatwoods



Figure 7 – Eastern boundary of parcel – CREW District land to the right of the fence

3.1.2 Wildlife Communities

Gopher tortoise burrows were observed on the parcel. The scrubby pine flatwoods on site provide habitat for other listed species such as the endangered Florida panther. Florida Panther Telemetry data provides an historic observation point within 500ft of the parcel boundary. Historically the endangered Eastern indigo snake has been recorded utilizing the adjacent conservation lands in the last fifteen years, however no recent observations of this species have been made at this site. This site provides nesting habitat for the migratory swallow-tailed kite, bobwhite quail, wild turkey, and endangered crested caracara, among a diversity of other resident breeding bird species.

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	n/a	Burrows observed on parcel
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	Threatened	n/a	Observed crossing into parcel
Wood stork	<i>Mycteria americana</i>	Threatened	Threatened	Observed on southern end of parcel near canal
Little blue heron	<i>Egretta caerulea</i>	Threatened	n/a	Observed on southern end of parcel near canal

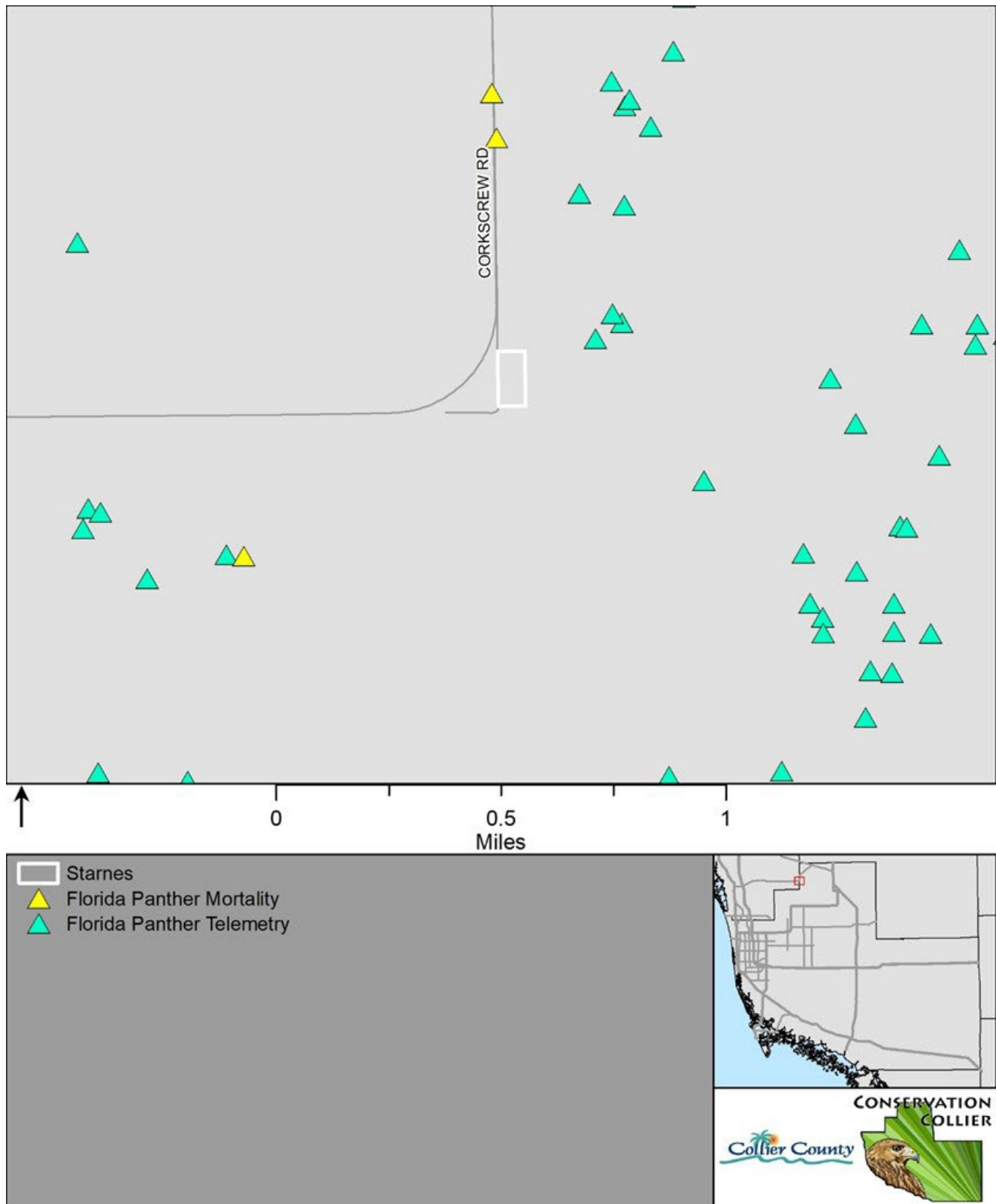


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

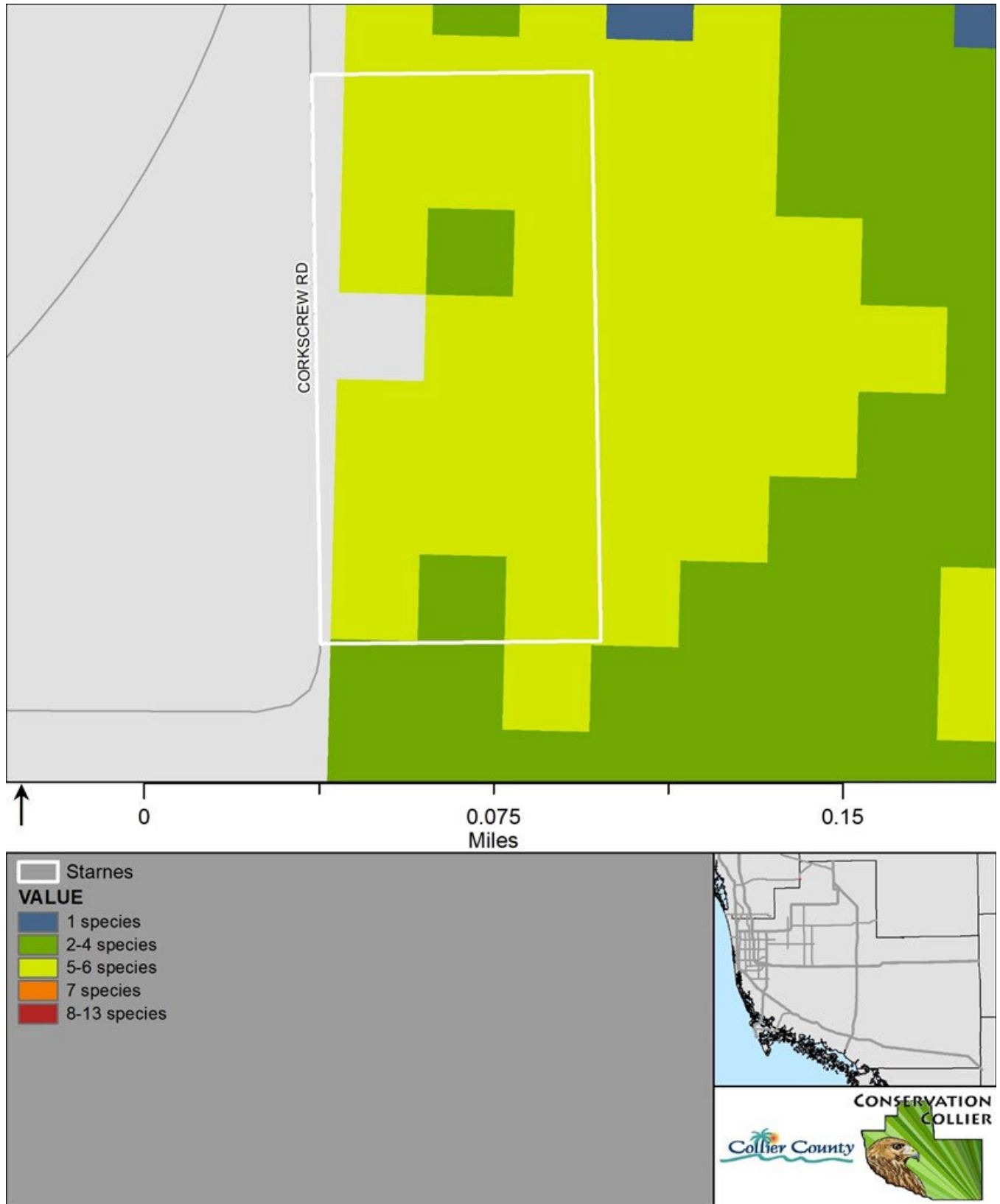


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

This parcel provides moderate recharge of the surficial aquifer. Opportunities exist to enhance the water quality to the greater CREW system through restoration of the water management canal along the south end of the property which ultimately provides outflow to the 5,000-acre freshwater CREW Marsh. This parcel provides protection of habitat utilized by wetland dependent species such as listed wading birds like the little blue heron and wood stork. Low lying areas within the parcel hold water during the wet season and after significant rain events. The parcel is 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 this parcel show the entire site to be Wabasso fine sand – a non-hydric, poorly drained soil that is associated with flatwoods.

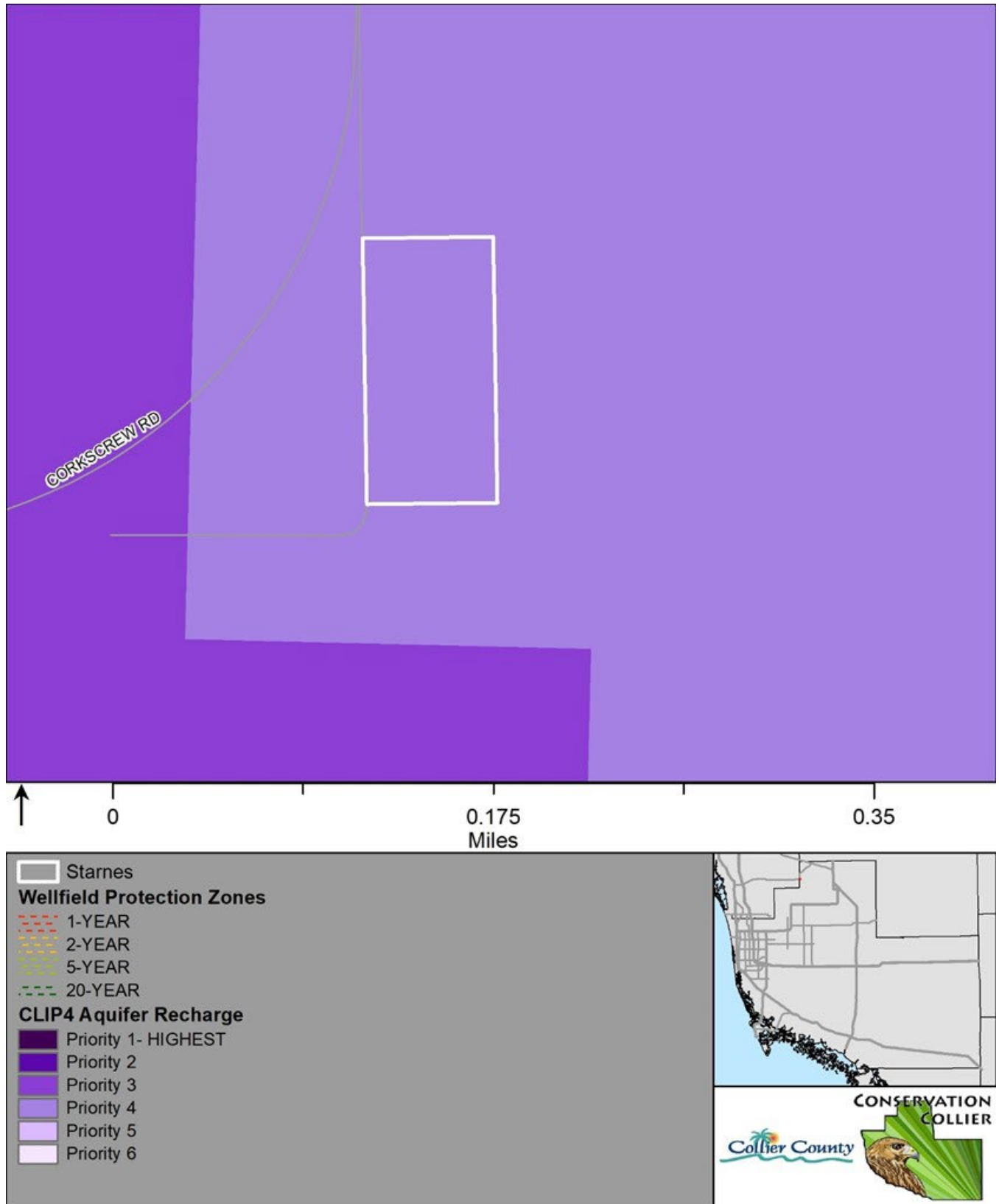


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

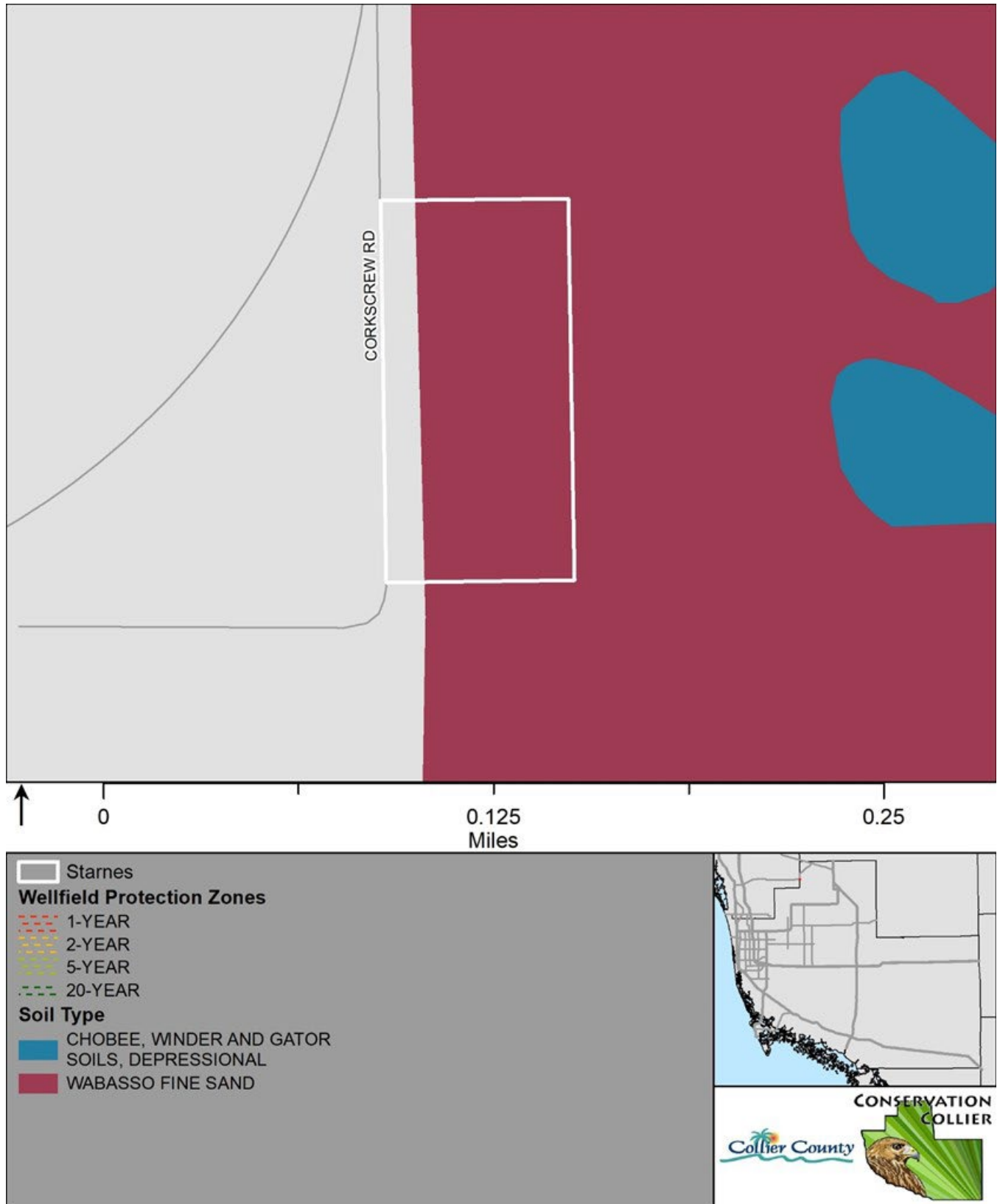


Figure 11 - Collier County Soil Survey

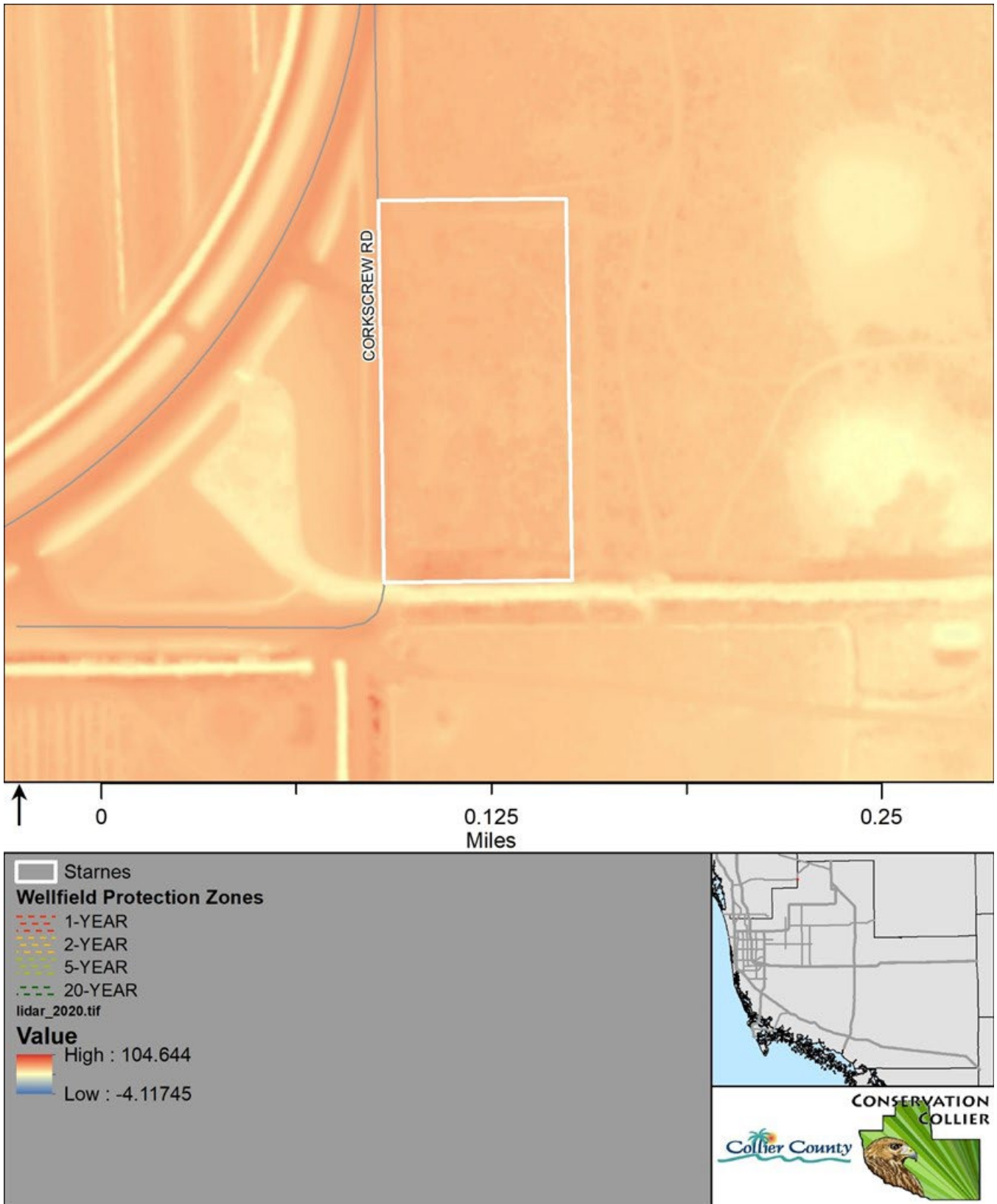


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel is directly adjacent to CREW District lands and Caracara Prairie Preserve. It enhances the environmental value of current conservation lands by providing a buffer and ecological link to the adjacent lands within the region including: CREW Marsh, CREW Cypress Dome Trails, Corkscrew Swamp Sanctuary, CREW Bird Rookery Swamp, Pepper Ranch Preserve, Camp Keais Strand Project Area, Florida Panther National Wildlife Refuge and more.

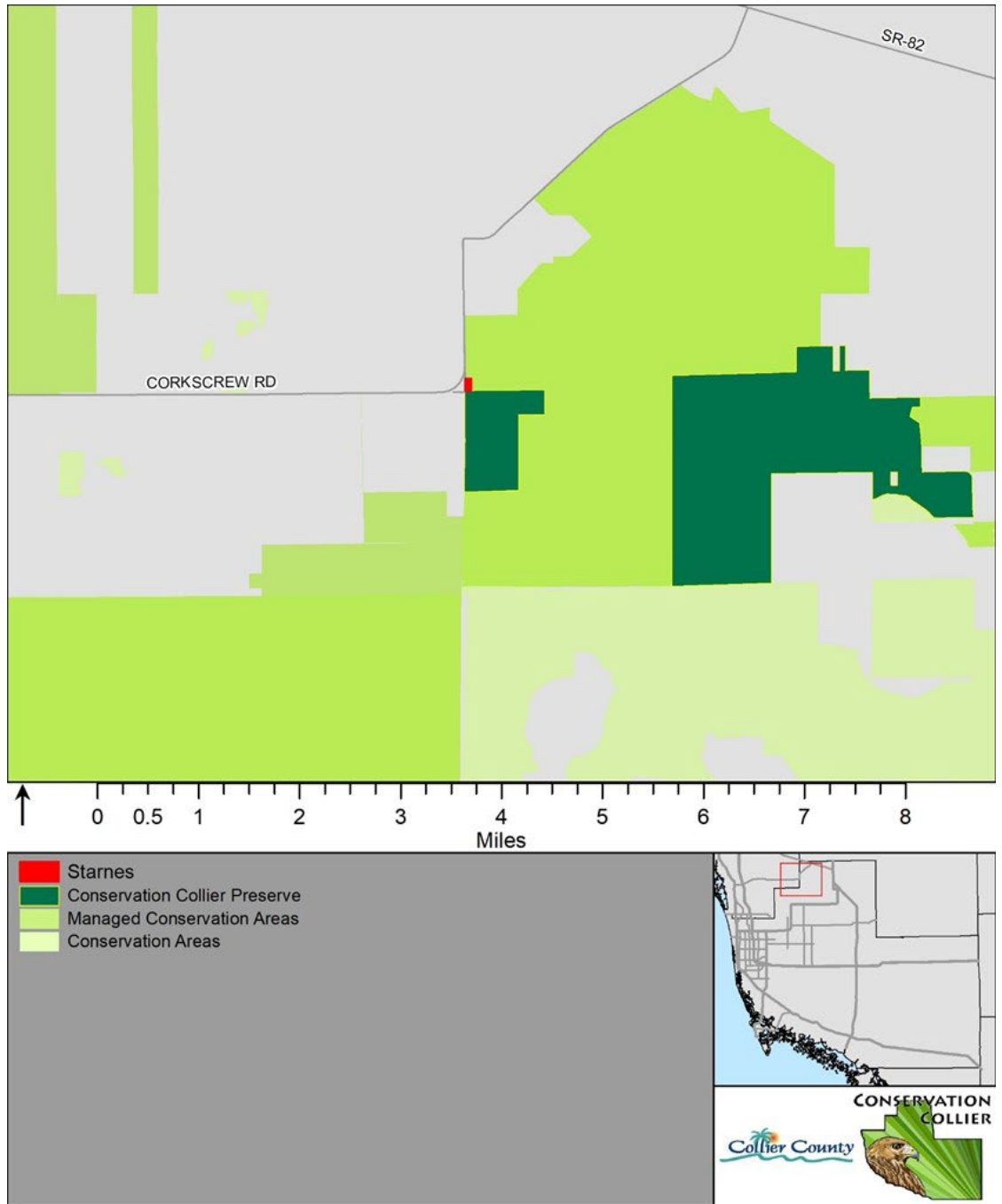


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel is directly adjacent to the CREW Cypress Dome Trails, a multi-mile trail system that provides year-round access to approximately 15,000 visitors per year. Acquisition of this parcel has the potential to facilitate public access opportunities to the Caracara Prairie Preserve by providing a trail connection point between the CREW Cypress Dome Green Trail and the Caracara Prairie Preserve red trail via a bridge over the seasonally filled canal currently separating the two. The lands adjacent to this parcel are currently incorporated in the Florida Fish and Wildlife Conservation Commission (FWC) CREW Wildlife Environmental Area (WEA) and provide limited quota hunting opportunities to the public. There is future potential to incorporate this parcel into the WEA to enhance hunting opportunities to the public within the WEA.

3.2.2 Accessibility

No vehicular access onto the parcel would be recommended. The CREW Cypress Dome Trails parking lot is approximately 1,400 feet north of the parcel.

3.2.3 Aesthetic/Cultural Enhancement

The parcel is visible from Corkscrew Road and would provide protection of the green-space aesthetic views along this major roadway. Currently, access to the Caracara Prairie Preserve trail system from the CREW Cypress Dome Trails parking lot requires a mile hike. Acquisition of this parcel would reduce that distance to 1,400 feet, allowing for more visitors to access the Caracara Prairie Preserve.



Figure 14 – CREW green trail leading to property

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 15-35% of the parcel is covered with invasive vegetation – primarily downy rosemyrtle with some scattered Brazilian pepper and natal grass.

3.3.1.2 Prescribed Fire

The parcel contains fire dependent communities. Adjacent CREW lands are routinely burned. This parcel could be incorporated into these burn rotations, once the northern and eastern barbed wire boundary fencing is removed.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel.

3.3.3 Assistance

It is likely that the District would assist with prescribed fire within this parcel, as it could be incorporated into one of the District's existing burn units.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned Agricultural with a Mobile Home Overlay. This zoning allows for 1 unit per 5 acres. The future land use designation for this parcel is Conservation.

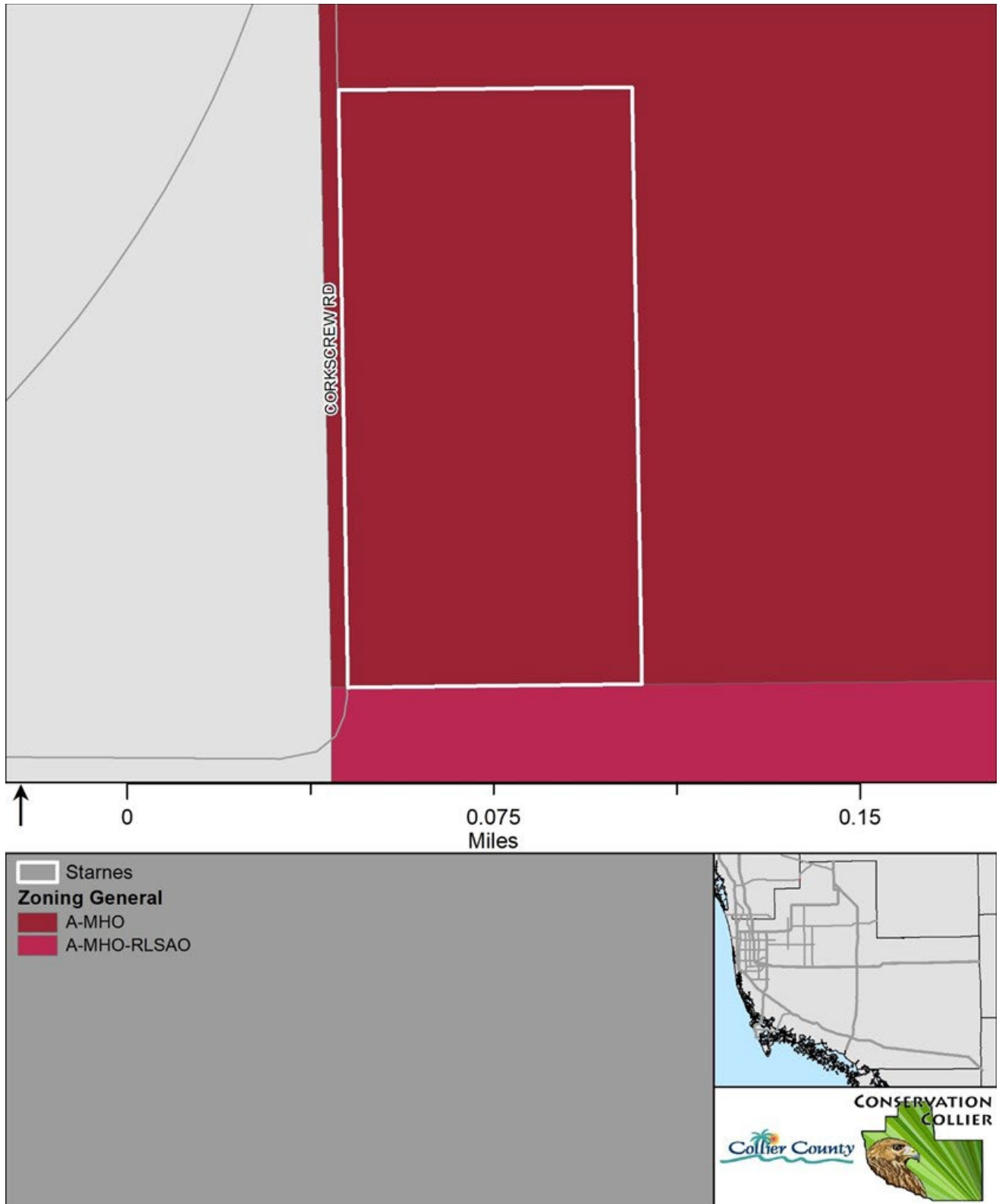


Figure 15 – Zoning

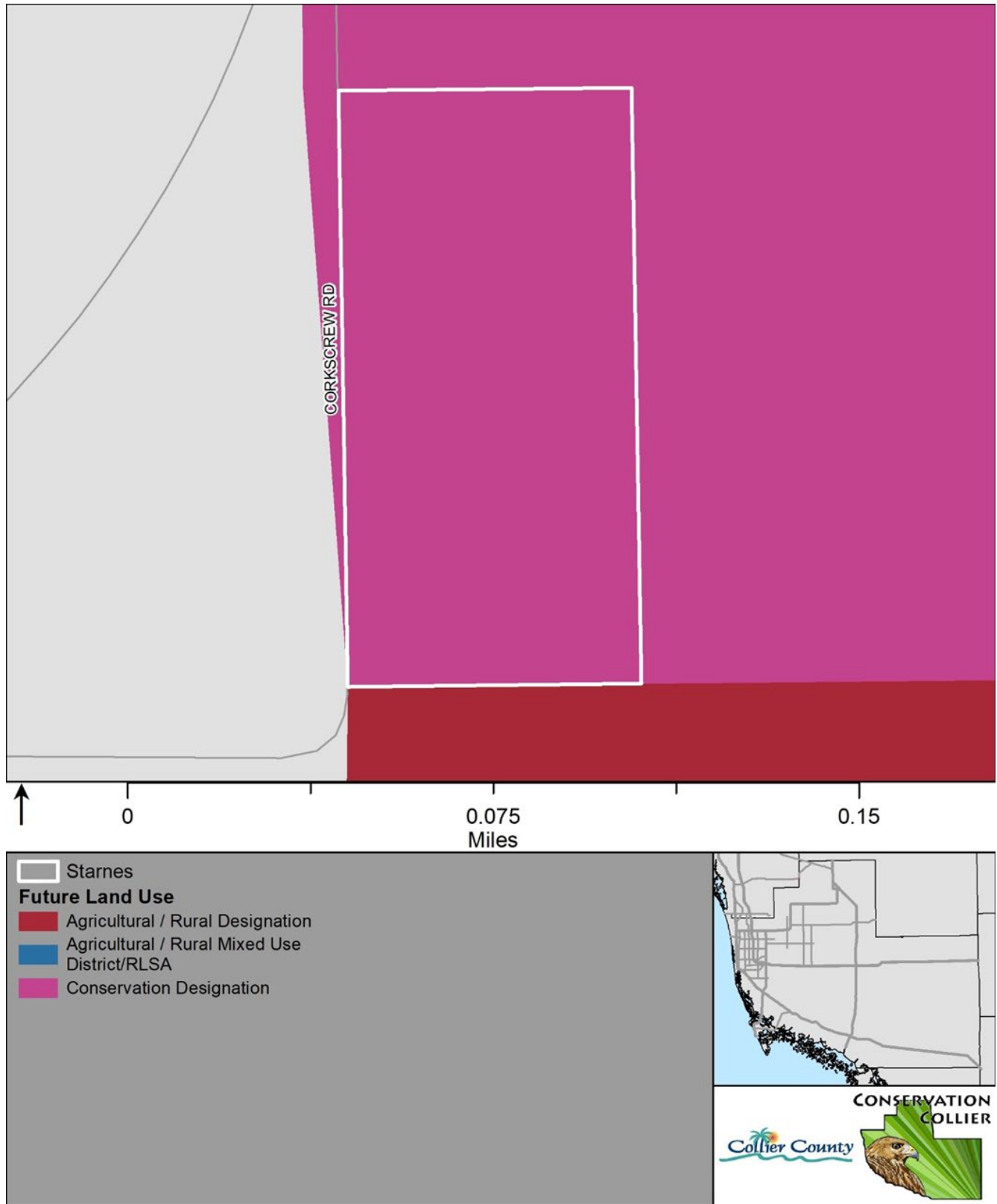


Figure 16 –Future Land Use

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.

This property is in an area where roadway shoulder expansion may occur in the near future, and there is potential for Lee County to widen Corkscrew Road from 2 lanes to 4 lanes in the future. If this property is approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, language will be memorialized in the Purchase Agreement and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the property from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost. Collier County Pollution Control staff recommends a Phase 1 Environmental Site Assessment as part of the due diligence associated with the property.

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	\$500	
Barbed wire fence and cattle pen removal	\$5,000	n/a	
Firebreak/trail creation	\$10,000	n/a	Anticipate firebreaks to be incorporated into District maintenance
Pedestrian bridge across canal	\$200,000	TBD	Bridge would need to be rated for UTV weight at a minimum to be used for land management/prescribed fire
TOTAL	\$220,000	\$500	

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: The parcel is identified within the boundary of the CREW Project Area. There is potential for partnership and funding opportunities to facilitate acquisition.

7. Secondary Criteria Scoring Form

Property Name: Starnes			
Target Protection Mailing Area: Caracara Prairie Preserve			
Folio(s): 00052000003			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	96	60
2 - Human Value	80	53	66
3 - Restoration and Management	80	80	100
4 - Vulnerability	80	31	39
TOTAL SCORE	400	260	65

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	160	
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	Scrubby Flatwoods
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	Scrubby Flatwoods; Shrub/Brushland
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest)			
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	50	downy rosemyrtle; natal grass, brazilian pepper
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥ 75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	Florida gopher tortoise; Big Cypress fox squirrel; wood stork, Florida panther, little blue heron
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		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	parcel enhances habitat for Florida gopher tortoise on property and adjacent
c. Parcel does not enhance significant wildlife habitat	0		

1.3 - WATER RESOURCES		100	60
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	20	moderate aquifer recharge
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	20	canal along southern end of
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	10	low areas hold water
c. Parcel provides storm surge buffering	10	10	canal overflows onto property during storms
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		
c. Parcel is ≥ 50 acres	75		
d. Parcel is ≥ 25 acres	25		
e. Parcel is ≥ 10 acres	15		
f. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	CREW Cypress Dome Trails and Caracara Prairie Preserve
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	360
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)		160	96
2 - HUMAN VALUES (20%)			
2.1 - RECREATION		120	80
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20	20	
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20	20	
e. Equestrian	20	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	90
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		
c. Public parking available nearby or on adjacent preserve	20	20	
d. Street parking available	10		
e. 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		

2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	15	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	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	185	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	53	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
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	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 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	20	Will be burned with District unit
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	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	No major issues anticipated
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	District will assist with prescribed fire
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	175	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	80	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	50	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	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	50	A-MHO
d. Zoning favors stewardship or conservation	0	0	
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	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	0	Conservation
4.2 - DEVELOPMENT PLANS	50	20	
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 development	5		
VULNERABILITY TOTAL SCORE	180	70	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	31	

8. Additional Site Photos



Frontage road along western boundary of parcel



Open area in middle-west section of parcel – apiary in background



Scrubby flatwoods within parcel

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.