

# Conservation Collier Initial Criteria Screening Report Dredge Management Parcel

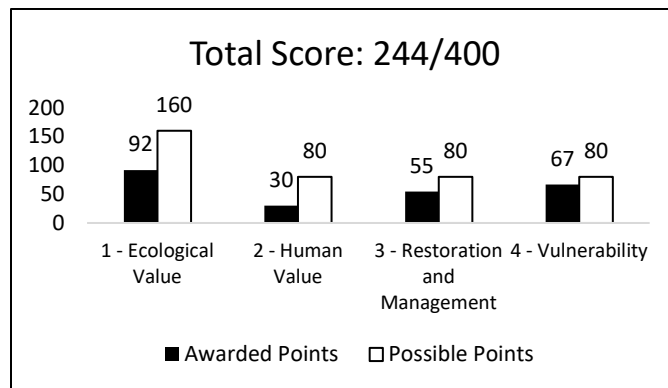


Owner Names: Dredge Management Associates, LLC

Folio Number: 00742040001

Size: 18.73

Staff Report Date: November 2, 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 (Quarter B) 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

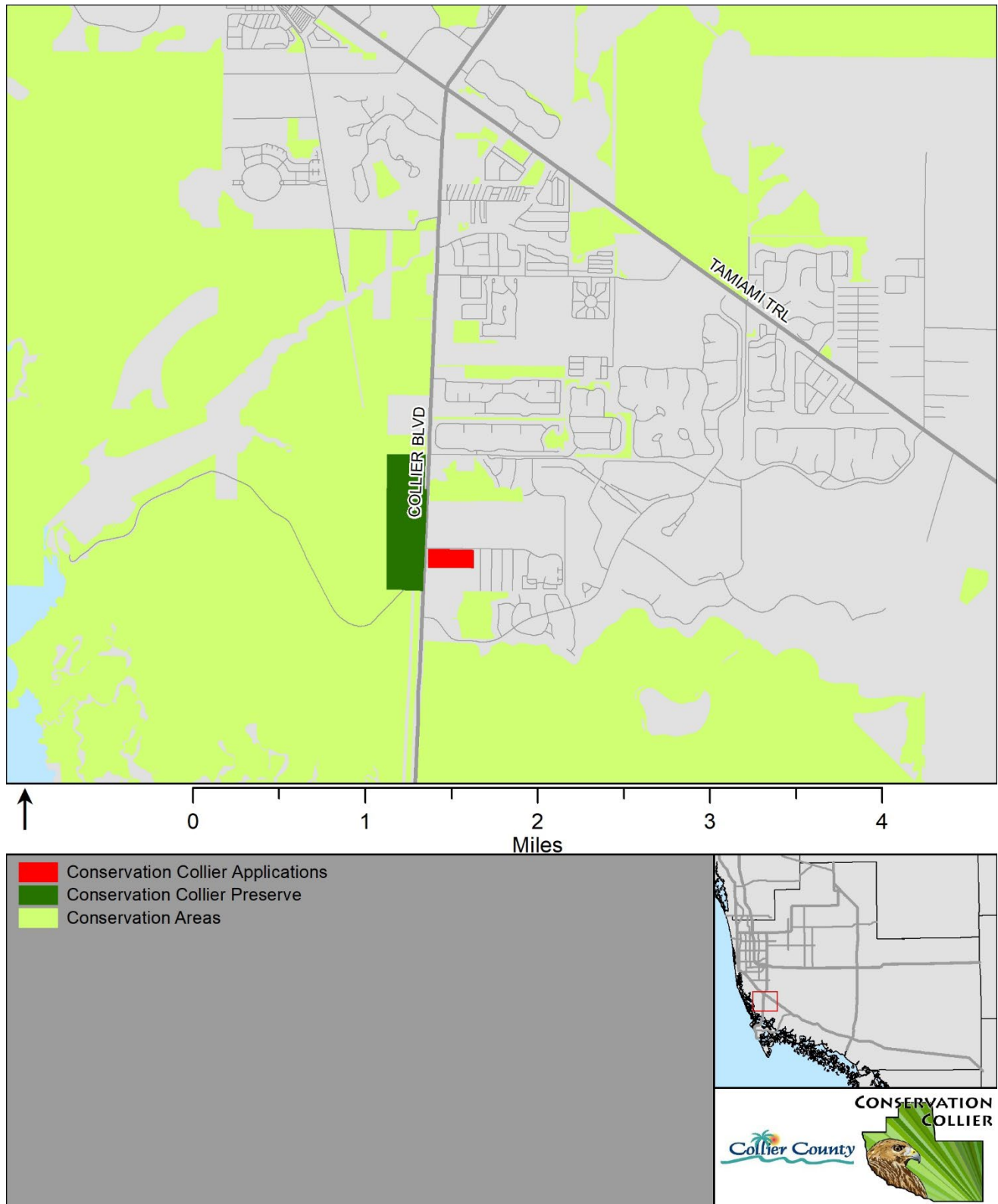


Figure 1 - Parcel Location Overview



Figure 2 – Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Dredge Management	Owner - Dredge Management Association LLC
Folio Number(s)	00742040001	
Target Protection Area (Ord. 2002-63, Section 10.3)	Urban	Within the Shell Island Preserve Target Mailing Area
Size	18.73	
Section, Township, and Range	S15 T51 R26E	
Zoning Category/TDRs	RSF-3	Residential Single Family District, 3 units per acre
FEMA Flood Map Category	AE	Subject to inundation by 1% annual chance flood event
Existing structures	None	
Adjoining properties and their Uses	undeveloped land, Fiddlers Creek PUD, Mobile Homes, roadway, and conservation land	Bordered to the north by Port Au Prince Rd. and undeveloped land not designated as a PUD, to the south by a canal and Fiddlers Creek PUD, to the east by Port au Prince Mobile Homes, and to the west by Collier Blvd. and Conservation Collier Shell Island Preserve.
Development Plans Submitted	No	
Known Property Irregularities	Historic canal that was later filled through property creates elevated berm	
Other County Dept Interest	PTNE	The Public Transit and Neighborhood Enhancement (PTNE) Division would like to reserve right of way (ROW) for its bus stop improvements. PTNE will need to compensate the seller for the portion of property needed for the bus stop improvements; this area will be excluded from the purchase by Conservation Collier.

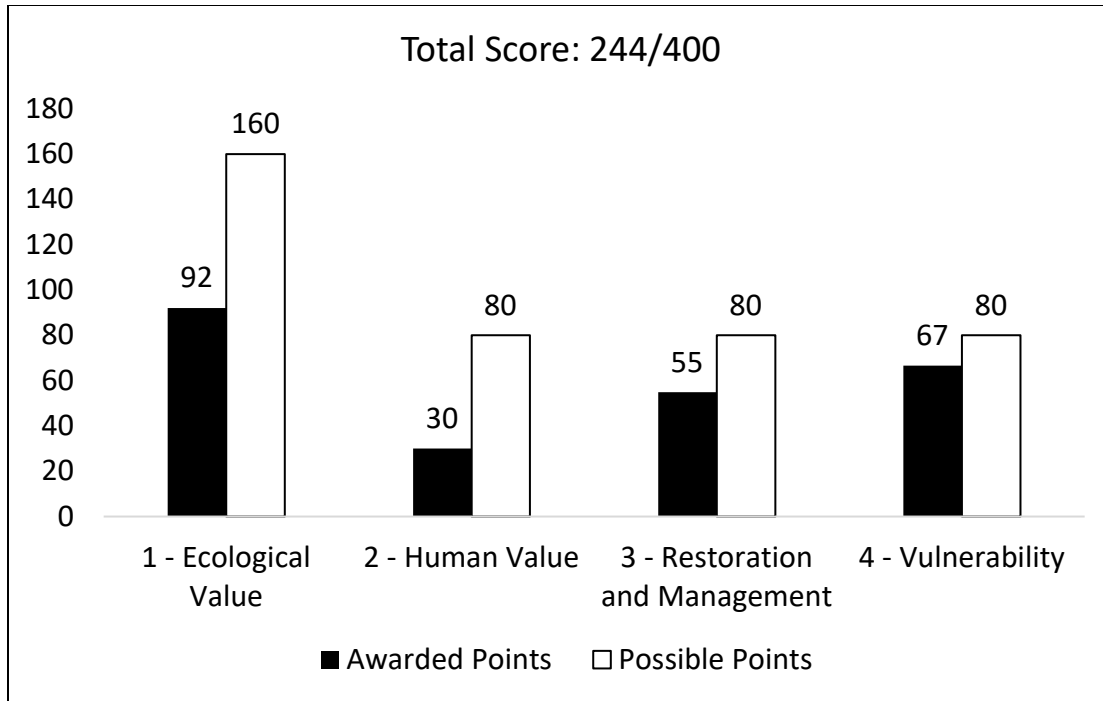


Figure 3 - Secondary Criteria Score

Table 2 – Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>92</b>	<b>160</b>	<b>58%</b>
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	17	53	33%
<b>2 - Human Values</b>	<b>30</b>	<b>80</b>	<b>38%</b>
2.1 - Recreation	6	34	17%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
<b>3 - Restoration and Management</b>	<b>55</b>	<b>80</b>	<b>69%</b>
3.1 - Vegetation Management	46	55	83%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>67</b>	<b>80</b>	<b>83%</b>
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	9	22	40%
<b>Total</b>	<b>244</b>	<b>400</b>	<b>61%</b>



## 2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the sites. Values of the parcels were 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 relies 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 chooses to acquire this property, 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 Dredge Management parcel, which has 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**
Dredge Management Association LLC	No address	18.73	\$796,025	TBD

\* 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 this parcel will be obtained from the Collier County Real Estate Services Department prior to ranking by the CCLAAC in December 2022.

### 2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned RSF-3, which allows for 3 residential single-family units per acre. Its Future Land Use designation is Urban Coastal Fringe Subdistrict.

### 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	No
vi.	Riverine Oak	No
vii.	High marsh (saline)	No
viii.	Tidal freshwater marsh	No
<b>ix.</b>	<b><u>Other native habitats</u></b>	<b>YES</b>

**Statement for Satisfaction of Criteria 1:** Six native plant communities are identified within the boundary of the Dredge Management 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:** This property is within the Urban Coastal Fringe and visible from a major County Road. It is adjacent to other Conservation Collier land (across Collier Blvd.) and is accessible via Port Au Prince Rd.

#### **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 is mapped as minimal aquifer recharge capacity. Surface water is present throughout the property during the wet season, wetland dependent vegetation and hydric soils exist on site, and the property provides foraging habitat for wading birds.

#### **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:** This parcel enhances connectivity with adjacent Conservation Collier Preserve and Rookery Bay National Estuarine Research Reserve. Existing plant communities indicate utilization by imperiled bird species. Florida panther telemetry location data indicates utilization of habitat within 1000ft of the parcel boundary.

**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** - Rookery Bay NERR may be interested in acquiring

**Statement for Satisfaction of Criteria 5:** The parcel provides connectivity with Conservation Collier Shell Island Preserve and the Rookery Bay National Estuarine Research Reserve across Collier Blvd. to the west.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The parcel contains pine flatwoods, mangrove swamp, wetland forested mixed, freshwater marsh, hydric pine flatwoods, and mixed wetland hardwoods. The pine flatwoods contain Florida slash pine (*Pinus elliottii*), melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), live oak (*Quercus virginiana*), and Australian pine (*Casuarina* sp.) in the canopy with cabbage palm (*Sabal palmetto*), myrsine (*Myrsine cubana*), coinvine (*Dalbergia ecastaphyllum*), saw palmetto (*Serenoa repens*), Florida slash pine, cocoplum (*Chrysobalanus icaco*) and swamp fern (*Telmatoblechnum serrulatum*) in the midstory and groundcover.

The mangrove swamp contains buttonwood (*Conocarpus erectus*), red mangrove (*Rhizophora mangle*), white mangrove (*Laguncularia racemosa*), melaleuca, and Australian pine in the canopy with Brazilian pepper (*Schinus terebinthifolia*), coinvine, and submerged aquatic vegetation in the midstory and groundcover.

The wetland forested mixed contains laurel oak (*Quercus laurifolia*), live oak, cabbage palm in the canopy with coinvine, cocoplum, swamp fern, and saw grass (*Cladium jamaicense*) in the midstory and groundcover.

The freshwater marsh contains melaleuca and red mangrove in the canopy with wax myrtle (*Morella cerifera*), buttonwood, spikerush (*Eleocharis* sp.), sawgrass, arrowhead (*Sagittaria lancifolia*), and maidencane (*Panicum hemitomom*) in the midstory and groundcover.

The hydric pine flatwoods contain Florida slash pine, cabbage palm, and melaleuca in the canopy with wax myrtle, myrsine, cabbage palm, saw palmetto, swamp fern, and saw grass in the midstory and groundcover.

Finally, the mixed wetland hardwoods contain Brazilian pepper and melaleuca in the canopy with coin vine, wax myrtle, buttonwood, saw grass and spike rush in the midstory and groundcover.

Exotic plant density is approximately 25% – primarily melaleuca, Brazilian pepper, and earleaf acacia with some Australian pine, Peruvian primrose (*Ludwigia peruviana*), and java plum (*Syzygium cumini*) present.

Table 4. Listed plant species observed

Common Name	Scientific Name	State Status	Federal Status
Giant air plant	<i>Tillandsia utriculata</i>	SE	
Reflexed wild-pine, Northern needleleaf	<i>Tillandsia balbisiana</i>	ST	
Stiff-leaved wild-pine, Cardinal airplant	<i>Tillandsia fasciculata</i>	SE	

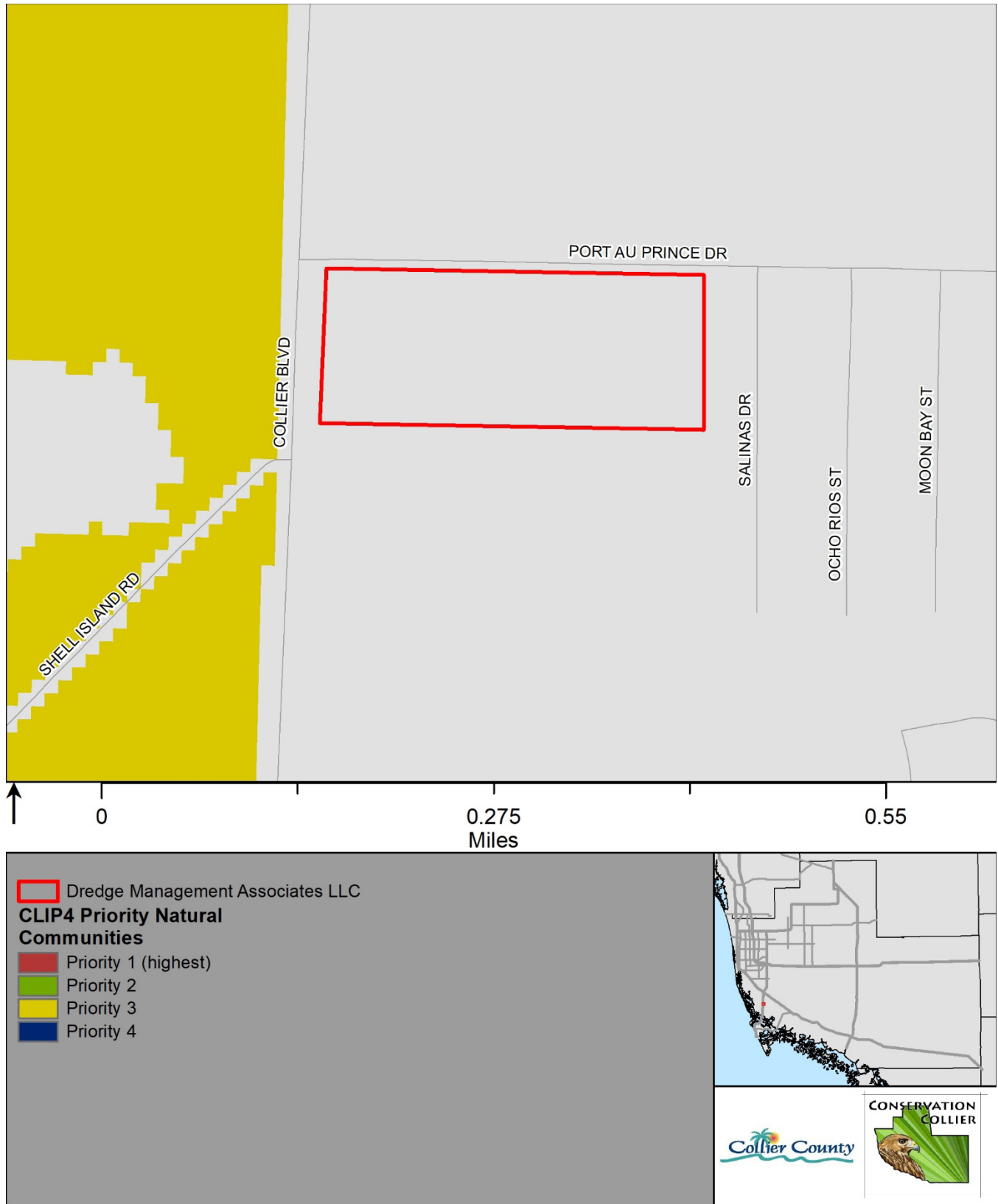


Figure 4 - CLIP4 Priority Natural Communities

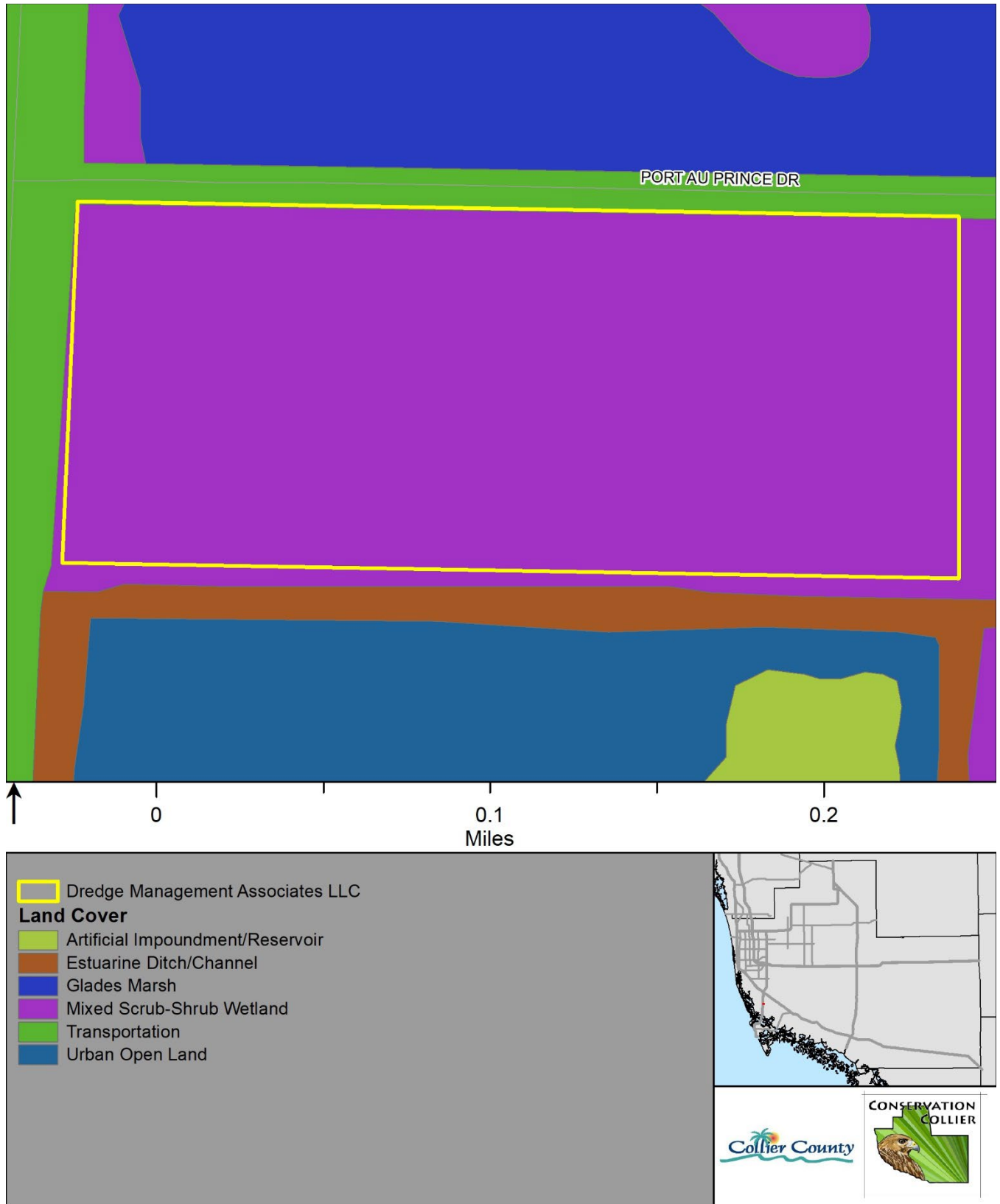


Figure 5 - Florida Cooperative Land Cover Classification System



*Figure 6 – Freshwater marsh*



*Figure 7 –Mangroves and freshwater marsh with pine flatwoods in background*

### 3.1.2 Wildlife Communities

No wildlife was observed within the parcels; however, listed wading birds are known to forage in this area, and an American alligator (*Alligator mississippiensis*) trail was observed on site. Florida panther (*Puma concolor coryi*) and Florida black bear (*Ursus americanus floridanus*) telemetry points exist within adjacent parcels. This parcel is also within the USFWS Species Consultation Area for the federally endangered Florida bonneted bat (*Eumops floridanus*).



Figure 8 – American alligator trail



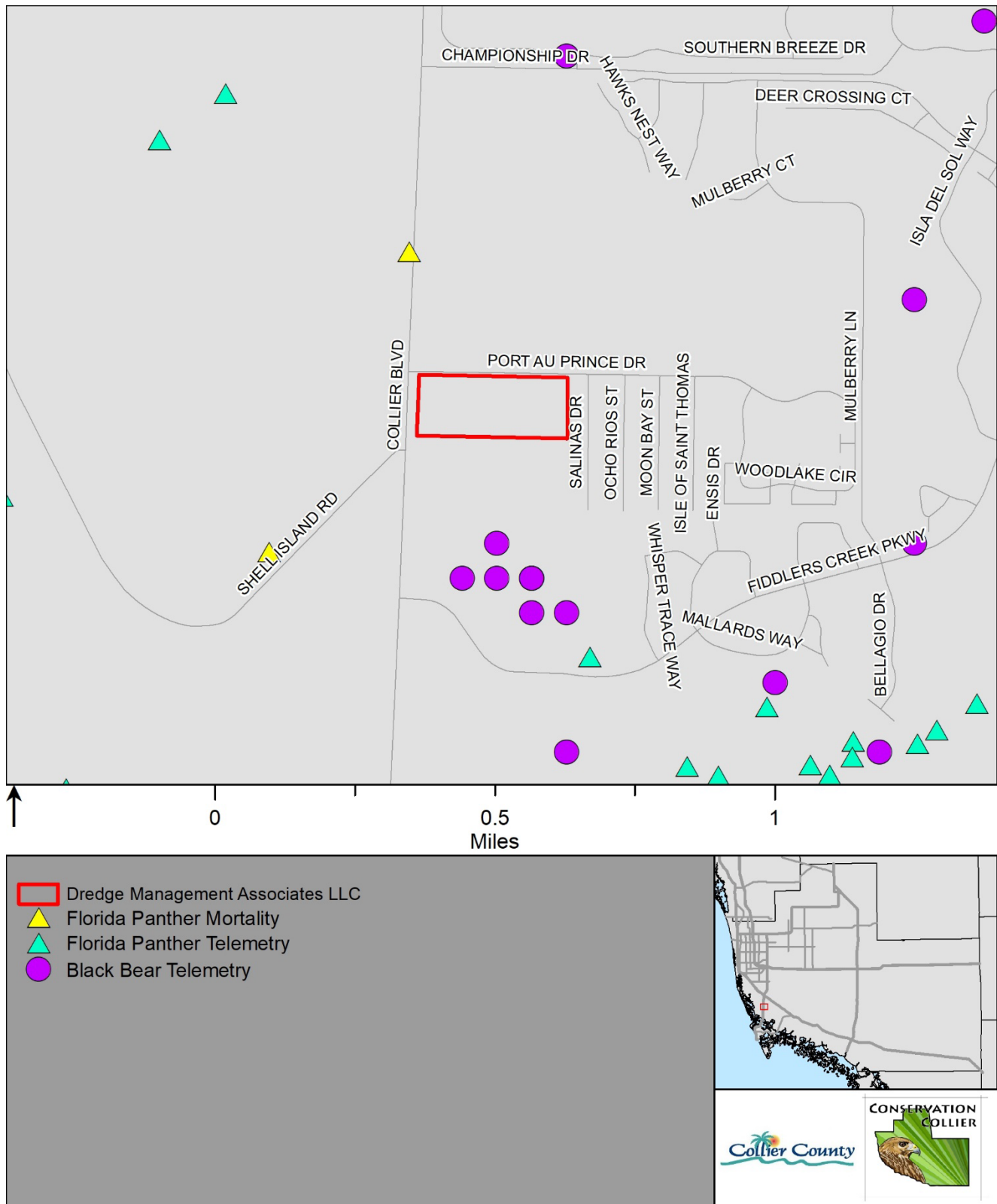


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

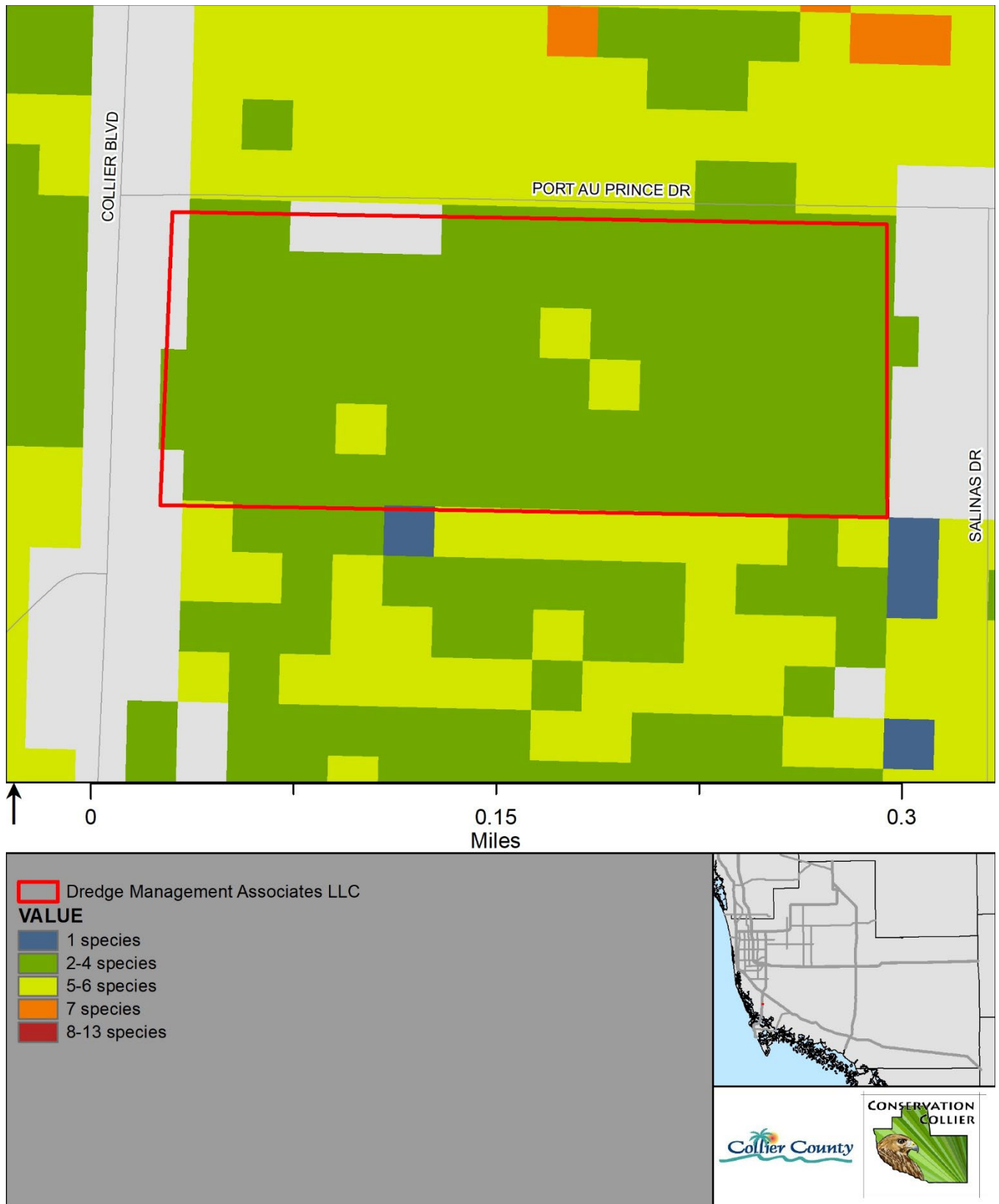


Figure 10 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

While the parcel is mapped as minimal aquifer recharge capacity, it contains wetland vegetation communities, surface water is present throughout the property during the wet season, wetland dependent vegetation exists on site, it provides foraging habitat for wading birds, and it provides protection from storm surge. The parcel is also designated as an Outstanding Florida Water Body within the Rookery Bay NERR designation boundary.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Estero and Peckish, frequently flooded soils are found on the Dredge Management parcel. These nearly level and very poorly drained soils are found in flooded tidal marshes. Under natural conditions, the water table fluctuates with tidal action and seasonal rainfall. It is at or near the surface for long periods. These soils are frequently flooded.

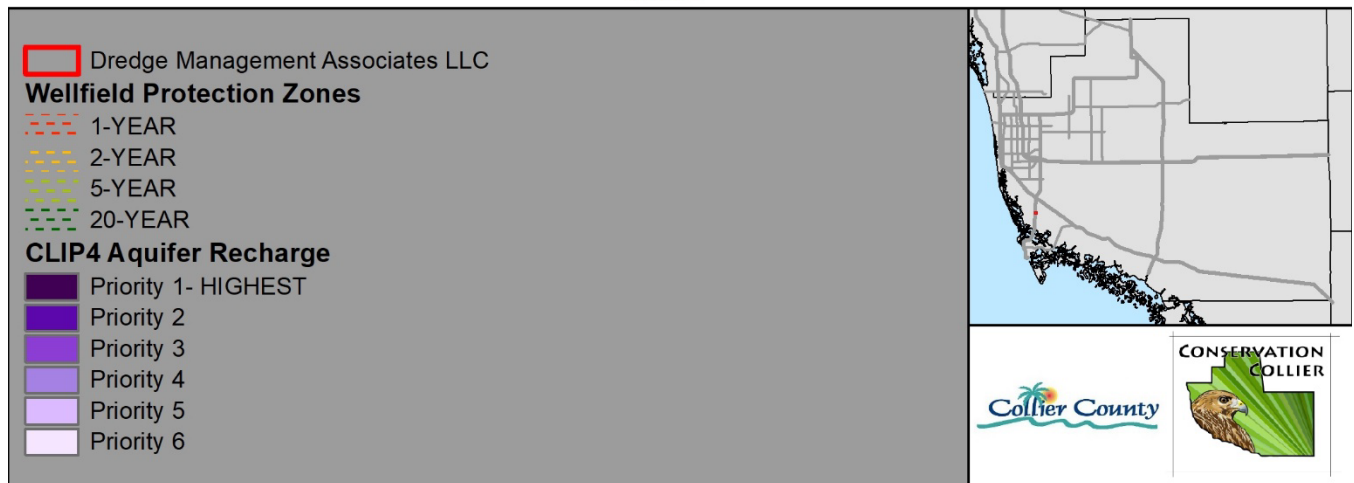


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

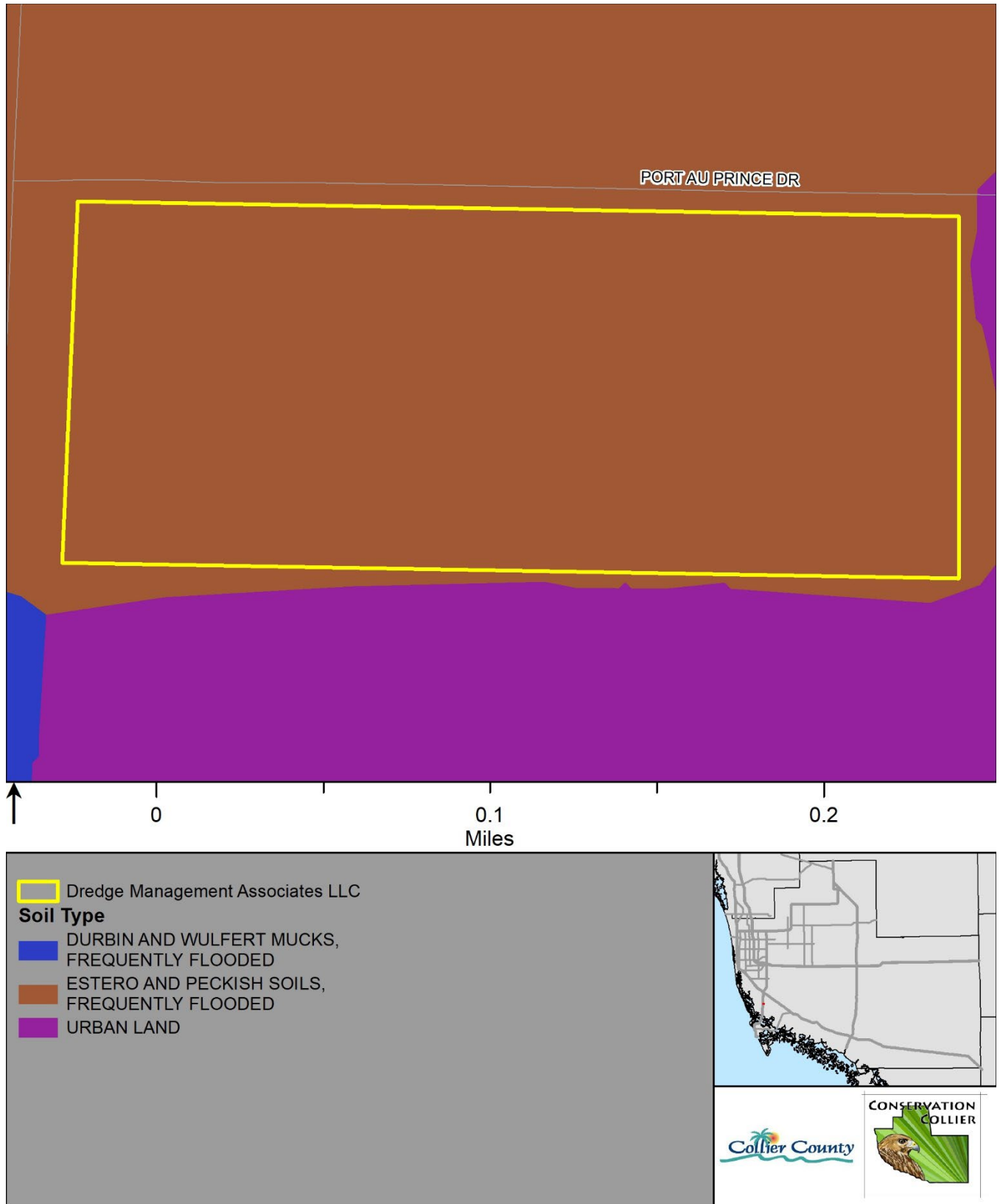


Figure 12 - Collier County Soil Survey

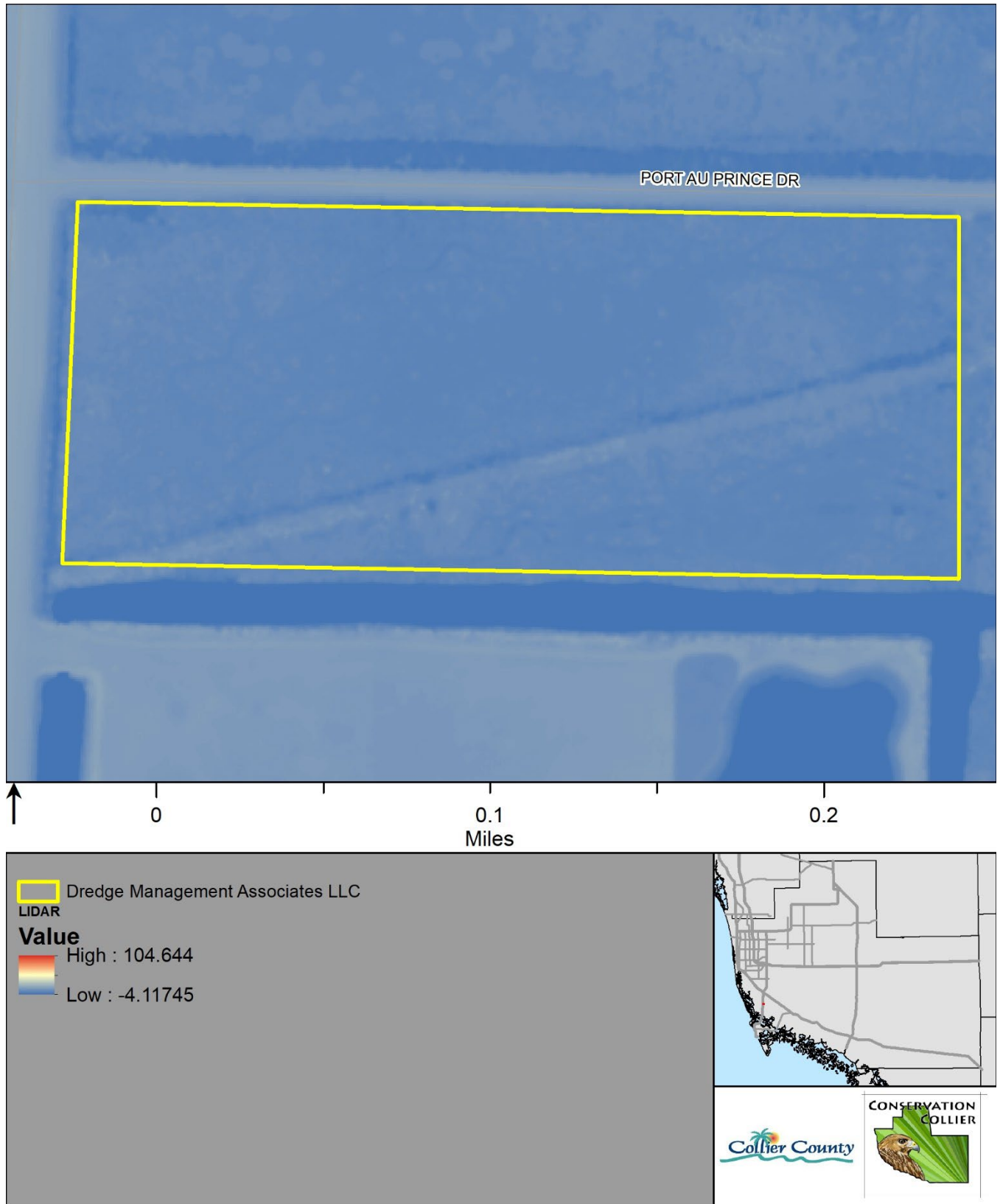


Figure 13 LIDAR Elevation Map

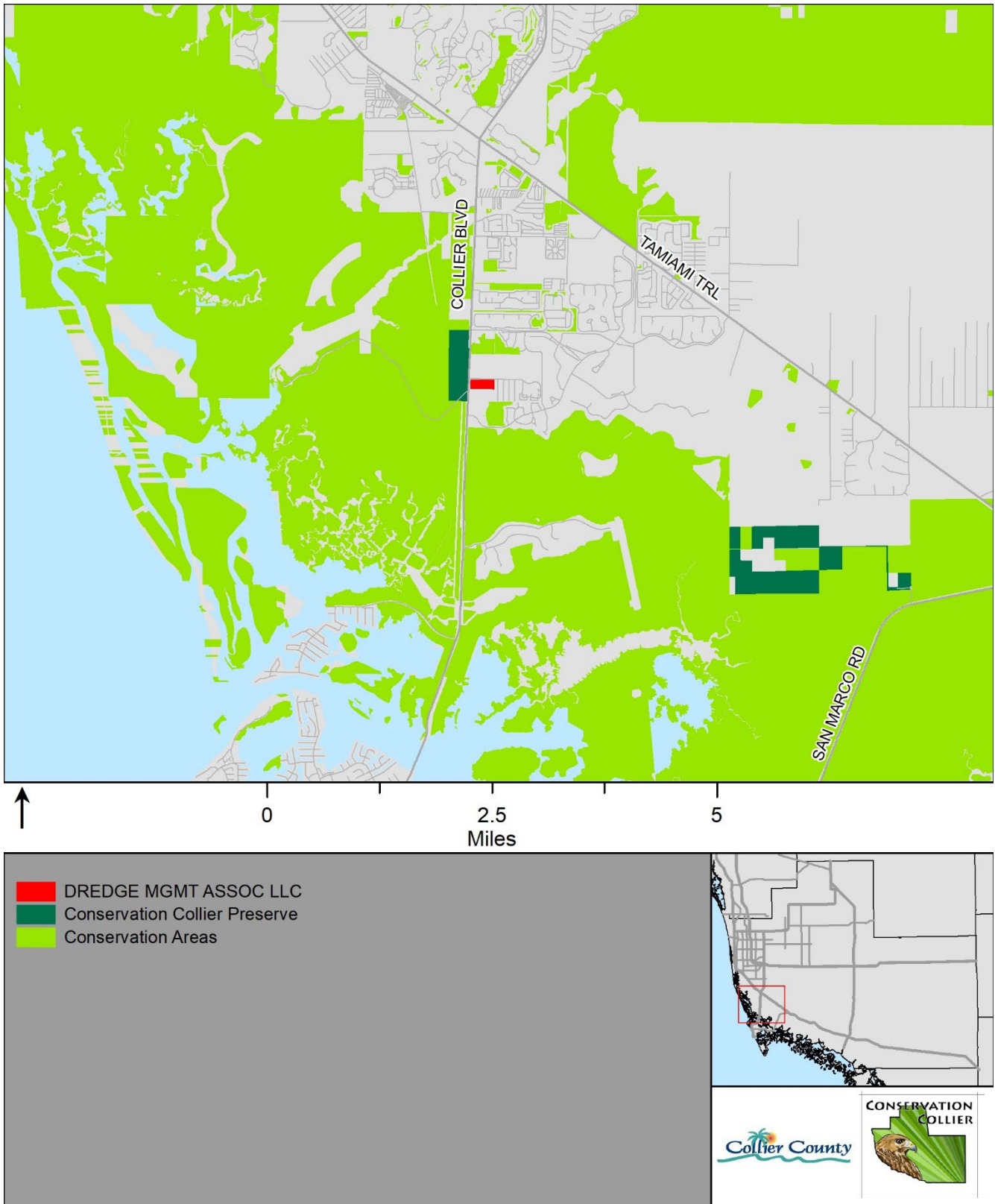


Figure 14 - Conservation Lands

## 3.2 Human Values

### 3.2.1 Recreation

Narrow wildlife trails currently exist on the parcel for wet walkers to follow that provide sweeping views of the landscape. This preserve could provide a unique seasonal wet-walk hike experience to visitors by trimming a narrow, marked visitor path in the vegetation in the dry season and providing some deeper water crossings for connectivity. This parcel is similar in sweeping views and plant community makeup to the existing Shell Island Preserve and has the potential for improved accessibility opportunities given the location off Port Au Prince Rd.

### 3.2.2 Accessibility

A seasonally flooded walking trail could be installed on this parcel, with parking available along Port Au Prince Rd.

### 3.2.3 Aesthetic/Cultural Enhancement

The parcels are visible from both Collier Blvd. and Port Au Prince Rd. Additionally, the marsh provides scenic vistas for visitors.



### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

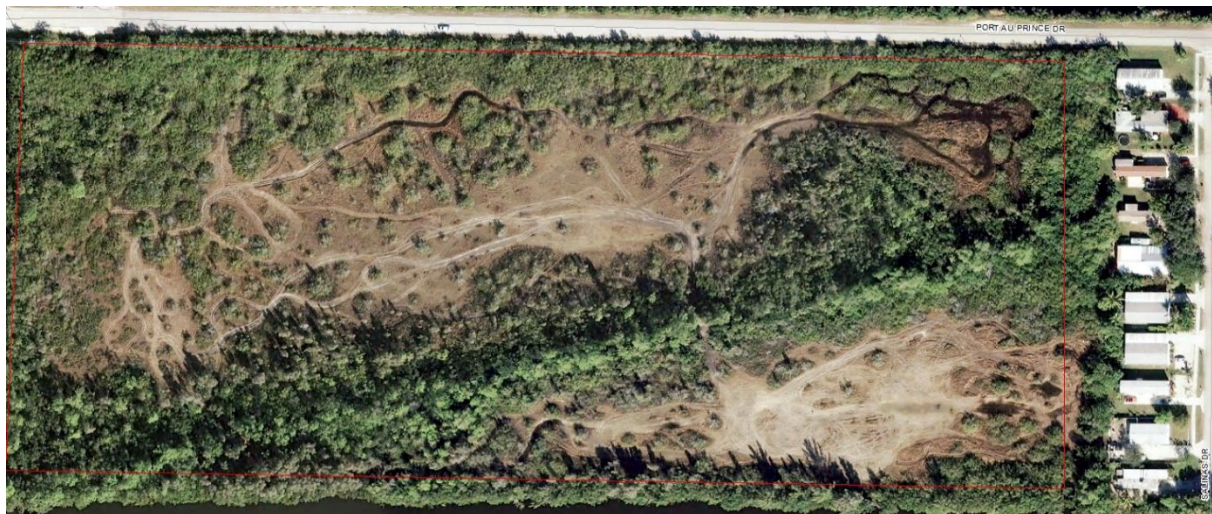
Invasive vegetation is primarily found along property boundary adjacent to roadside swales, old growth melaleuca is present on the site in areas impacted by the filling of a historic canal through the center of the property. Melaleuca impacts ~15% of the property, however native ground cover such as sawgrass is present beneath the canopy indicating that the site could be effectively restored through an initial exotics treatment where old growth trees are dropped and treated, and any new growth is managed through regular maintenance sweeps. This restoration technique has been utilized at Conservation Collier Preserves such as McIlvane Marsh and Shell Island Preserve and has proven effective at creating dramatic improvement to a site's exotic load as well as aesthetics. Brazilian pepper and ear leaf acacia are present along the property boundary intermixed within the mangrove/buttonwood habitat as well as the higher elevation pine flatwoods along the raised berm. Invasive exotic plant coverage observed during the site visit indicated that the bulk of removal to achieve site restoration could be accomplished through an initial exotics removal treatment with annual to bi-annual maintenance treatments occurring at a reduced cost. The exotics removal needed to restore this site can be accomplished utilizing ground crews and treat in place techniques, similar to what is utilized to maintain the Conservation Collier Shell Island Preserve.

##### 3.3.1.2 Prescribed Fire

This parcel contains some fire dependent communities, but prescribed fire would be unlikely due to its location adjacent to Collier Blvd. and Port au Prince Mobile Homes.

#### 3.3.2 Remediation and Site Security

While not apparent during the site visit, research into historic aerials of the site show this parcel has been targeted by off-road vehicles and incurred significant damage to the native vegetation in the past. This photo from 2009 shows the historic access and ORV damage to the parcel during the dry season.



*Figure 15 - Historic ATV impact from 2010 Aerial*

It appears the main access point is the backyard of a residence on Salinas Drive along the eastern boundary of the property. Security could be enhanced, and illegal off-road vehicle traffic reduced or eliminated by installing a barrier or fence along the eastern boundary of the preserve preventing unwanted access via Salinas Drive.

### **3.3.3 Assistance**

Assistance from other agencies or organizations is not anticipated.

## **3.4 Vulnerability**

### **3.4.1 Zoning and Land Use**

This parcel is zoned RSF-3, which allows for 3 residential single-family units per acre. Its Future Land Use designation is Urban Coastal Fringe Subdistrict.

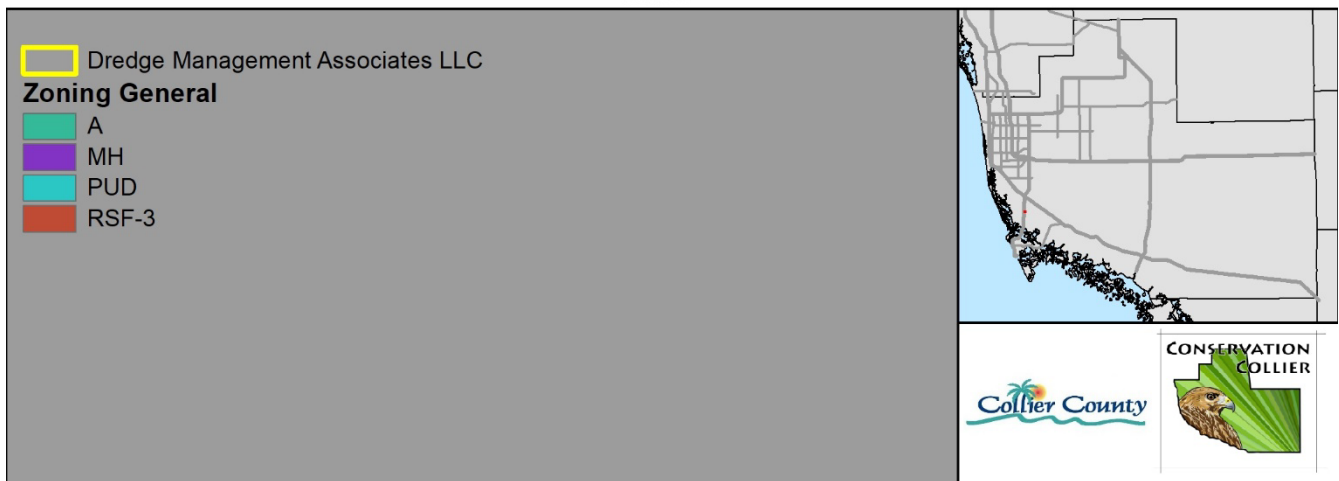
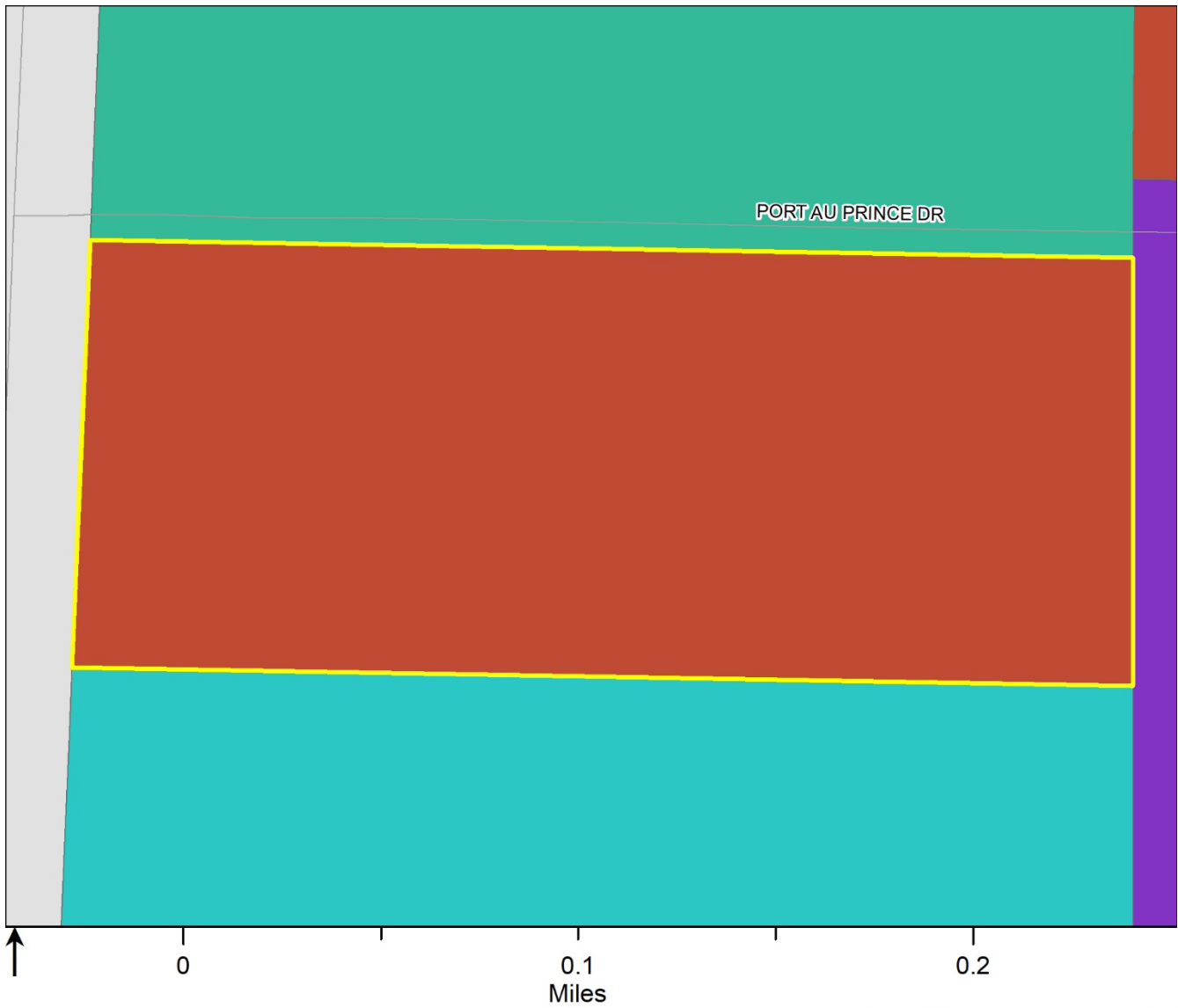


Figure 16 – Zoning

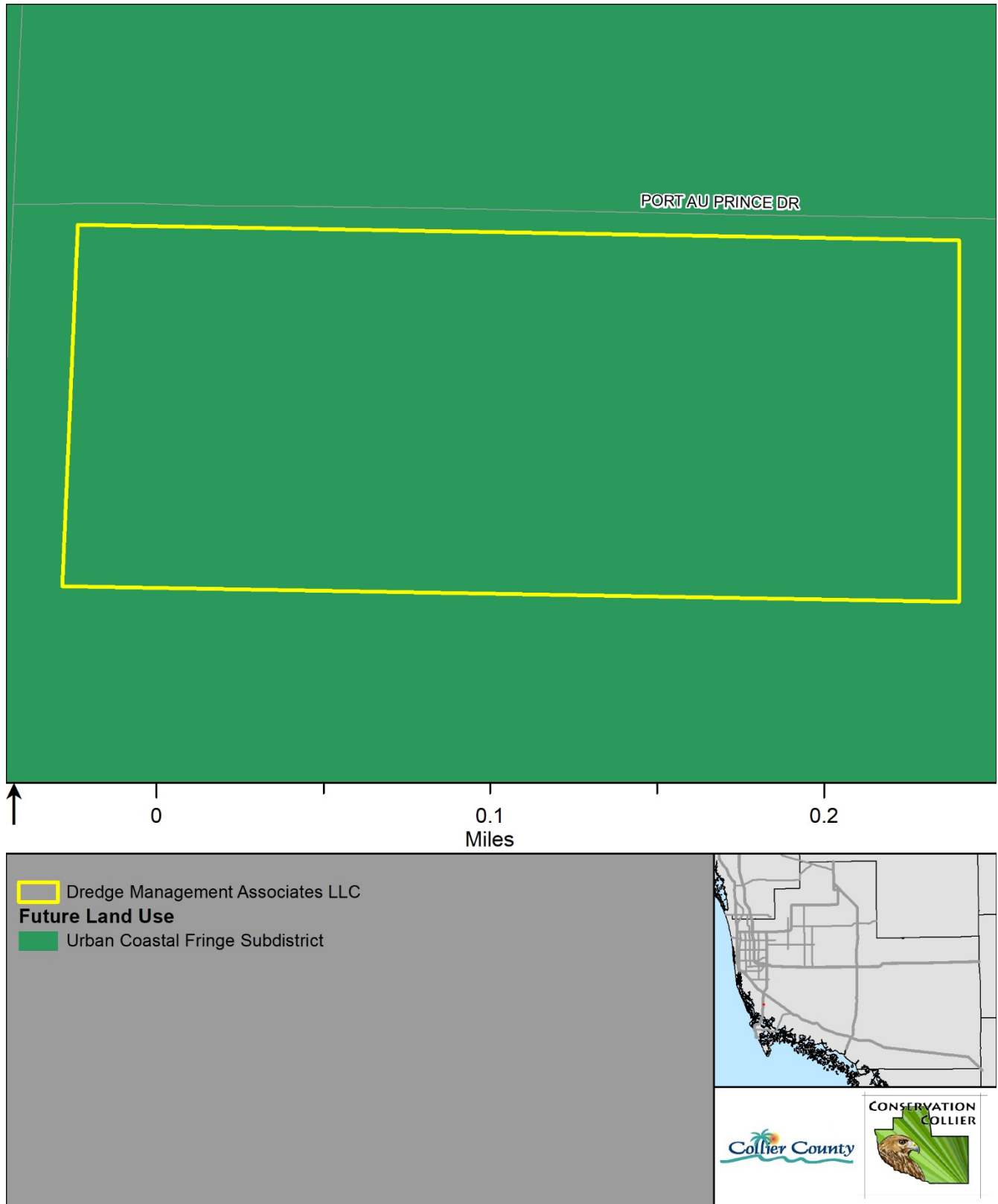


Figure 17 – Future Land Use

### 3.4.2 Development Plans

The parcel is not currently planned for development.

## 4. Acquisition Considerations

No additional acquisition considerations were noted during the review and site visit for this parcel.

## 5. Management Needs and Costs

Table 5 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$16,900	\$5,000	18.73 ac @\$900 per acre. Increased price due to initial melaleuca treatment. Maintenance treatment @\$275 per acre

## 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 Forms

<b>Property Name:</b> Dredge Management			
<b>Target Protection Mailing Area:</b> Urban / Shell Island Preserve			
<b>Folio(s):</b> 00742040001			
<b>Secondary Criteria Scoring</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Percentage</b>
<b>1 - Ecological Value</b>	<b>160</b>	<b>92</b>	<b>58</b>
<b>2 - Human Value</b>	<b>80</b>	<b>30</b>	<b>38</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>55</b>	<b>69</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>67</b>	<b>83</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>244</b>	<b>61</b>

<b>1 - ECOLOGICAL VALUES (40% of total)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>130</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
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		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50	50	
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20	20	<i>Tillandsia fasciculata,</i> <i>Tillandsia utriculata,</i> <i>Tillandsia balbisiana</i>
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			

a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	Melaleuca and Brazilian pepper
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>90</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	<i>fresh American Alligator FT/SA trails observed on-site</i>
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		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	Adjacent to Rookery Bay across 951
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>60</b>	
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
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	
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30	30	Parcel is within the Rookery Bay OFW
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		
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
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	10	
d. Parcel does not provide floodplain management benefits	0		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>65</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
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	15	18.73 ac.
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	Shell Island 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		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>345</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>92</b>	

<b>2 - HUMAN VALUES (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>2.1 - RECREATION</b>	<b>120</b>	<b>20</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
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		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>70</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
a. Parcel accessible for land-based recreation year round	20		



b. Parcel accessible for land-based recreation seasonally	10	10	Standing water during wet season
c. Parcel is inaccessible for land-based recreation	0		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
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		
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
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		
c. Street parking available	10	10	Port-au-Prince Rd.
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>			
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5	5	marsh provides scenic vista
c. Frontage enhances aesthetics of public thoroughfare	10	10	Collier Blvd and Port-au-Prince Rd.
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>		<b>280</b>	<b>105</b>
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>		<b>80</b>	<b>30</b>

<b>3 - RESTORATION AND MANAGEMENT (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>3.1 - VEGETATION MANAGEMENT</b>	<b>120</b>	<b>100</b>	
<b>3.1.1 - Invasive plant management needs (Select the highest score)</b>			

a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	25% exotics coverage - Brazilian pepper along boundaries and melaleuca within old canal berm
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		
<b>3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)</b>			
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	Fire not compatible with adjacent homes
<b>3.2 - REMEDIATION AND SITE SECURITY</b>	<b>50</b>	<b>20</b>	
<b>3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)</b>			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	ATV trespass - entrance appears to be on east boundary
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>0</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>120</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>55</b>	

<b>4 - VULNERABILITY (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>4.1 - ZONING AND LAND USE</b>	<b>130</b>	<b>130</b>	
<b>4.1.1 - Zoning and land use designation (Select the highest score)</b>			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	RSF-3 - 3 units per acre
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		
<b>4.1.2 - Future Land Use Type (Select the highest score)</b>			
a. Parcel designated Urban	30	30	Urban Coastal Fringe Subdistrict
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		
<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>20</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
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	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10	10	
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>150</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>67</b>	

## 8. Additional Site Photos



*Tillandsia balbisiana*



*Tillandsia balbisiana*



*Tillandsia urtriculata*



*Melaleuca infestation*



*Melaleuca infestation*



*Melaleuca infestation*



*Melaleuca infestation*



*Melaleuca infestation*



*Freshwater marsh*



*Mangrove swamp*



*Mangrove swamp*



*Pine flatwoods*





*Mangrove swamp*



*Freshwater marsh*



*Mosquitofish observed throughout the freshwater marsh*



*Powerlines exist along the northern boundary of the property*



*Sweeping vista views of the marsh*



*Freshwater marsh*



*Freshwater marsh with wildlife trail*



*View from Port Au Prince Rd*



*Wetland vegetation throughout marsh*

## 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 10. 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 11: 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 – Magdalener Environmental Assessment