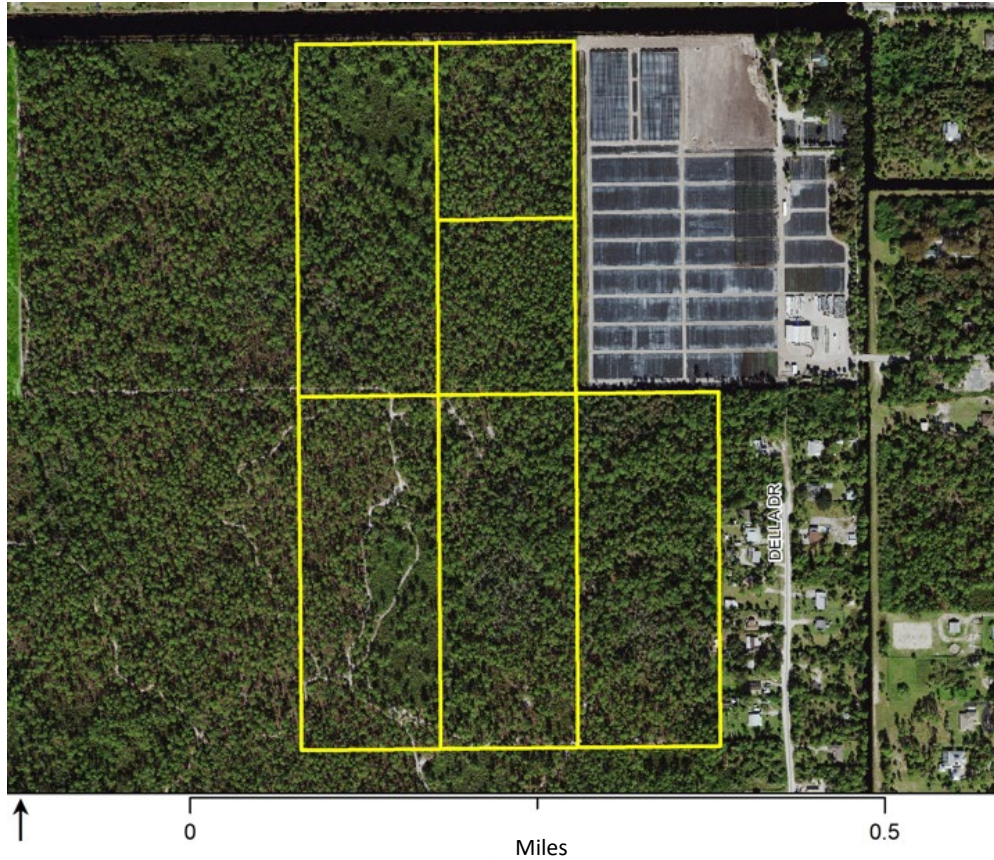


Conservation Collier Initial Criteria Screening Report Buckley Parcels



Owner Names: Buckley Enterprises, Thomas E. Buckley, Donald E. Buckley, and Harry M. Buckley III

Folio Numbers: 61730240001, 61730280003, 61730320002, 61731800000, 617731880004,
61731840002

Size: 80.0 acres

Staff Report Date: December 7, 2022

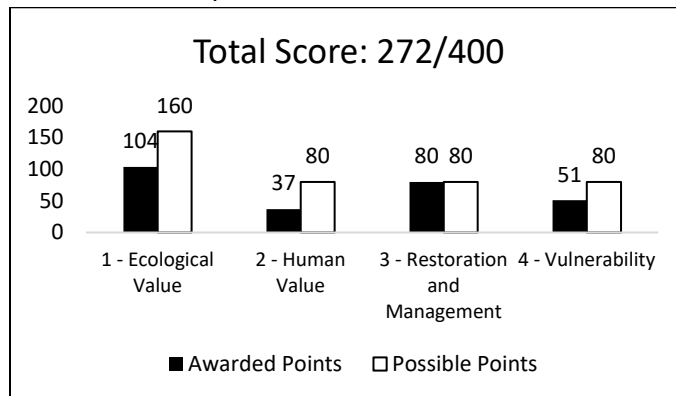


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1. Introduction

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

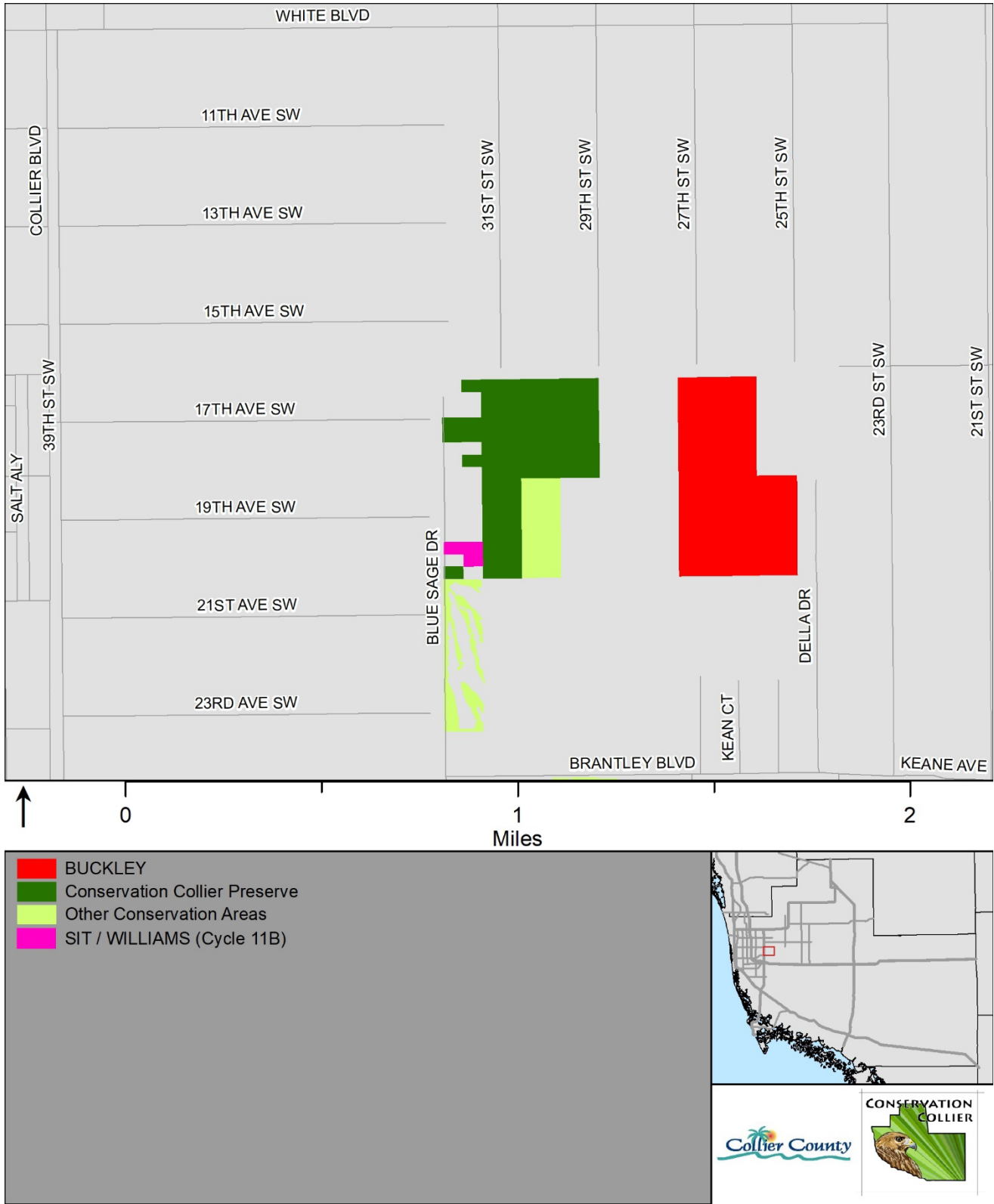


Figure 1 - Parcel Location Overview

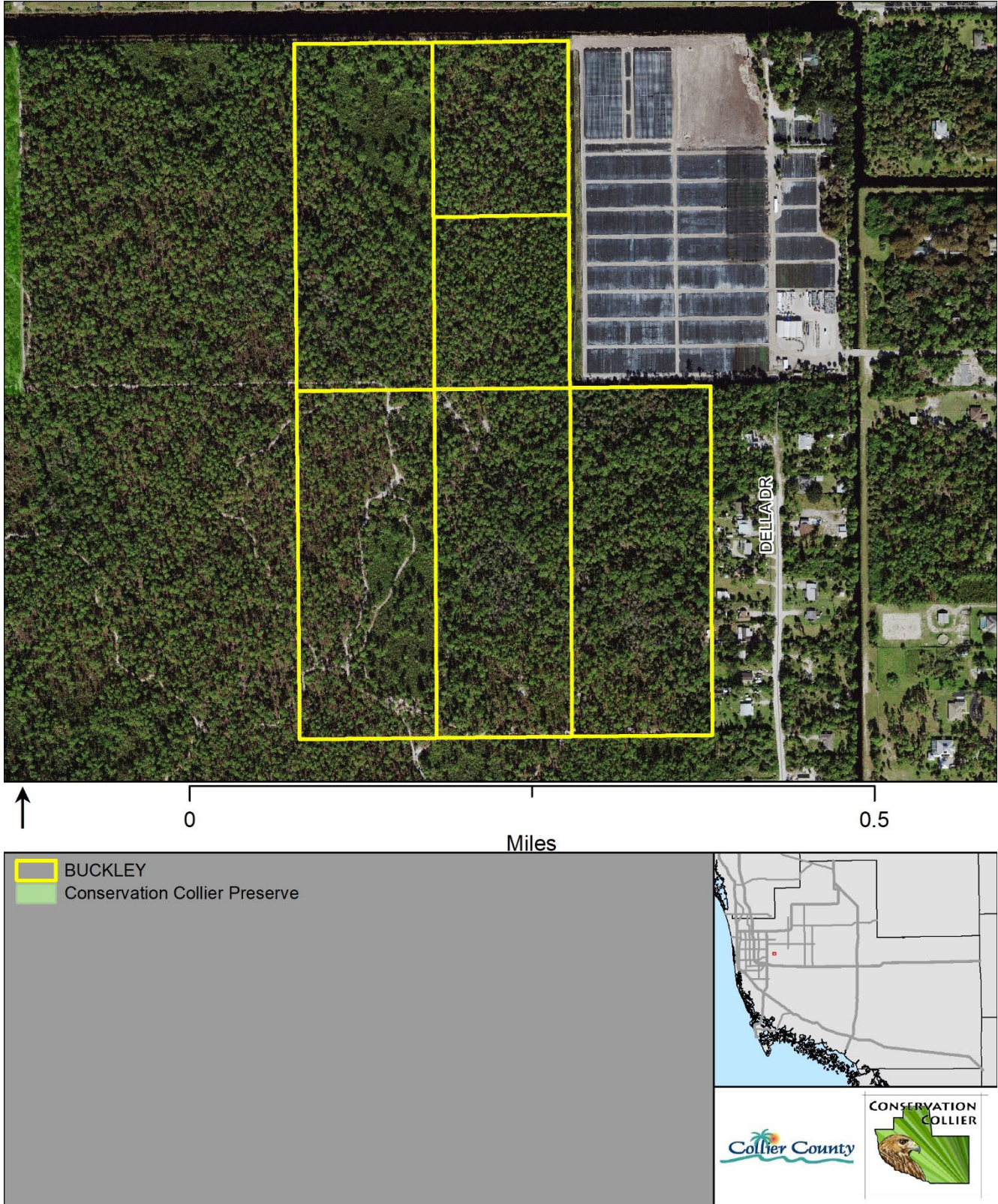


Figure 2 - Parcel Close-up

2.1 Summary of Property Information*Table 1 – Summary of Property Information*

Characteristic	Value	Comments
Name	Buckley	Buckley Enterprises, Thomas E. Buckley, Donald E. Buckley, and Harry M. Buckley III
Folio Number	61730240001, 61730280003, 61730320002, 61731800000, 617731880004, 61731840002	No site address
Target Protection Area	RFMUD	Nancy Payton Preserve Mailing area Cycle 11
Size	80.0 acres	
Section, Township, and Range	S24, Twn 49, R26	
Zoning Category/TDRs	A-RFMUD-NBMO - Neutral-Section 24	Agricultural - Rural Fringe Mixed Use District – North Belle Meade Overlay – Neutral Lands; 1 unit per lot or parcel of less than 40 acres with 90% preservation of slash pine trees or 16 dwelling unit clustered development. Allowable use information is available in Section 3.4.1 and Figure 16 of this report
FEMA Flood Map Category	Primarily AH with some areas of X and X500	AH - 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet; X – low to moderate risk of flooding; X500 – low risk of flooding
Existing structures	Possible residential shed	Residential property on east side may have cleared and built shed onto Buckley property
Adjoining properties and their Uses	Undeveloped, plant nursery, single family residential, canal	Undeveloped land to the west and south, plant nursery and single-family residence to the east, Golden Gate Canal to the north
Development Plans Submitted	None	
Known Property Irregularities	Possible shed over boundary	A survey is recommended to determine exact location of eastern property line
Other County Dept Interest	None	

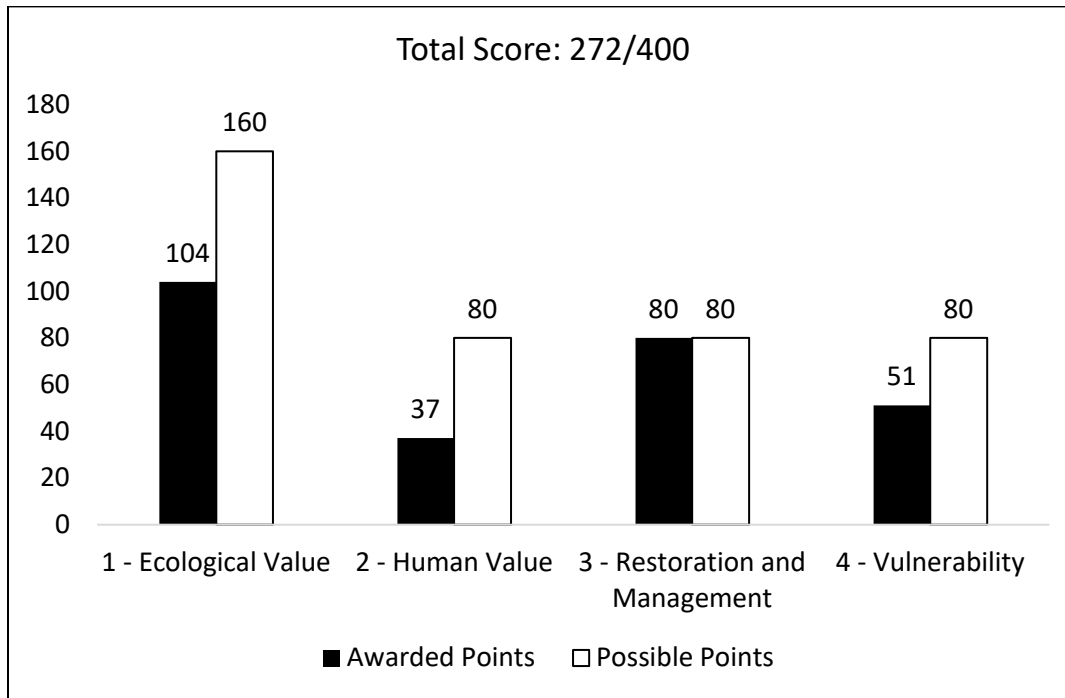


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	104	160	65%
1.1 - Vegetative Communities	43	53	80%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	27	53	50%
2 - Human Values	37	80	46%
2.1 - Recreation	23	34	67%
2.2 - Accessibility	11	34	33%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	80	80	100%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	51	80	64%
4.1 - Zoning and Land Use	44	58	77%
4.2 - Development Plans	7	22	30%
Total	272	400	68%

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 parcels 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 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. Possible access concerns or limits to uses within the property unknown at the time of estimation will be taken into consideration at time of appraisal.

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 Buckley 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**
Buckley Enterprises, Thomas E. Buckley, Donald E. Buckley, and Harry M. Buckley III	No address	80.0	\$592,000	\$640,000

* 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 Buckley parcels was obtained from the Collier County Real Estate Services Department in November 2022.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcels are zoned Agricultural but are Neutral Lands within the Rural Fringe Mixed Use District (RFMUD), have a North Belle Meade Overlay, and are within Section 24 of Township 49, Range 26, which means their development standards are governed by the Collier County Growth Management Plan Future Land Use Element, as described within Section V.B.6.f. of the Future Land Use Designation Description Section. The owners currently have several options for residential development: One dwelling unit located on each of the 6 lots for a total of 6 dwelling units, 16 clustered dwelling units, with an average lot size of 1 acre, Family Care Facilities or Sporting and Recreational camps at 1 unit per 5 acres, or farm labor housing (limited to 10 acres in any single location) at 11 units per acre for single family/duplex/mobile home units or 22 units/beds per acre for multifamily/dormitory units. More information regarding

development and preservation requirements and non-residential allowable uses can be found in Section 3.4.1 and Figure 16 of this report.

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

Criteria 1: Native Habitats

Are any of the following unique and endangered plant communities found on the property?

Order of preference as follows: **YES**

i.	Hardwood hammocks	No
ii.	Xeric oak scrub	YES
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.	<u>Other native habitats</u>	YES

Statement for Satisfaction of Criteria 1: The parcels consist of pine flatwoods and areas of scrubby pine flatwoods

Criteria 2: Human Social Values

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **NO**

Statement for Satisfaction of Criteria 2: These parcels currently have no legal access; however, access by pedestrians along the Golden Gate Canal bank or interior parcels via an easement would be explored.

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: Although the parcels do not significantly contribute to the aquifer, they buffer the Golden Gate Canal.

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 are near Nancy Payton Preserve, with undeveloped land between the parcels and the preserve. Florida panther, gopher tortoises, and red-cockaded woodpeckers have been documented in this area.

Criteria 5: Enhancement of Current Conservation Lands

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

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

Statement for Satisfaction of Criteria 5: Land between these parcels and Nancy Payton Preserve are undeveloped. The large acreage of the parcels provides significant enhancement to habitat that exists within Nancy Payton Preserve approximately 1,000 feet to the west.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

Although the parcels are mapped as Hydric Pine Flatwoods, Mesic Pine Flatwoods and Cypress, they can best be described as Pine Flatwoods with areas of Scrubby Flatwoods. The canopy of the Pine Flatwoods consists almost entirely of slash pine (*Pinus elliottii*) with occasional bald-cypress (*Taxodium distichum*). Several large slash pine snags also exist within the canopy. The understory of the northern portion of the property is much denser and contains a higher density of exotic plants, primarily (*Acacia auriculiformis*) and Brazilian pepper (*Schinus terebinthifolia*), than the southern portion, which contains only scattered exotics. Understory vegetation within the Pine Flatwoods consists of cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), American beautyberry (*Callicarpa americana*), myrsine (*Myrsine cubana*), winged sumac (*Rhus copallinum*), hog plum (*Ximenia americana*), wiregrass (*Aristida stricta*), and muscadine (*Vitis rotundifolia*). Within the areas of Scrubby Flatwoods, fewer pines were observed within the canopy, while saw palmetto, galberry (*Ilex glabra*), rusty lyonia (*Lyonia fruticosa*), and wild pennyroyal (*Piloblephis rigida*) dominated the understory.

Exotic plants were present at a density of approximately 15% overall, with the highest density within the northern portion of the property. Exotic plants observed included earleaf acacia, Brazilian pepper, Ceasarweed (*Urena lobata*), and shoebutton ardisia (*Ardisia elliptica*).

The state threatened northern needleleaf (*Tillandsia balbisiana*) and state endangered cardinal airplant (*Tillandsia fasciculata*) were observed within the parcels

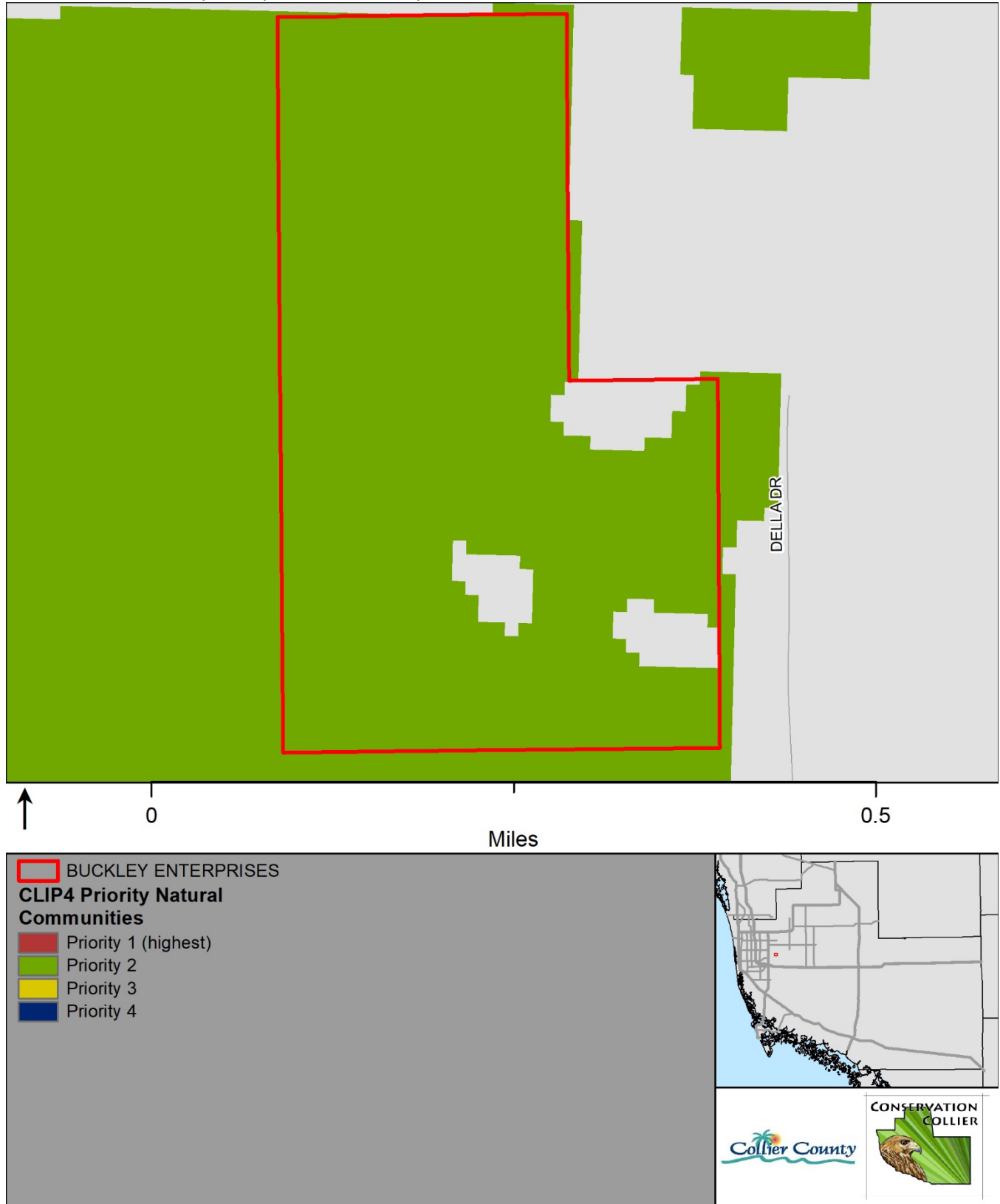


Figure 4 - CLIP4 Priority Natural Communities

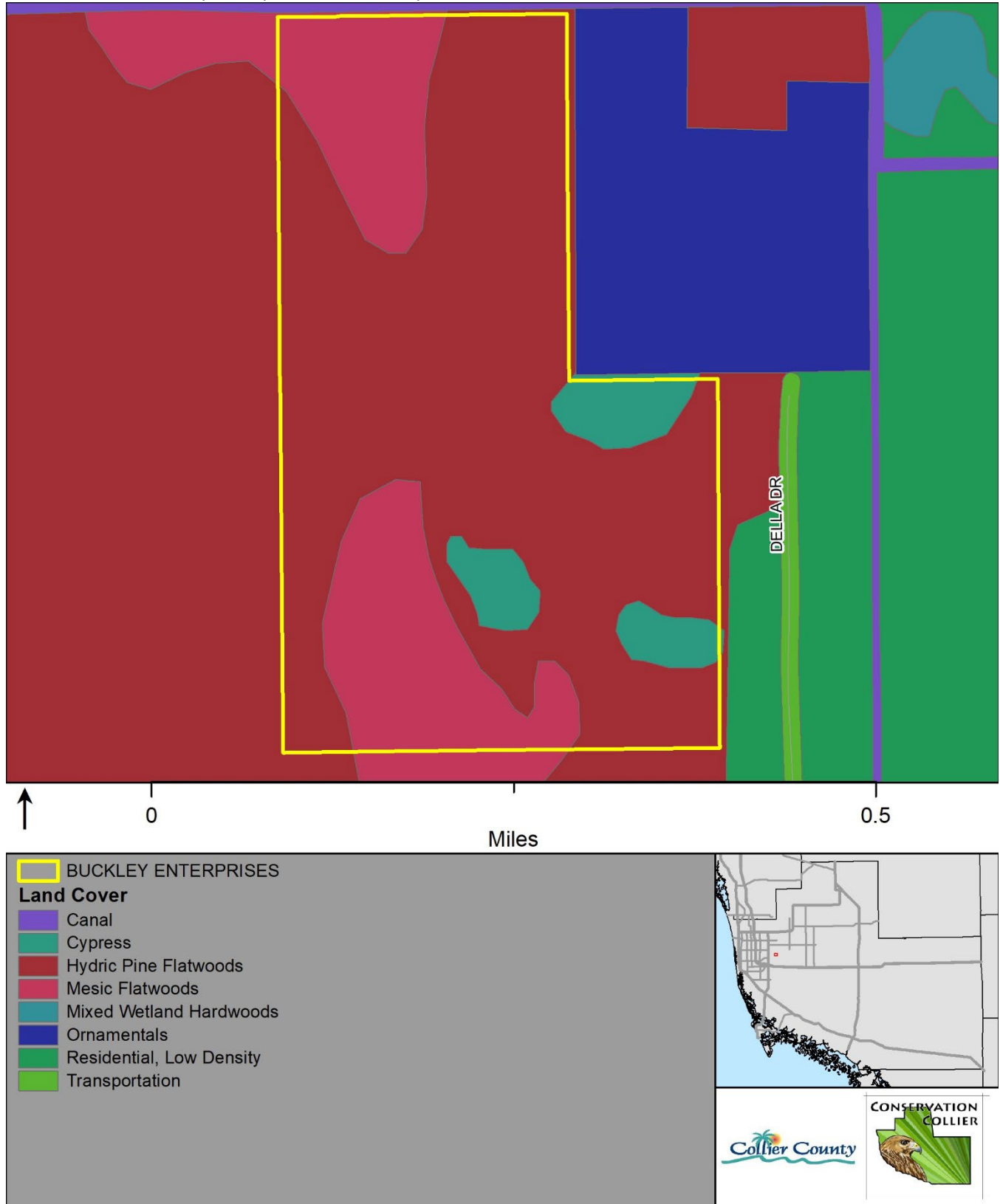


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Slash pine canopy with saw palmetto and cabbage palm understory



Figure 7 – Scrubby flatwoods

3.1.2 Wildlife Communities

Several active gopher tortoise (*Gopherus polyphemus*) burrows were observed within the property. Florida panthers utilize the property, and the area is a known, successful denning site. The taller palmettos within the parcels provide potential panther denning habitat. Additionally, Florida black bear (*Ursus americanus floridanus*) telemetry points and red cockaded woodpecker (*Picoides borealis*) observations have been documented within surrounding parcels.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	Candidate species	Active burrows
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Telemetry points



Figure 8 – Active gopher tortoise burrow

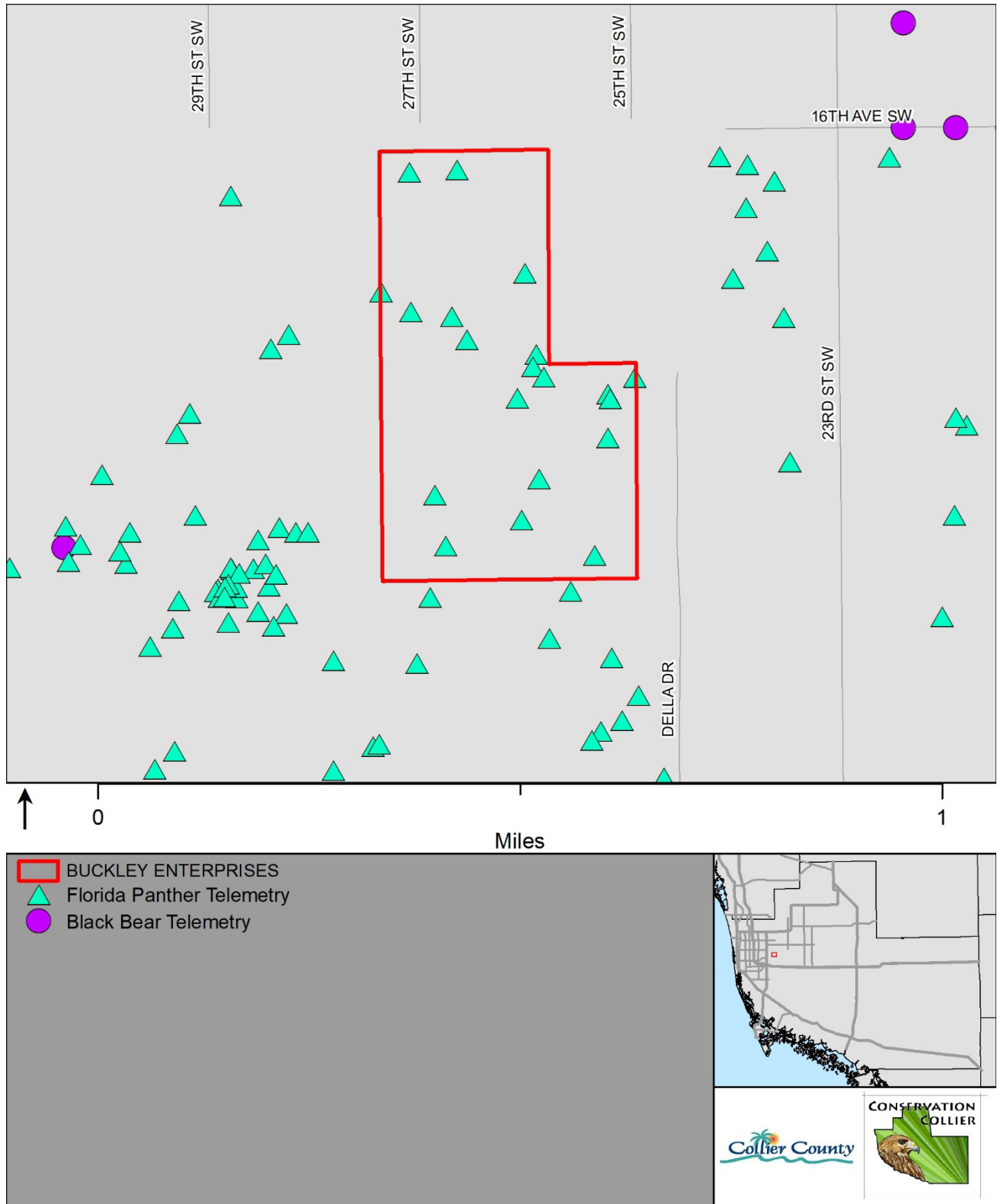


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

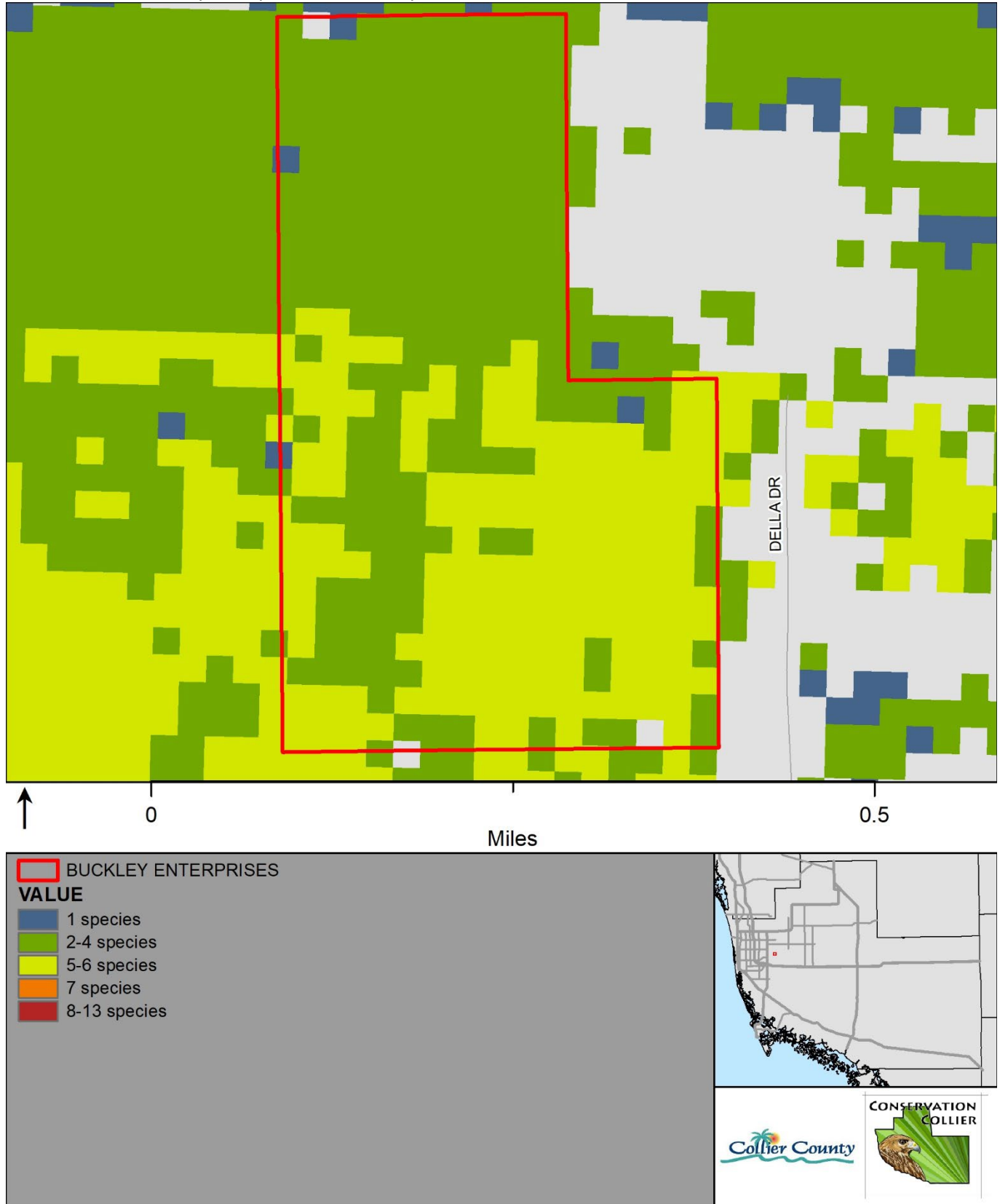


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcels do not significantly protect water resources, add very minimally to the surficial aquifer, and are comprised of uplands; however, the northern boundary of the property buffers the Golden Gate Canal.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped hydric soils on the parcels include "Holopaw Fine Sand, Limestone Substratum", "Malabar Fine Sand", "Riviera Fine Sand, Limestone Substratum", and "Riviera, Limestone Substratum – Copeland Fine Sand". These nearly level, poorly drained soils are normally found in sloughs, poorly defined drainageways, and cypress swamps; however, the proximity of the Golden Gate Canal has altered the wetland characteristics of the site, causing these parcels and surrounding area to drain and lose most of their wetland indicators. Mapped non-hydric soils on the parcels include "Oldsmar Fine Sand" and "Boca Fine Sand" - nearly level, poorly drained soil associated with flatwoods.

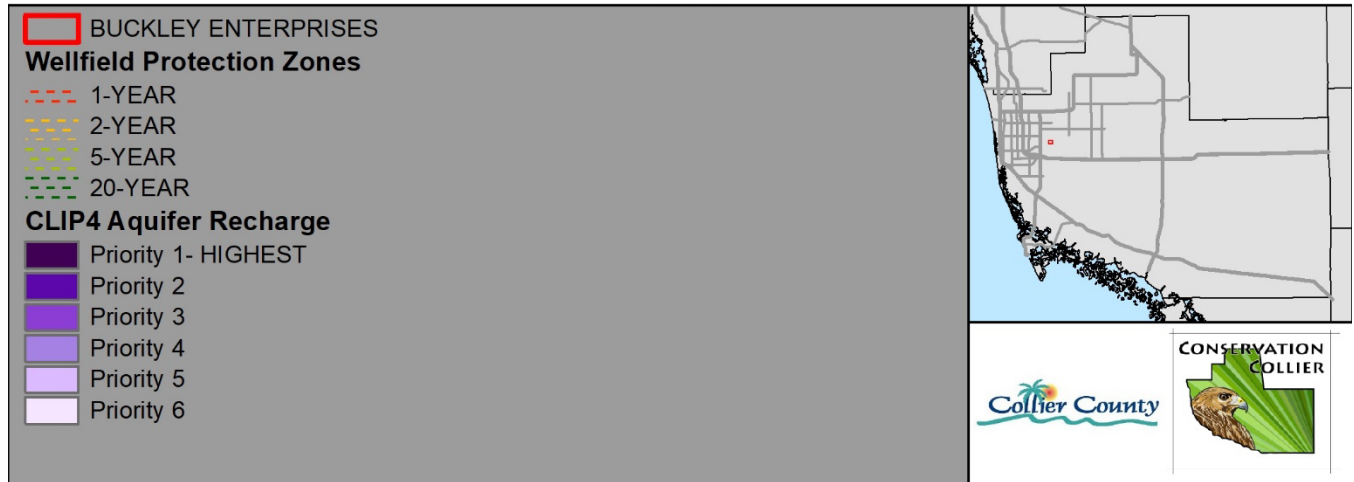
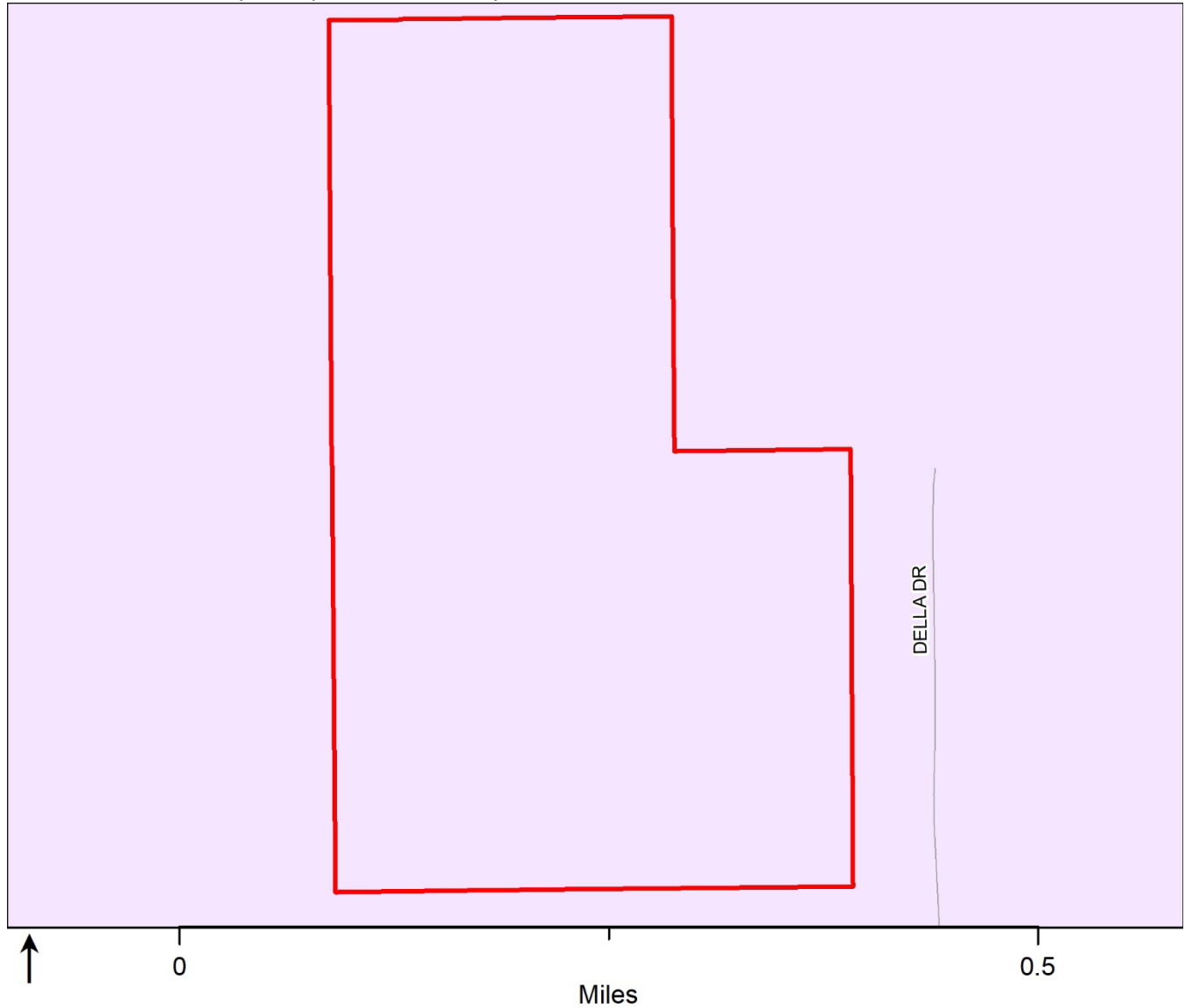


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

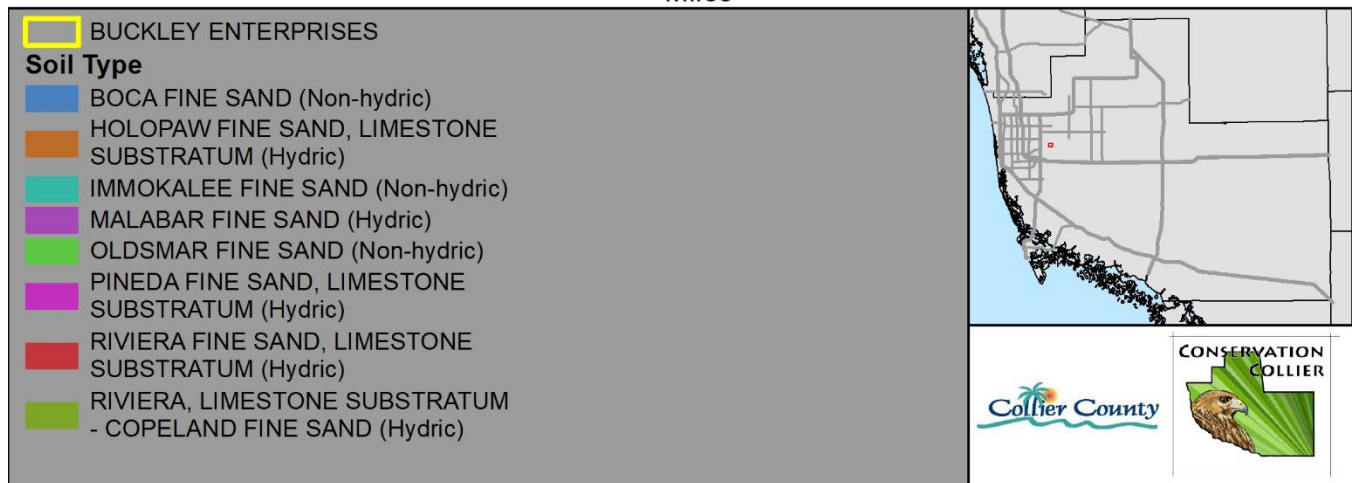
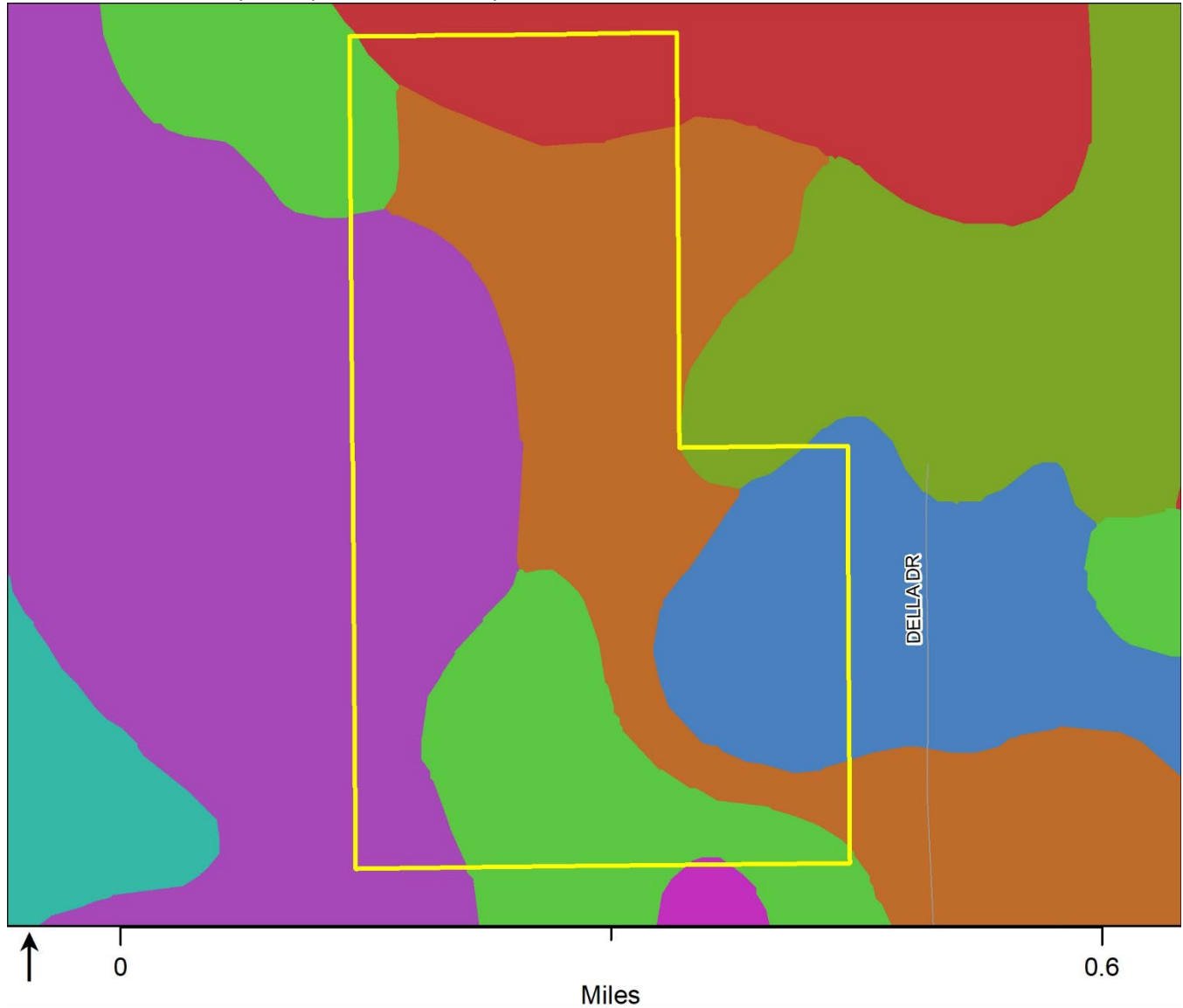


Figure 12 - Collier County Soil Survey

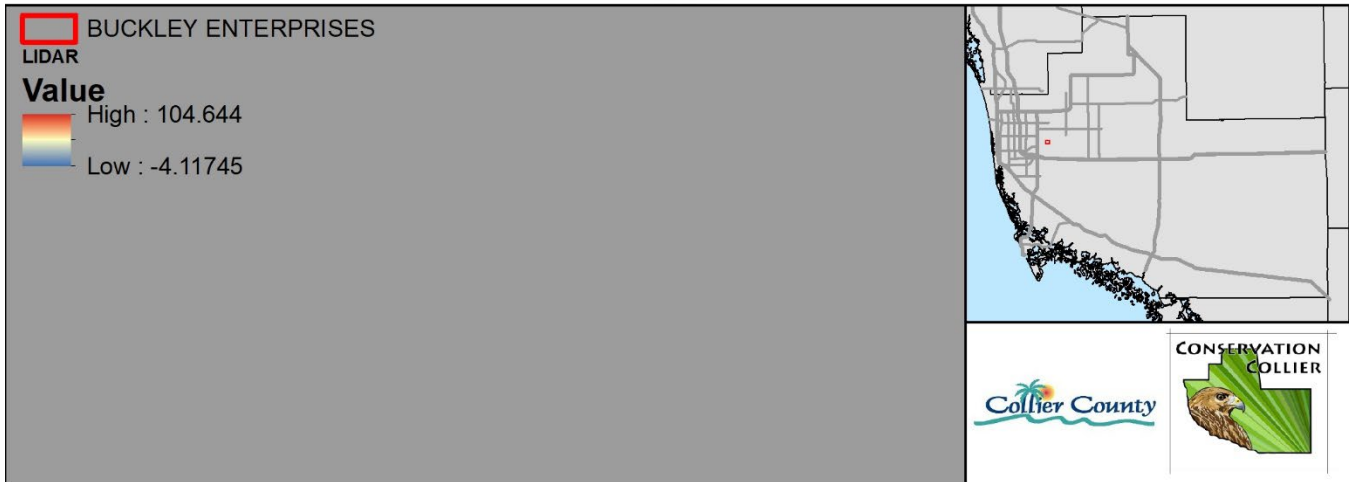
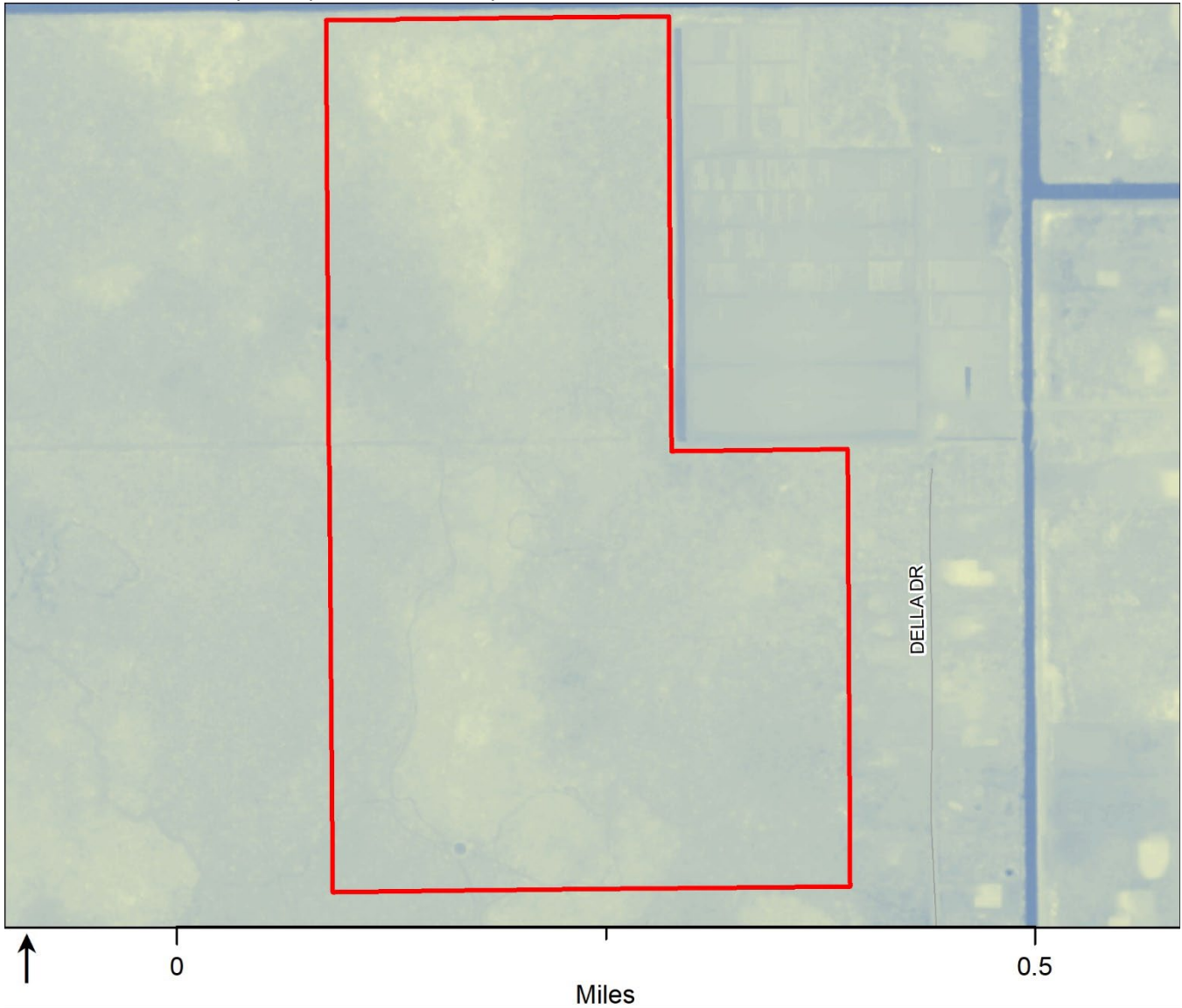


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels are not directly adjacent to Nancy Payton Preserve; however, undeveloped lands exist between the parcels and the preserve. The relatively large acreage of the property affords important stand-alone habitat that also enhances adjacent undeveloped lands and Nancy Payton Preserve. The large area of undeveloped land within S24, Twn 49, R26 provides important connected habitat for the Florida panther, gopher tortoise, Florida black bear, and red-cockaded woodpecker.

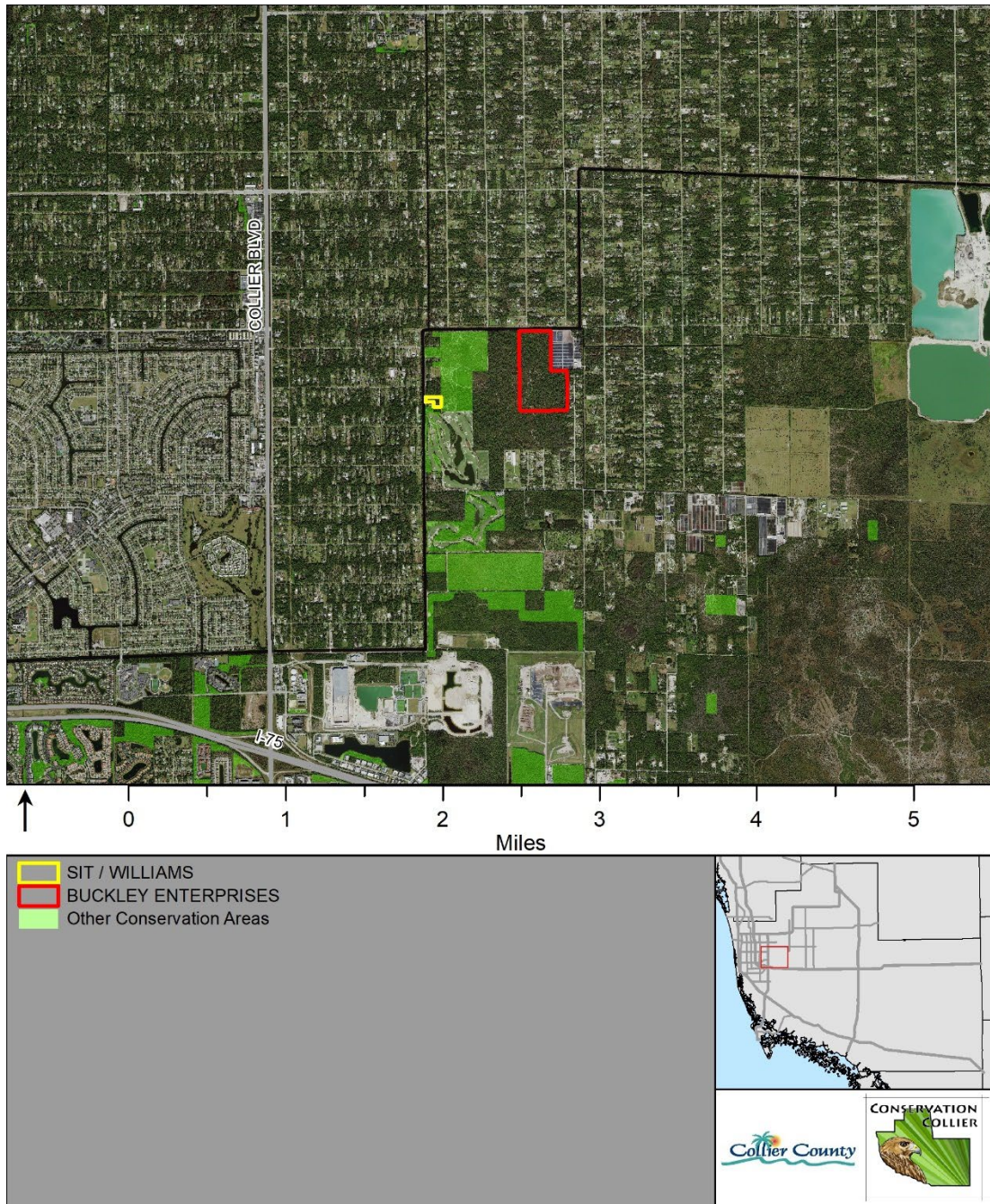


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for a variety of recreational activities including equestrian, large tire cycling, and hiking.

3.2.2 Accessibility

These parcels currently have no legal access; however, access by pedestrians along the Golden Gate Canal bank or interior parcels via an easement would be explored as existing trails connect the parcels with Nancy Payton Preserve.

3.2.3 Aesthetic/Cultural Enhancement

These parcels contain several, large slash pine trees and scenic vistas of undisturbed pine flatwoods.



Figure 15 – Pine Flatwoods

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 15% of the site is covered with exotic vegetation – primarily earleaf acacia and Brazilian pepper in the northern portion of the property. Scattered Caesarweed and shoebutton ardisia were also observed. Treatment could be incorporated into Nancy Payton Preserve regular invasive, exotic plant maintenance after initial treatment is completed.

3.3.1.2 Prescribed Fire

The parcels have been somewhat fire suppressed and contain a pine needle layer throughout the entire site that would carry fire. Fire lines would need to be installed prior to active fire management.

3.3.2 Remediation and Site Security

ATV and Off road vehicle trespass is occurring within the property. Signage and cameras, and possibly strategic fencing will need to be deployed to deter trespass

3.3.3 Assistance

Assistance from other agencies or organizations is anticipated with prescribed fire.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are zoned Agricultural but are Neutral Lands within the Rural Fringe Mixed Use District (RFMUD), have a North Belle Meade Overlay, and are within Section 24 of Township 49, Range 26, which means their development standards are governed by the Collier County Growth Management Plan Future Land Use Element, as described within Section V.B.6.f. of the Future Land Use Designation Description Section (Figure 16). The owners currently have several options for residential development. One dwelling unit located on each of the 6 lots could be developed for a total of 6 dwelling units. This option would require 90% slash pine preservation unless a Red-cockaded Woodpecker Habitat Management Plan is prepared, and it recommends a lesser amount. Sixteen clustered dwelling units, with an average lot size of 1 acre, could be developed within the property. Any clustered development would require participation in a Red-cockaded Woodpecker Habitat Management Plan (which requires \$30,000 plus 5% per year as an inflation adjustment for management), 80% native vegetation preservation, and conveyance of approximately 65 acres for conservation and preservation to Conservation Collier, a Homeowners Association, or other like entity. Additionally, Family Care Facilities or Sporting and Recreational camps could be developed at 1 unit per 5 acres; or farm labor housing (limited to 10 acres in any single location) could be developed at 11 units per acre for single family/duplex/mobile home units or 22 units/beds per acre for multifamily/dormitory units.

f. Buckley Property – Lots 3, 4 and 17-19 Combined (Labeled “Buckley” on North Belle Meade Overlay Section 24 Map)

1) Allowable Uses:

- a) Sixteen (16) clustered dwelling units, single family or multi-family (fewer dwelling units may be developed at the discretion of land owner); OR, at the discretion of land owner, develop with any of the below uses b) through q), subject to the requirements and limitations of the RFMUD Neutral Lands designation;
- b) One dwelling unit located on each of the six lots of record (total of six dwelling units);
- c) Agricultural uses;
- d) Dormitories, duplexes and other types of staff housing, as may be incidental to, and in support of, conservation uses;
- e) Group housing uses subject to the following density/intensity limitations: Family Care Facilities: 1 unit per 5 acres; Group Care Facilities and other Care Housing Facilities: Maximum Floor Area Ratio (FAR) not to exceed 0.45;
- f) Staff housing as may be incidental to, and in support of, safety service facilities and essential services;
- g) Farm labor housing limited to 10 acres in any single location: Single family/duplex/mobile home: 11 dwelling units per acre; Multifamily/dormitory: 22 dwelling units/beds per acre;
- h) Sporting and Recreational camps, within which the lodging component shall not exceed 1 unit per 5 gross acres;
- i) Essential services;
- j) Golf courses or driving ranges, subject to the standards for these uses contained in the Rural Fringe Mixed Use District Neutral Lands designation;
- k) Zoo, aquarium, botanical garden, or other similar uses;
- l) Public educational plants and ancillary plants;
- m) Community facilities, such as places of worship, childcare facilities, cemeteries, social and fraternal organizations;
- n) Sports instructional schools and camps;
- o) Oil extraction and related processing;
- p) Parks, open space, and recreational uses;
- q) Private schools.

(XXIV) = Plan Amendment by Ordinance No. 2010-49 on December 14, 2010

2) Clustering:

- a) Only one clustered development is allowed, and a maximum of sixteen (16) dwelling units are allowed in that cluster. This dwelling unit figure is based upon the total Buckley ownership in Section 24 of approximately 81 acres.
- b) The clustered development may be comprised of single family dwelling units, multi-family dwelling units or a combination.
- c) The minimum gross acreage for clustering a single residential development shall be sixty-four (64) acres.
- d) Lot size in clustered development shall not exceed an average of one acre, exclusive of areas to be dedicated, conveyed or set aside for right-of-way purposes. The lot size may be required to be less, depending upon the recommendations of the Red-cockaded Woodpecker Habitat Management Plan required in subparagraph f.6) below.
- e) Any clustered residential development requires participation in a Red-cockaded Woodpecker Habitat Management Plan and the requirements set forth in subparagraph f.6) below.
- f) Clustered residential development shall be located in an area of the property determined by the Red-cockaded Woodpecker Habitat Management Plan to be most appropriate for development. For the location of the clustered development, the Red-cockaded Woodpecker Habitat Management Plan shall consider areas already developed and highly impacted in Section 24, as well as areas contiguous to areas in the southeast part of Section 24 that are already developed and highly impacted.
- g) All other cluster provisions and requirements for RFMUD Neutral Lands - set out in the Rural Fringe Comprehensive Plan Amendments adopted June 19, 2002, by Ordinance number 2002-32, and incorporated into the comprehensive plan, and subsequently adopted into the Collier County Land Development Code, Ordinance No. 04-41, as amended - shall be applicable, except where in conflict with cluster provisions within this subparagraph 2).
- h) For clustered residential development, Buckley shall participate in a Red-cockaded Woodpecker Habitat Management Plan and the requirements outlined in subparagraph f.6) below, and shall expend a sum of money to promptly implement the Red-cockaded Woodpecker Habitat Management Plan for Buckley's parcels totaling 81 acres. This amount shall be \$30,000.00 plus five percent (5%) per year as an inflation adjustment. Once the Red-cockaded Woodpecker Habitat Management Plan is implemented, Buckley shall fully fund the ongoing maintenance costs.

3) Native Vegetation and Preservation Requirements:

- a) For clustered residential development, a minimum of eighty percent (80%) of the native vegetation shall be preserved in a manner which is consistent with the Conservation and Coastal Management Element, Policy 6.1.2e.-g., as that policy exists on September 28, 2010. This 80% shall be calculated based upon the total of 81 acres, yielding a required native vegetation preserve amount of approximately 65 acres.

(XXIV) = Plan Amendment by Ordinance No. 2010-49 on December 14, 2010

Future Land Use Element as of Ordinance No. 2021-36, adopted October 26, 2021

- b) For clustered residential development, approximately 65 acres of native vegetation shall be conveyed to Conservation Collier, a Home Owners Association, or other like entity, for the purposes of conservation and preservation. The conveyance shall be in the form of a conservation easement, or other instrument acceptable to the entity.
 - (1) The entity in whose favor the conservation easement is granted shall be obligated to implement and maintain the Red-cockaded Woodpecker Habitat Management Plan that will be developed for this area in association with the Safe Harbor Agreement as required in subparagraph f.6) below.
 - (2) Such entity shall provide financial assurances to Collier County, in the form of a bond, letter of credit, or equivalent, of its ability to implement and permanently maintain this Red-cockaded Woodpecker Habitat Management Plan.
- c) For non-clustered residential development, ninety percent (90%) of the slash pine trees shall be preserved, and a greater amount may be preserved at the discretion of the property owner, unless a Red-cockaded Woodpecker Habitat Management Plan is prepared and it recommends a lesser amount.
- d) For non-residential development, native vegetation shall be preserved in a manner which is consistent with the Habitat Management Plan required in subparagraph f.6) below and with the Conservation and Coastal Management Element, Policy 6.1.2e.-g., as that policy exists on September 28, 2010.
- 4) Non-residential Use Location: Non-residential uses shall be located in an area of the property determined by the best available data, including the Red-cockaded Woodpecker Habitat Management Plan, to be most appropriate for non-residential development.
- 5) Non-residential Use Habitat Management Plan Requirement: For non-residential development, Buckley shall participate in a Red-cockaded Woodpecker Habitat Management Plan and the requirements outlined in subparagraph f.6) below, and shall expend a sum of money to promptly implement the associated Red-cockaded Woodpecker Habitat Management Plan. This amount shall be \$30,000.00 plus five (5) percent per year as an inflation adjustment. Once the Red-cockaded Woodpecker Habitat Management Plan is implemented, Buckley shall fully fund the ongoing maintenance costs.
- 6) Safe Harbor Agreement: Clustered residential development, and non-residential development, is subject to the following requirements:
 - a) Buckley shall apply for and pursue a Safe Harbor Agreement with associated Red-cockaded Woodpecker Habitat Management Plan with the U.S. Fish and Wildlife Service for the approximately 81 acres of land they own in Section 24 that are described in subparagraph f. above.
 - b) If approved, the Red-cockaded Woodpecker Habitat Management Plan shall require such management techniques as the mechanical or manual thinning of trees and understory, and the removal of combustible materials to levels which would permit a "controlled burn" that would not destroy, but would maintain, the presence of a sufficient amount of slash pine trees for Red-cockaded Woodpecker foraging and cavity tree nests.

(XXIV) = Plan Amendment by Ordinance No. 2010-49 on December 14, 2010

- c) Buckley shall pay all legal and permitting fees related to their effort to obtain approval of the Safe Harbor Agreement. Additionally, if successful in obtaining a Safe Harbor Agreement, Buckley shall expend a sum of money to promptly implement the associated Red-cockaded Woodpecker Habitat Management Plan. This amount shall be \$30,000.00 plus five (5) percent per year as an inflation adjustment. Once the Red-cockaded Woodpecker Habitat Management Plan is implemented, Buckley shall fully fund the ongoing maintenance costs.
- d) The Safe Harbor Agreement and associated Red-cockaded Woodpecker Habitat Management Plan must provide that Buckley can develop 16 residential dwelling units in the areas uncolored and labeled "Buckley" as set forth on the North Belle Meade Overlay Section 24 Map. The Red-cockaded Woodpecker Habitat Management Plan must also delineate the maximum area that may be cleared, in accordance with the applicable provisions of the Growth Management Plan, within the areas uncolored and labeled "Buckley" set forth on the North Belle Meade Overlay Section 24 Map. The Safe Harbor Agreement must allow 20% of Buckley's approximately 81 acres (approximately 16 acres) to be cleared when development occurs.
- e) Once the Red-cockaded Woodpecker Habitat Management Plan is implemented, the County shall defer to the federal and state agencies as to protection of other state and federal listed species that may be present on the approximate 81 acres of land owned by Buckley and uncolored and labeled "Buckley" on the North Belle Meade Overlay Section 24 Map. Buckley shall comply with all federal and state listed species criteria for development within the areas that will be allowed to be cleared pursuant to the Safe Harbor Agreement.
- f) The County shall not comment to any of the state and federal permitting agencies during the permitting process for the Buckley parcels so long as the following takes place:
 - (1) Residential development is clustered as provided herein; and
 - (2) The Safe Harbor Agreement with associated Red-cockaded Woodpecker Habitat Management Plan is approved and being implemented; and
 - (3) The conservation easement or fee simple title is granted to the appropriate entity for management of the Red-cockaded Woodpecker habitat, as required in subparagraph 3)b) above; and
 - (4) Permit applications are consistent with all provisions herein for Hideout property and all other provisions of the Collier County comprehensive plan, except they are not subject to:
 - (a) The Conservation and Coastal Management Element, Objective 2.1 and subsequent policies; Goal 6 and subsequent objectives and policies, excluding (are subject to) policies 6.1.2e.-g., 6.1.4, 6.1.5, and 6.1.7; and, Goal 7 and subsequent objectives and policies; and
 - (b) the Future Land Use Element, Rural Fringe Mixed Use District, Neutral Lands, paragraph 2., Clustering, subparagraph d), minimum project size; Paragraph 3. Allowable Uses, subparagraphs 3.a), d) through h), j) through p), r) and s) [these excepted uses are prohibited]; paragraph 5. Density Blending [this provision is not available for these parcels].

(XXIV) = Plan Amendment by Ordinance No. 2010-49 on December 14, 2010

Should Buckley be unable to secure an acceptable Safe Harbor Agreement with associated Red-cockaded Woodpecker Habitat Management Plan, or should the cost of implementing the Red-cockaded Woodpecker Habitat Management Plan exceed the sum of \$30,000.00 plus the inflation factor set forth herein and no additional funding can be obtained, then Buckley shall be deemed to have satisfied their Safe Harbor Agreement and associated Red-cockaded Woodpecker Management Plan obligations set forth herein with the contribution of \$30,000.00 toward management of the Red-cockaded Woodpecker habitat. In such an event, the remaining provisions and requirements relating to density, clustering, preservation and any other applicable development standards set forth herein and in the remainder of the Collier County GMP, except as excepted in subparagraph 6)f)(4) above, shall remain effective and applicable to the Buckley parcels in Section 24.

NORTH BELLE MEADE OVERLAY SECTION 24 MAP

NAPLES FARM SITES, INC.
SECTION 24, TOWNSHIP 49 SOUTH, RANGE 26 EAST



ADOPTED - DECEMBER 14, 2010
(ORD. 2010-49)

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: NPS-244926-A.DWG



Figure 16 – Collier County GMP FLU Element Section V.B.6.f.

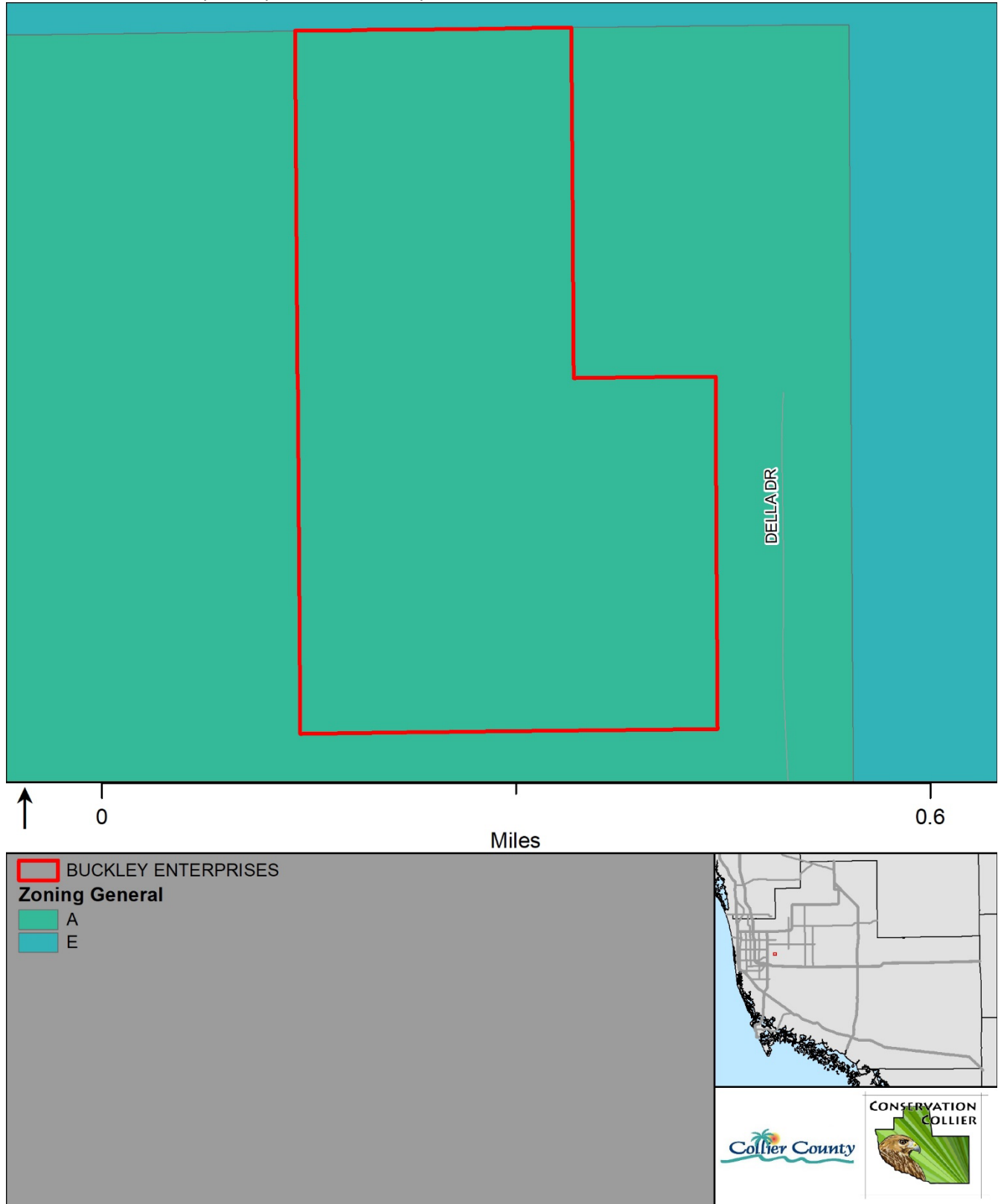


Figure 17 – Zoning

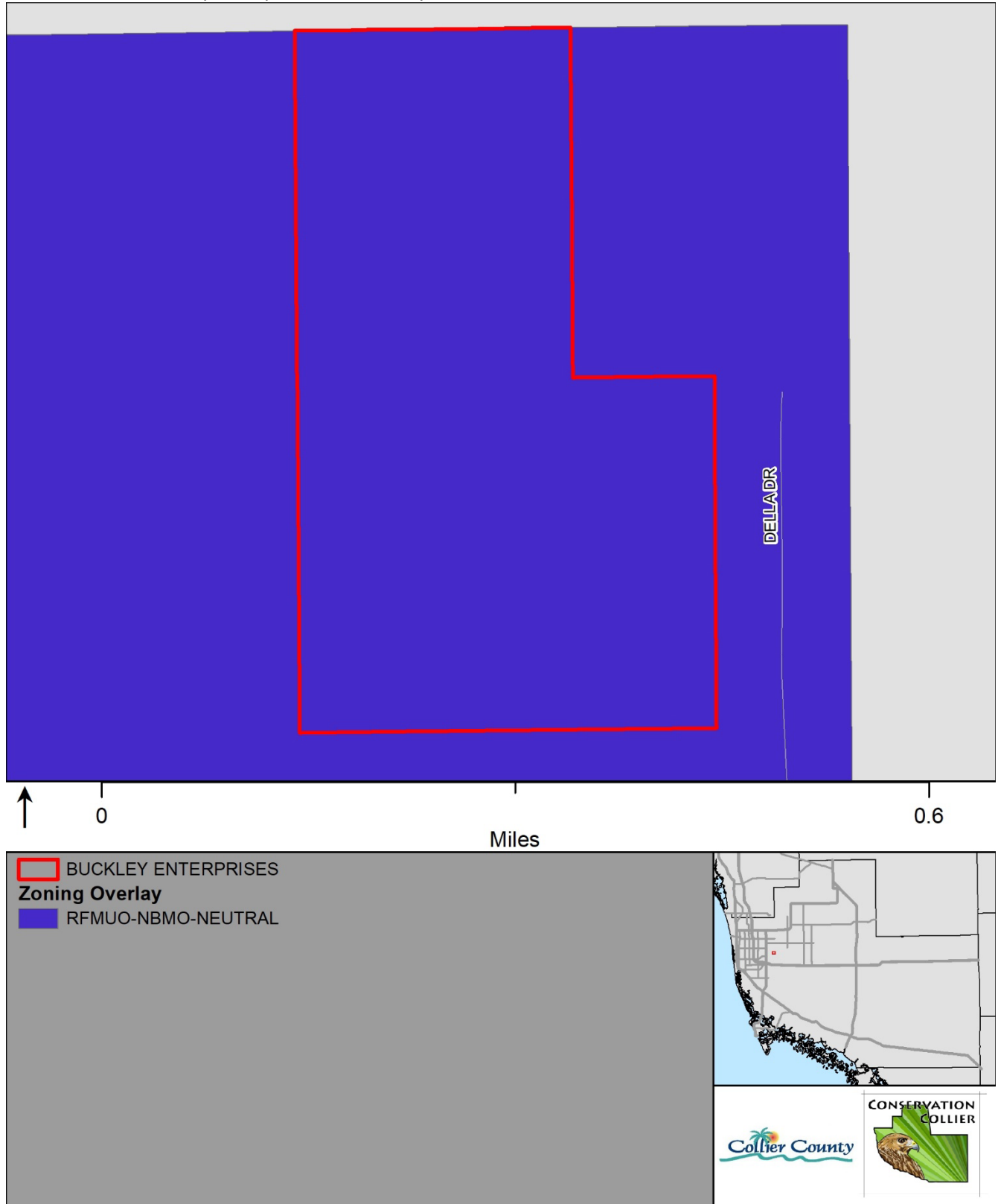


Figure 18 – Zoning Overlay

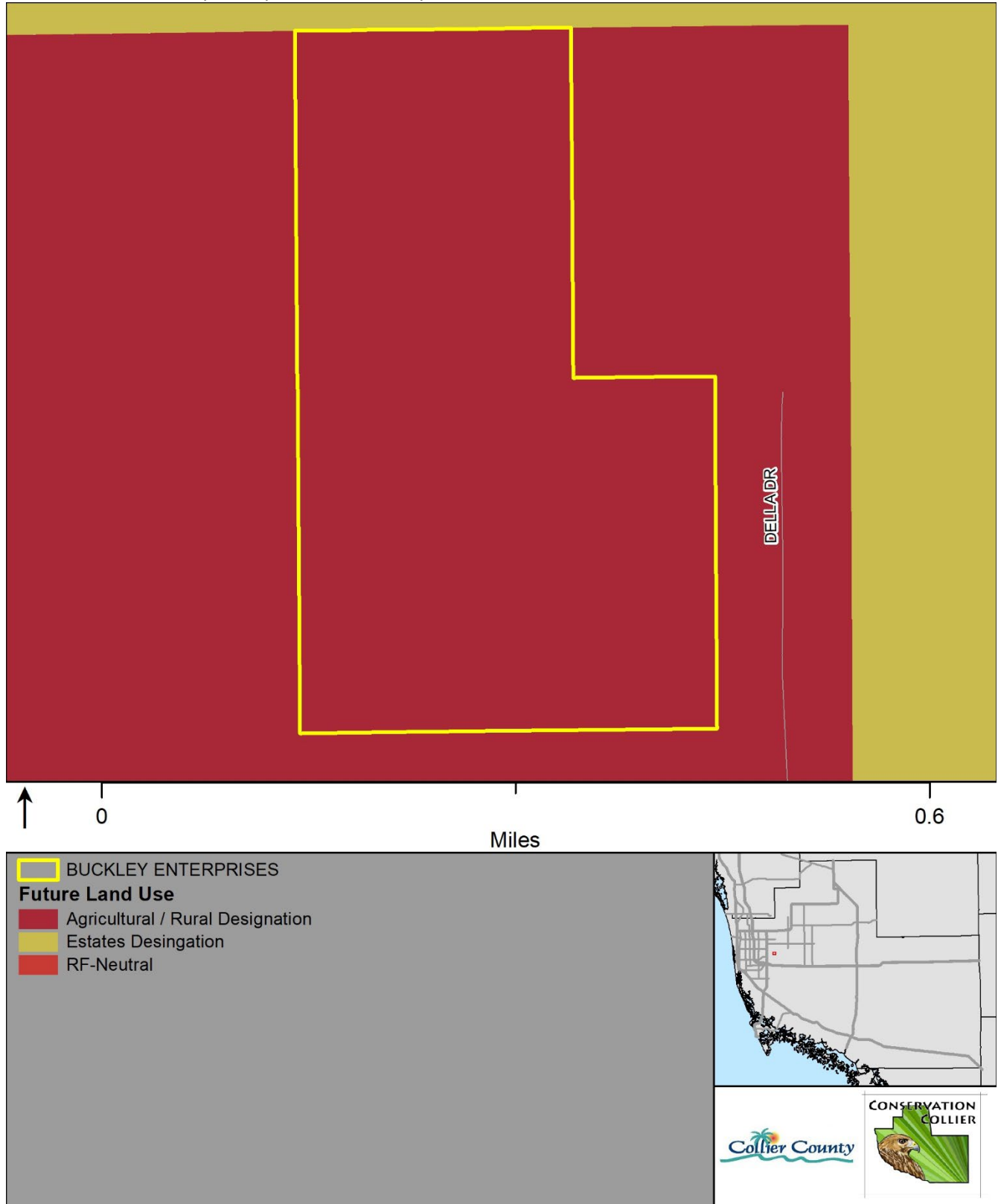


Figure 19 – Future Land Use

3.4.2 Development Plans

The parcels are 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.

Staff recommends obtaining a survey of the eastern boundary line of the site to ensure property ownership boundaries. Clearing and structure development may have occurred within the Buckley parcels along the eastern line and a survey is recommended prior to any structure removal.

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	\$32,000	\$12,000	Initial assumes \$400/acre; recurring assumes \$150/acre
Fire line creation	\$75,000	\$5,000	Initial assumes \$10/ft
Gates	\$5,000	\$500	Assumes installation of 2 gates
Signage	\$500		Security signage
TOTAL	\$112,500	\$17,500	

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. These parcels are not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

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

7. Secondary Criteria Scoring Form

Property Name: Buckley			
Target Protection Mailing Area: RFMUD-Neutral-Section 24-Nancy Payton Preserve TPMA			
Folio(s): 61730240001, 61730280003, 61730320002, 61731800000, 617731880004, 61731840002			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	104	65
2 - Human Value	80	37	46
3 - Restoration and Management	80	80	100
4 - Vulnerability	80	51	64
TOTAL SCORE	400	272	68

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	Pine flatwoods and scrubby flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	Tillandsia balbiana;

Owner Names: Buckley Enterprises and Buckley

Date: December 7, 2022

			Tillandsia fasciculata
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	Brazilian pepper; earleaf acacia-15%
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	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	gopher tortoise; Florida panther
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	Contains active gopher tortoise burrows, several large snags useful to woodpeckers, and panther denning habitat
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		

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b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	Golden Gate Canal
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		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY		200	100
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	75	80 acres
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	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 are undeveloped	25	25	
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS		600	390
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)		160	104

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	80	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		

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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	40	
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		
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0	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		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	Large pines
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	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	120	
3.1.1 - Invasive plant management needs (Select the highest score)			

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a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	15% coverage
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	
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	
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	burn assistance
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	100	
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	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		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	Neutral
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	15	
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		
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		
VULNERABILITY TOTAL SCORE	180	115	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	51	

8. Additional Site Photos



Typical view of northern portion of property



Typical view of southern portion of property



Dense saw palmetto – potential Florida panther denning habitat



Wild pennyroyal



Old campsite in middle of property



Scrubby flatwoods



Tillandsia fasciculata



Tillandsia balbisiana



General view of property and surrounding area looking south



General view of property and surrounding area looking west



Approximate boundary looking northwest – shows scrubby flatwoods surrounded by pine flatwoods



Property looking south – shows scrubby flatwoods surrounded by pine flatwoods



Approximate boundaries of parcels (red) looking east in relation to eastern boundary of Nancy Payton Preserve (green)



Approximate boundaries of parcels looking northeast



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.