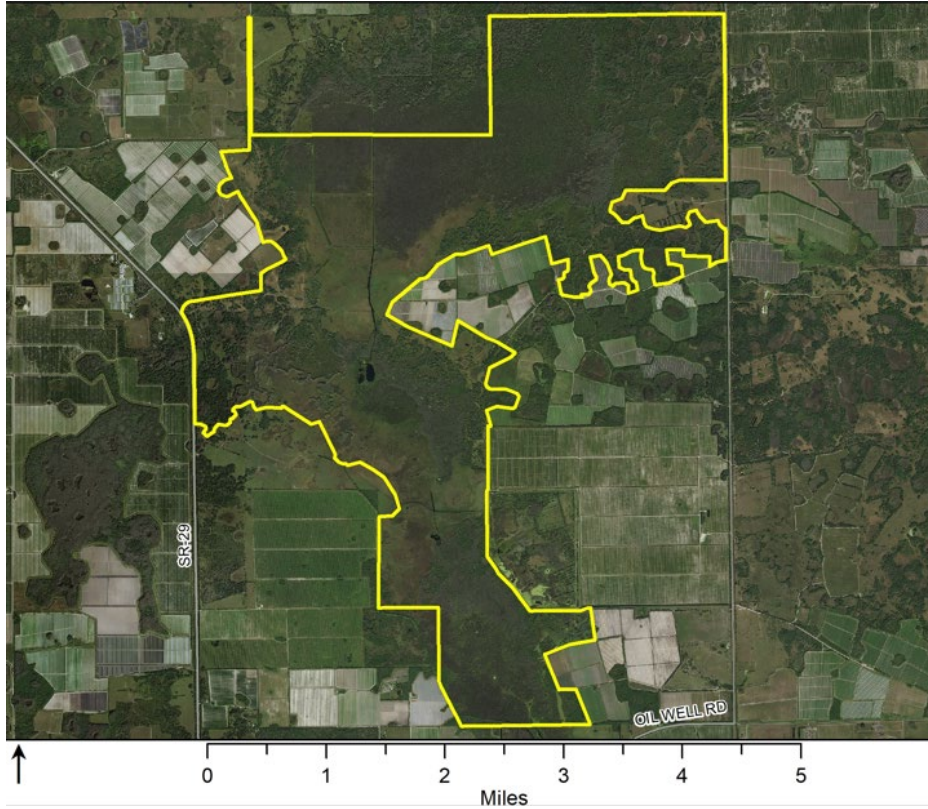


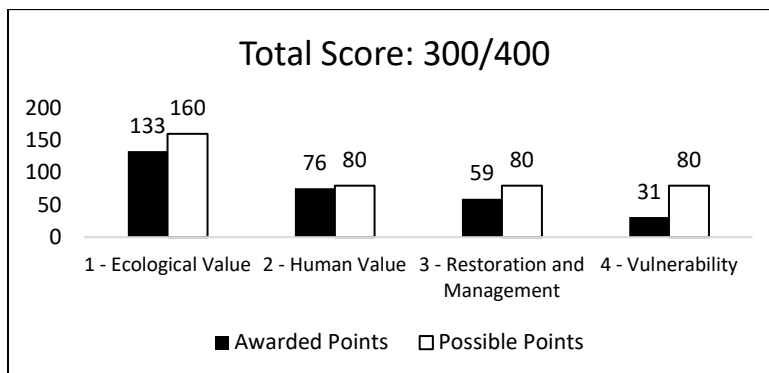
# Conservation Collier Initial Criteria Screening Report Owl Hammock



Owner Name: Collier Land Holdings, Ltd. and CDC Land Investments, Inc.

Folio Numbers: 00139360006, 00139400005, 00139800003, 00139880007; 00139920006;  
00139960008; 00140000009; 00140040001; 00140080003; 00140160004; 00140200003;  
00140400007; 00140480001; 00140520000; 00140560002; 00231520003; 00231600004;  
00232280009; 00232400009 (7,378 acres)

Staff Report Date: December 7, 2022



# Table of Contents

- Table of Contents** ..... 2
- 1. Introduction** ..... 5
- 2. Summary of Property** ..... 6
  - Figure 1 - Parcel Location Overview .....6
  - Figure 2 - Parcel Close-up .....7
  - 2.1 Summary of Property Information**.....8
    - Table 1 – Summary of Property Information .....8
    - Figure 3 - Secondary Criteria Score .....9
    - Table 2 - Secondary Criteria Score Summary ..... 10
  - 2.2 Summary of Assessed Value and Property Cost Estimates** ..... 11
    - Table 3. Assessed & Estimated Value ..... 11
    - 2.2.1 Zoning, Growth Management and Conservation Overlays** ..... 11
  - 2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 10)** ..... 12
- 3. Initial Screening Criteria** ..... 14
  - 3.1 Ecological Values**..... 14
    - 3.1.1 Vegetative Communities**..... 14
      - Table 4 – Mapped Native Vegetative Communities ..... 14
      - Table 5. Listed plant species observed August 18, 2022 ..... 15
      - Table 6. Other plant species observed August 18, 2022 ..... 15
      - Figure 4 - CLIP4 Priority Natural Communities ..... 18
      - Figure 5 - Florida Cooperative Land Cover Classification System ..... 19
      - Figure 6 – View of marsh in center of property looking north ..... 20
      - Figure 7 – Cypress ..... 20
    - 3.1.2 Wildlife Communities**..... 21
      - Table 7 – Listed Wildlife Species ..... 21
      - Table 8 – Other wildlife species observed August 18, 2022 ..... 21
      - Figure 8 – American Alligator ..... 23
      - Figure 9 – White-tailed deer ..... 23
      - Figure 10 - Wildlife Spatial Data (i.e., telemetry, roosts, etc) ..... 24
      - Figure 11 - CLIP4 Potential Habitat Richness ..... 25
    - 3.1.3 Water Resources** ..... 26
      - Table 9 – Mapped Soils ..... 26

Figure 12 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones .....	28
Figure 13 - Collier County Soil Survey.....	29
Figure 14 - LIDAR Elevation Map.....	30
<b>3.1.4 Ecosystem Connectivity .....</b>	<b>31</b>
Figure 15 - Conservation Lands .....	32
Figure 16 – Florida Wildlife Corridor and Owl Hammock.....	33
<b>3.2 Human Values .....</b>	<b>34</b>
<b>3.2.1 Recreation .....</b>	<b>34</b>
<b>3.2.2 Accessibility .....</b>	<b>34</b>
<b>3.2.3 Aesthetic/Cultural Enhancement .....</b>	<b>34</b>
Figure 17 – Existing trail within property .....	34
<b>3.3 Restoration and Management.....</b>	<b>35</b>
<b>3.3.1 Vegetation Management.....</b>	<b>35</b>
3.3.1.1 Invasive Vegetation.....	35
Figure 18 – Old-world climbing fern in logged cypress area .....	35
Figure 19 – Brazilian pepper along edge of hammock .....	35
3.3.1.2 Prescribed Fire .....	36
<b>3.3.2 Remediation and Site Security.....</b>	<b>36</b>
<b>3.3.3 Assistance .....</b>	<b>36</b>
<b>3.4 Vulnerability.....</b>	<b>36</b>
<b>3.4.1 Zoning and Land Use .....</b>	<b>36</b>
Figure 20 – Zoning.....	37
Figure 21 – Zoning Overlay.....	38
Figure 22 – Future Land Use .....	39
<b>3.4.2 Development Plans .....</b>	<b>40</b>
<b>4. Acquisition Considerations .....</b>	<b>40</b>
Figure 23 – Cattle on the property.....	41
Figure 24 – Area previously farmed in the 1960’s looking NW – property boundary lines are approximate .....	41
<b>5. Management Needs and Costs .....</b>	<b>42</b>
Table 10 - Estimated Costs of Site Remediation, Improvements, and Management.....	42
<b>6. Potential for Matching Funds.....</b>	<b>42</b>
<b>7. Secondary Criteria Scoring Form.....</b>	<b>43</b>

**8. Additional Site Photos** ..... 49

**APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions**..... 56



## 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

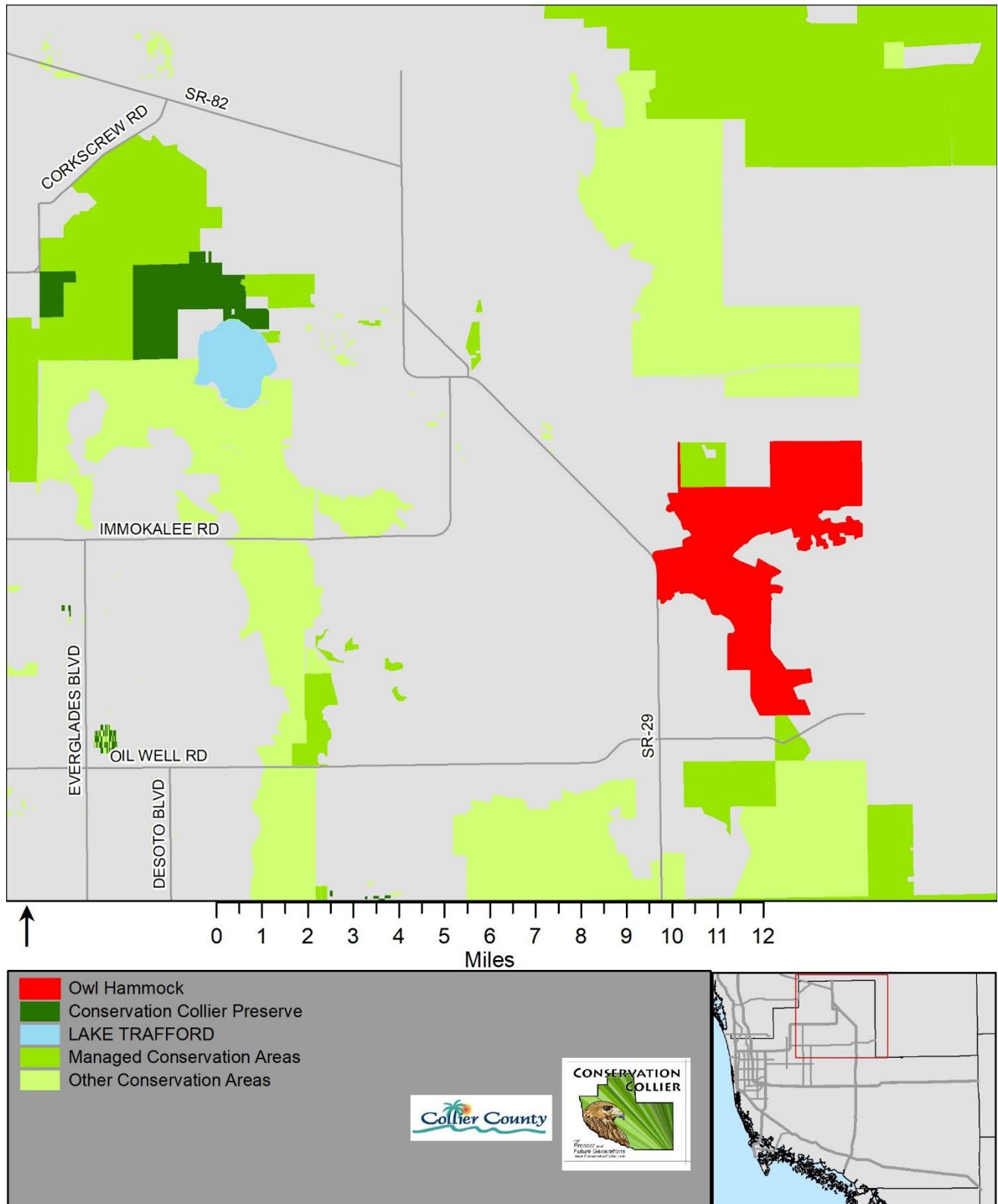


Figure 1 - Parcel Location Overview

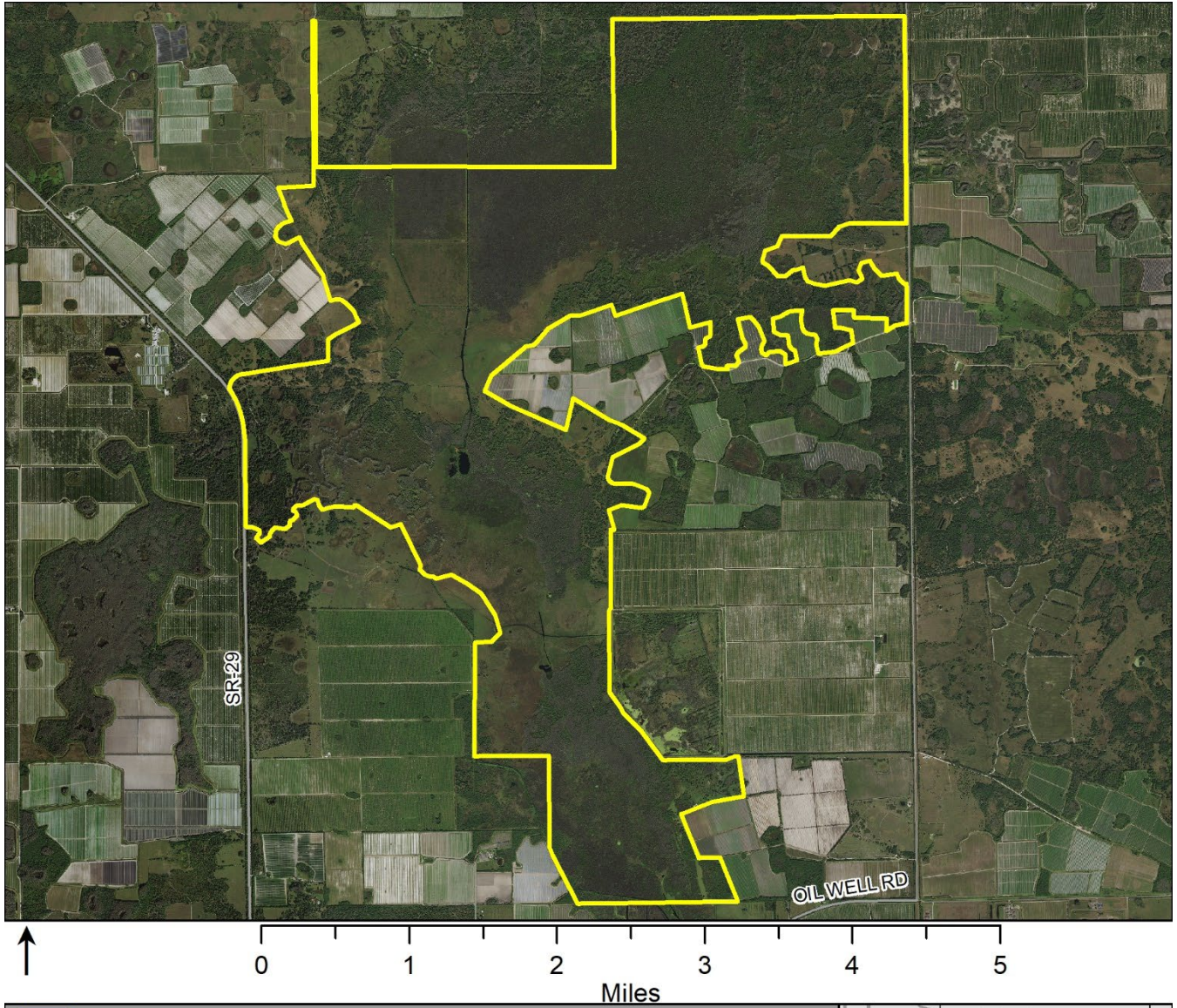


Figure 2 - Parcel Close-up



## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Owl Hammock	Collier Land Holdings, Ltd. and CDC Land Investments, Inc.
Folio Numbers	00139360006, 00139400005, 00139800003, 00139880007, 00139920006, 00139960008, 00140000009, 00140040001, 00140080003, 00140160004, 00140200003, 00140400007, 00140480001, 00140520000, 00140560002, 00231520003, 00231600004, 00232280009, 00232400009	Blue type indicates a portion of the folio number is included in the parcel to be sold.
Target Protection Area (Ord. 2002-63, Section 10.3)	RLSA – FSA and HSA	Not within a Target Mailing Area
Size	7,378 acres	Acreage is approximate – boundary survey and legal description needed prior to acquisition
Section, Township, and Range	Sections 13, 14, 16, 20-29, and 32-34 in Twn 47, R 30; Sections 2, 3, 10, and 11 in Twn 48, R 30	
Zoning Category/TDRs	A-MHO-RLSA (FSA, HSA, WRA, and 500 ft BUFFER)-ACSC	Agricultural Mobile Home Overlay base zoning allows for 1 unit per 5 acres; 100% of parcel is within an Area of Critical State Concern which requires 90% vegetation retention; 95% of parcel is within either a Flowway Stewardship Area, Habitat Stewardship Area, Water Retention Area, or 500 ft. Buffer within the RLSA.
FEMA Flood Map Category	A and AH	Both A and AH are high risk areas with a 1% annual chance of shallow flooding, with a 26% chance of flooding over the life of a 30-year mortgage.
Existing structures	Cattle fences and pens; historic bridge over middle canal	
Adjoining properties and their Uses	Undeveloped, roadway, row crops, improved pasture	Undeveloped slough with some small portions of improved pasture and fallow row crops to the north; SR 29, row crops, and undeveloped woodland across SR29 to the west; fallow row crops to the south; and row crops, some fallow row crops, some improved pasture, and County Line Road to the east.
Development Plans Submitted	None	

Known Property Irregularities	Cattle ponds, fallow row crop area, timber harvesting, access on parcels to south	Shallow ponds in several location for cattle; Approx. 290 ac. In the NW corner farmed for a short time in the 1960's; slash pine and cypress harvesting - latest harvest in Jan. 2021; owners currently have access to portions of Owl Hammock from property to the south off County Line Rd.
Other County Dept Interest	None known	

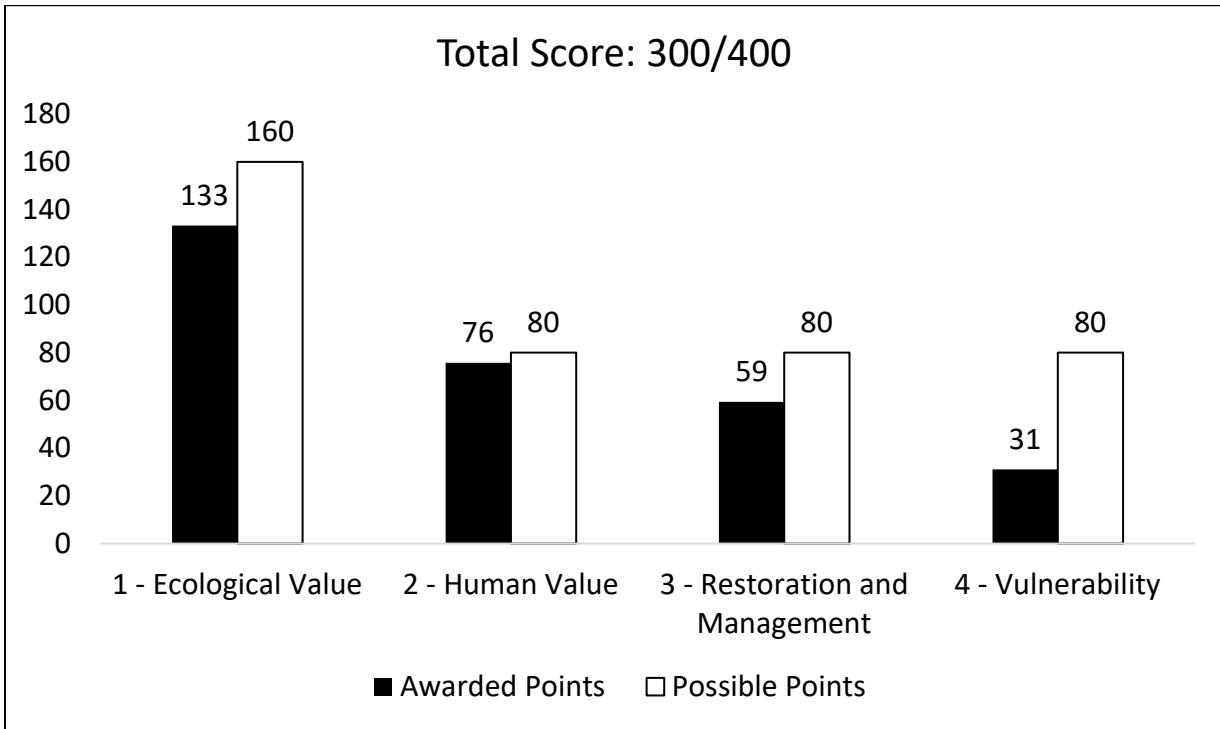


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>133</b>	<b>160</b>	<b>83%</b>
1.1 - Vegetative Communities	37	53	70%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	53	53	100%
<b>2 - Human Values</b>	<b>76</b>	<b>80</b>	<b>95%</b>
2.1 - Recreation	34	34	100%
2.2 - Accessibility	31	34	92%
2.3 - Aesthetics/Cultural Enhancement	10	11	88%
<b>3 - Restoration and Management</b>	<b>59</b>	<b>80</b>	<b>74%</b>
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	2	23	10%
3.3 - Assistance	2	2	100%
<b>4 - Vulnerability</b>	<b>31</b>	<b>80</b>	<b>39%</b>
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	7	22	30%
<b>Total</b>	<b>300</b>	<b>400</b>	<b>75%</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 site. A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. Each is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relies upon information solely provided by program staff. \*\*The valuation conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. 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 Owl Hammock property, 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**
Collier Land Holdings, Ltd. and CDC Land Investments, Inc.	No site address	7,378.0	\$16,777,684	\$29,512,000

\* 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 Owl Hammock parcel 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 property is zoned Agricultural with a Mobile Home Overlay and is within the Rural Lands Stewardship Area (RLSA). Ninety-five percent of the property is within either a Flowway Stewardship Area, Habitat Stewardship Area, Water Retention Area, or 500 ft. Buffer within the RLSA. Base zoning of the property allows for 1 unit per 5 acres. The entire property is within an Area of Critical State Concern which requires 90% vegetation retention if developed.

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

#### **Criteria 1: Native Habitats**

Are any of the following unique and endangered plant communities found on the property?  
Order of preference as follows: **YES**

i.	Hardwood hammocks	No
ii.	Xeric oak scrub	No
iii.	Coastal strand	No
iv.	Native beach	No
v.	Xeric pine	No
vi.	Riverine Oak	No
vii.	High marsh (saline)	No
viii.	Tidal freshwater marsh	No
<b>ix.</b>	<b><u>Other native habitats</u></b>	<b>YES</b>

**Statement for Satisfaction of Criteria 1:** The property contains 13 mapped native plant communities. The primary mapped communities in order of dominance include: Marsh, Cypress, Mixed Scrub-Shrub Wetland, Mixed Wetland Hardwoods, and Mesic 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? **YES**

**Statement for Satisfaction of Criteria 2:** The parcel is directly adjacent to and visible from SR 29 and County Line Road. Multiple vehicle trails exist throughout the property that would facilitate public access. Scenic vistas throughout the property enhance the aesthetic setting of Collier County.

#### **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:** Ninety percent of the parcel is mapped as hydric soils, and it is primarily wetlands - containing multiple wetland vegetation communities. It holds water during the wet season and most likely year-round in some portions. The property provides important habitat for wetland dependent species.



**Criteria 4: Biological and Ecological Value**

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

**Statement for Satisfaction of Criteria 4:** The parcel is within the Okaloacoochee (OK) Slough flow-way and is an Area of Critical State Concern. Multiple listed species would be anticipated to use this property including Florida panthers, sandhill cranes, and crested caracara. The Clip Potential Habitat Richness indicates 8 - 13 species habitat models occur within several areas of the property. The highest number of focal species co-occurring at any location in the model is 13.

**Criteria 5: Enhancement of Current Conservation Lands**

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

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

**Statement for Satisfaction of Criteria 5:** The parcel is adjacent to private conservation easements and provides an important corridor between Ok Slough State Forest and Big Cypress National Preserve.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

Thirteen native plant communities are mapped on the parcel and listed in Table 4. Logging has occurred within some areas of the property and is noted in the table. Additional mapped land uses include Improved Pasture (545.9 ac), Unimproved/Woodland Pasture (545.3 ac), Canal (32.0 ac), Rural Open (7.3 ac), Cultural-Lacustrine (pond) (4.0 ac), Feeding Operations (0.9 ac), and Rural Open Forested (0.4 ac).

Estimated exotic plant coverage is 25%. Brazilian pepper (*Schinus terebinthifolius*) exists along the edges of most of the improved pastures in differing densities. Old-world climbing fern (*Lygodium microphyllum*) and Brazilian pepper was observed within some areas of logged cypress. Other exotic plant species present include paragrass (*Urochloa mutica*), West Indian marsh grass (*Hymenachne amplexicaulis*), and Wright's nutrush (*Scleria lacustris*).

A complete list of plants observed by staff on their site visit is available in Table 6.

Table 4 – Mapped Native Vegetative Communities

Community	Acreage	Description
Marsh	2,215.7	Consists of little to no canopy – occasional cypress or cabbage palm; ground cover contains various sedges, rushes and grasses – some deeper areas contain alligator flag, pickerelweed, and duck potato – paragrass, torpedo grass, Wright’s nutrush, and West Indian marsh grass also present. Large portions of the marsh are mowed annually during the dry season.
Cypress	1,559.1	Cypress canopy and midstory; sparse understory with some buttonbush, alligator flag, duck potato, and pickerelweed. Approximately 580 acres logged. Cypress re-growth present in logged areas.
Mixed Scrub-Shrub Wetland	1,334.1	Primarily Carolina willow with red maple and occasional cypress
Mixed Wetland Hardwoods	480.5	Primarily pop ash with occasional pond apple; 2-3 feet standing water; water lilies, alligator flag, and West Indian marsh grass
Mesic Flatwoods	268.9	Slash pine canopy with occasional cabbage palm and live oak; saw palmetto, cabbage palm, American beautyberry, winged sumac, hog plum, wiregrass, bracken fern in understory and groundcover. Approximately 150 acres logged
Cypress/Pine/Cabbage Palm	120.2	Mix of Cypress, slash pine, and cabbage palm in canopy and mid-story; myrsine, cabbage palm, wild coffee, bahia grass and other grasses in midstory and groundcover
Mixed Hardwood-Coniferous	116.9	Mix of primarily cypress and red maple

Mesic Hammock	57.1	Cabbage palm and live oak canopy with scattered pines; cabbage palm, myrsine, wild coffee, strap fern, rouge plant in understory
Shrub and Brushland	27.8	Dominated by saw palmetto and wax myrtle with scattered persimmon, American beauty berry, dog fennel, winged sumac, and various grasses
Mixed Hardwood Coniferous Swamp	22.9	Similar to Mixed Hardwood-Coniferous with a greater coverage of cypress
Cabbage Palm	18.9	Cabbage palm canopy and midstory with myrsine American, beautyberry, wild coffee and mixed grasses in understory and groundcover
Other Hardwood Wetlands	12.4	Mix of red maple, pop ash and pond apple
Palmetto Prairie	6.6	Saw palmetto with scattered American beautyberry, winged sumac, hog plum, wiregrass, bracken fern in understory and groundcover

Table 5. Listed plant species observed August 18, 2022

Common Name	Scientific Name	State Status	Federal Status
Cardinal airplant	<i>Tillandsia fasciculata</i>	Endangered	n/a
Northern needleleaf	<i>Tillandsia balbisiana</i>	Threatened	n/a
Giant airplant	<i>Tillandsia utriculata</i>	Endangered	n/a
Stiff-flower star orchid	<i>Epidendrum rigidum</i>	Endangered	n/a

Table 6. Other plant species observed August 18, 2022

Common Name	Scientific Name	Wetland Status (DEP)	Exotic	FISC Category
alligator flag	<i>Thalia spp.</i>	OBL		
aquatic tropical soda apple	<i>Solanum tampicense</i>		x	
bald cypress	<i>Taxodium distichum</i>	OBL		
balsam apple	<i>Momordica balsamina</i>		x	II
American beauty berry	<i>Callicarpa americana</i>	FACU		
beggarticks	<i>bidens alba</i>	FAC		
black rush	<i>Juncus roemerianus</i>	OBL		
Bracken fern	<i>Pteridium aquilinum</i>	FACU		
Brazilian Pepper	<i>Schinus terebinthifolia</i>		x	I
broom sedge	<i>Andropogon spp.</i>	FAC		
bulrush	<i>Schoenoplectus spp.</i>	OBL		
bushy bluestem	<i>Andropogon glomeratus</i>	FACW		
butterfly orchid	<i>Encyclia tampensis</i>			
common buttonbush	<i>Cephalanthus occidentalis</i>	OBL		
cabbage palm	<i>Sabal palmetto</i>	FAC		
Caesar's weed	<i>Urena lobata</i>		x	I
Carolina willow	<i>Salix spp.</i>	OBL		

cattails	<i>Typha spp.</i>	OBL		
sour orange	<i>Citrus x aurantium</i>	FACU		
cyperus spp.	<i>Cyperus spp.</i>			
dahoon holly	<i>Ilex cassine</i>	OBL		
dog fennel	<i>Eupatorium capillifolium</i>	FAC		
duck potato	<i>Sagittaria latifolia</i>	OBL		
earleaf acacia	<i>Acacia auriculiformis</i>	FAC	x	I
fakahatcheegrass	<i>Tripsacum dactyloides</i>	FAC		
grapevine	<i>Vitis rotundifolia</i>	FAC		
guava	<i>Psidium guajava</i>		x	I
hog plum	<i>Ximenia americana</i>	FACU		
common water-hyacinth	<i>Eichhornia crassipes</i>	OBL	x	I
lantana	<i>Lantana strigocamara</i>	FACU	x	I
laurel oak	<i>Quercus laurifolia</i>	FACW		
live oak	<i>Quercus virginiana</i>	FACU		
milkweed	<i>Asclepias spp.</i>			
morning glory	<i>Ipomea spp.</i>			
myrsine	<i>Myrsine cubana</i>	FAC		
old world climbing fern	<i>Lygodium micophyllum</i>		x	I
paragrass	<i>Urochloa mutica</i>		x	I
pepper vine	<i>Nedkemias arborea</i>	Fac		
common persimmon	<i>Diospyros virginiana</i>	FAC		
pickerelweed	<i>Pontederia cordata</i>	OBL		
poison ivy	<i>Toxicodendron radicans</i>	FAC		
pond apple	<i>Annona glabra</i>	OBL		
pop ash	<i>Fraxinus caroliniana</i>	OBL		
Peruvian primrose-willow	<i>Ludwigia peruviana</i>		x	I
rabbits foot grass	<i>Polypogon monspeliensis</i>	FAC	x	
rattlebox	<i>Crotalaria spp.</i>			
red maple	<i>Acer rubrum</i>	FACW		
rouge plant	<i>Rivina humilis</i>	UPL		
rusty staggerbush	<i>Lyonia ferruginea</i>	FACU		
saltbush	<i>Baccharis spp.</i>	FAC		
saw palmetto	<i>Serenoa repens</i>	FACU		
slash pine	<i>Pinus elliottii</i>	FACW	x	
smutgrass	<i>Sporobolus spp.</i>	FACU	x	
cord grass	<i>Spartina sp.</i>	OBL		
spike rush	<i>Eleocharis spp.</i>	OBL		
stranger Fig	<i>Ficus aurea</i>	FAC		
strap fern	<i>Campyloneurum costatum</i>	FAC		
winged sumac	<i>Rhus copallinum</i>	UPL		

swamp fern	<i>Blechnum serrulatum</i>	FAC		
sword fern	<i>Nephrolepis spp.</i>		x	I
tickseed	<i>Coreopsis spp.</i>			
torpedograss	<i>Panicum repens</i>	FACW	x	I
tropical soda apple	<i>Solanum viarum</i>		x	I
virginia creeper	<i>Parthenocissus quinquefolia</i>			
water lettuce	<i>Pistia stratiotes</i>			
wax Myrtle	<i>Myrica cerifera</i>	FAC		
West Indian Marsh Grass	<i>Hymenachne amplexicaulis</i>		x	I
wetland nightshade (two-leaf)	<i>Solanum diphyllum</i>		x	II
whitetop sedge	<i>Rhynchospora colorata</i>	FACW		
white water lily	<i>Nymphaea odorata</i>	OBL		
wiregrass	<i>Aristida stricta</i>	FAC		
woman's tongue	<i>Albizia lebbkek</i>		x	I
Wright's Nutrush	<i>Scleria lacustris</i>		x	I
Yellow eyed grass	<i>Xyris spp.</i>			
southern needleleaf	<i>Tillandsia setacea</i>			

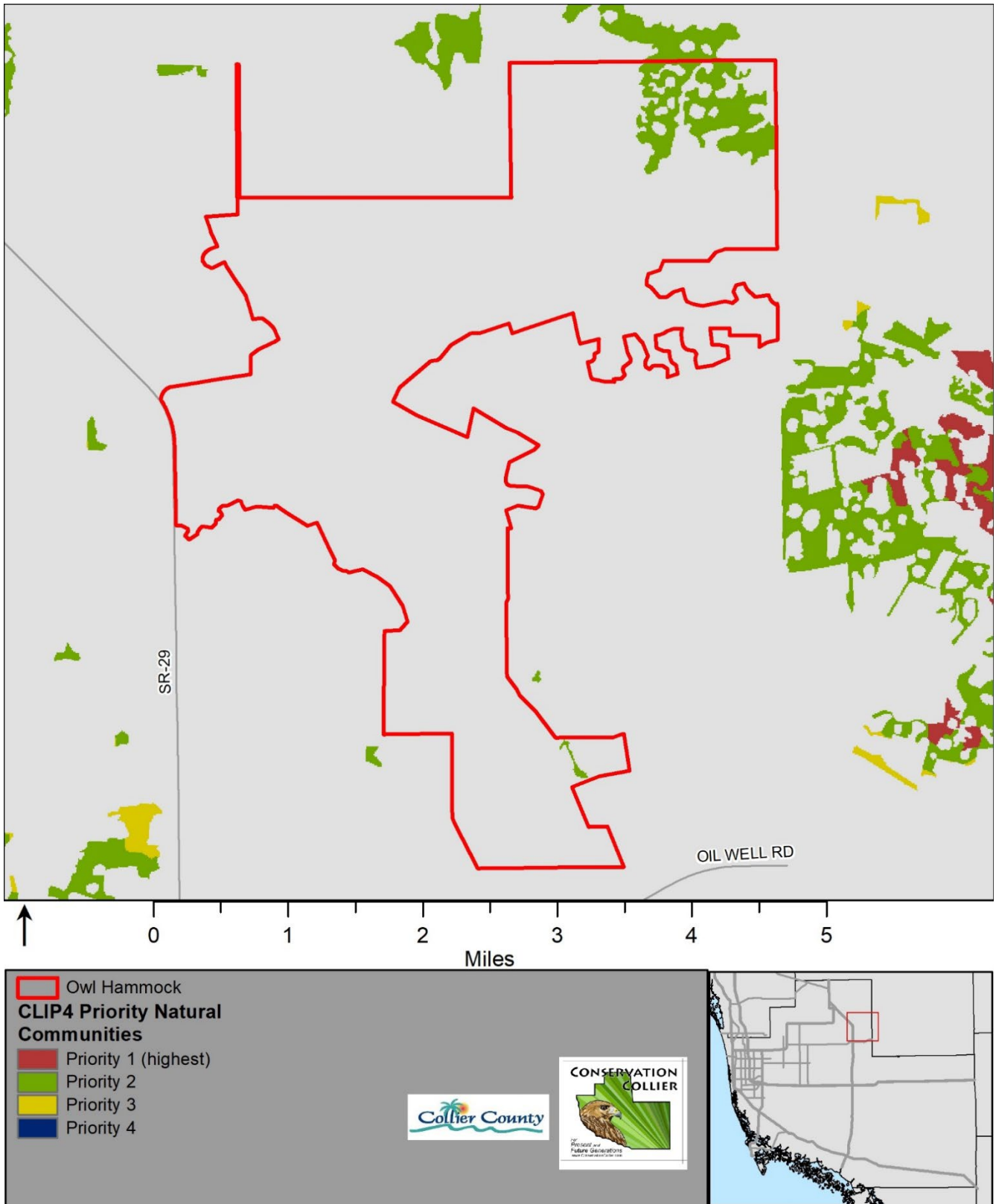


Figure 4 - CLIP4 Priority Natural Communities

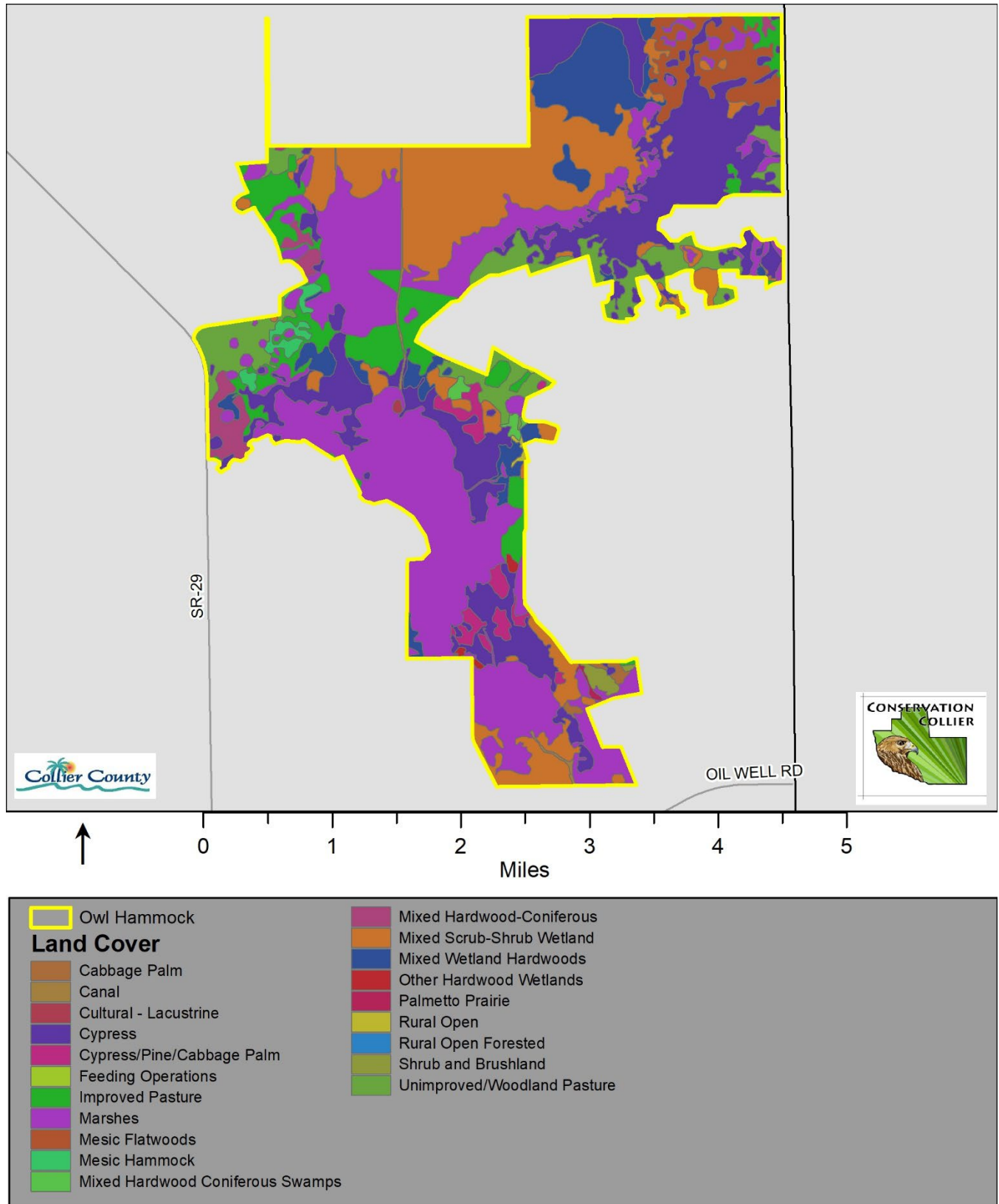


Figure 5 - Florida Cooperative Land Cover Classification System





*Figure 6 – View of marsh in center of property looking north*



*Figure 7 – Cypress*



### 3.1.2 Wildlife Communities

The parcel is within the Okaloacoochee (OK) Slough flow-way and is an Area of Critical State Concern. Multiple listed species use this property including Florida panther (*Puma concolor coryi*), sandhill crane (*Antigone canadensis pratensis*), and crested caracara (*Polyborus plancus audubonii*). The Clip Potential Habitat Richness indicates 8 - 13 species habitat models occur within several areas of the property. The highest number of focal species co-occurring at any location in the model is 13.

Panther mortality occurs at a high rate along SR 29 near the curve adjacent to Owl Hammock. Acquisition of the Owl Hammock could facilitate a wildlife underpass in the future.

Woodstork (*Mycteria americana*) are prevalent within the property. There have been several colony locations in the general vicinity of Owl Hammock throughout the decades. One colony known as Sadie Cypress was located just off the northern boundary of the property and was active between 1975 and 2007. Another colony (BC 29), located south of Oil Well Road and west of SR29, has been very productive in recent years. It is probable that the storks have nested in different locations throughout the general area through time and have most likely nested within the Owl Hammock property at some point.

Table 7 – Listed Wildlife Species

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Telemetry points
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	Threatened		Direct observation by staff
Audubon’s Crested Caracara	<i>Polyborus plancus audubonii</i>		Threatened	Direct observation by owner
Tricolored Heron	<i>Egretta tricolor</i>	Threatened		Direct observation by owner
Woodstork	<i>Mycteria americana</i>		Threatened	Direct observation by owner
Little Blue Heron	<i>Egretta caerulea</i>	Threatened		Direct observation by owner
American Alligator	<i>Alligator mississippiensis</i>		Threatened	Direct observation by staff

Table 8 – Other wildlife species observed August 18, 2022

Common Name	Scientific Name
American crow	<i>Corvus brachyrhynchos</i>
Anhinga	<i>Anhinga anhinga</i>
Band-winged dragonlet	<i>Erythrodiplax umbrata</i>

Black bellied whistling duck	<i>Dendrocygna autumnalis</i>
Black vulture	<i>Coragyps atratus</i>
Brown anole	<i>Anolis sagrei</i>
Cattle egret	<i>Bubulcus ibis</i>
Common ground dove	<i>Columbina passerina</i>
Eastern meadowlark	<i>Sturnella magna</i>
Eastern phoebe	<i>Sayornis phoebe</i>
Great blue heron	<i>Ardea herodias</i>
Great egret	<i>Ardea alba</i>
Green heron	<i>Butorides virescens</i>
Grey squirrel	<i>Sciurus carolinensis</i>
Limpkin	<i>Aramus guarauna</i>
Northern cardinal	<i>Cardinalis cardinalis</i>
Pileated woodpecker	<i>Dryocopus pileatus</i>
Red-shouldered hawk	<i>Buteo lineatus</i>
Snowy egret	<i>Egretta thula</i>
Spotted sandpiper	<i>Actitis macularius</i>
Swallowtail butterfly	<i>Papilio machaon</i>
Turkey vulture	<i>Cathartes aura</i>
White-eyed vireo	<i>Vireo griseus</i>
White ibis	<i>Eudocimus albus</i>
White-tailed deer	<i>Odocoileus virginianus</i>
Wild turkey	<i>Meleagris gallopavo</i>



*Figure 8 – American Alligator*



*Figure 9 – White-tailed deer*



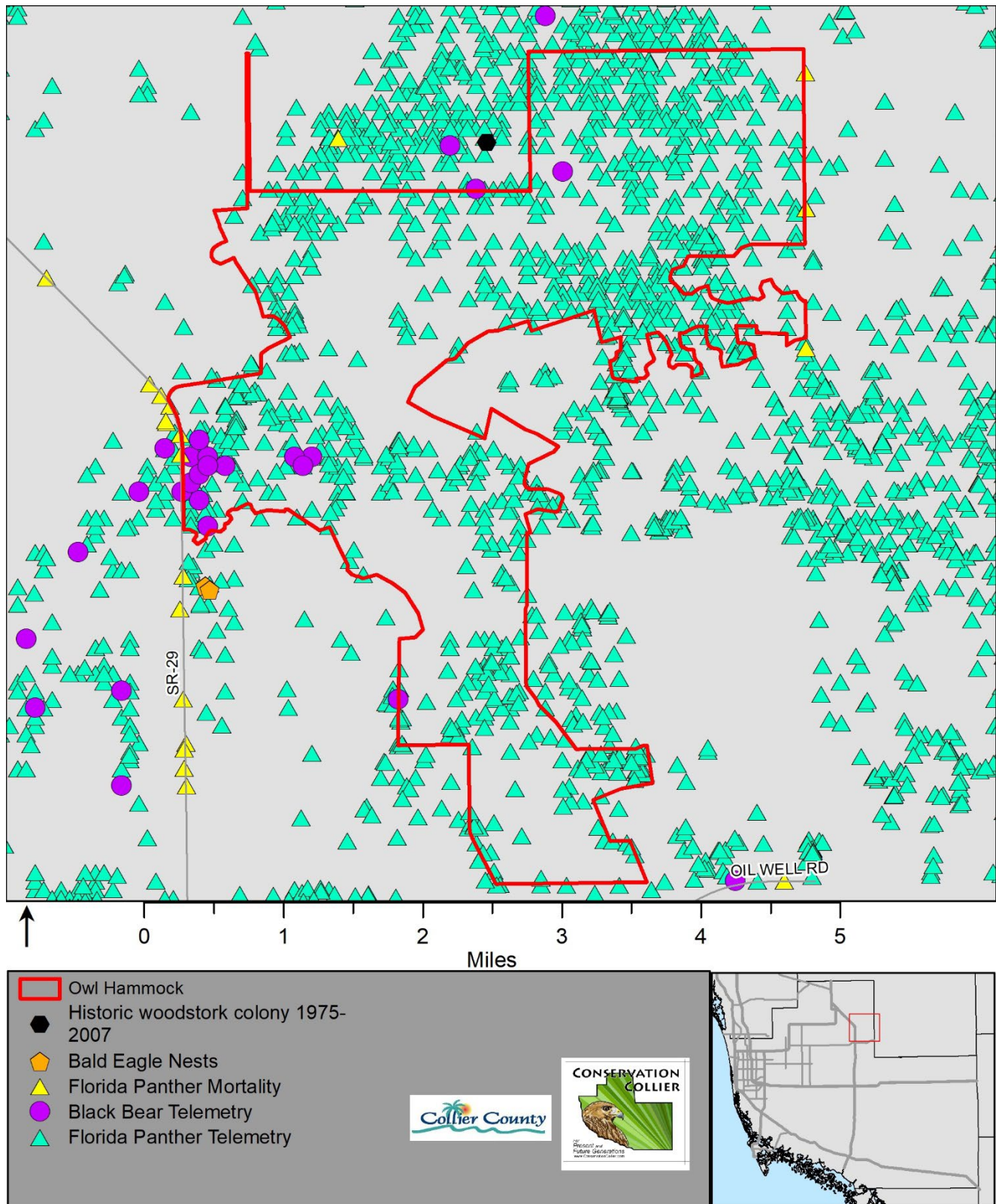


Figure 10 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)



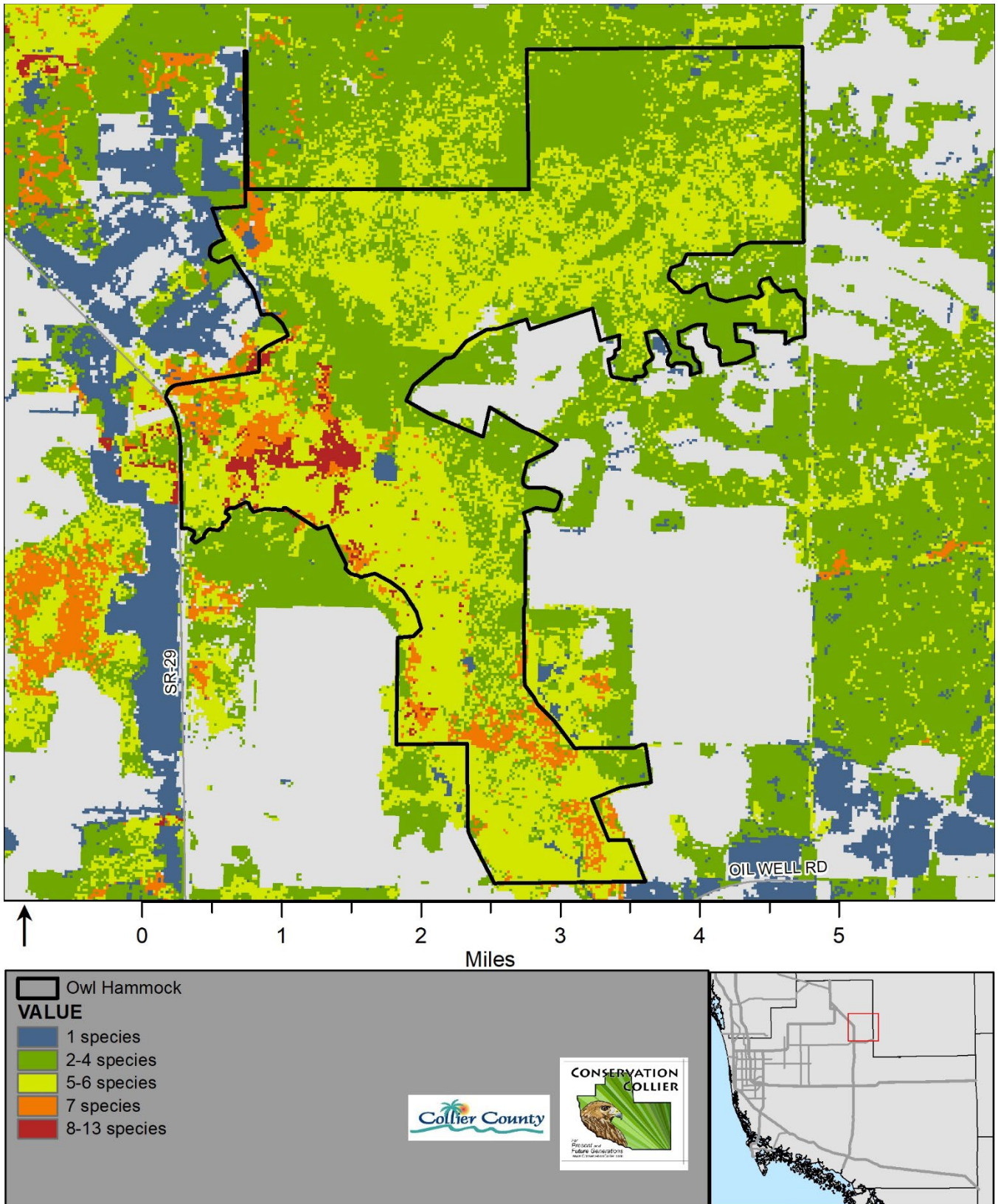


Figure 11 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The property adds moderately to the aquifer and is majority wetlands - holding water during the rainy season, aiding in flood attenuation for surrounding properties and providing habitat for wetland species. The property is part of the OK Slough.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the site consists primarily of hydric soils – 91.6%. Table 9 further describes mapped soils.

Table 9 – Mapped Soils

Soil	Approximate acreage	Hydric	Description
BASINGER FINE SAND	85.7	Y	Nearly level, poorly drained soil in sloughs and poorly defined drainageways
BOCA, RIVIERA, LIMESTONE SUBSTRATUM AND COPELAND FS, DEPRESSIONAL	1,414.5	Y	Level, very poorly drained soils in depressions, cypress swamps, and marshes
CHOBEE, LIMESTONE SUBSTRATUM AND DANIA MUCKS, DEPRESSIONAL	216.1	Y	Level, very poorly drained soils in cypress swamps and marshes
CHOBEE, WINDER AND GATOR SOILS, DEPRESSIONAL	187.4	Y	Level, very poorly drained soils in depressions and marshes
HILOLO LIMESTONE SUBSTRATUM, JUPITER AND MARGATE SOILS	427.04	Y	Nearly level, poorly drained soils on hammocks and flatwoods
HOLOPAW AND OKEELANTA SOILS, DEPRESSIONAL	10.2	Y	Level, very poorly drained soils in depressions and marshes
HOLOPAW FINE SAND	118.6	Y	Nearly level, poorly drained soil in sloughs and poorly defined drainageways
HOLOPAW FINE SAND, LIMESTONE SUBSTRATUM	27.4	Y	Nearly level, poorly drained soil in sloughs and broad, poorly defined drainageways
MALABAR FINE SAND	11.0	Y	Nearly level, poorly drained soil in sloughs and poorly defined drainageways
PINEDA AND RIVIERA FINE SANDS	181.7	Y	Nearly level, poorly drained soils in sloughs and poorly defined drainageways
PINEDA FINE SAND, LIMESTONE SUBSTRATUM	17.1	Y	Nearly level, poorly drained soil in sloughs and poorly defined drainageways
RIVIERA FINE SAND, LIMESTONE SUBSTRATUM	241.8	Y	Nearly level, poorly drained soil in sloughs and broad, poorly defined drainageways
WINDER, RIVIERA, LIMESTONE SUBSTRATUM, AND CHOBEE SOILS DEPRESSIONAL	3,822.7	Y	Level, very poorly drained soils in marshes.

<b>Soil</b>	<b>Approximate acreage</b>	<b>Hydric</b>	<b>Description</b>
BOCA FINE SAND	193.6	N	Nearly level, poorly drained soil on flatwoods
FT. DRUM AND MALABAR, HIGH, FINE SANDS	24.2	N	Nearly level, poorly drained soils on ridges along sloughs
IMMOKALEE FINE SAND	39.5	N	Nearly level, poorly drained soil on flatwoods
OLDSMAR FINE SAND	67.7	N	Nearly level, poorly drained soil on flatwoods
TUSCAWILLA FINE SAND	50.9	N	Nearly level, poorly drained soil on flatwoods and in hammocks
WABASSO FINE SAND	233.4	N	Nearly level, poorly drained soil on flatwoods
Water	7.5	n/a	

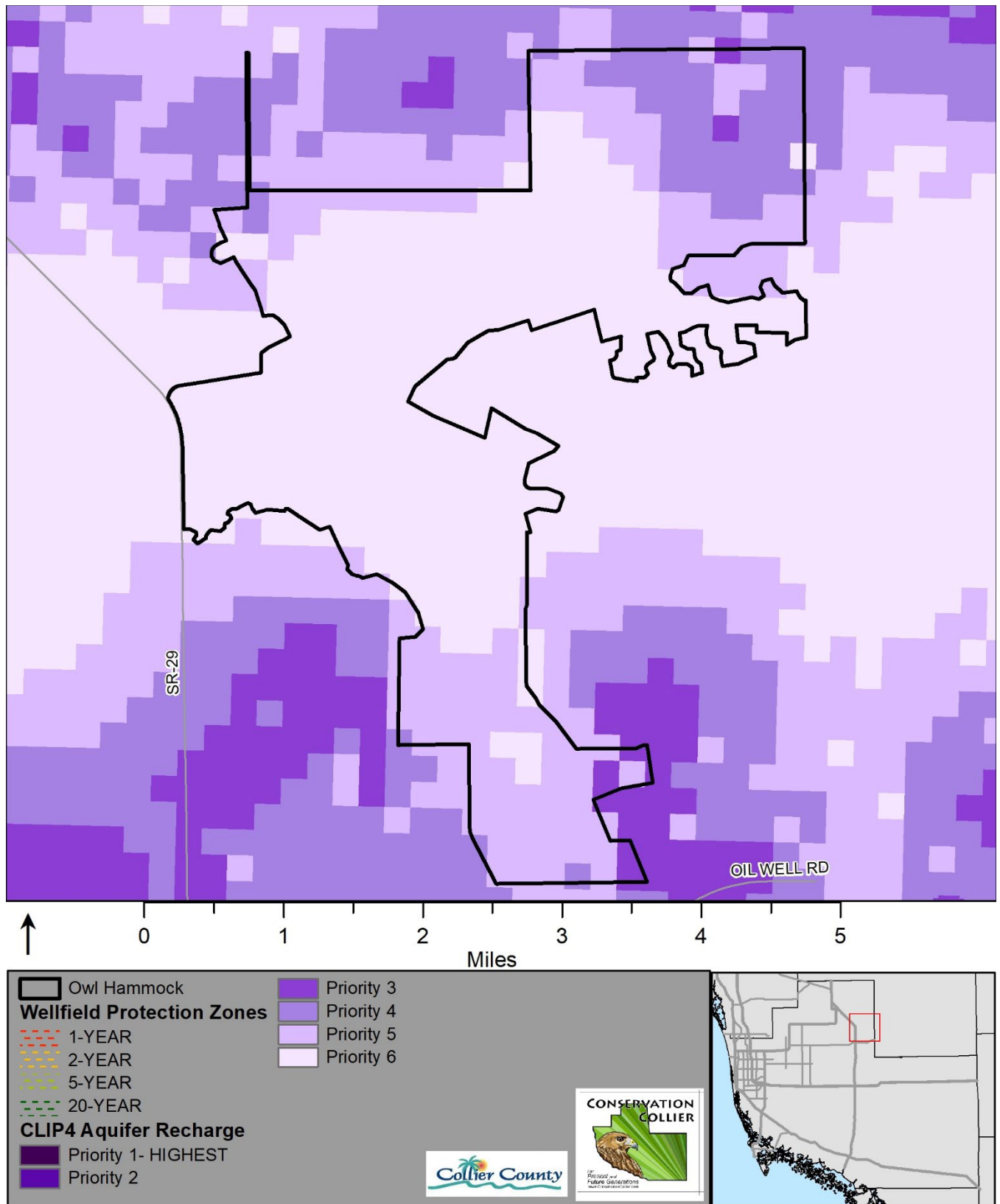


Figure 12 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones



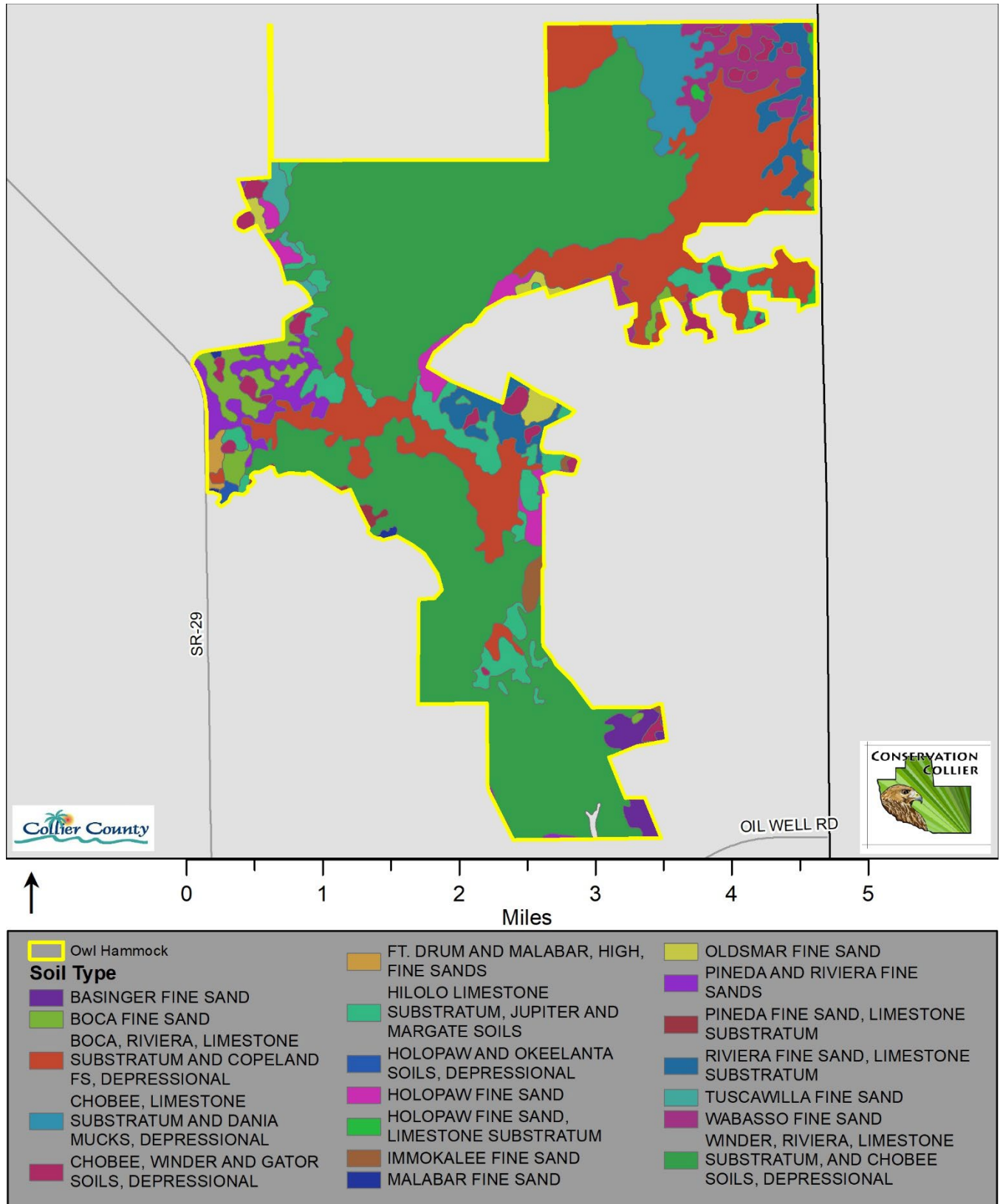


Figure 13 - Collier County Soil Survey

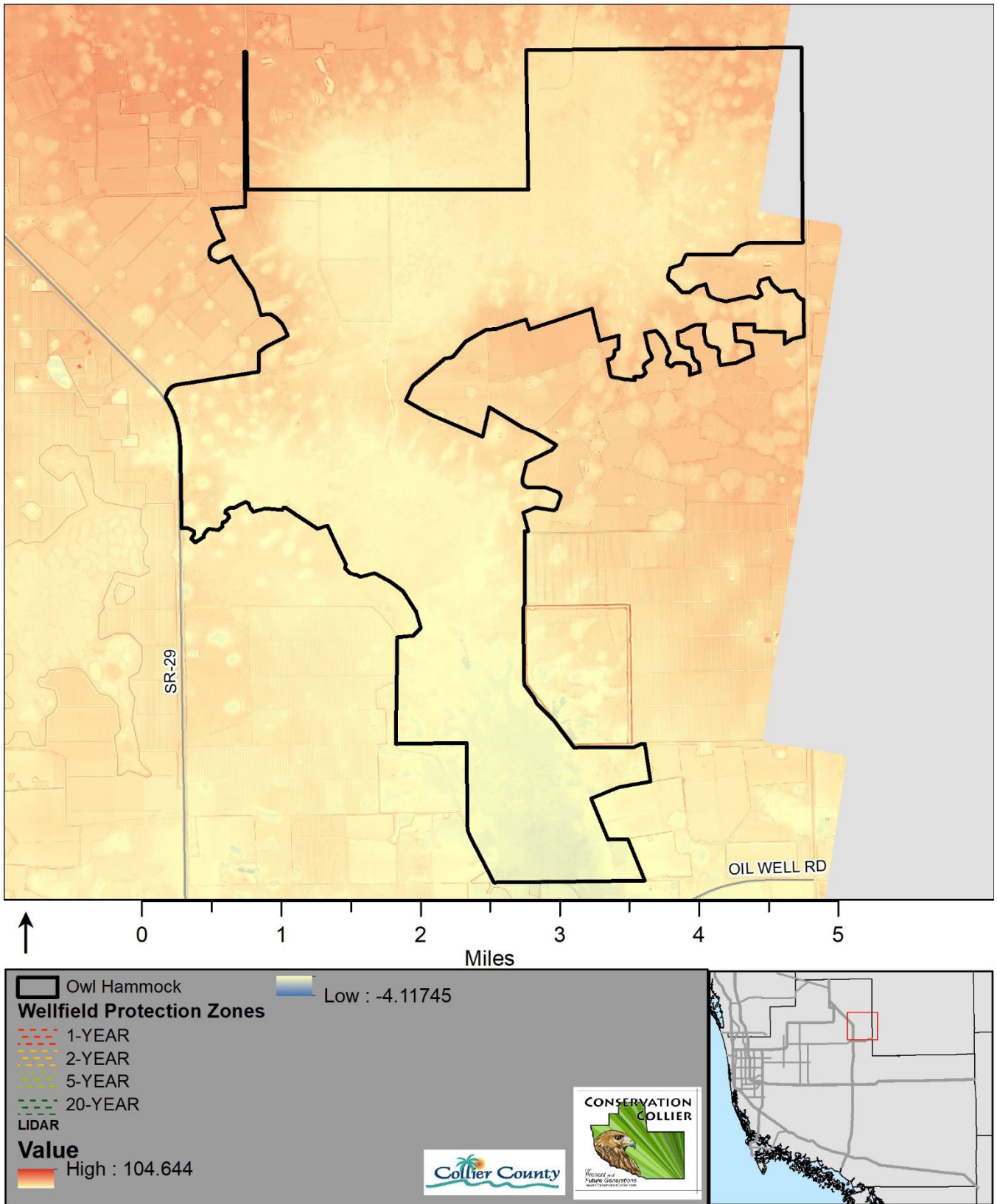


Figure 14 - LIDAR Elevation Map

#### 3.1.4 Ecosystem Connectivity

The parcel is located within the OK Slough and provides an important link between the protected lands of OK Slough State Forest and Big Cypress National Preserve. The Florida Wildlife Corridor Foundation (a non-profit organization seeking landscape-scale conservation) identifies Owl Hammock as an Opportunity Area - high priority land that connects and supports parks, preserves, and refuges.

Owl Hammock connects to state and federal preserve lands to the north and south through adjacent conservation easements and undeveloped lands. Acquisition of the property would create a contiguous 100-mile north/south corridor, extending from Hendry to Monroe County, where nearly all the undeveloped land would be protected.

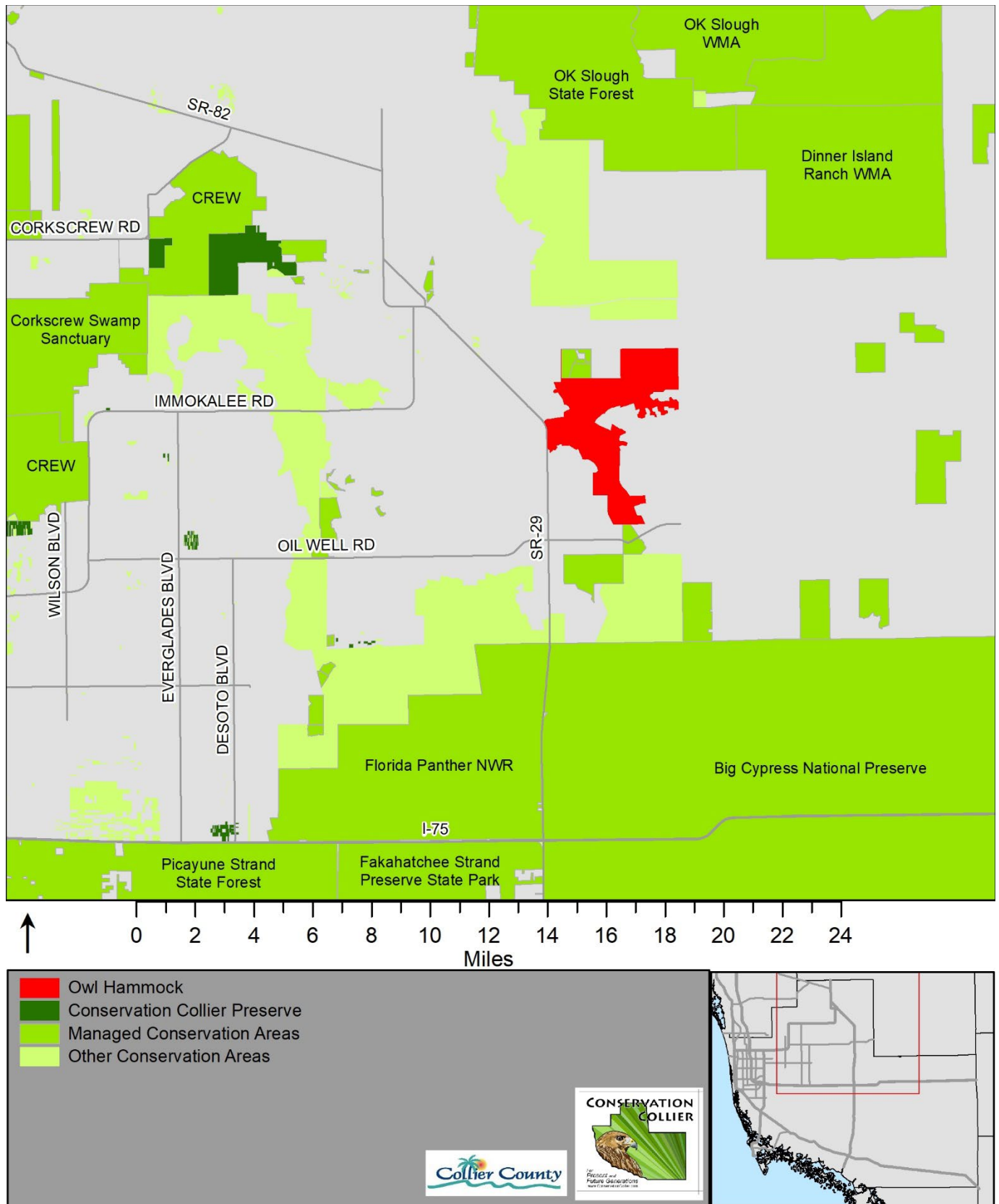
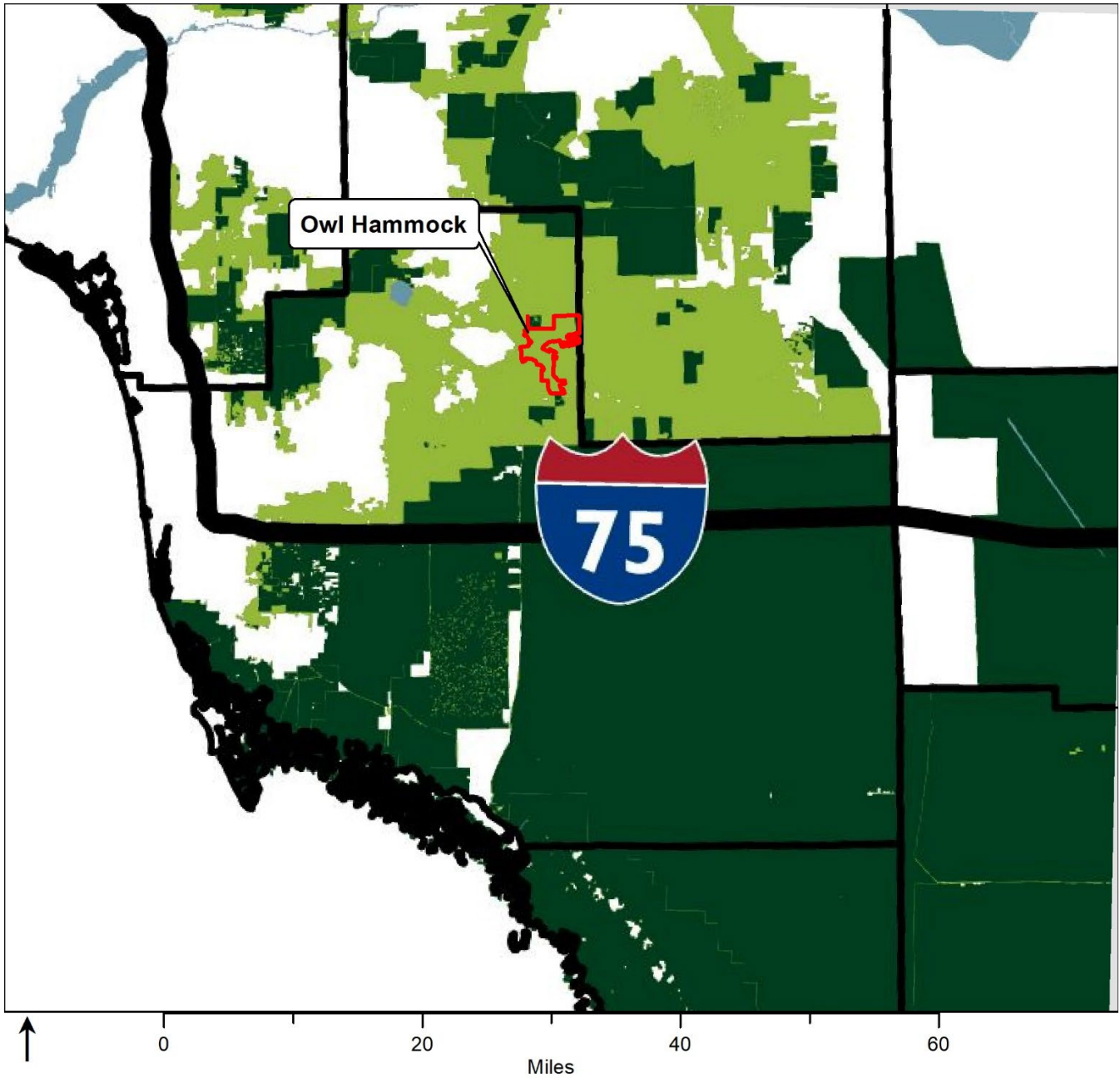





Figure 15 - Conservation Lands





### THE FLORIDA WILDLIFE CORRIDOR

-  OPPORTUNITY AREAS
-  CONSERVED LANDS
-  Owl Hammock (7,378 ac)



The Florida Wildlife Corridor map vision is the Florida Ecological Greenways Network Priorities 1-3 (2021) developed and maintained by the University of Florida Center for Landscape Conservation Planning; Conserved Lands, Florida Natural Areas Inventory, May 2021. Map by Archbold Biological Station, A. Meeks 10/21

Figure 16 – Florida Wildlife Corridor and Owl Hammock

## 3.2 Human Values

### 3.2.1 Recreation

Owl Hammock would allow for many recreational opportunities to the public including hunting, paddling, fishing, camping, horseback riding, bicycling, hiking, and other nature-based recreation.

### 3.2.2 Accessibility

This property is accessible by 2 main roads (SR 29 on the west and County Line Rd. on the east) and contains a service road and trail infrastructure that would allow for public access to much of the northern portion of the property. Seasonal access during the dry season would be available through the middle of the parcel, but access to the northeast and northwest portions of the property would be available year-round. Major improvements would be necessary to provide permitted on-site parking and public restrooms.

### 3.2.3 Aesthetic/Cultural Enhancement

The parcel is visible from 2 major roadways and provides incredible scenic vista views of marsh habitat. The property also contains large, mature picturesque oak hammocks and pop ash forests.



*Figure 17 – Existing trail within property*



### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

Approximately 25% of the parcel is covered with invasive vegetation – primarily Brazilian pepper along the boundaries of the property and marsh/pasture edges. Paragrass, torpedograss, Wright’s nutrush, and West Indian marshgrass are present in the marshes and some logged cypress areas. Caesarweed is prevalent in the hammock communities. Other non-native, invasive plants observed are identified in Table 6. A phased approach to exotic plant control within the property would be recommended because of its large size.



Figure 18 – Old-world climbing fern in logged cypress area



Figure 19 – Brazilian pepper along edge of hammock

### *3.3.1.2 Prescribed Fire*

Prescribed fire would be beneficial within most of the plant communities on the property.

### **3.3.2 Remediation and Site Security**

The largest site security anticipated on the property is trespass.

### **3.3.3 Assistance**

Prescribed fire assistance from other agencies is anticipated. Staff would pursue funding assistance through the FWC Invasive Plant Management Section to offset exotic plant control costs.

## **3.4 Vulnerability**

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

The property is zoned Agricultural with a Mobile Home Overlay and is within the Rural Lands Stewardship Area (RLSA). Ninety-five percent of the property is within either a Flowway Stewardship Area, Habitat Stewardship Area, Water Retention Area, or 500 ft. Buffer within the RLSA. Base zoning of the property allows for 1 unit per 5 acres. The entire property is within an Area of Critical State Concern which requires 90% vegetation retention if developed.



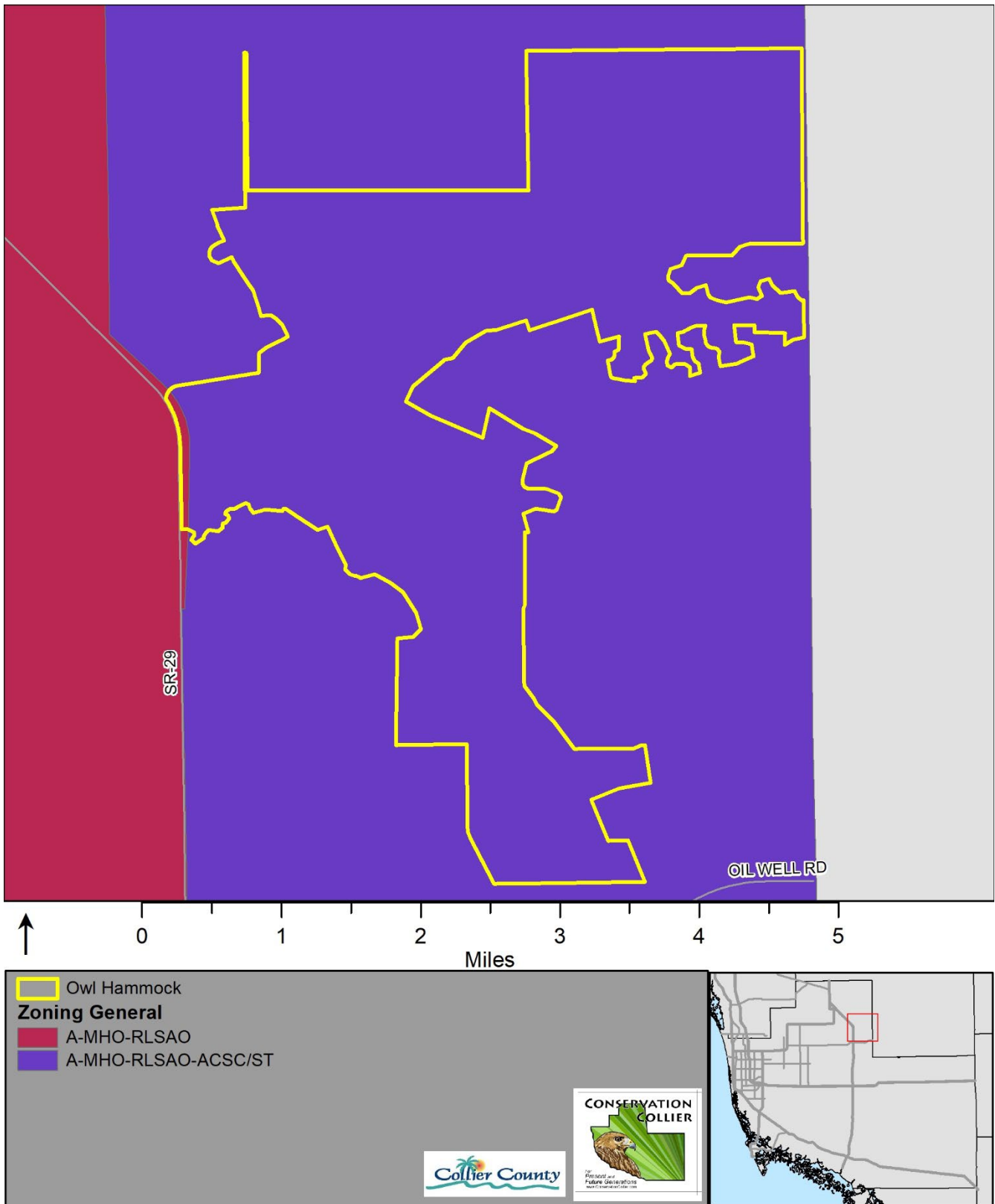


Figure 20 – Zoning

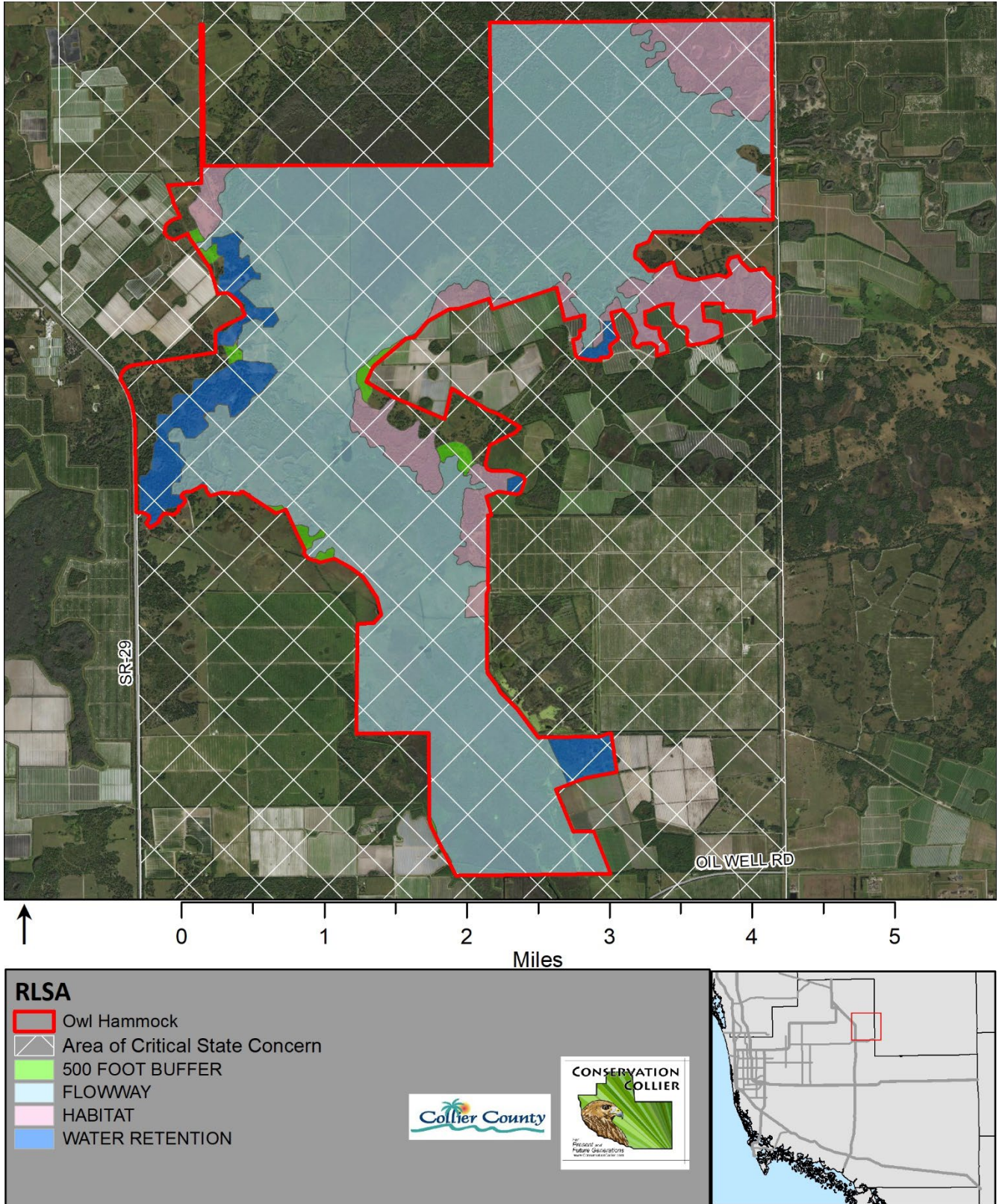


Figure 21 – Zoning Overlay

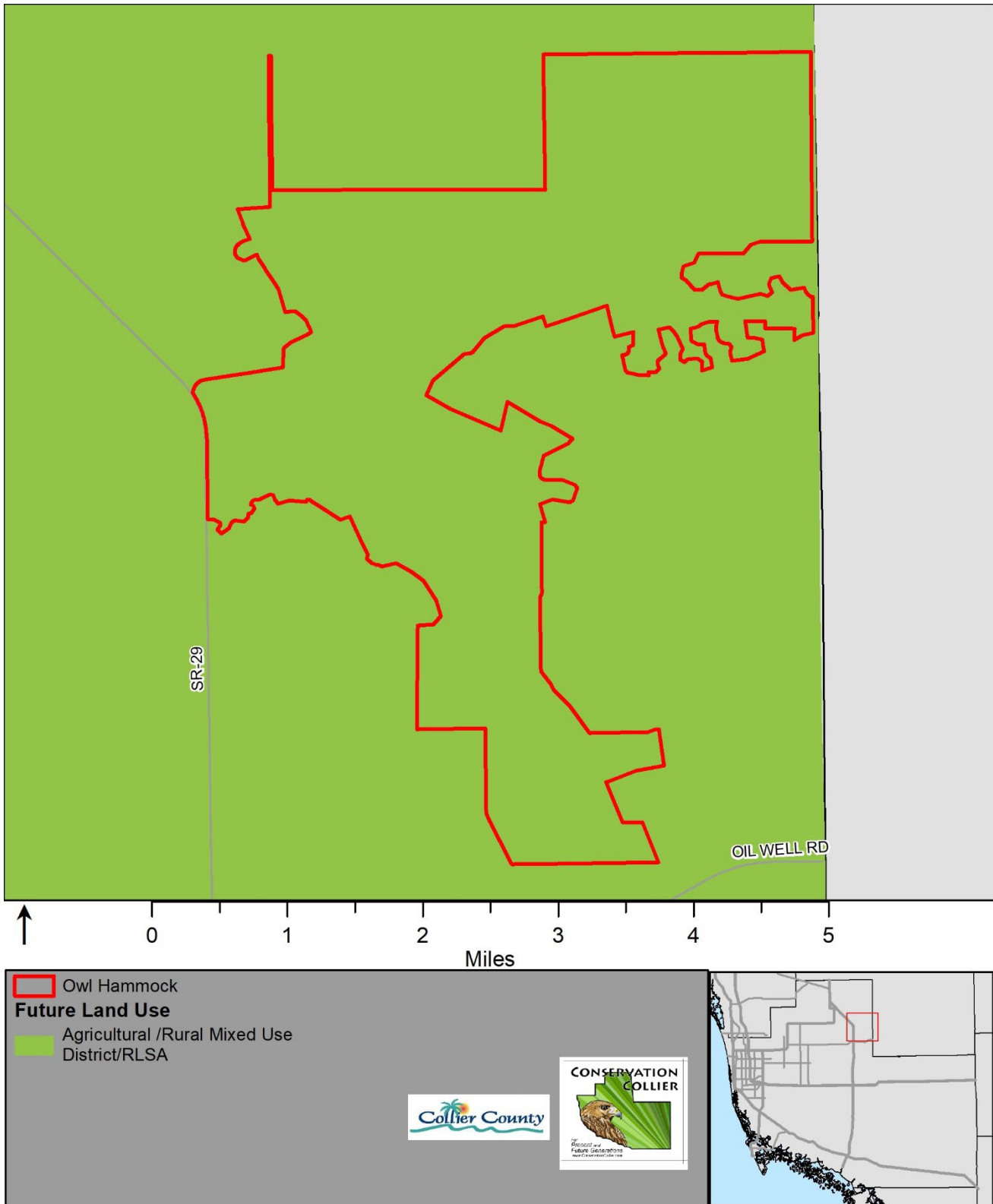


Figure 22 – Future Land Use

### 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.

An annual cattle lease exists within the property and encompasses Owl Hammock and surrounding properties. Shallow ponds have been excavated in several locations for the cattle. No improvements or structures exist within the property beyond cattle fences, gates, pens, and feed boxes; removable hunting camp accessories associated with 4 annual recreational leases; and an historic bridge over the middle canal running the length of the property north to south.

Approximately 370 acres of the property had a berm and was farmed for a short time in the 1960's.

Staff recommends a Phase I Environmental Site Assessment prior to acquisition of the property.





Figure 23 – Cattle on the property



Figure 24 – Area previously farmed in the 1960's looking NW – property boundary lines are approximate

## 5. Management Needs and Costs

Table 10 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$3,689,000	\$277,000	Initial assumes an estimate of \$500/acre; maintenance assumes treatment of ¼ of the property annually at an estimate of \$150/acre
Mowing	\$15,000	\$15,000	Estimated mowing area is 300 acres at \$50/acre
Signage	\$4,000	\$200	Entrance Sign and signage throughout property
<b>TOTAL</b>	<b>\$3,708,000</b>	<b>\$292,200</b>	

## 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 owner does not have interest in selling to the state.

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

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Owl Hammock			
<b>Target Protection Area:</b> RLSA			
<b>Folio(s):</b> multiple			
<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>133</b>	<b>83</b>
<b>2 - Human Value</b>	<b>80</b>	<b>76</b>	<b>95</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>59</b>	<b>74</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>31</b>	<b>39</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>300</b>	<b>75</b>

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>140</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	60	Mesic flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has $\geq 3$ CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	14 native plant communities
b. Parcel has $\leq 2$ 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 $\geq 5$ CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20	20	4 observed
c. Parcel has $\leq 2$ 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	Brazilian pepper on edges of improved pasture; lygodium and BP in logged cypress areas; Caesarweed in oak hammocks
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>100</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	FL panther; woodstork; sandhill crane; crested caracara; bald eagle
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	20	large parcel strategically located between OK Slough State Forest and Big Cypress
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
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	20	6 with some 5, 4, and 3
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	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		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	multiple canals

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		
d. Parcel does not provide floodplain management benefits	0		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>200</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150	150	
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	Private CEs
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>500</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>133</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>120</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20	20	
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20	20	Extensive canal system that could be paddled
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		

<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>110</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
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		
<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	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		
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>40</b>	<b>35</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5	5	
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15	15	historic bridge over middle canal
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>265</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>76</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>120</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	Estimated coverage is 25%
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	20	Compatible with prescribed fire
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
<b>3.2 - REMEDIATION AND SITE SECURITY</b>	<b>50</b>	<b>5</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		
c. Major site remediation or human conflict issues predicted (Please describe)	5	5	Habitat restoration necessary in some areas of logged cypress. Trespassing is predicted to be an issue
d. Resolving site remediation or human conflict issues not feasible	0		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>5</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5	5	Prescribed fire assistance from multiple agencies anticipated
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>130</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>59</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>55</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		

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	ACST limits development to 10% of parcel
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		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	RLSA and ACSC
d. Parcel is designated Conservation	0		
<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>15</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		
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>70</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>31</b>	



## 8. Additional Site Photos



*Mixed Shrub Scrub Wetland*



*Typical view of northwest side of central marsh*





*Tillandsia balbisiana*



*Epidendrum rigidum*



*Tillandsia utriculata*



*Tillandsia fasciculata*





*Mixed Wetland Hardwoods – pop ash swamp*



*Mesic Hammock*





Canal running north/south through middle of property – looking north from the ground



*Canal running north/south through middle of property – looking north from the air*





*Canal running north/south through middle of property – looking south from the ground*



*Canal running north/south through middle of property – looking south from the air*





*Palmetto prairie*



*Edge of Mesic Hammock*





Mesic Pine Flatwoods – view from ground



Mesic Pine Flatwoods (logged) – view from air





*Cypress regrowth from stump in logged area*

## 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 11 - 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 12 - 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.