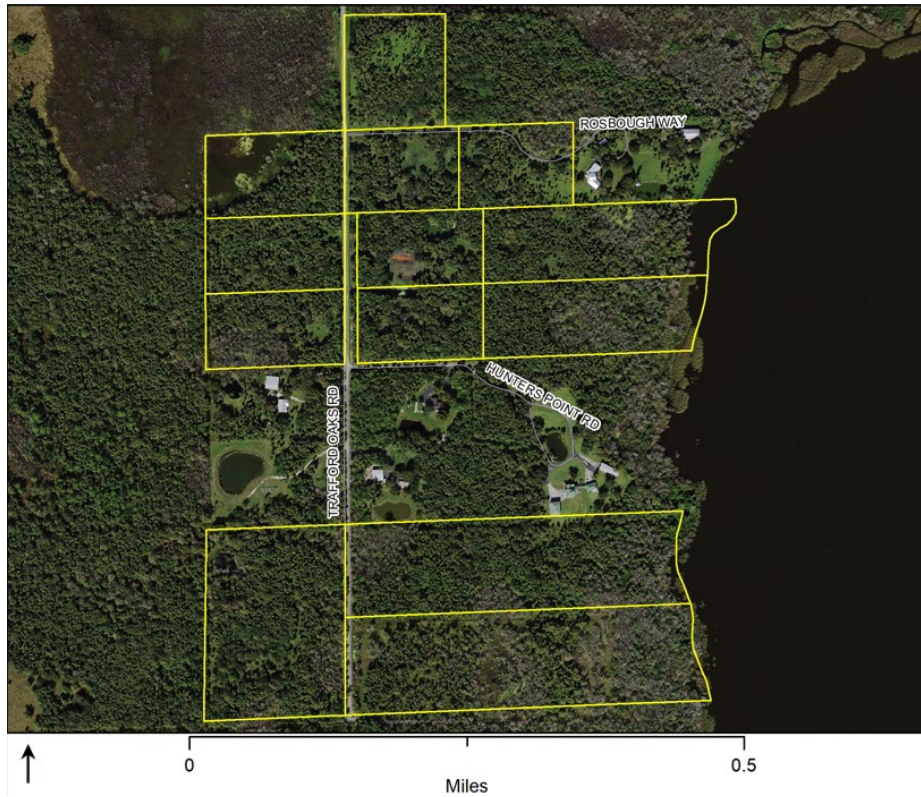


Conservation Collier Initial Criteria Screening Report Rosbough Enterprises



Owner Name: Rosbough Enterprises, Ltd.

Size: 111.02 acres

Folio Number: 00053815404, 00053815200, 00053815802, 00053816102, 00053816005,
00053815705, 00053800008, 00053400000, 00053321008, 00053320009, 00053321105,
00053816209, 00053815307

Staff Report Date: March 8, 2023

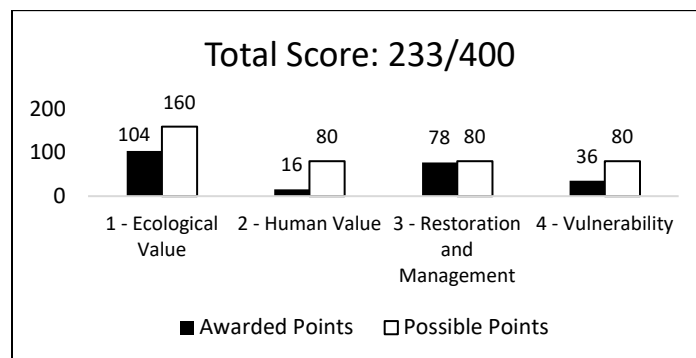


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1. Introduction

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 12th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location and assessed value, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

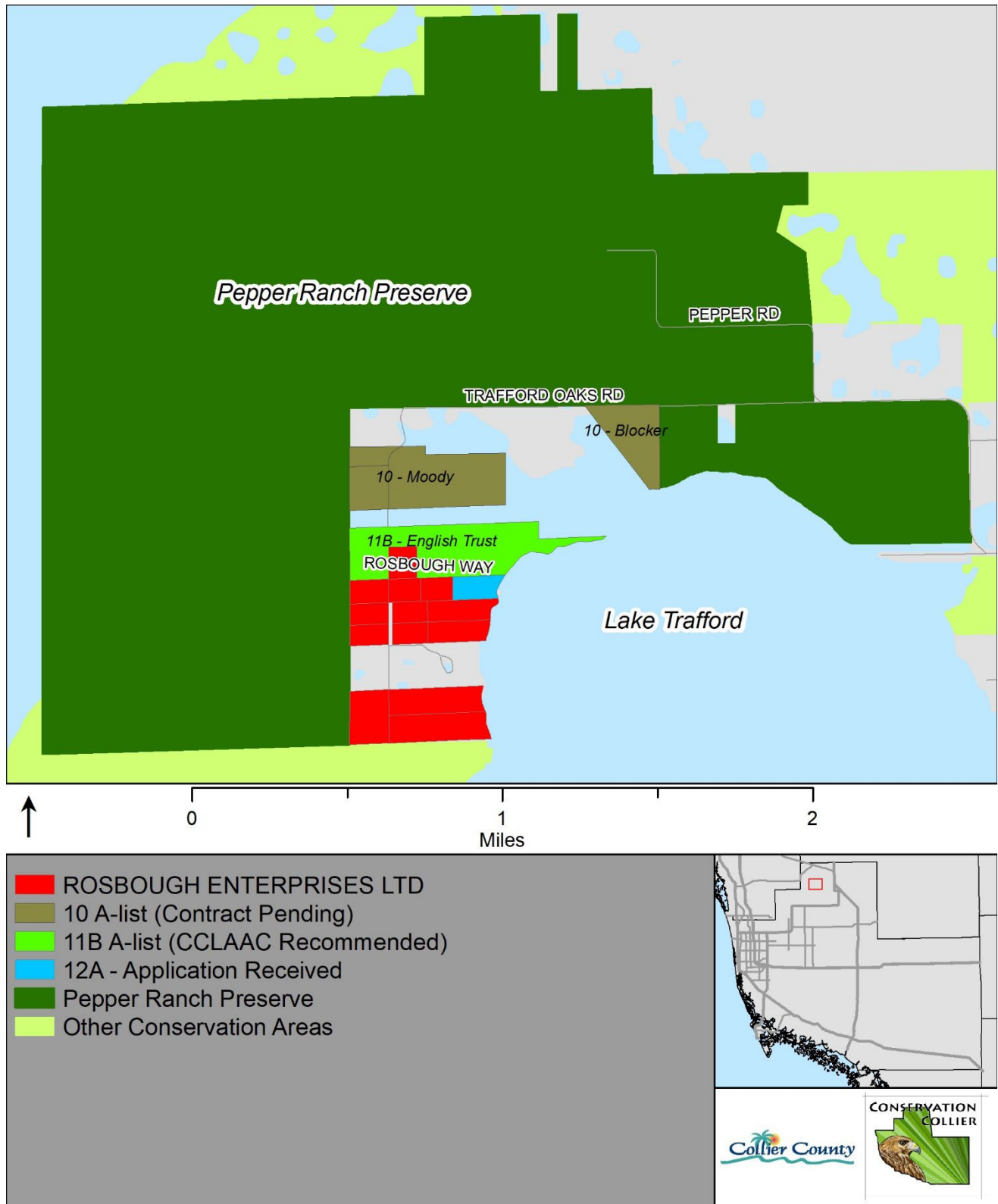


Figure 1 - Parcels Location Overview

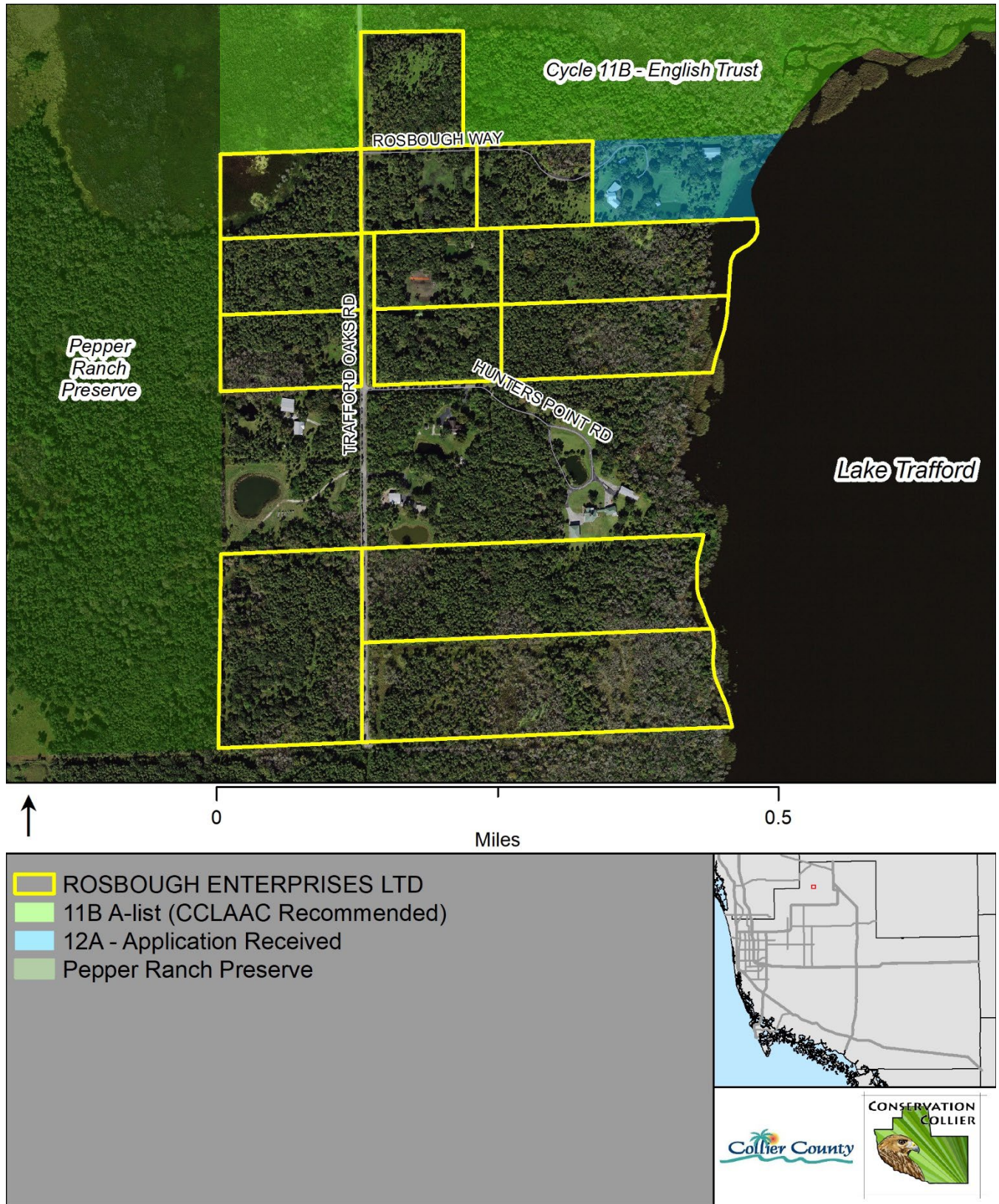


Figure 2 - Parcels Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Rosbough Enterprises	Rosbough Enterprises, Ltd.
Folio Numbers	00053815404, 00053815200, 00053815802, 00053816102, 00053816005, 00053815705, 00053800008, 00053400000, 00053321008, 00053320009, 00053321105, 00053816209, 00053815307	
Target Protection Area (Ord. 2002-63, Section 10.3)	Small portion is RLSA – FSA	Pepper Ranch Preserve Mailing area Cycle 11
Size	111.02 acres	13 parcels
Section, Township, and Range	S34, T46, R28	Section 34, Township 46, Range 28
Zoning Category/TDRs/Overlays	A-MHO-RLSA (Open, 500 ft Buffer, and FSA)	Zoned Agricultural with Mobile Home Overlay (1 unit / 5 ac.); Rural Lands Stewardship Area Overlay with primarily Open with some 500 ft Buffer and Flowway Stewardship Area Designations
FEMA Flood Map Category	Mostly AH with some AE	AH - Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year AE - Special Flood Hazard Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage
Existing structures	Cattle pen and fencing	Raised cattle pen in middle of north parcels; barbed wire fencing throughout north parcels
Adjoining properties and their Uses	Conservation, lake, single-family, undeveloped	Pepper Ranch Preserve to the west, Lake Trafford to the east, undeveloped land to the north and south, and single-family residential between the 2 blocks of parcels; Trafford Oaks Road bisects the property north to south on the western side
Development Plans Submitted	None	
Known Property Irregularities	Trafford Oaks Road; road/driveway running E/W off Trafford Oaks Rd.; Elevated house are in south; cattle ponds	Trafford Oaks Road bisects the property north to south on the western side; road/driveway running E/W off Trafford Oaks Rd. to homesite east of parcels adjacent to the lake; area of elevated land that was cleared and filled exists in the southwestern-most parcel, area was prepped for home that was never built; several shallow cattle ponds exist within the property.
Other County Dept Interest	None known	

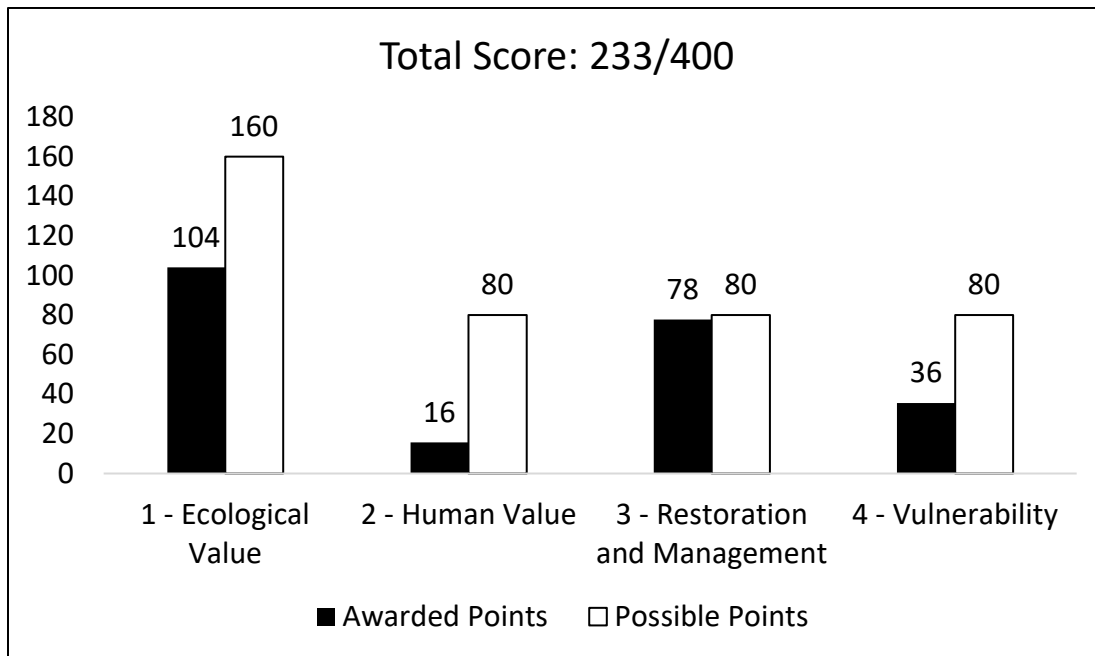


Figure 3 - Secondary Criteria Score

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	104	160	65%
1.1 - Vegetative Communities	21	53	40%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	40	53	75%
2 - Human Values	16	80	20%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	9	34	25%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
3 - Restoration and Management	78	80	97%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	36	80	44%
4.1 - Zoning and Land Use	33	58	58%
4.2 - Development Plans	2	22	10%
Total	233	400	58%

Table 2 - Secondary Criteria Score Summary

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 Division staff relies upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist.

If the Board of County Commissioners chooses to acquire this property, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Rosbough Enterprises, Ltd. property, which has an initial estimated valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the two appraisal reports will be used to determine the offer made to the seller.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Rosbough Enterprises, Ltd.	No address	111.02	\$666,120	TBD

* Assessed Value is obtained from the Property Appraiser’s Website. The Assessed Value is based off the current use of the property.

**The Estimated Value for the Rosbough Enterprises, Ltd. property will be obtained from the Collier County Real Estate Services Department prior to CCLAAC ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcels have a baseline zoning of A-MHO (Agricultural – Mobile Home Overlay), which allows for 1 unit per 5 acres. The parcels are also within the Rural Lands Stewardship Area (RLSA) with approximately 75.1 acres designated as Open lands, 31.6 acres within a 500 ft. Buffer area, and 4.3 acres within a Flowway Stewardship Area (FSA).

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

Criteria 1: Native Habitats

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

Order of preference as follows:

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

Statement for Satisfaction of Criteria 1: Parcels contain Cabbage Palm Hammock, Mixed Wetland Hardwoods, and Freshwater Marsh.

Criteria 2: Human Social Values

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **YES**

Statement for Satisfaction of Criteria 2: These parcels are directly adjacent to the 2,512-acre Pepper Ranch Preserve and can be directly accessed from both Trafford Oaks Road and directly from the preserve along the southeastern boundary; however, Trafford Oaks Road is a private road with a security gate that would prohibit public access from that direction.

Criteria 3: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, and flood control? **YES**

Statement for Satisfaction of Criteria 3: The parcels are comprised of primarily hydric soils and contain wetland vegetation communities. They hold water during the wet season. Acquisition of these parcels would protect the Corkscrew swamp and marsh complex and wetlands associated with Lake Trafford. The Corkscrew swamp and marsh complex provide recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951.

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 adjacent to Pepper Ranch Preserve to the east and the Cycle 11B English Trust parcel to the south. It can be assumed that the same important wildlife species documented on the preserve also utilize this property including the endangered Florida Panther, snail kite, wood stork, and black bear and multiple bird species. There is significant restoration potential for forested areas impacted by clearing activities.

Criteria 5: Enhancement of Current Conservation Lands

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

Is this property within the boundary of another agency’s acquisition project? **Yes**

Statement for Satisfaction of Criteria 5: The parcels are adjacent to and would contribute to an important wildlife corridor through the adjacent Pepper Ranch Preserve and other state-owned conservation land. Preservation and restoration of these parcels would add to the conservation land buffer protecting the Corkscrew Regional Ecosystem Watershed (CREW). This consists of over 60,000 acres of South Florida Water Management District lands. The CREW Marsh wetlands are also an ecological link and corridor into the Camp Keais Strand and other conservation lands to the south.

The parcels are within the Corkscrew Regional Ecosystem Watershed Florida Forever Project Area; however, Conservation Collier funds will not significantly increase the rank or funding priority of these parcels for Florida Forever, and the small individual size of the parcels makes them undesirable for the state to pursue for acquisition at this time.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property is primarily Cabbage Palm Hammock; however, cabbage palm understory within the northern 10 parcels (61.7 acres) and scattered portions of the southern 3 parcels has been cleared and grazed. The canopy in all the hammock areas consists primarily of cabbage palm (*Sabal palmetto*) with some laurel oak (*Quercus laurifolia*). When present, midstory consists of myrsine (*Myrsine cubana*), shiny-leaf wild coffee (*Psychotria nervosa*). When present, groundcover is primarily swamp fern (*Telmatoblechnum serrulatum*). Cleared areas are grazed by cattle, and groundcover consists of bahiagrass (*Paspalum notatum*), marshpennywort (*Hydrocotyle* sp.), and ruderal pasture species. In some of the cleared areas, small myrsine, swamp fern, and 2- to 3-foot-high pond apples (*Annona glabra*) have begun to recruit. Mixed Wetland Hardwoods (mapped as Cypress/Tupelo) exist adjacent to Lake Trafford with a few pockets in other areas of the property. The dominant canopy trees in the Mixed Wetland Hardwoods are red maple, pop ash, and an occasional cypress (*Taxodium distichum*). The midstory is relatively open with swamp fern and alligator flag (*Thalia geniculata*) in the groundcover. Other species observed include strangler fig (*Ficus aurea*), long strap fern (*Campyloneurum phyllitidi*), shoestring fern (*Vittaria lineata*), and southern needleleaf (*Tillandsia setacea*). Freshwater marsh exists within the northwestern corner of the property. The marsh is part of the larger contiguous marsh that exists within Pepper Ranch Preserve to the west and the English Trust parcel to the north. Primary species include pickerelweed (*Pontederia cordata*) and arrowhead (*Sagittaria latifolia*).

The overall condition of the undisturbed plant communities within the property is good with an estimated exotic plant coverage of 10%. The dominant exotic noted is Brazilian pepper (*Schinus terebinthifolia*). Some Caesarweed (*Urena lobata*), climbing fern (*Lygodium microphyllum*), and climbing cassia (*Ludwigia peruviana*) are present, but not in large amounts.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Northern needleleaf	<i>Tillandsia balbisiana</i>	State Threatened	n/a
Cardinal airplant	<i>Tillandsia fasciculata</i>	State Endangered	n/a

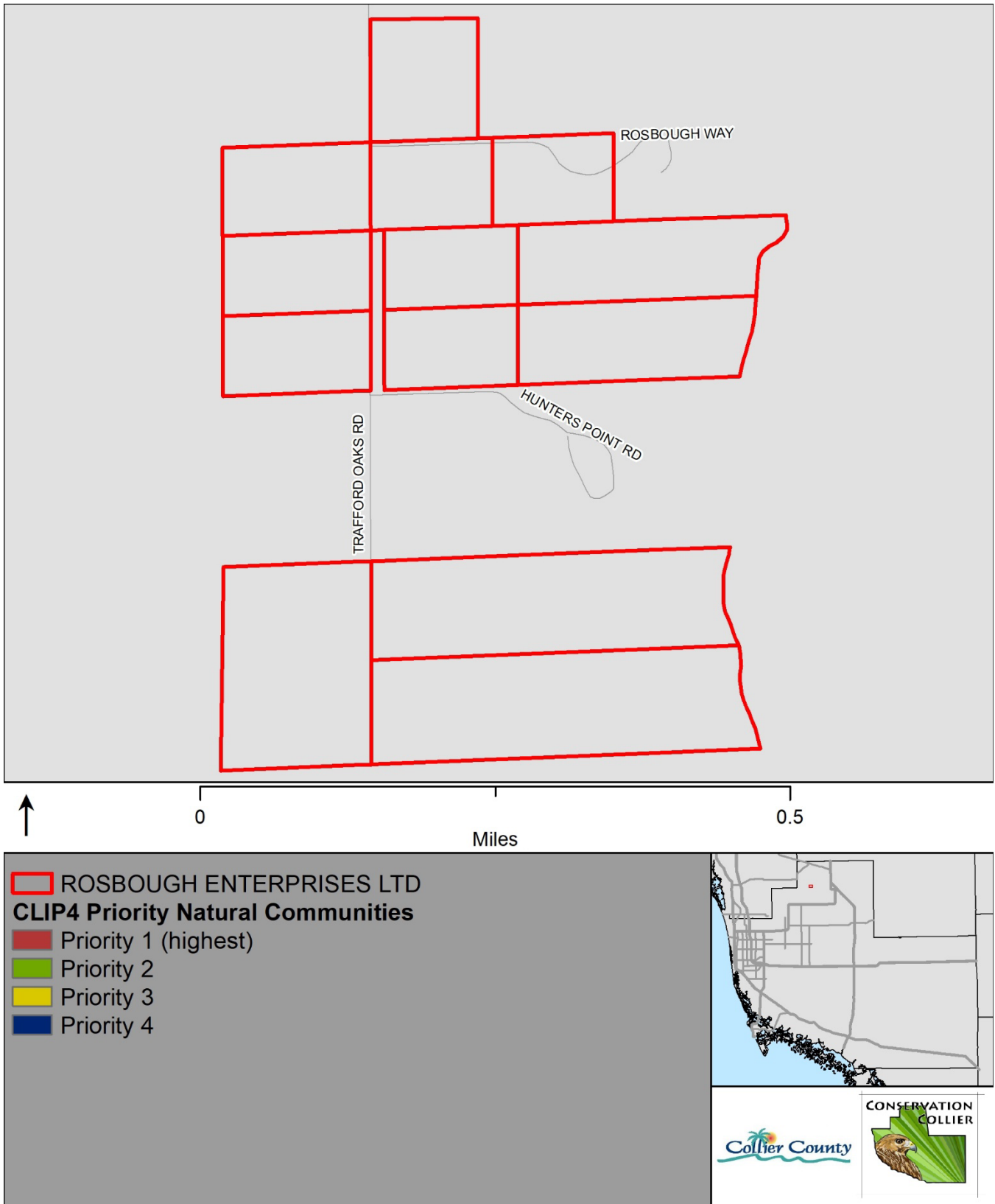


Figure 4 - CLIP4 Priority Natural Communities

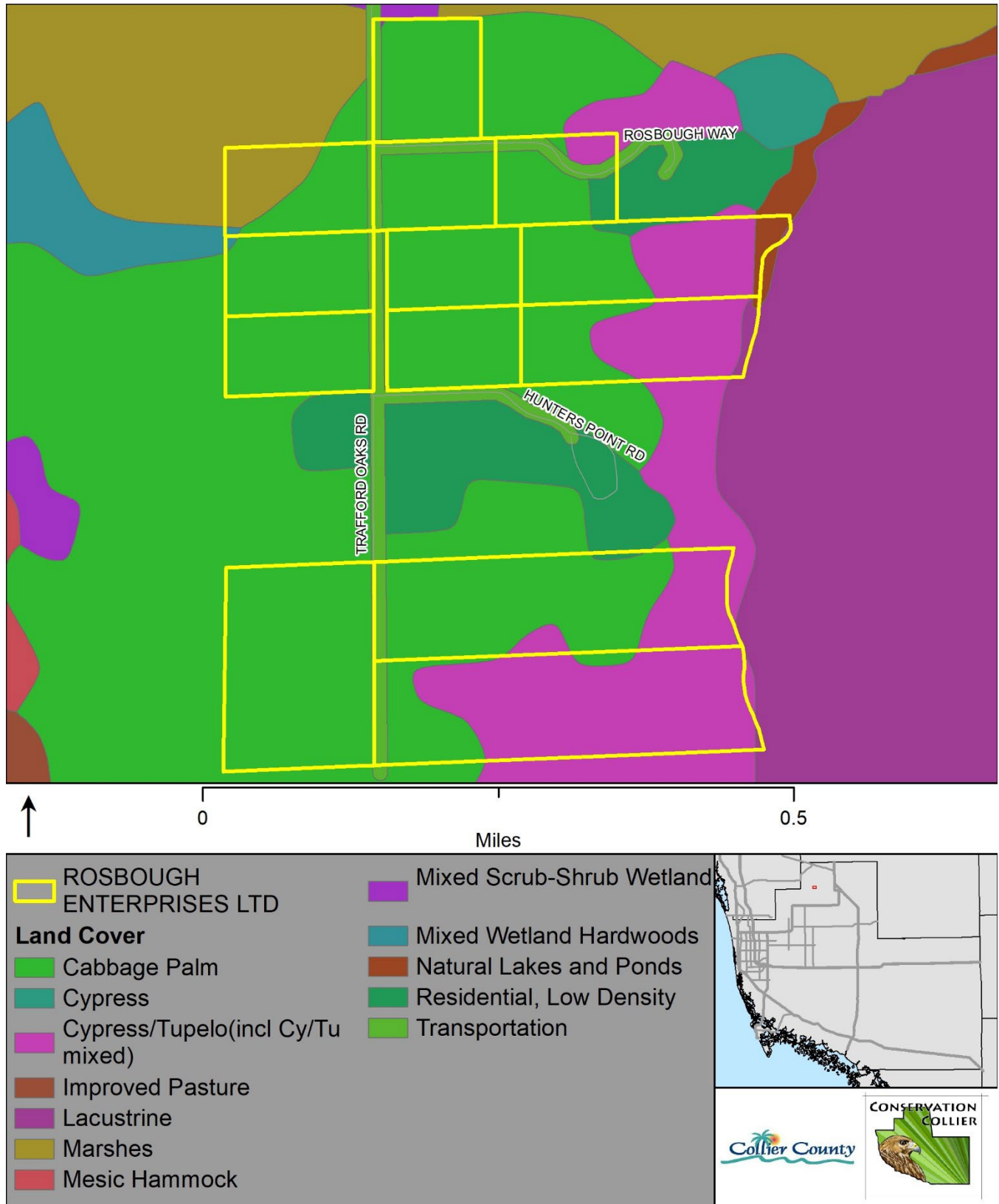


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 - Cabbage Palm Hammock with cleared understory (northern parcels)



Figure 7 – Mixed Wetland Hardwoods – pop ash with spikerush (*Eleocharis* sp.) groundcover

3.1.2 Wildlife Communities

These parcels provide significant wildlife habitat enhancement to adjacent lands. It can be assumed that the same important wildlife species documented on the adjacent Pepper Ranch also utilize these properties including the Everglades snail kite, wood stork, black bear and multiple bird species. Additionally, an American alligator and sandhill crane were observed by County staff during the site visit, and a collared Florida panther (*Puma concolor coryi*) was tracked on the property in 2019.

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	<i>Puma concolor coryi</i>		Endangered	Telemetry points
American alligator	<i>Alligator mississippiensis</i>		Threatened (Similarity of appearance)	Observation
Sandhill crane	<i>Grus canadensis</i>	Threatened		Observation
Wood stork	<i>Mycteria americana</i>		Threatened	Observation

Table 6 – Potential Listed Wildlife Species

Common Name	Scientific Name	State Status	Federal Status
Little blue heron	<i>Egretta caerulea</i>	Threatened	
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>		Endangered
Tricolored heron	<i>Egretta tricolor</i>	Threatened	
Roseate spoonbill	<i>Platalea ajaja</i>	Threatened	

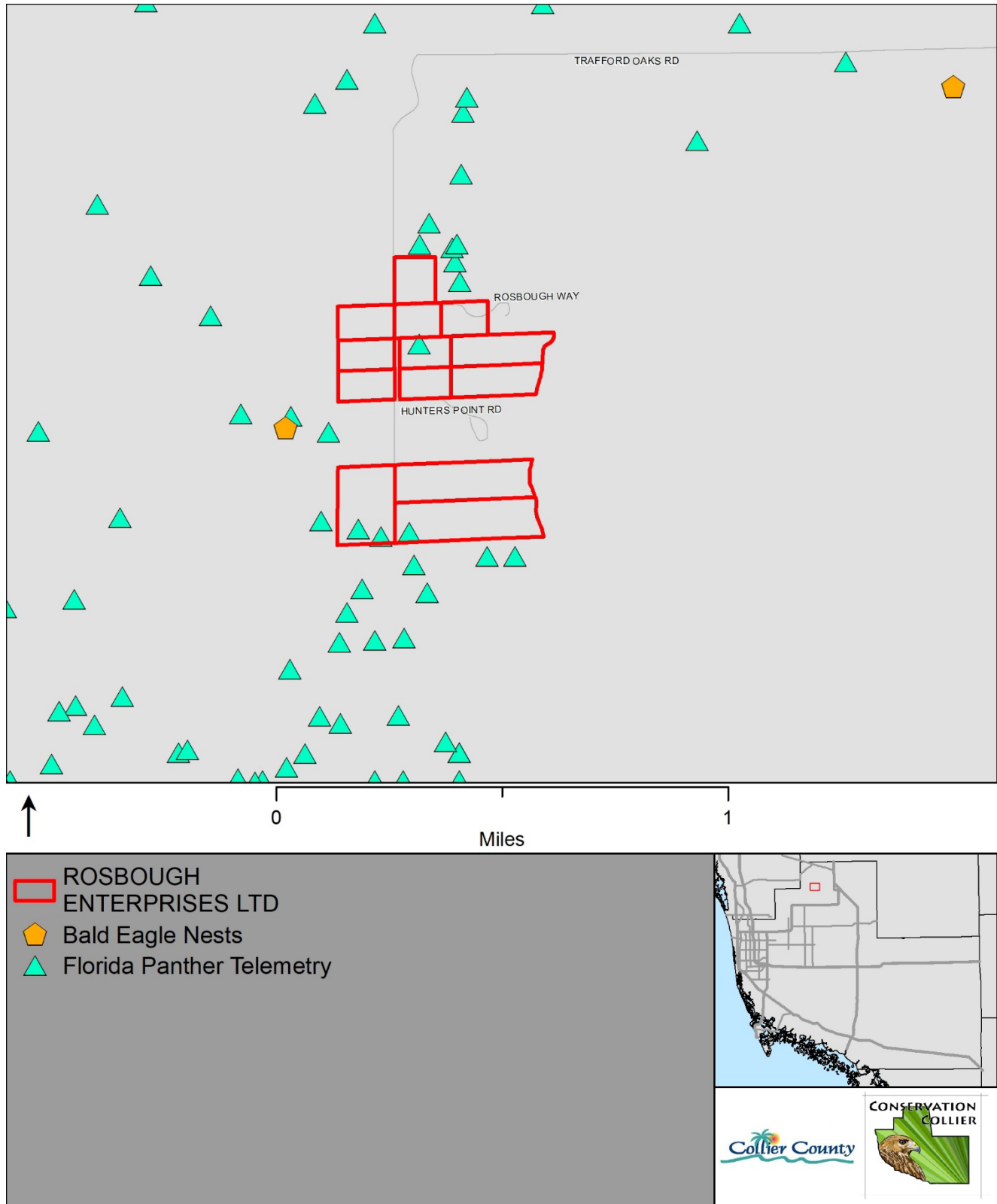


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

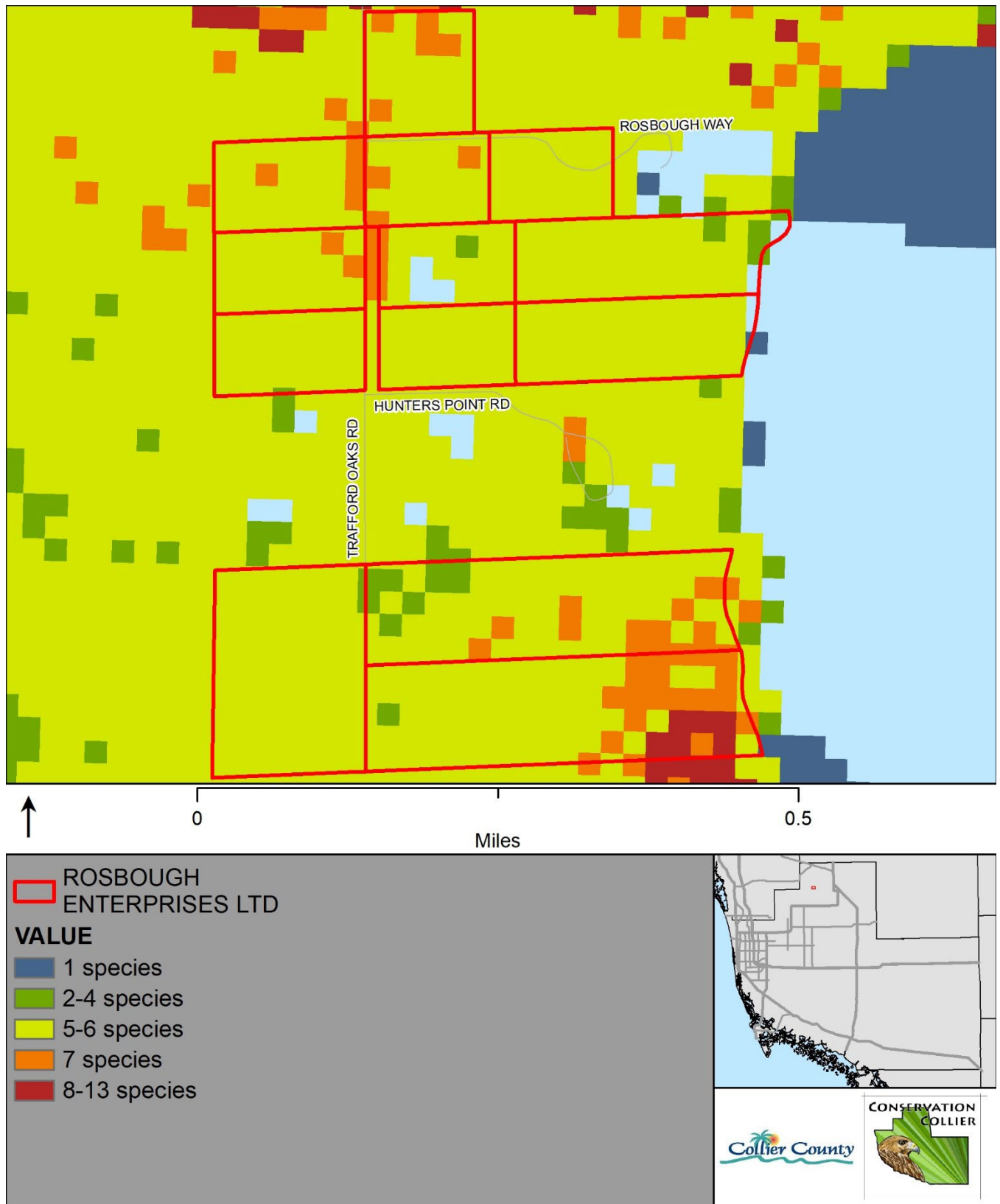


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Acquisition of this property would offer increased opportunity for protection of water resource values, including some recharge of the aquifer and protection of wetland dependent species habitat. The parcels contain 100% wetlands, and would provide habitat for wetland dependent species most of the year. A primary benefit to preserving the parcels in an undeveloped state would be additional protection of the Corkscrew swamp and marsh complex, and wetlands associated with Lake Trafford. The Corkscrew swamp and marsh complex provide recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951. Acquisition of this property would add to the protection of the quality of this water source by increasing the buffering of the Corkscrew slough from development and non-point source pollution. The property also provides natural flood protection.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils are nearly entirely “Riviera, limestone substratum-Copeland fine sands – a hydric, nearly level, poorly drained soil that is associated with sloughs and cypress swamps. The northwest corner is mapped as “Winder, Riviera, limestone substratum and Chobee soils, depressional” - a hydric, level, very poorly drained soil that is associated with marshes, and a small portion of the southwestern-most parcel is mapped as “Tusawilla fine sand” – a non-hydric, nearly level, poorly drained soil that is associated with flatwoods and hammocks.

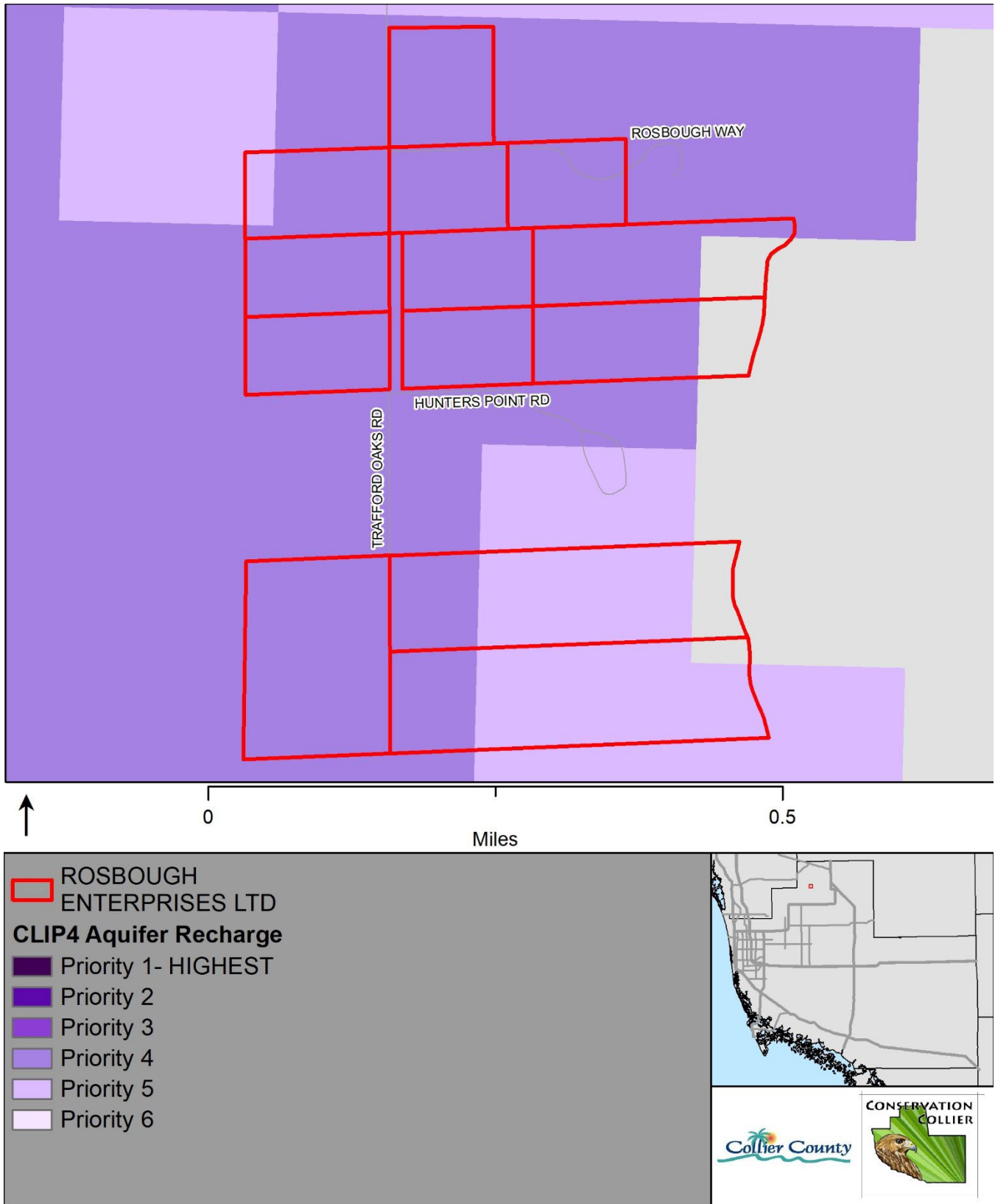


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

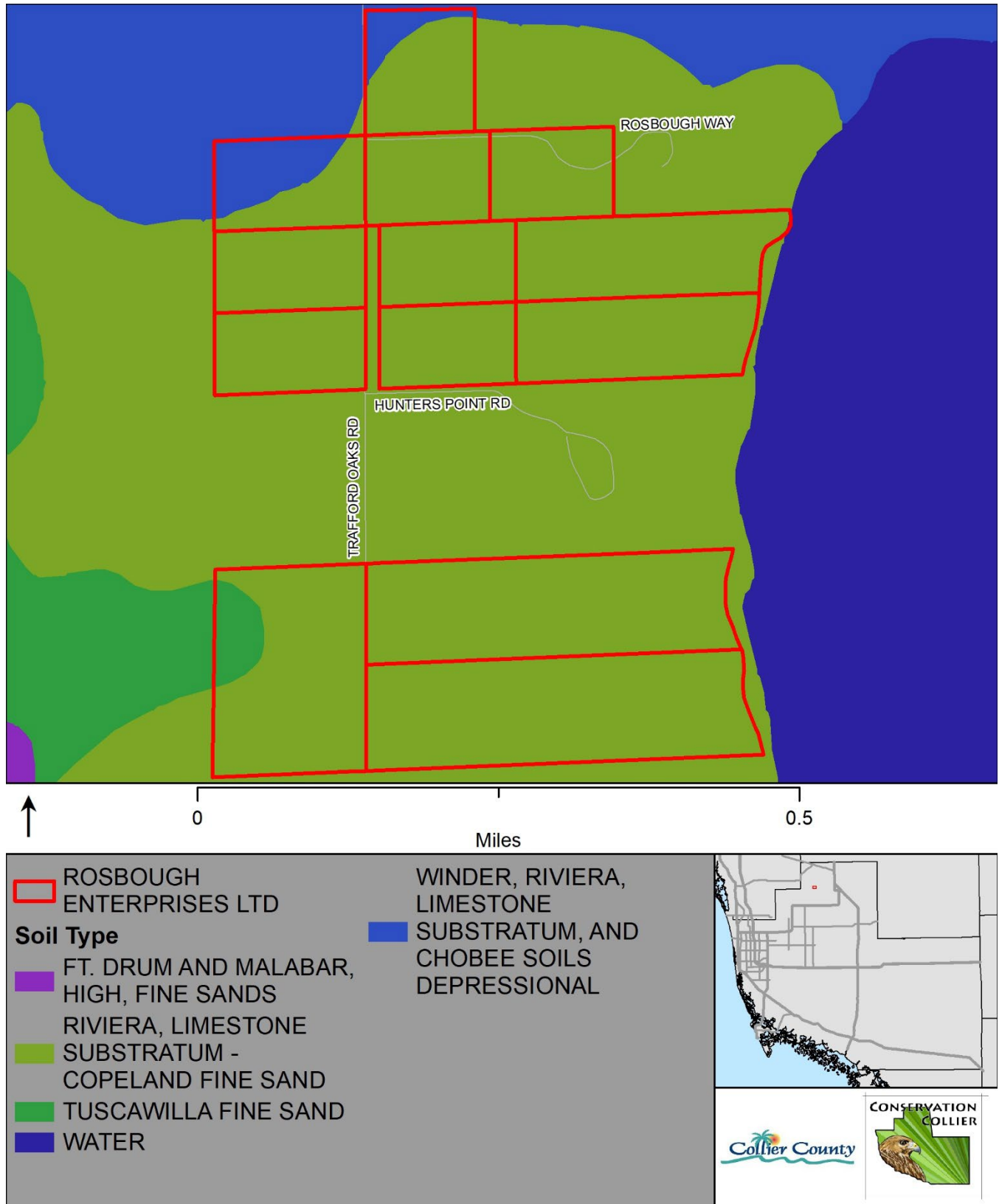


Figure 11 - Collier County Soil Survey

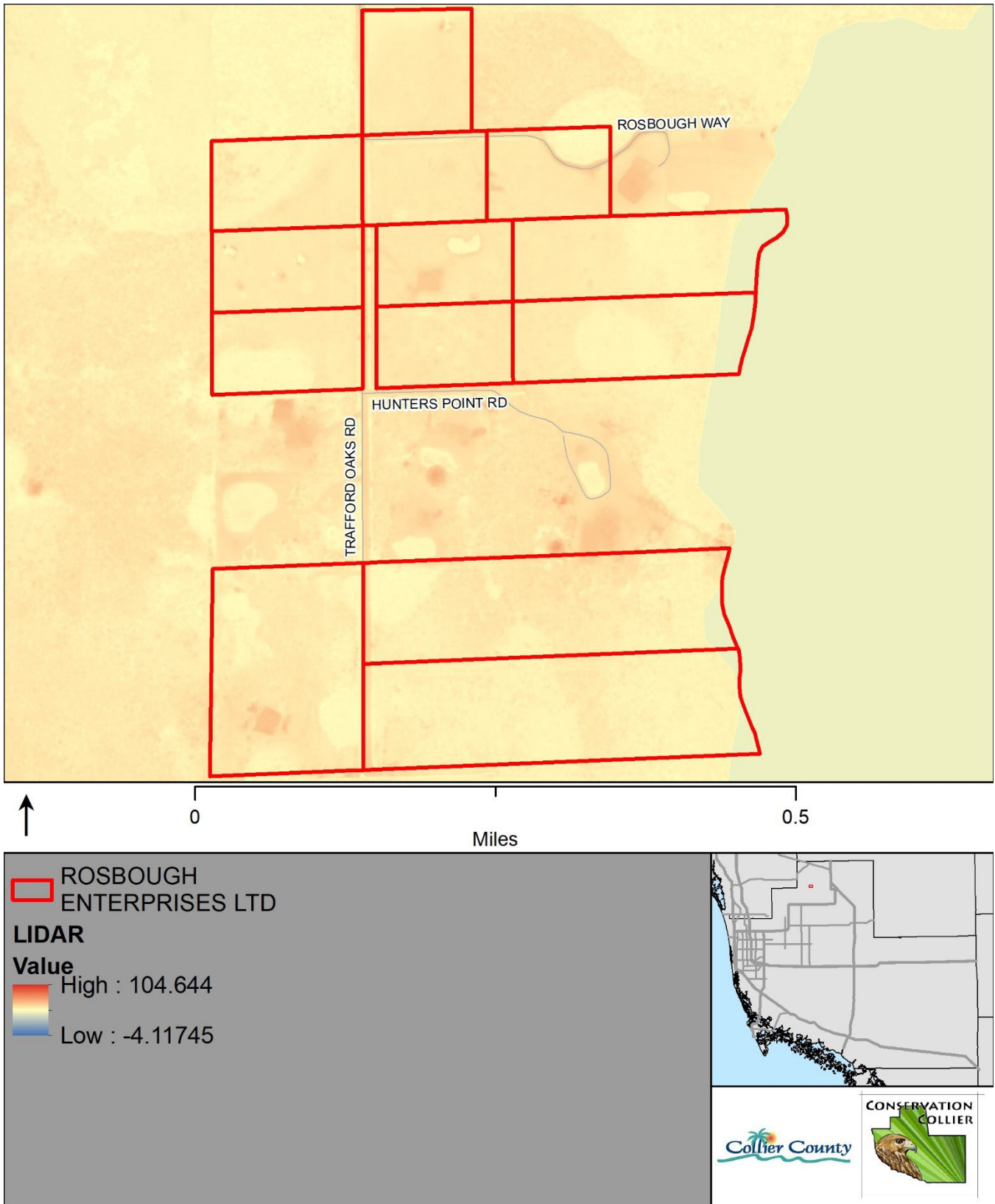


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels are adjacent to and would contribute to an important wildlife corridor through the adjacent Pepper Ranch Preserve and other state-owned conservation land. Preservation and restoration of these parcels would add to the conservation land buffer protecting the Corkscrew Regional Ecosystem Watershed (CREW). This consists of over 60,000 acres of South Florida Water Management District lands. The CREW Marsh wetlands are also an ecological link and corridor into the Camp Keais Strand and other conservation lands to the south.

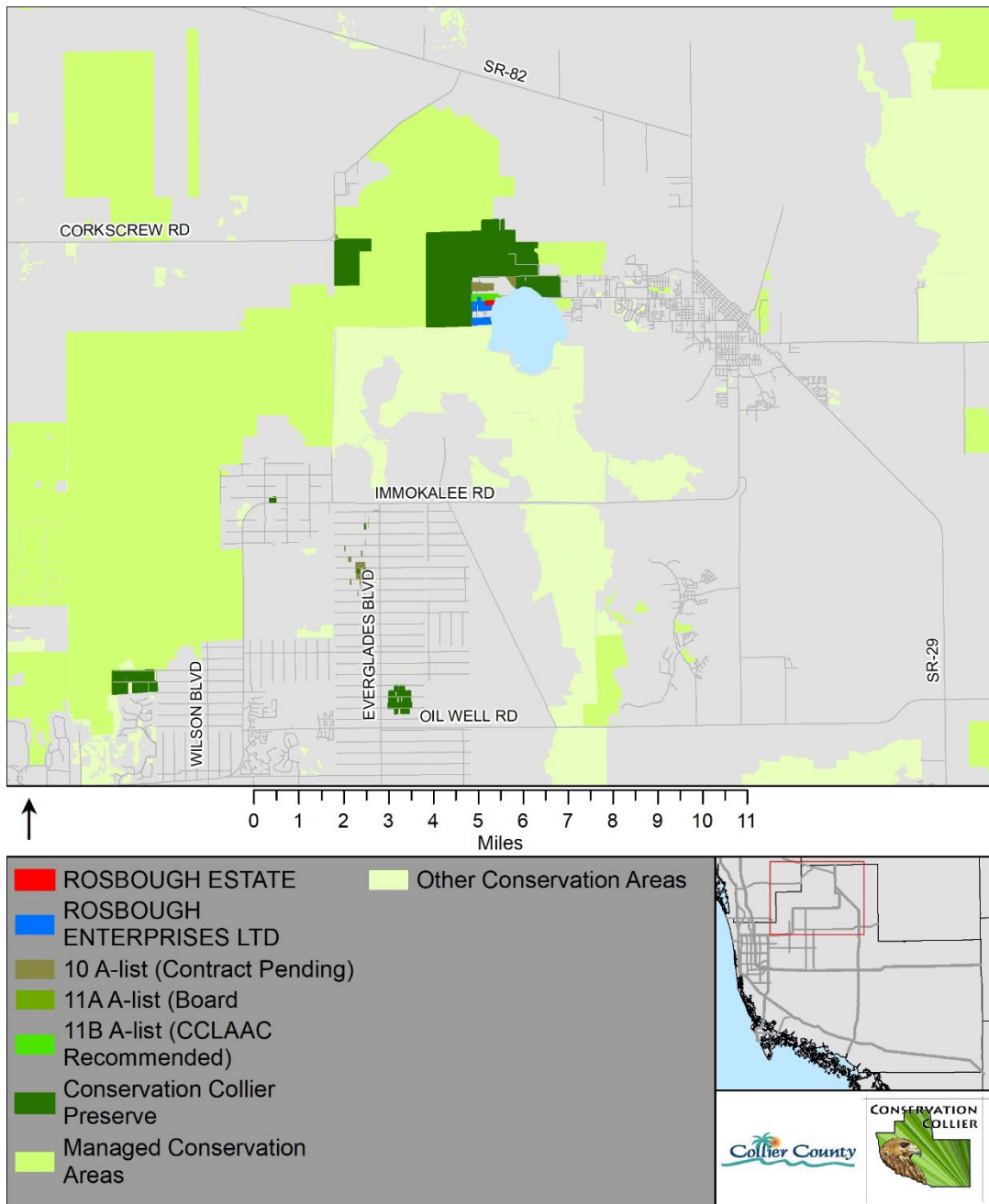


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels are adjacent to the 2,512-acre Pepper Ranch Preserve which provides multiple opportunities for passive public recreation. The parcels would increase the size of the Preserve. Passive recreation such as photography and wildlife viewing could be possible along the western boundary of the preserve if trails were installed within Pepper Ranch Preserve for access.

3.2.2 Accessibility

The parcels can be accessed via Trafford Oaks Road, a private paved road. This road has a security gate that would limit public access but would allow access to the properties for management. The parcels can also be accessed directly from the Pepper Ranch Preserve along the southeastern boundary; however, an agricultural fence along the eastern boundary of Pepper Ranch Preserve would restrict public access.

3.2.3 Aesthetic/Cultural Enhancement

The parcels are visible from Lake Trafford and provide views of mature laurel oak, red maple and pop ash.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

It appears that only approximately 10% of the property is covered with invasive vegetation – primarily Brazilian pepper with some scattered Caesarweed, climbing fern, and climbing cassia.

3.3.1.2 Prescribed Fire

The parcels do not contain fire dependent communities, therefore prescribed fire would not be recommended.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcels.

3.3.3 Assistance

Staff does not anticipate management assistance from other agencies.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels have a baseline zoning of A-MHO (Agricultural – Mobile Home Overlay), which allows for 1 unit per 5 acres. The parcels are also within the Rural Lands Stewardship Area (RLSA) with approximately 75.1 acres designated as Open lands, 31.6 acres within a 500 ft. Buffer area, and 4.3 acres within a Flowway Stewardship Area (FSA).

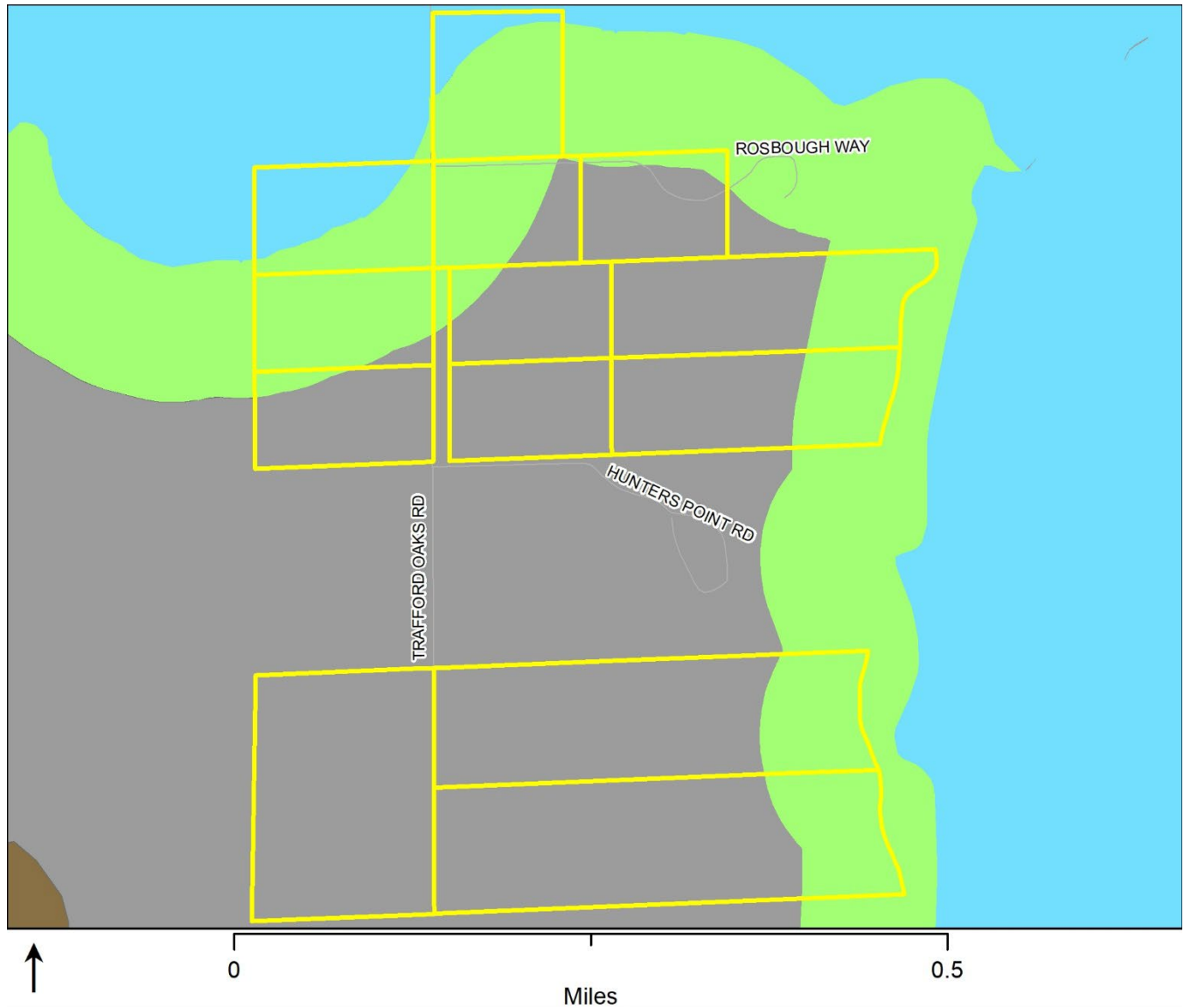


↑ 0 0.5 Miles

	ROSBOUGH ENTERPRISES LTD
	Zoning General A-MHO-RLSAO
	A-MHO-RLSAO-LTR-SSA-7

Collier County
CONSERVATION COLLIER

Figure 14 – Zoning



-  ROSBOUGH ENTERPRISES LTD
-  RLSA - 500 ft Buffer
-  RLSA - FSA
-  RLSA - HSA
-  RLSA - Open

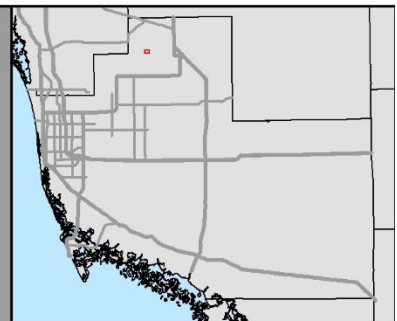



Figure 15 – RLSA Overlay



 ROSBOUGH ENTERPRISES LTD

Future Land Use

 Agricultural /Rural Mixed Use District/RLSA

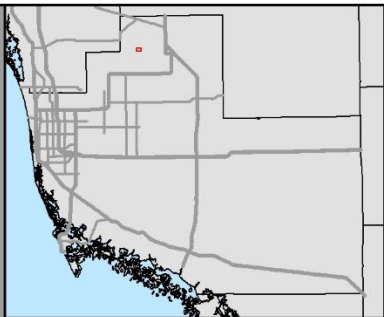


Figure 16 –Future Land Use

3.4.2 Development Plans

The property 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.

Cattle are currently being grazed on the property and stockpiles of material (pipe, wood, pens, and cinderblocks) were observed by staff during the site visit. No improvements or structures exist within the property beyond cattle fences and gates. Staff recommends that the cattle and material piles be removed as a condition of sale if the property is acquired. Due to its size and prior uses, staff also recommends a Phase I Environmental Site Assessment prior to acquisition of the property.



Figure 17 – Material stockpiles on the property

5. Management Needs and Costs

Table 7 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$22,200	\$11,100	Initial cost estimated at \$200/acre with recurring estimated at \$100/acre based on minimal exotics.
Signage	\$200	n/a	
TOTAL	\$22,400	\$11,100	

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. This property would not be a good candidate for FCT funding.

Florida Forever Program: Although these parcels are within a Florida Forever Program boundary, because of their individual size, the State will not pursue their acquisition.

Additional Funding Sources: There is potential for partnership with the CREW Land and Water Trust to facilitate acquisition.

7. Secondary Criteria Scoring Form

Property Name: Rosbough Enterprises, Ltd.			
Target Protection Mailing Area: Pepper Ranch Preserve			
Folio(s): 00053815404, 00053815200, 00053815802, 00053816102, 00053816005, 00053815705, 00053800008, 00053400000, 00053321008, 00053320009, 00053321105, 00053816209, 00053815307			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	104	65
2 - Human Value	80	16	20
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	36	44
TOTAL SCORE	400	233	58

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	80	
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		
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	0	
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has \geq 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Mixed Wetland Hardwoods; Mesic Hammock; Freshwater Marsh
b. Parcel has \leq 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			

a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	Tillandsia fasciculata; Tillandsia balbisiana
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50	50	low, scattered Brazilian pepper, some lygodium
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES			
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	Panther telemetry points
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	111 acres of similar habitat to Pepper Ranch Preserve
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES			
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	

d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	Lake Trafford
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	Nearly 100%
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		
1.4 - ECOSYSTEM CONNECTIVITY	200	150	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100	100	111 ac.
b. Parcel is ≥ 50 acres	75		
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	50	Pepper Ranch
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		
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	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		

d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	Only on west side
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	30	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	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	5	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	mature oaks, red maple, pop ash
b. Scenic vistas	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	55	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	16	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	Scattered Brazilian pepper; some lygodium
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	not compatible with fire
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	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	170	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	78	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	75	

4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	Ag-MHO/FSA and 500 ft buffer
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	Primarily Open in RLSA
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	5	
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		
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	80	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	36	

8. Additional Site Photos



South parcels east of Lake Trafford Rd.



Elevated trail to cattle pen



Mowed cabbage palm parcel west of house



Elevated, filled home site area in SW parcel



Myrsine in grazed Cabbage Palm Hammock



Groundcover in grazed Hammock



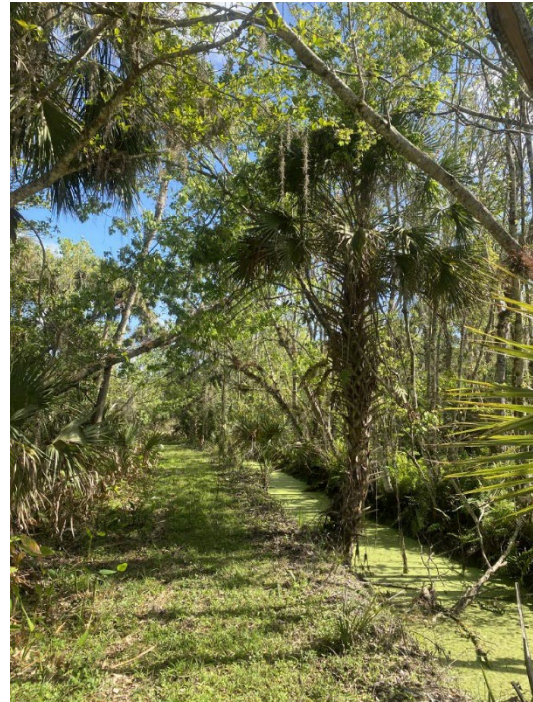
Turkey observed during site visit



Deer and cattle observed during site visit



Freshwater marsh



Ditch along southern boundary



Tillandsia fasciculata



Tillandsia balbisiana



Cattle pen



Cattle pond north of cattle pen



Laurel oak



View looking east at south end of Trafford Oaks Rd.

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

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

Figure 10 - 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.