

Conservation Collier Initial Criteria Screening Report McIlvane Marsh Parcels



Owner Names: Connection Investors Group LLC and Relevant Radio, Inc.

Folio Number: 00775600007 and 00775160000

Size: 5.00 acres and 10.46 acres

Staff Report Date: November 2, 2022 - updated December 19, 2022

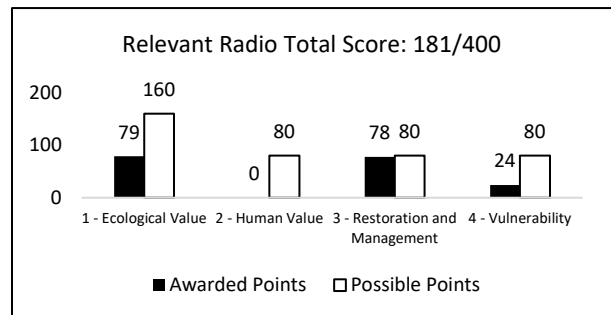
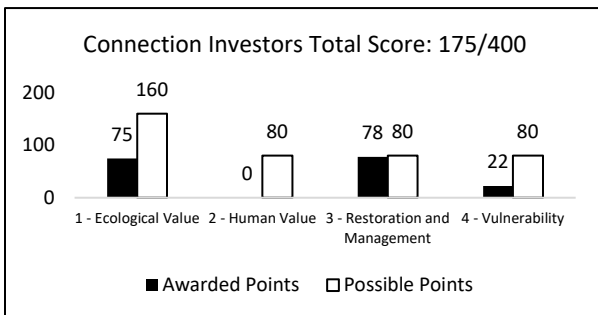


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 11th acquisition cycle (Quarter B) to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

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

2. Summary of Property

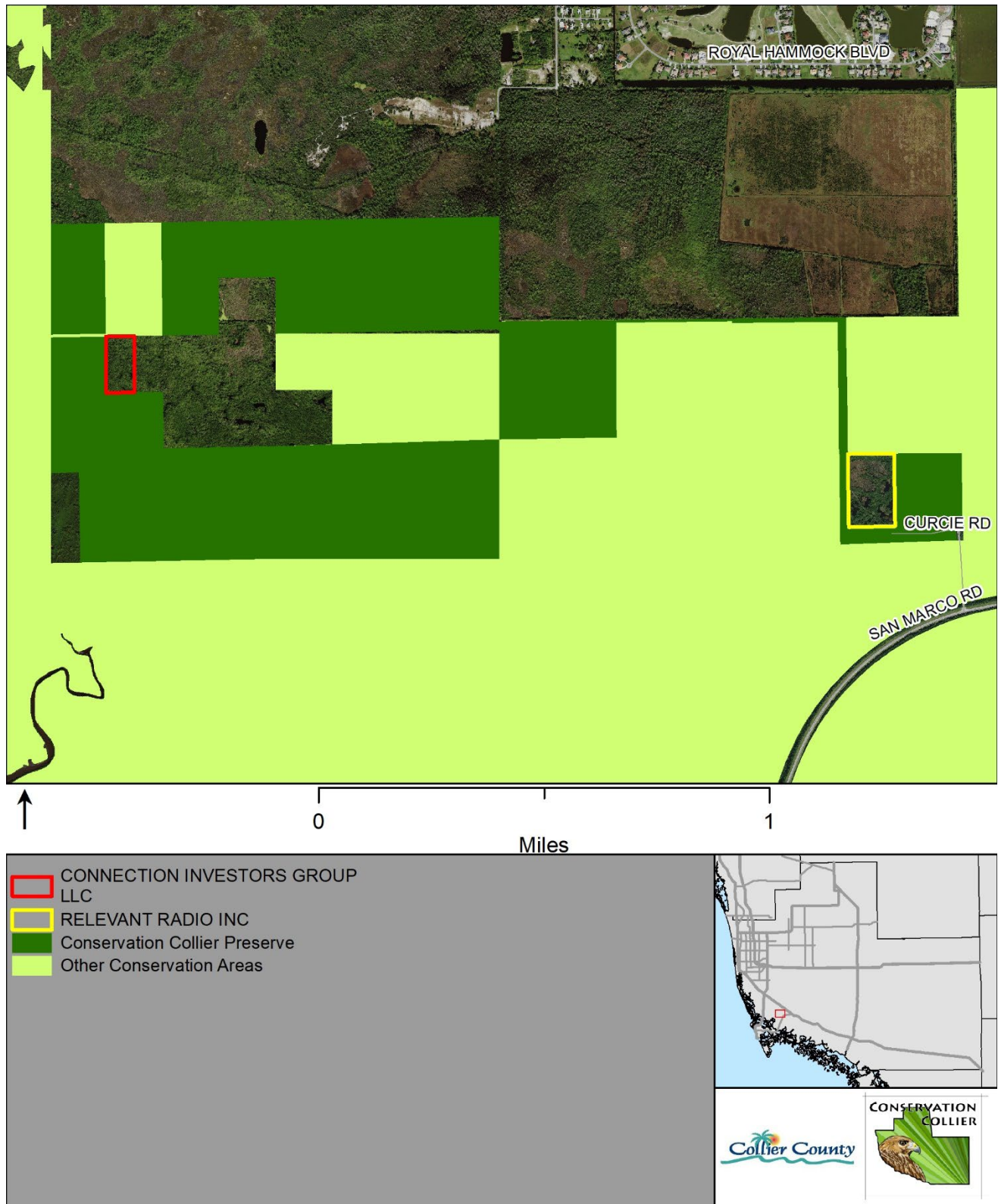


Figure 1 - Parcel Location Overview

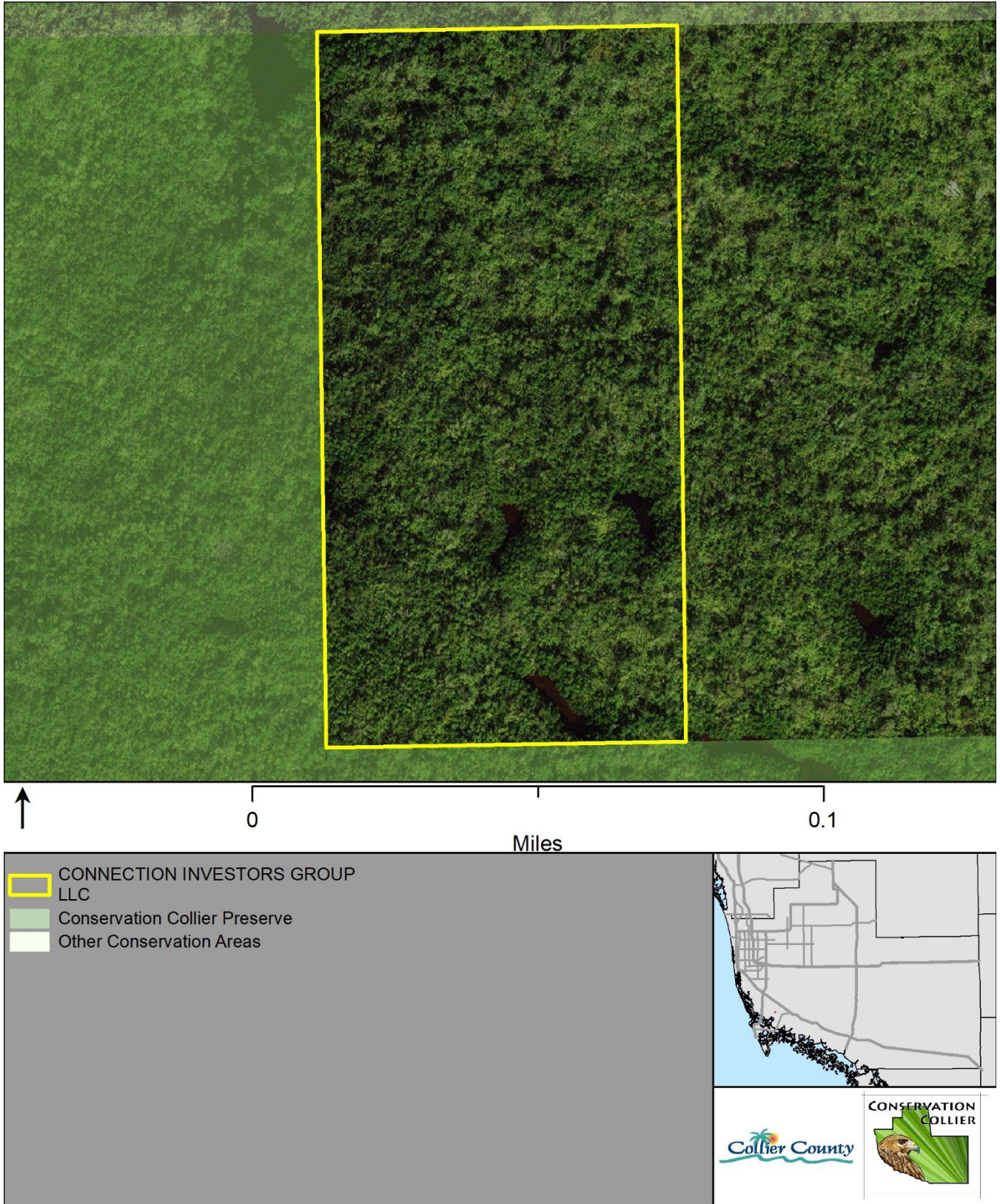


Figure 2a – Connection Investors Group Close-up

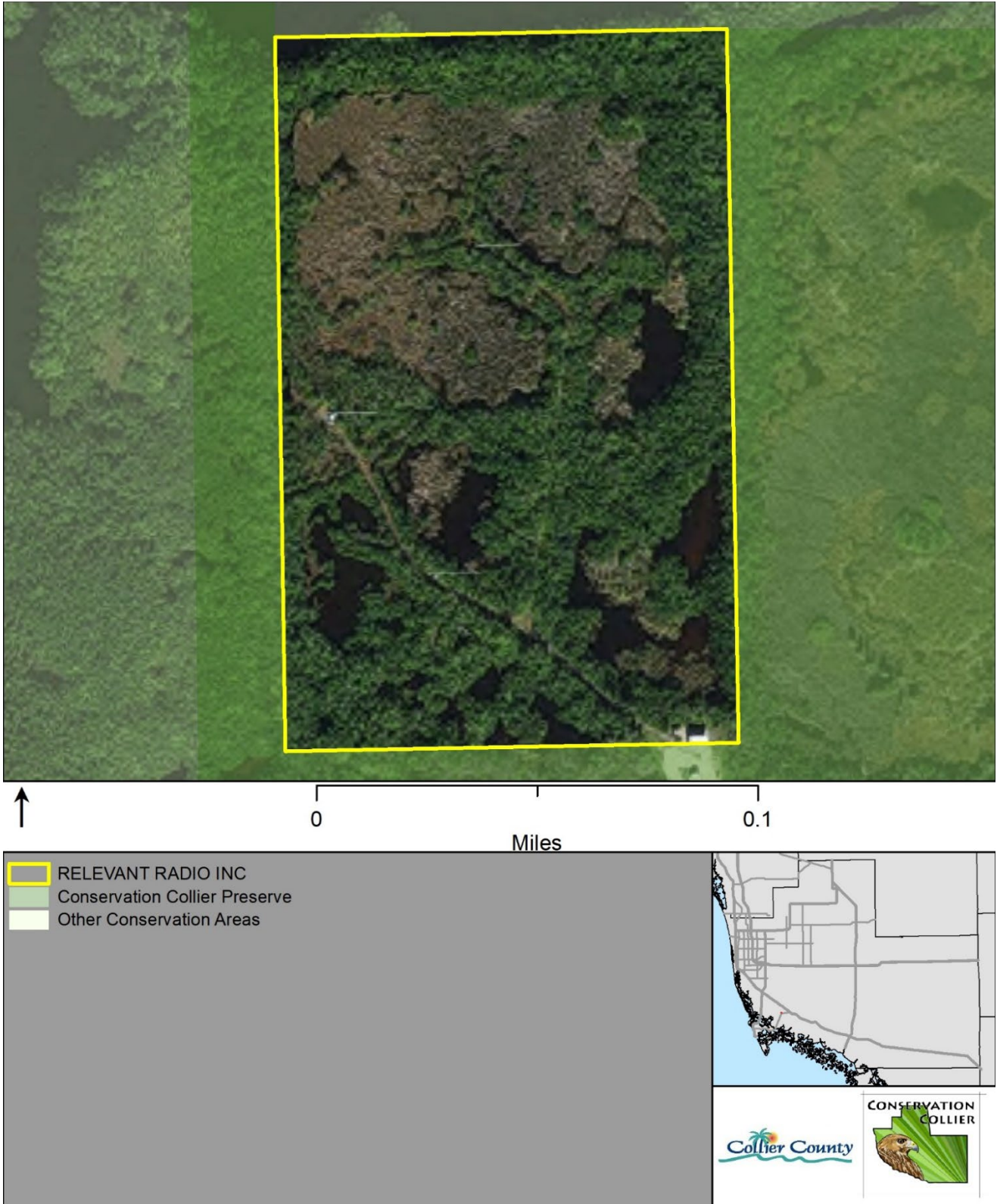


Figure 2b – Relevant Radio Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Mcllvane Marsh parcels	Connections Investors Group, LLC Relevant Radio, Inc.
Folio Number(s)	00775600007 00775160000	
Target Protection Area (Ord. 2002-63, Section 10.3)	Non-TPA	This is not within Target Protection Area as defined by the Ordinance. Mcllvane Marsh Mailing area Cycle 11
Size	15.46 acres	Connections Investors Group, LLC – 5 ac. Relevant Radio, Inc. – 10.46 ac.
Section, Township, and Range	S29 and 30, Twn 51, R27	
Zoning Category/TDRs	Agricultural	1 unit per 5 acres
FEMA Flood Map Category	AE	Special Flood Hazard Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage.
Existing structures	3 radio towers and building	3 radio towers and a small maintenance building exist on the Relevant Radio parcel
Adjoining properties and their Uses	Conservation and undeveloped	Relevant Radio is surrounded on all sides by conservation lands; Connection Investors Group is surrounded by conservation lands to the N, W, and S and by undeveloped land to the E.
Development Plans Submitted	None	
Known Property Irregularities	Radio towers and building	Seller indicated a willingness to either carve out and retain ownership of the SE corner of the property, remove the 3 towers, and install 1 tower in SE corner OR lease back the towers and building from the County for a limited number of years in anticipation of removing them from the property
Other County Dept Interest	None	

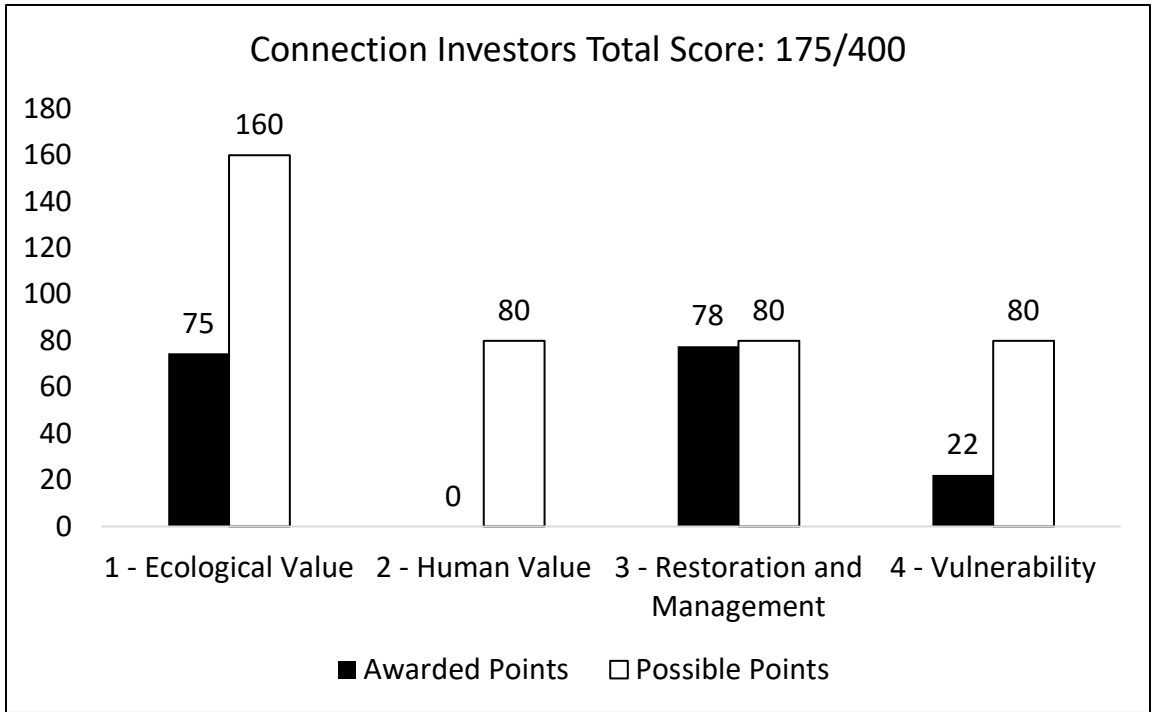


Figure 3a - Connection Investors Group Secondary Criteria Score

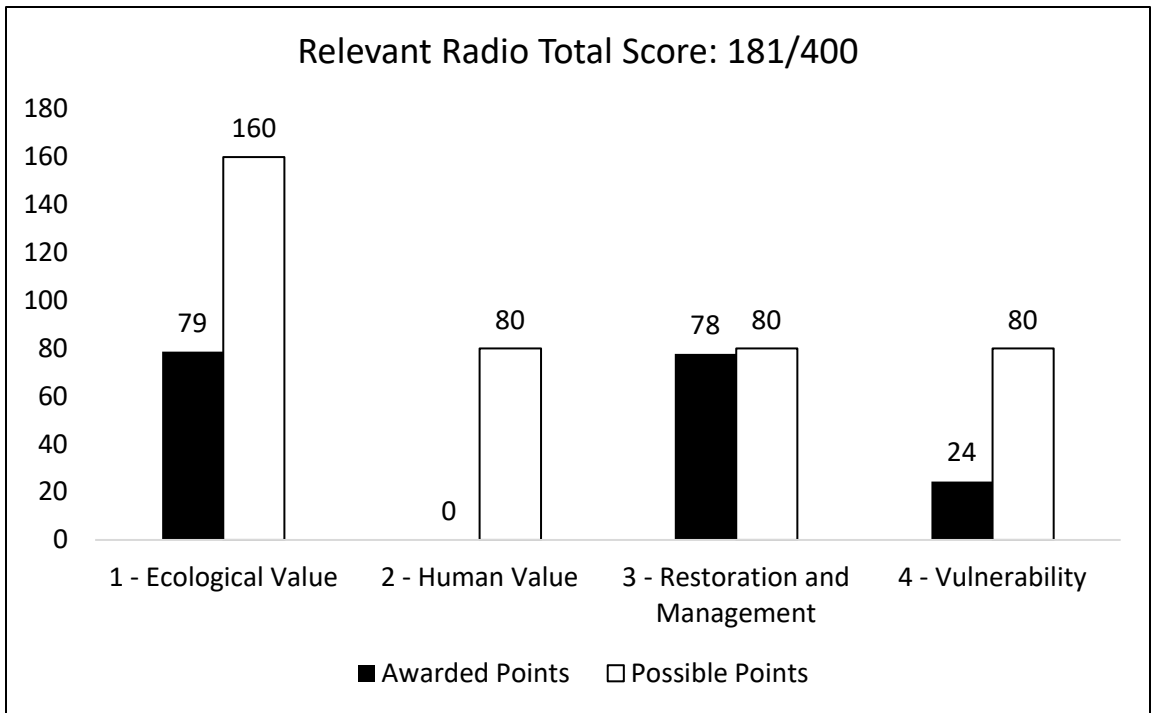


Figure 3b - Relevant Radio Secondary Criteria Score

Table 2a – Connection Investors Group Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	75	160	47%
1.1 - Vegetative Communities	27	53	50%
1.2 - Wildlife Communities	21	27	80%
1.3 - Water Resources	13	27	50%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	0	80	0%
2.1 - Recreation	0	34	0%
2.2 - Accessibility	0	34	0%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
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	22	80	28%
4.1 - Zoning and Land Use	22	58	38%
4.2 - Development Plans	0	22	0%
Total	175	400	44%

Table 2b – Relevant Radio Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	79	160	49%
1.1 - Vegetative Communities	27	53	50%
1.2 - Wildlife Communities	21	27	80%
1.3 - Water Resources	13	27	50%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	0	80	0%
2.1 - Recreation	0	34	0%
2.2 - Accessibility	0	34	0%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
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	24	80	31%
4.1 - Zoning and Land Use	22	58	38%
4.2 - Development Plans	2	22	10%
Total	181	400	45%

2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the sites. Values of the parcels were estimated using only one of the three traditional approaches to value, the sales comparison approach. It is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relies upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist.

If the Board of County Commissioners choose to acquire these properties, appraisals by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for each parcel, which both having an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the each subject property and that appraisal report will determine the actual value of each subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Connection Investors Group LLC	No address	5.00	\$22,500	\$26,500
Relevant Radio, Inc.	12801 Curcie Rd.	10.46	\$58,848	\$188,280

* 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 these parcels was obtained from the Collier County Real Estate Services Department in November 2022 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. These parcels are zoned Agricultural with a Future Land Use designation of Conservation, which allows for 1 unit per 5 acres.

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)	YES
viii.	Tidal freshwater marsh	No
ix.	Other native habitats	YES

Statement for Satisfaction of Criteria 1: Both parcels contain Mangrove Swamp, the Relevant Radio parcel also contains Salt 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? **NO**

Statement for Satisfaction of Criteria 2: The parcels are not visible from a public road and are only accessible through a locked gate.

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 contain hydric soils and wetland vegetative communities. It holds water during the wet season and provides protection from storm surge.

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 surrounded by public conservation land in an area of documented American crocodile (*Crocodylus acutus*) nesting. The parcels also provide habitat for multiple listed wading bird species and Florida panther (*Puma concolor*

coryi) and black bear (*Ursus americanus floridanus*) telemetry points have been documented on the surrounding parcels.

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 parcels are surrounded by public conservation land owned by Conservation Collier and Rookery Bay National Estuarine Research Reserve.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

Both parcels contain mangrove swamp, dominated by red mangrove (*Rhizophora mangle*) and leather fern (*Acrostichum danaeifolium*) with some buttonwood (*Conocarpus erectus*). The Relevant Radio parcel also contains salt marsh, which is dominated by various grasses and rushes.

Exotic plant density appears to be 25% on both parcels. Brazilian pepper and Java plum are found along the roads on the Relevant Radio parcel. Old world climbing fern is expected in the mangroves of both parcels.

No listed plant species were observed; however, it is highly probable that multiple *Tillandsia* species exist within both parcels.

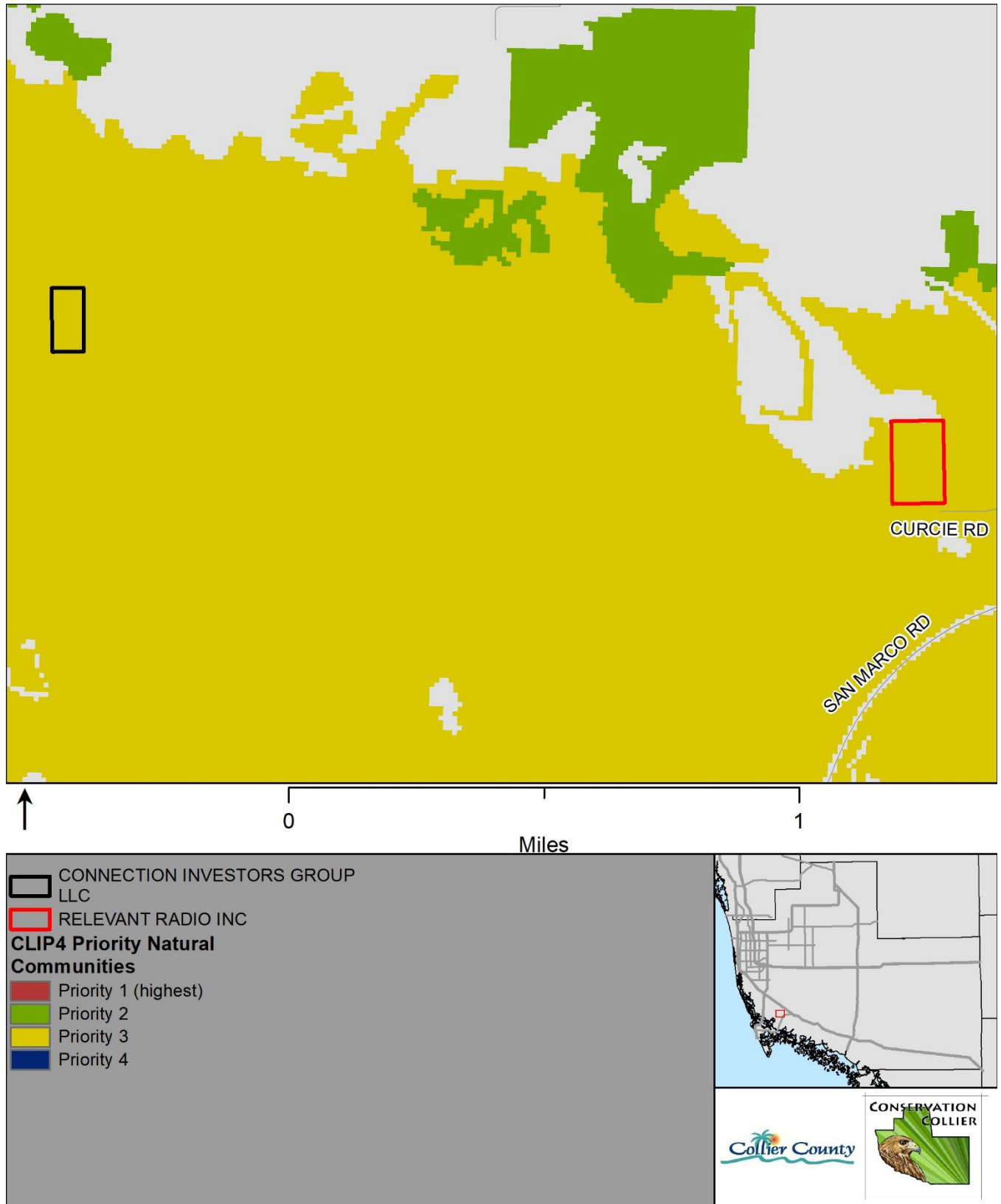


Figure 4 - CLIP4 Priority Natural Communities

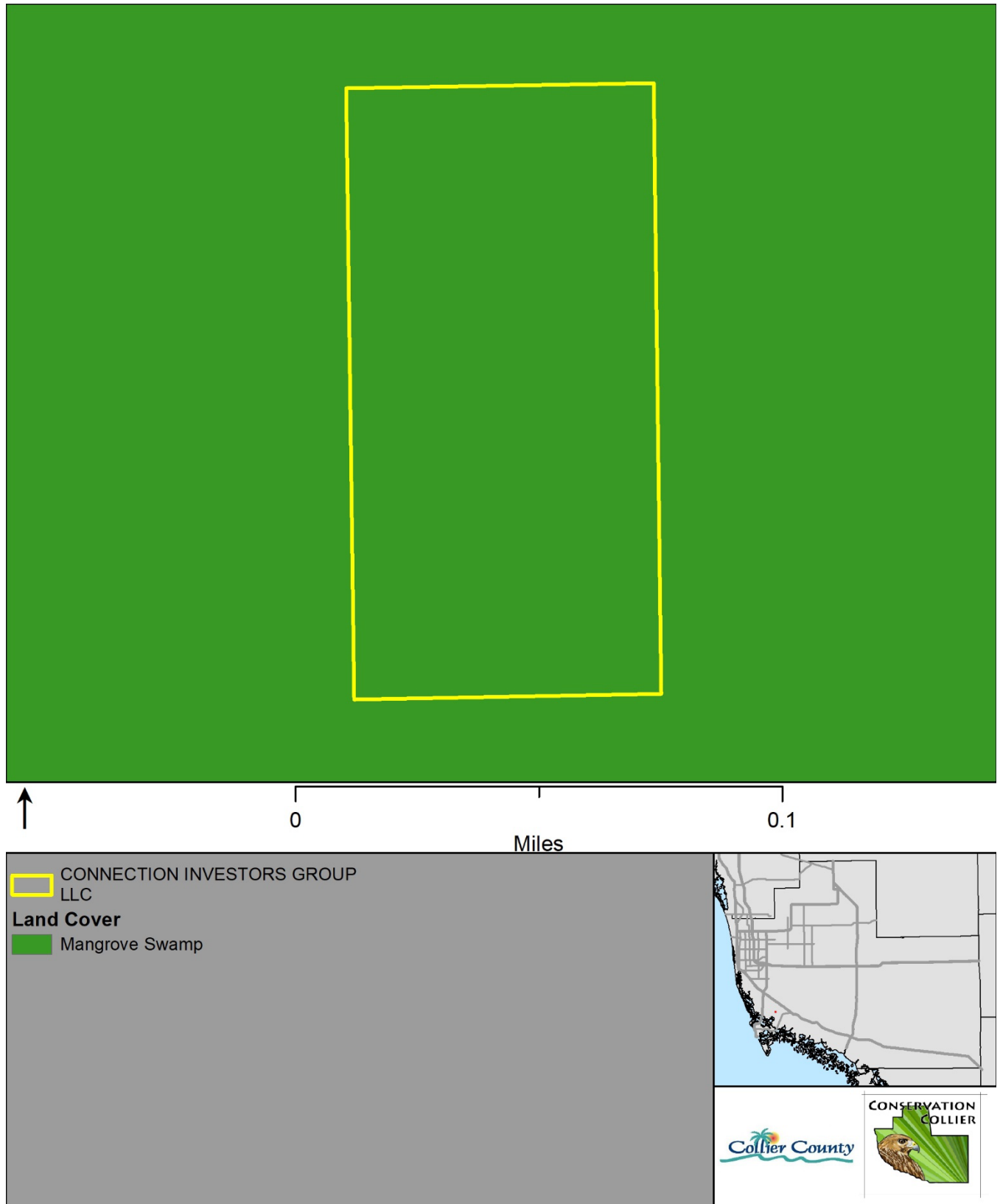


Figure 5a - Connection Investors Group FL Cooperative Land Cover Classification System

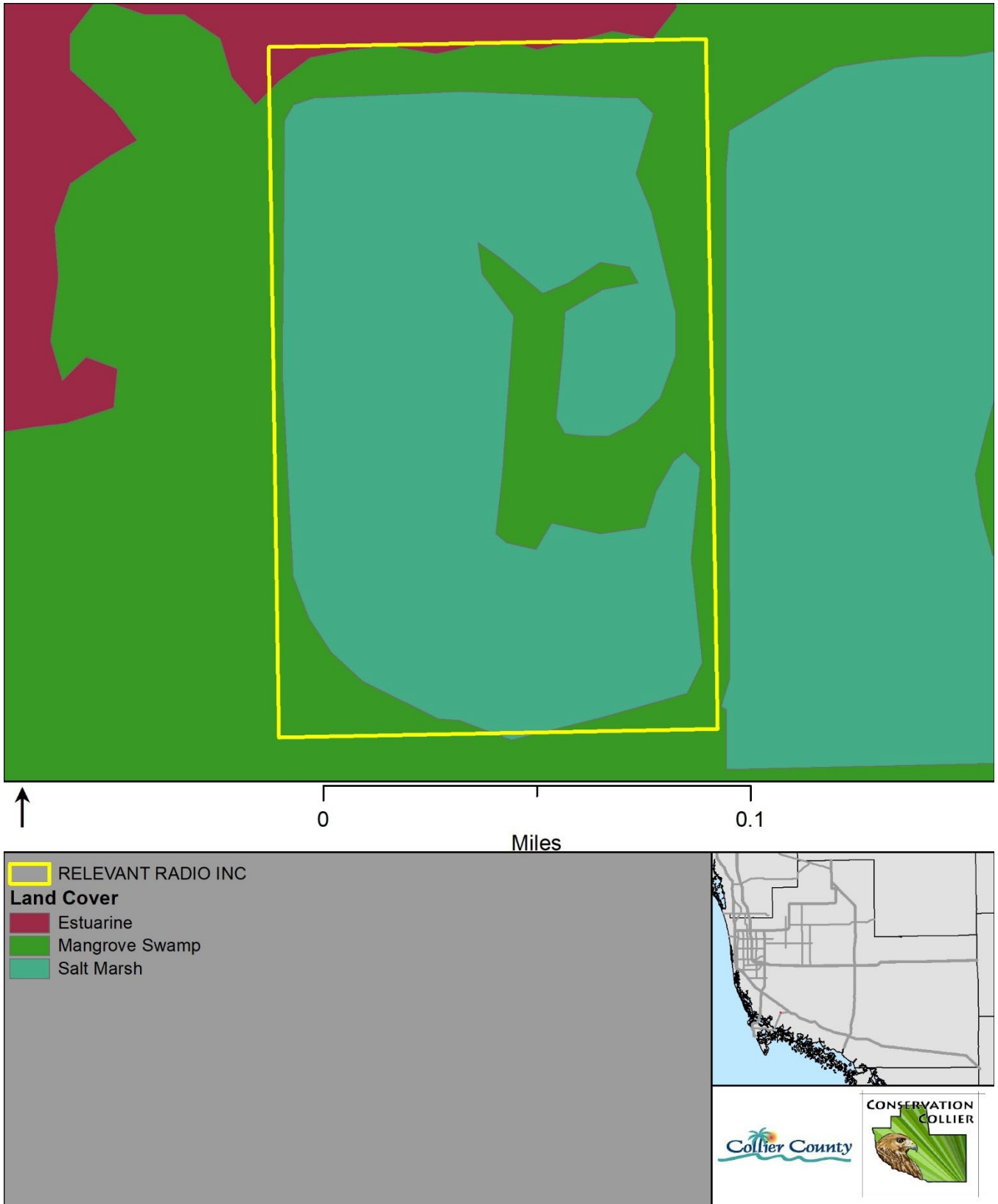


Figure 5b – Relevant Radio FL Cooperative Land Cover Classification System



Figure 6 – Representative mangrove swamp within McIlvane Marsh



Figure 7 – Representative salt marsh within McIlvane Marsh east of Relevant Radio Parcel

3.1.2 Wildlife Communities

These parcels provide a buffer as well as foraging areas for the wading birds that utilize the adjacent rookery, many of which are listed. Florida panther (*Puma concolor coryi*) and Florida black bear (*Ursus americanus floridanus*) telemetry points exist within adjacent parcels, and an active bald eagle (*Haliaeetus leucocephalus*) nest is north of the parcels. The federally threatened American crocodile (*Crocodylus acutus*) is known to nest in the parcel adjacent to the Relevant Radio parcel and has been observed east of the Marco Airport. It is highly probable that American crocodiles utilize both parcels.



Figure 8 – American crocodile hatchling (McIlvane Marsh July 2022; photo courtesy of Rookery Bay NERR)

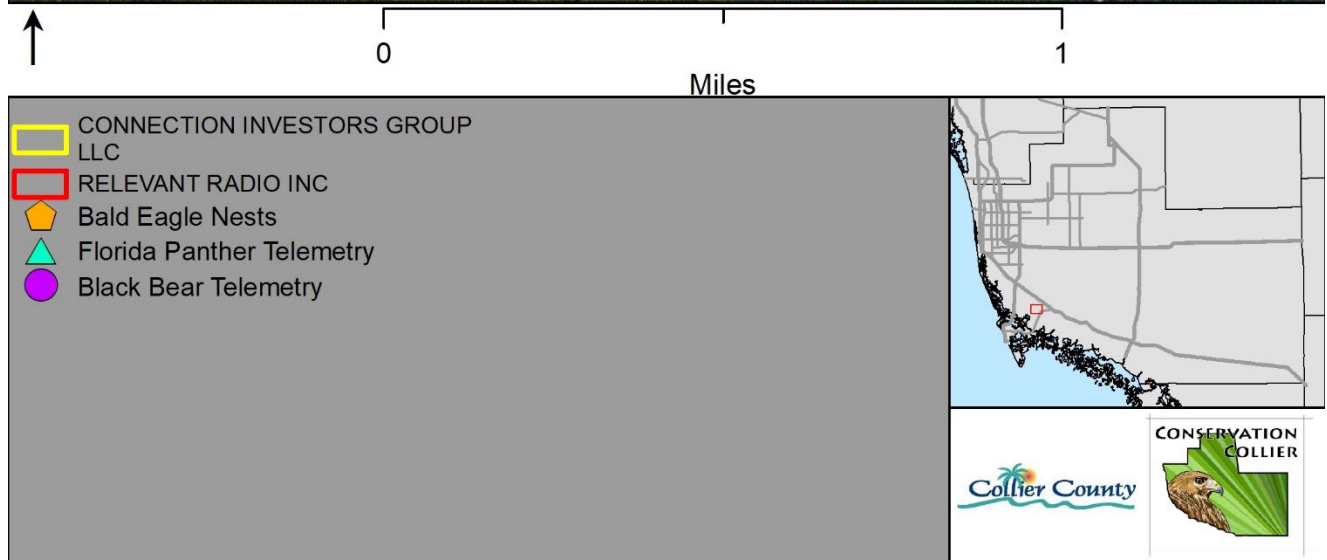
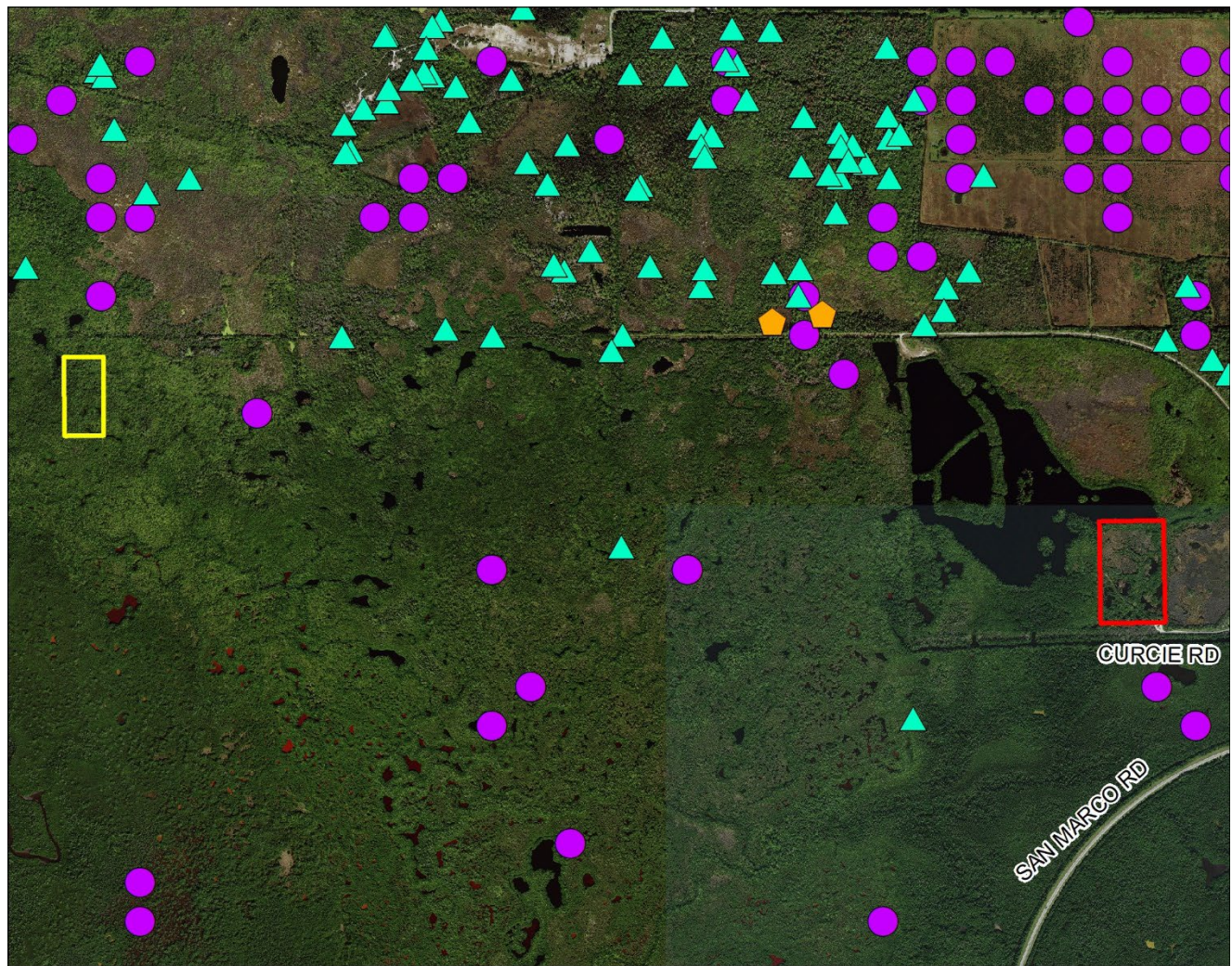


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

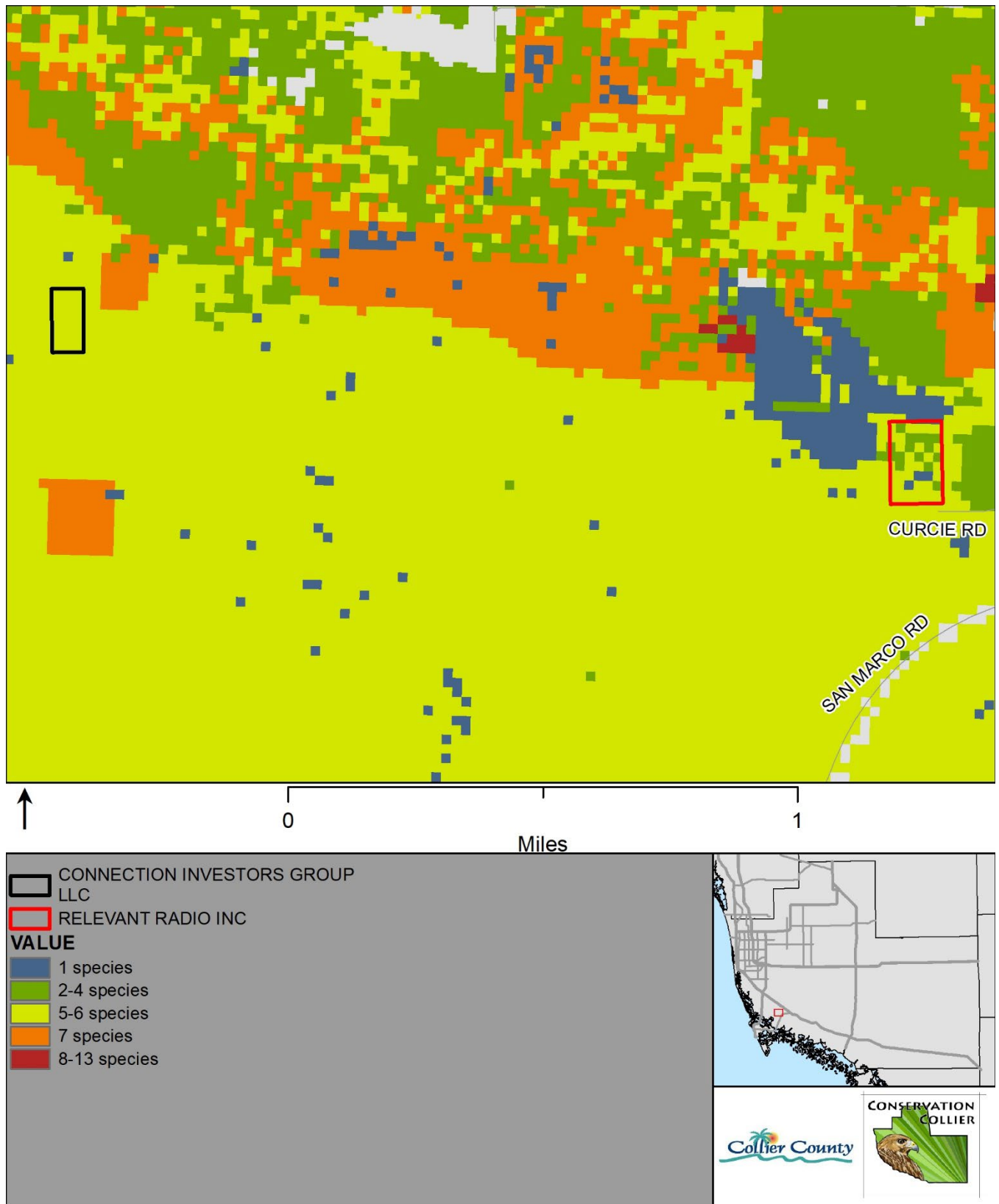


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

While neither parcel is mapped to contribute significantly to the aquifer, both parcels contain wetland vegetation communities and hold water throughout the year. Both also provide protection from storm surge and buffer adjacent wetlands. Although neither parcel is adjacent to a designated Outstanding Water Body, both are within approximately 1,500 feet of Outstanding Florida Waters.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Both parcels contain hydric soils. Mapped soils show that “Wulfert Mucks, Frequently Flooded” - a very poorly drained soil found in tidal mangrove swamps – comprises 100% of the Connection Investors Group parcel and the southern three quarters of the Relevant Radio parcel. The northern quarter of the Relevant Radio parcel is comprised of “Estero and Peckish Soils, Frequently Flooded” – a very poorly drained soil associated with frequently flooded tidal marshes.

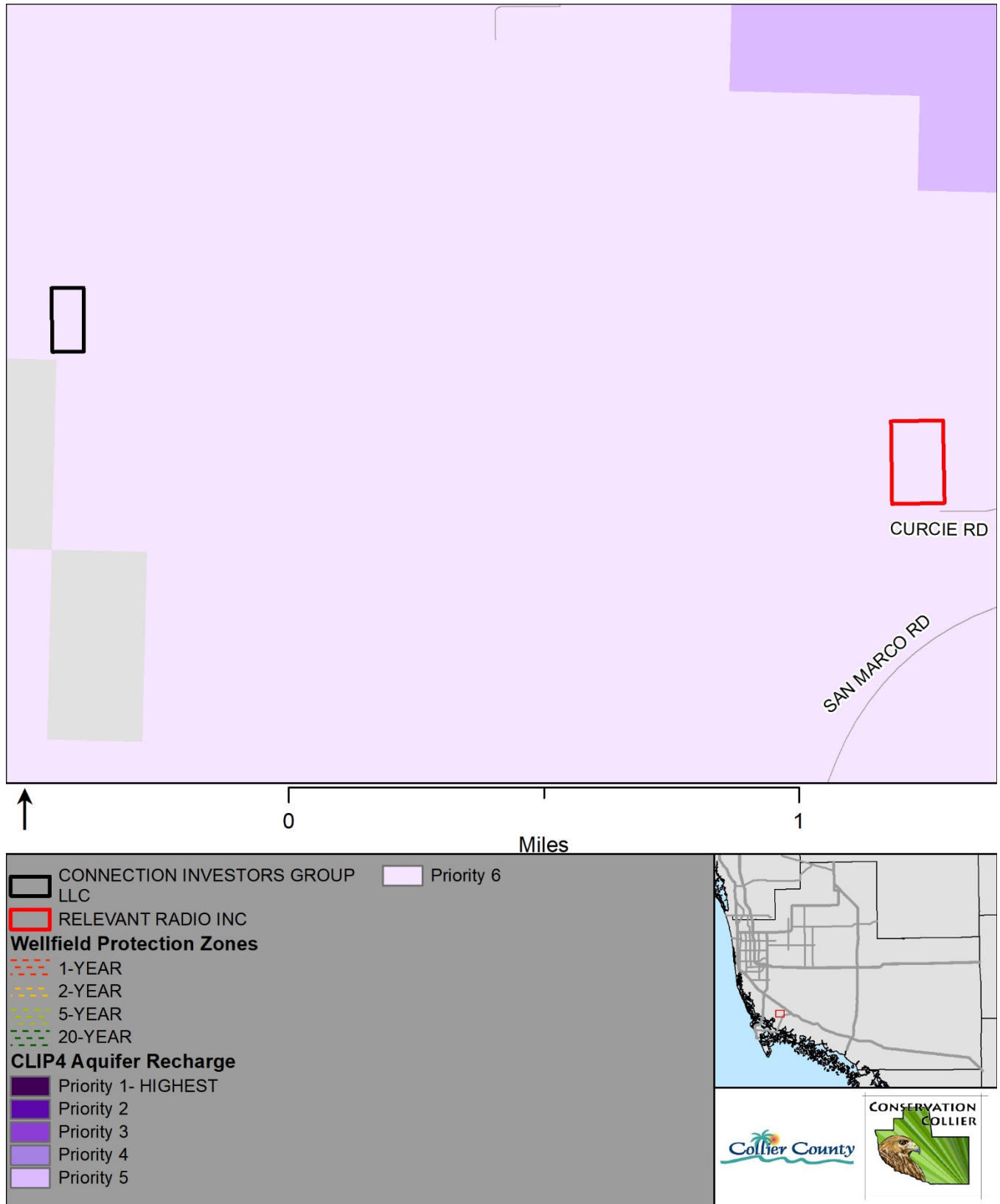


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

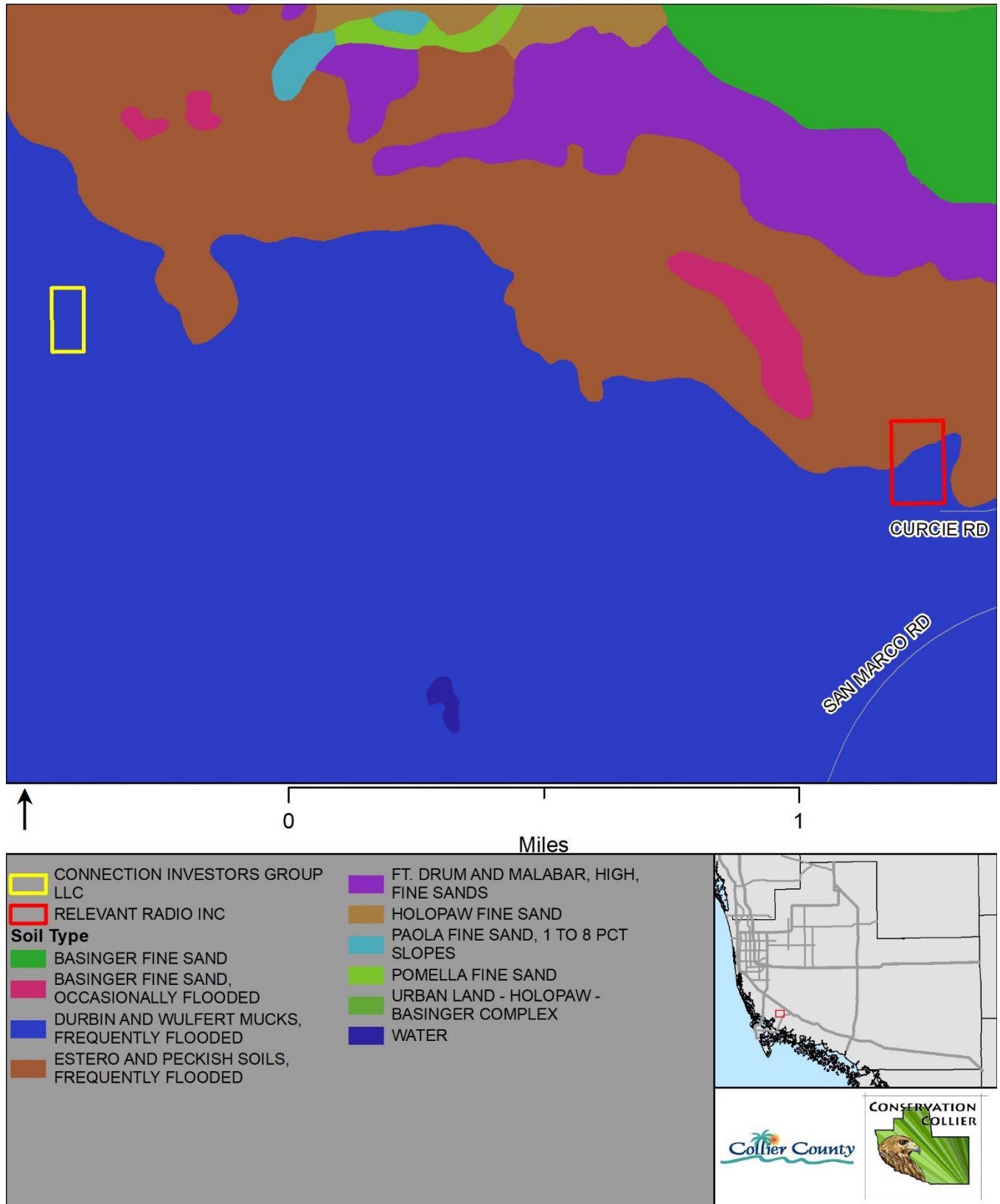


Figure 12 - Collier County Soil Survey

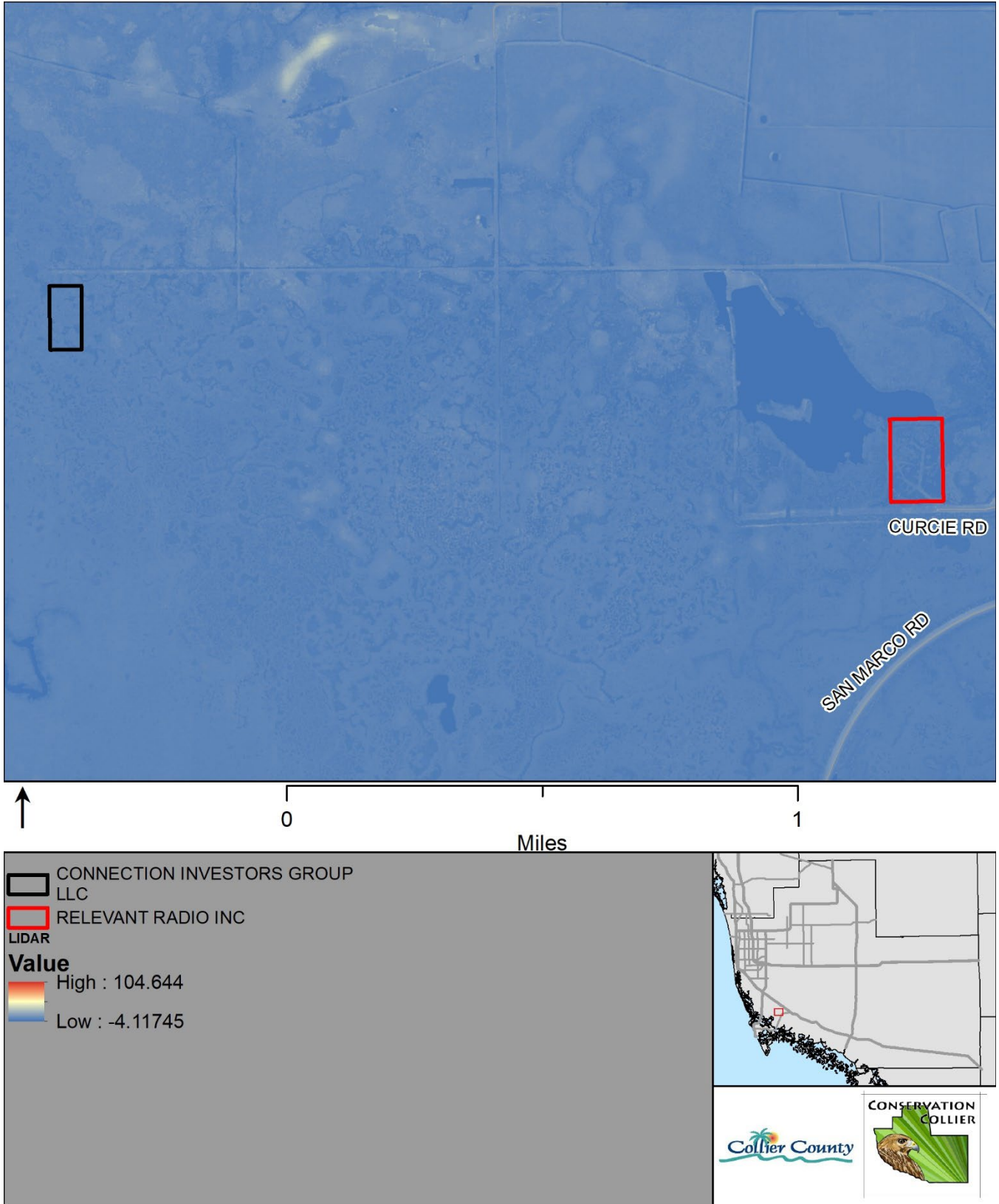


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

The parcels expand the McIlvane Marsh Preserve which provides a continuous connection between Rookery Bay National Estuarine Research Reserve (NERR), The Ten Thousand Islands National Wildlife Refuge, Collier Seminole State Park, and Picayune Strand State Forest.

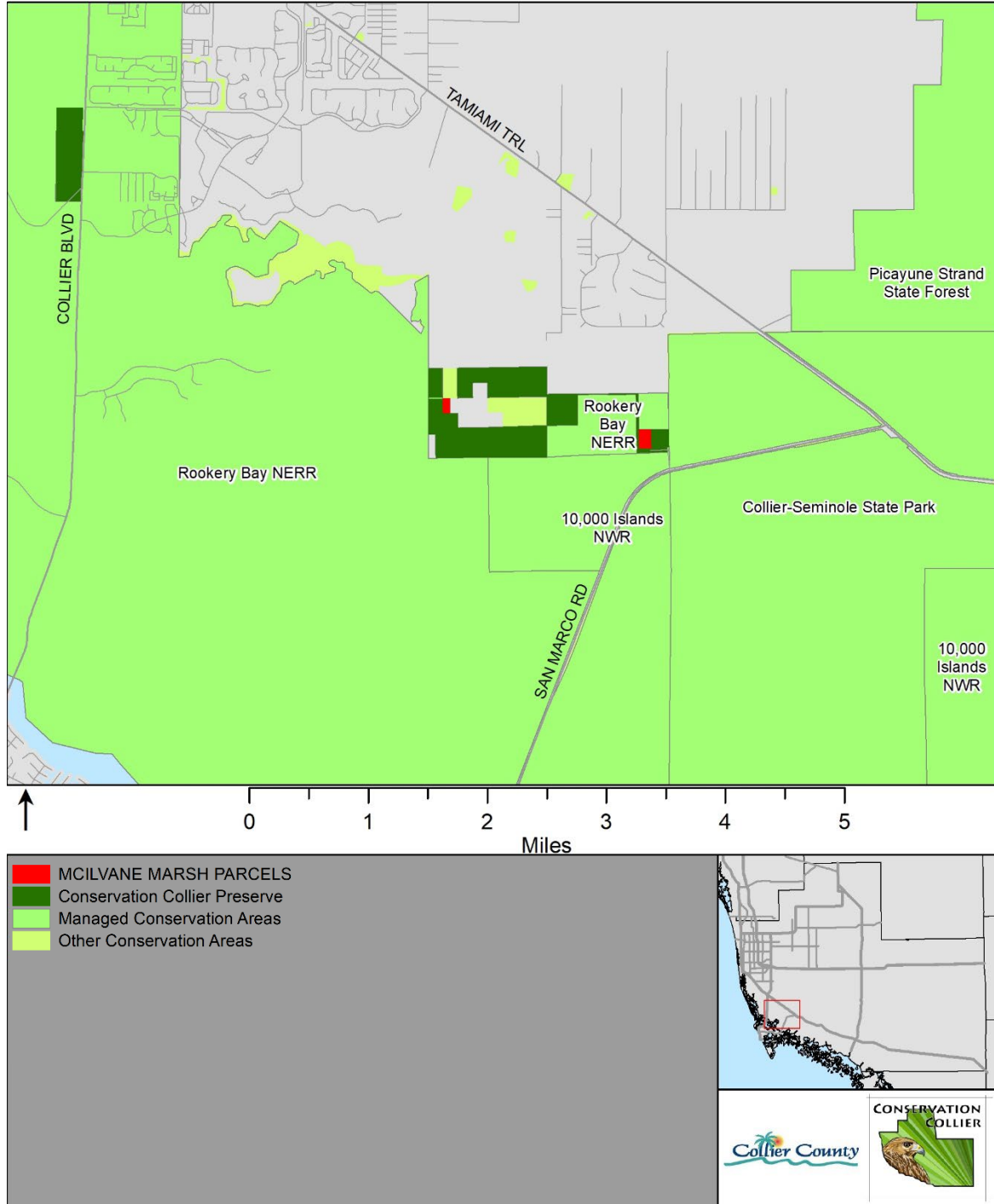


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels would not provide public recreation. A locked gate at the south end of Curcie Road prohibits vehicular entrance to the McIlvane Marsh area. The gate is shared by Collier Seminole State Park, the Ten Thousand Islands NWR, Rookery Bay NERR, and Conservation Collier. To protect the sensitive nature of lands managed by these agencies, which includes wading bird rookeries and nesting American crocodiles, public access is prohibited in the McIlvane Marsh area.

3.2.2 Accessibility

These parcels are not accessible to the public.

3.2.3 Aesthetic/Cultural Enhancement

These parcels do not contain any noteworthy features that would make them aesthetically or culturally significant.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Twenty-five percent of the parcels is covered with invasive vegetation – primarily Brazilian pepper and old-world climbing fern. A few stands of Java plum and Australian pine also exist within the Relevant Radio parcel. Brazilian pepper lines the berms within the property that facilitate access to the radio towers.

3.3.1.2 Prescribed Fire

These parcels contain wetlands that would not be part of a prescribed fire burn rotation.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel.

3.3.3 Assistance

Assistance from other agencies or organizations is not anticipated.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are zoned Agricultura with a Future Land Use Designation of Conservation, which allows for 1 unit per 5 acres.

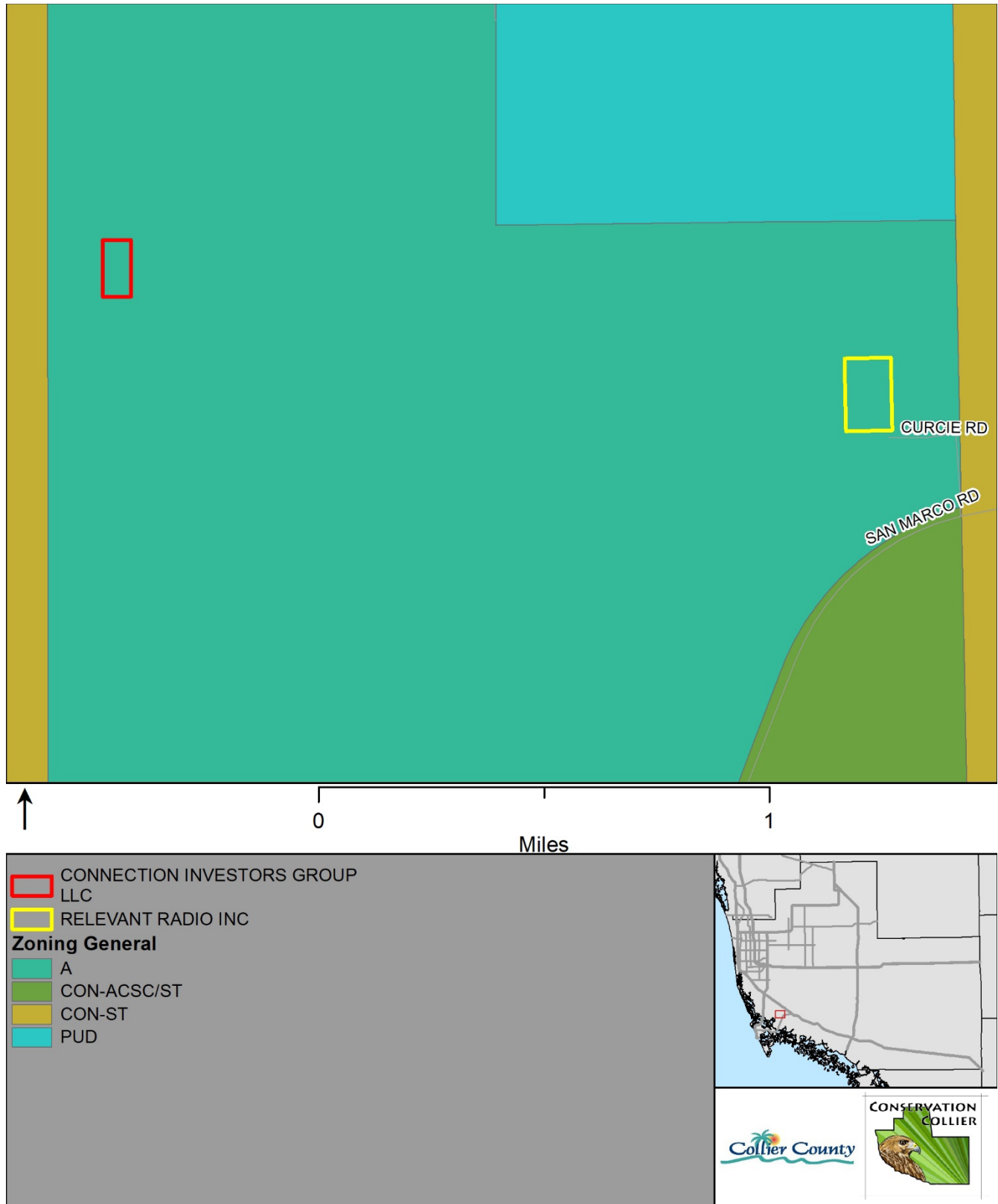


Figure 15 – Zoning

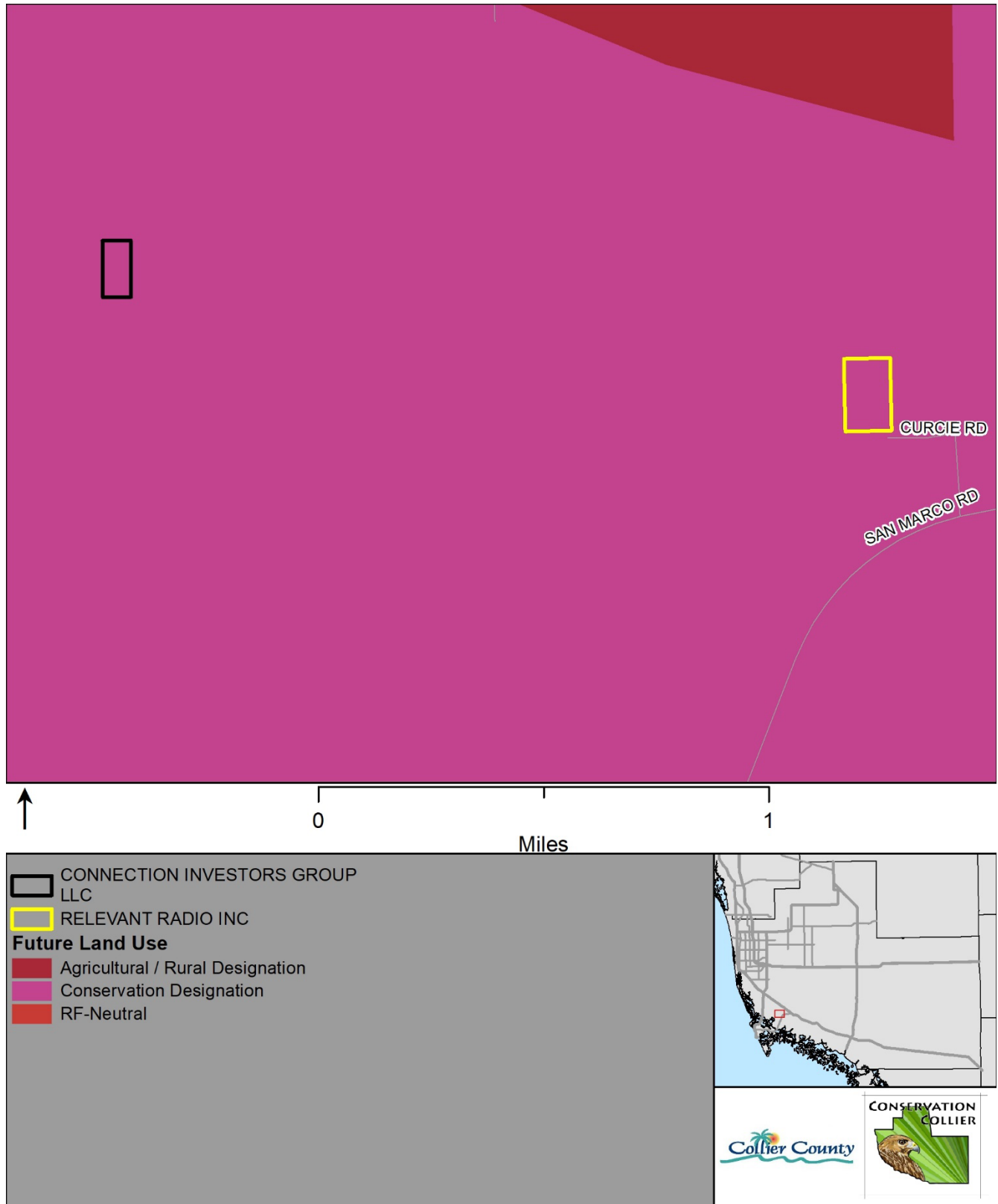


Figure 16 – Future Land Use

3.4.2 Development Plans

The parcels are not currently planned for development.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following items may not have significantly affected the scoring but are worth noting.

The Relevant Radio parcel contains three separate radio towers accessible via manmade berms within the property and a tower maintenance building in the southeast corner of the property. The Seller indicated a willingness to proceed with one of the following options should the County pursue acquisition of the parcel. Option 1 – Seller carves out and retains ownership of the southeast corner of the property, removes the 3 towers, and installs 1 new tower in the southeast corner where he retained ownership. Option 2 – Collier County leases back the towers and building to the Seller for a limited number of years in anticipation of removing both from the property at the end of the lease. Staff recommends Option 1 if the property is pursued for acquisition, because radio towers are not considered a compatible use on Conservation Collier lands.



Figure 17 – Aerial view of Relevant Radio towers and building

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$12,000	\$5,000	Initial assumes cost of \$776 per acre based on previous treatments in McIlvane Marsh; Cost reflects difficult terrain

6. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT) and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff.

Florida Communities Trust - Parks and Open Space Florida Forever grant program: The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

Florida Forever Program: Staff has been advised that the Florida Forever Program is concentrating on funding parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

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

7. Secondary Criteria Scoring Forms

Connection Investors Group LLC

Property Name: Mcllvane Marsh - Connection Investors Group			
Target Protection Mailing Area: Mcllvane Marsh			
Folio(s): 00775600007			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	75	47
2 - Human Value	80	0	0
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	22	28
TOTAL SCORE	400	175	44

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	100	
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	50	Mangrove Swamp
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Mangrove Swamp
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		
d. Parcel has 0 CLC listed plant species	0	0	
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		

b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	80	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	FL panther, bald eagle, American crocodile
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	Breeding American crocodile
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	50	
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		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	buffers adjacent mangroves
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	100% hydric soils

b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10	10	
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	50	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	5 acres
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
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	280	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	75	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	0	
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		
g. Parcel is incompatible with nature-based recreation	0	0	
2.2 - ACCESSIBILITY	120	0	
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		
c. Parcel is inaccessible for land-based recreation	0	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		
c. Street parking available	10		
d. No public parking available	0	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	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
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	0	
HUMAN VALUES TOTAL SCORE	280	0	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	0	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	Not fire dependent

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	50	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	Ag
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		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0	0	Conservation
4.2 - DEVELOPMENT PLANS	50	0	
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		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	50	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	22	

Relevant Radio, Inc.

Property Name: McIlvane Marsh - Relevant Radio			
Target Protection Mailing Area: McIlvane Marsh			
Folio(s): 00775160000			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	79	49
2 - Human Value	80	0	0
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	24	31
TOTAL SCORE	400	181	45

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	100	
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	50	Mangrove Swamp and salt marsh
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		

b. Parcel has ≤ 2 CLC native plant communities	10	10	Mangrove Swamp and salt marsh
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		
d. Parcel has 0 CLC listed plant species	0	0	
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	80	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	FL panther, bald eagle, American crocodile
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	Breeding American crocodile
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	50	
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		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			

a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	buffers adjacent mangroves and lake
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	100% hydric soils
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10	10	
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	65	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	15	10.46 acres
e. Parcel is < 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
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	295	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	79	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	0	
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		
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	0	
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		
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		
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		
c. Street parking available	10		
d. No public parking available	0	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	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
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	0	
HUMAN VALUES TOTAL SCORE	280	0	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	0	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	

b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	Not fire dependent
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	

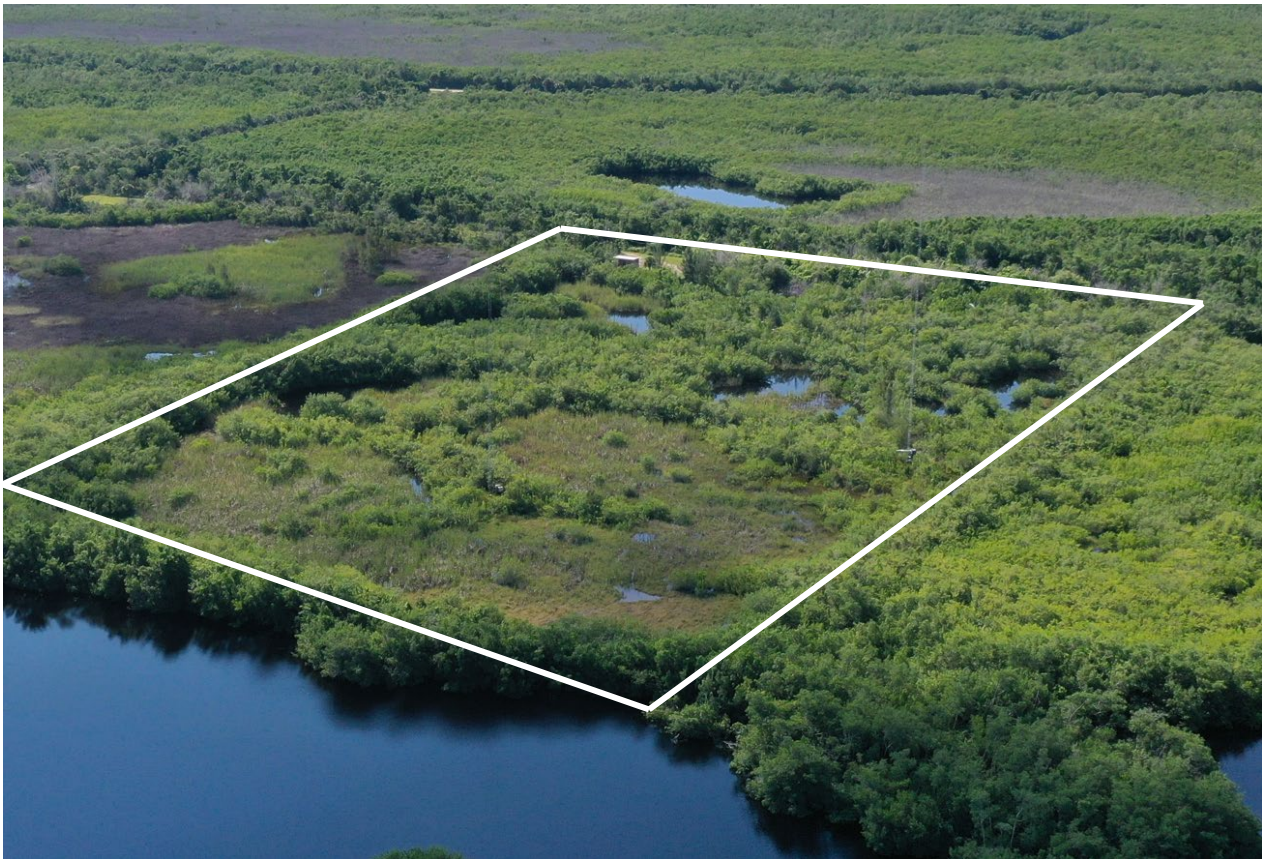
4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	50	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	
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		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0	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	55	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	24	

8. Additional Site Photos



Approximate location of Connection Investors Group parcel with Marco Airport in background



Relevant Radio parcel looking Southeast



Representative grasses in adjoining salt marsh



Relevant Radio looking South

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

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

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

Figure 4 - CLIP4 Priority Natural Communities

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

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

Figure 10. Potential Habitat Richness CLIP4 Map

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

Figure 11: CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.