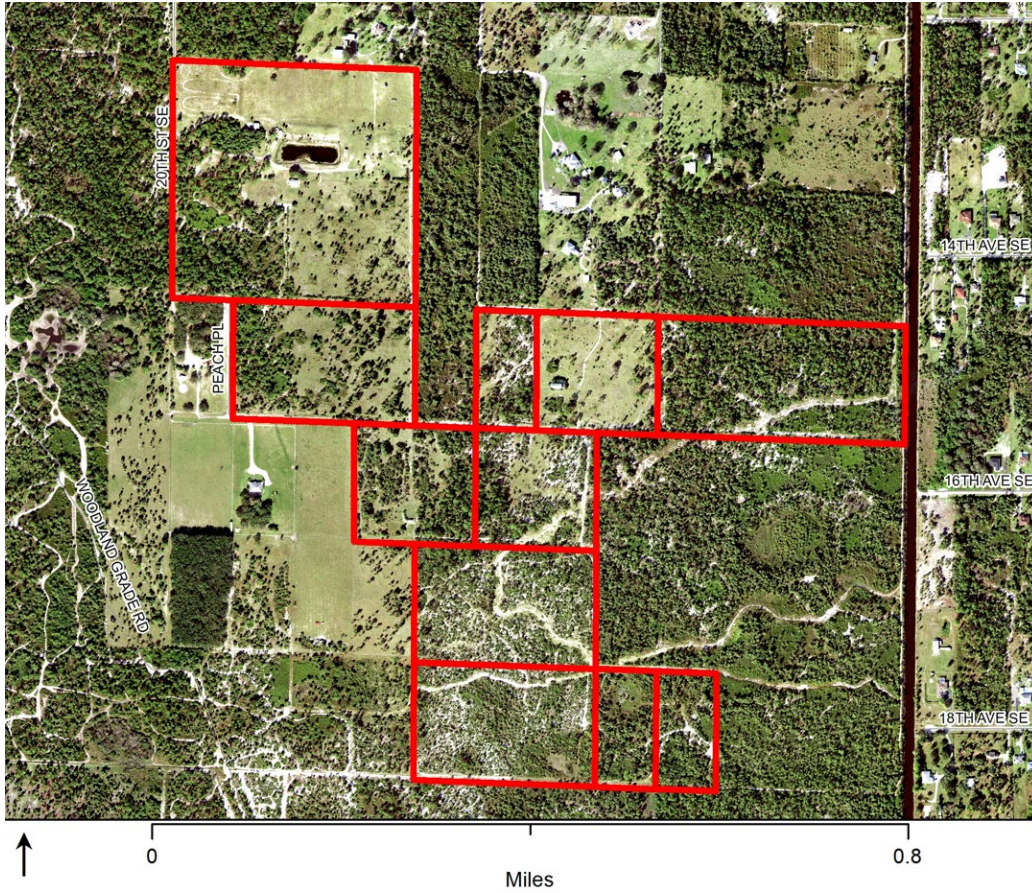


# Conservation Collier Initial Criteria Screening Report

## Symphony Properties LLC

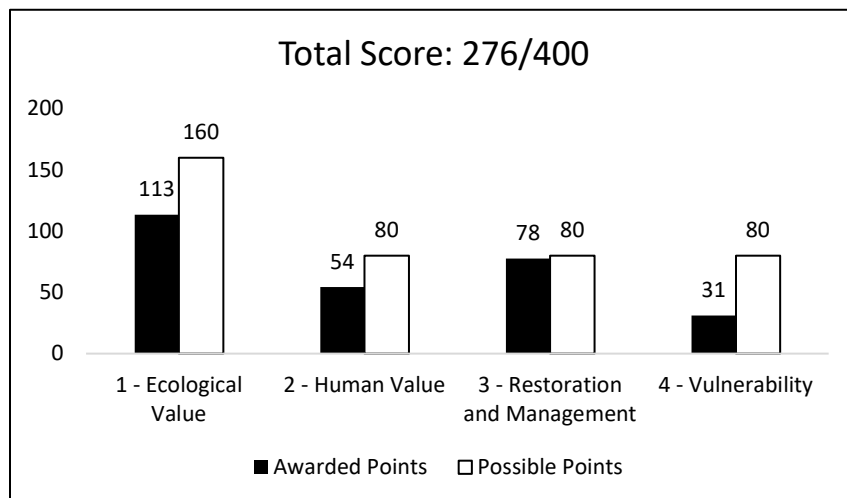


Owner(s): Symphony Properties LLC

Size: 150 acres

Folios: 00301320007, 00300880001, 00299120005, 00300800007, 00299800008, 00299440002, 00301800006, 00299480004, 00299680008, 00299560005, 00299920001

Staff Report Date: July 14, 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

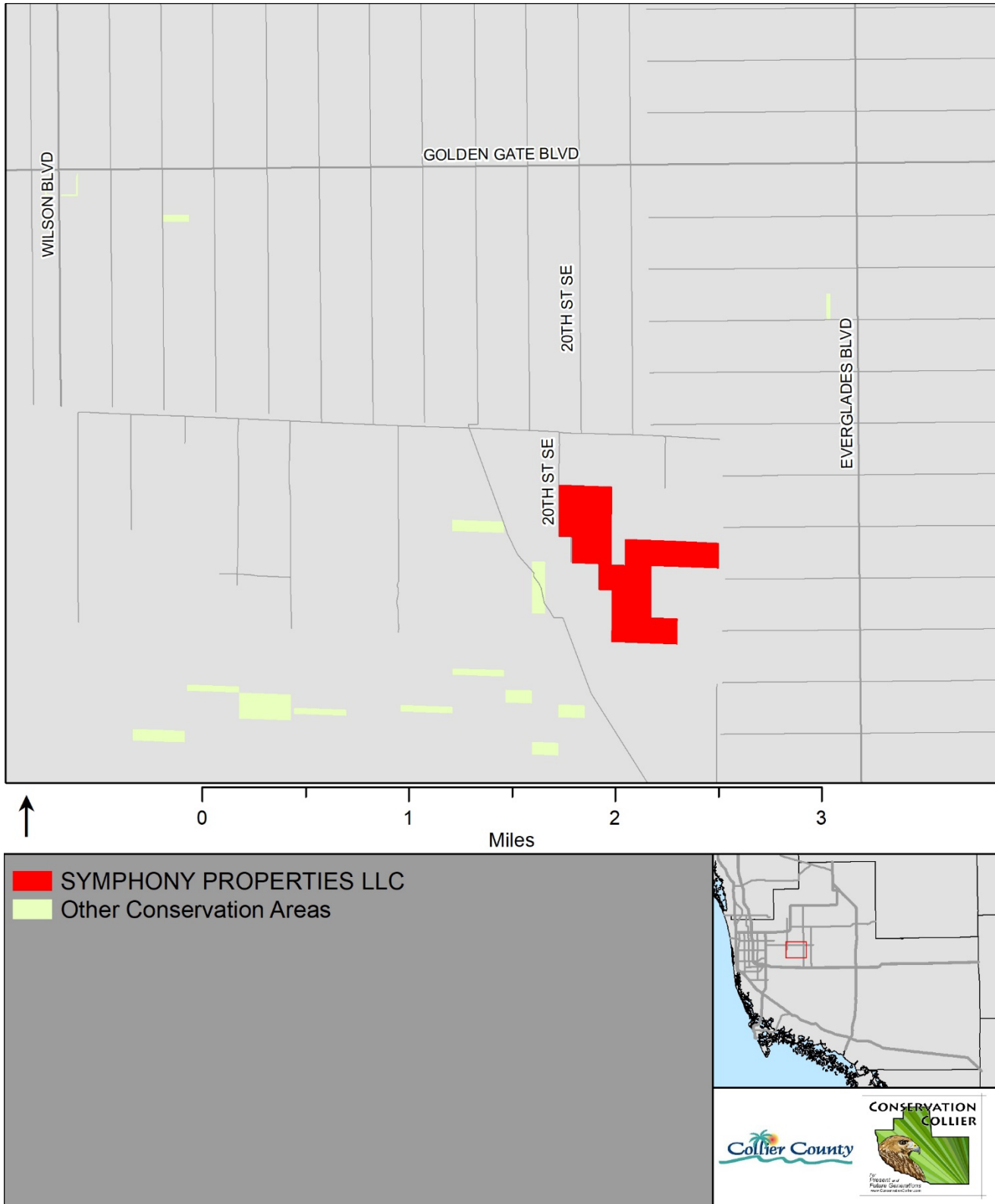


Figure 1 - Parcel Location Overview

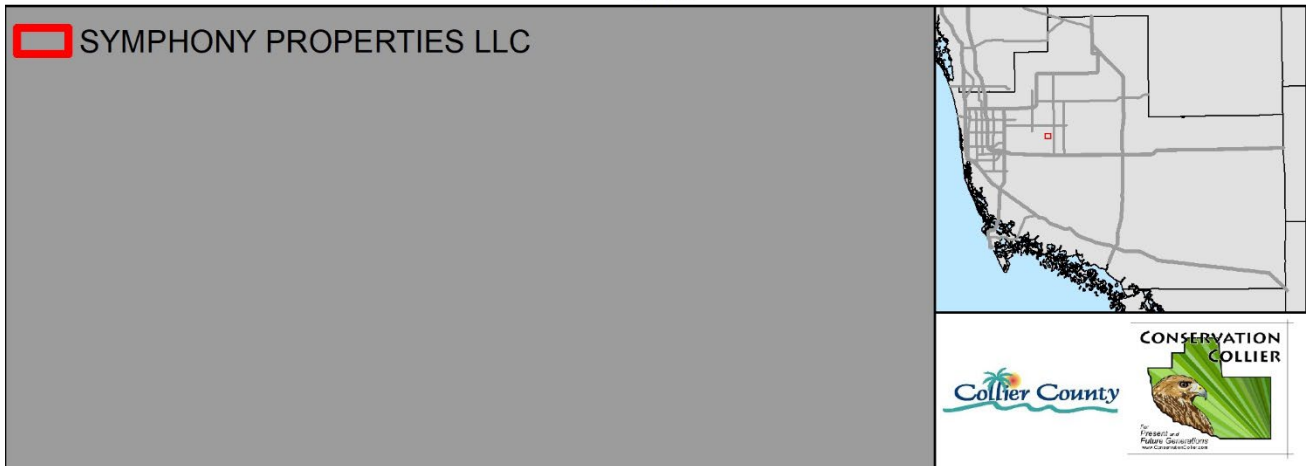
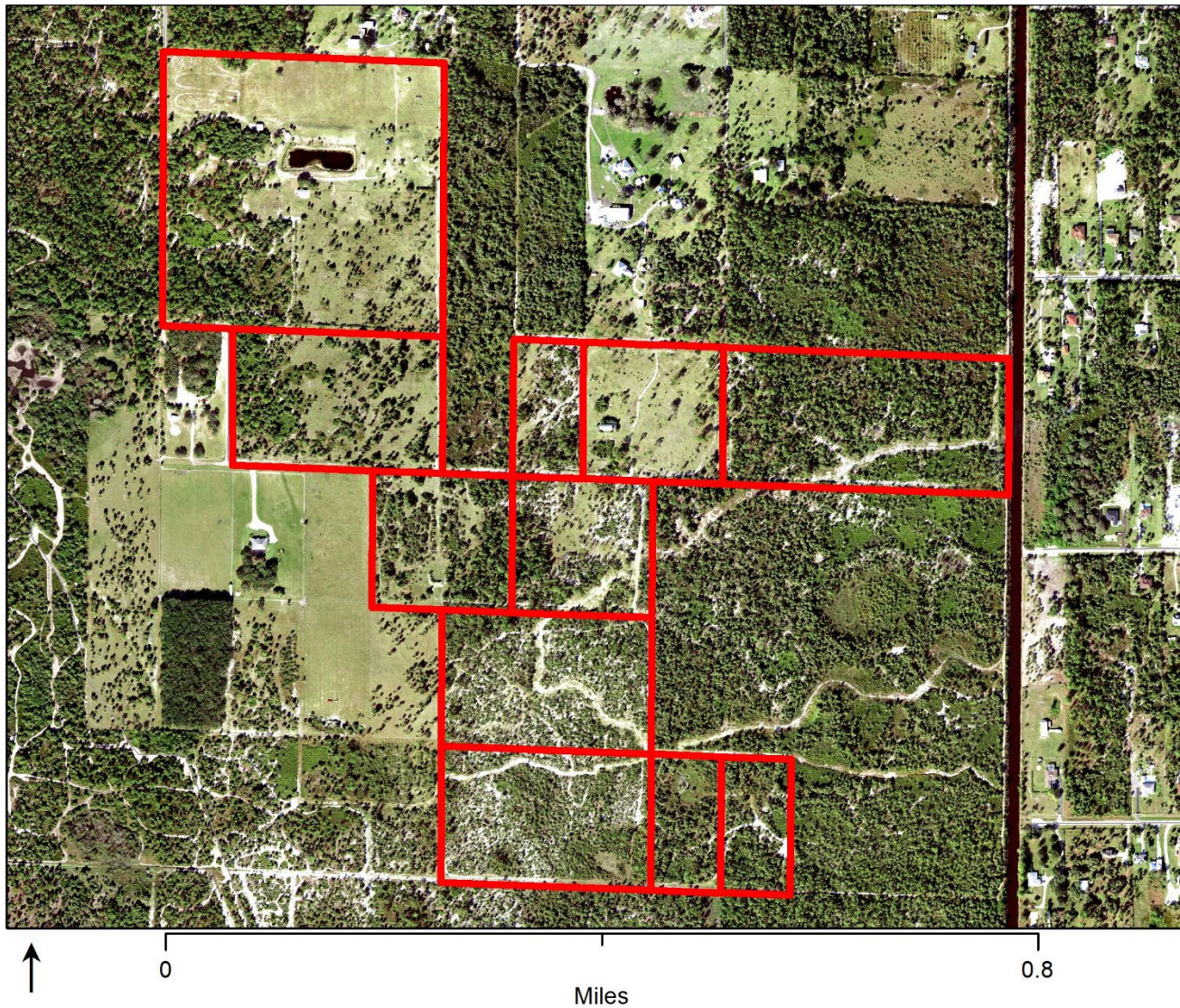


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Symphony Properties LLC	
Folio Number	Multiple	00301320007, 00300880001, 00299120005, 00300800007, 00299800008, 00299440002, 00301800006, 00299480004, 00299680008, 00299560005, 00299920001
Target Protection Area	RFMUD - Sending	Northern-most 40 ac. RFMUD - Neutral, remaining 110 ac. RFMUD – NBMO - Sending
Size	150 acres	11 parcels
Section, Township, and Range	S13, Twn 49, R27	
Zoning Category/TDRs	A-RFMUD-Sending-NBMO with northern 40 ac. Neutral	Agricultural base zoning in Rural Fringe Mixed Use District. Northern-most 40 ac. are Neutral; remaining 110 ac. are Sending with a North Belle Meade Overlay; a total of 18 dwelling units could be built on the property
Existing structures	6 buildings; 5 covered open areas; 3 shooting berms; fencing and gates	Metal residential building; Metal storage building; 3 small wooden cabins; 2 chickee huts; 3 covered shooting range shelters; 2 large shooting range berms; internal cattle fencing and gates; dilapidated barn
Adjoining properties and their Uses	Undeveloped; Improved pasture; single-family homes	Adjacent parcels are primarily wooded; undeveloped lots. The 115 acre northwest adjacent, undeveloped lot and the 35 acre northeast adjacent, undeveloped lot are owned by the Collier County School Board
Development Plans Submitted	None	
Known Property Irregularities	Shooting berms	2 large shooting range berms; dilapidated barn
Other County Dept Interest	None known	

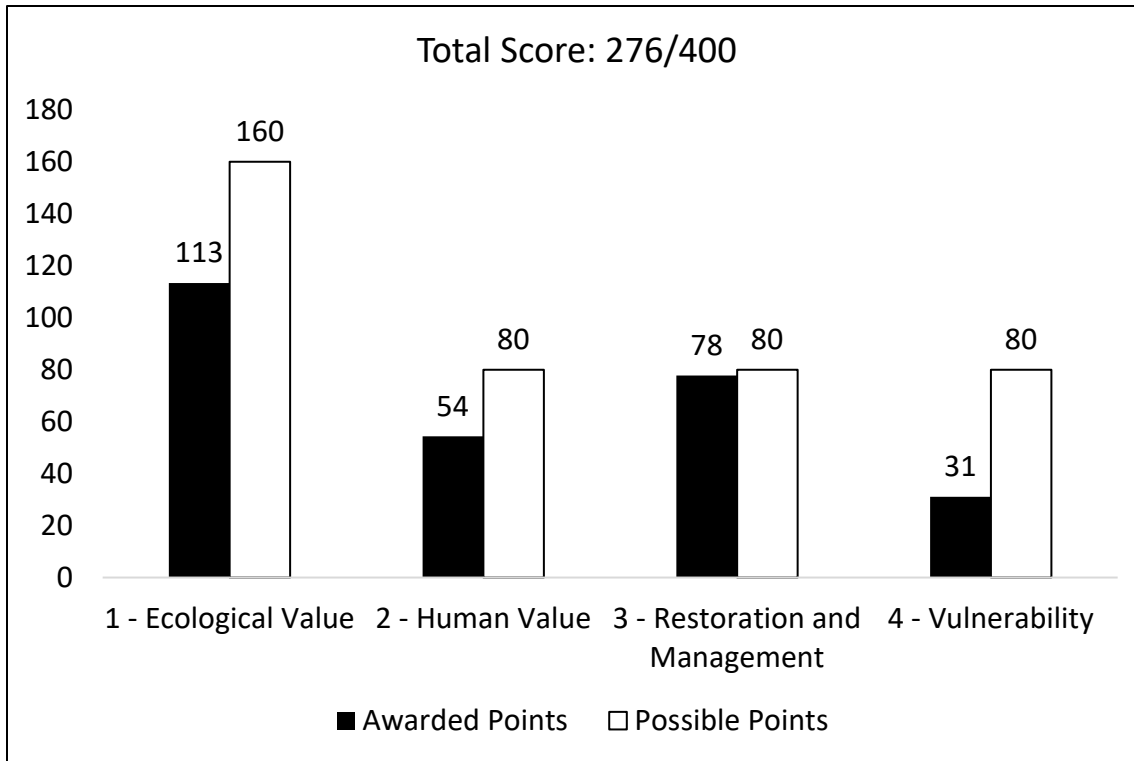


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>113</b>	<b>160</b>	<b>71%</b>
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	19	27	70%
1.4 - Ecosystem Connectivity	33	53	63%
<b>2 - Human Values</b>	<b>54</b>	<b>80</b>	<b>68%</b>
2.1 - Recreation	23	34	67%
2.2 - Accessibility	26	34	75%
2.3 - Aesthetics/Cultural Enhancement	6	11	50%
<b>3 - Restoration and Management</b>	<b>78</b>	<b>80</b>	<b>97%</b>
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
<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>276</b>	<b>400</b>	<b>69%</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. 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 relied 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 this property, two appraisals by two independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Symphony Properties LLC parcels, which have an initial estimated valuation more than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of those 2 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**
Symphony Properties LLC	No address	150	\$2,368,614	\$

\* 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 parcels 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. These parcels are all zoned agricultural within the Rural Fringe Mixed Use District. The southern-most 110 acres are Sending with a North Belle Meade Overlay. The Northern-most 40 ac. are Neutral.

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

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

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

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

**Statement for Satisfaction of Criteria 1:** Parcels contain Hydric pine flatwoods, Mesic pine flatwoods, Palmetto Prairie, and Shrub Brushland.

#### **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 parcels are accessible from 20th St. SE. Property could be used for hiking, biking, horseback riding, and possibly limited hunting, depending on surrounding uses.

#### **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:** Hydric soils exist on approximately 50% of the property and some areas of the property hold water during the wet season. The entire property contributes minimally to aquifer recharge.

**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:** A gopher tortoise was observed in the northeast parcel and gopher tortoise burrows were observed in the southern parcels. FWC Species Richness Maps show potential for 1-13 species to utilize the property including federally endangered Florida panther and Florida bonneted bat and state-threatened Big Cypress fox squirrel. Open areas could support crested caracara and sandhill crane.

**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? **NO**

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

**Statement for Satisfaction of Criteria 5:** These parcels are not adjacent to any conservation land; however, undeveloped land exists between the property and a large area of private conservation easements to the southwest.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The Symphony Properties property contains a variety of vegetative communities including pine flatwoods, mesic pine flatwoods, hydric pine flatwoods, palmetto prairie, and shrub/brushland. All communities are relatively open, as they are maintained by grazing cattle. Although 115 acres of the property are mapped as Rural Open, only approximately 45 acres of the property consist of Rural Open – cleared land with occasional cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolia*) with primarily bahiagrass (*Paspalum notatum*) groundcover.

The major plant communities present are hydric flatwoods (CLIP Priority II Natural Community), mesic flatwoods (CLIP Priority II Natural Community), and pine flatwoods. All three communities contain primarily slash pine (*Pinus elliotti*) in the canopy with cabbage palm and myrsine (*Myrsine cubana*) in the midstory. The mesic flatwoods groundcover is dominated by saw palmetto (*Serenoa repens*), muscadine grape (*Vitis rotundifolia*), grasses and herbaceous plants. Hydric flatwoods midstory also contains wax myrtle (*Myrica cerifera*). Ground cover in the hydric flatwoods is composed of scattered saw palmetto and small wax myrtle, along with grasses, sedges, and herbaceous plants. The pine flatwoods plant community contains winged sumac (*Rhus copallinum*) and American beautyberry (*Callicarpa americana*) in the midstory with bracken fern (*Pteridium aquilinum*) and muscadine grape in the groundcover.

Palmetto Prairie contains saw palmetto with occasional rusty lyonia (*Lyonia ferruginea*) in the midstory. The shrub/brushland community is succeeding from improved pasture and includes cabbage palm, saw palmetto, wax myrtle, and slash pine seedlings.

Very few invasive plants were observed and included one patch of cogon grass (*Imperata cylindrica*), occasional Caesar weed (*Urena lobata*), Brazilian pepper, lantana (*Lantana strigocamara*), and shrubby false buttonwood (*Spermacoce verticillata*). Brazilian pepper was primarily present in the northernmost 40 acres and the central 10 acres containing the dilapidated barn.

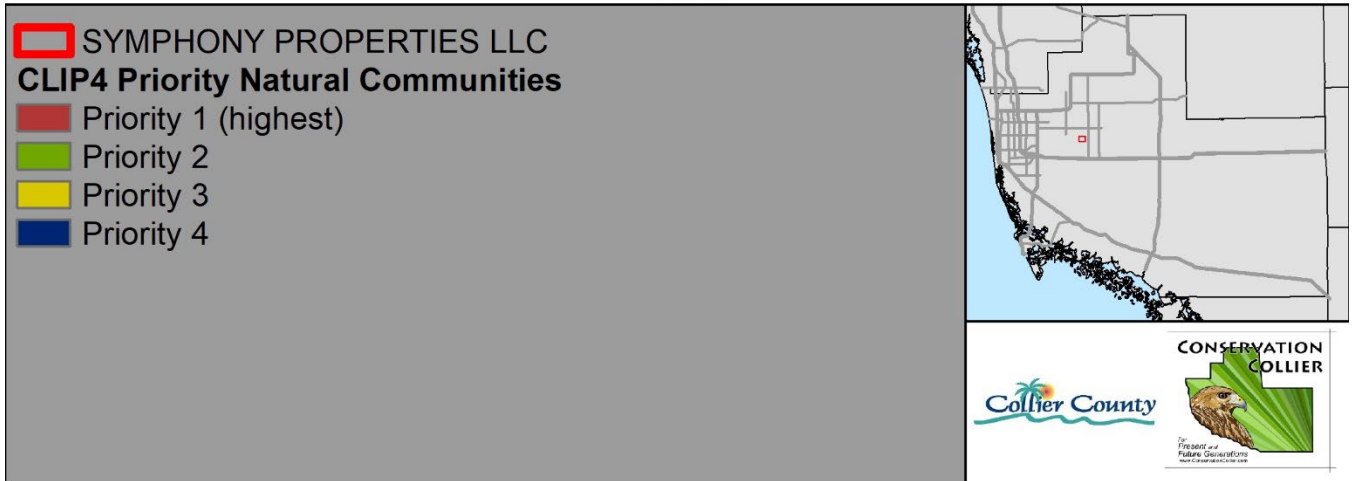
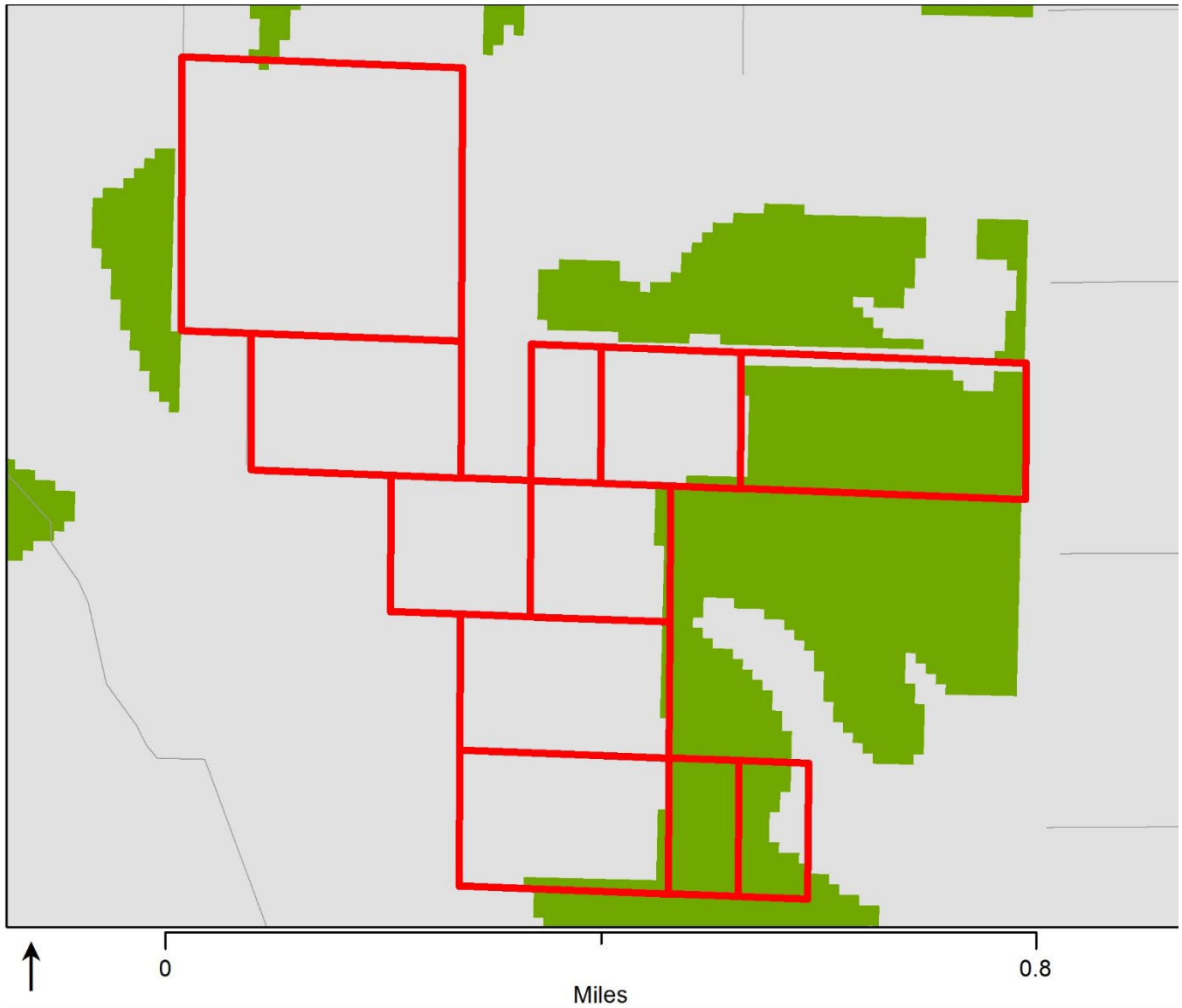


Figure 4 - CLIP4 Priority Natural Communities

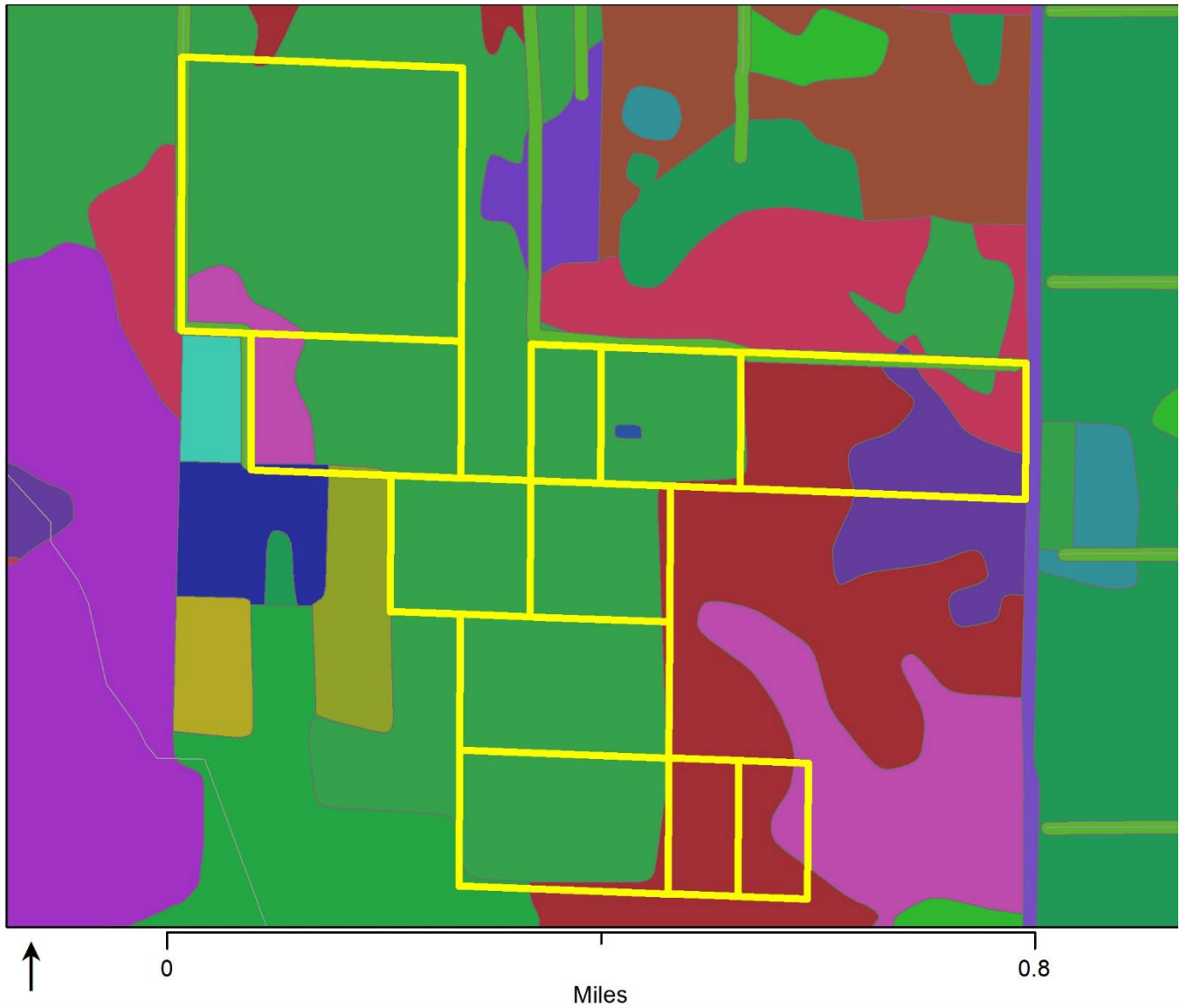


Figure 5 - Florida Cooperative Land Cover Classification System



*Figure 6 – Pine flatwoods*



*Figure 7 – Improved pasture and shrub/brushland*

### 3.1.2 Wildlife Communities

The size of the property allows for it to support a wide range of species including deer, bobcat, and Florida black bear. A gopher tortoise and several gopher tortoise burrows were observed during the site visit. CLIP4 Species Richness Maps show potential for 1-13 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Big Cypress fox squirrel. The property could become nesting/foraging habitat for endangered red-cockaded woodpeckers in the future if existing clusters to the south expand north. Open areas within the property could support crested caracara and sandhill crane.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened	N/A	Observed on site visit



Figure 8 – Gopher Tortoise burrow in west



Figure 9 – Gopher tortoise in northeast



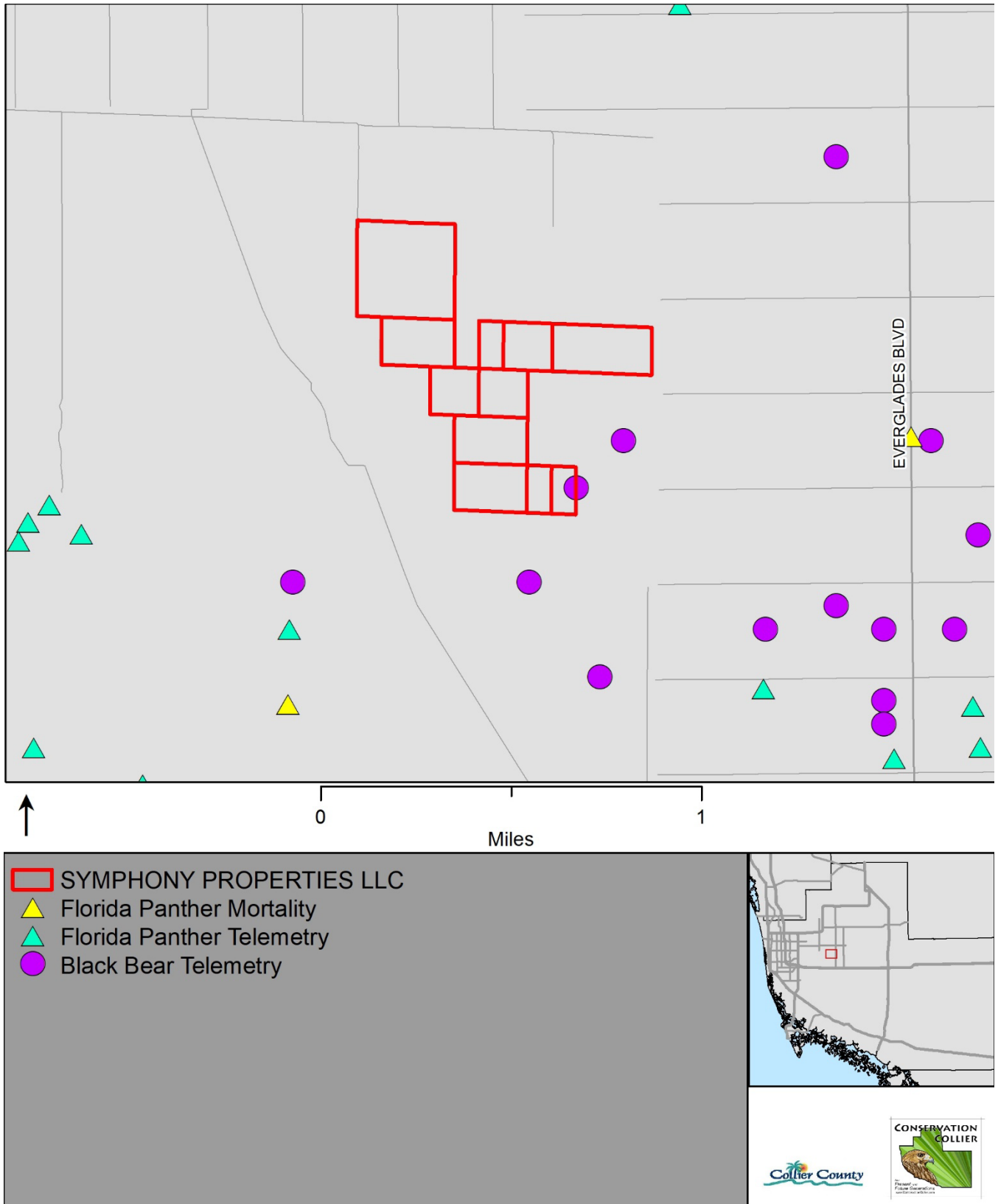


Figure 10 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

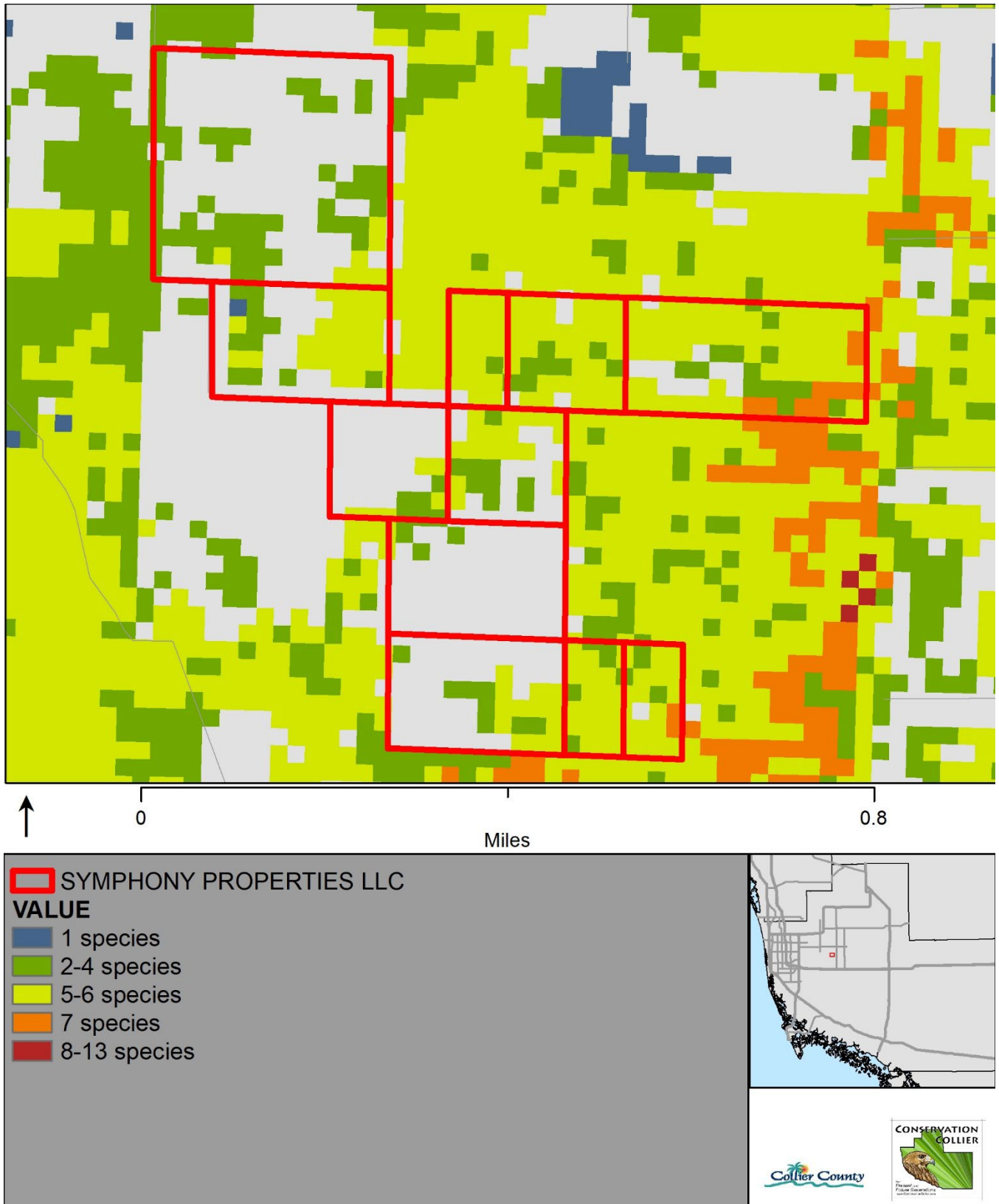


Figure 11 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The mesic flatwoods and hydric flatwoods hold shallow surface water during the wet season. These wet areas provide seasonal habitat for wetland dependent species. These parcels do not provide significant aquifer recharge capacity, but the southern areas protect the 20-year wellfield protection zone.

Approximately half the property is mapped as having hydric soils, which include: “Holopaw Fine Sand, Limestone Substratum”; “Riviera Fine Sand, Limestone Substratum”; and “Hallandale and Boca Fine Sands” - all three of which are nearly level, poorly drained soils associated with sloughs and broad, poorly defined drainageways.

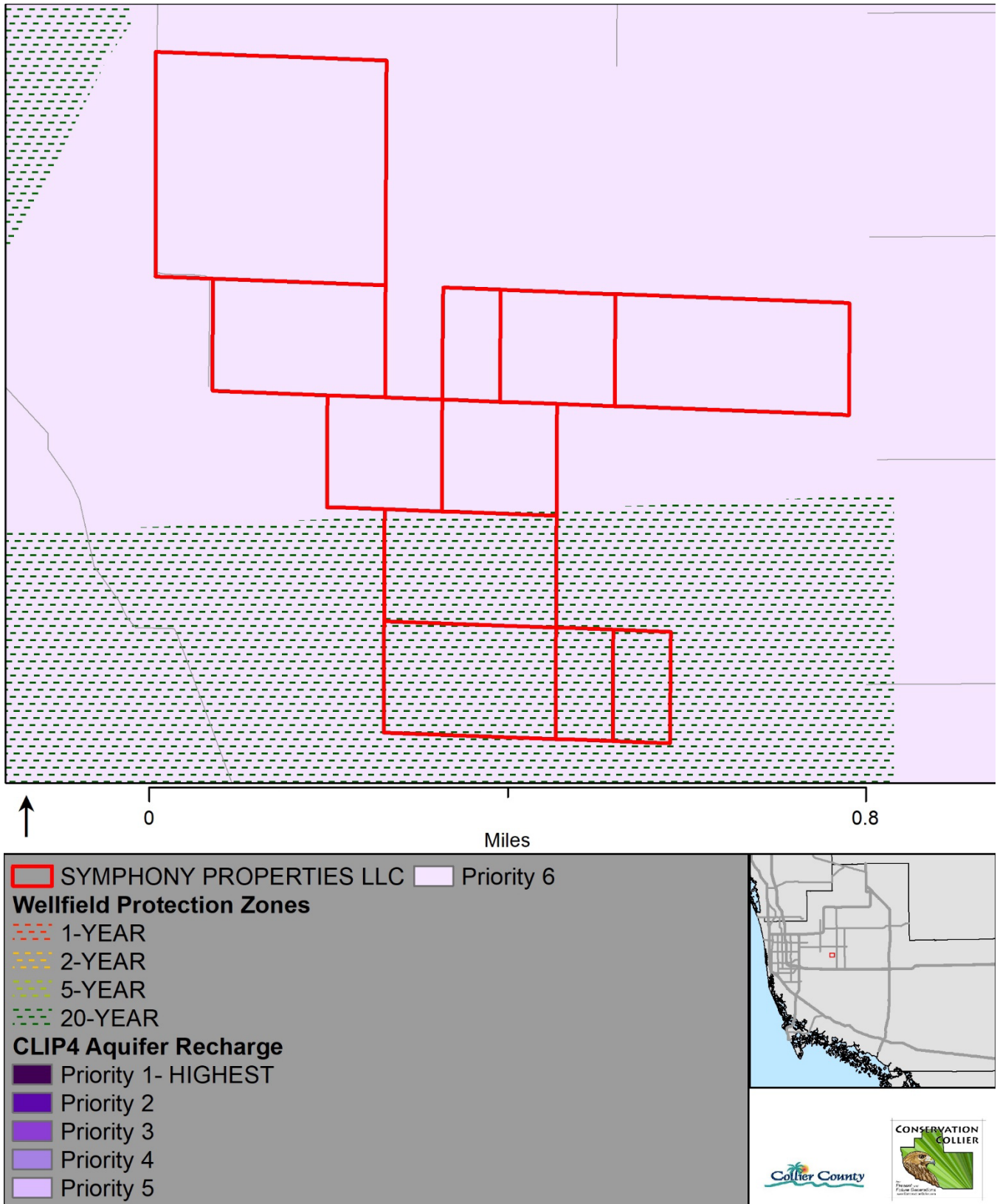


Figure 12 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

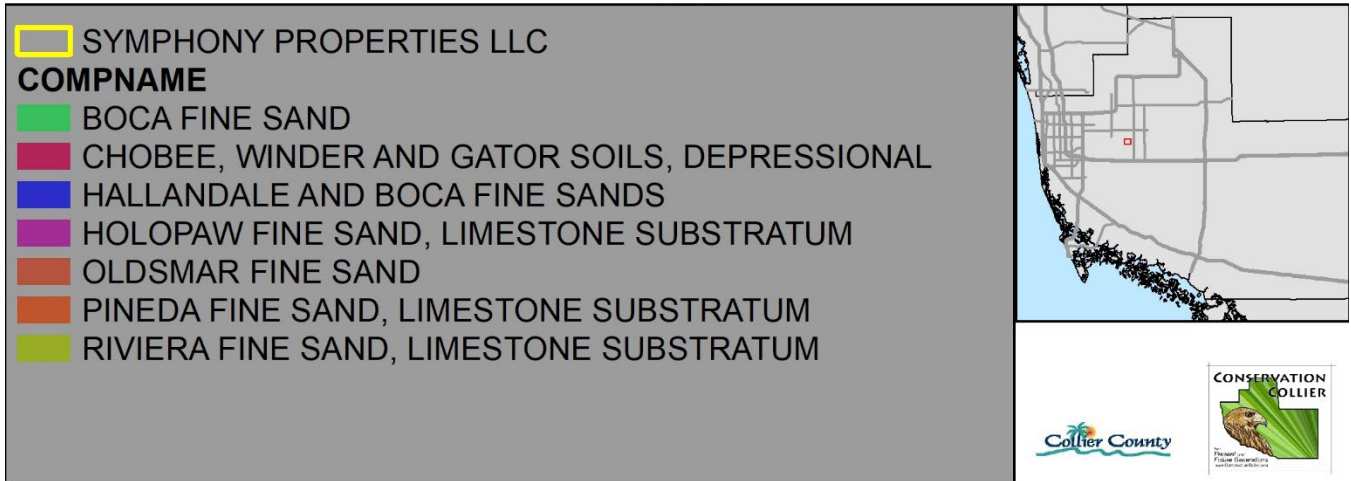
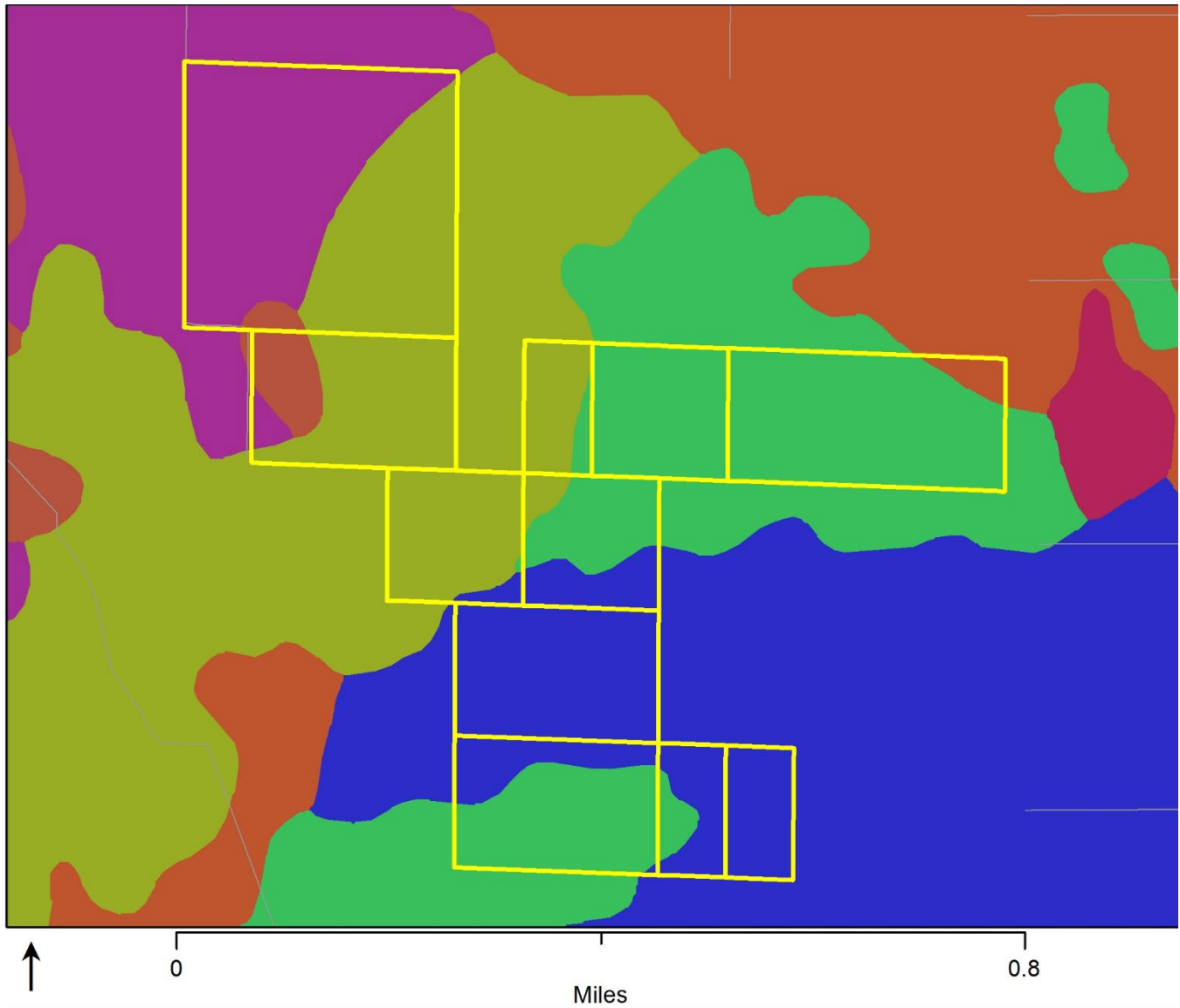


Figure 13 - Collier County Soil Survey

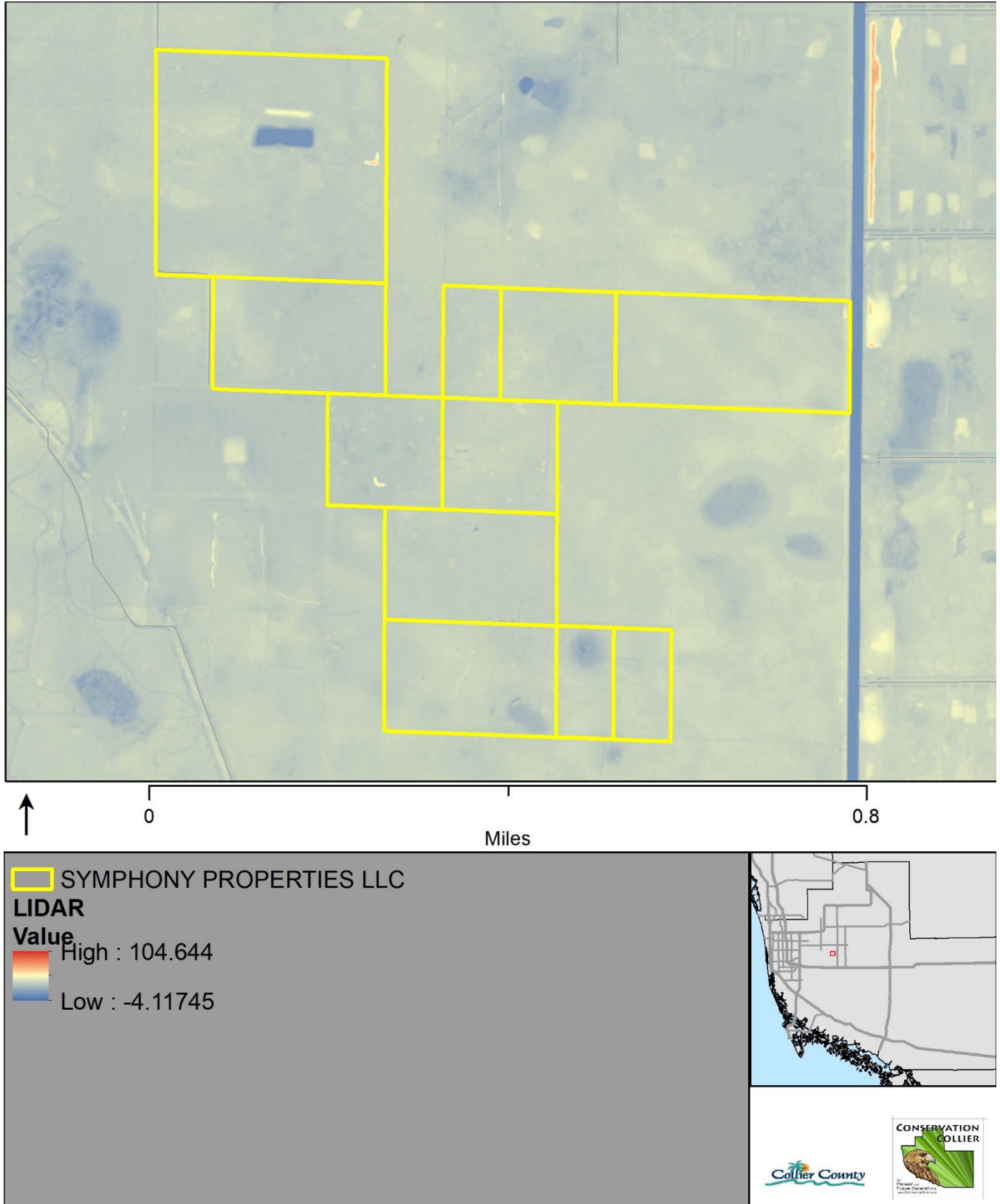


Figure 14 LIDAR Elevation Map

#### 3.1.4 Ecosystem Connectivity

These parcels do not directly connect to conservation land; however, undeveloped land and improved pasture lies between the property and a large block of private conservation easements to the southwest. These conservation easements are connected to the Picayune Strand State Forest via wildlife underpasses to the south, and to the remaining undeveloped portions of the Golden Gate Estates to the west.

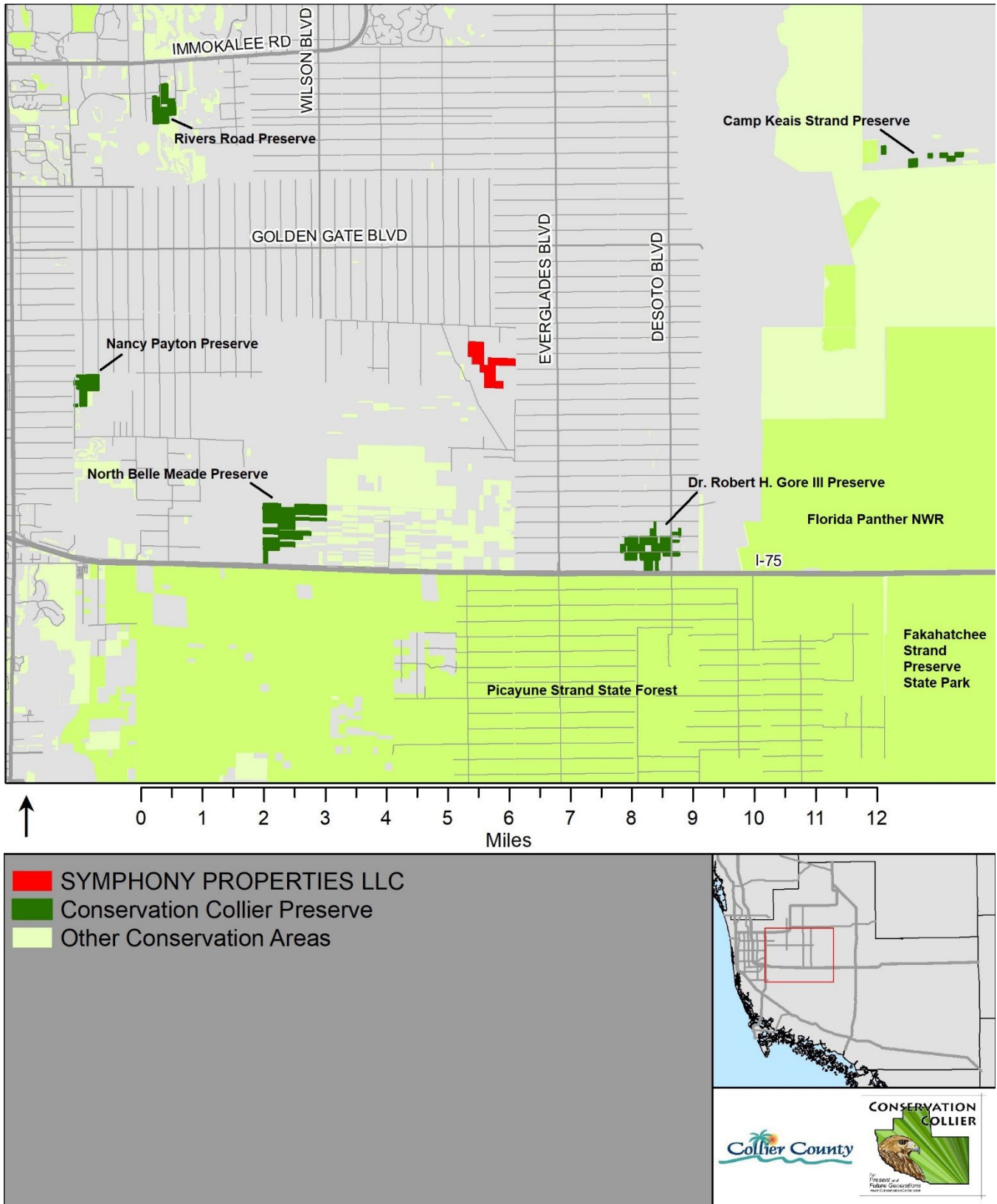


Figure 15 - Conservation Lands



## 3.2 Human Values

### 3.2.1 Recreation

These parcels could provide year-round access for a wide variety of recreational activities including but not limited to hunting, fishing, equestrian, cycling, hiking. The open landscape provides excellent opportunities for wildlife watching. There is an established trail network on site with minimal alteration could provide miles of hiking trails.

### 3.2.2 Accessibility

The property is accessible via 20th St. SE, an unimproved public roadway.

### 3.2.3 Aesthetic/Cultural Enhancement

These parcels provide an excellent example of pine flatwoods communities. The property is adjacent to two properties owned by the Collier County School Board - a 115-acre undeveloped lot to the northwest and a 35-acre undeveloped to the northeast. The proximity to these school sites could afford opportunities for natural resource-based recreation and educational opportunities for students in the future.



Figure 16 – Pine flatwoods

## 3.3 Restoration and Management

### 3.3.1 Vegetation Management

#### 3.3.1.1 Invasive Vegetation

Very few invasive plants were observed and included one patch of cogon grass (*Imperata cylindrica*), occasional Caesar weed (*Urena lobata*), Brazilian pepper, lantana (*Lantana strigocamara*), and shrubby false buttonwood (*Spermacoce verticillata*). Brazilian pepper was primarily present in the northernmost 40 acres and the central 10 acres containing the dilapidated barn.

### *3.3.1.2 Prescribed Fire*

These parcels would benefit from regular prescribed burning. The entire boundary of the property contains trails that could be enhanced to create serviceable firebreaks. Existing internal trails may be utilized as fire breaks. Although native, the high density of cabbage palms in some areas of the property creates an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. This reduction in canopy cover creates desirable conditions for cabbage palm recruitment which in turn increases intensity of subsequent fires. Where necessary, cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval to maintain the slash pine canopy.

### 3.3.2 Remediation and Site Security

There are some off-road vehicle trails crossing the parcels primarily around the perimeter and leading to adjacent properties; however, the remoteness of the parcels and existing perimeter barbwire fencing limits trespass. Most off-road traffic within the parcels is suspected to be done by those accessing adjacent private properties.

### 3.3.3 Assistance

Assistance is not predicted.

## 3.4 Vulnerability

### 3.4.1 Zoning and Land Use

These parcels are within Rural Fringe Mixed Use Overlay (RFMUO). The northern 40 acres are Neutral, while the remaining 110 acres are Sending Lands within the North Belle Meade Overlay (NBMO). One dwelling unit per 5 acres is the maximum density permitted in RFMU Neutral Lands, while one dwelling unit per 40 acres (or one dwelling unit per lot or parcel) is the maximum density permitted in RFMU Sending Lands. Therefore, a total of 18 dwelling units could be built on the property.

LDC section 2.03.08.A provides the description of **Neutral Lands**:

Neutral lands have been identified for limited semi-rural residential development. Available data indicates that neutral lands have a higher ratio of native vegetation, and thus higher habitat values, than lands designated as RFMU receiving lands, but these values do not approach those of RFMU sending lands. Therefore, these lands are appropriate for limited development, if such development is directed away from existing native vegetation and habitat.

LDC section 2.03.08.A provides the description of **Sending Lands**:

RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending lands as provided in section 2.03.07 D.4.c.

LDC section 2.03.08.C provides the description of **the NBMO**:

The North Belle Meade Overlay (NBMO) is unique to the RFMU district because it is surrounded by areas that are vested for development on three sides. Because this area is largely undeveloped and includes substantial vegetated areas, the NBMO can and does provide valuable habitat for wildlife, including endangered species. The NBMO is intended to achieve a balance of both preservation and opportunities for future development that takes into account resource protection and the relationship between this area and the Estates developing around the NBMO.

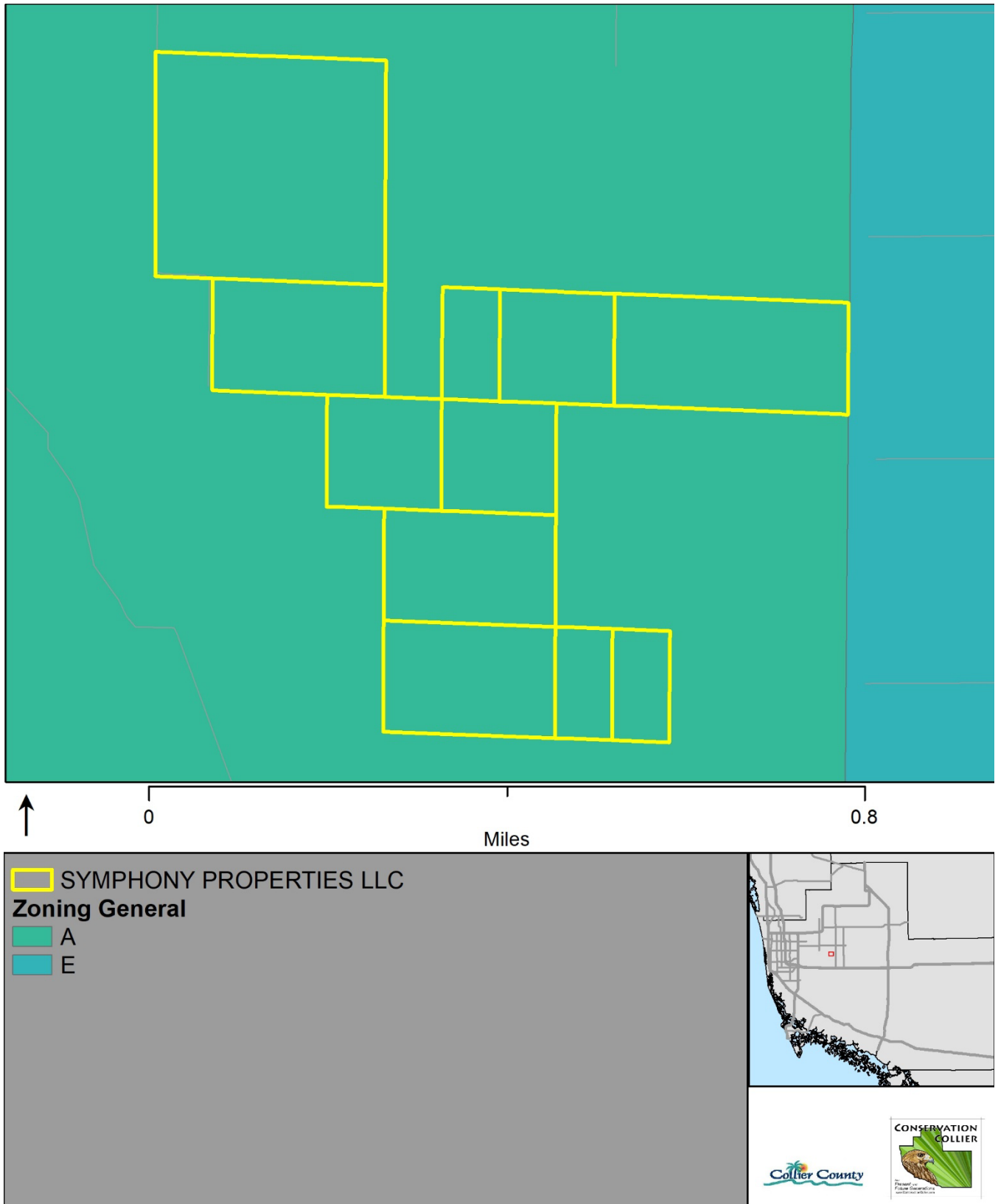


Figure 17 - Zoning

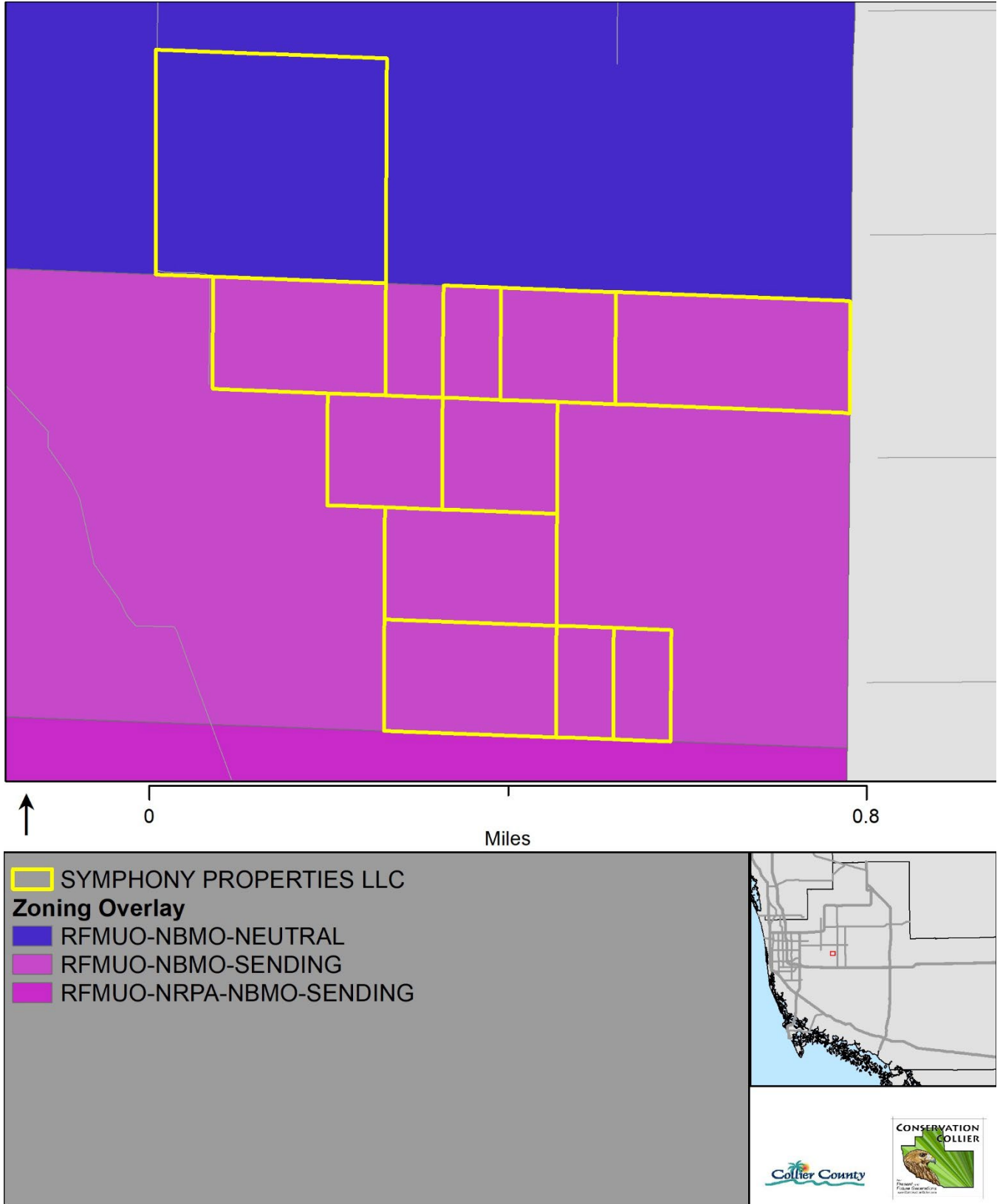


Figure 18 - Zoning Overlays

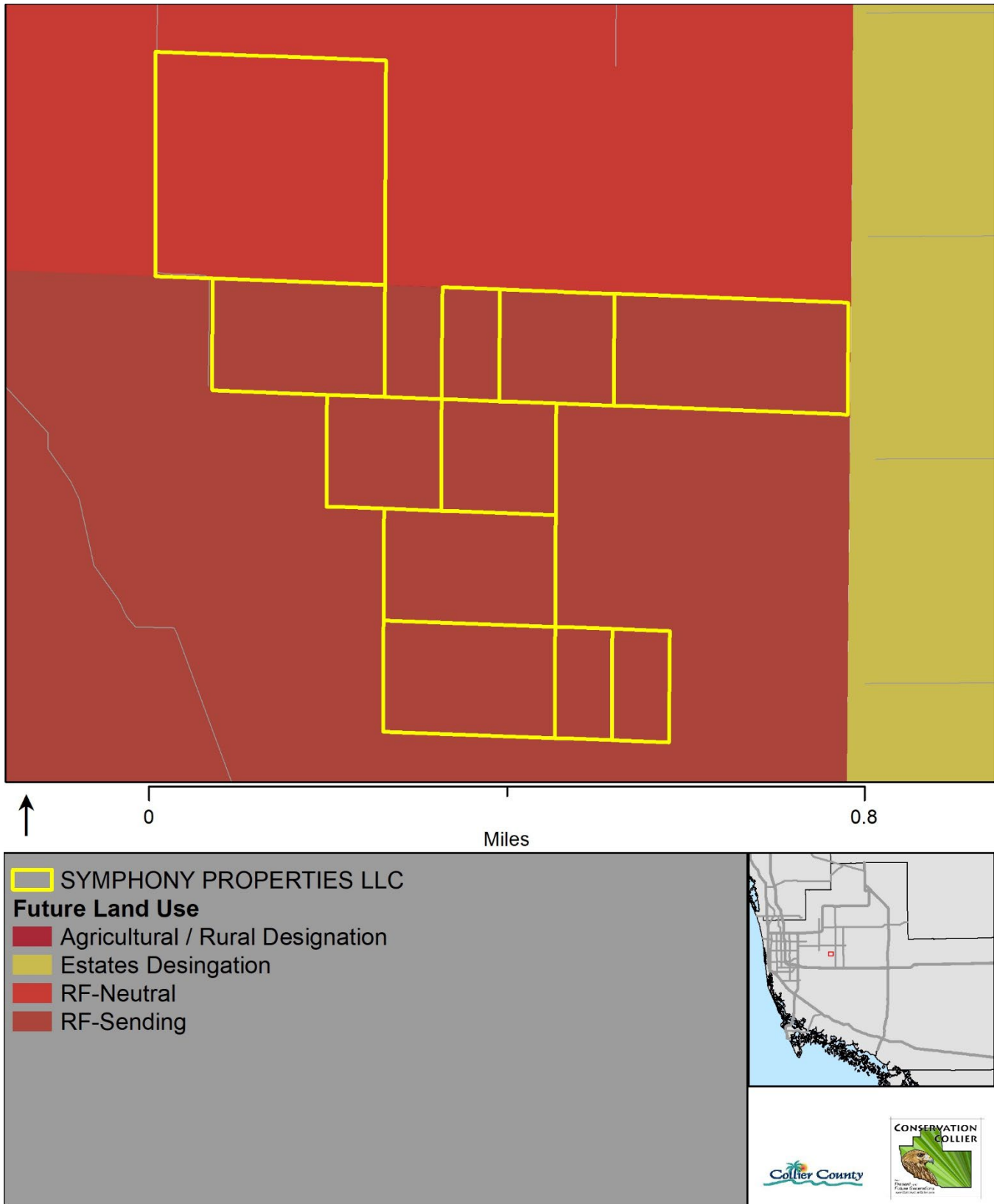


Figure 19 – Future Land Use

### 3.4.2 Development Plans

None known. Several buildings currently exist within the northern-most 40 acres.

## 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 does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

The property is adjacent to 2 undeveloped parcels owned by the Collier County School Board. If acquired, this property could provide natural resource-based recreation and educational opportunities for students in the future.

A metal residential building, a metal storage building, three small wooden cabins, 2 chickee huts, 3 covered shooting range shelters, 2 large shooting range berms, and a dilapidated barn exist on the property. Staff recommends exploring the option of utilizing the metal residential building and cabins as satellite offices and the metal storage building for storage of equipment. The chickee huts, shooting range shelters, dilapidated barn, and possibly the cabins should be removed prior to acquisition. Staff recommends a Phase 1 Environmental Assessment to determine whether remediation of the shooting range berms is required prior to acquisition.

Cattle currently graze the property. Cattle should be removed if acquired.



Figure 20 - Storage Building south of pond



*Figure 21 - Residence west of cabins*



*Figure 22 - Three cabins and chickee hut west of pond*



*Figure 23 - 2nd chickee hut east of pond*





Figure 24 - 3 shooting range shelters with shooting range berm in background east of 2<sup>nd</sup> chickee hut



Figure 25 - 2<sup>nd</sup> shooting range berm in middle of property



Figure 26 - Dilapidated barn

## 5. Management Needs and Costs

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Cost</b>	<b>Comments</b>
Invasive Vegetation Removal	\$45,000	\$22,500	\$300/acre initial, \$150/acre recurring. 150-acres
Cabbage Palm Treatment	\$60,000	N/A	\$400/acre. 150-acres
Trail/Firebreak Installation and Maintenance	\$2,500	\$2,500	Connecting established trails and installing firebreaks along property boundaries
Interpretive Signage	\$1,000	N/A	
<b>Total</b>	<b>\$108,500</b>	<b>\$25,000</b>	

## 6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Symphony Properties LLC			
<b>Target Protection Mailing Area:</b> RFMUD - Sending			
<b>Folio(s):</b> 00301320007, 00300880001, 00299120005, 00300800007, 00299800008, 00299440002, 00301800006, 00299480004, 00299680008, 00299560005, 00299920001			
<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>113</b>	<b>71</b>
<b>2 - Human Value</b>	<b>80</b>	<b>54</b>	<b>68</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>78</b>	<b>97</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>31</b>	<b>39</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>276</b>	<b>69</b>

<b>1 - ECOLOGICAL VALUES (40% of total)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>130</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Wet and 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 ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
a. Parcel has ≥5 CLC listed plant species	30		

b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	none observed
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50	50	very few exotics
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>			
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	gopher tortoise
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 amount of high quality pine flatwoods and palmetto
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>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	40	20 yr wellfield prot zone
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		

c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	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>125</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100	100	150
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		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25	25	
c. Parcel is isolated from conservation land	0		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>425</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>113</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>80</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20	20	
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
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>90</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		
b. Public access via unpaved road	30	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>20</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		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>190</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>54</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	
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	
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>50</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	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		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>0</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>170</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>78</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	
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	
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	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		
<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



Palmetto prairie



Fire suppressed pine flatwoods



Mesic pine flatwoods



Grazed depressional area



Improved pasture/Rural open

## 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.