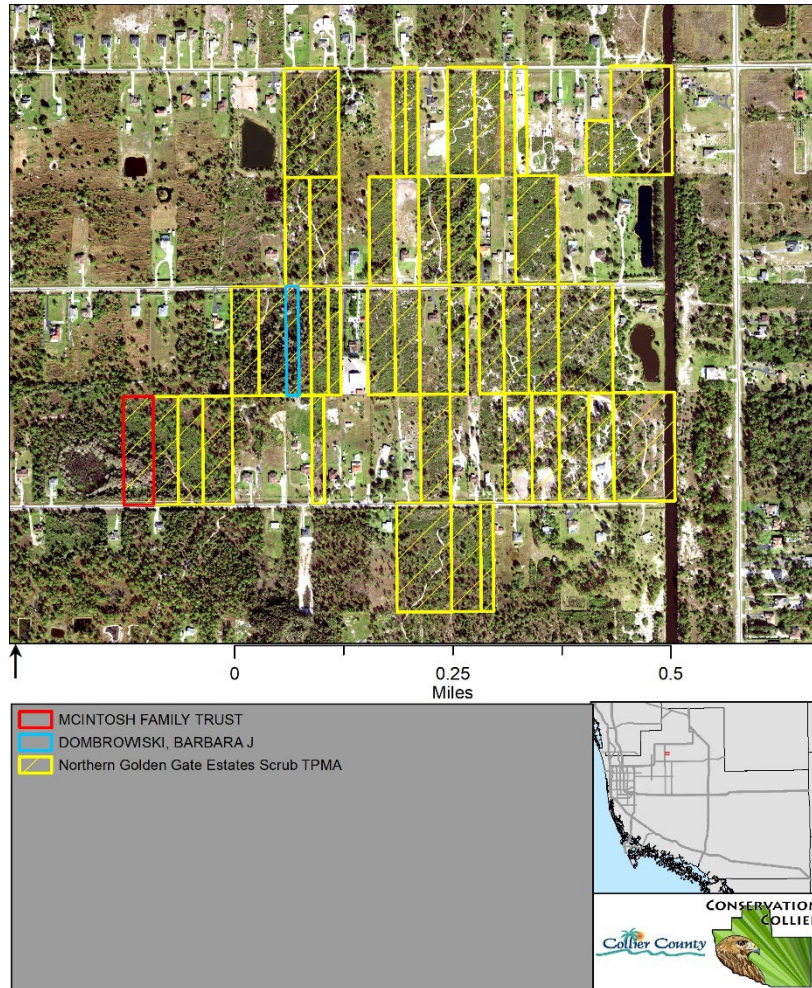


Conservation Collier Initial Criteria Screening Report

Northern Golden Gate Estates Scrub TPMA



Target Protection Area Parcels and Acreage: 41 parcels (103.73ac)

Applied Parcel Owner(s): Barbara Dombrowski and McIntosh Family Trust

Folio Number(s) and Acreage (s): 38666520006 (1.14 ac) and 38664720002 (2.73 ac)

Staff Report Date: August 3, 2022; Revised February 6, 2024

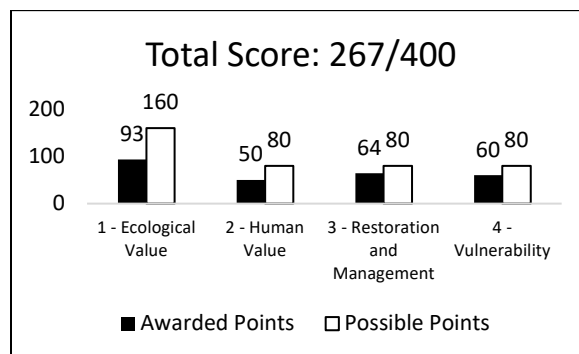


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1. Introduction

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.

This ICSR evaluates the entire North Golden Gate Estates (NGGE) Scrub Target Protection Mailing Area (TPMA) – a total of 41 parcels (103.73 acres). Of those parcels, two - Dombrowski (1.14 acres) and McIntosh Family Trust (2.73 acres) have applied to the Conservation Collier Program. At this time, all individual parcels within the NGGE Scrub TPMA must be evaluated by the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) and placed on the recommended Conservation Collier Active Acquisition List for Board consideration.

2. Summary of Property

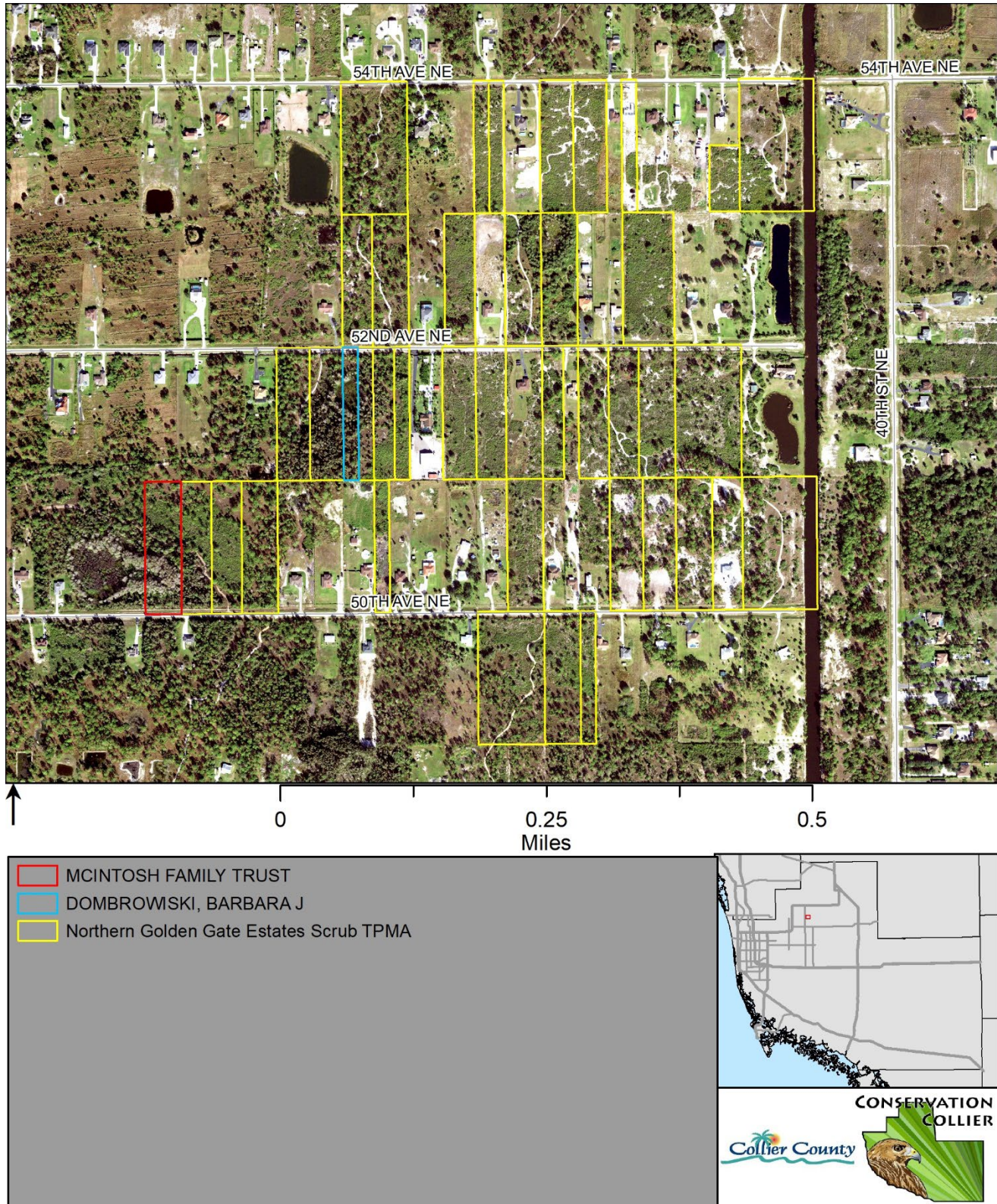


Figure 1 - Parcel Location Overview

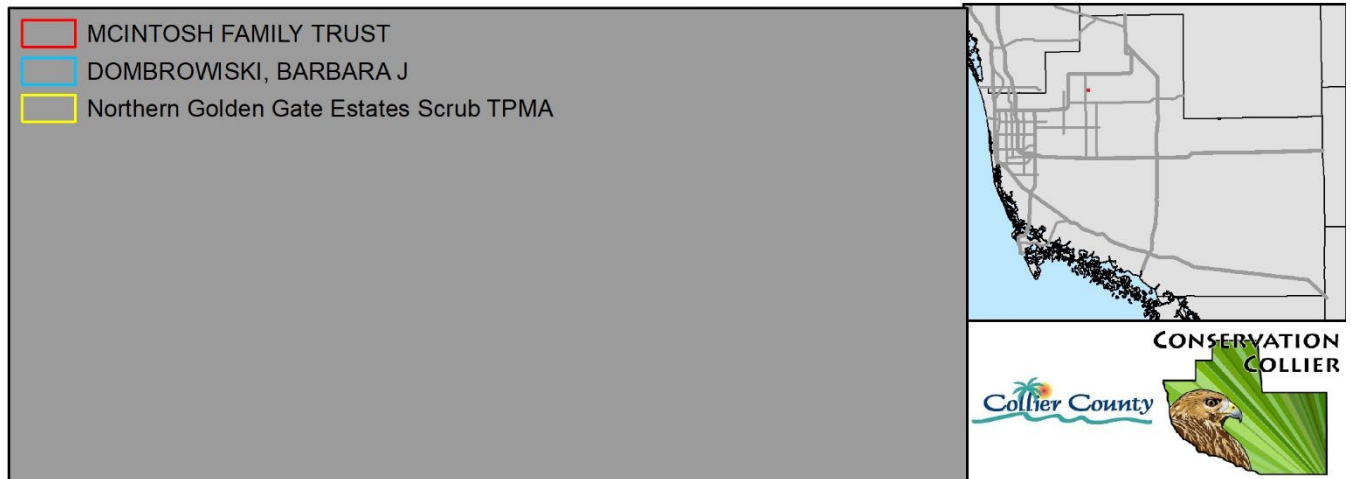
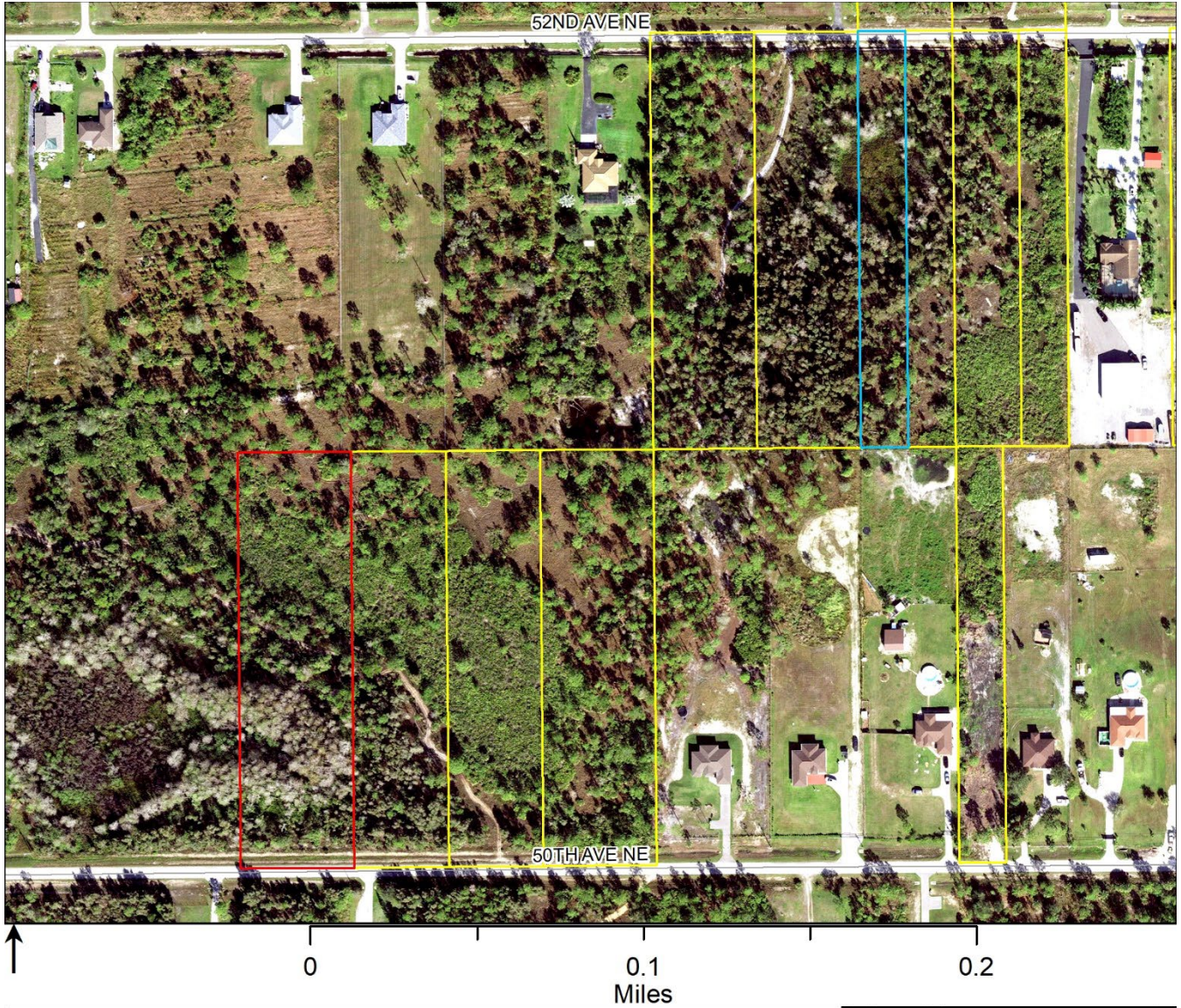


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Dombrowski & McIntosh Family Trust	Barbara Dombrowski & McIntosh Family Trust
Folio Number	38666520006; 38664720002	
Target Protection Area	Northern Golden Gate Estates Scrub	
Size	1.14 acres and 2.73 acres	Total project area contains 41 parcels that total 103.73 acres; currently have 2 parcels in application that total 3.87 acres.
Section, Township, and Range	Sec 5, Twn 48, R28	
Zoning Category/TDRs	E	Estates
Existing structures	None	
Adjoining properties and their Uses	Residential	Low-density, single-family homes
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	

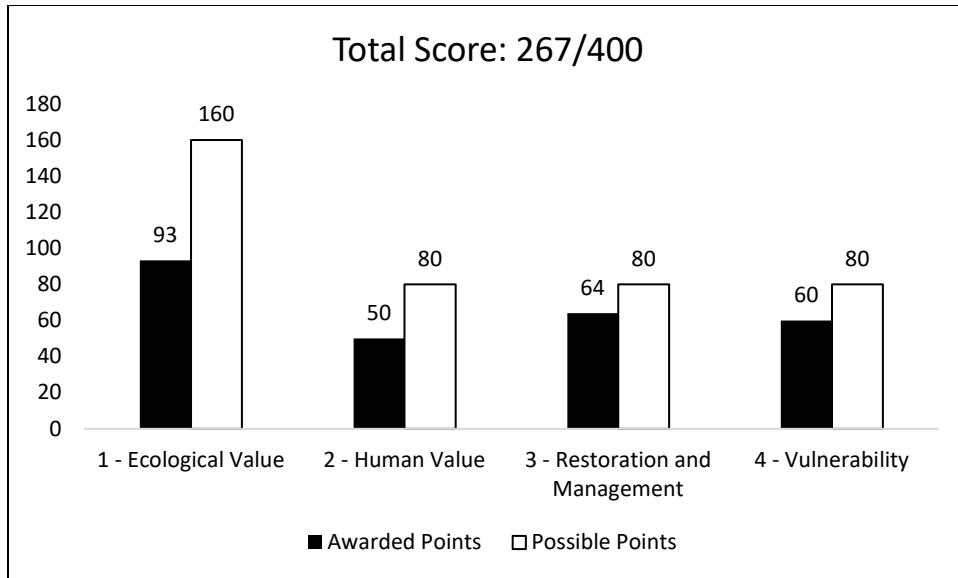


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	93	160	58%
1.1 - Vegetative Communities	45	53	85%
1.2 - Wildlife Communities	11	27	40%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	27	53	50%
2 - Human Values	50	80	63%
2.1 - Recreation	17	34	50%
2.2 - Accessibility	30	34	88%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	64	80	80%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	4	22	20%
Total	267	400	67%

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 properties 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 these properties, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for the parcels, which have an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject properties and that appraisal report will be used to determine the offer amount for the subject properties.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Barbara Dombrowski	No address	1.14	\$35,853	TBD
McIntosh Family Trust	No address	2.73	\$85,859	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 Market Value for the two parcels will be obtained from the Collier County Real Estate Services Department before the CCLAAC ranking meeting on March 6, 2024.

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

Location Description: NGGE Scrub Target Protection Mailing Area (TPMA). Properties are located in North Golden Gate Estates south of Immokalee Rd., east of Everglades Blvd., and between 54th Ave. NE and 48th Ave. NE.

Property Description

Owner	Address and/or Folio	Acreage
Multiple (see map)	Multiple (see map)	41 parcels; 103.7 ac.

This ISC covers the entirety of the TPMA for the NGGE Scrub Area.

Nominations to the Conservation Collier Program are based on satisfying at least two of the initial screening criteria below. Qualified sites shall then be further prioritized by secondary evaluative criteria.

1. Does the property contain native plant communities? If yes, are any of the following unique and endangered plant communities present on the property? (Ord. 2002-63, Sec 10(1)(a))

Yes No (If yes, briefly describe how parcel meets the above criteria):

Scrubby Flatwoods, Mixed Shrub Wetland, Cypress

Ordinance Plant Community	Corresponding Priority Natural Community (Florida Cooperative Land Cover System)	Presence
Tropical Hardwood Hammock	Upland Hardwood Forest	<input type="checkbox"/>
Xeric Oak Scrub	Scrub	<input type="checkbox"/>
Coastal Strand	Coastal Upland	<input type="checkbox"/>
Native Beach	Coastal Upland	<input type="checkbox"/>
Xeric Pine	Scrub/Pine Flatwood	<input checked="" type="checkbox"/>
Riverine Oak	-	<input type="checkbox"/>
High Marsh (Saline)	Coastal Wetland	<input type="checkbox"/>
Tidal Freshwater Marsh	Coastal Wetland	<input type="checkbox"/>
Other Native Habitats		<input checked="" type="checkbox"/>

2. Does the property 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? Ord. 2002-63, Sec. 10 (1)(b)

Yes No (If yes, briefly describe how parcel meets the above criteria):

These properties may be accessed from several roads between 54th Ave NE and– 50th Ave NE off Everglades Boulevard North. The parcels offer land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.

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? Ord. 2002-63, Sec. 10 (1)(c)

Yes No (If yes, briefly describe how parcel meets the above criteria):

The parcels contribute minimally to aquifer recharge and only a few small area of wetlands occur on a few of the parcels.

Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? Ord. 2002-63, Sec. 10 (1)(d)

Yes No (If yes, briefly describe how parcel meets the above criteria):

The native plant communities present within these parcels provide habitat for a suite of upland dependent species and wildlife including the gopher tortoise, Florida panther, and black bear.

3. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? Ord. 2002-63, Sec. 10 (1)(e)

Yes No (If yes, briefly describe how parcel meets the above criteria):

Parcels are not adjacent to conservation lands and do not provide an ecological link to conservation lands.

Any qualified land which meets at least two of the above criteria and has matching funds available and/or which Conservation Collier funds availability would leverage a significantly higher funding rank in another acquisition program. Ord. 2002-63, Sec. 10 (1)(f)

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

Yes No

If yes, will use of Conservation Collier funds significantly increase the rank or funding priority of the parcel for the other agency’s acquisition program?

Yes No

MEETS INITIAL SCREENING CRITERIA

Yes

No

The properties satisfy 3 initial screening criteria

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The properties contain three major vegetative communities with considerable overlap of species. The primary community is scrubby flatwoods. This community is characterized by a sparse canopy of Florida slash pine (*Pinus elliottii var. densa*) which skew towards younger age classes. The midstory is notably absent, minus the occasional winged sumac (*Rhus copallinum*). The understory and groundcover are comprised of clumps of saw palmetto (*Serenoa repens*), dwarf live oak (*Quercus minima*), muscadine grape (*Vitis rotundifolia*), various grasses, and patches of bare sand.

The second most common community present is palmetto prairie/scrub. This community lacks a canopy or midstory and is characterized by large patches of low (<3ft) saw palmetto with interspersed rusty lyonia (*Lyonia ferruginea*), dwarf live oak, and grasses. Saw palmetto on these properties have historically been roller chopped by the Florida Forest Service as part of their fuel reduction practices. The scrubby flatwoods and palmetto scrub on these parcels have been identified by the Critical Lands and Waters Identification Project as Priority 1 Natural Communities (Figure 4).

There are two areas of depressional wetland ringed by cypress (*Taxodium sp.*), coastal plain willow (*Salix caroliniana*), swamp fern (*Blechnum serrulatum*), and dominated by pickerel weed (*Pontedaria cordata*) in the deepest portions. The transitional zone between the wetland and scrubby flatwood includes areas of hydric pine flatwood and wet prairie communities. Additional species found in these areas include laurel oak (*Quercus laurifolia*), wax myrtle (*Myrica cerifera*), cabbage palm (*Sabal palmetto*) and various sedges and grasses.

The upland communities have distinctly low invasive plant infestations, primarily single Brazilian peppers (*Schinus terebinthifolius*) and small patches of cogon grass (*Imperata cylindrica*) but the transitional areas between wet and dry have a high infestation of mature melaleuca (*Melaleuca quinquefolia*).

*The Dombrowski and McIntosh Family Trust parcels contain the deepest parts of the wetlands.

Table 4. Listed Plant Species

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

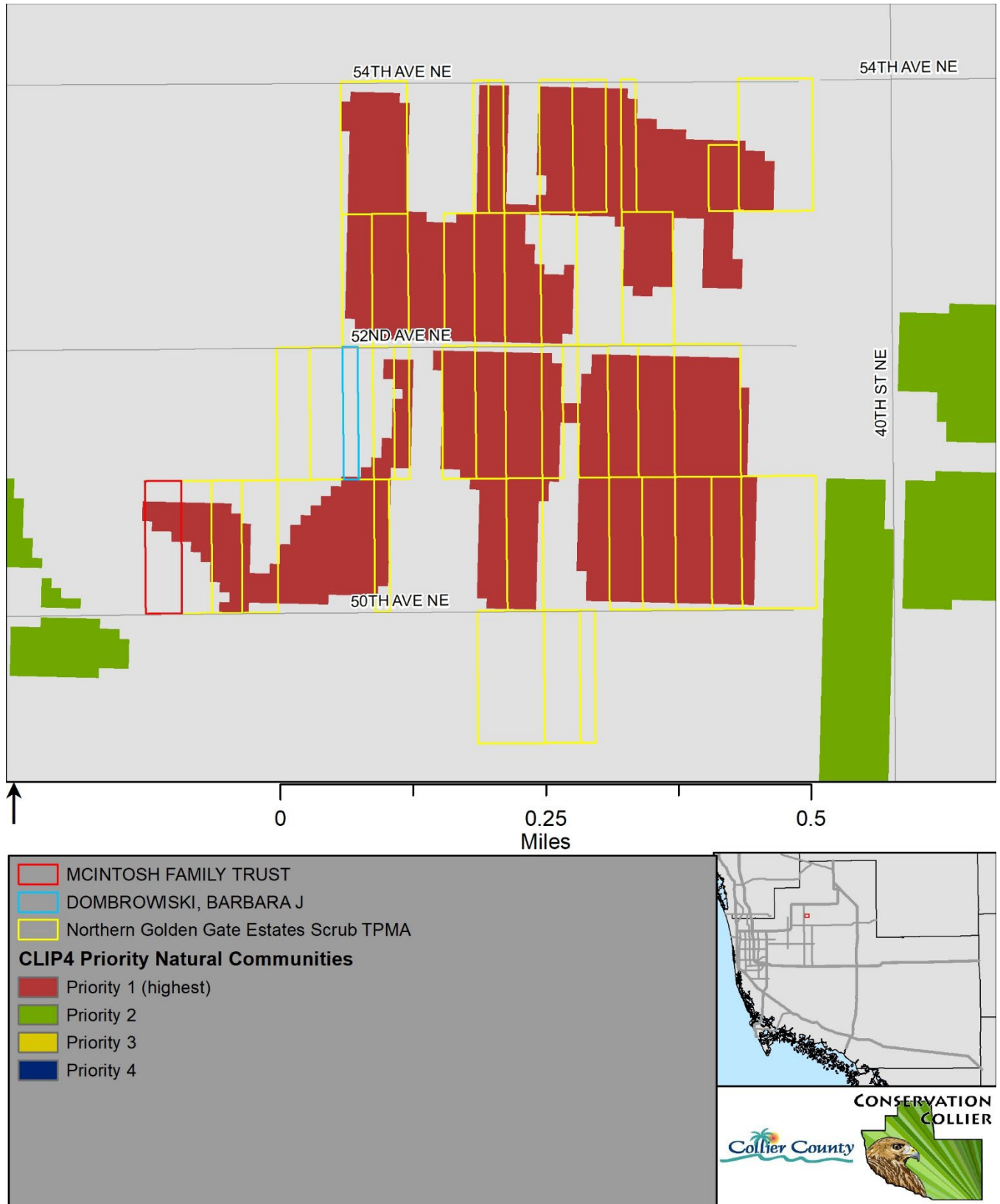


Figure 4 - CLIP4 Priority Natural Communities

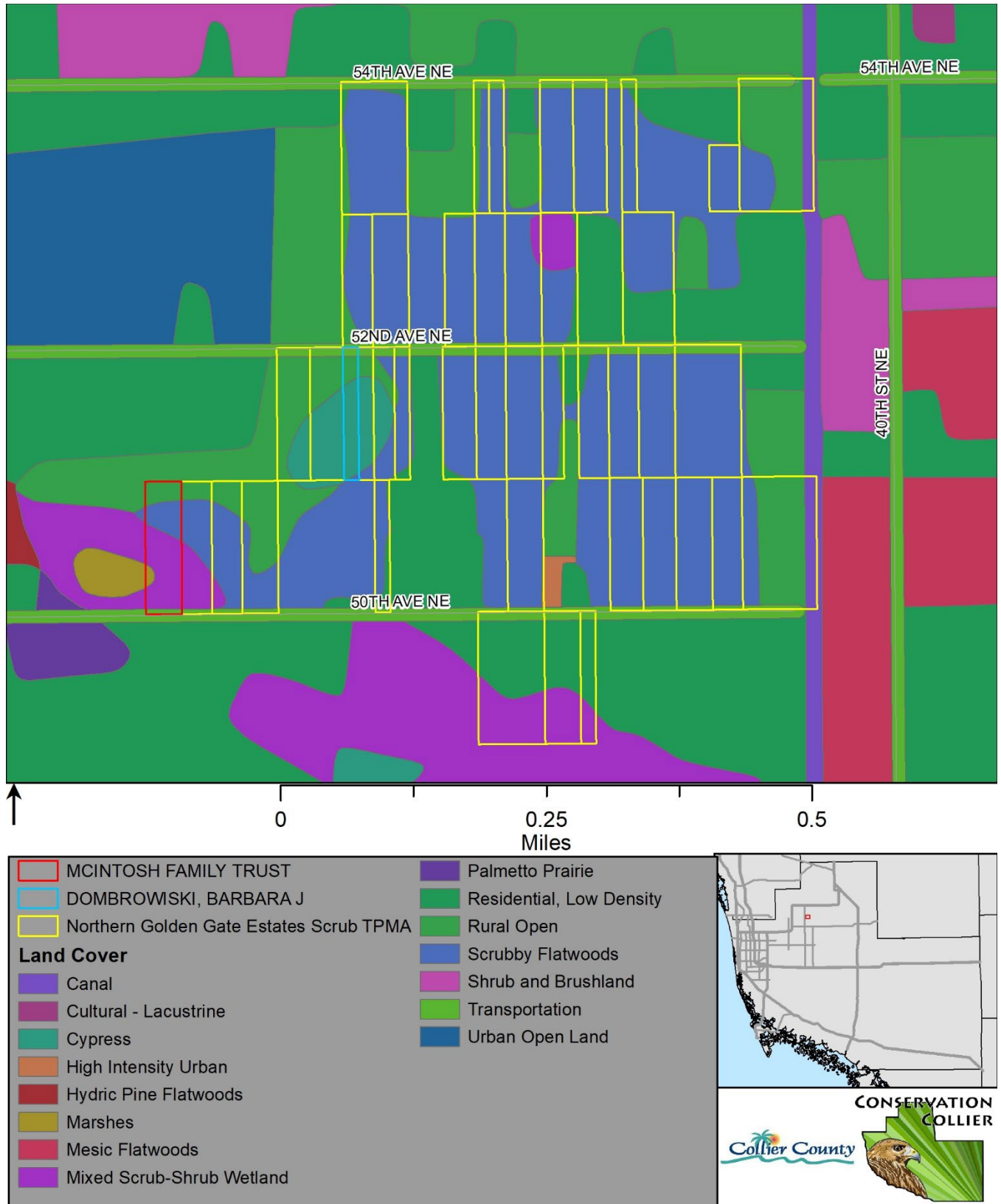


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Palmetto prairie/scrub (left) and scrubby pine flatwoods (right)



Figure 7 – Depressional wetland and transitional habitats

3.1.2 Wildlife Communities

The scrubby pine flatwoods on site provide potential habitat for listed species such as the Florida panther (*Puma concolor coryi*), eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), red-cockaded woodpecker (*Leuconotopicus borealis*), and Florida scrub jay (*Aphelocoma coerulescens*). Although not documented on the parcel Florida panther are known to frequent the nearby Panther Walk Preserve (approximately one mile northwest) and are assumed present on the parcel. Florida black bear (*Ursus americanus floridanus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), white-tailed deer (*Odocoileus virginianus*), and threatened Big Cypress fox squirrel (*Sciurus niger avicennia*) have been reported on the property by a resident on 52nd Ave NE. This site provides nesting habitat for the migratory swallow-tailed kite (*Elanoides fortificatus*), bobwhite quail (*Colinus virginianus*), wild turkey (*Meleagris gallipavo*), and endangered crested caracara (*Caracara cheriway*), among a diversity of other resident breeding bird species. The wetlands on site, including the roadside swale, provide habitat for many wading birds including threatened wood storks (*Mycteria americana*) and little blue herons (*Egretta caerulea*).

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	Threatened	n/a	Observed by neighbor

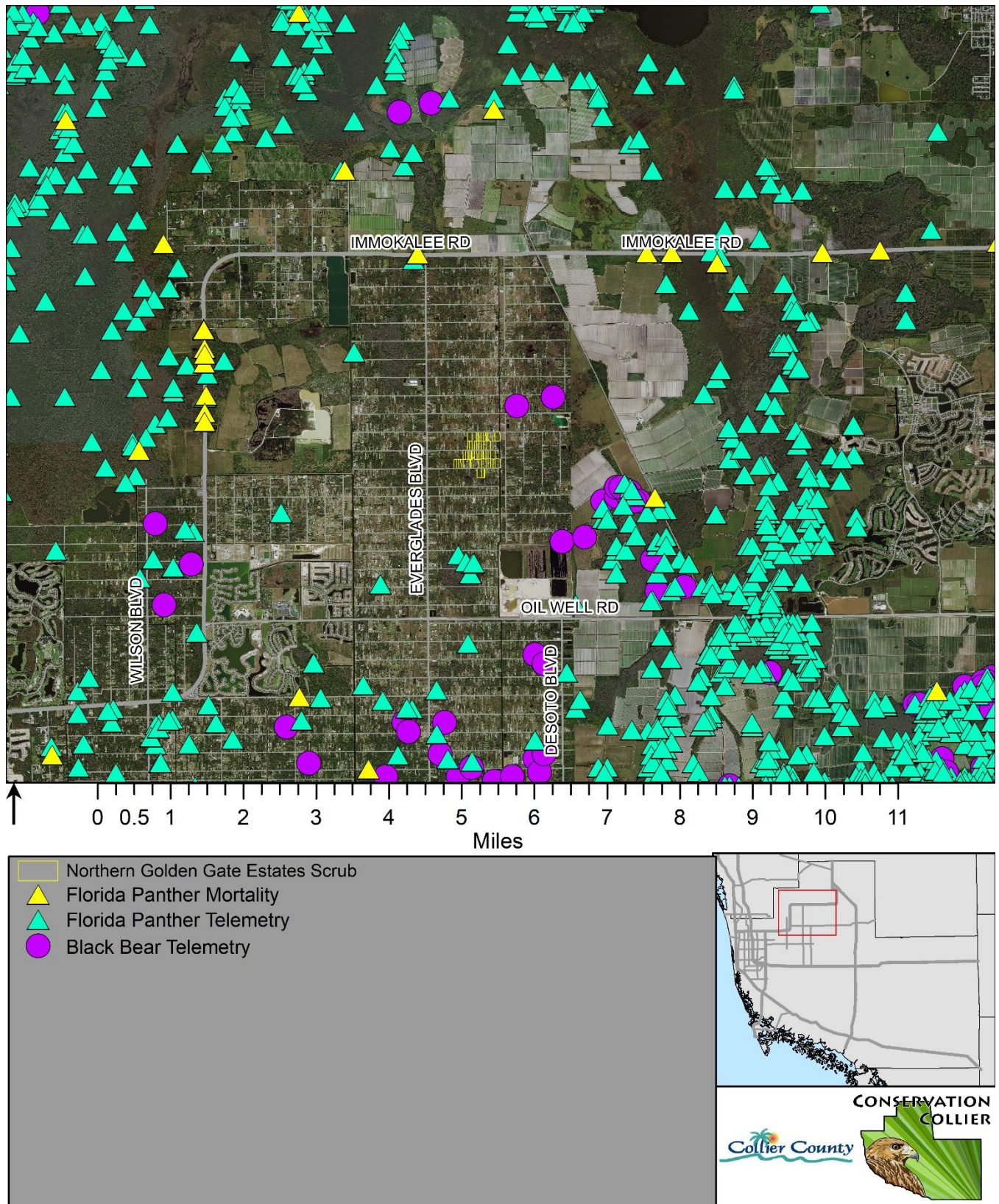


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

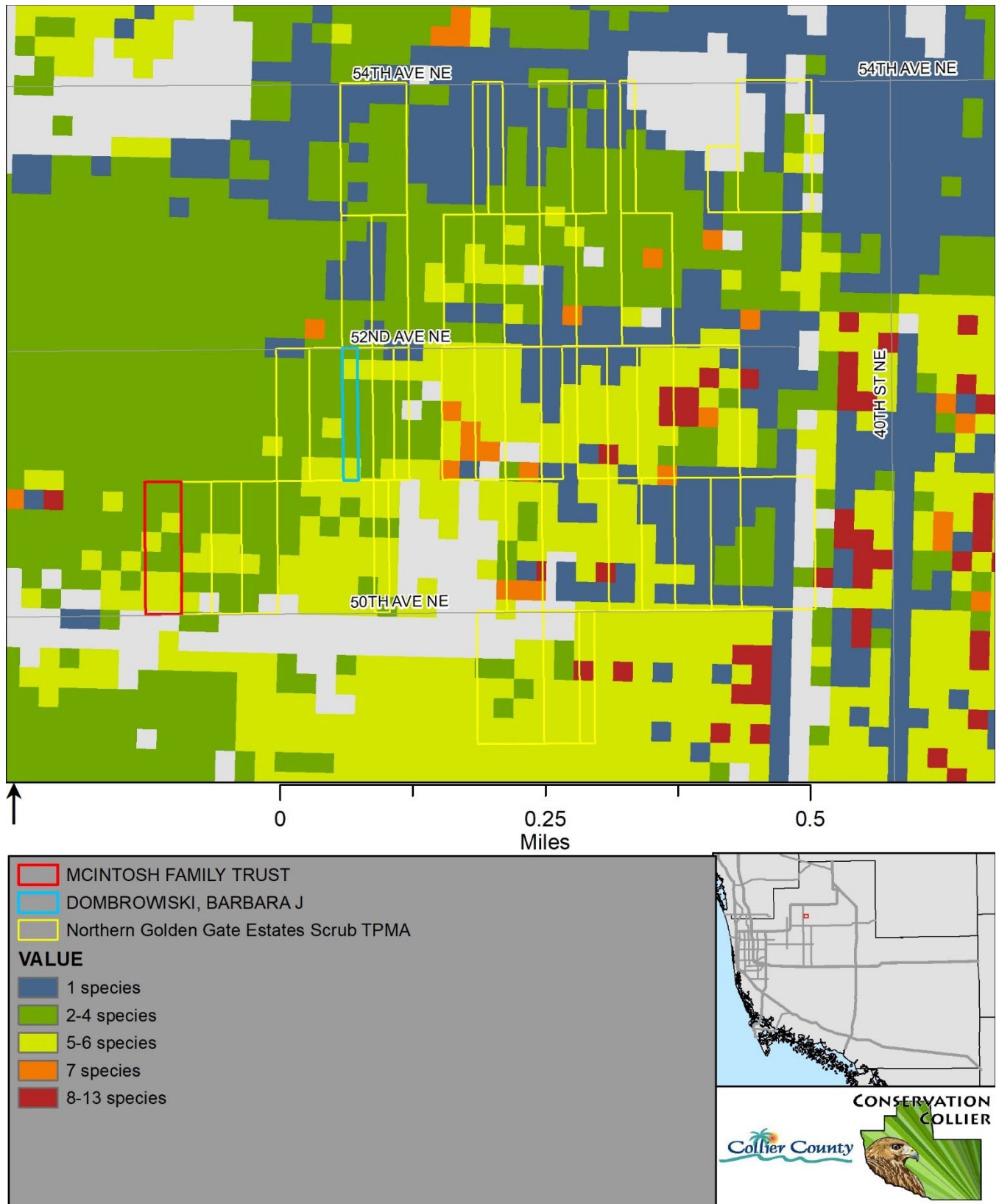


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Aside from the wetlands found on the Dombrowski and McIntosh Trust parcels, these properties do not strongly contribute to aquifer recharge or protect wellfields in the area. They have non-hydric soils and are drained by roadside swales and the Faka-Union Canal which runs along the eastern boundary. Some onsite water attenuation occurs during periods of heavy rain but there are few wetland indicators which suggests a short hydroperiod. The wetter portions of these parcels contain depressional soils with Boca, Riviera, limestone substratum and Copeland fine sands. The depressional wetlands and swales provide habitat for aquatic species and wading birds that prey on them.

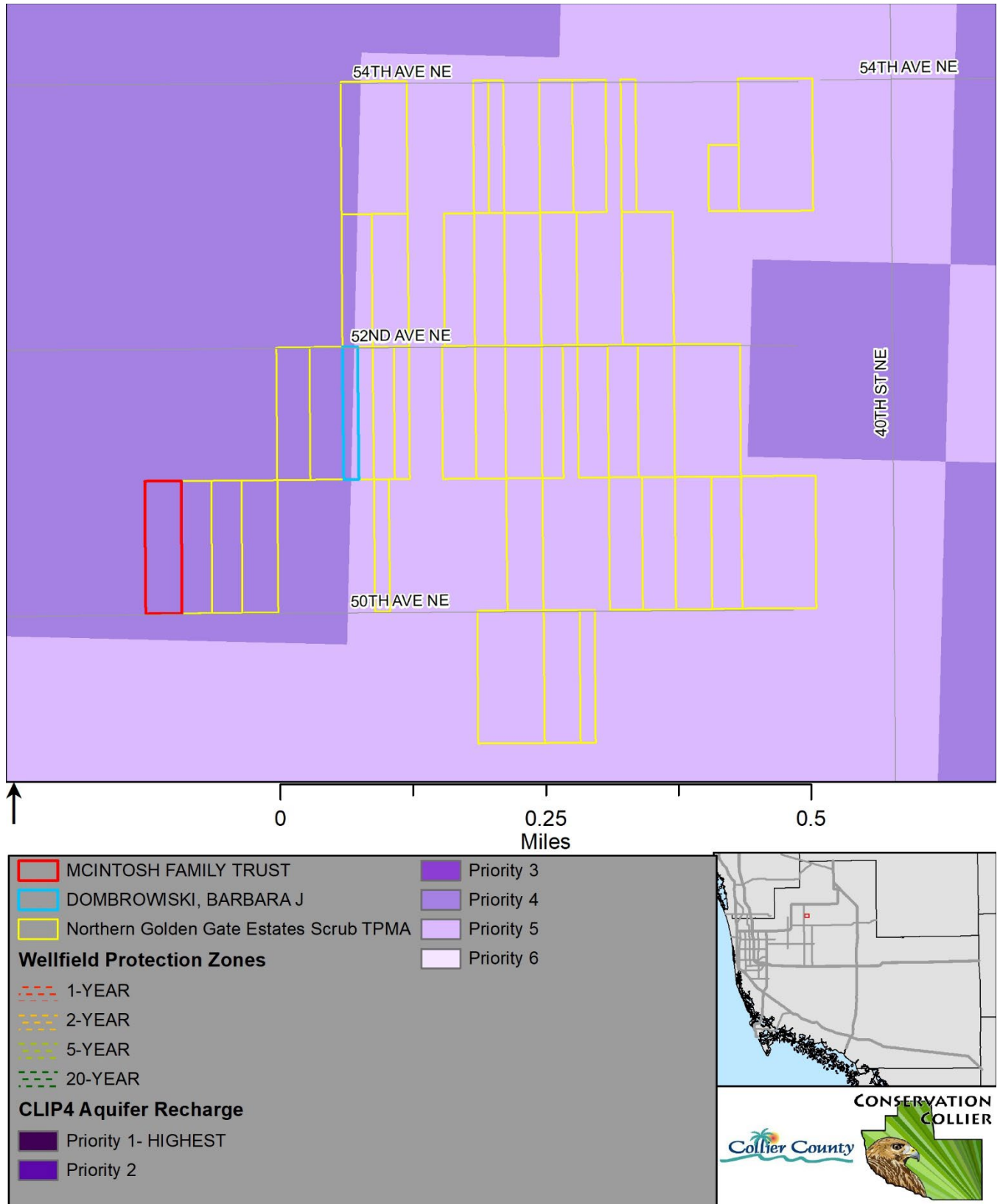


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

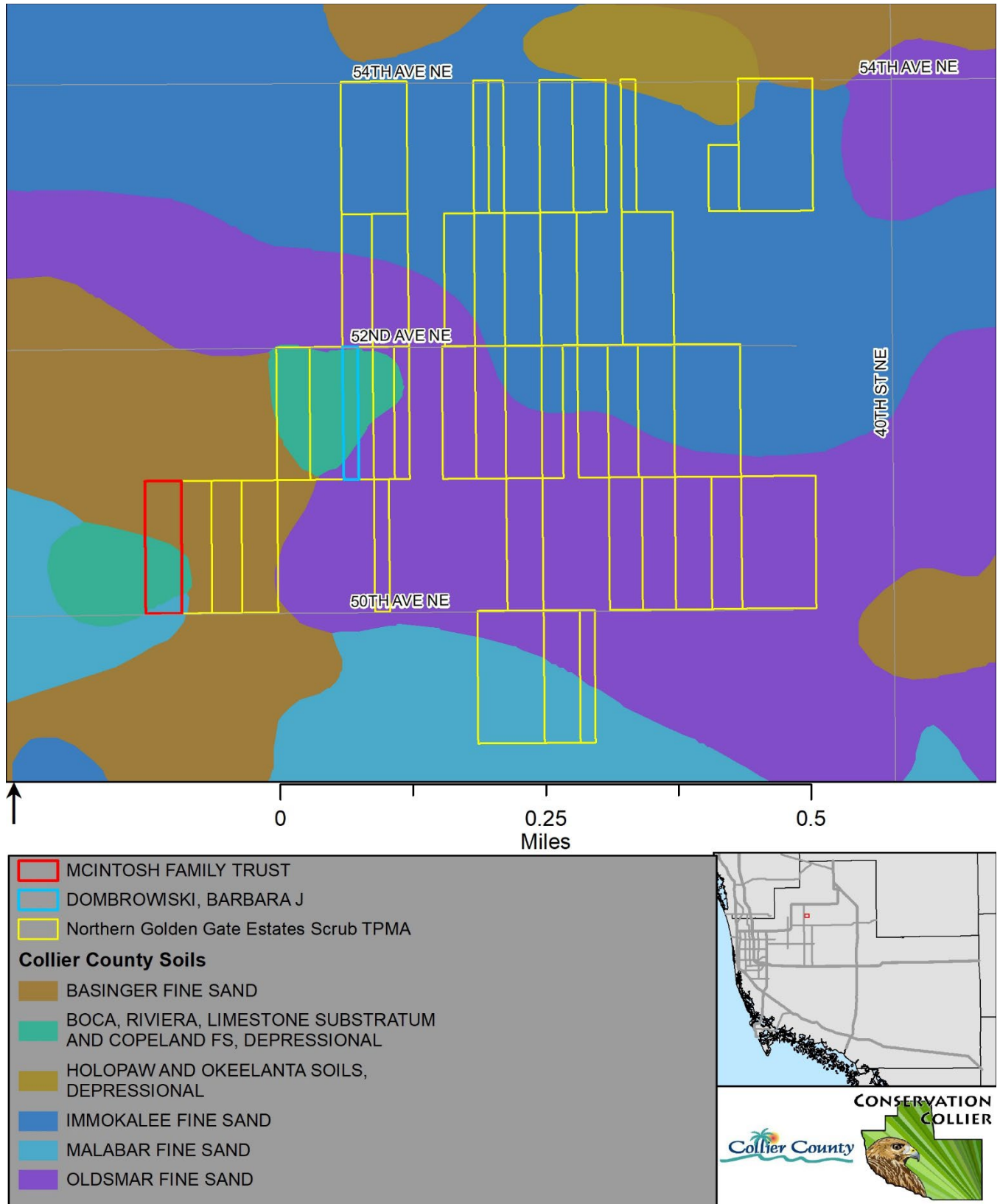


Figure 11 - Collier County Soil Survey

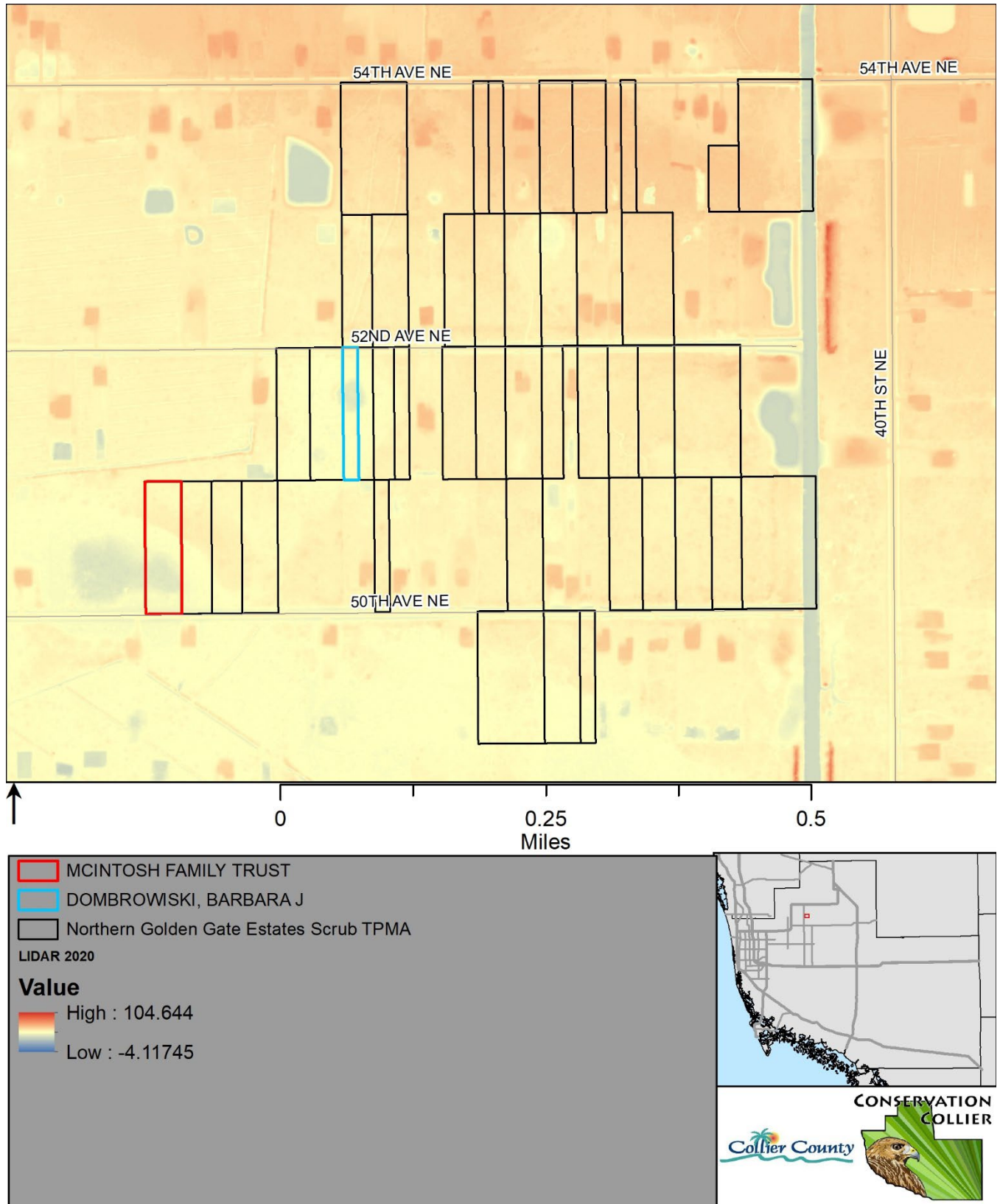


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels are not directly connected to any designated conservation areas, however the low-density nature of development in this neighborhood allows wildlife to move relatively unimpeded across the landscape (Figure 13). Although there are no black bear telemetry points recorded near the parcels, neighbors have reported seeing them (Figure 8). Florida panthers have been repeatedly documented at the Panther Walk Preserve approximately one mile to the northwest.

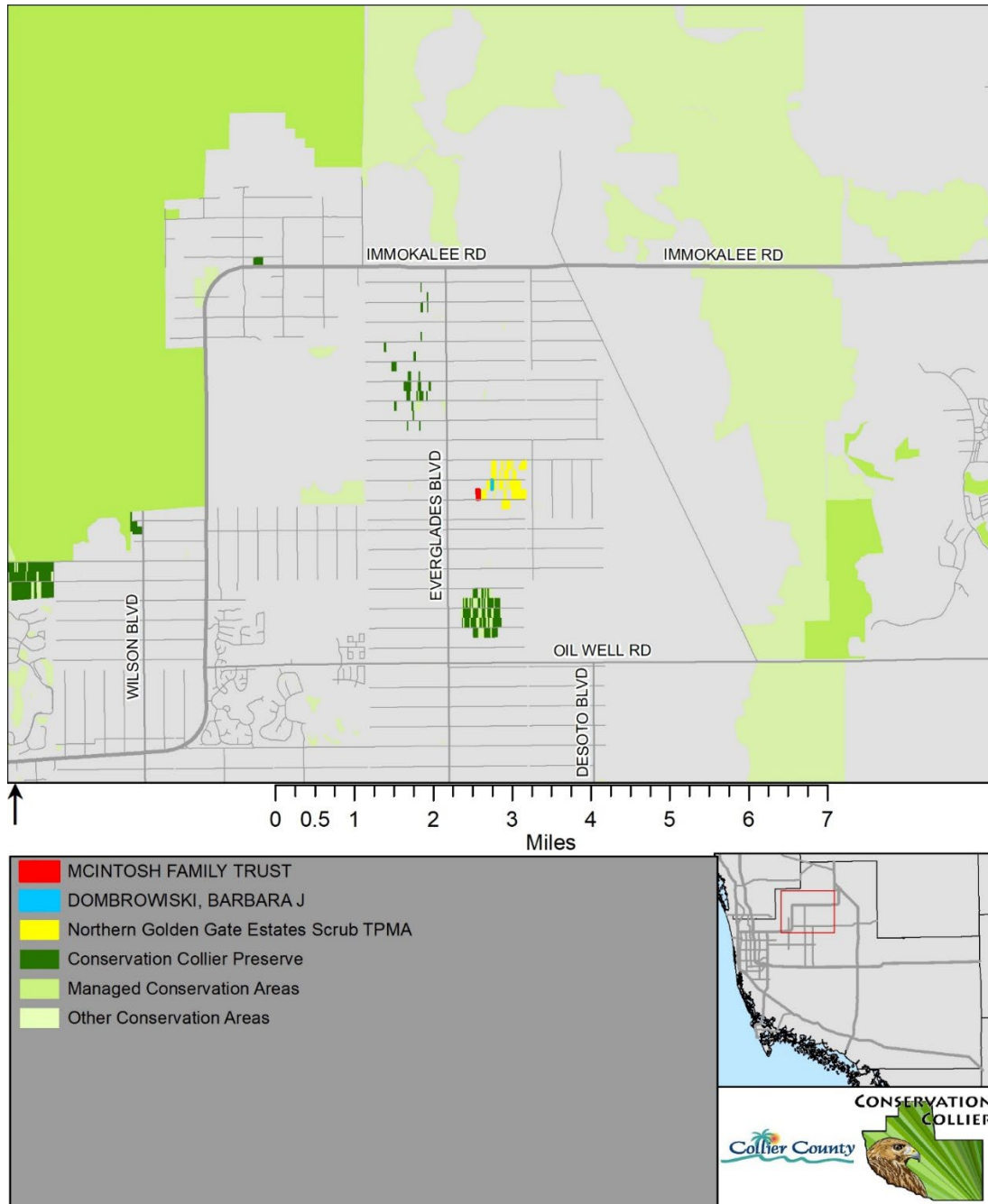


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

Unlike most preserves in the area, these parcels provide opportunity to create trails that are dry year-round. A network of ATV trails crisscrosses the parcels and with minimal adjustments can be converted to thousands of feet of hiking and mountain biking loops. Visitors can access the Faka-Union Canal to fish from the eastern parcels.

3.2.2 Accessibility

Street parking is available along 50th-54th Ave NE. These parcels are accessible to pedestrians and cyclists coming from the surrounding neighborhood. Most of these parcels are high elevation and accessible for recreation year-round.

*The Dombrowski and McIntosh Family Trust parcels contain deep wetlands off their respective access roads so would only be suitable for seasonal recreation.

3.2.3 Aesthetic/Cultural Enhancement

The open landscape and unique habitat present on these parcels has a distinct aesthetic that will appeal to visitors who are accustomed to hiking in denser woodlands.



Figure 14 – Off-road trail leading through palmetto scrub

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 10-20% of the parcels are covered with invasive vegetation – primarily melaleuca surrounding the wetland and some scattered Brazilian pepper and cogon grass.

*The Dombrowski parcel is approximately 40% infested and the McIntosh Family Trust parcel is approximately 10% infested.

3.3.1.2 Prescribed Fire

The parcels contain fire dependent communities and are compatible with prescribed burning. Fuel reduction via roller chopping by the Florida Forest Service has protected these communities from woody encroachment, invasive species infestations, and saw palmetto and cabbage palm overgrowth. Reintroduction of fire would consume roller chopped debris, which in turn would promote increased diversity and promote germination of scrubby plant species. Established off-road trails are bare mineral soil and may serve as effective fire breaks.

3.3.2 Remediation and Site Security

There are numerous off-road vehicle trails crossing the parcels. Historically, attempts to prevent off-roader trespass have been ineffective, expensive, and have resulted in additional vegetation damage as trespassers have cut new trails to circumvent the installed barriers. Instead of total prevention, the best method to mitigate further damage may be to attempt to restrict off-roaders to already established trails.

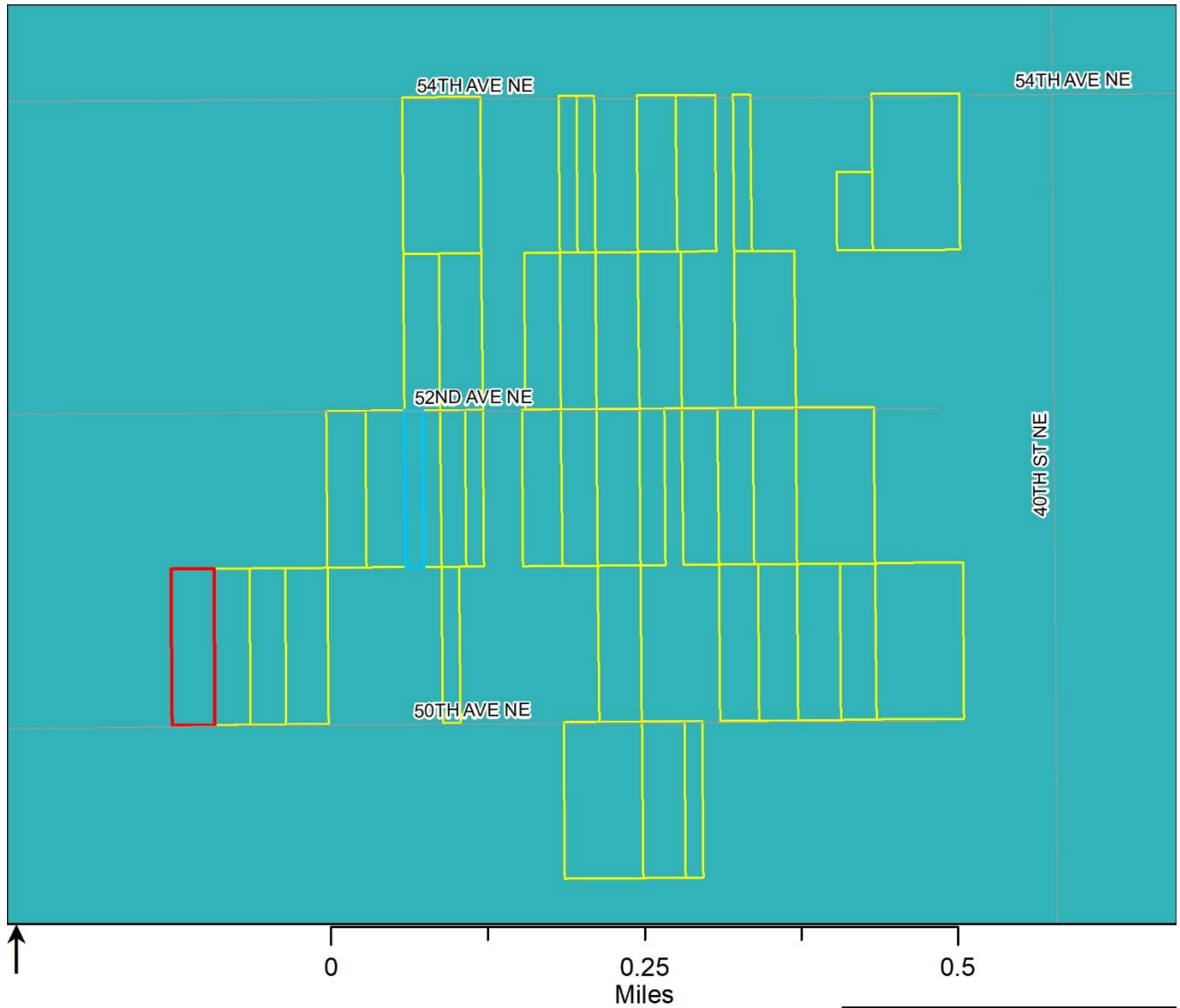
3.3.3 Assistance

Based on past investments in fuel reduction, it is likely that the Florida Forest Service would assist with prescribed burning on the parcel.

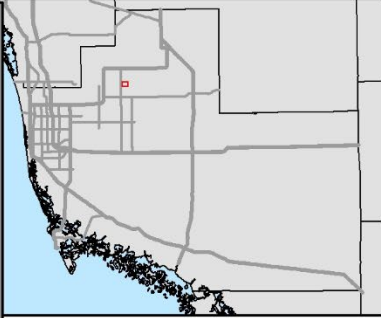
3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are Zoned as Estates. Estates zoning provides lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. Allowable density is 1 unit per 2.25 acres, or 1 unit per lot if under 2.25 acres. In addition to low density residential density with limited agricultural activities, the E district is also designed to accommodate as Conditional Uses, Development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district. The upland nature of the majority of these parcels makes them especially desirable for development.



	MCINTOSH FAMILY TRUST
	DOMBROWSKI, BARBARA J
	Northern Golden Gate Estates Scrub TPMA
Zoning General	
	E








Figure 15 – Zoning

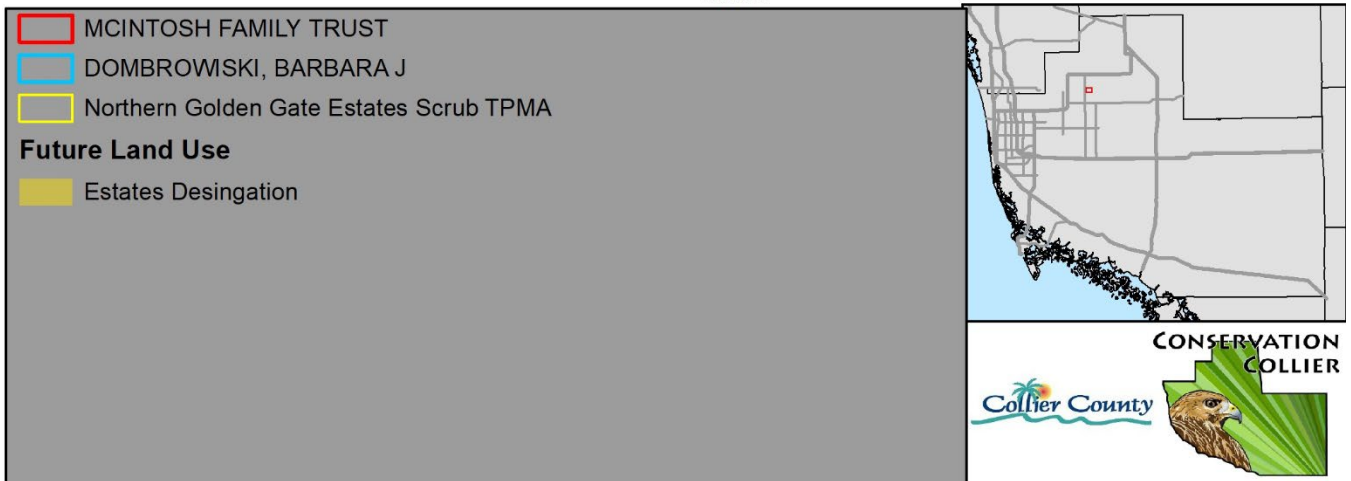
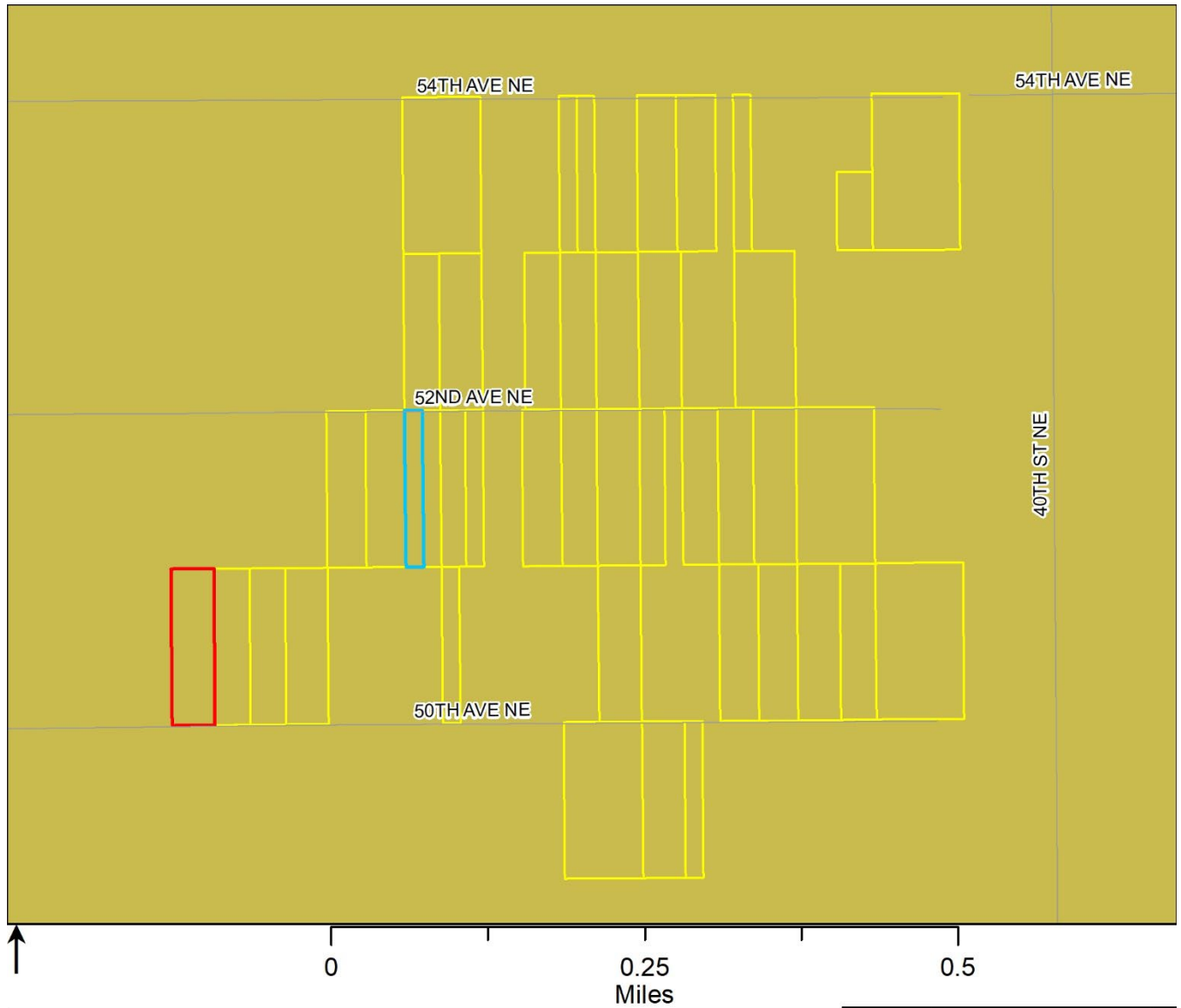


Figure 16 –Future Land Use

3.4.2 Development Plans

Individual parcels within this area are being rapidly developed. This patchy development threatens the ability to preserve contiguous swaths of habitat.

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.

None.

5. Management Needs and Costs

Table 6 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$35,000.00	\$15,000.00	\$350/acre initial, \$150/acre recurring. Low overall costs are predicted due to the low infestation levels and high accessibility
Native Plant Installation	\$5,000.00	\$0.00	Strategically planted trees to influence the path of off-road vehicles
Trail/Firebreak Installation and Maintenance	\$5,000.00	\$1,000.00	Connecting established trails and installing firebreaks along property boundaries
Interpretive Signage	\$1,000.00	\$0.00	
Total	\$46,000.00	\$16,000.00	

5. Potential for Matching Funds

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

6. Secondary Criteria Scoring Form

Property Name: Northern Golden Gate Estates Scrub			
Target Protection Mailing Area: Northern Golden Gate Estates Scrub			
Folio(s):			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	93	58
2 - Human Value	80	50	63
3 - Restoration and Management	80	64	80
4 - Vulnerability	80	60	75
TOTAL SCORE	400	267	67

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	170	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100	100	scrubby flatwoods
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	scrubby flatwoods, cypress, palmetto prairie
b. Parcel has ≤ 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
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	40	
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		
c. CLIP4 Potential Habitat Richness ≥5 species	40	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		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	40	
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		
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		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	100	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100	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		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	350	

ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	93	
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2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	60	
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	20	
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	105	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year-round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50	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	25	
b. Public parking available nearby or on adjacent preserve	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	10	
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
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	10	
d. Archaeological/historical structures present	15		

e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	175	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	50	

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	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	20	
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		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	ATV trespass
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	
3.3.1 - 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	140	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	64	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	125	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	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		
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	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	10	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

7. Additional Site Photos



Saw palmetto, dwarf live oak, and slash pine community



Roller chopped saw palmetto



Saw palmetto prairie/scrub and scrubby flatwoods



Scrubby pine flatwoods with development



Wetlands from within the Dombrowski parcel



Wetlands from within the McIntosh Family Trust parcel



Scrubby Flatwoods from within the McIntosh Family Trust parcel



Aerial photo of southwestern side of project area looking north – red lines are approximate boundaries of TPMA

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.