

# Conservation Collier Initial Criteria Screening Report Wildflowerz Ranch

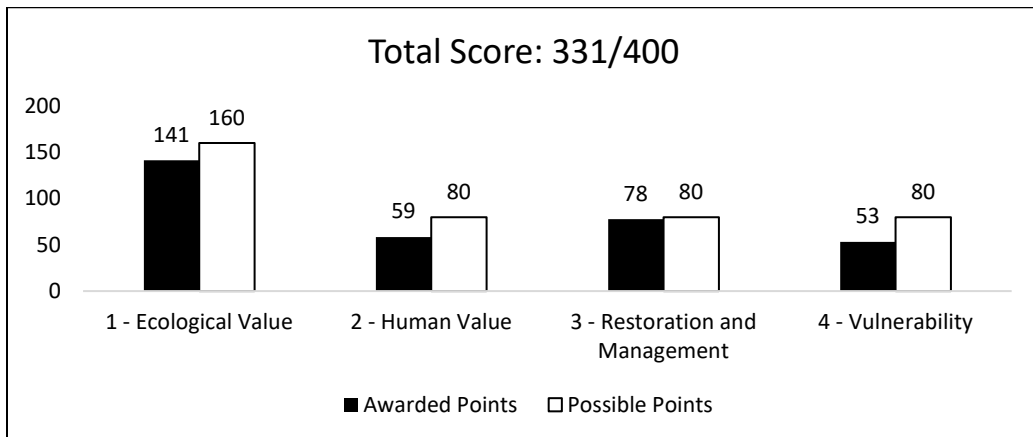


Owner Name: Wildflowerz Ranch, LLC

Size: 639.17 acres

Folio Number: 00233280008

Staff Report Date: November 1, 2023



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**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.

# 1. Summary of Property

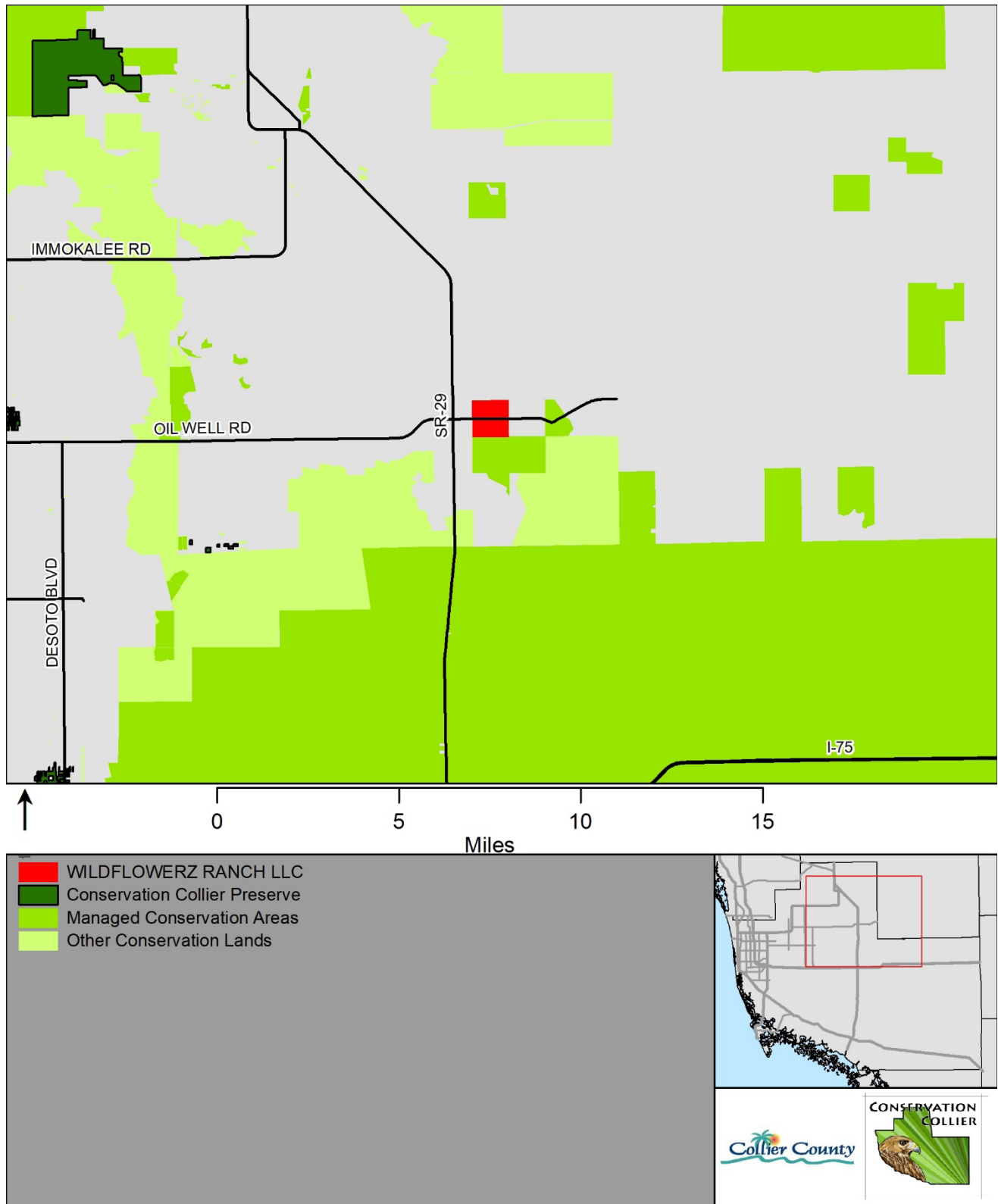


Figure 1 - Parcel Location Overview

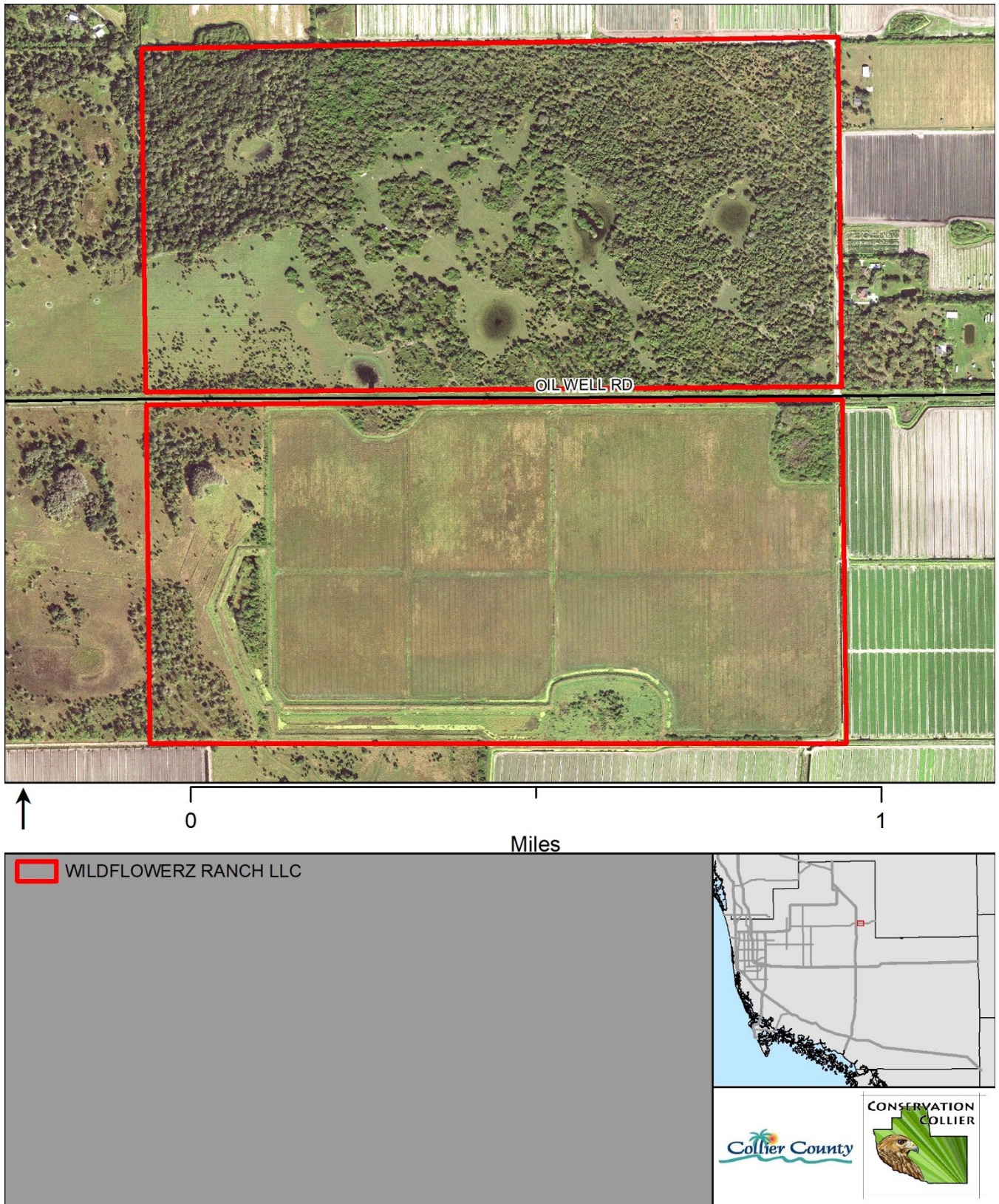


Figure 2 - Parcel Close-up

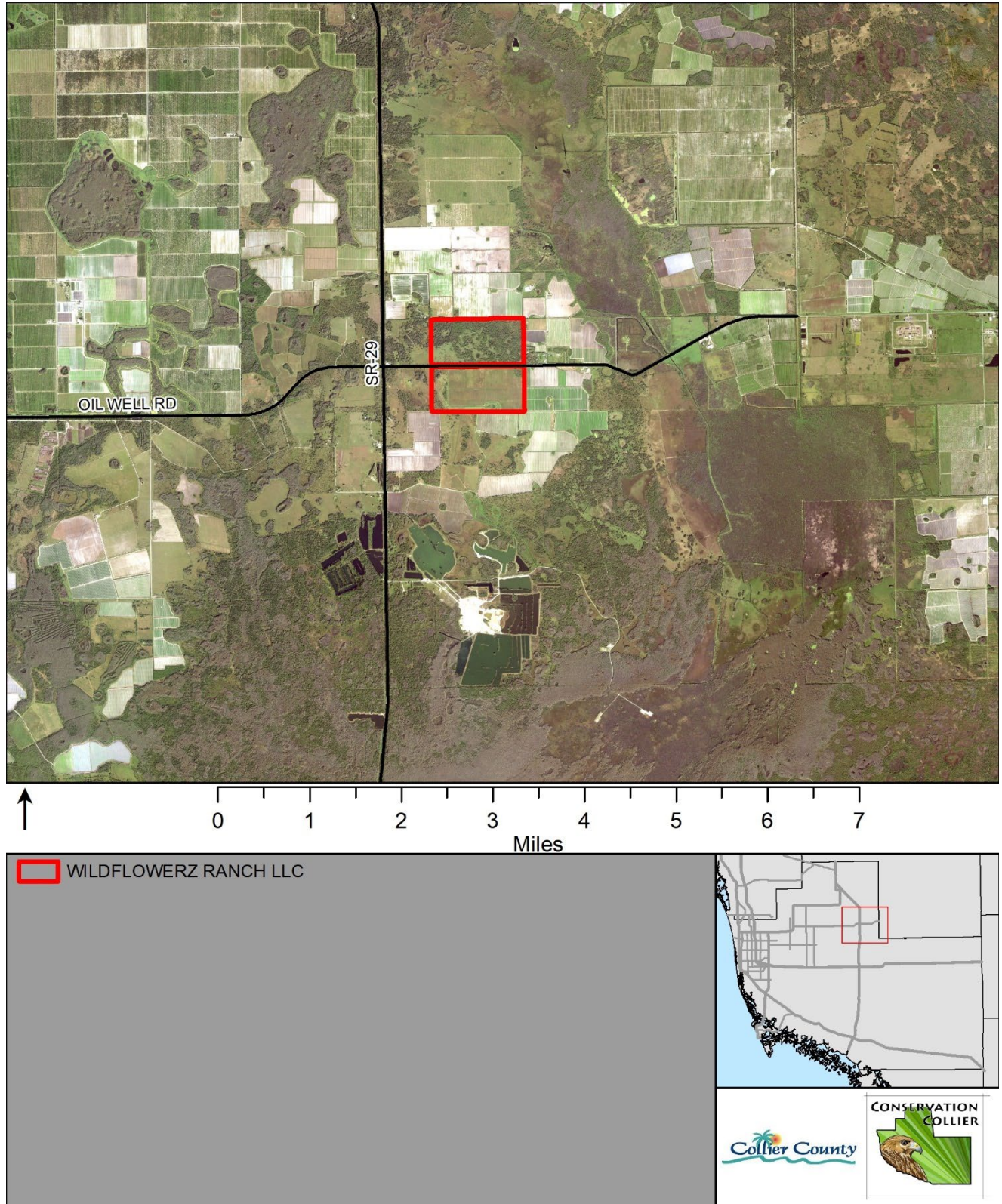


Figure 3 – Parcel Aerial

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Wildflowerz Ranch	Wildflowerz Ranch, LLC
Folio Number	00233280008	
Target Protection Area (Ord. 2002-63, Section 10.3)	N/A	Property is within RLSA Open lands. RLSA Flowways and Habitat Stewardship Areas are identified as Target Protection Areas in the Conservation Collier ordinance
Size	639.17 acres	
Section, Township, and Range	S16, T48, R30	All of Section 16, Township 48, Range 30, less the ROW
Zoning Category/TDRs/Overlays	Agricultural MHO in RLSA Open Lands with ACSC Overlay	Base Zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. RLSA Open Lands could provide for higher density. Area of Critical State Concern requires 90% vegetation retention outside of areas historically cleared for ag.
FEMA Flood Map Category	Zone A	A – High Risk Flood Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage
Existing structures	Rudimentary pole barn; cattle pens	Rudimentary pole barn consists of metal sheeting over upright 2/4's
Adjoining properties and their Uses	Row crops, improved pasture, Conservation Easement	Row crops are found to the north, east, and south of the property. Improved pasture is the only use west of the property with some improved pasture to the south. The property along the entire southern border is the JB Ranch which is under a Rural and Family Lands Protection Program Conservation Easement
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	



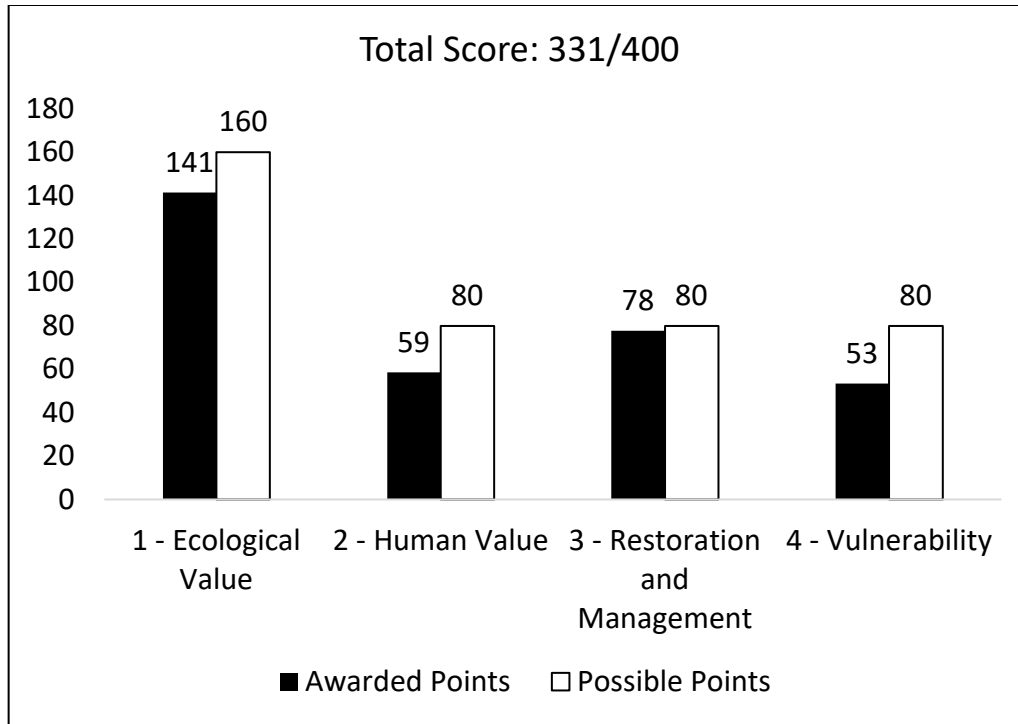


Figure 4 - Secondary Criteria Score

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>141</b>	<b>160</b>	<b>88%</b>
1.1 - Vegetative Communities	45	53	85%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	53	53	100%
<b>2 - Human Values</b>	<b>59</b>	<b>80</b>	<b>73%</b>
2.1 - Recreation	23	34	67%
2.2 - Accessibility	31	34	92%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
<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>53</b>	<b>80</b>	<b>67%</b>
4.1 - Zoning and Land Use	44	58	77%
4.2 - Development Plans	9	22	40%
<b>Total</b>	<b>331</b>	<b>400</b>	<b>83%</b>

Table 2 - Secondary Criteria Score Summary

## 2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the site. A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. It was 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 the report and the Real Estate Services Division staff relied upon information solely provided by program staff. The valuation conclusion was limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist.

If the Board of County Commissioners chooses to acquire this property, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Wildflowerz Ranch property, which has an initial estimated valuation over \$500,000; 2 independent Real Estate Appraisers will value the subject property and the 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**
Wildflowerz Ranch, LLC	No address	639.17	\$3,836,840	\$5,522,400

\* 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 Wildflowerz Ranch property was obtained from the Collier County Real Estate Services Department.

### 2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel’s base zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. It’s location within the Open Lands of the Rural Lands Stewardship Area could provide for higher density. It’s location within the Area of Critical State Concern requires 90% vegetation retention outside of areas historically cleared for agriculture.

### 1.3 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	<b>YES</b>
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:** Parcel contains Scrubby Flatwoods, Pine flatwoods, Mixed Wetland Hardwoods, Freshwater Marsh, and Oak Hammock.

#### **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 property is accessible from Oil Well Road. Trails already exist within the property. Hiking, photography, horseback riding, hunting, and other passive nature-based recreation are possible on the property.

#### **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 property is mapped as containing some hydric soils and mapped as contributing moderately to aquifer recharge. The property contains isolated depression marshes, and numerous wetland dependent species have been observed on-site, including several species of listed wading birds.

**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:** Florida panther telemetry points are located on the property. Gopher tortoise, Big Cypress fox squirrel, crested caracara, and several listed wading birds – including wood stork, roseate spoonbill, and limpkin – have been observed on site. Deer and other wildlife in the area also use the property. The entire property is within an Area of Critical State Concern.

**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 property is connected to Big Cypress National Preserve via private conservation land along its southern boundary. It is also connected to

## 2. Initial Screening Criteria

### 3.1 Ecological Values

#### 3.1.1 Vegetative Communities

The property contains fallow agricultural land to the south and unimproved/improved pasture to the north with native plant communities consisting of oak hammock, freshwater marsh, pine flatwoods, scrubby flatwoods, and mixed wetland hardwoods. Oak hammocks within the northern portion of the property consist of oak (*Quercus* sp), cabbage palm (*Sabal palmetto*), and slash pine (*Pinus elliottii*) in the canopy with cabbage palm and myrsine (*Myrsine cubana*) in the midstory and a relatively bare understory. The freshwater marsh communities on the site were very wet during the site visit and consisted of native grasses and sedges, pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria* sp), and, in the deeper areas, water lilies (*Nymphaea odorata*). The canopy within the scrubby flatwoods and pine flatwoods of slash pine. Both communities contain saw palmetto (*Serenoa repens*), tall elephant foot (*Elephantopus elatus*), and wire grass (*Aristida stricta*); however, the scrubby pine flatwoods contain occasional netted pawpaw (*Asimina reticulata*) in the groundcover. Based on drone footage of the site, the mixed wetland hardwoods appear to consist of cypress (*Taxodium distichum*), red maple (*Acer rubrum*), Carolina willow (*Salix caroliniana*), groundsel tree (*Baccharis halimifolia*) with an understory of torpedograss (*Panicum repens*), and paragrass (*Urochloa mutica*).

The overall condition of the plant communities within the property is fair with an estimated exotic plant coverage of 25%. The dominant exotics noted are Brazilian pepper (*Schinus terebinthifolia*), torpedograss, paragrass, and shrubby false buttonweed (*Spermacoce verticillata*). The Brazilian pepper occurs in varying densities throughout the northern portion of the property and is present within the natural communities on the southern portion. The torpedograss and para grass are found within the ground cover of the natural communities and the ditches on the southern portion of the property. The shrubby false buttonweed is present throughout the fallow fields on the southern portion of the property.

Table 4. Listed Plant Species

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

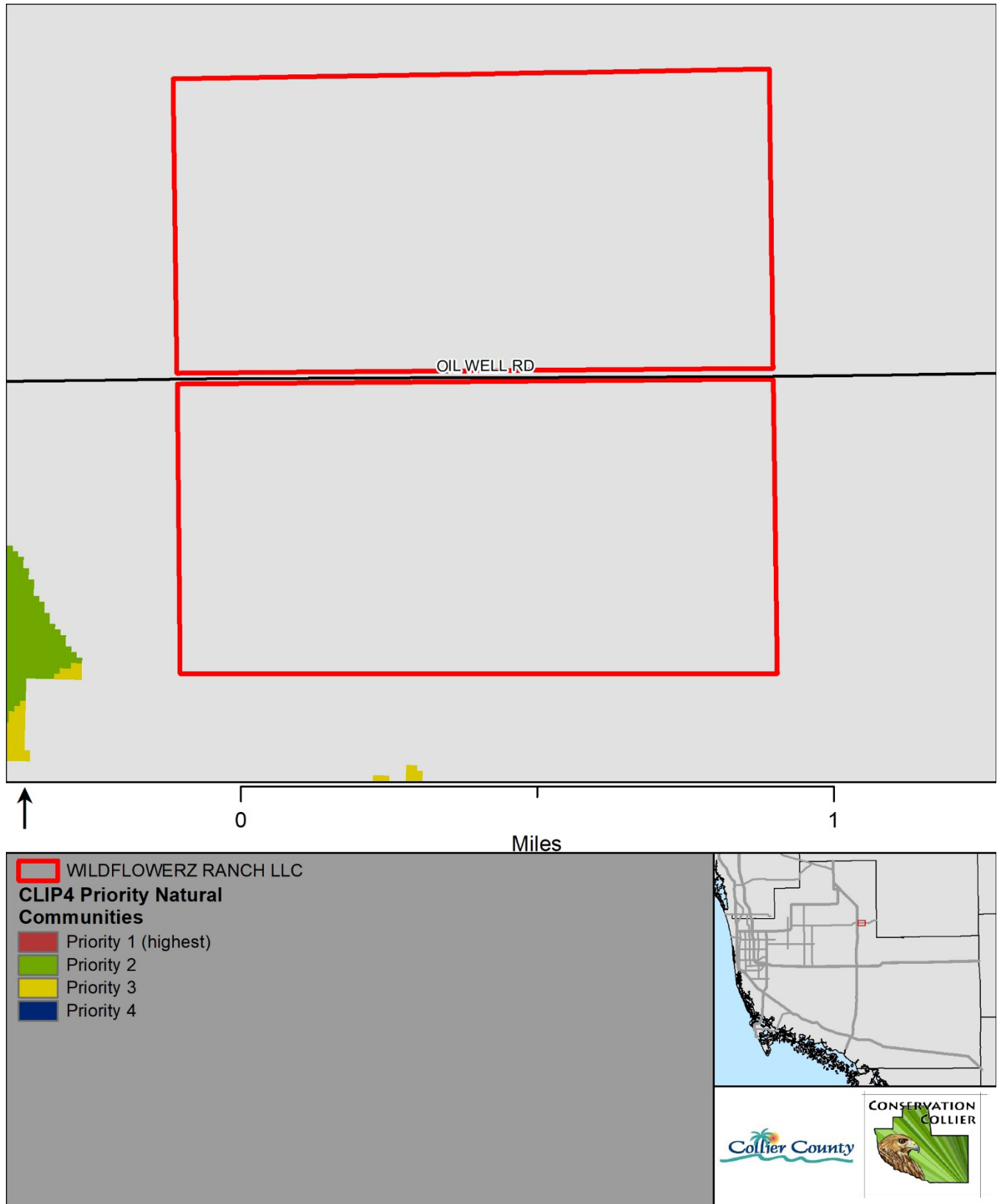


Figure 5 - CLIP4 Priority Natural Communities

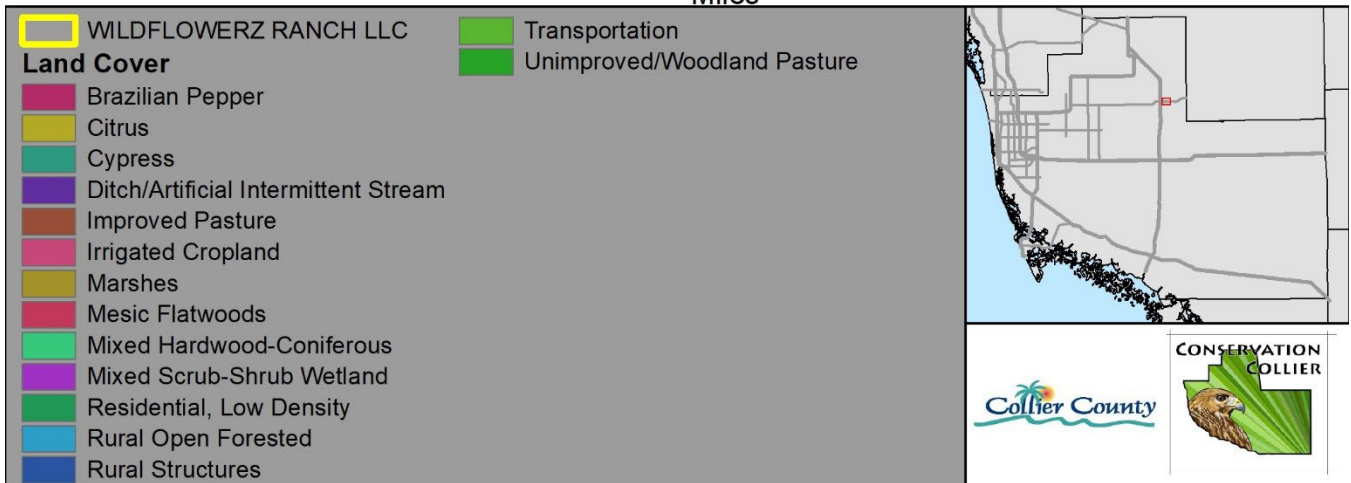
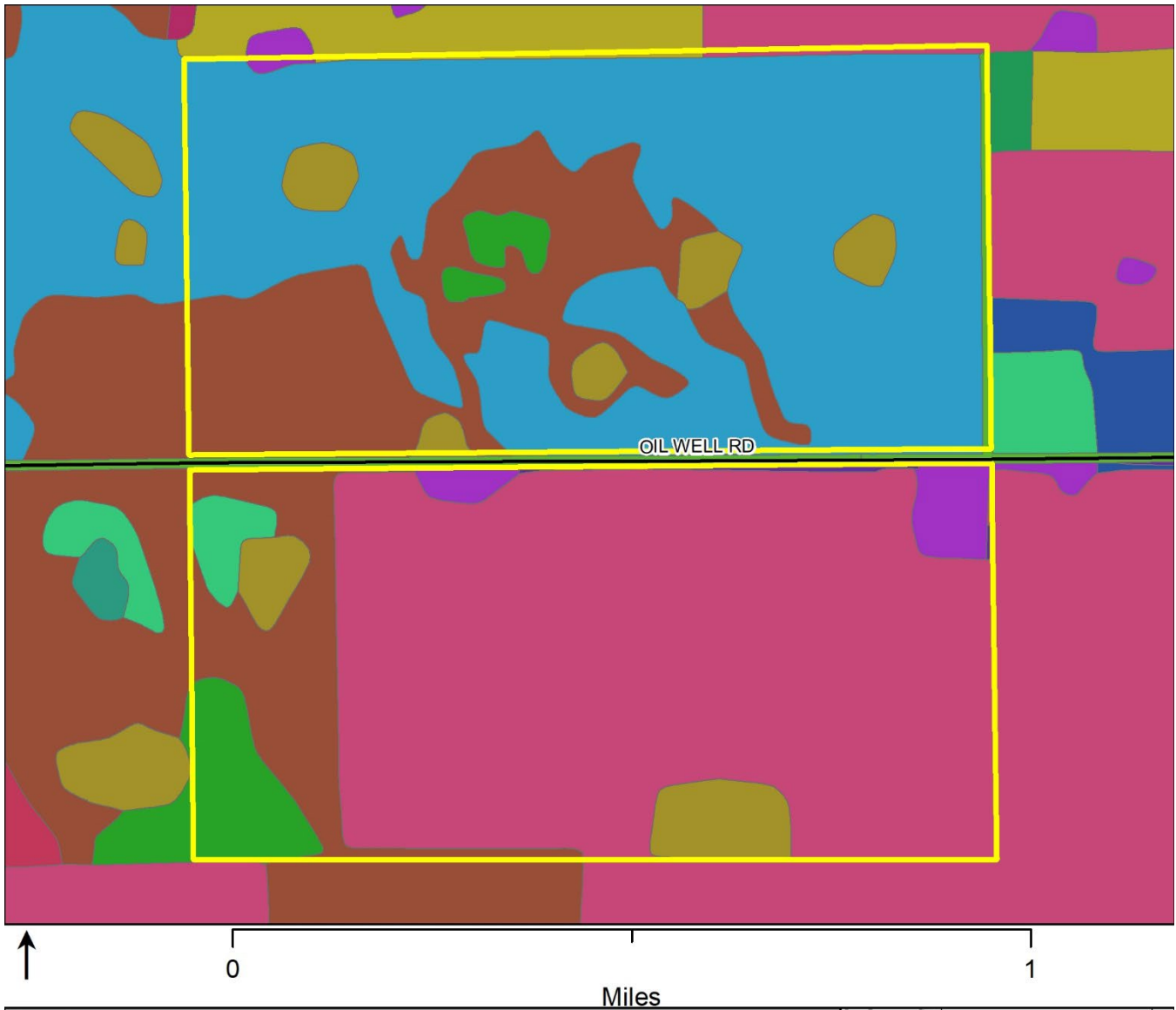


Figure 6 - Florida Cooperative Land Cover Classification System



*Figure 7 – Pine Flatwoods*



*Figure 8 – Fallow agricultural field*



### 3.1.2 Wildlife Communities

This parcel provides significant habitat for wildlife. It is within the wildlife corridor identified by the Florida Wildlife Corridor Foundation and within a designated Area of Critical State Concern. The natural communities support a variety of wildlife including multiple listed species. Additionally, the seasonal inundated, fallow agricultural fields within the southern portion of the property provide forage for migratory and resident bird species and panther prey species. Table 5 contains the listed wildlife species detected on the property by Timothy Hall, Senior Ecologist with Turrell, Hall and Associates, the current owner, and Conservation Collier staff. Additional plant and wildlife observations made by Timothy Hall can also be found in Appendix 1.

Table 5 – Listed Wildlife Detected or known to occur on site

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	<i>Puma concolor coryi</i>		E	FWC Telemetry Data
Wood Stork	<i>Mycteria americana</i>		T	Observation
Little Blue Heron	<i>Egretta caerulea</i>	T		Observation
Tri-colored Heron	<i>Egretta tricolor</i>	T		
Audubon’s Crested Caracara	<i>Polyborus plancus audubonii</i>		T	
Roseate Spoonbill	<i>Platalea ajaja</i>	T		Observation
Gopher Tortoise	<i>Gopherus polyphemus</i>	T		Active Burrows Observed
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	T		



Figure 9 – Photo of FP189 on property 11/25/2011, photo courtesy of FWC

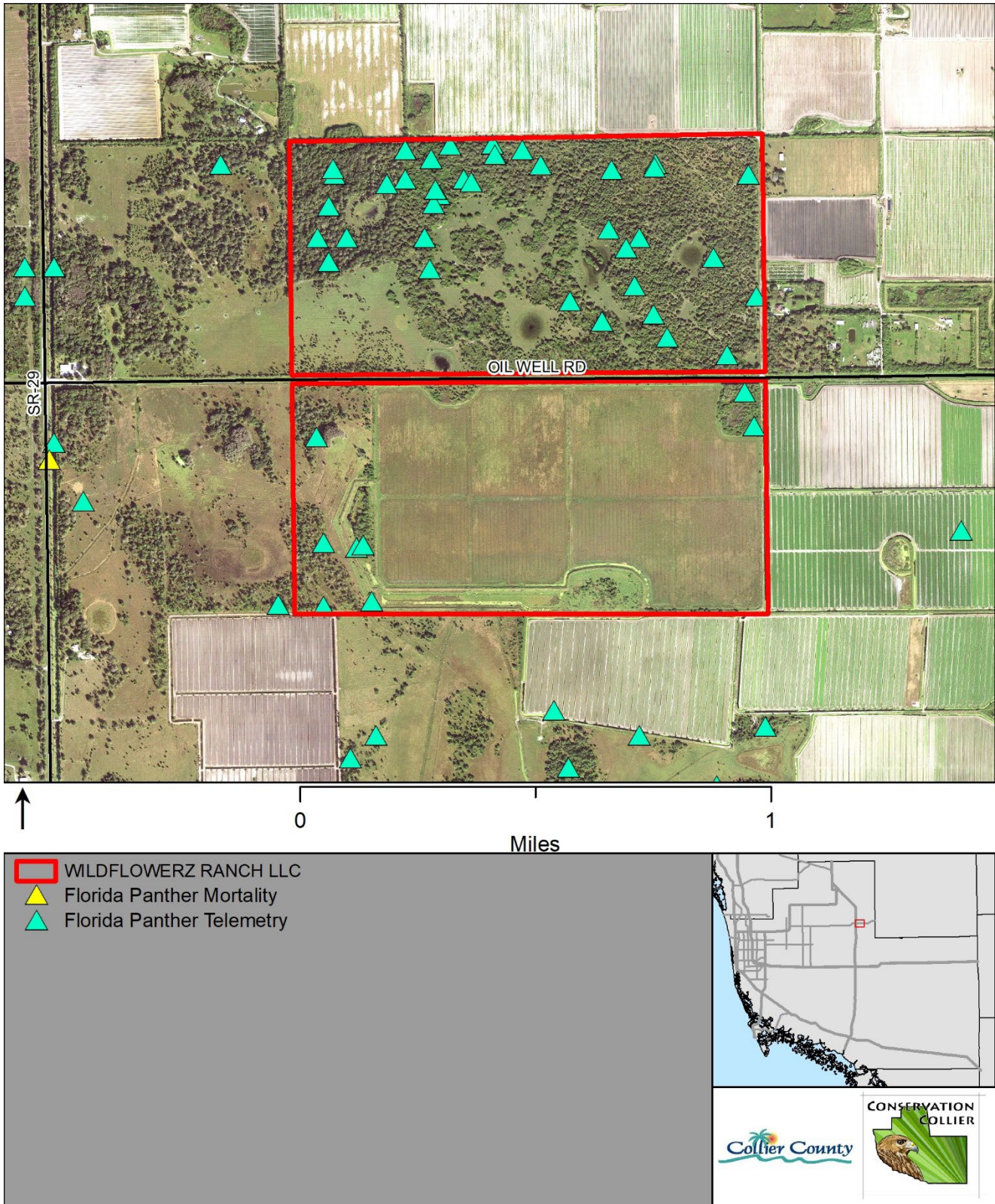


Figure 10 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

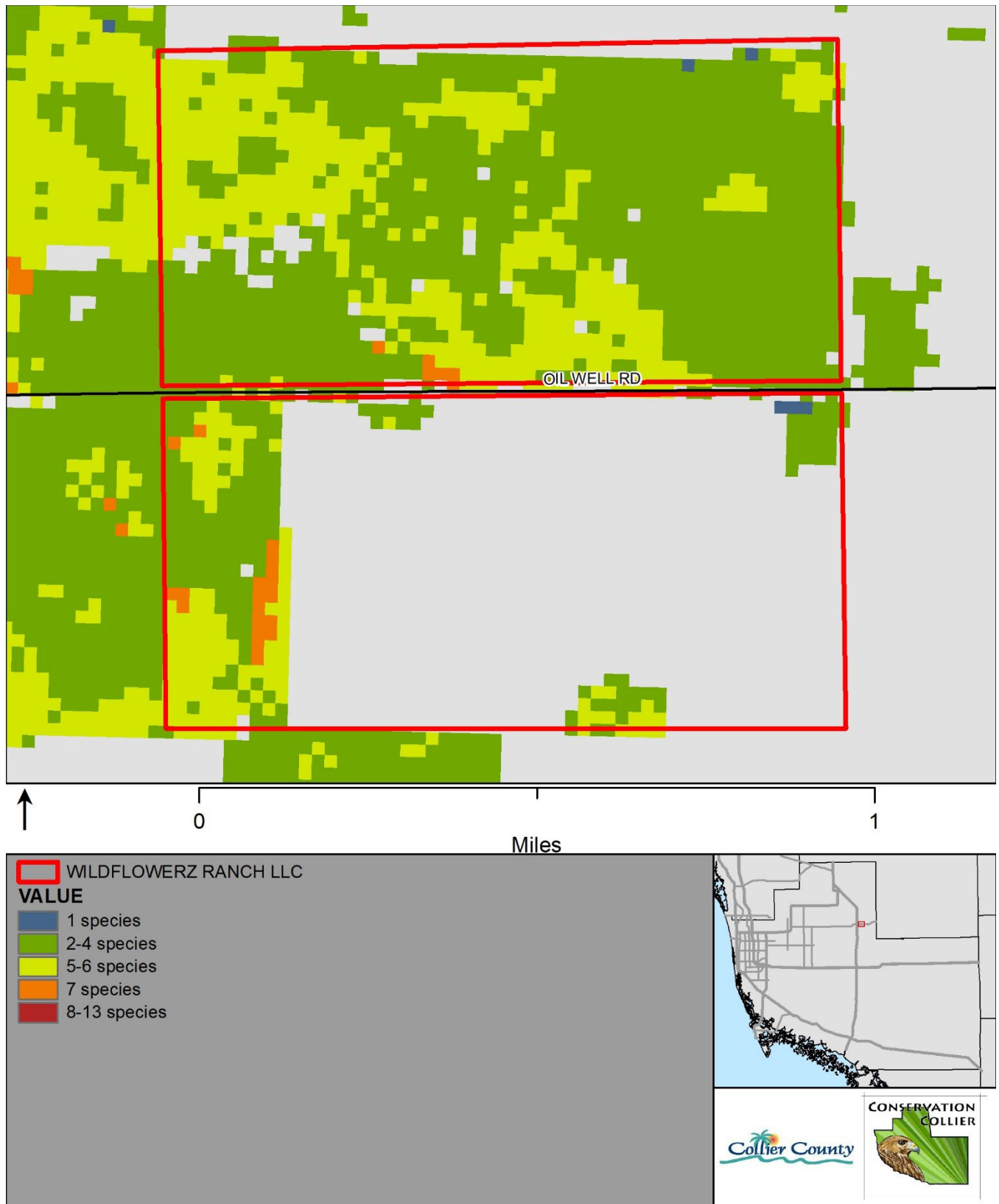


Figure 11 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

Acquisition of this property would offer increased opportunity for protection of water resource values, including protection of aquifer recharge and wetland dependent species habitat. The parcel is mapped as a moderate priority area for aquifer recharge, it holds water during the wet season, and it contains wetlands that most likely hold water year-round.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils indicate that approximately 22% of the property contains hydric soils. These hydric soils include "Riviera Fine Sand, Limestone Substratum", "Basinger Fine Sand", and "Pineda and Riviera Fine Sands", all of which are nearly level, poorly drained soils found in sloughs and poorly defined drainageways, as well as "Chobee, Winder and Gator Soils, Depressional", a level, very poorly drained soil found in depressions and marshes.

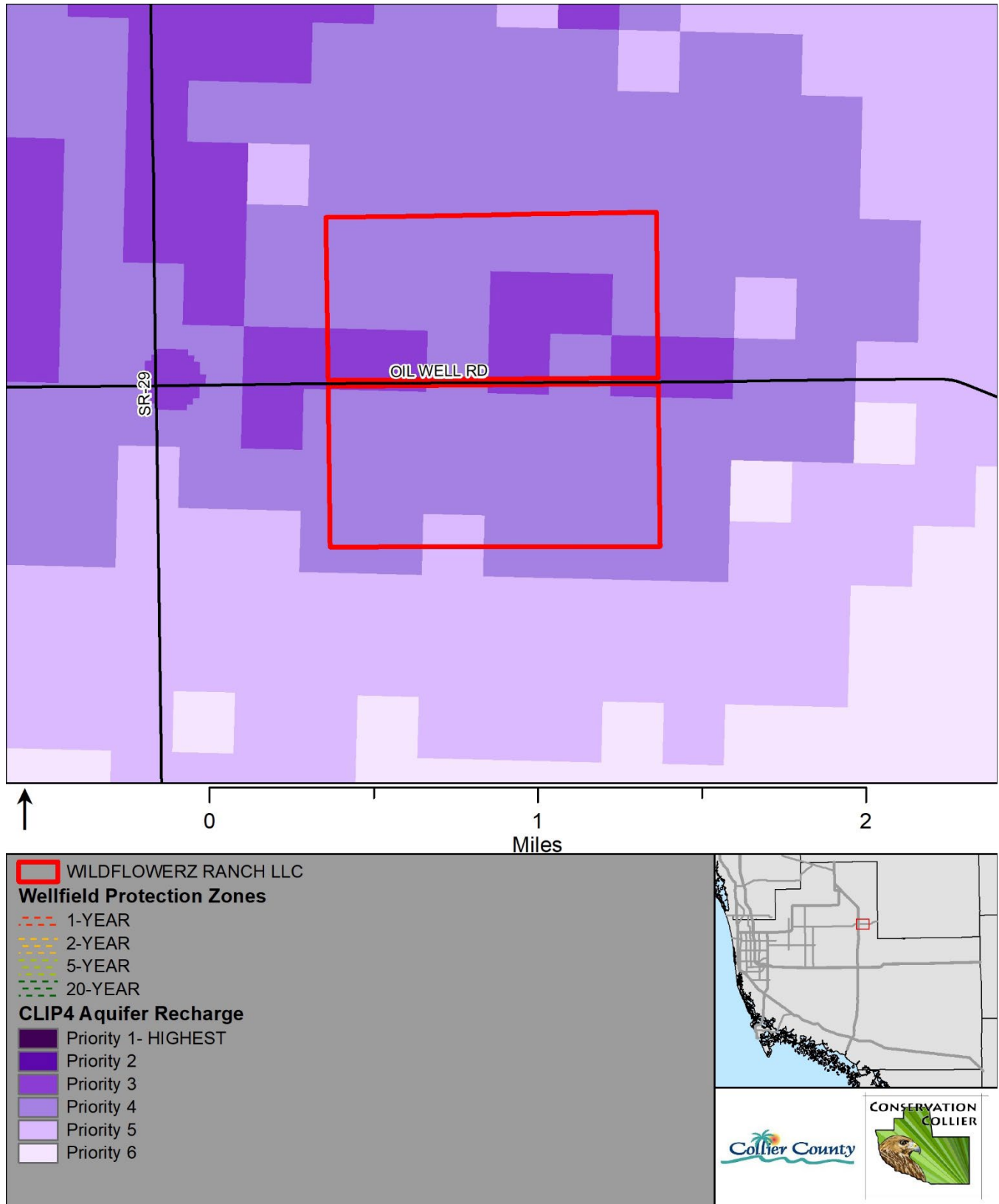


Figure 12 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

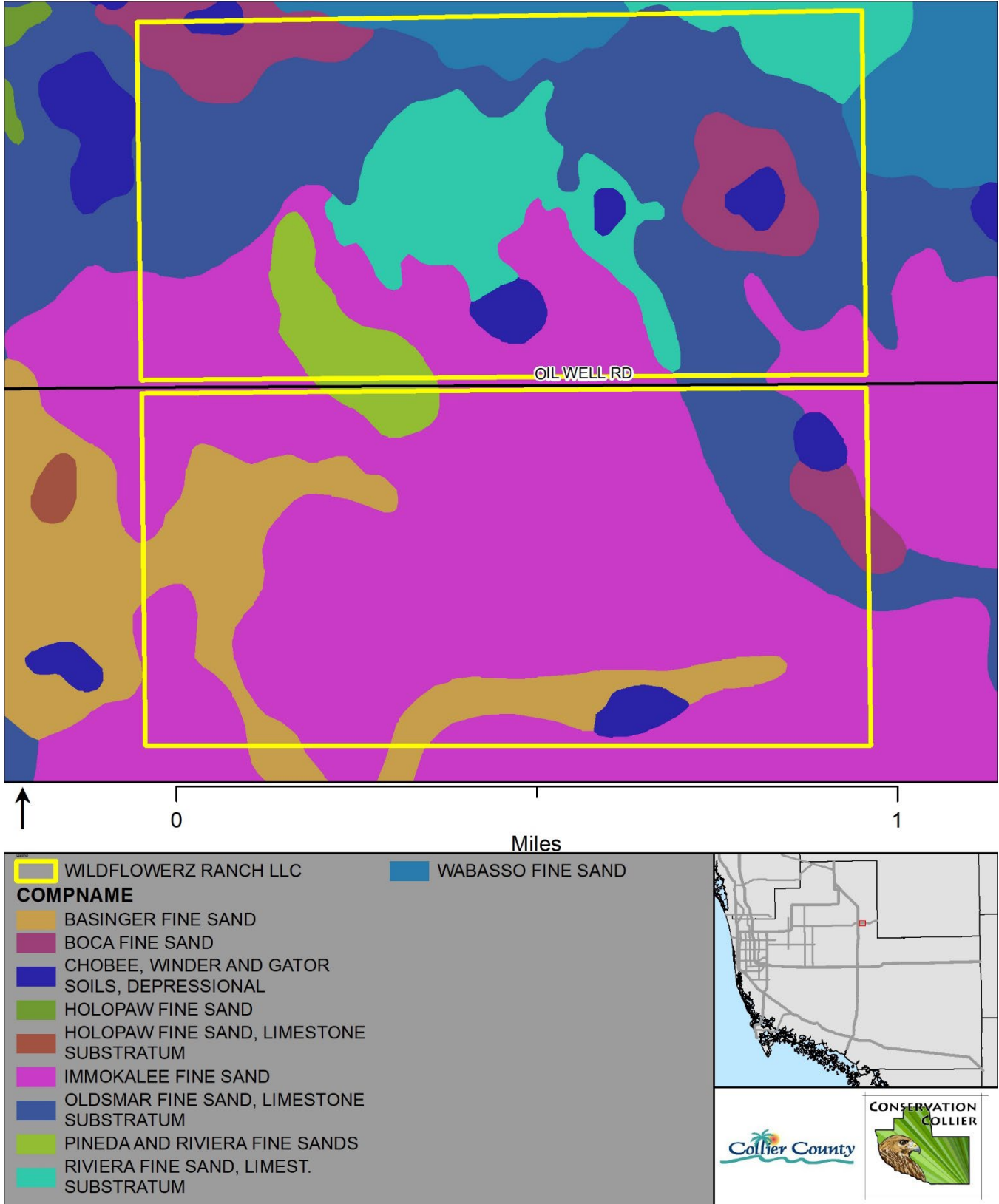


Figure 13 - Collier County Soil Survey

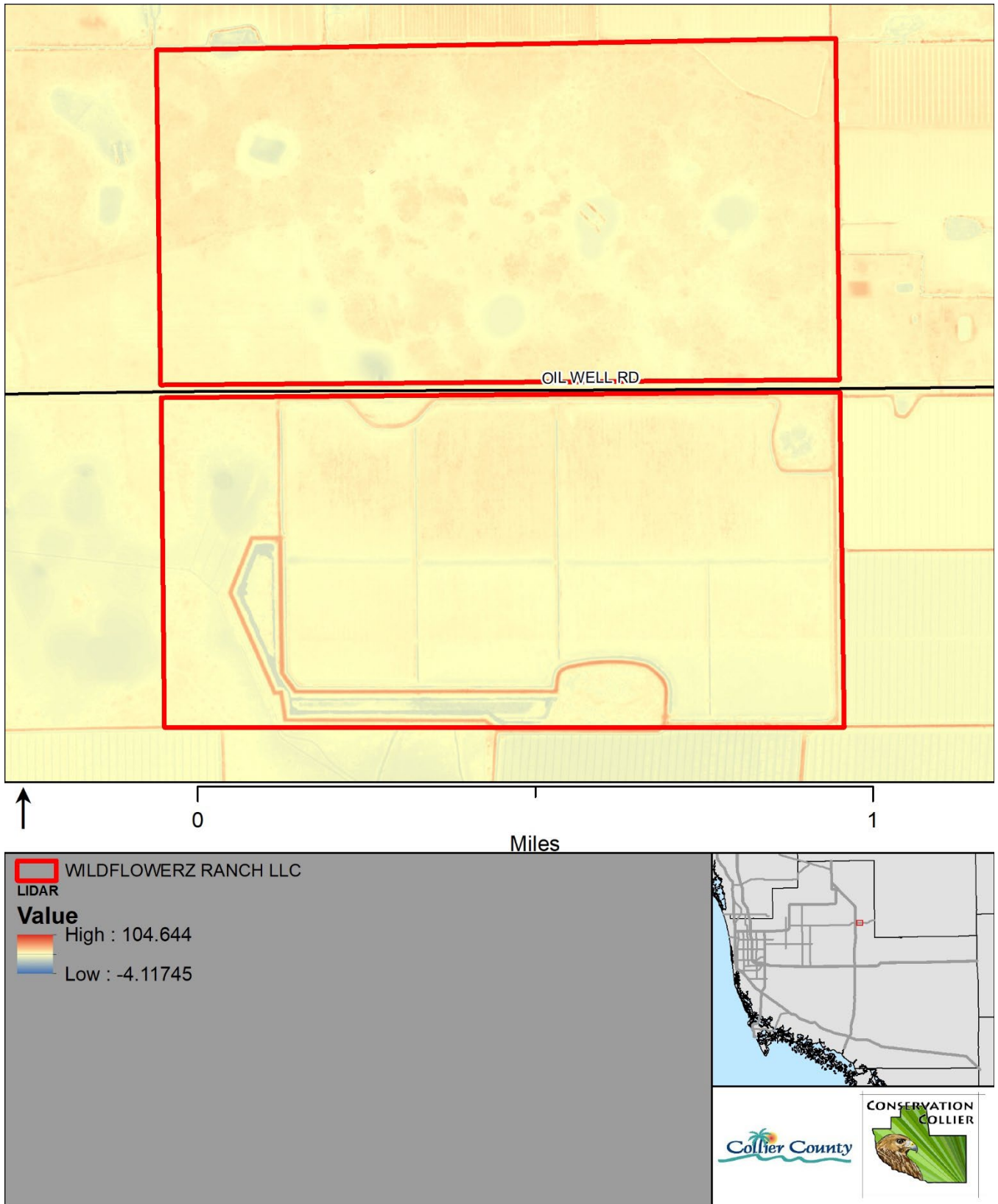


Figure 14 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

This property would enhance the connection for wildlife moving north from the Florida Panther NWR and Big Cypress National Preserve, through private conservation lands and undeveloped lands slated for conservation (such as Owl Hammock), to OK Slough State Forest and Dinner Island Ranch WMA. The property is identified as an opportunity area - a high priority area that is currently unprotected - within the Florida Wildlife Corridor.



Figure 15 – Looking southwest from north side of property



Figure 16 – Looking south across Oil Well Rd. from north side



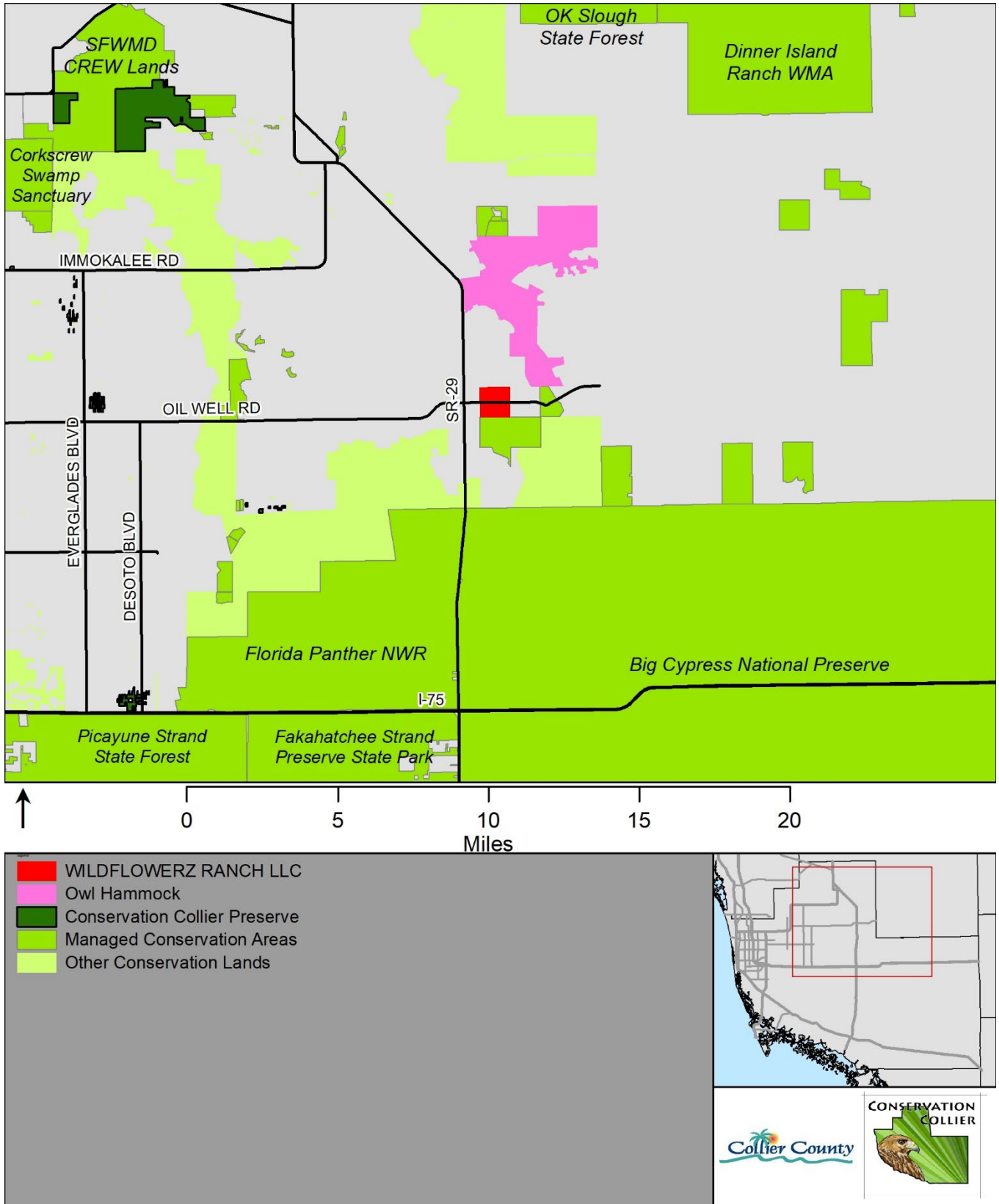
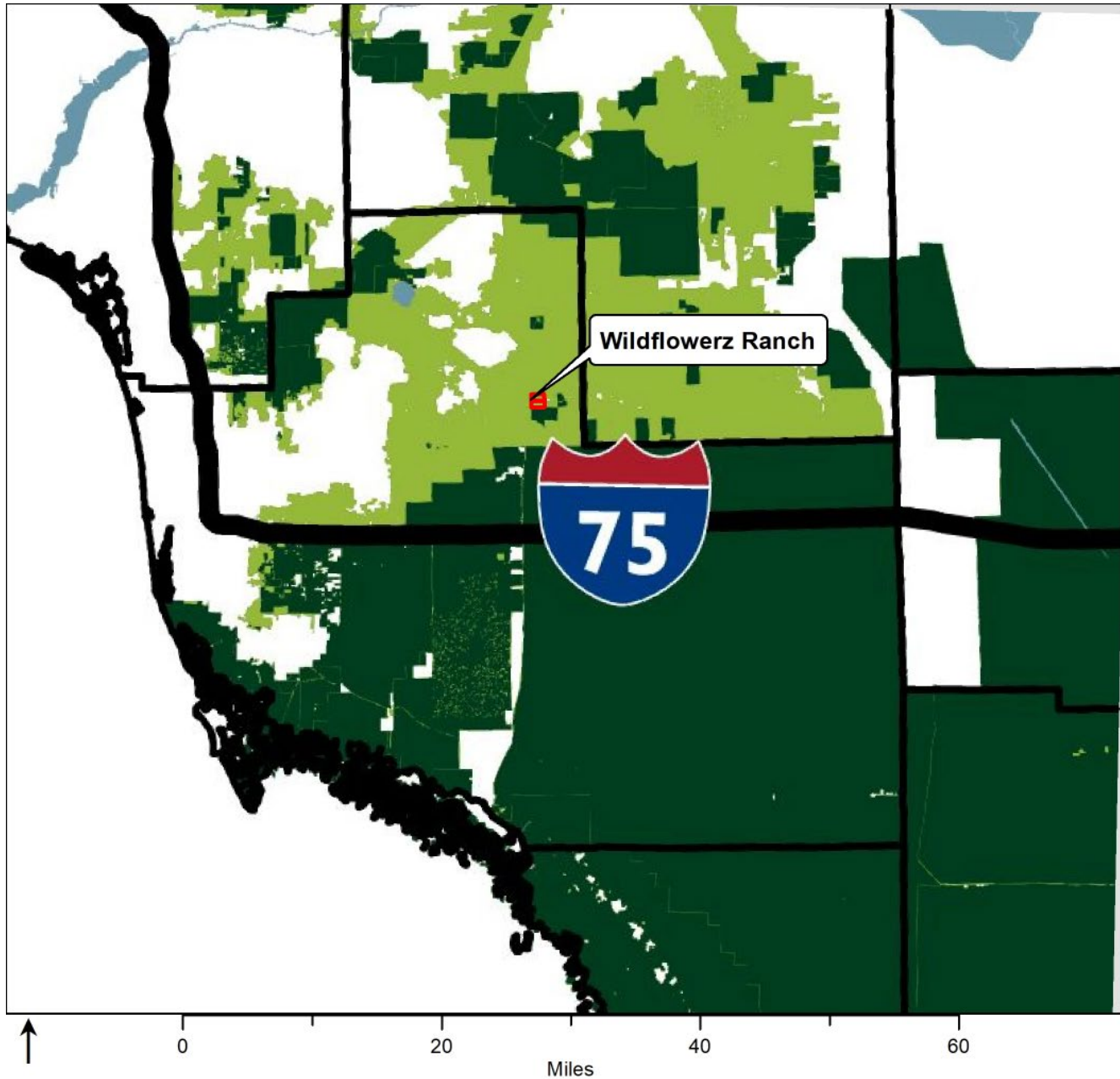





Figure 17 - Conservation Lands



### THE FLORIDA WILDLIFE CORRIDOR

-  OPPORTUNITY AREAS
-  CONSERVED LANDS
-  WILDFLOWERZ RANCH LLC



CONSERVATION  
COLLIER



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

Figure 18 – Florida Wildlife Corridor

### 3.2 Human Values

#### 3.2.1 Recreation

This parcel provides multiple opportunities for public recreation. Trails already exist through the property and could be expanded. The property could provide opportunities for hiking, hunting, and horseback riding. Despite being cleared in most areas, the southern portion would provide excellent bird watching and duck hunting opportunities as seasonally inundated, fallow agricultural fields tend to attract many species of local and migratory birds.

#### 3.2.2 Accessibility

The property is accessible from both Oil Well Road and Pringle Lane and could be accessed by visitors year-round.

#### 3.2.3 Aesthetic/Cultural Enhancement

The property is visible from both Oil Well Road and Pringle Lane and contain examples of native habitats and scenic vistas.



Figure 19 – Trail off Oil Well Rd. through flatwoods on north portion of property

## 2.3 Restoration and Management

### 3.3.1 Vegetation Management

#### 3.3.1.1 Invasive Vegetation

Approximately 25% of the property is covered with invasive vegetation in varying densities – primarily Brazilian pepper, torpedograss, and paragrass.

#### 3.3.1.2 Prescribed Fire

The property would benefit from prescribed fire. Firebreaks could be created by widening existing trails. Some vegetation thinning may be required on the northern portion prior to prescribed fire introduction. Prescribed fire instead of mowing would be the most cost-effective management of the southern portion of the property.

### 3.3.2 Remediation and Site Security

Trespass and illegal harvesting of game animals would be the most likely site security issue. Several pieces of old farm equipment and a small, primitive pole barn exist within the northern portion of the property.

### 3.3.3 Assistance

Staff does not anticipate management assistance from other agencies.



Figure 20 – Northwest corner of property-light green vegetation is primarily Brazilian pepper



*Figure 21 – Southern boundary of property – groundcover along boundary south of berm consists of torpedograss and paragrass*



*Figure 22 – Small, primitive pole barn*

### 3.4 Vulnerability

#### 3.4.1 Zoning and Land Use

The parcel's base zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. It's location within the Open Lands of the Rural Lands Stewardship Area could provide for higher density on the southern parcel with the creation of an SSA. The property's location within the Area of Critical State Concern requires 90% vegetation retention outside of areas historically cleared for agriculture.

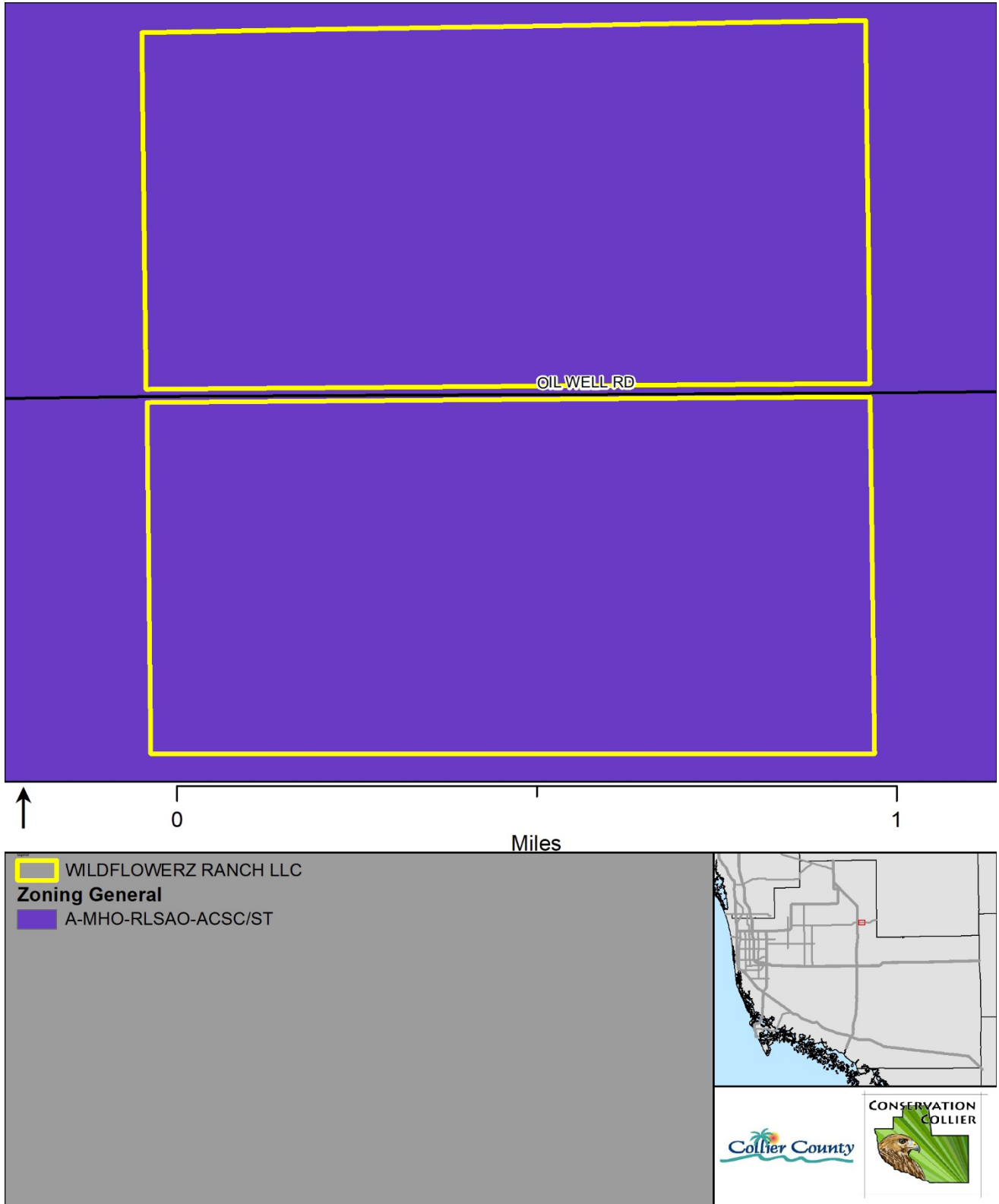


Figure 23 – Zoning

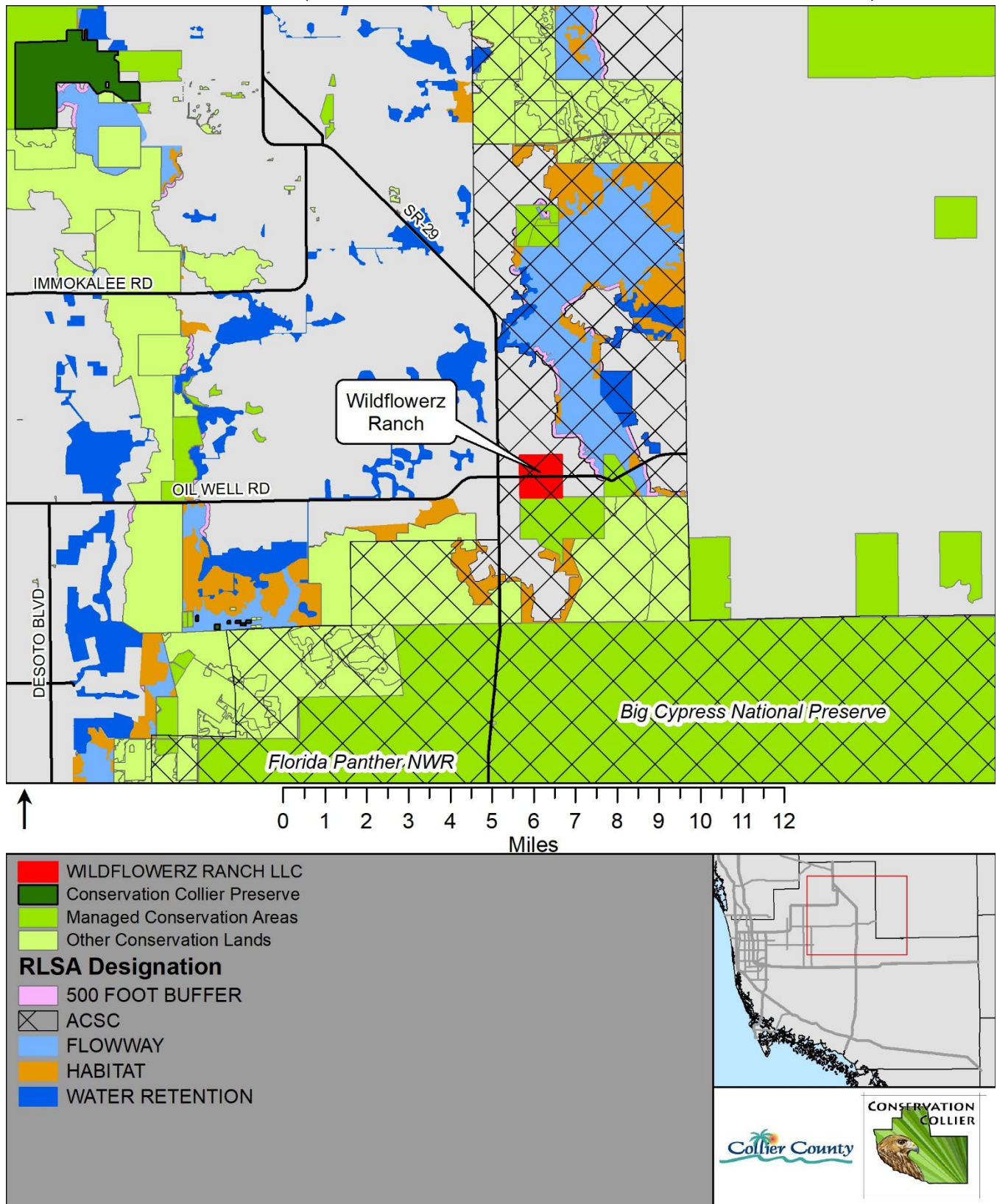


Figure 24 – RLSA Overlay



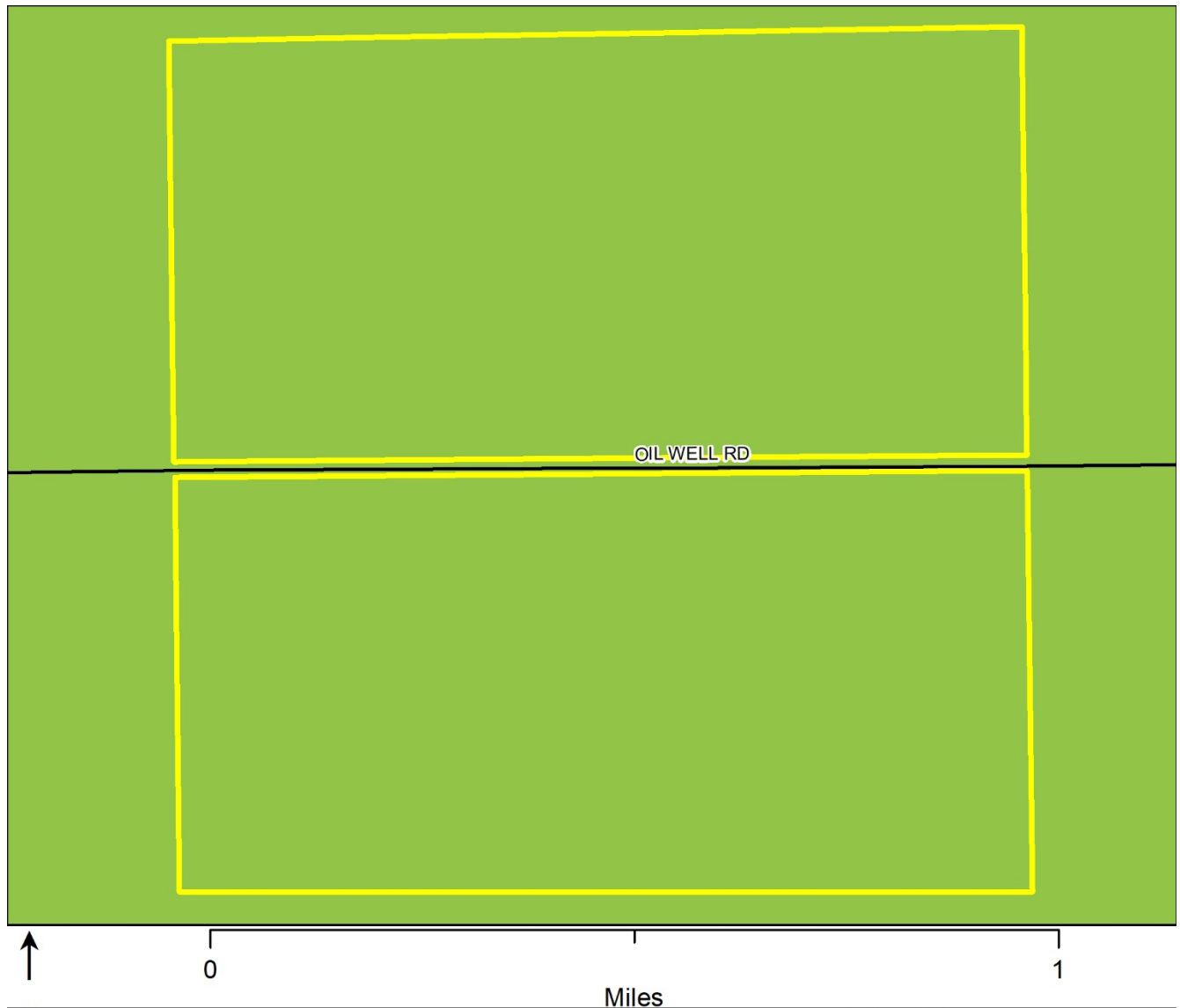


Figure 25 –Future Land Use

### 3.4.2 Development Plans

The property is not currently planned for development.

## 3. 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.

Although not a native vegetation community, the fallow agricultural fields on the south side of the property serve as important foraging habitat for many panther prey species and many local and migratory bird species. Additionally, these fields are flooded during the wet season, allowing for floodwater storage and aquifer recharge. Due to its size and historical uses, staff recommends a Phase 1 Environmental Site Assessment prior to acquisition of this parcel.

## 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	\$162,400	\$81,200	Initial cost estimated at \$400/acre treating 406 acres with recurring estimated at \$200/acre based on 25% exotics.
Fireline and trail creation/maintenance	\$20,000	\$10,000	Based on initial clearing price of \$2,000/ acre
Signage	\$5,000	\$200	
<b>TOTAL</b>	<b>\$187,400</b>	<b>\$91,400</b>	

## 6. Potential for Matching Funds

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

**Florida Communities Trust - Parks and Open Space Florida Forever grant program:** The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation. This property would not be a good candidate for FCT funding.

**Florida Forever Program:** This property is not within a Florida Forever Program boundary.

**Additional Funding Sources:** Staff has reached out to the Florida Wildlife Corridor Foundation to make them aware of this potential acquisition, and to see whether there could be partnership opportunities on this property in the future.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Wildflowerz Ranch			
<b>Target Protection Mailing Area:</b> RLSA			
<b>Folio(s):</b> 00233280008			
<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>141</b>	<b>88</b>
<b>2 - Human Value</b>	<b>80</b>	<b>59</b>	<b>73</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>78</b>	<b>97</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>53</b>	<b>67</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>331</b>	<b>83</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>170</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	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		
<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	oak hammock, freshwater marsh, pine and scrubby flatwoods, mixed wetland hardwoods
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	10	Tilandsia fasciculata and utriculata
d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	Brazilian pepper, paragrass
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>100</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	FL panther, wood stork, roseate spoonbill, etc.
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	639.17 acres
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>60</b>	
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30	30	Priority 3
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		
<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>200</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150	150	639.17
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	Private CE to south
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>530</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>141</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>110</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		

c. Parcel is inaccessible for land-based recreation	0		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
a. Public access via paved road	50	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
a. Minor improvements necessary to provide on-site parking	40	40	
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>	<b>40</b>	<b>15</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	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>205</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>59</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>100</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	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		
<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	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		

<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>20</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10	10	
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>120</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>53</b>	



## 8. Additional Site Photos



Freshwater marsh on northern side of property



Edge of improved pasture on northern side of property



Improved pasture on northern side of property



Oak / Cabbage Palm Hammock



Old farm equipment on northern side of property



Water lilies



Typical view of southern fallow ag field



Aerial view looking west from north side - yellow lines are approximate property boundary



Aerial view looking NE from north side – yellow lines are approximate property boundary



Aerial view looking NW from north side (cattle pens in foreground) – yellow lines are approximate property boundary



Aerial view looking south across southern side – yellow lines are approximate property boundary



Mixed Wetland Hardwoods - NE corner of southern side



Mixed Wetland Hardwoods - NW corner of southern side



Mixed Wetland Hardwoods - NW corner of southern side looking east



# TURRELL, HALL & ASSOCIATES, INC.

## Marine & Environmental Consulting

3584 Exchange Avenue • Naples, Florida 34104-3732 • 239-643-0166 • Fax (239) 643-6632 • tuna@thanaples.com

August 21, 2023

Mr. Greg Zaino  
 Wildflowerz Ranch LLC  
 5150 Tamiami Trail North  
 Naples, FL 34103

**Re: Species sightings on Wildflowerz Ranch Property**

Mr. Zaino,

As a result of our discussions regarding the field work to date that I have spent on the Ranch Property (PID #00233280008) I have put together the below list of species either directly observed, or known to occur on the property, for your review. I have also included the SFWMD mapping of the habitats on the property that is based on the Florida Land Use and Cover Forms Classification System. As we had discussed, the unimproved and forested pasture areas depicted on the mapping would actually be looked at by that County as native habitats. I have briefly addressed that in this letter but can't create a new habitat map without spending some more time out on the property delineating the different boundaries.

The below table lists the habitats present on the two parcels along with what I believe to be the proper FLUCFCS code if looked at under the County Code as native habitat.

**Table 1: FLUCFCS Codes found on-site**

SFWMD FLUCFCS Code	Actual FLUCFCS Code	FLUCFCS Description (Actual)	Acres
1130	1110	Mixed Low Density Residential (Fixed Low Density)	0.16
1180	1110	Low Density Under Construction (Fixed Low Density)	0.21
2110	2110 and 2420	Improved Pasture (Improved Pasture and Sod Production)	117.46
2120	4110 and 4140	Unimproved Pasture (Pine Flatwood and Pine/Mesic Oak communities)	75.60
2130	4110 and 4140	Woodland Pasture (Pine Flatwood and Pine/Mesic Oak communities)	166.27
2140	2140	Row Crops (Row Crops)	4.01
2210	2140	Citrus Grove (Row Crops)	2.31
2610	2610	Fallow Crop Land	232.30
6172	6310	Mixed Wetland Hardwoods (Wetland Scrub)	10.04
6410	6430	Freshwater Marsh (Wet Prairie)	30.86
		<b>TOTAL</b>	<b>639.22*</b>

\* Acreages are estimates only based on Property Appraiser website and SFWMD available data. Surveys would be needed to verify acreages.



The species observed or known to occur on the project site are listed in the tables below.

**Table 2: Avian species found on-site**

Common Name	Scientific Name	Listed	Notes
<b>Birds:</b>			
Black-bellied Whistling Duck	<i>Dendrocygna autumnalis</i>		
Wood Stork	<i>Mycteria americana</i>	Y	
Great Blue Heron	<i>Ardea herodias</i>		
Great Egret	<i>Ardea alba</i>		
Little Blue Heron	<i>Egretta caerulea</i>	Y	
Tri-colored Heron	<i>Egretta tricolor</i>	Y	
Snowy Egret	<i>Egretta thula</i>		
White Ibis	<i>Eudocimus albus</i>		
Black Vulture	<i>Coragyps atratus</i>		Observed overhead
Turkey Vulture	<i>Cathartes aura</i>		Observed overhead
Osprey	<i>Pandion haliaetus</i>		Observed overhead
Swallow-tailed Kite	<i>Elanoides forficatus</i>		Observed overhead
Red-shouldered Hawk	<i>Buteo lineatus</i>		
Limpkin	<i>Aramus guarauna</i>	Y	
Common Ground Dove	<i>Columbina passerina</i>		
Mourning Dove	<i>Zenaida macroura</i>		
Chimney Swift	<i>Chaetura pelagica</i>		Observed overhead
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>		
Downy Woodpecker	<i>Picoides pubescens</i>		
Northern Flicker	<i>Colaptes auratus</i>		
Pileated Woodpecker	<i>Dryocopus pileatus</i>		
Great-crested Flycatcher	<i>Myiarchus crinitus</i>		
Blue Jay	<i>Cyanocitta cristata</i>		
Carolina Wren	<i>Thryothorus ludovicianus</i>		Call only
Tufted Titmouse	<i>Baeolophus bicolor</i>		Call only
Blue-gray Gnatcatcher	<i>Poliophtila caerulea</i>		
Northern Mockingbird	<i>Mimus polyglottos</i>		
Northern Parula	<i>Setophaga americana</i>		Call only
Northern Cardinal	<i>Cardinalis cardinalis</i>		
Common Grackle	<i>Quiscalus quiscula</i>		
Boat-tailed Grackle	<i>Quiscalus major</i>		
Fish Crow	<i>Corvus ossifragus</i>		
Northern Bobwhite	<i>Colinus virginianus</i>		Call only
Wild Turkey	<i>Meleagris gallopavo</i>		
Common Nighthawk	<i>Chordeiles minor</i>		
Black-necked Stilt	<i>Himantopus mexicanus</i>		
Cattle Egret	<i>Bubulcus ibis</i>		

Crested Caracara	<i>Caracara plancus</i>	Y	
Barn Owl	<i>Tyto alba</i>		
Barred Owl	<i>Strix varia</i>		
Eastern Meadowlark	<i>Sturnella magna</i>		
Great Horned Owl	<i>Bubo virginianus</i>		Anecdotal by owner

**Table 3: Herp species found on-site**

Common Name	Scientific Name	Listed	Notes
<b>Reptiles and Amphibians:</b>			
Cuban Brown Anole	<i>Anolis sagrei</i>		
Black Racer	<i>Coluber constrictor</i>		
Water Moccasin	<i>Agkistrodon piscivorus</i>		
Red-bellied Turtle	<i>Pseudemys rubriventris</i>		
Cuban Tree Treefrog	<i>Osteopilus septentrionalis</i>		
Gopher Tortoise	<i>Gopherus polyphemus</i>	Y	Active burrows observed

**Table 4: Mammal species found on-site**

Common Name	Scientific Name	Listed	Notes
<b>Mammals:</b>			
Gray Squirrel	<i>Sciurus carolinensis</i>		
Fox Squirrel	<i>Sciurus niger avicennia</i>	Y	
Raccoon	<i>Procyon lotor</i>		Tracks
Armadillo	<i>Dasypus novemcinctus</i>		
Marsh Rabbit	<i>Sylvilagus palustris</i>		
Coyote (Feral dog)	<i>Canis latrans</i>		Tracks
White-tailed Deer	<i>Odocoileus virginianus</i>		
Florida Panther	<i>Puma concolor coryi</i>	Y	From FWC telemetry
Florida Black Bear	<i>Ursus americanus floridanus</i>		From FWC Data

**Table 5: Insect species observed on-site**

Common Name	Scientific Name	Listed	Notes
<b>Butterflies:</b>			
White Peacock	<i>Anartia jatrophae</i>		
Tiger Swallowtail	<i>Papilio glaucus</i>		
Palamedes Swallowtail	<i>Papilio palamedes</i>		
Cloudless Sulphur	<i>Phoebis sennae</i>		
Great Southern White	<i>Ascia monuste</i>		

**Table 6: Protected Plant species found on-site**

Common Name	Scientific Name	Listed	Notes
Blooming Plants:			
Cardinal Airplant	<i>Tillandsia fasciculata</i>	Y	
Butterfly Orchid	<i>Encyclia tampensis</i>	Y	

The following table lists species that have not yet been observed but have a high likelihood of being present on the property. Additional survey time would be needed to verify their presence.

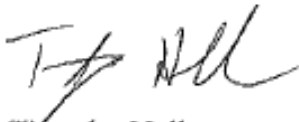
**Table 7: Potential species found on-site**

Common Name	Scientific Name	Listed	Notes
<b>Birds:</b>			
Painted Bunting	<i>Passerina ciris</i>		
Prothonotary Warbler	<i>Protonotaria citrea</i>		
Ruby-throated Hummingbird	<i>Archilochus colubris</i>		
Sandhill Crane	<i>Grus canadensis</i>	Y	
Roseate Spoonbill	<i>Platalea ajaja</i>	Y	
Northern Harrier	<i>Circus hudsonius</i>		
Short-tailed Hawk	<i>Buteo brachyurus</i>		
Red tailed hawk	<i>Buteo jamaicensis</i>		
Cooper's Hawk	<i>Accipiter cooperii</i>		
American Kestrel	<i>Falco sparverius</i>	Y	
Mottled/Mallard Duck	<i>Anas fulvigula</i>		
Yellow-bellied Sapsucker	<i>Sphyrapicus varius</i>		
Red-eyed Vireo	<i>Vireo olivaceus</i>		
White-eyed Vireo	<i>Vireo griseus</i>		
Eastern Bluebird	<i>Sialia sialis</i>		
Eastern Towhee	<i>Pipilo erythrophthalmus</i>		
Loggerhead Shrike	<i>Lanius ludovicianus</i>		
Eastern Screech Owl	<i>Megascops asio</i>		
<b>Amphibians and Reptiles:</b>			
Eastern Diamondback Rattlesnake	<i>Crotalus adamanteus</i>		
Scarlet Kingsnake	<i>Lampropeltis elapsoides</i>		
Eastern Coachwhip	<i>Masticophis flagellum</i>		
Florida Pinesnake	<i>Pituophis melanoleucus</i>		
Red Corn Snake	<i>Pantherophis guttatus</i>		
Yellow Rat Snake	<i>Pantherophis alleghaniensis</i>		
Indigo Snake	<i>Drymarchon couperi</i>	Y	

<b>Mammals:</b>			
Bobcat	<i>Lynx rufus</i>		
Florida Bonneted Bat	<i>Eumops floridanus</i>	Y	
Red Fox	<i>Vulpes vulpes</i>		
Gray Fox	<i>Urocyon cinereoargenteus</i>		
River Otter	<i>Lontra canadensis</i>		
Striped Skunk	<i>Mephitis mephitis</i>		
Spotted Skunk	<i>Spilogale putorius</i>		
Eastern Cottontail	<i>Sylvilagus floridanus</i>		

The above is a complete listing of species observed to date on the property as well as those that I believe, given the property location and habitat conditions, have a good chance of being present at some time.

My background degree is in Wildlife Ecology from the University of Florida and I have been conducting wildlife surveys in south Florida for the past 28 years.



Timothy Hall  
Senior Ecologist  
Turrell, Hall and Associates.





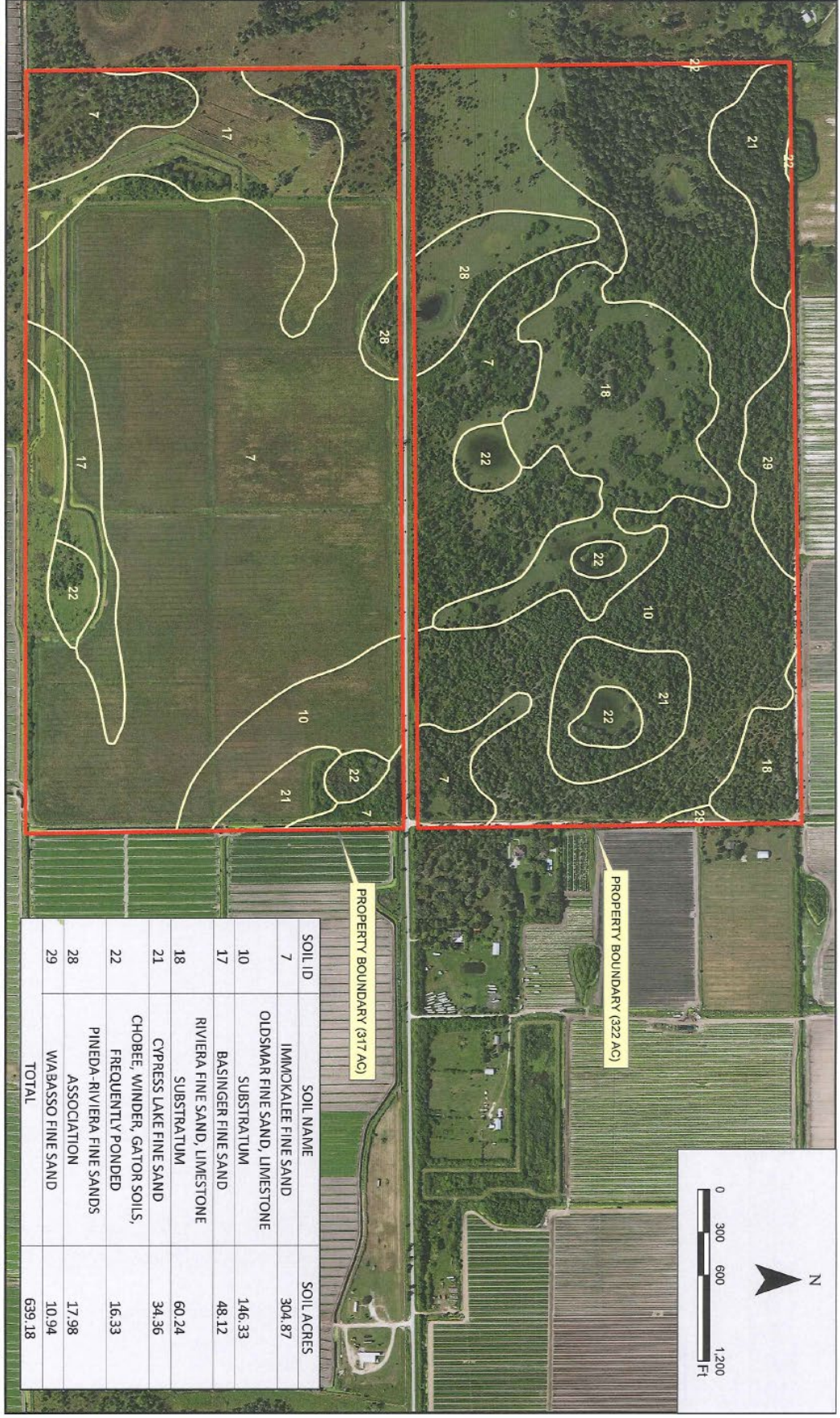
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 1481 Technology Ave. Suite B, Naples, FL 34104-3722  
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ZAINO - 14010 OIL WELL RD  
 STWMD LAND USE

DRAWN BY	NO.	REVISION	SCALE
CREATED	08-01-21	N/A	FILE NUMBER
PERM NO.	20088	N/A	PROJECT NUMBER
SHEET	01 OF 01	N/A	SECTION NUMBER
SECTION	16	TOWNSHIP	48S
		RANGE	30E

Jurell, Hill & Associates, Inc.  
 Marine & Environmental Consulting  
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ZAINO - 14010 OIL WELL RD  
 SOILS MAP



SOIL ID	SOIL NAME	SOIL ACRES
7	IMMOCKALEE FINE SAND	304.87
10	OLDSMAR FINE SAND, LIMESTONE SUBSTRATUM	146.33
17	BASINGER FINE SAND	48.12
18	RIVIERA FINE SAND, LIMESTONE SUBSTRATUM	60.24
21	CYPRESS LAKE FINE SAND	34.36
22	CHOBEE, WINDER, GATOR SOILS, FREQUENTLY PONDED	16.33
28	PINEDA-RIVIERA FINE SANDS ASSOCIATION	17.98
29	WABASSO FINE SAND	10.94
TOTAL		639.18

PROPERTY NO.	REVISED	SCALE	DATE
00233280008	01/18/23	N/A	11/01/23
00233280008	01/18/23	N/A	11/01/23
00233280008	01/18/23	N/A	11/01/23

SECTION- 16 TOWNSHIP- 48S RANGE- 30E

## APPENDIX 2 – 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 5 - 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.