

# Conservation Collier Initial Criteria Screening Report

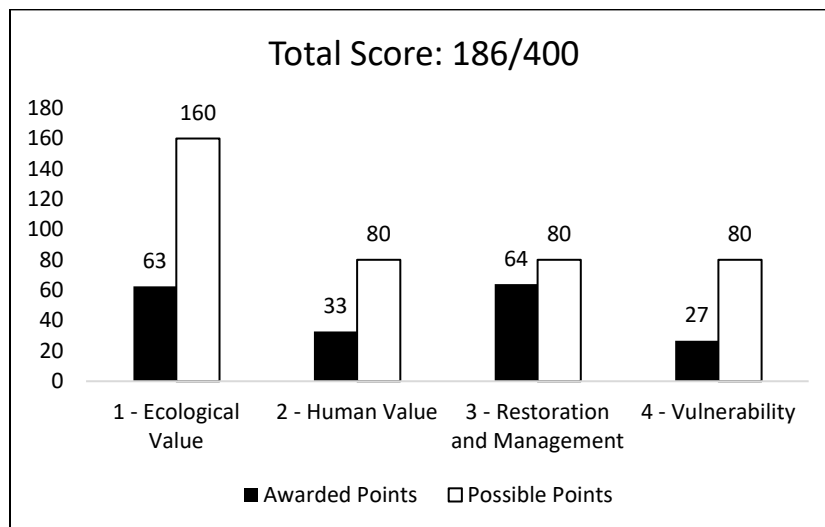
## Sarry Trust



Acreage: 13.3 ac

Folios: 00348160000, 00348200009

Staff Report Date: January 3, 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.

## 2. Summary of Property

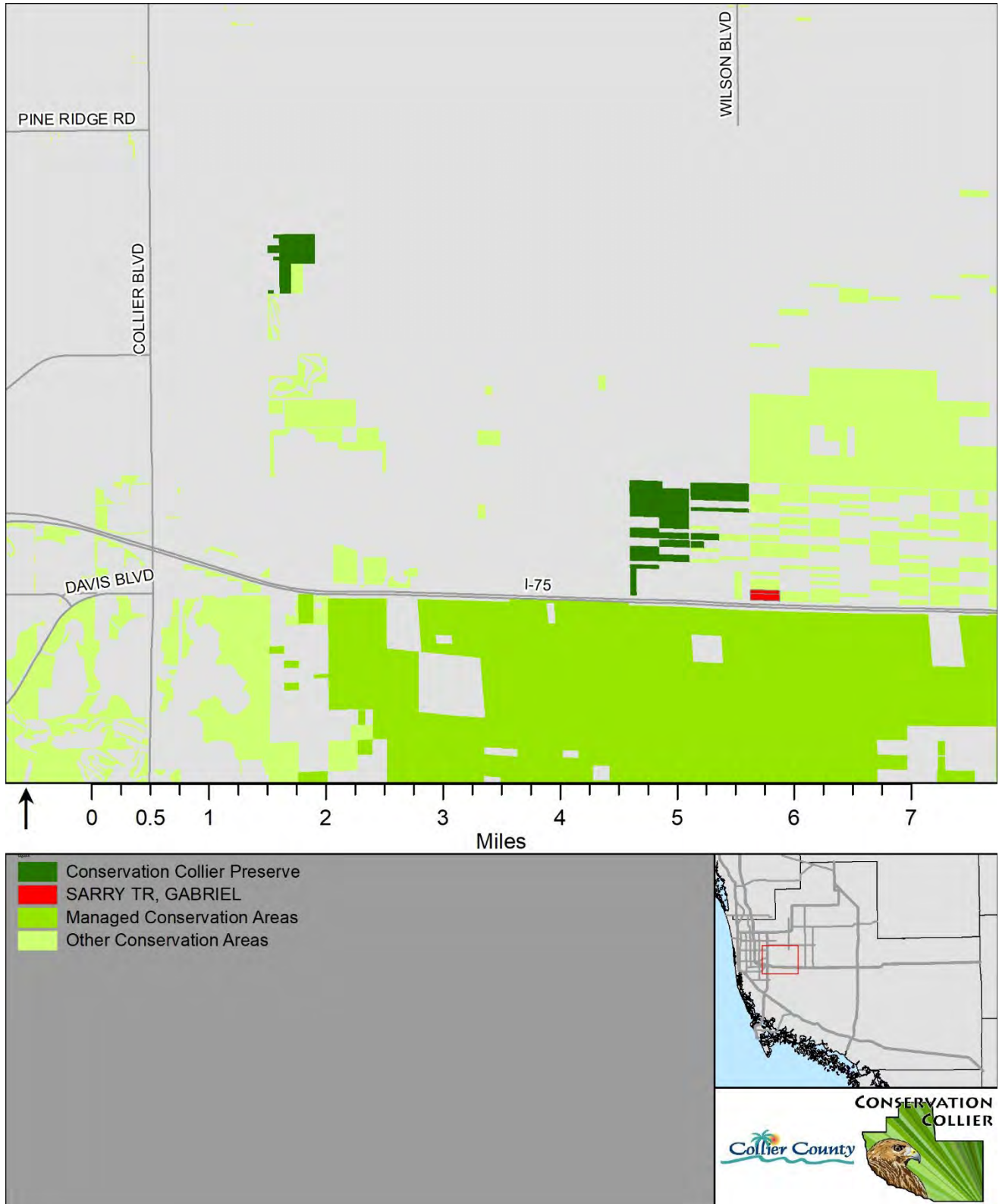


Figure 1 - Parcel Location Overview

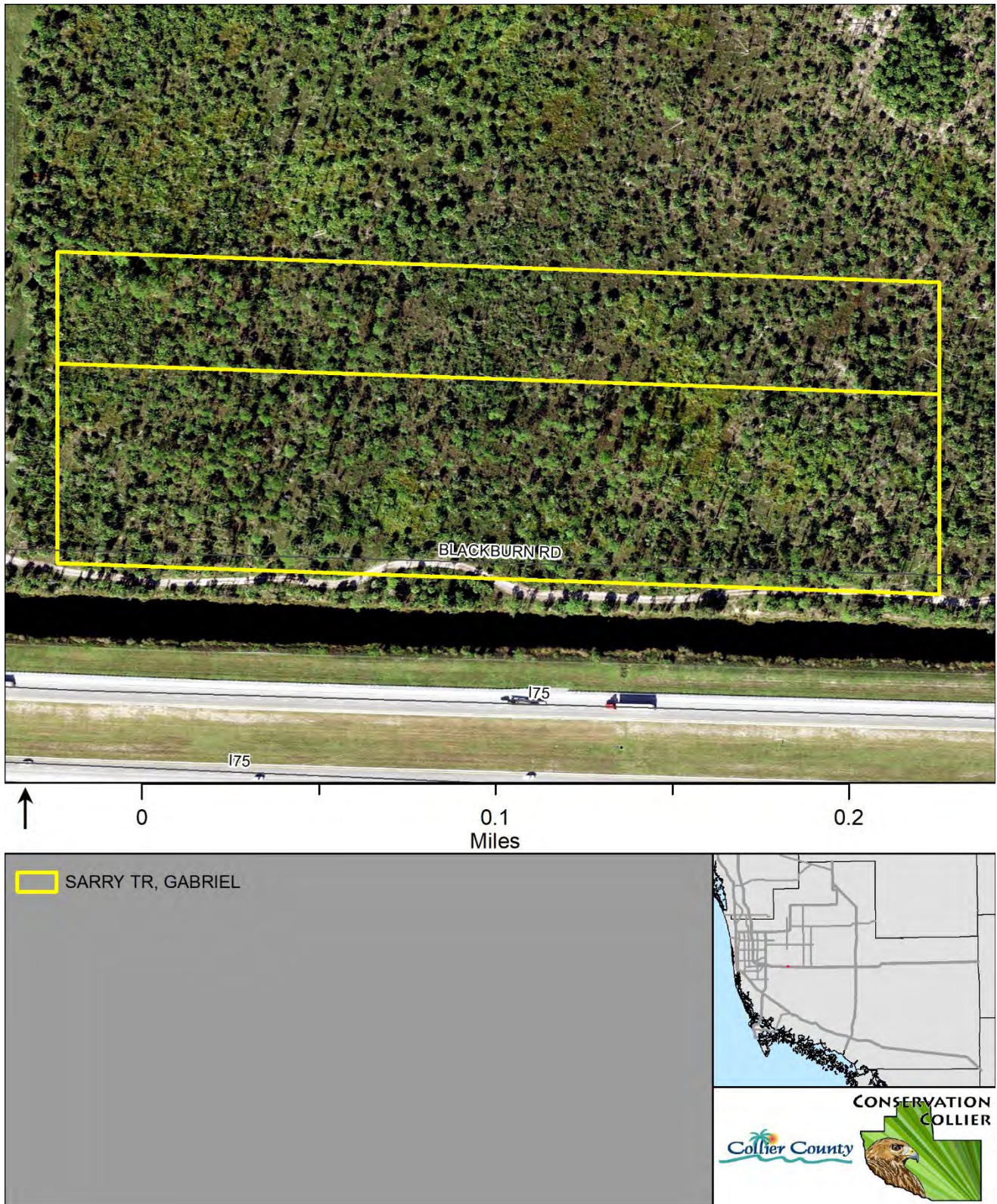


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Sarry Trust	
Folio Number	Two	00348160000, 00348200009
Target Protection Area	RFMUD-Sending	Not within a TPMA
Size	13.3 acres	
Section, Township, and Range	S34, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NRPA-NBMO-Sending	Base Zoning is Agricultural; Sending Lands within Rural Fringe Mixed Use District within a Natural Resource Protection Area and with a North Belle Meade Overlay; Allowable use is 1 residential dwelling per parcel
Existing structures	None	
Adjoining properties and their Uses	Residential, Conservation, Transportation	Single Family Residence adjacent to the west; private Conservation Easements to the north and east; 1-75 directly adjacent to the south; Picayune Strand State Forest south of 1-75
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential Wilson corridor extension

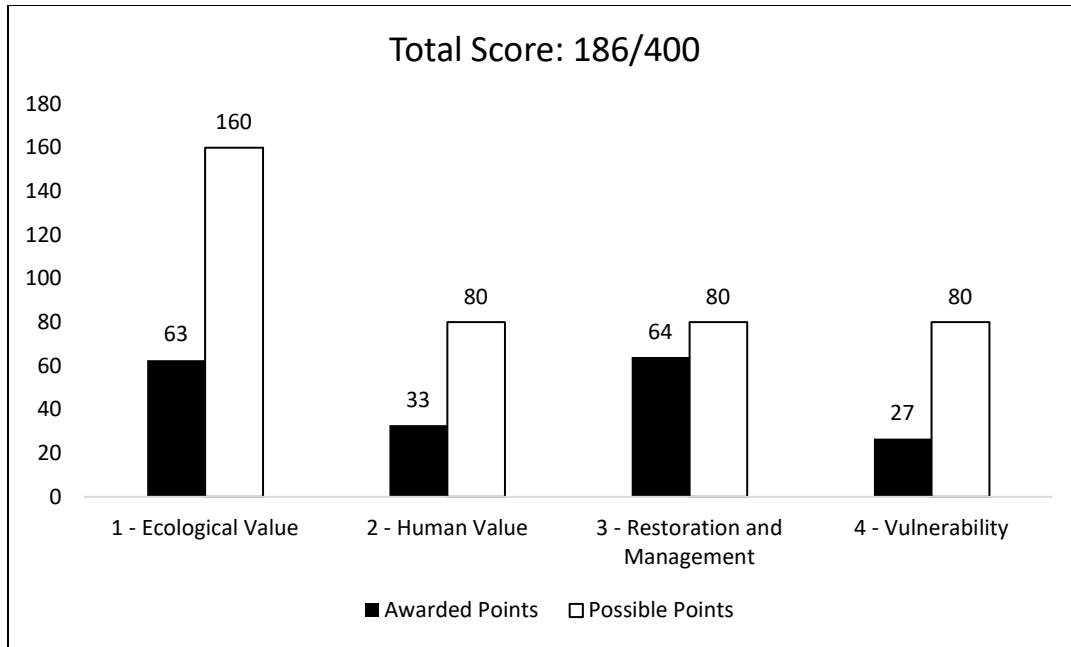


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>63</b>	<b>160</b>	<b>39%</b>
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	17	53	33%
<b>2 - Human Values</b>	<b>33</b>	<b>80</b>	<b>41%</b>
2.1 - Recreation	11	34	33%
2.2 - Accessibility	19	34	54%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
<b>3 - Restoration and Management</b>	<b>64</b>	<b>80</b>	<b>80%</b>
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>27</b>	<b>80</b>	<b>33%</b>
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	2	22	10%
<b>Total</b>	<b>186</b>	<b>400</b>	<b>47%</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 property 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, 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 Sarry Trust property, which has an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject property and that appraisal report will be used to determine the offer made on the subject property.

*Table 3. Assessed & Estimated Value*

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Gabriel Sarry Trust	No address	13.3	\$168,245	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 parcels will be obtained from the Collier County Real Estate Services Department prior to the March 2024 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 in the Rural Fringe Mixed Use Overlay (RFMUO) Sending Lands within a Natural Resource Protection Area (NRPA), with a North Belle Meade Overlay. RFMUO Sending Lands designation allows for 1 dwelling unit per 40 acres, or 1 dwelling unit per parcel if parcel is under 40 acres. Therefore, one dwelling unit could be developed on each of the Sarry Trust parcels.

### 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>Other native habitats</b>	<b>YES</b>

**Statement for Satisfaction of Criteria 1:** Parcels contain Mixed Scrub-Shrub Wetland and Cypress/Pine/Cabbage Palm

#### **Criteria 2: Human Social Values**

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **NO**

**Statement for Satisfaction of Criteria 2:** The property is accessible via the private Blackburn road with no connection to other County owned property that could provide access in the future.

#### **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 100% hydric soils and most likely holds water during the wet season.

**Criteria 4: Biological and Ecological Value**

Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? **YES**

**Statement for Satisfaction of Criteria 4:** The parcels provide FL panther habitat, FL black bear habitat and potential Big Cypress fox squirrel, red-cockaded woodpecker, and gopher tortoise habitat.

**Criteria 5: Enhancement of Current Conservation Lands**

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

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

**Statement for Satisfaction of Criteria 5:** The parcels to the north and east of the property are protected under private U.S. Fish and Wildlife Service conservation easements.

**The property satisfies 4 initial screening criteria**

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The vegetative communities found on the Sarry Trust property are similar to those found on the North Belle Meade Preserve to the west. The wildfire that recently passed through the area caused severe canopy and mid-story mortality within the Sarry property, and the hydrology of the area has been affected by the I-75 canal to the south. Throughout the property, many slash pine (*Pinus elliotti* var. *densa*) trees were lost in the fire and much of the groundcover appears to have been severely impacted.

The primary plant community present within the Sarry Trust property can best be described as Cypress/Pine/Cabbage Palm. Areas of Mixed Scrub-Shrub Wetland are also present. The midstory in both plant communities is dominated by cabbage palm (*Sabal palmetto*). Canopy within the Cypress/Pine/Cabbage Palm includes slash pine and some small cypress (*Taxodium* spp.) along with cabbage palm. Saw palmetto (*Serenoa repens*) and cabbage palm are also present in the groundcover of the Cypress/Pine/Cabbage Palm. Both communities contain a mix of grasses, sedges, and herbaceous plants in the groundcover including sawgrass (*Cladium jamaicense*), blue maidencane (*Amphicarpum muehlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), and southern dewberry (*Rubus trivialis*).

Invasive plants encountered include cogon grass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata*).

No listed plant species were observed on the property during the site visit.

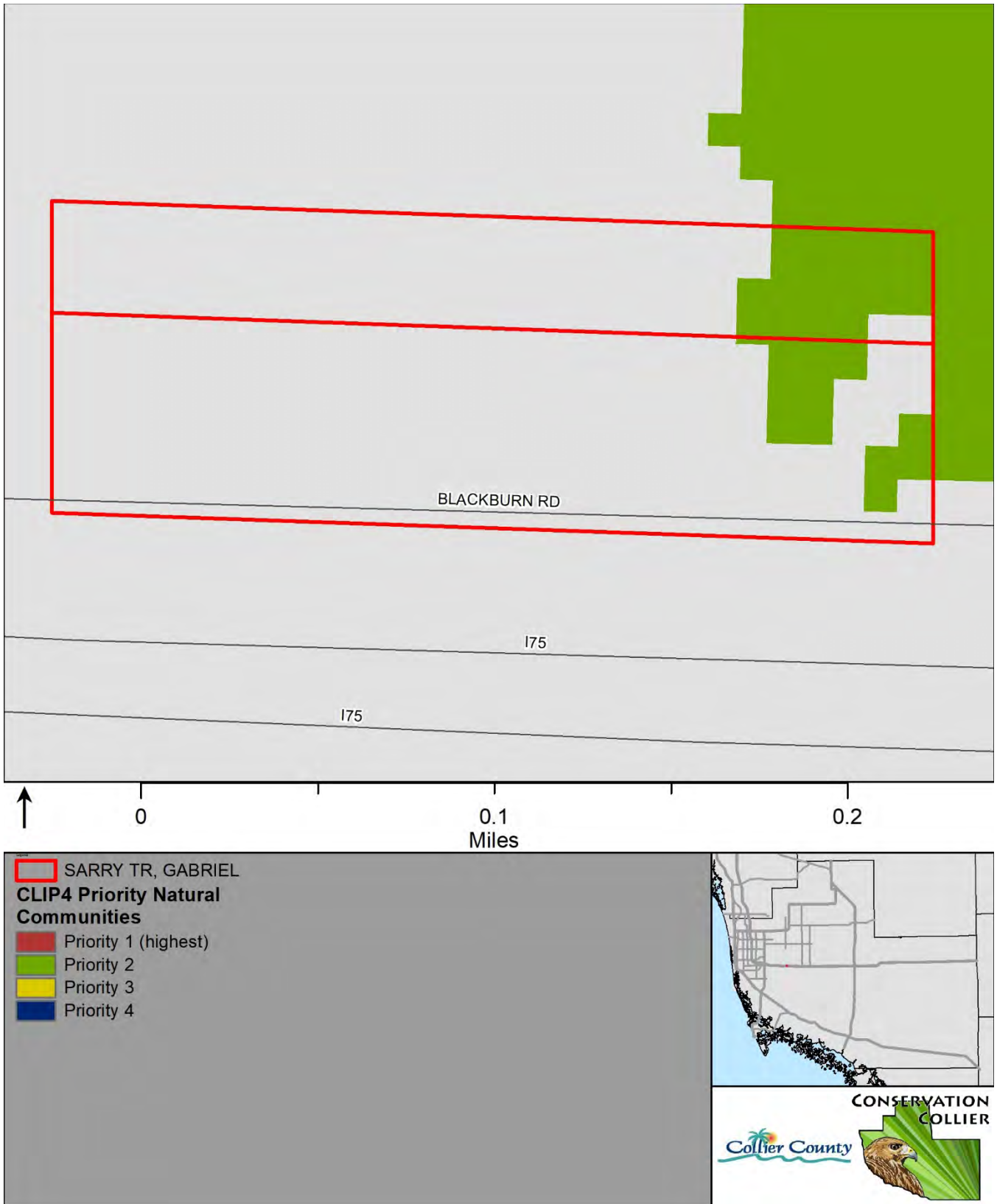


Figure 4 - CLIP4 Priority Natural Communities

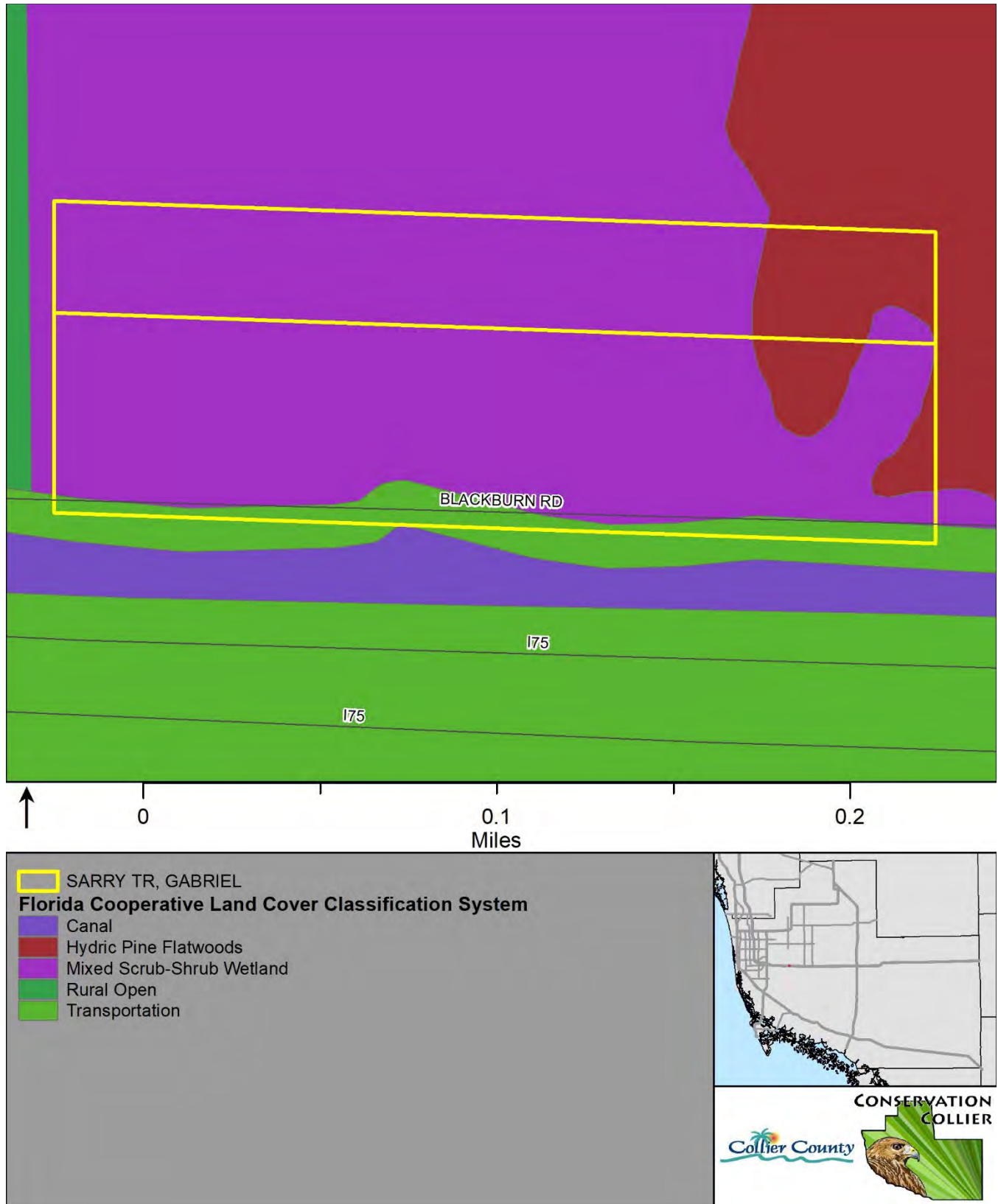


Figure 5 - Florida Cooperative Land Cover Classification System



*Figure 6 – Cypress/Pine/Cabbage Palm*



*Figure 7 – Cypress/Pine Cabbage Palm with pines killed by fire*

### 3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 5-6 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. A radio collared panther was tracked on the property in 2016, and panther telemetry from 1986-2020 shows consistent utilization of the surrounding area by radio-collared individuals, most recently a breeding female with kittens. FWC panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the site, the surrounding lands and the Picayune Strand State Forest, with the most recent road mortalities occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers.

Table 4 – Listed Wildlife Detected

<b>Common Name</b>	<b>Scientific Name</b>	<b>State Status</b>	<b>Federal Status</b>	<b>Mode of Detection</b>
Florida Panther	<i>Puma concolor coryi</i>	Endangered	Endangered	FWC Telemetry



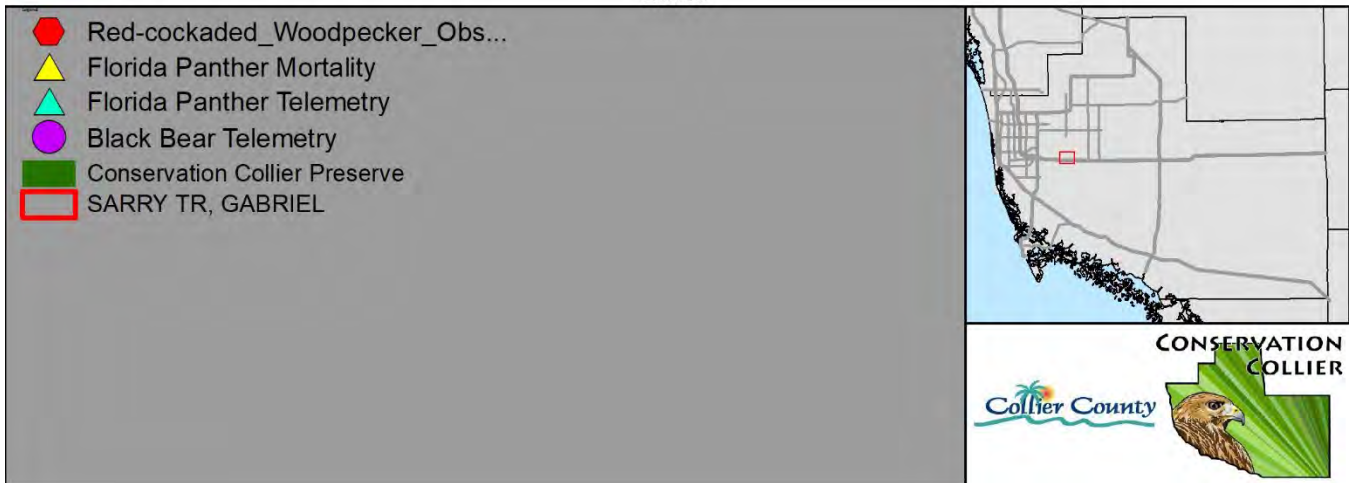
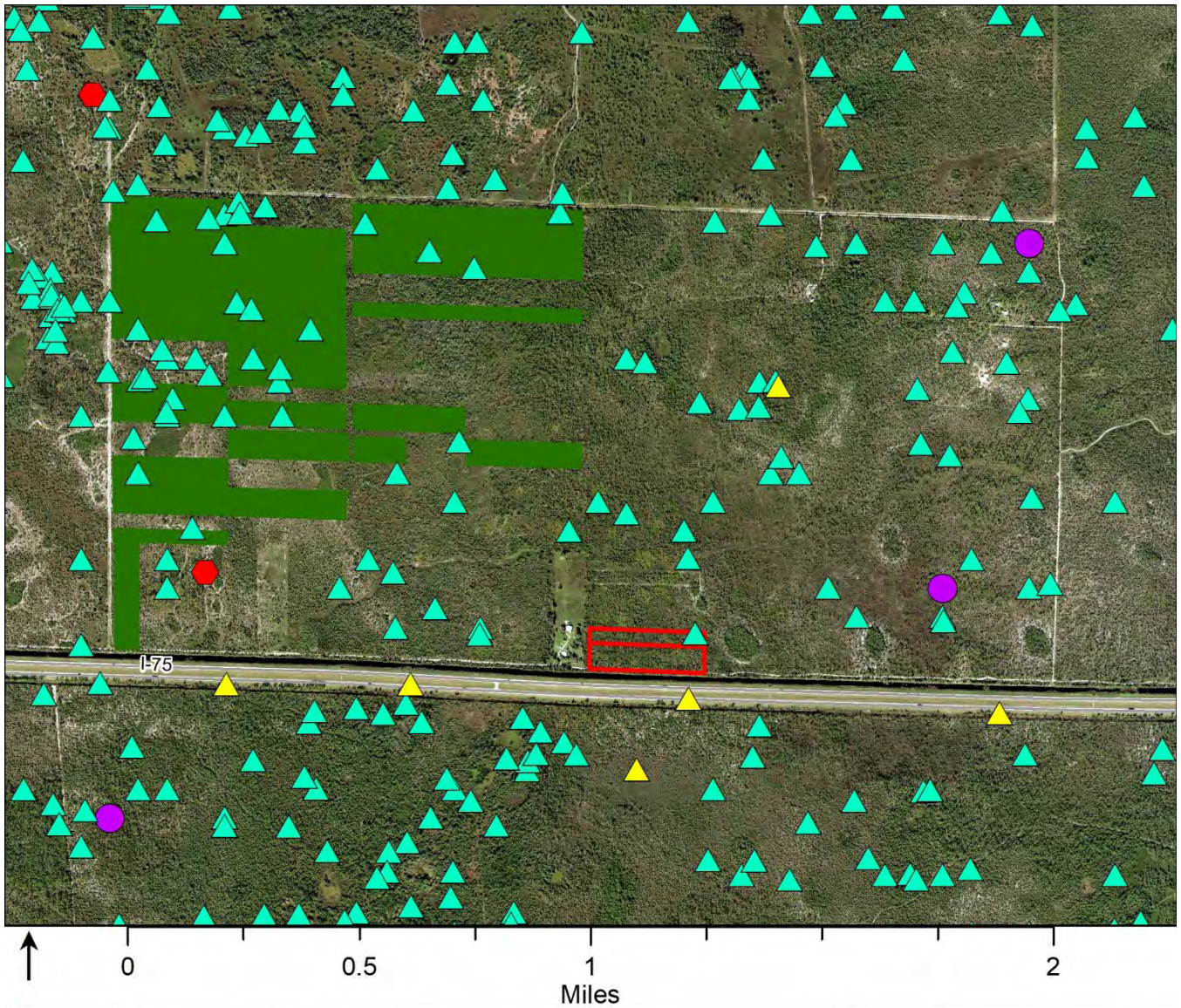


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

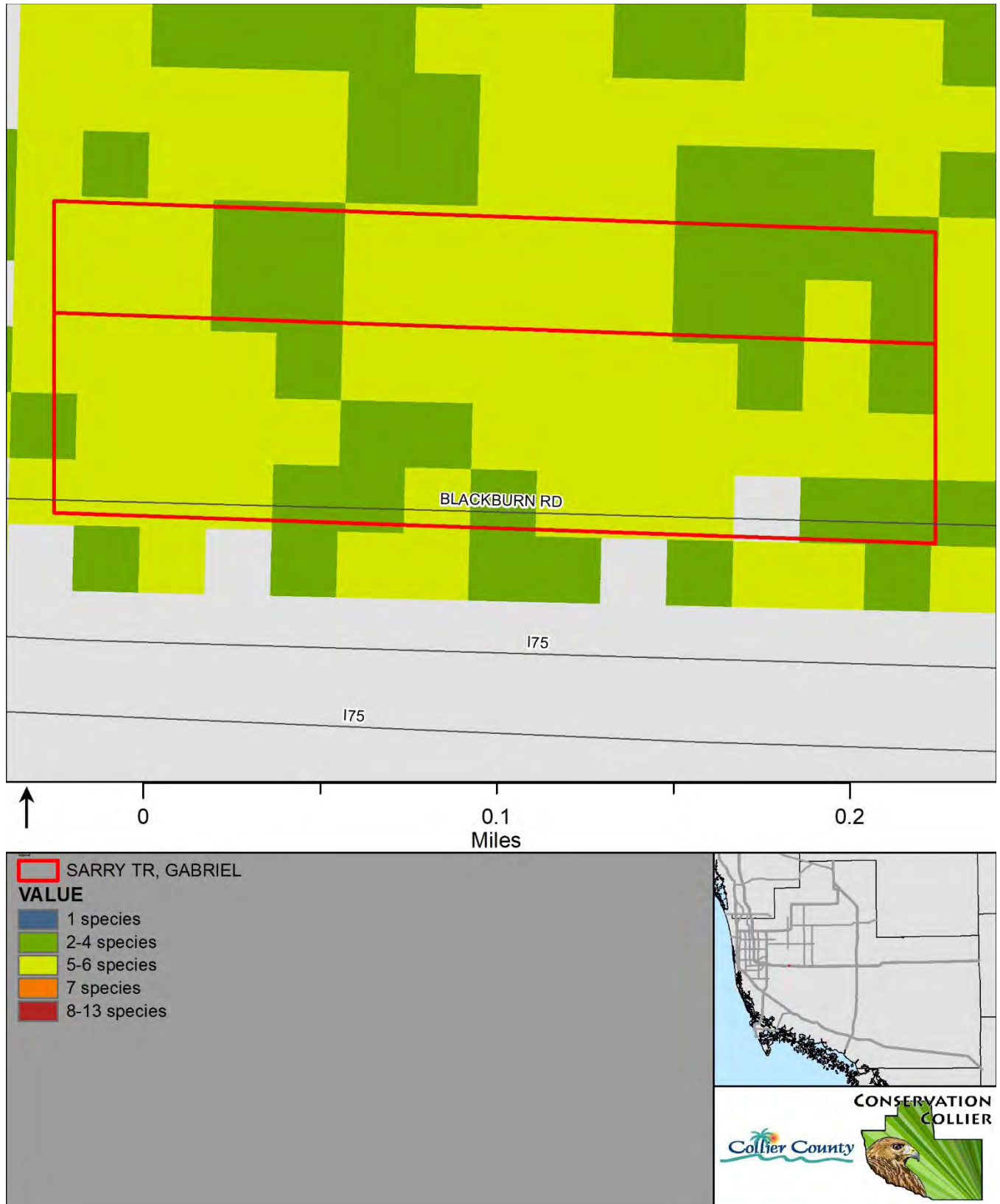


Figure 9 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The property holds shallow surface water during the wet season. This provides seasonal habitat for wetland dependent species, especially wading birds. The entire property is mapped as containing depressional soils, primarily Pineda fine sand, limestone substratum which is associated with sloughs and poorly defined drainageways. These parcels do not provide significant aquifer recharge capacity.

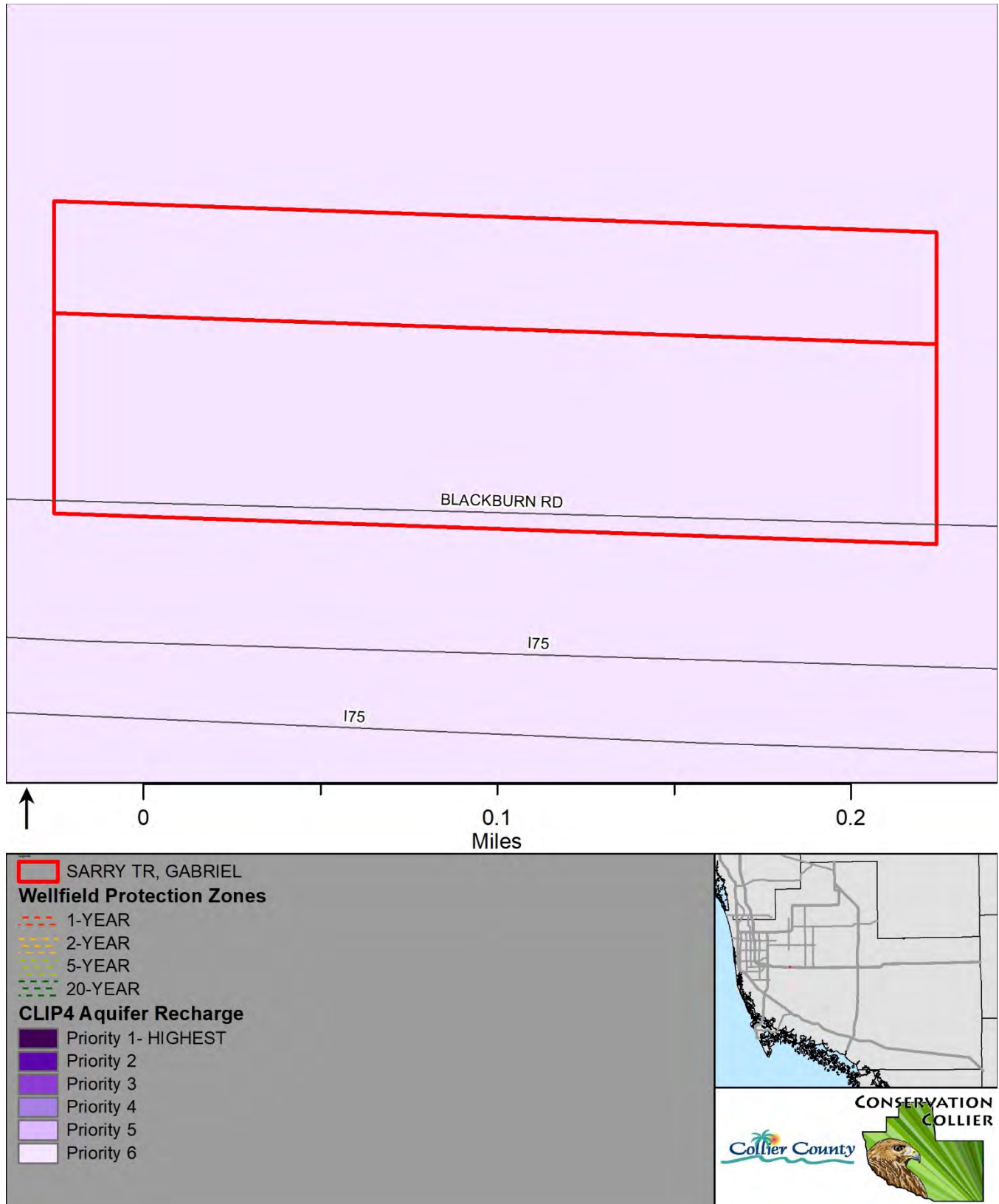


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

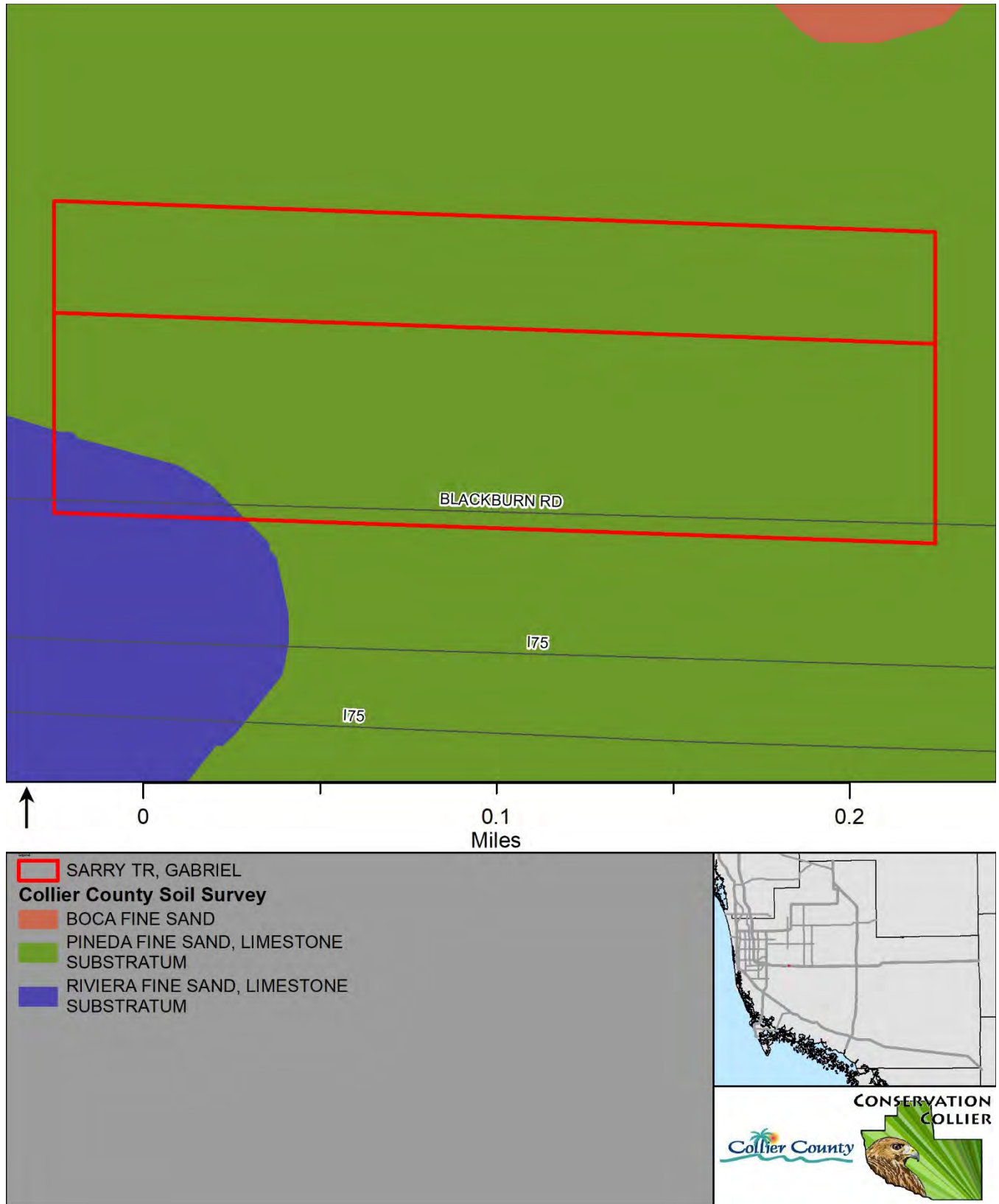


Figure 11 - Collier County Soil Survey

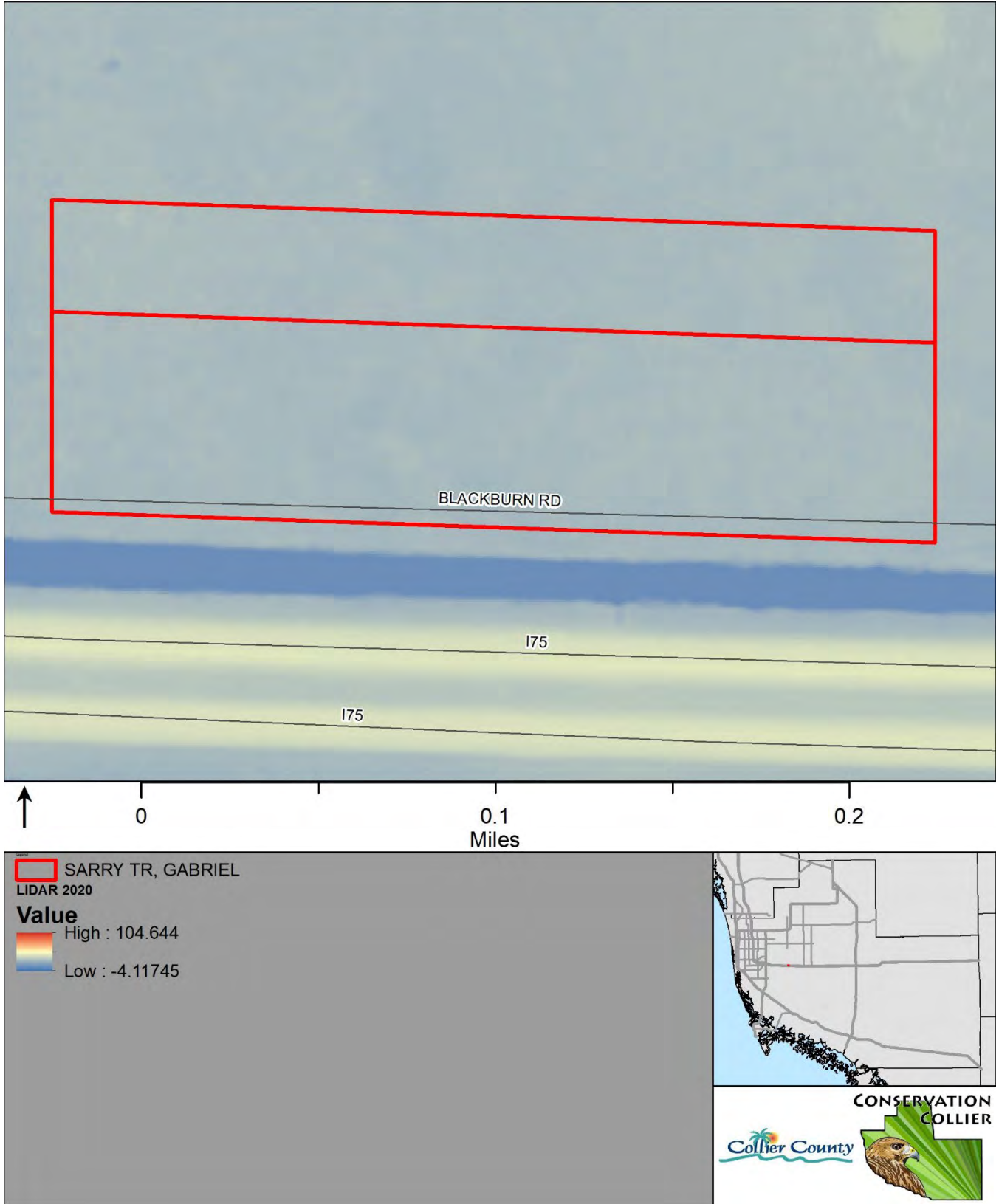


Figure 12 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

These parcels directly connect to conservation easements to the north and east, the Picayune Strand State Forest via wildlife underpasses to the south, and to the remaining undeveloped portions of the Golden Gate Estates to the north, east, and west. Both conservation easements are held by the US Fish and Wildlife Service for preservation related to the Estates of Twin Eagles and the Section 20 Mine. Telemetry data shows Florida panther use this area to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. These parcels also provide an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

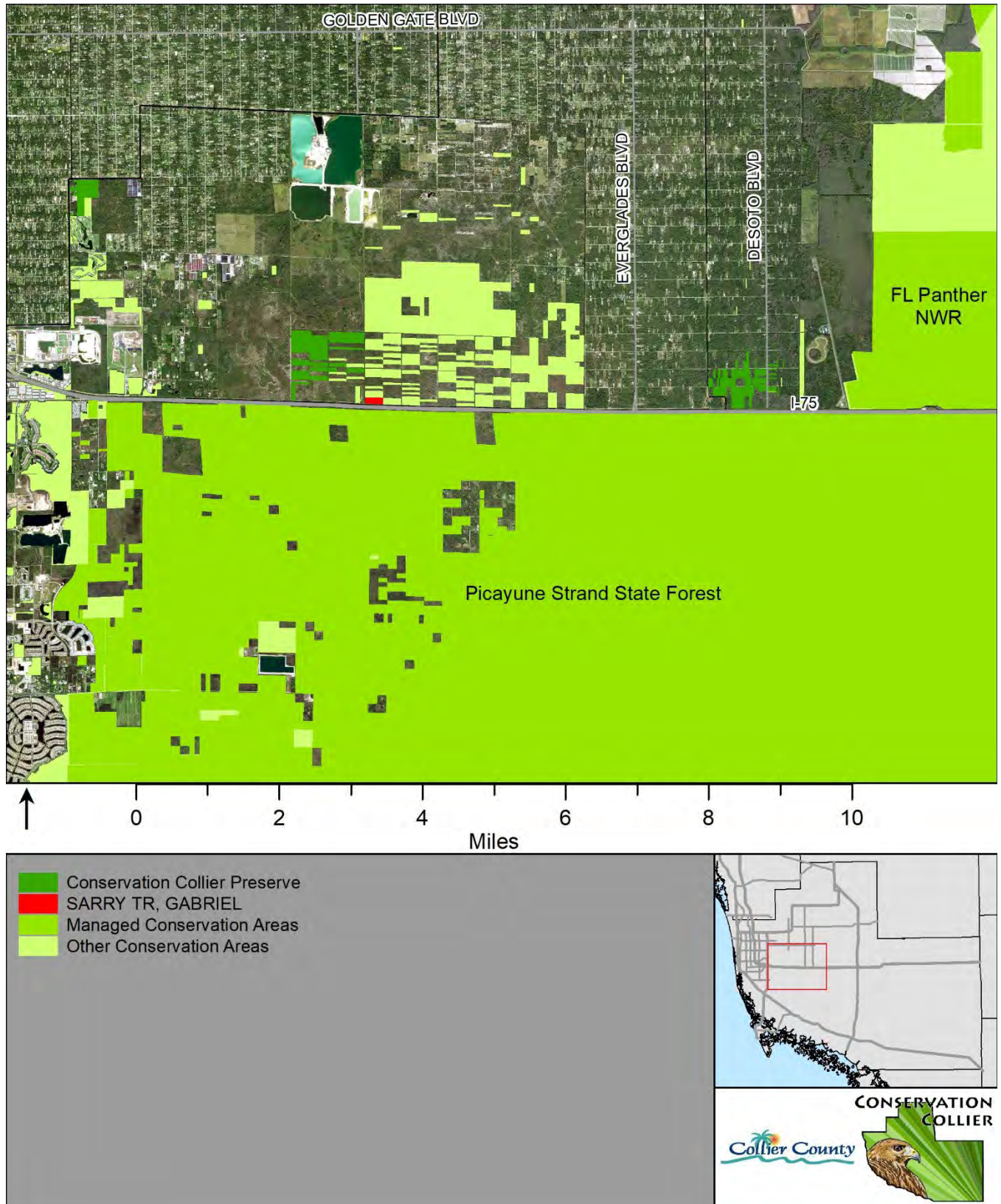


Figure 13 - Conservation Lands



## 3.2 Human Values

### 3.2.1 Recreation

These parcels could provide year-round access for recreational activities including but not limited to fishing and hiking. The open landscape provides opportunities for wildlife viewing.

### 3.2.2 Accessibility

The property is accessed through a gate on Blackburn Rd which is closed to the public.

### 3.2.3 Aesthetic/Cultural Enhancement

These parcels currently provide green space along I-75.



Figure 14 – View of property showing proximity to I-75

### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is not terribly high in these parcels, at approximately 25%. There are a few thick patches of cogon grass (*Imperata cylindrica*), which appears to be the most widespread invasive plant encountered. Other invasives present include Caesar weed (*Urena lobata*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata*). The disturbed nature of the site makes it vulnerable to additional infestations, especially cogon grass and climbing fern.

##### 3.3.1.2 Prescribed Fire

Despite a recent history of stand replacing wildfire, these parcels would still benefit from regular prescribed burning. The proximity to I-75 limits, but does not bar, the application of prescribed fire. Although native, the high density of cabbage palms 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. Cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval in order to restore the slash pine and cypress canopy. Firebreaks would need to be installed along the west, north, and east boundary lines.

#### 3.3.2 Remediation and Site Security

Some areas of the site require canopy rehabilitation in the form of replanting due to past wildfires. Invasive species and cabbage palms will need to be controlled before planting occurs. The remoteness of the parcels and existing entrance gate on Blackburn Rd. limits trespass. Most off-road traffic within the surrounding parcels is suspected to be done by those accessing private property; however, there have been reports of poaching on lands to the west in the recent past.

#### 3.3.3 Assistance

Assistance is not predicted.

### 3.4 Vulnerability

#### 3.4.1 Zoning and Land Use

These parcels are designated as Sending Lands in the Rural Fringe Mixed Use Overlay (RFMUO) within a Natural Resource Protection Area (NRPA), with a North Belle Meade Overlay. RFMUO Sending Lands designation allows for 1 dwelling unit per 40 acres, or 1 dwelling unit per parcel if the parcel is under 40 acres. Therefore, one dwelling unit could be developed on each of the Sarry Trust parcels.

LDC section 2.03.08.A provide 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. All NRPAs within the RFMU district are also RFMU sending lands.

LDC section 2.03.08.B provide the description of **NRPAs**:

The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may include major wetland systems and regional flow-ways. **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.** Accordingly, allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply tin the underlying zoning district.

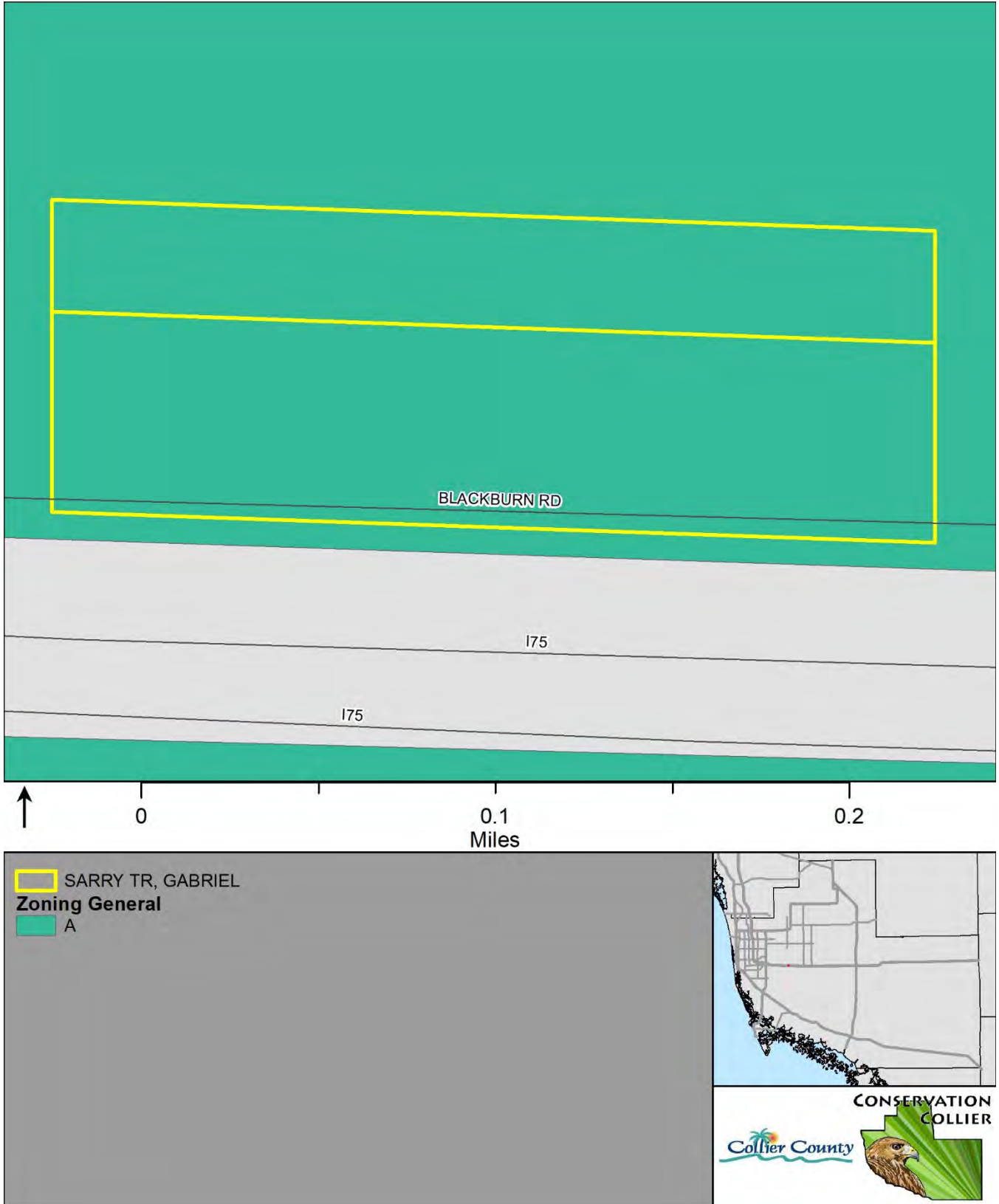


Figure 15 - Zoning

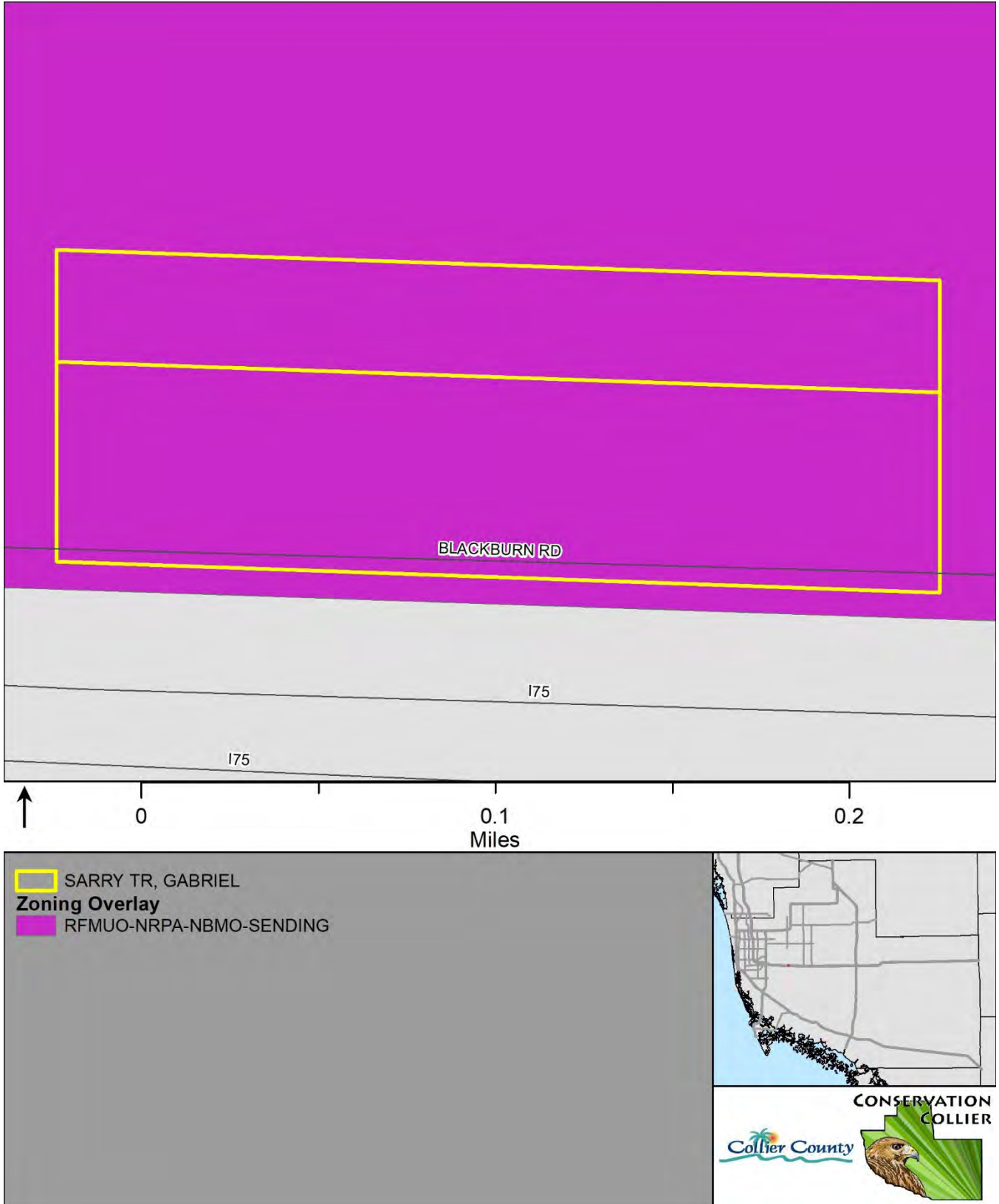


Figure 16 - Zoning Overlays

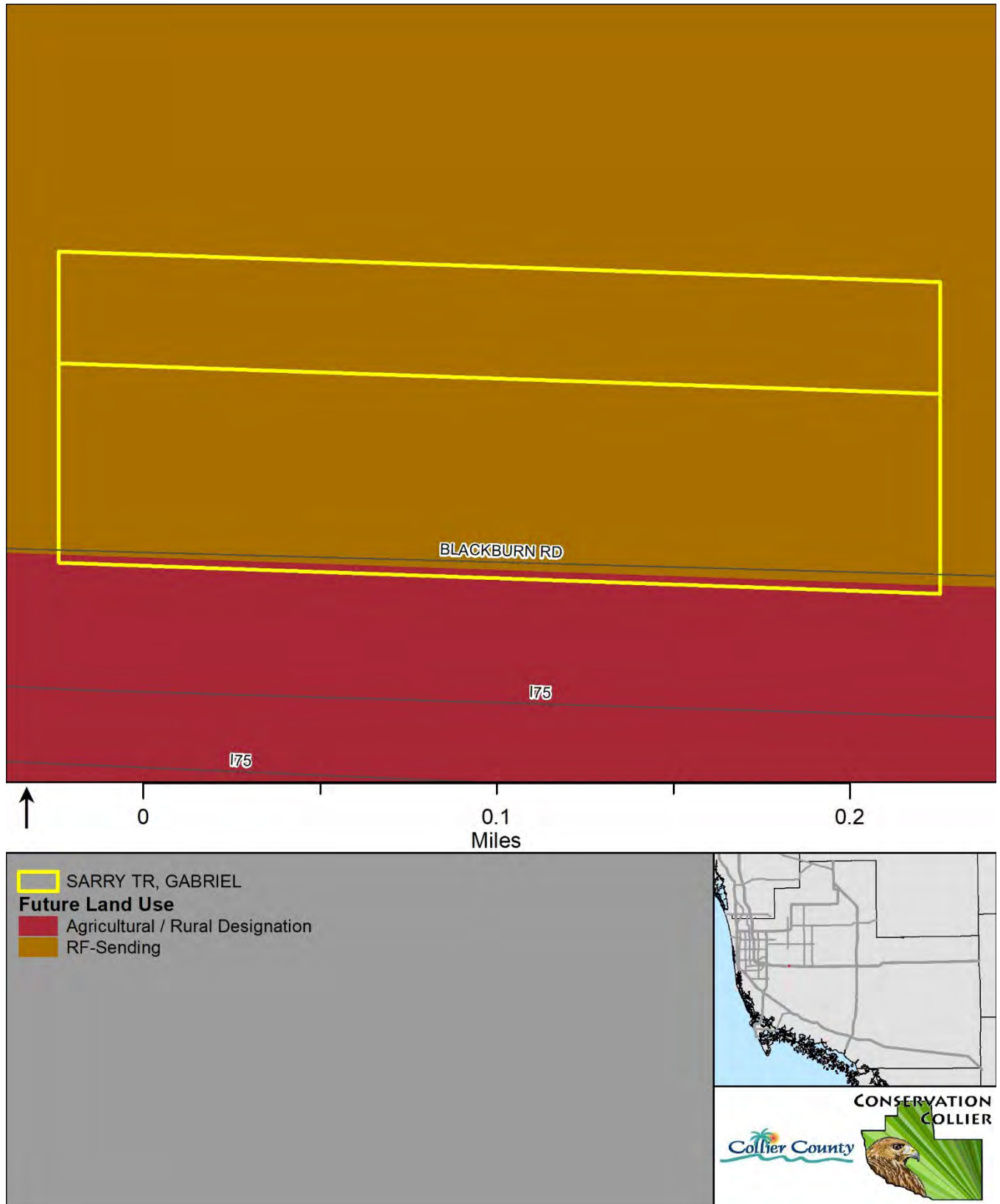


Figure 17 – Future Land Use

### 3.4.2 Development Plans

No development plans currently exist on the property. Although the zoning of the property favors agricultural use and low-density residential dwellings, the Wilson Corridor Extension may be aligned through this area. Once the corridor is constructed surrounding lands may transition from agricultural to more intensive forms of use.

## 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.

These properties could be within the alignment of the future Wilson Benfield Road Extension. If these properties are approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, when applicable, language will be memorialized in the Purchase Agreements and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the properties from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

## 5. Management Needs and Costs

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

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$5,300	\$2,000	\$400/acre initial, \$150/acre recurring. 13.3-acres
Cabbage Palm Treatment	\$5,300	N/A	\$400/acre
Native Plant Installation	\$800	N/A	\$70/1000 slash pine seedlings, \$225/1000 cypress seedlings. \$1/tree installation. 500 pines, 200 cypress
Trail/Firebreak Installation and Maintenance	\$5,000	\$1,000	Installing firebreaks along property boundaries
<b>Total</b>	<b>\$16,400</b>	<b>\$3,000</b>	

## 5. Potential for Matching Funds

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

## 6. Secondary Criteria Scoring Form

<b>Property Name:</b> Sarry Trust			
<b>Target Protection Mailing Area:</b> N/A			
<b>Folio(s):</b> 00348160000, 00348200009			
<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>63</b>	<b>39</b>
<b>2 - Human Value</b>	<b>80</b>	<b>33</b>	<b>41</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>64</b>	<b>80</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>27</b>	<b>33</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>186</b>	<b>47</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>50</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		
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		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress/Pine/Cabbage Palm, Mixed Scrub-Shrub Wetlands
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	



<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	cogon; melaleuca; lygodium
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>90</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	Florida Panther
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		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to hundreds of undeveloped acres
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>30</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		
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>65</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	15	
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	
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>235</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>63</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>40</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>65</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		
c. Public access via private road	20	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		
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		
<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>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	Improves aesthetics from I-75
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>		<b>280</b>	<b>115</b>
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>		<b>80</b>	<b>33</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>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>20</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		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	ATV trespass issues predicted
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>140</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>64</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>5</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		
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>60</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>27</b>	

## 7. Additional Site Photos



Groundcover with melaleuca seedlings



Cogongrass patch



Groundcover with swamp fern



Interior of property looking southwest



South edge of property



View looking east





View looking west



Interior of parcel



Looking southwest – light green is cogongrass



Looking southeast – light green is cogongrass

## 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.