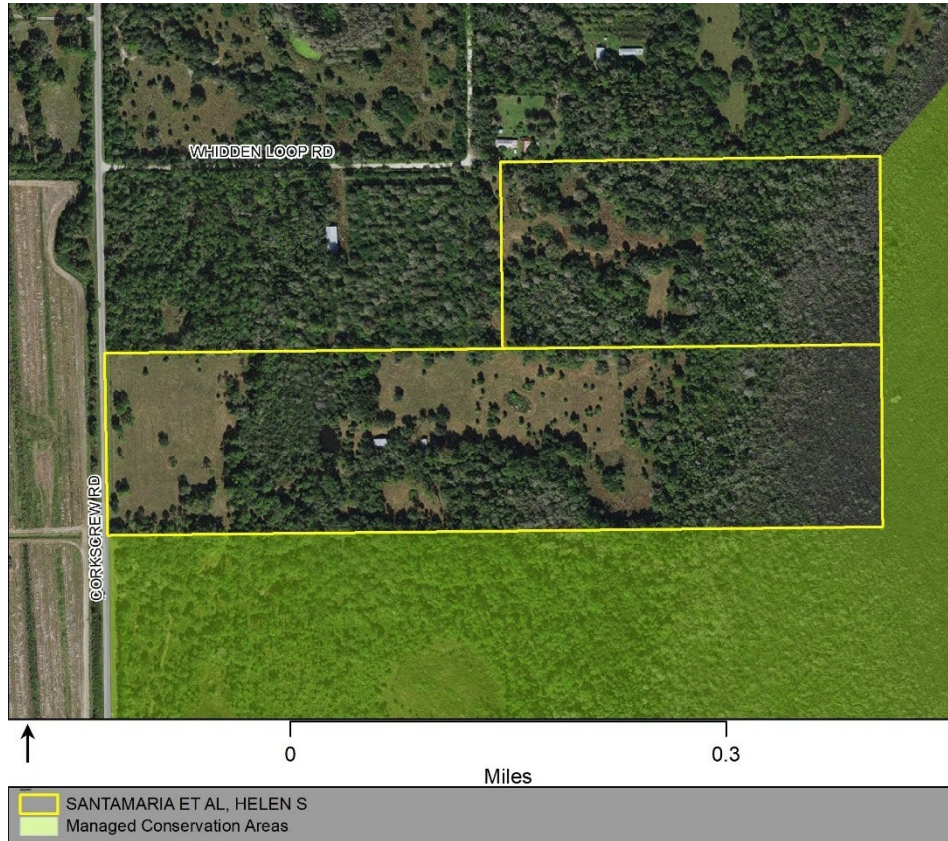


Conservation Collier Initial Criteria Screening Report Santamaria



Owner Name: Helen S. Santamaria et al

Size: 61.1 acres

Folio Number: 00052040005 and 00052120006

Staff Report Date: April 3, 2024

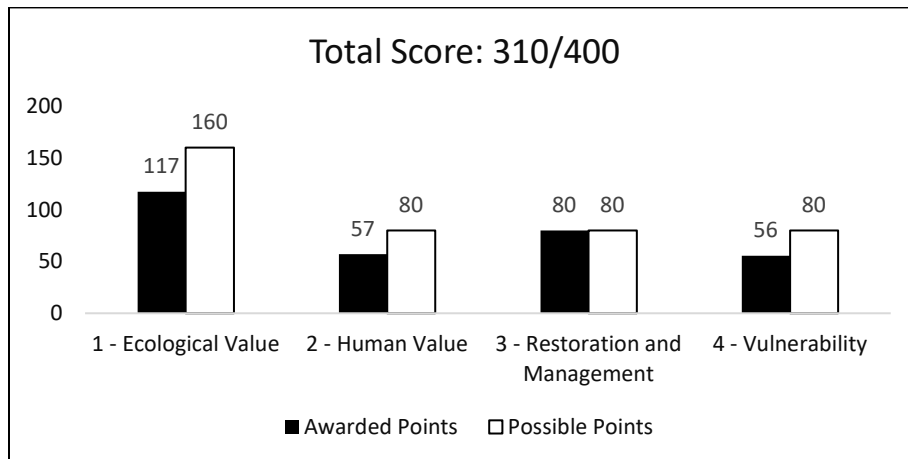


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1. Introduction

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 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

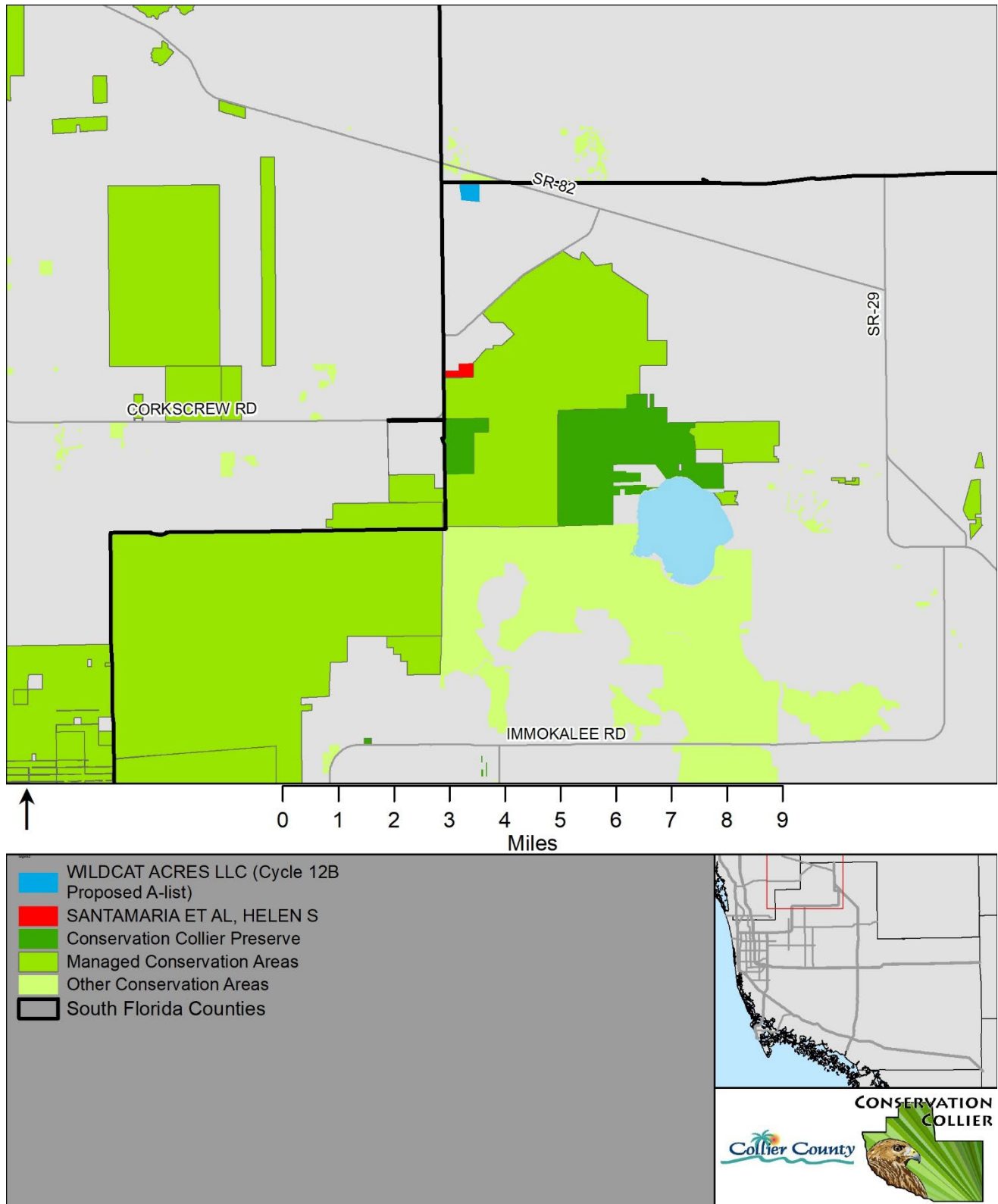


Figure 1 - Parcels Location Overview

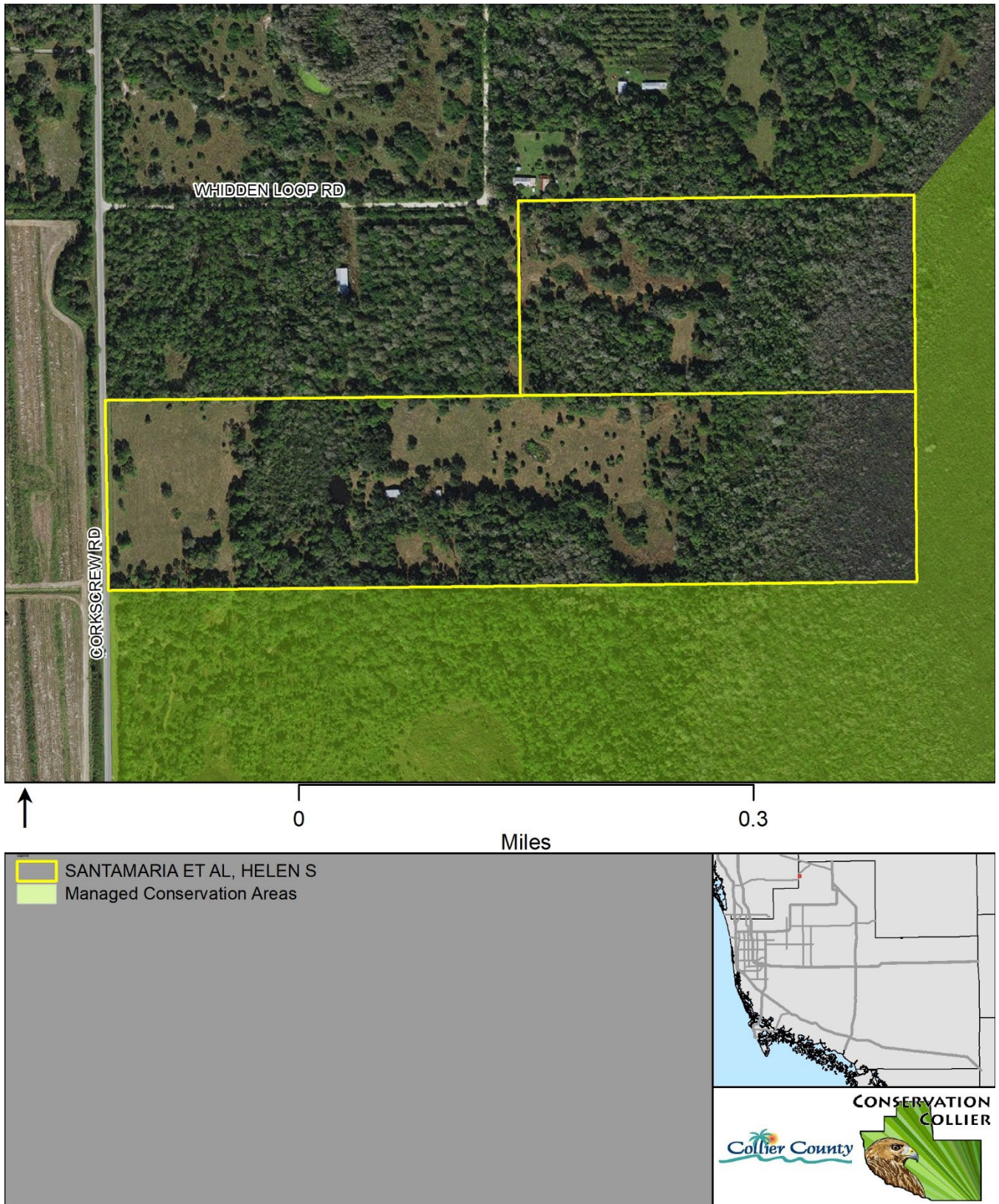


Figure 2 - Parcels Close-up

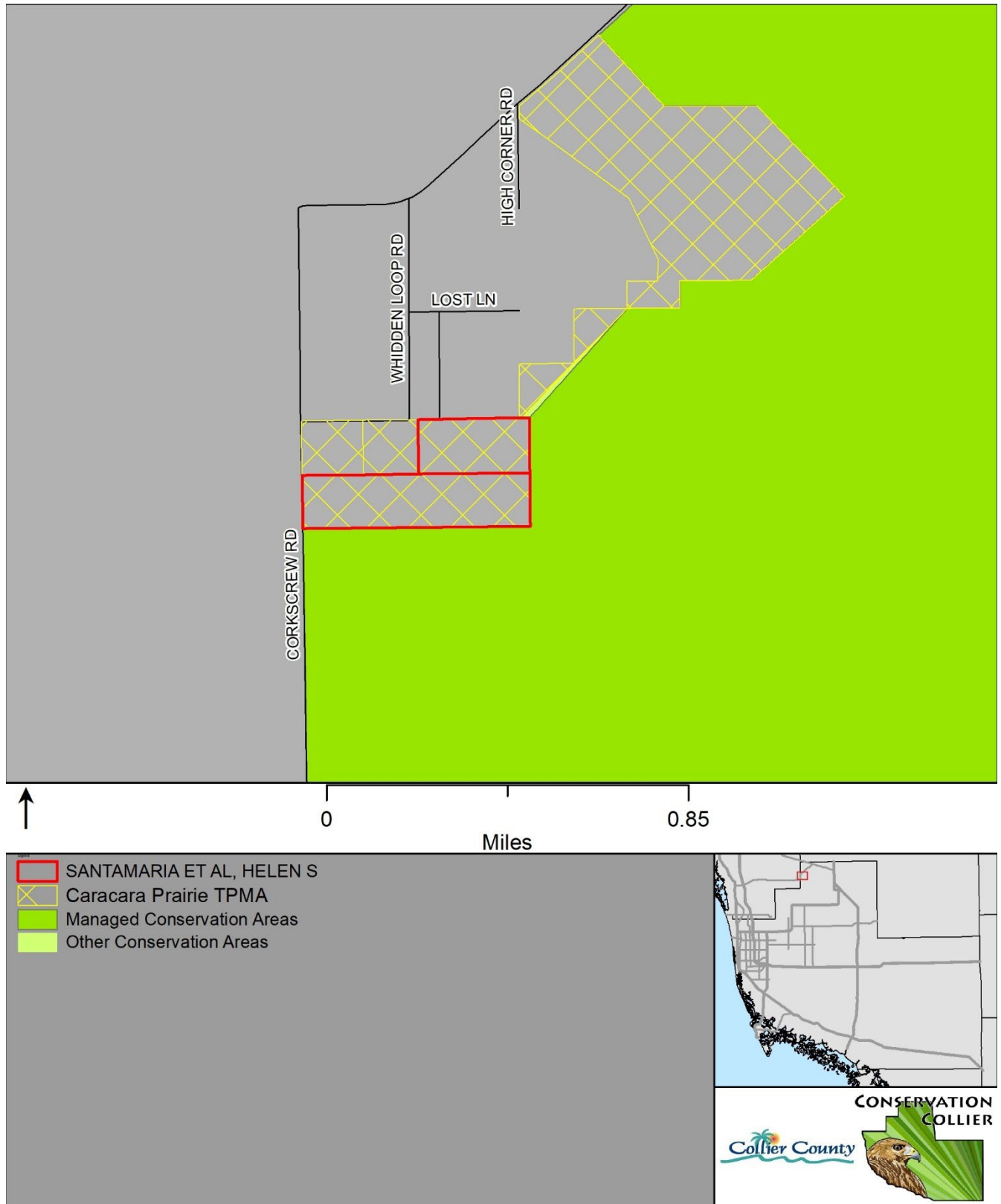


Figure 3 - Parcels within TPMA

2.1 Summary of Property Information

Table 1 – Summary of Property Information

| Characteristic | Value | Comments |
|-----------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name | Santamaria | Helen S. Santamaria, et al. |
| Folio Number | 00052040005, 00052120006 | |
| Target Protection Area (Ord. 2002-63, Section 10.3) | Caracara Prairie Preserve TPMA | |
| Size | 61.1 acres | |
| Section, Township, and Range | S19, T46S, R28E | |
| Zoning Category/TDRs/Overlays | A-MHO | Zoned Agricultural with Mobile Home Overlay (1 unit / 5 ac.) – outside of RLSA; Future Land Use Designation - Conservation |
| FEMA Flood Map Category | AH | AH - Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year |
| Existing structures | Historic house, pole barn, cattle chutes, power lines | An historic house, a pole barn, and cattle chutes exist on the front 41.1-acre parcel. Power lines present along western boundary of acquisition parcels to service the house. |
| Adjoining properties and their Uses | Conservation, single-family, transportation; proposed Kingston Ranch development | CREW District lands to the south and east; single family wooded lots and unimproved pasture to the north; Whidden Loop Rd. along the NW boundary; Corkscrew Rd. along the western boundary; Kingston Ranch (6,676 acres) west of Corkscrew Rd. - proposed development agreement includes 10,000 dwelling units, 240 hotel units, 700,000 square feet of commercial use and 3,287 acres of restoration, conservation and flow way. |
| Development Plans Submitted | None | |
| Known Property Irregularities | Cattle pond and ditches | Owner currently grazes a small number of cattle to maintain pastures. Some ditches and culverts exist on site to alter hydrology and water levels in the pastures. Barbed wire fencing surrounds property boundary and bisects two parcels. Fencing minimal and in good condition. Approx. 0.2 acre cattle pond on western side of southern parcel; ditch running east/west from cattle pond to wetland to the east |
| Other County Dept Interest | Transportation | Roadway shoulder expansion may be needed in near future; potential for Lee County to widen Corkscrew Rd. from 2 lanes to 4 lanes in the future |

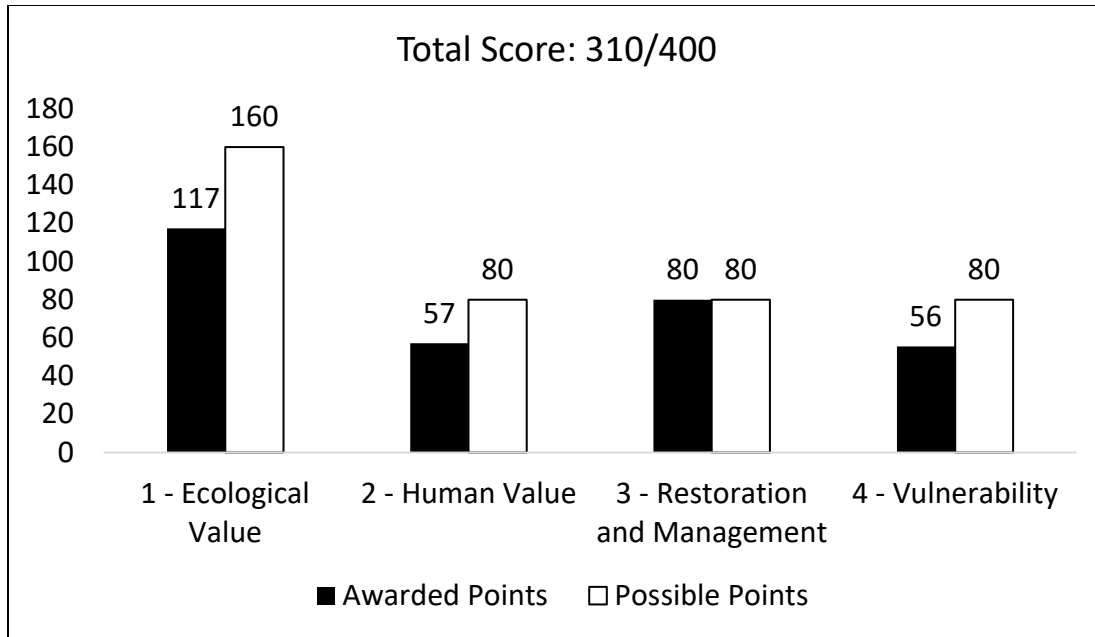


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

| Criteria | Awarded Weighted Points | Possible Weighted Points | Awarded/Possible Points |
|---------------------------------------|-------------------------|--------------------------|-------------------------|
| 1 - Ecological Value | 117 | 160 | 73% |
| 1.1 - Vegetative Communities | 40 | 53 | 75% |
| 1.2 - Wildlife Communities | 27 | 27 | 100% |
| 1.3 - Water Resources | 17 | 27 | 65% |
| 1.4 - Ecosystem Connectivity | 33 | 53 | 63% |
| 2 - Human Values | 57 | 80 | 71% |
| 2.1 - Recreation | 23 | 34 | 67% |
| 2.2 - Accessibility | 26 | 34 | 75% |
| 2.3 - Aesthetics/Cultural Enhancement | 9 | 11 | 75% |
| 3 - Restoration and Management | 80 | 80 | 100% |
| 3.1 - Vegetation Management | 55 | 55 | 100% |
| 3.2 - Remediation and Site Security | 23 | 23 | 100% |
| 3.3 - Assistance | 2 | 2 | 100% |
| 4 - Vulnerability | 56 | 80 | 69% |
| 4.1 - Zoning and Land Use | 44 | 58 | 77% |
| 4.2 - Development Plans | 11 | 22 | 50% |
| Total | 310 | 400 | 78% |

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

If the Board of County Commissioners choose to acquire this property, appraisals by two independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Santamaria property, which has an initial valuation over \$500,000; 2 independent Real Estate Appraiser will value the subject property and the average of those 2 appraisal reports will determine the actual value of the subject property and 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** |
|---------------------------|----------------------------------|---------|-----------------|-------------------|
| Helen S. Santamaria et al | 3090 Whidden Loop Rd., Immokalee | 61.1 | \$443,435 | 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 Santamaria property will be obtained from the Collier County Real Estate Services Department prior to Board of County Commissioners ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel is zoned A-MHO (Agricultural – Mobile Home Overlay), which allows for 1 unit per 5 acres. It is designated as Conservation on the Future Land Use map.

2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Communities

Are Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine present on the property? **YES**

Statement for Satisfaction of Criteria 1: Parcel contains Mesic Hammock, which is an Upland Hardwood Forest community.

Criteria 2: CLIP Priority 2-4 Natural Communities

If CLIP 1 Natural Communities are not present on the property, are Pine Flatwoods or Coastal Wetlands present on the property? **N/A**

Statement for Satisfaction of Criteria 2: Parcel contains Hydric Pine Flatwoods, but already contains CLIP Priority 1 Natural Community Upland Hardwood Forest.

Criteria 3: Other Native, Natural Communities

If CLIP 1-4 Natural Communities are not present on the property, are other native, natural communities present on the property? **N/A**

Statement for Satisfaction of Criteria 3: Parcel also contains Mixed Wetland Hardwoods and Freshwater Marsh, but already contains CLIP Priority 1-4 Natural Communities.

Criteria 4: Human Social Values

Does land offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **YES**

Statement for Satisfaction of Criteria 4: This parcel is directly adjacent to the CREW Cypress Dome trails, and can be directly accessed from both Corkscrew Rd. and Whidden Loop Rd. It also contains an historic home built in the 1920's

Criteria 5: 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, wildfire risk reduction, storm surge protection, and flood control? **YES**

Statement for Satisfaction of Criteria 5: The parcel contains hydric soils and wetland vegetation communities. It holds water during the wet season. Acquisition of the parcel would protect the Corkscrew swamp and marsh complex. The Corkscrew swamp and marsh complex provide recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **YES**

Statement for Satisfaction of Criteria 6: Telemetry points from the endangered Florida Panther have been documented on the property. The property is adjacent to SFWMD CREW Lands; it can be assumed that the same important wildlife species documented on the CREW Lands also utilize this property including the snail kite, wood stork, and black bear and multiple bird species.

Criteria 7: 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**

Statement for Satisfaction of Criteria 7: The property is adjacent to SFWMD CREW Lands to the south and east.

Criteria 8: Target Protection Mailing Area

Is the property within a Board-approved target protection mailing area? **YES**

Statement for Satisfaction of Criteria 8: The property is within the Caracara Prairie Preserve Target Protection Mailing Area.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property consists of Unimproved Pasture, Mixed Wetland Hardwoods, Freshwater Marsh, Hydric Pine Flatwoods, and Mesic Hammock.

Characterization of Plant Communities Present

Unimproved pastures: This community is found in about one third of the property in areas where canopy and midstory were removed historically and dominant grasses maintained through cattle grazing. Most of the unimproved pasture community was inundated with 4"-8" of standing water during the wet season site visit. Seasonal wetland wildflowers such as swamp sunflower (*helianthus angustifolius*) and saltmarsh mallow (*Kosteletzkya virginica*) were observed growing in the inundated pastures. While non-native grasses were present, density of invasive, exotic woody species was low. Groundcover consists of primarily Bahiagrass (*Paspalum notatum*), native forbs, and species like broomsedge (*Andropogon* sp.), smutgrass (*Sporobolus indicus*), caesarweed (*Urena lobata*), tall elephantsfoot (*Elephantopus elatus*), muscadine (*Vitis rotundifolia*), frostweed (*Verbesina virginica*), Beggarticks (*Bidens alba*). Midstory consists of scattered cabbage palm (*Sabal palmetto*), dogfennel (*Eupatorium capillifolium*), myrsine (*Myrsine cubana*), hogplum (*Ximenia americana*), saltbush (*Baccharis halimifolia*). Canopy consists of scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliotii*)

Mesic Hammock: This community is found along the pasture edges of both parcels and is the most dominant natural community present. Density of invasive, exotic woody species was low, and this plant community appeared well maintained and managed. Sprawling old growth oaks dominated the canopy. Low-lying areas retained significant surface water that supported wetland dependent species in the wet season. Groundcover consists of beggarticks, muscadine, cabbage palm, dogfennel, Southern shield fern (*Thelypteris kunthii*), marshpennywort (*Hydrocotyle umbellata*), and pickerelweed (*Pontederia cordata*). Midstory consists of myrsine, wild coffee (*Psychotria nervosa*), shortleaf wild coffee (*Psychotria tenuifolia*), American beautyberry (*Callicarpa americana*), greenbriar (*smilax* spp.), shoestring fern (*Vittaria lineata*), and resurrection fern (*Pleopeltis michauxiana*). Canopy consists of live oak, Laurel oak, and strangler fig (*Ficus aurea*).

Freshwater Marsh: The eastern side of both parcels contain portions of the large, contiguous CREW Marsh which is a 5,000-acre freshwater sawgrass marsh system that provides rain-driven water flow through conservation lands such as CREW Marsh, Pepper Ranch Preserve, Corkscrew Swamp Sanctuary, Bird Rookery Swamp and more. Ground Cover consists of pickerelweed, sawgrass (*Cladium jamaicense*), arrowhead (*Sagittaria lancifolia*), maidencane (*Hymenachne hemitomon*), cattail (*Typha domingensis*), gulf coast spikerush (*Eleocharis cellulosa*), sand cordgrass (*Spartina bakeri*), and water lily (*Nymphaea odorata*). Midstory consists of cabbage palm, saltbush, Carolina willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*), peruvian primrose willow (*Ludwigia peruviana*), and American elderberry (*Sambucus nigra*). Canopy consists of cabbage palm, red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), and pond apple (*Annona glabra*).

Mixed Wetland Hardwoods: This native plant community was observed in the interface between the Mesic Hammock habitat and freshwater marsh. Fire suppression over the years has played a role in this community having an abundance of woody growth, vines, and dense midstory fuels while the understory has maintained a diversity of native grasses and sedges with knee deep to waist deep surface water in the wet season. Groundcover consists of sawgrass, sand cordgrass, and submerged aquatic vegetation. Midstory consists of saltbush, greenbriar, hog plum, cabbage palm, myrsine, wild coffee, Carolina willow, wax myrtle (*Morella cerifera*), and doddervine (*Cuscuta* sp.). Canopy consists of Cabbage palm, slash pine, red maple, and pop ash (*Fraxinus caroliniana*).

Mixed Shrub Wetlands: This community is along the edges of the freshwater marsh and contains primarily Carolina Willow, saltbush, and sawgrass.

Hydric Pine Flatwoods: This native plant community was observed in patchy areas along the interface of improved pasture and wetland hardwood hammock. Mature pines comprised the canopy with low levels of exotic vegetation present. Groundcover consists of Beggarticks, muscadine, and flat top goldenrod (*Euthamia graminifolia*). Midstory consists of myrsine, cabbage palm, wild coffee, and hogplum. Canopy consists of Florida slash pine and cabbage palm.

The overall condition of the plant communities within the property is good with an estimated exotic plant coverage of 10%. The dominant exotic noted is Brazilian pepper (*Schinus terebinthifolia*) along the edges of Trafford Oaks Rd and Rosbough Way. Once inside the perimeter, Brazilian pepper is more scattered, and native plants dominate. Some Caesarweed (*Urena lobata*) and Peruvian primrosewillow (*Ludwigia peruviana*) are present, but not in large amounts.

Table 4. Listed Plant Species

| Common Name | Scientific Name | State Status | Federal Status |
|---------------------|-------------------------------|------------------|----------------|
| Northern needleleaf | <i>Tillandsia balbisiana</i> | State Threatened | n/a |
| Cardinal airplant | <i>Tillandsia fasciculata</i> | State Endangered | n/a |
| Butterfly orchid | <i>Encyclia tampensis</i> | Comm. Exploited | n/a |
| Catesby's Lily | <i>Lilium catesbaei</i> | State Threatened | n/a |

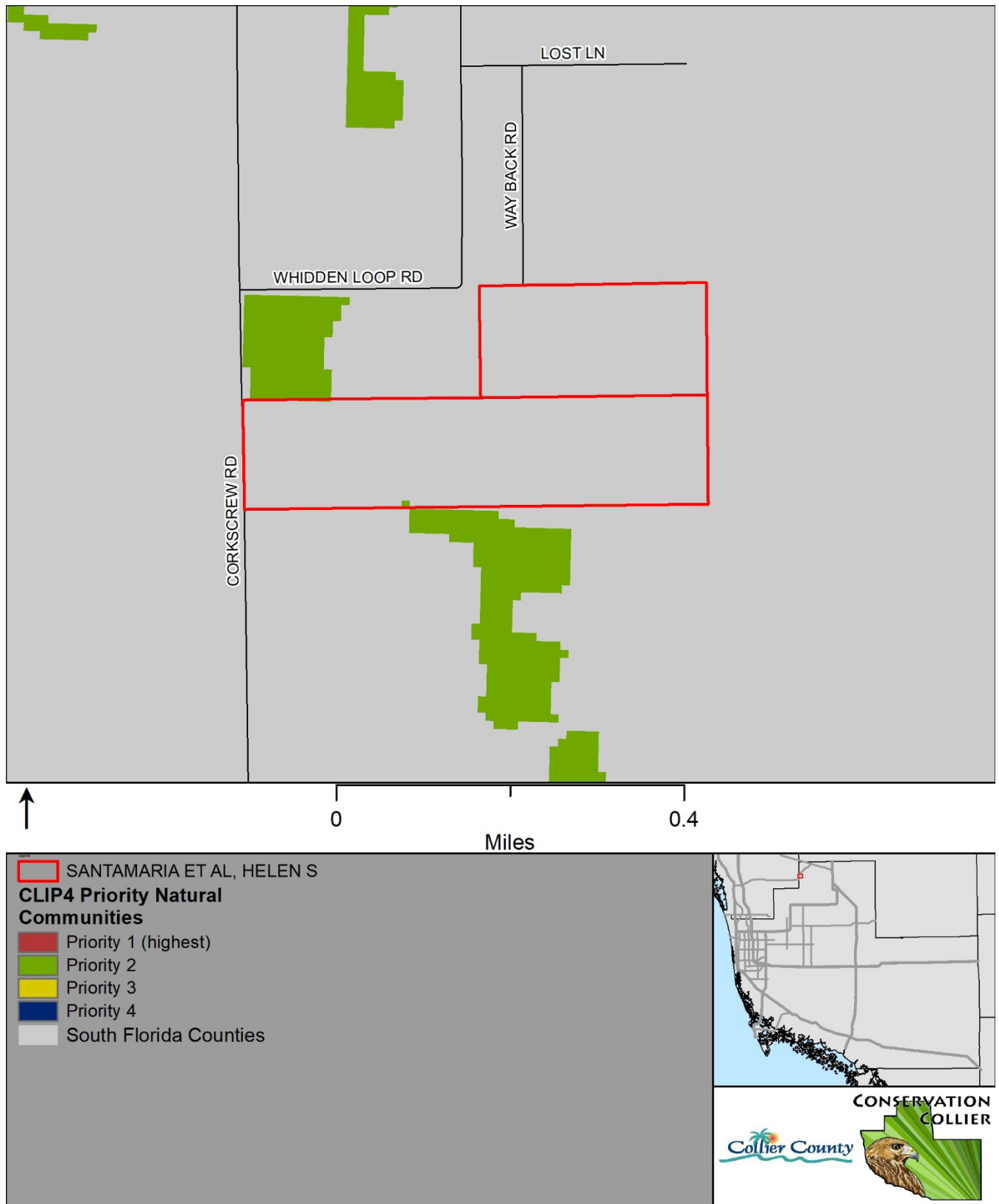


Figure 5 - CLIP4 Priority Natural Communities

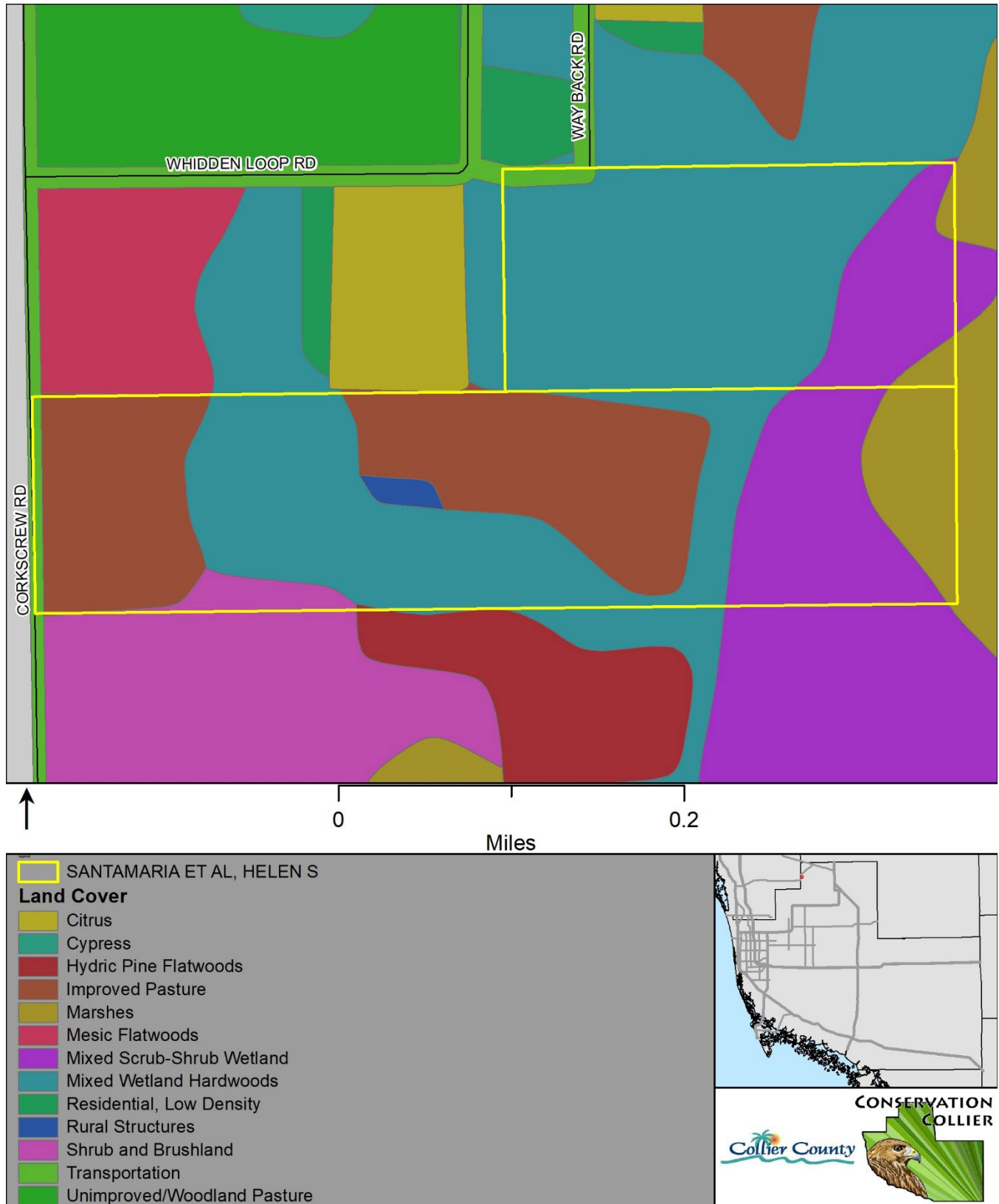


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Mesic Hammock



Figure 8 – Wetland Forest Mixed

3.1.2 Wildlife Communities

This parcel would enhance protected habitat connectivity between the Caracara Prairie Preserve, CREW Cypress Dome Trails, CREW Marsh, and Pepper Ranch Preserve. The wetland portions including the freshwater marsh and adjacent wetland hardwoods support a significant number of wetland dependent species including imperiled wading birds, reptiles and amphibians, and freshwater snakes. These parcels include historic nesting and foraging habitat for migratory swallow-tailed kites and are utilized by large mammals such as Florida panther, Florida black bear, and bobcat. Other species observed utilizing the property are white-tailed deer, wild turkey, box turtle, and Eastern Diamondback Rattlesnake. It can be assumed that the same important, listed wildlife species documented on the adjacent CREW Lands also utilize this property including the Everglades snail kite, wood stork, and multiple bird species. FWC telemetry data documented that radio collared Florida panthers visited the property in 2008 and 2012.

Table 5 – Listed Wildlife Detected

| Common Name | Scientific Name | State/Federal Status | Mode of Detection |
|--------------------|-----------------------------------|-------------------------------|-------------------|
| American alligator | <i>Alligator mississippiensis</i> | FT (Similarity of appearance) | Observed |
| Florida panther | <i>Puma concolor coryi</i> | FE | FWC Telemetry |

Table 6 – Potential Listed Wildlife Species

| Common Name | Scientific Name | State/Federal Status |
|------------------------------|---------------------------------------|----------------------|
| Everglades Snail Kite | <i>Rostrhamus sociabilis plumbeus</i> | FE |
| Audubon’s Crested Caracara | <i>Polyborus plancus audubonii</i> | FT |
| Florida bonneted bat | <i>Eumops floridanus</i> | FE |
| Big Cypress Fox Squirrel | <i>Sciurus niger avicennia</i> | ST |
| Sherman’s short-tailed shrew | <i>Blarina shermani</i> | ST |
| Florida sandhill crane | <i>Antigone canadensis pratensis</i> | ST |
| Roseate spoonbill | <i>Platalea ajaja</i> | ST |
| Tri-colored heron | <i>Egretta tricolor</i> | ST |
| Eastern Indigo Snake | <i>Drymarchon corais couperi</i> | FT |
| American alligator | <i>Alligator mississippiensis</i> | FT (S/A) |
| Wood stork | <i>Mycteria americana</i> | FT |

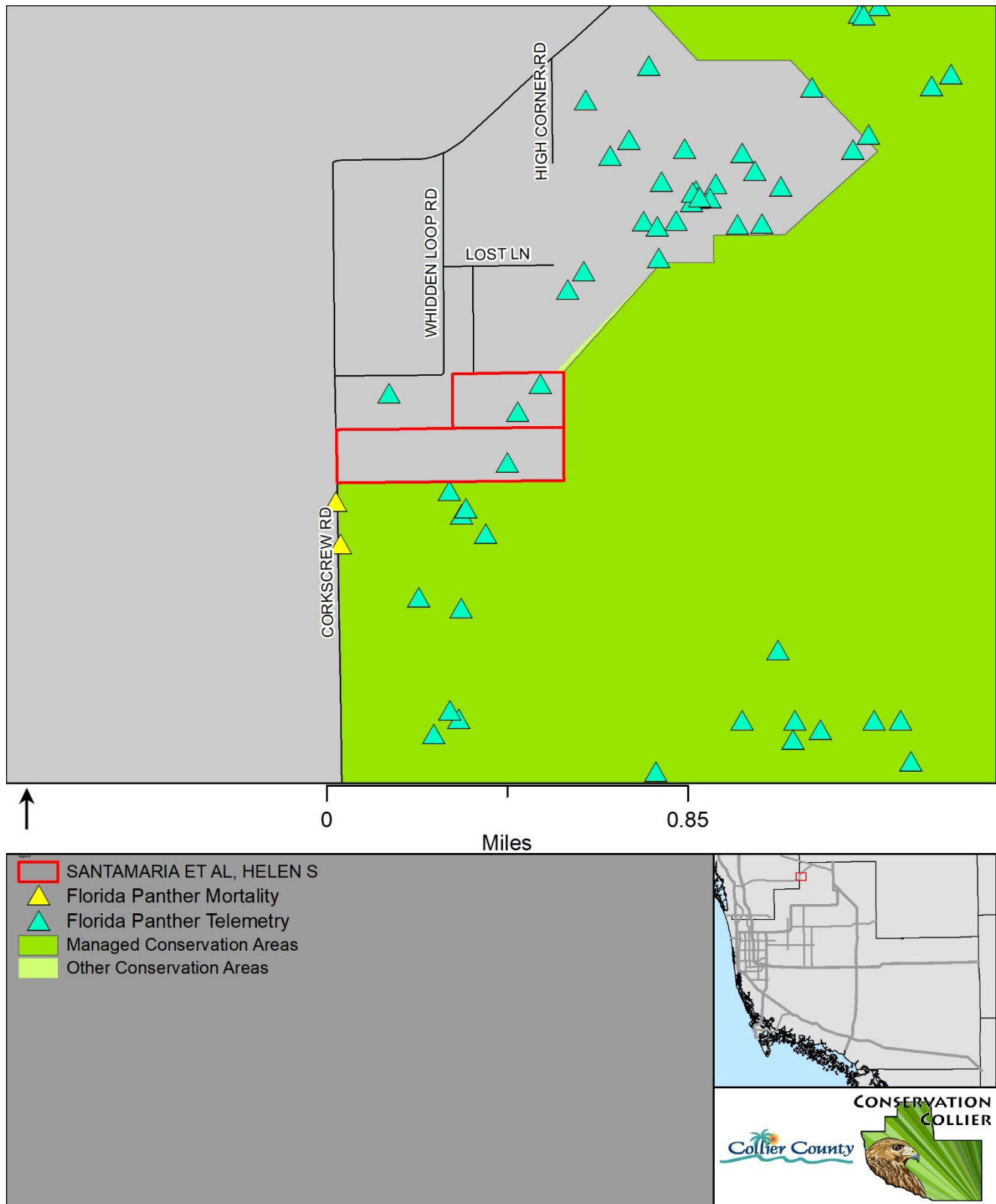


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

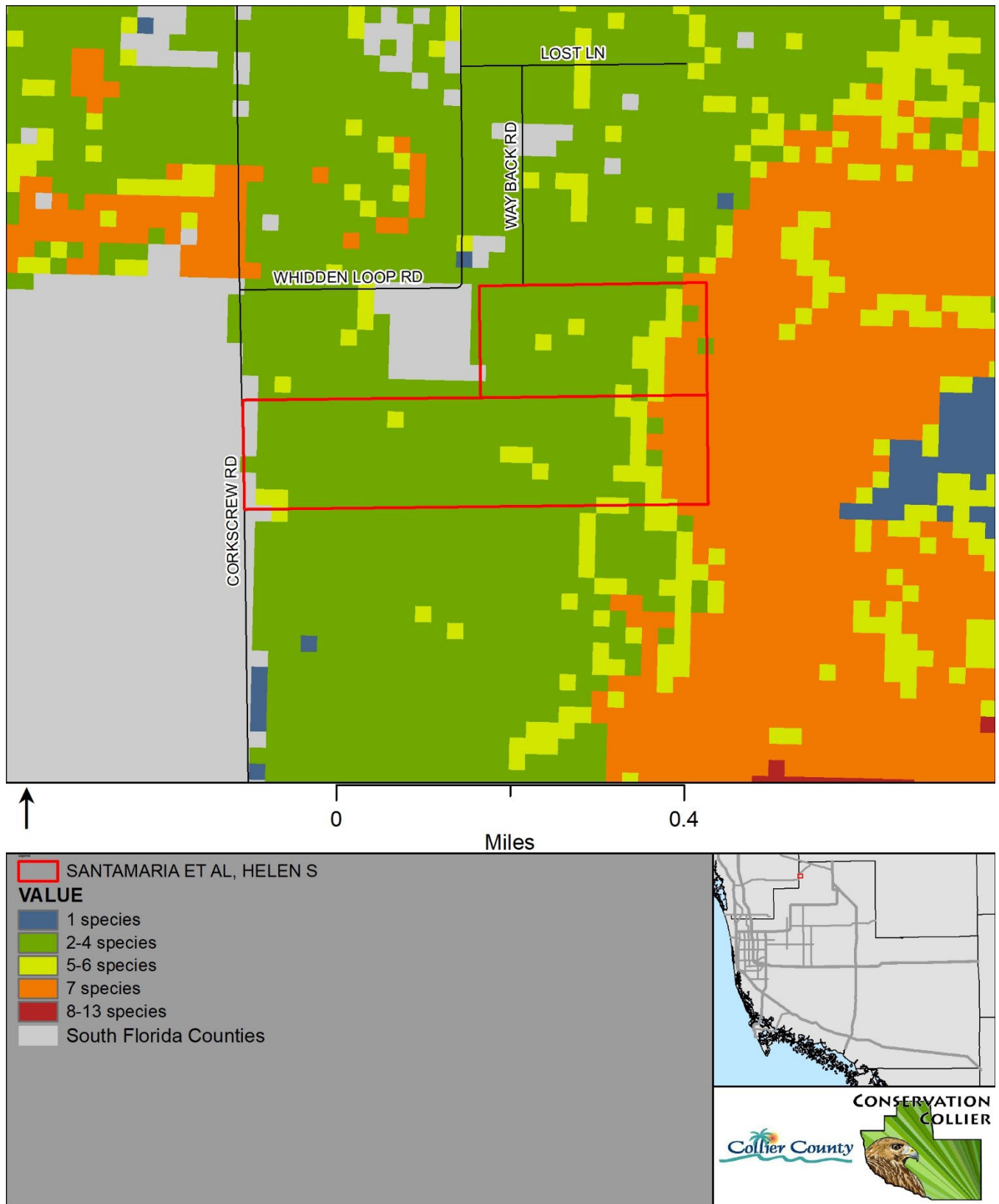


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Acquisition of this property would offer increased opportunity for protection of water resource values, including recharge of the aquifer and protection of wetland dependent species habitat. During a site visit during the rainy season in 2021, approximately two thirds of the site was inundated with shallow water, getting deeper toward the eastern boundaries. The terrain gently slopes west to east and transitions from unimproved pasture, to forested wetland, to freshwater marsh. A number of culverts were observed on the property which were likely put in place to reduce water levels in the unimproved pasture area for grazing. Submerged aquatic vegetation was present throughout the ground cover in most of the inundated native plant communities. Epiphytic orchids were also observed in the wetland hardwood areas. Acquisition of this parcel would add to the protection of the quality of this water source by increasing the buffering of the Corkscrew slough from development and non-point source pollution. The property also provides natural flood protection.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Approximately half the property is mapped as containing hydric soils “Malabar Fine Sand” - a nearly level, poorly drained soil in sloughs and poorly defined drainageways – and “Winder, Riviera, Limestone Substratum, and Chobee Soils, Depressional” – a poorly drained soil that is associated with sloughs and cypress swamps.

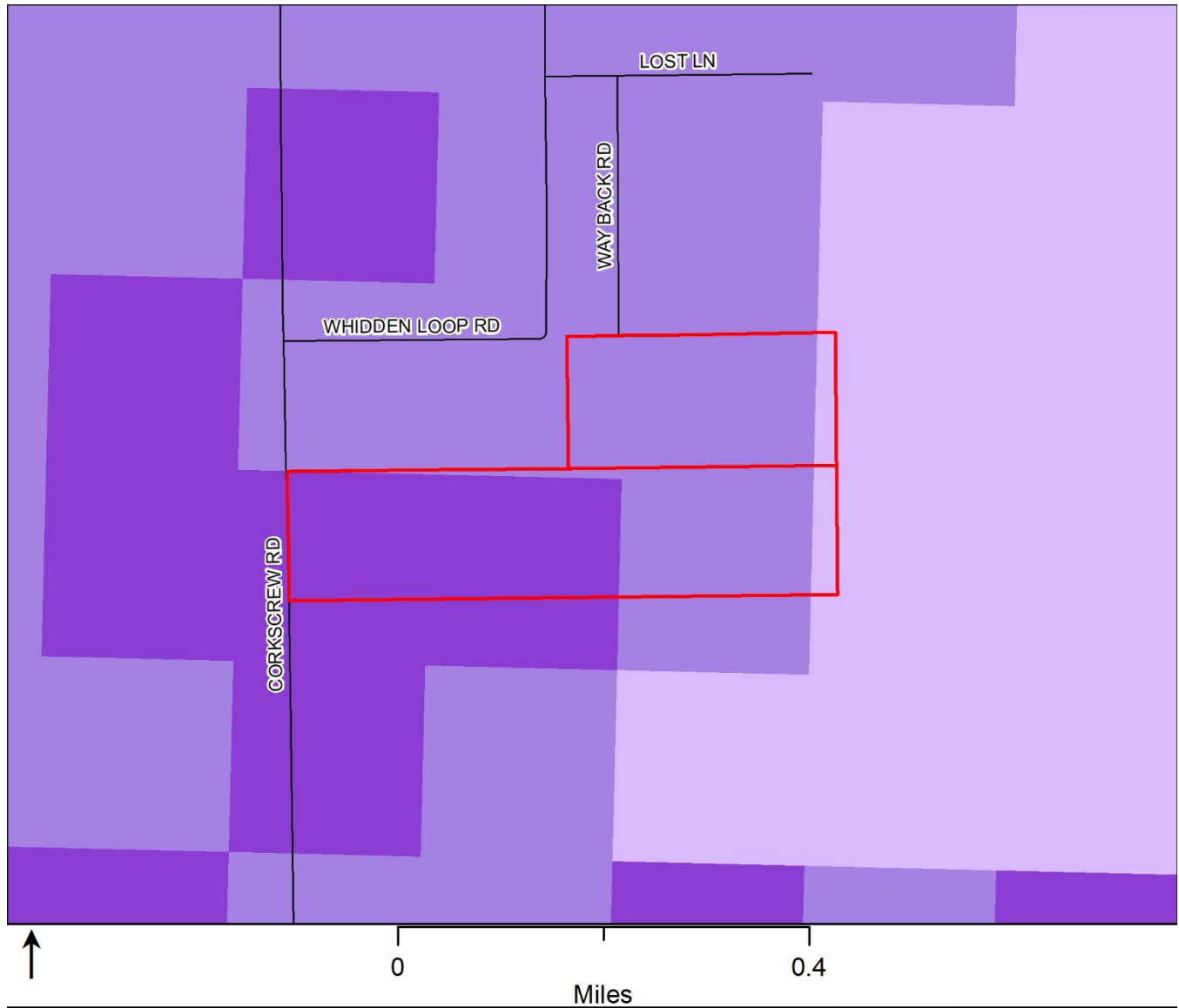


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

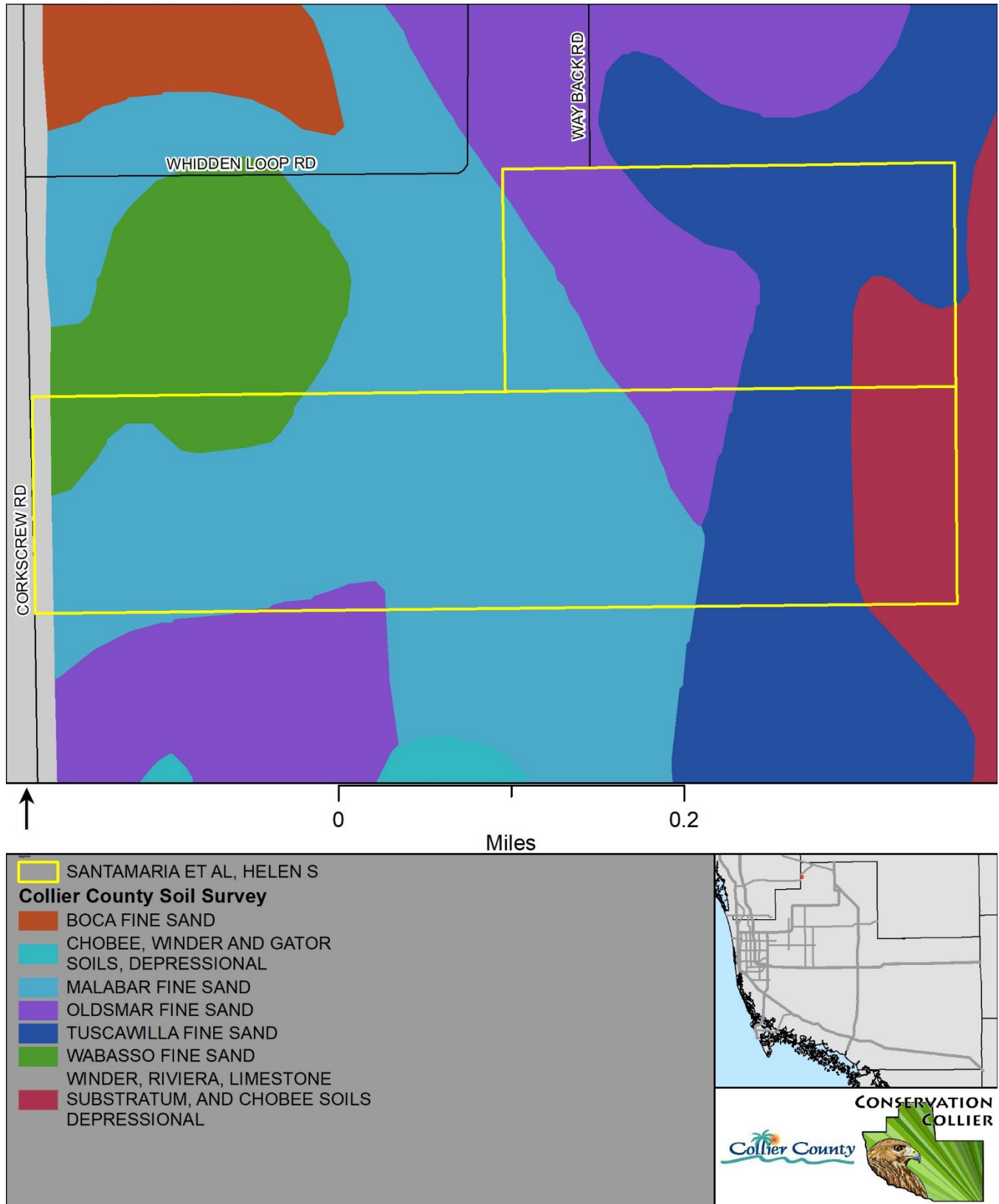


Figure 12 - Collier County Soil Survey

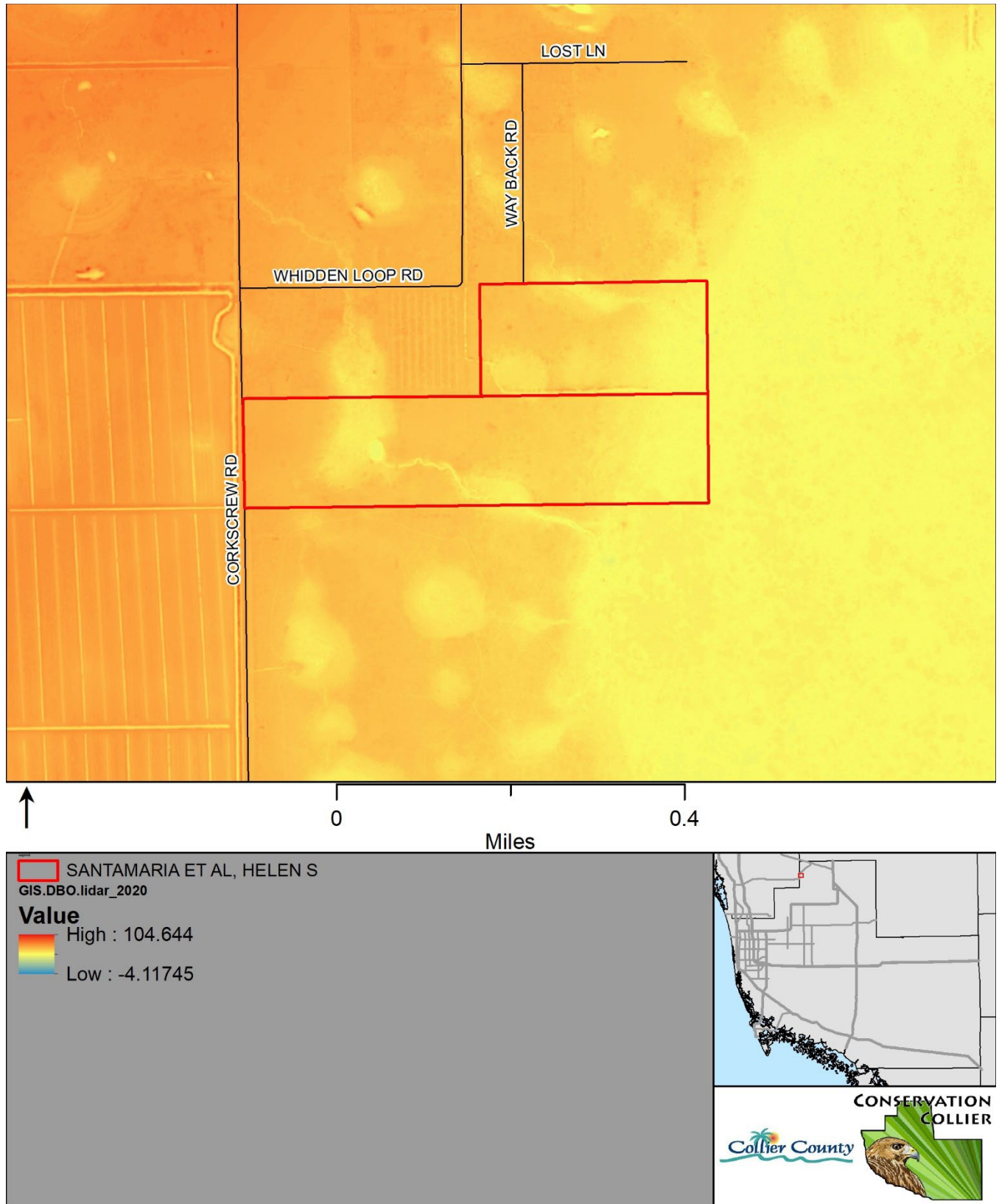


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

Preservation and restoration of these parcels would add to the conservation land buffer protecting the Corkscrew Regional Ecosystem Watershed (CREW). This consists of over 60,000 acres of South Florida Water Management District lands. The CREW Marsh wetlands are also an ecological link and corridor into the Camp Keais Strand and other conservation lands to the south. The Florida Wildlife Corridor Foundation (a non-profit organization seeking landscape-scale conservation) identifies the Santamaria property as an Opportunity Area - high priority land that connects and supports parks, preserves, and refuges.

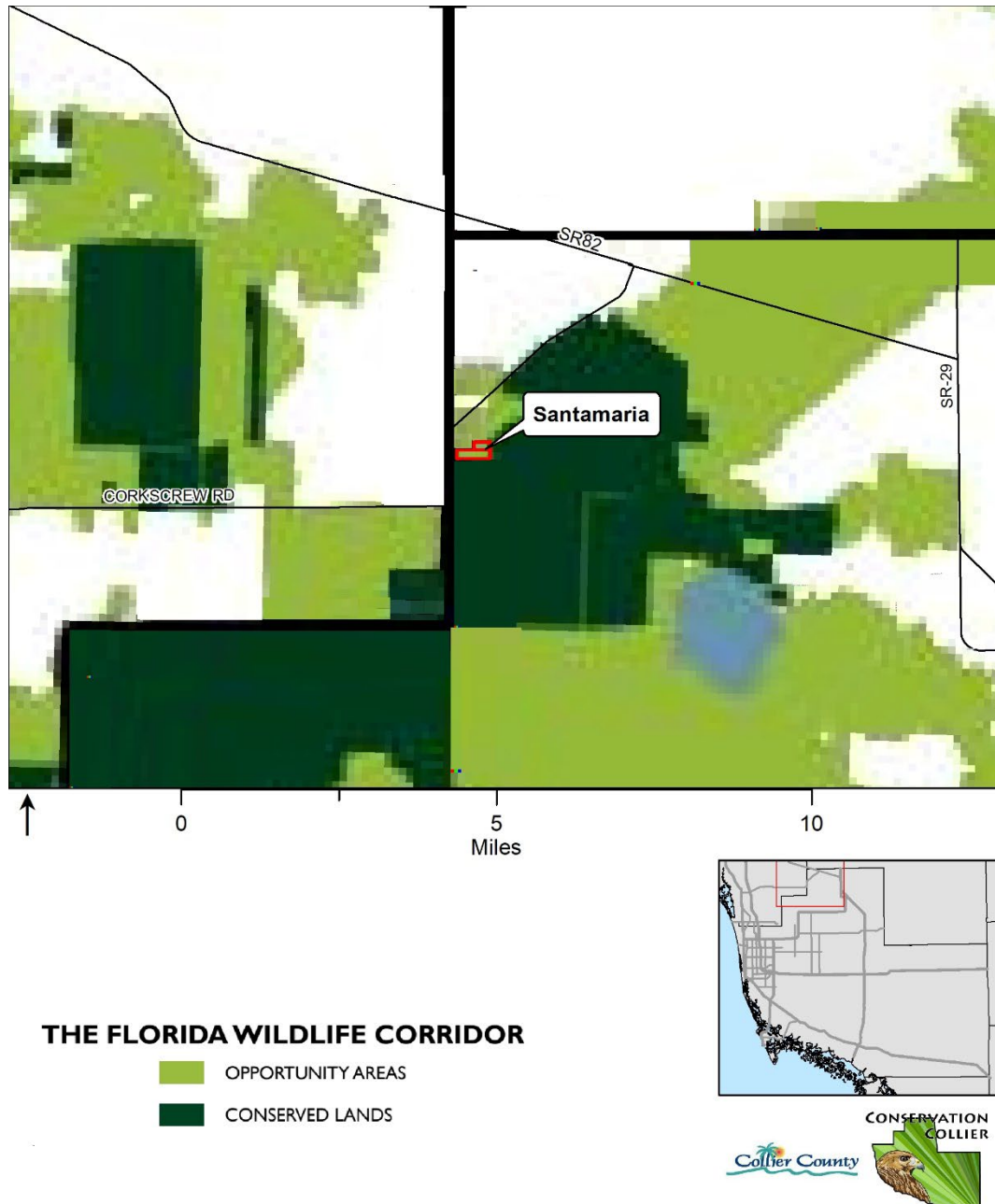


Figure 14 - Florida Wildlife Corridor and Santamaria

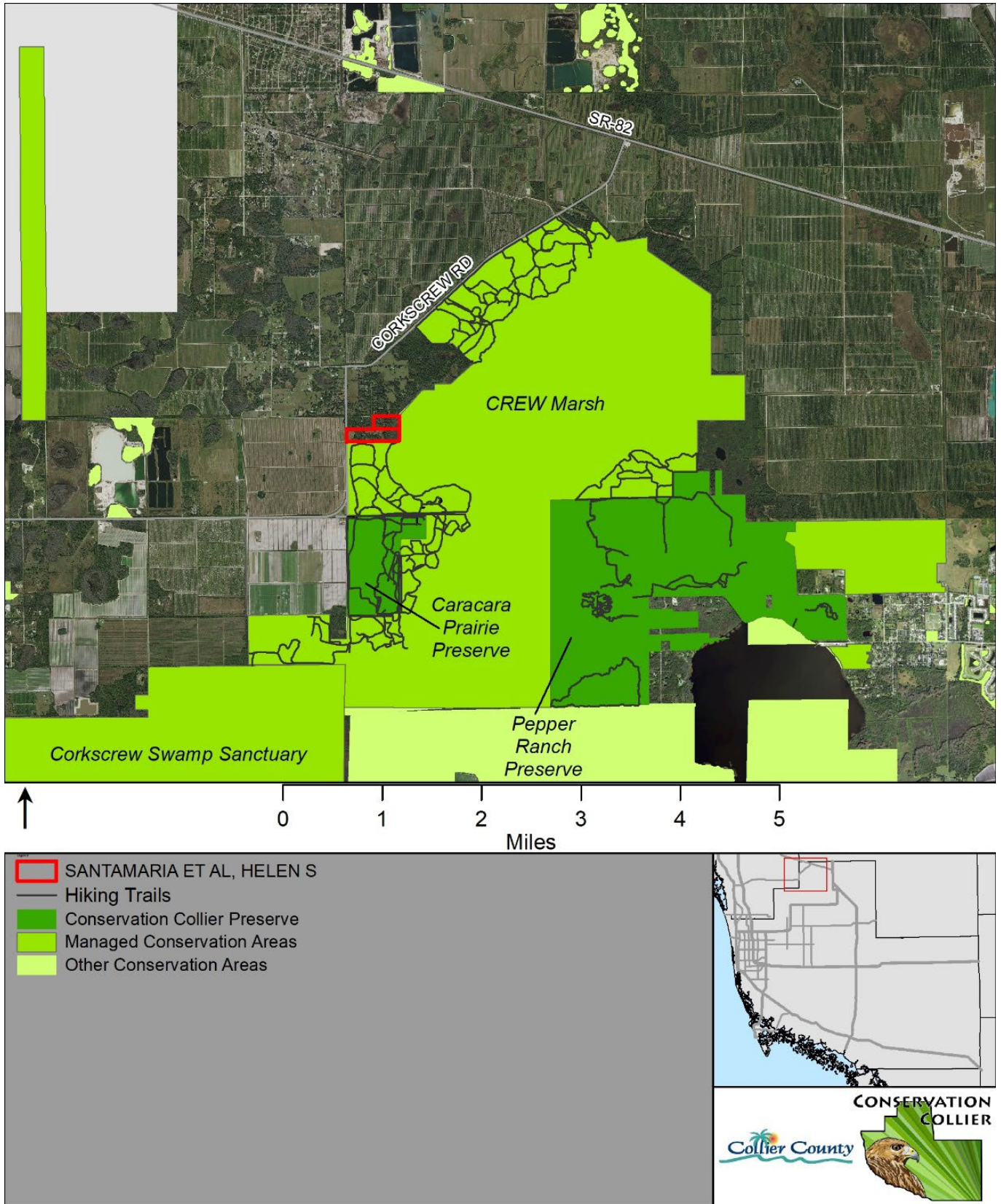


Figure 15 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This property is adjacent to state-protected lands of the CREW Management Area CREW Marsh Unit. Trails within the property could be incorporated into the CREW Cypress Dome Yellow Public hiking, biking and equestrian trails. There is also the potential to incorporate the property into the CREW Wildlife Environmental Area (WEA) for hunting. CREW Land and Water Trust is potentially interested in partnering with Conservation Collier to acquire the home and screened in building on the property in order to have dedicated indoor space where they can hold environmental education programs.

3.2.2 Accessibility

This site can be accessed year-round from Whidden Loop Rd, via an access gate and elevated roadway. The site can also be accessed via the CREW Cypress Dome Yellow Trail via an existing gate in the boundary fence between the properties.

3.2.3 Aesthetic/Cultural Enhancement

The parcels contain large, mature oak trees and marsh and pasture vistas. The structures on the property are historic, built in the 1920's, but renovated and expanded over the years. There are two pole barns (one with an attached screened in area with 2nd story air-conditioned room and restroom), one storage shed, and one home (with kitchen, bathroom with shower and washer/dryer, living room, bedroom, and 2 screened in porches).



Figure 16 - View of the Santamaria parcels from the CREW Cypress Dome Trails



Figure 17 – Aerial views of Santamaria structures

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Density of invasive, exotic species is low at this site with the species of greatest coverage being Caesar's weed in the unimproved pastures, low levels of Brazilian pepper, and one observation of *Lygodium* spp. The exotic species density, size and coverage appeared to be suitable for an initial "treat in place" approach with some mild mechanical work potentially needed to address the small treated Brazilian pepper piles within the south parcel depending on public access plans/ preserve aesthetics priorities. Maintenance treatments at regular intervals would be needed to keep the exotic plant species coverage low. Much of the grass species within the pasture area is non-native and serves to support the cattle grazing on the property, but also provides habitat for species like wild turkey, Florida sandhill crane, and potentially crested caracara. Restoration of the unimproved pastures to native ground cover or canopy replanting is a potential land management activity that could be undertaken.

3.3.1.2 Prescribed Fire

The parcels contain fire dependent communities; however, fire line installation and some fuel reduction would need to occur prior to burning.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcels.

3.3.3 Assistance

There is the potential for prescribed fire assistance from SFWMD and FWC staff, as the property is adjacent to SFWMD managed lands. There is also the potential for incorporation into the CREW WEA for hunt management assistance.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned A-MHO (Agricultural – Mobile Home Overlay), which allows for 1 unit per 5 acres.

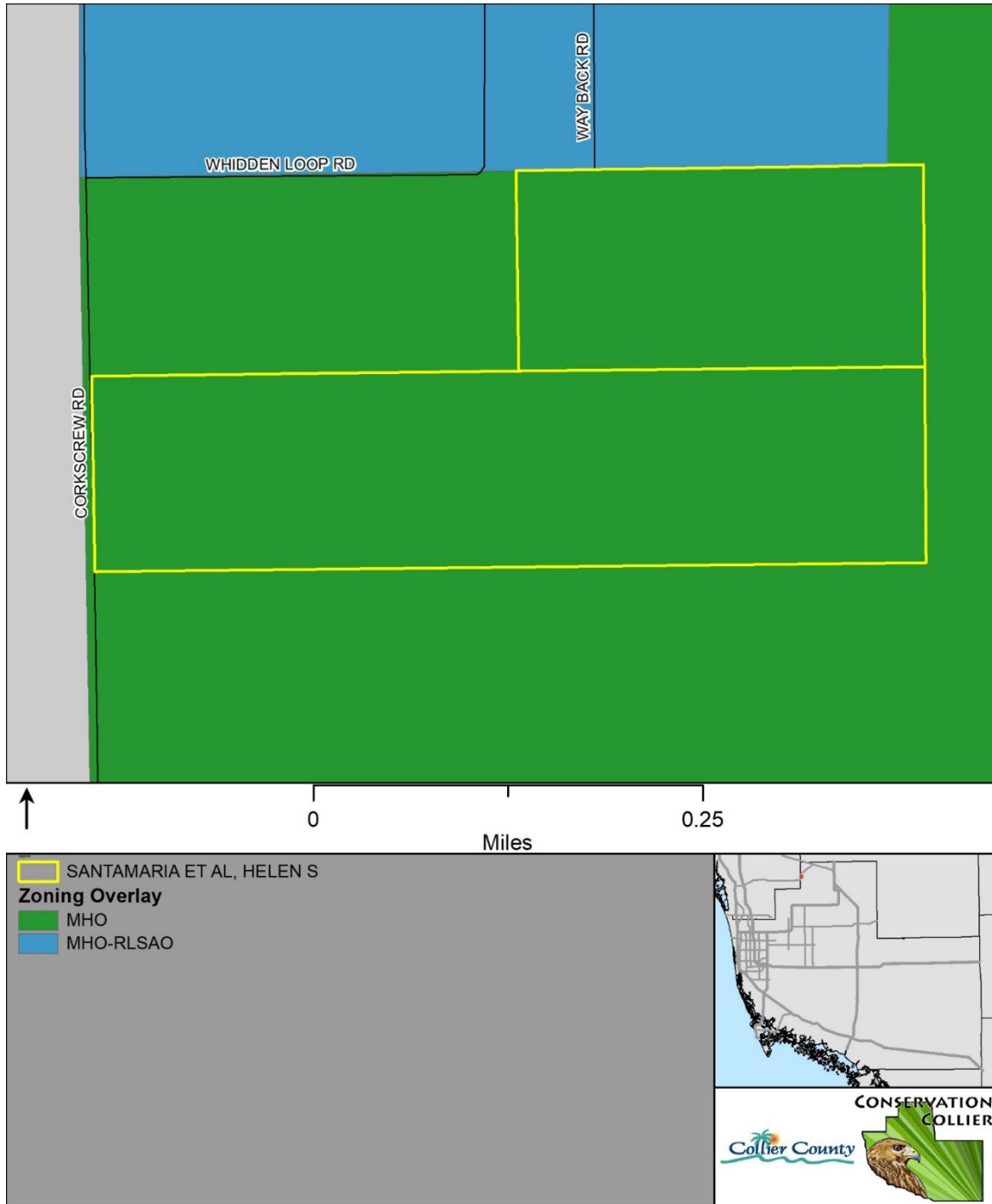


Figure 18 – Zoning

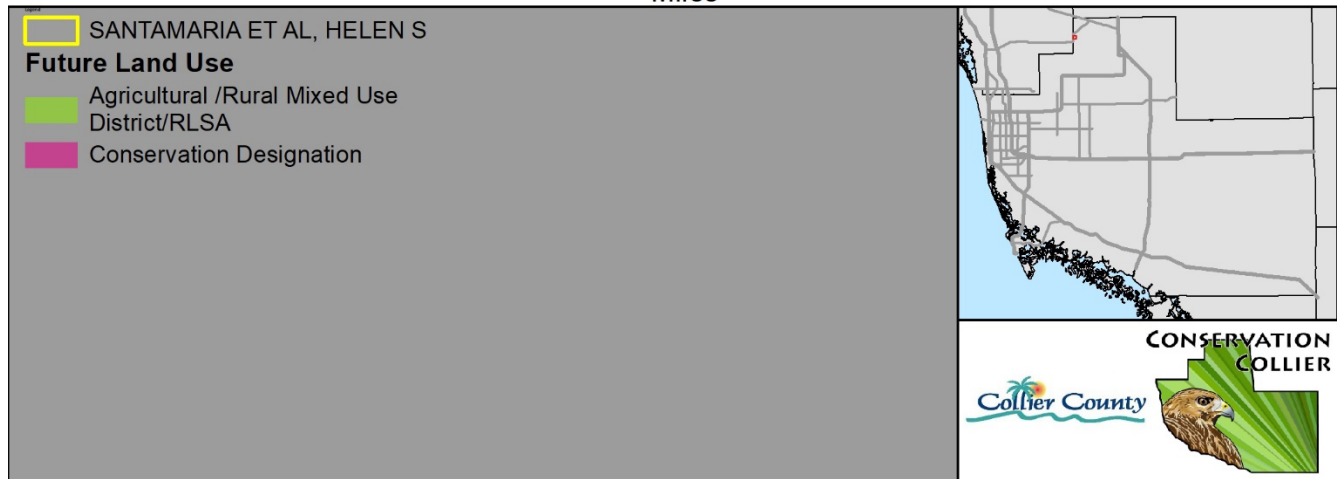
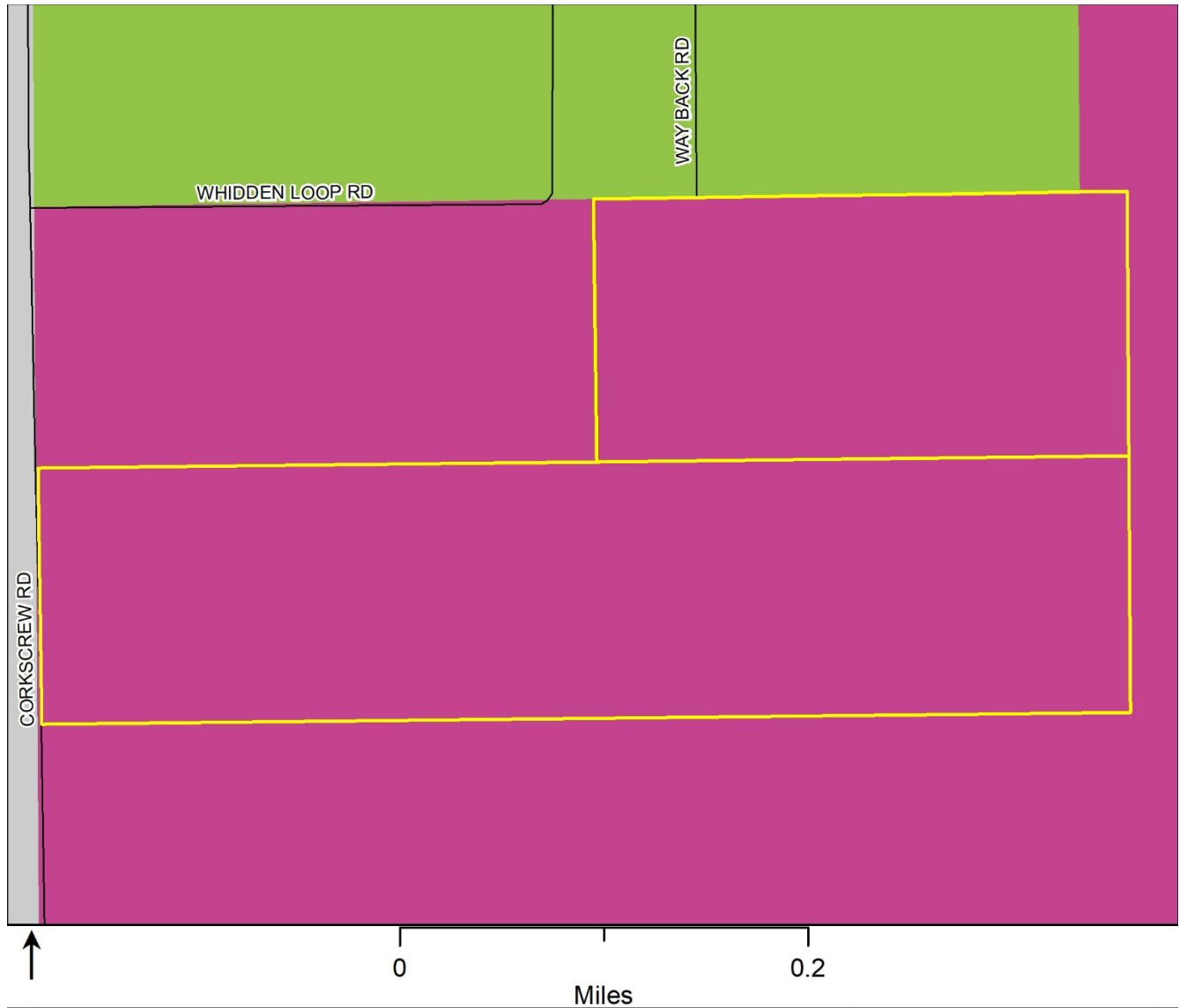


Figure 19 –Future Land Use

3.4.2 Development Plans

The property is not currently planned for development.

4. Acquisition Considerations

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

Four structures exist on the parcel, three of which can be utilized by Collier County (2 pole barns and shed) and two of which can potentially be utilized by CREW Land and Water Trust (Screened in area and house). Due to the historic uses of the property, staff recommends a Phase 1 Environmental Site Assessment prior to acquisition.

5. Management Needs and Costs

Table 7 - Estimated Costs of Site Remediation, Improvements, and Management

| Management Element | Initial Cost | Annual Recurring Cost | Comments |
|-------------------------------------------|-----------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Invasive Vegetation Removal | \$12,000 | \$9,000 | Initial cost estimated at \$200/acre with recurring estimated at \$150/acre based on minimal exotics and comparative pricing at Caracara Prairie Preserve. |
| Trails | \$5,000 | \$250 | Initial installation of an access gate and trail cutting. Annual recurring cost represents in-house mowing or minimal repairs |
| Fencing | \$8,000 | \$500 | Initial fencing cost represents an estimate to remove the existing fence through the center of the parcels put in place to facilitate cattle grazing. Removing the fence would provide more habitat connectivity and reduce maintenance costs over time. Boundary fencing may need routine maintenance overtime. |
| Debris Removal | \$1,000 | \$0 | Initial cost to remove two piles where Brazillian pepper was historically treated and stacked. |
| Signs | \$2,500 | \$100 | Preserve entrance sign and educational materials. Maintenance costs to maintain trail marker signs. |
| Other | \$1,500 | | Redesigning/reprinting public access brochures and maps |
| Maintenance of Structures | TBD | TBD | Structures appear to be in good condition; Collier County's costs to maintain will depend on CREW Land and Water Trust's level of structure ownership. |
| Utilities (electricity, water, and sewer) | TBD | TBD | Collier County's costs will depend on CREW Land and Water Trust's level of structure ownership. |
| TOTAL | \$30,000 | \$9,850 | |

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: Although this parcel is within a Florida Forever Program boundary, because of its size, the State will not pursue its acquisition.

Additional Funding Sources: There is potential for partnership with the CREW Land and Water Trust on acquisition of the house and screened in area of the pole barn.

7. Secondary Criteria Scoring Form

| | | | |
|-------------------------------------------------|------------------------|-----------------------|-------------------|
| Property Name: Santamaria | | | |
| Target Protection Mailing Area: Caracara | | | |
| Folio(s): 00052040005 and 00052120006 | | | |
| Secondary Criteria Scoring | Possible Points | Awarded Points | Percentage |
| 1 - Ecological Value | 160 | 117 | 73 |
| 2 - Human Value | 80 | 57 | 71 |
| 3 - Restoration and Management | 80 | 80 | 100 |
| 4 - Vulnerability | 80 | 56 | 69 |
| TOTAL SCORE | 400 | 310 | 78 |

| 1 - ECOLOGICAL VALUES (40% of total) | Possible Points | Awarded Points | Comments |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|-----------------------------------------------------|
| 1.1 VEGETATIVE COMMUNITIES | 200 | 150 | |
| 1.1.1 - Priority natural communities (Select highest score) | | | |
| a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock) | 100 | | |
| b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods) | 60 | 60 | Hydric Pine Flatwoods |
| c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh) | 50 | | |
| d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp) | 25 | | |
| 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 | |
| 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 | 20 | T. fasciculata, T. balbisiana, and butterfly orchid |
| c. Parcel has ≤ 2 CLC listed plant species | 10 | | |
| d. Parcel has 0 CLC listed plant species | 0 | | |
| 1.1.4 - Invasive Plant Infestation (Select highest score) | | | |
| a. 0 - 10% infestation | 50 | 50 | |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|--|
| b. 10 - 25% infestation | 40 | | |
| c. 25 - 50% infestation | 30 | | |
| d. 50 - 75% infestation | 20 | | |
| e. ≥75% infestation | 10 | | |
| 1.2 - WILDLIFE COMMUNITIES | 100 | 100 | |
| 1.2.1 - Listed wildlife species (Select the highest score) | | | |
| a. Listed wildlife species documented on the parcel | 80 | 80 | |
| 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 | | |
| 1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score) | | | |
| a. Parcel protects significant wildlife habitat (Please describe) | 20 | 20 | |
| b. Parcel enhances adjacent to significant wildlife habitat (Please describe) | 10 | | |
| c. Parcel does not enhance significant wildlife habitat | 0 | | |
| 1.3 - WATER RESOURCES | 100 | 65 | |
| 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 | 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 | | |
| 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 | 15 | |
| d. Wetlands exist on site | 10 | | |
| e. Parcel does not provide opportunities for surface water quality enhancement | 0 | | |
| 1.3.3 - Floodplain Management (Select all that apply) | | | |
| a. Parcel has depressional or slough soils | 10 | 10 | |
| 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 | | |
| 1.4 - ECOSYSTEM CONNECTIVITY | 200 | 125 | |

| | | | |
|---------------------------------------------------------------------------------------------------------------|------------|------------|--|
| 1.4.1 - Acreage (Select Highest Score) | | | |
| a. Parcel is ≥ 300 acres | 150 | | |
| b. Parcel is ≥ 100 acres | 100 | | |
| b. Parcel is ≥ 50 acres | 75 | 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 | 50 | |
| b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped | 25 | | |
| c. Parcel is isolated from conservation land | 0 | | |
| ECOLOGICAL VALUES TOTAL POINTS | 600 | 440 | |
| ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160) | 160 | 117 | |

| 2 - HUMAN VALUES (20%) | Possible Points | Awarded Points | Comments |
|---------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------|-----------------|
| 2.1 - RECREATION | 120 | 80 | |
| 2.1.1 - Compatible recreation activities (Select all that apply) | | | |
| 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 | | |
| 2.2 - ACCESSIBILITY | 120 | 90 | |
| 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 | | |

| | | | |
|------------------------------------------------------------------------------------------------|------------|------------|--|
| b. Public parking available nearby or on adjacent preserve | 20 | 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 | | |
| b. Parcel is not easily accessible to pedestrians | 0 | 0 | |
| 2.3 - AESTHETICS/CULTURAL ENHANCEMENT | 40 | 30 | |
| 2.3.1 - Aesthetic/cultural value (Choose all that apply) | | | |
| a. Mature/outstanding native vegetation | 5 | 5 | |
| b. Scenic vistas | 5 | | |
| c. Frontage enhances aesthetics of public thoroughfare | 10 | 10 | |
| d. Archaeological/historical structures present | 15 | 15 | |
| e. Other (Please describe) | 5 | | |
| f. None | 0 | | |
| HUMAN VALUES TOTAL SCORE | 280 | 200 | |
| HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80) | 80 | 57 | |

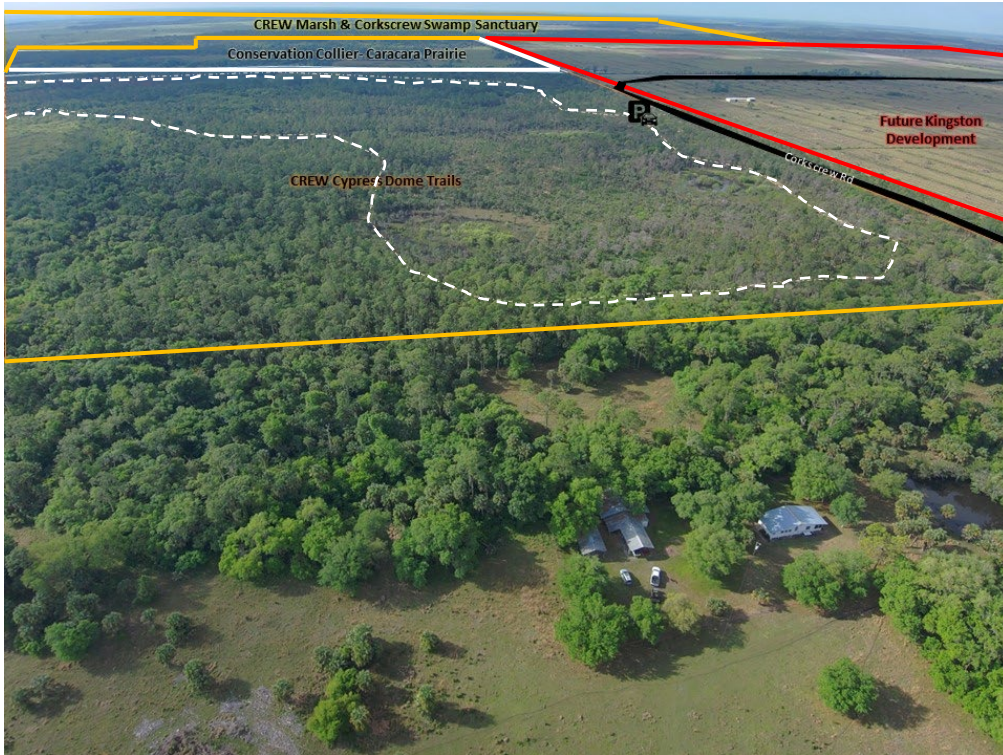
| 3 - RESTORATION AND MANAGEMENT (20%) | Possible Points | Awarded Points | Comments |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------|-----------------|
| 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 | 50 | |
| 3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score) | | | |

| | | | |
|--------------------------------------------------------------------------------------|------------|------------|---------------|
| a. Minimal site remediation or human conflict issues predicted | 50 | 50 | |
| b. Moderate site remediation or human conflict issues predicted (Please describe) | 20 | | |
| c. Major site remediation or human conflict issues predicted (Please describe) | 5 | | |
| d. Resolving site remediation or human conflict issues not feasible | 0 | | |
| 3.3 - ASSISTANCE | 5 | 5 | |
| 3.3.1 - Management assistance by other entity | | | |
| a. Management assistance by other entity likely | 5 | 5 | SFWMD and FWC |
| b. Management assistance by other entity unlikely | 0 | | |
| RESTORATION AND MANAGEMENT TOTAL SCORE | 175 | 175 | |
| RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80) | 80 | 80 | |

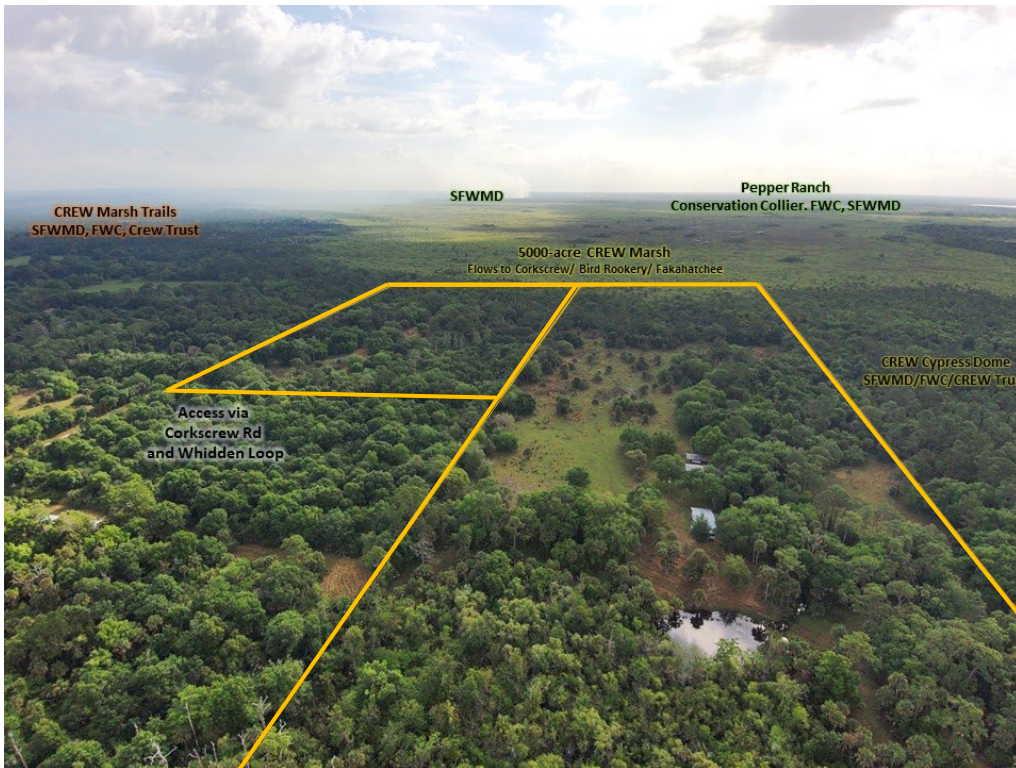
| 4 - VULNERABILITY (20%) | Possible Points | Awarded Points | Comments |
|------------------------------------------------------------------------------------------|------------------------|-----------------------|-----------------|
| 4.1 - ZONING AND LAND USE | 130 | 100 | |
| 4.1.1 - Zoning and land use designation (Select the highest score) | | | |
| a. Zoning allows for Single Family, Multifamily, industrial or commercial | 100 | | |
| b. Zoning allows for density of no greater than 1 unit per 5 acres | 75 | 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 | 25 | |
| 4.2.1 - Development plans (Select the highest score) | | | |
| a. Parcel has been approved for development | 20 | | |
| b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted | 15 | | |
| c. Parcel has no current development plans | 0 | 0 | |
| 4.2.2 - Site characteristics amenable to development (Select all that apply) | | | |
| a. Parcel is primarily upland | 10 | | |
| b. Parcel is along a major roadway | 10 | 10 | |

| | | | |
|-----------------------------------------------------------------------------------------------------|------------|------------|--|
| c. Parcel is >10 acres | 5 | 10 | |
| d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development | 5 | 5 | |
| VULNERABILITY TOTAL SCORE | 180 | 125 | |
| VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80) | 80 | 56 | |

8. Additional Site Photos



View of property looking southwest



View of property looking east



View of property looking southeast



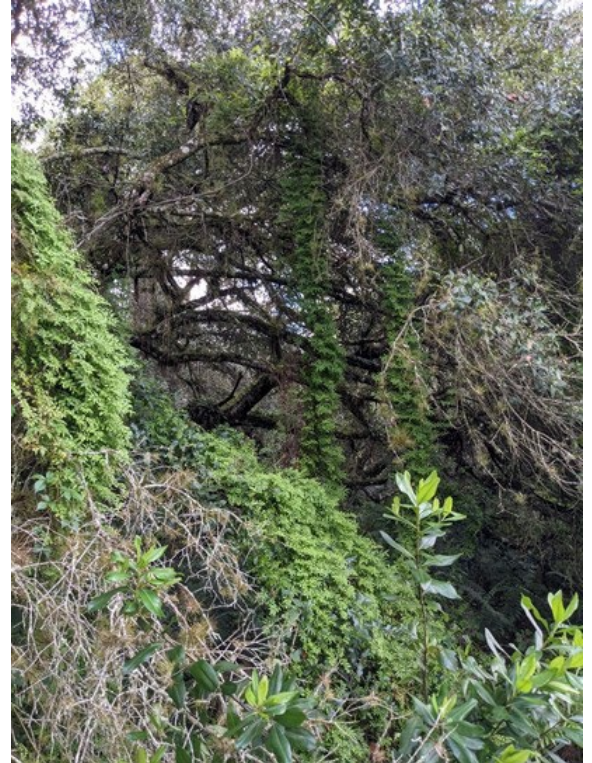
Reflexed wild pine (*Tillandsia balbisiana*)



Florida butterfly orchid (*Encyclia tampensis*)



Caesarweed in pasture at base of trees



One patch of Lygodium spp found at edge of pasture



Stand of Brazilian pepper found at edge of pasture



Mixed Shrub Wetlands



Unimproved pasture



Unimproved pasture



Mixed Wetland Hardwoods



Mixed Wetland Hardwoods



Hydric Pine Flatwoods



Freshwater Marsh- view from CREW Marsh



Pole barns



Pole barn with adjoining screened in area



Screened in area and upstairs air-conditioned room



Shed



House



Front porch



Kitchen looking west



Kitchen looking east



Dining room



Living room



Back porch



View from Living room into Dining room



View into bedroom with bathroom beyond



Bedroom



Bathroom



Bathroom

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 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 10 - Potential Habitat Richness CLIP4 Map

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

Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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