

Conservation Collier Initial Criteria Screening Report Williams Farms



Owner Name: James E Williams Jr. Trust, Williams Farms, Williams Farms Land Assets LLC, Williams Farms of Immokalee

Size: Approximately 1,167 acres

Folio Number(s): 00113560000, 00113600009, 00113600106, 00131760002, 00132680000, & 00132680107 and portions of 00114160001, 00131720000, 00132640008, & 00132720009

Staff Report Date: April 3, 2024

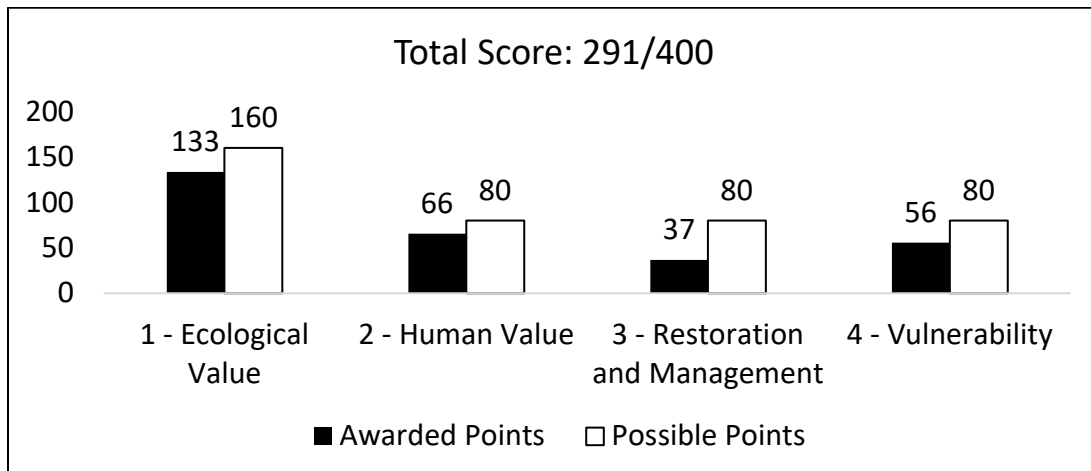


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1. Introduction

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

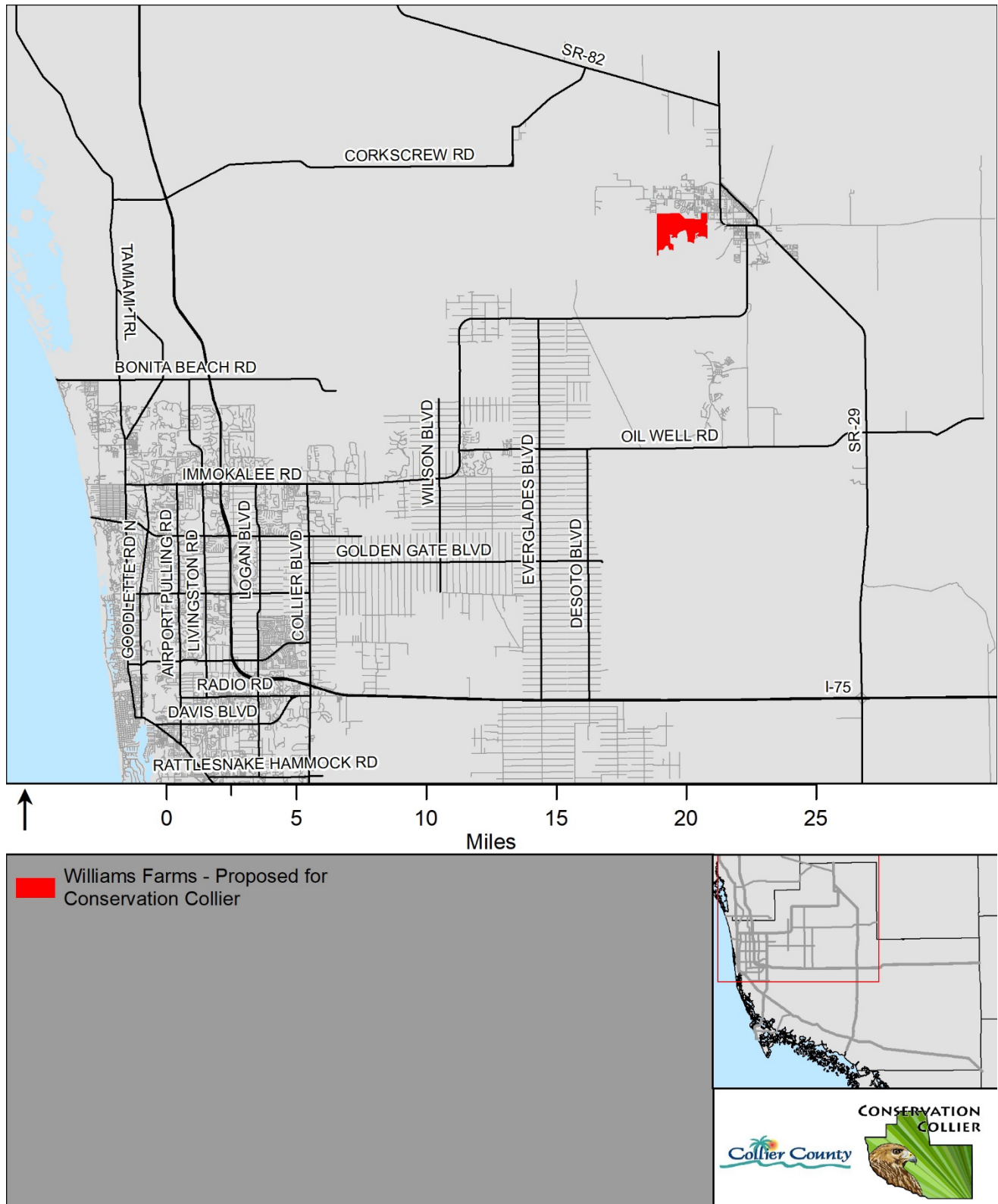


Figure 1 - Parcels Location Overview

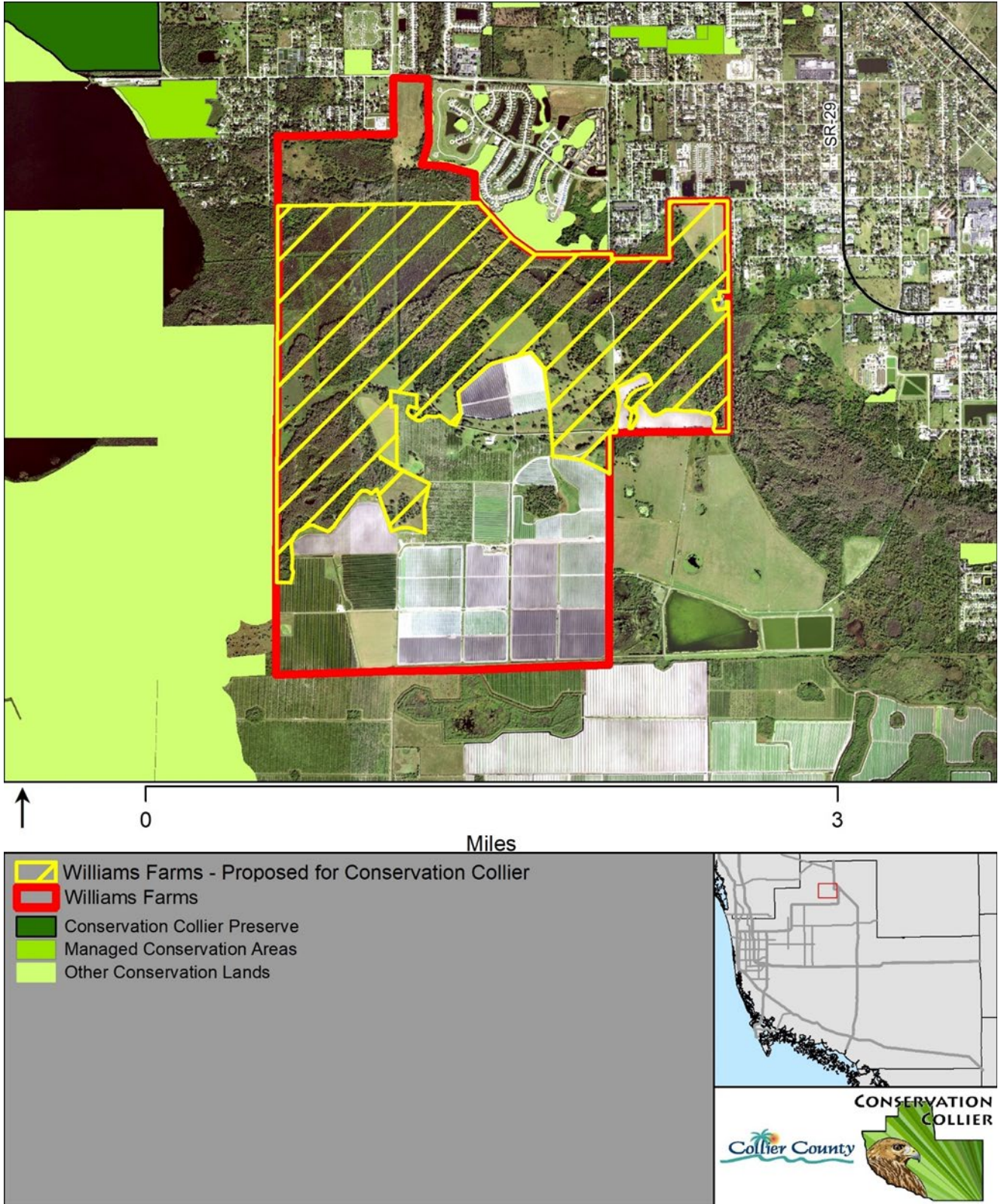


Figure 2 – Complete Williams Farms property

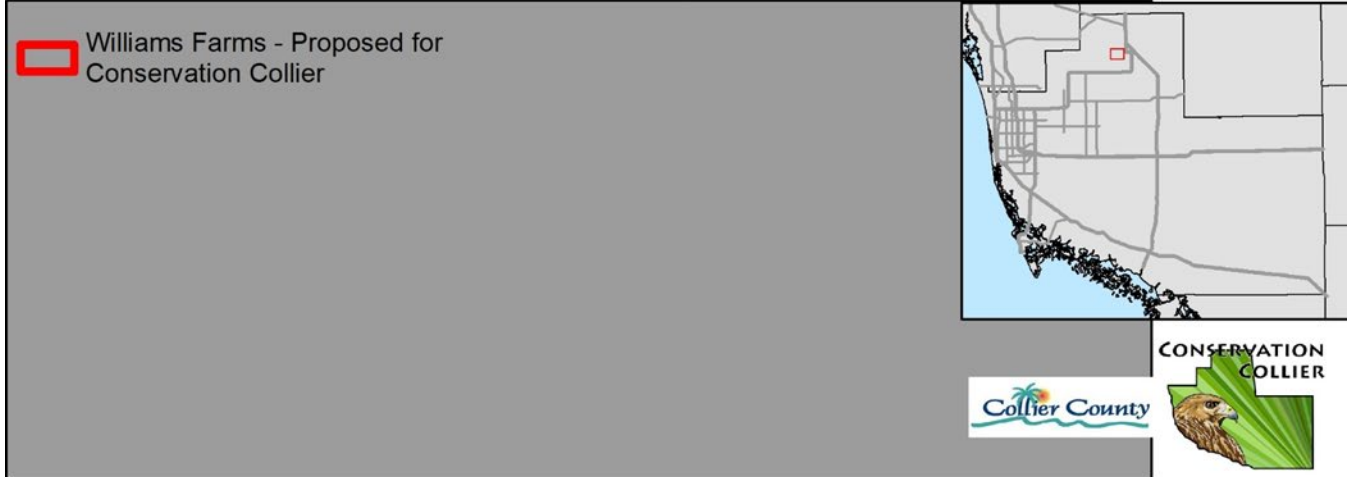
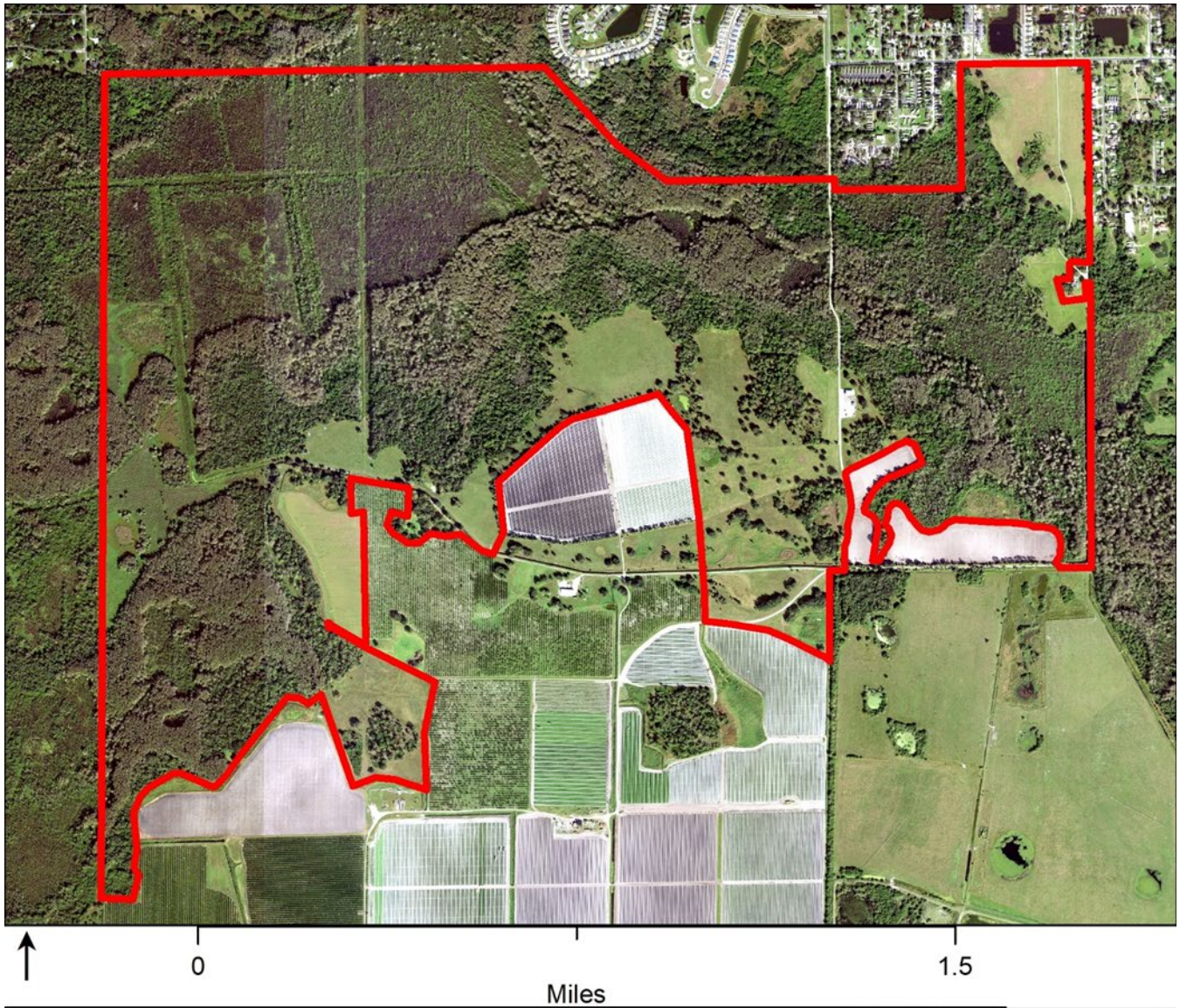


Figure 3 – Parcels Close-up – Williams Farms Proposed for Conservation Collier

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Williams Farms	James E Williams Jr. Trust, Williams Farms, Williams Farms Land Assets LLC, Williams Farms of Immokalee
Folio Number	Multiple	00113560000, 00113600009, 00113600106, 00131760002, 00132680000, & 00132680107 and portions of 00114160001, 00131720000, 00132640008, & 00132720009
Target Protection Area (Ord. 2002-63, Section 10.3)	RLSA – FSA, HSA	Although the property is not within a Target Protection Mailing Area, it does contain some areas designated as Rural Land Stewardship Area (RLSA) Flowway Stewardship Area (FSA) and Habitat Stewardship Area (HSA)
Size	Approx. 1,167 acres	Entire 2,247-acre Williams Farms property is being offered to the Collier County Board of County Commissioners; Conservation Collier would acquire approximately 1,167 acres
Section, Township, and Range	S19, T46S, R28E	
Zoning Category/TDRs/Overlays	A-MHO and RLSA - FSA, HSA, Open lands, and 500ft Buffer designations	834.9 ac. zoned Agricultural with Mobile Home Overlay (1 unit / 5 ac.) - Urban Residential Subdistrict FLU; 332.1 ac zoned RLSA with 176.1 ac FSA, 78.6 ac. HSA, 63.9 Open lands, and 13.5 ac. 500ft Buffer – Agricultural/Rural Mixed Use District/RLSA FLU
FEMA Flood Map Category	Primarily AH and AE with some small areas of X and X500	AH - Area close to water hazard that has a 1% chance of experiencing shallow flooding between 1 and 3 feet each year; AE – Area presenting a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage; X - Area determined to be outside the 500-year flood; X500 - Area inundated by 1% annual flooding with average depths of less than 1 foot
Existing structures	Pole barn, cattle pens, power lines	A large pole barn exists within the area of the property of interest to Conservation Collier. Cattle pens and cattle infrastructure also exist on the property. Electrical lines run along the internal roads to the farming operation.
Adjoining properties and their Uses	Conservation, row crops and orange groves; Residential single family, PUD, and Utility (Immokalee Water and Sewer District settling ponds and spray fields); roadway	SSA 13 and undeveloped natural land adjacent along the shoreline of Lake Trafford to the west; Row crops and orange groves along the western side of the south boundary; Immokalee Water and Sewer District offices, wells, and spray fields along the eastern side of

		the southern boundary; undeveloped and developed PUD, single family homes and Lake Trafford Rd. to the north; single family homes and undeveloped land to the east
Development Plans Submitted	None	None on portions of property of interest to Conservation Collier
Known Property Irregularities	Ditching	Historic ditching within slough and wetlands leading to Lake Trafford
Other County Dept Interest	Multiple	Acquisition of the entire property would be of interest to multiple Collier County Divisions. Some of the property of interest to Conservation Collier could ultimately be acquired by different County Divisions

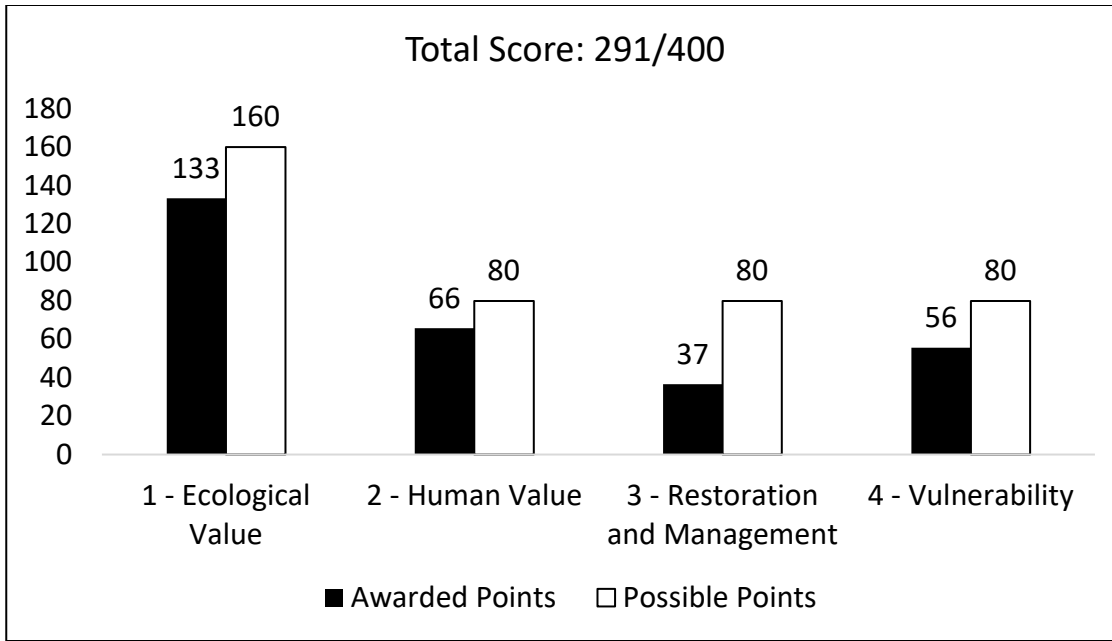


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	133	160	83%
1.1 - Vegetative Communities	32	53	60%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	21	27	80%
1.4 - Ecosystem Connectivity	53	53	100%
2 - Human Values	66	80	82%
2.1 - Recreation	29	34	83%
2.2 - Accessibility	31	34	92%
2.3 - Aesthetics/Cultural Enhancement	6	11	50%
3 - Restoration and Management	37	80	46%
3.1 - Vegetation Management	34	55	63%
3.2 - Remediation and Site Security	2	23	10%
3.3 - Assistance	0	2	0%
4 - Vulnerability	56	80	69%
4.1 - Zoning and Land Use	47	58	81%
4.2 - Development Plans	9	22	40%
Total	291	400	73%

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 Williams Farms 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	Folio Number	Approx. Acreage	Assessed Value*	Estimated Value**
Williams Farms	00113560000	160.0	\$437,538	\$1,141,760.00
Williams Farms	00113600009	50.9	\$101,800	\$363,222.40
James E Williams Jr. Trust	00113600106	109.1	\$218,200	\$778,537.60
Williams Farms Land Assets LLC	00131760002	39.0	\$643,505	\$278,304.00
Williams Farms of Immokalee	00132680000	39.0	\$196,350	\$278,304.00
James E Williams Jr. Trust	00132680107	126.1	\$252,180	\$899,849.60
Williams Farms	Portion of 00114160001	127.8	\$836,198	\$911,980.80
Williams Farms Land Assets LLC	Portion of 00131720000	216.1	\$893,144	\$1,542,089.60
Williams Farms	Portion of 00132640008	259.9	\$1,128,954	\$1,854,646.40
Williams Farms	Portion of 00132720009	39.1	\$325,141	\$279,017.60
TOTAL		1,167.0	\$5,033,010	\$8,327,712.00

* 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 Williams Farms property was obtained from the Collier County Real Estate Services Department in March 2024.

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. Approximately 332.1 ac are within the RLSA with 176.1 ac. FSA, 78.6 ac. HSA, 63.9 ac. Open lands, and 13.5 ac. 500ft Buffer.

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: Property contains Cabbage Palm Hammock, which is a Coastal Upland plant 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: Property already contains a CLIP Priority 1 plant community, but also contains Mesic Pine Flatwoods.

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: Property also contains Cypress, Mixed Wetland Hardwoods, Freshwater Marsh, Mixed Scrub-Shrub Wetland, and Mixed Hardwoods - Coniferous, 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 property is accessible from Carson Rd. and Immokalee Dr. Limerock roads and trails currently exist for access to many areas of the property.

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 buffer wetlands adjacent to Lake Trafford.

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: A telemetry point from the endangered Florida Panther has been documented on the property. The property is utilized by listed wading birds, deer, and FL black bear.

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 SSA 13 and the conservation area associated with the Arrowhead Reserve development.

Criteria 8: Target Protection Mailing Area

Is the property within a Board-approved target protection mailing area? **NO**

Statement for Satisfaction of Criteria 8: The property is not within a Board approved TPMA.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property consists of Improved Pasture, Cabbage Palm Hammock, Mixed Wetland Hardwoods, Cypress, Mixed Hardwood-Coniferous, Freshwater Marsh, Mesic Flatwoods, and Mixed Scrub-Shrub Wetland.

Characterization of Plant Communities Present

Improved pastures: This community is the most common on the portion of the property proposed for acquisition by Conservation Collier found on about 20% of the property in areas where canopy and midstory were removed historically and dominant grasses maintained through cattle grazing. This community, while not native, is crucial to protect in order to continue to provide habitat for animals requiring open areas for grazing and young rearing including turkey, deer, sandhill crane, and crested caracara. 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*). Scattered cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliottii*) are present throughout the pastures.

Cabbage Palm Hammock: This community is found along the pasture edges. Density of invasive, exotic woody species (predominantly Brazilian pepper (*Schinus terebinthifolia*)) is high throughout. Groundcover consists of Beggarticks, cabbage palm, dogfennel (*Eupatorium capillifolium*), and Southern shield fern (*Thelypteris kunthii*). Midstory consists of Brazilian pepper, myrsine (*Myrsine cubana*), wild coffee (*Psychotria nervosa*), American beautyberry (*Callicarpa americana*), greenbriar (*Smilax* spp.), shoestring fern (*Vittaria lineata*), and resurrection fern (*Pleopeltis michauxiana*). Canopy consists of primarily cabbage palm with some scattered live oak, Laurel oak, and strangler fig (*Ficus aurea*).

Mixed Wetland Hardwoods: This plant community is found primarily between the pasture and Cypress/Mixed Hardwood-Coniferous plant communities. Fire suppression over the years has played a role in this community having an abundance of Brazilian pepper, cabbage palm, woody growth, vines, and dense midstory fuels. Climbing fern (*Lygodium* sp.) is also present in varying densities throughout this community. Groundcover consists of swamp fern, sawgrass (*Cladium jamaicense*), and sand cordgrass (*Spartina bakeri*). Midstory consists cabbage palm, myrsine, wild coffee, Carolina willow (*Salix caroliniana*), and wax myrtle (*Morella cerifera*). Canopy consists of Cabbage palm, slash pine, red maple (*Acer rubrum*), and pop ash (*Fraxinus caroliniana*).

Cypress: This community runs through the middle of the property. Canopy consists almost entirely of cypress (*Taxodium* sp.) with a sparse mid-story of Carolina willow, wax myrtle, and buttonbush (*Cephalanthus occidentalis*). Ground cover includes sawgrass, alligator flag (*Thalia geniculata*), pickerelweed (*Pontederia cordata*), and arrowhead (*Sagittaria* sp.)

Mixed Hardwood-Coniferous: This community is similar to the Cypress; however, it contains a mixture of Cypress, red maple, and pop ash in the canopy.

Freshwater Marsh: This community is primarily on the western side of the property and groundcover consists of pickerelweed, sawgrass, arrowhead, sand cordgrass, maidencane (*Hymenachne hemitomom*), cattail (*Typha domingensis*), gulf coast spikerush (*Eleocharis cellulosa*), water lily (*Nymphaea odorata*). Scattered Carolina willow, buttonbush (*Cephalanthus occidentalis*), saltbush (*Baccharis halimifolia*), Peruvian primrose willow (*Ludwigia peruviana*), and pond apple (*Annona glabra*) exist within the midstory. No canopy is present.

Mesic Flatwoods: A small 9-acre pocket of this community exists within the southwestern portion of the property. Ground cover includes shiny blueberry (*Vaccinium myrsinites*) and predominantly grasses, including wiregrass (*Aristida stricta*), dropseeds (*Sporobolus* sp), panicgrass (*Dichanthelium* spp.), and broomsedge (*Andropogon* spp.). Midstory includes saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), coastalplain staggerbush (*Lyonia fruticosa*), and scattered cabbage palm. Canopy consists of slash pine.

Mixed Scrub-Shrub Wetland: This community is highly disturbed, with historic ditching and possibly logging in the past. It is also heavily infested with climbing fern and Brazilian pepper. Current condition is best described as Mixed Scrub-Shrub Wetland as it is dominated by a midstory of Carolina willow and saltbush. Small red maple and cypress are also scattered throughout and groundcover is consistent with what is found in the freshwater marsh.

The overall condition of the plant communities within the property is poor with an estimated exotic plant coverage of 75%. The dominant exotics noted are climbing fern and Brazilian pepper. Extensive treatment will be required to restore the natural communities on site and access will be difficult due to the deep-water levels and density of the vegetation.

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

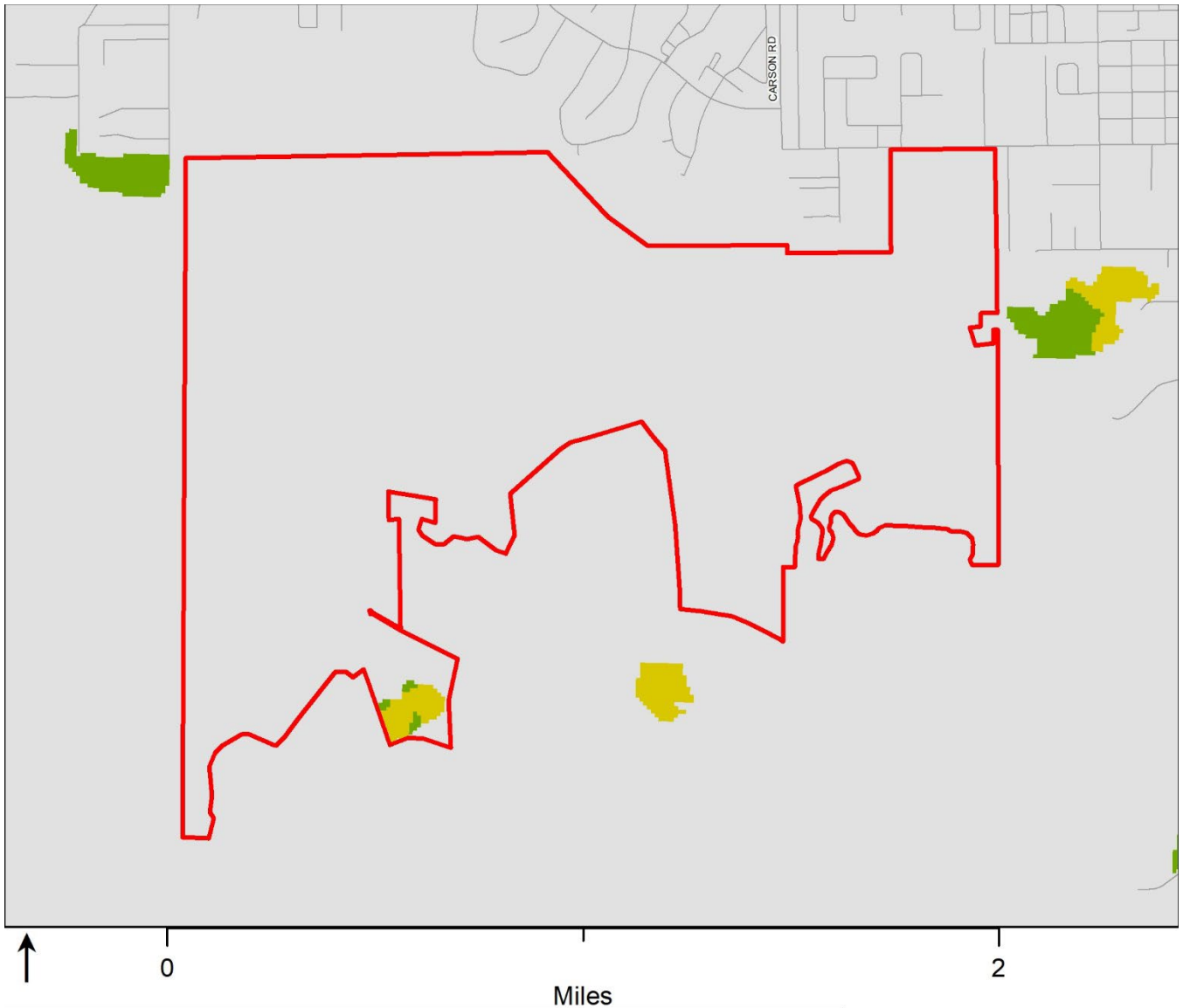


Figure 5 - CLIP4 Priority Natural Communities

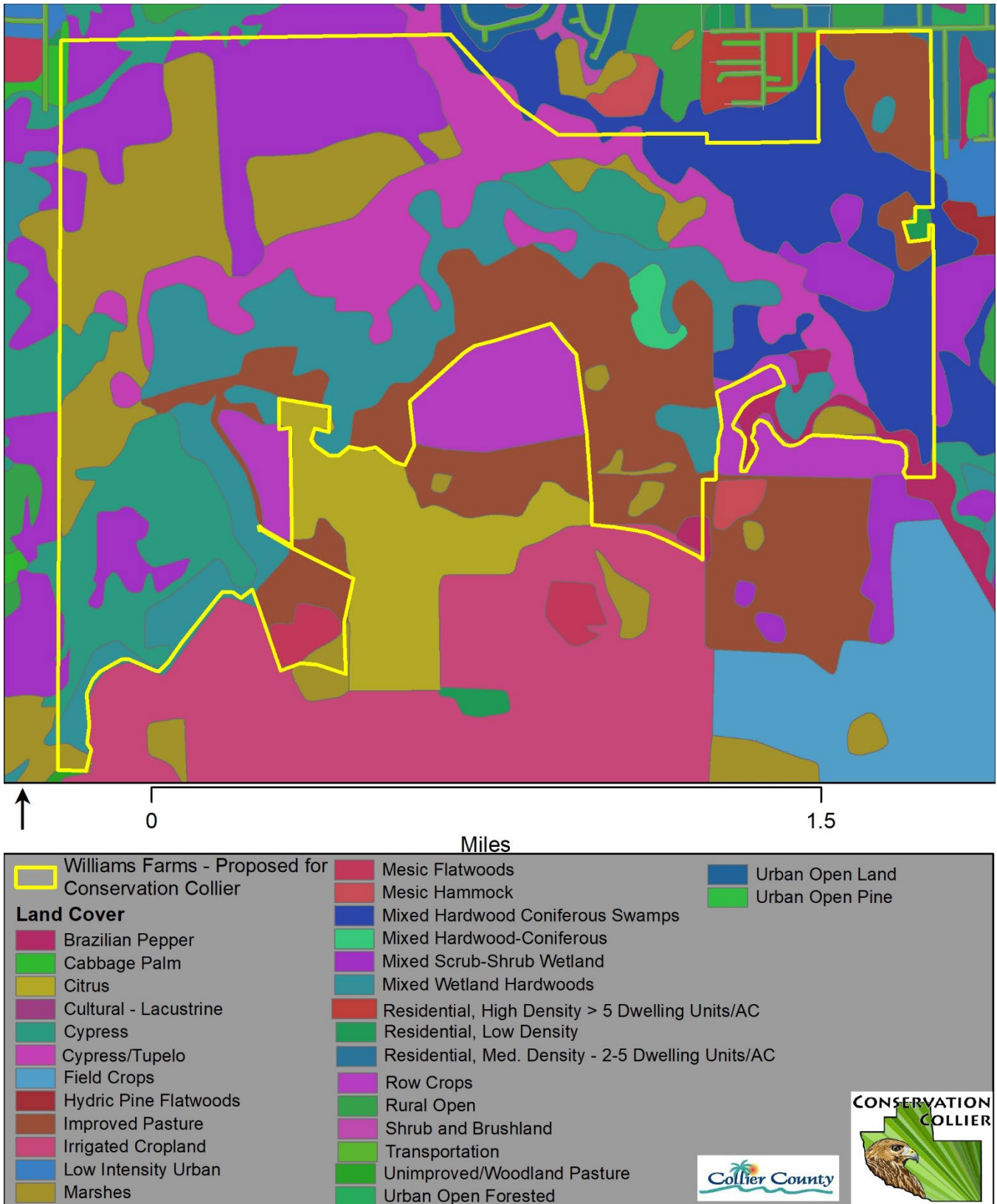


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 - Cypress



Figure 8 – Mixed Wetland Hardwoods

3.1.2 Wildlife Communities

This parcel provides habitat to a variety of wildlife. It is crucial to protect the upland pasture and cabbage palm hammock adjacent to the wetlands on site to continue to provide habitat for animals requiring open areas for grazing and young rearing including turkey, deer, sandhill crane, and crested caracara. It can be assumed that the same important wildlife species documented on the nearby Pepper Ranch also utilize this property including the Everglades snail kite, wood stork, black bear and multiple bird species. Additionally, a collared Florida panther (*Puma concolor coryi*) was tracked on the property in 2001.

Table 5 – Listed Wildlife Detected

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

Table 6 – Potential Listed Wildlife Species

Common Name	Scientific Name	State Status	Federal Status
Little blue heron	<i>Egretta caerulea</i>	Threatened	Not listed
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	Endangered	Endangered
Tricolored heron	<i>Egretta tricolor</i>	Threatened	Not listed
Wood stork	<i>Mycteria americana</i>	Threatened	Threatened
Roseate spoonbill	<i>Platalea ajaja</i>	Threatened	Not listed
Sandhill crane	<i>Antigone canadensis</i>	Threatened	Not listed
Crested caracara	<i>Caracara cheriway</i>	Threatened	Threatened

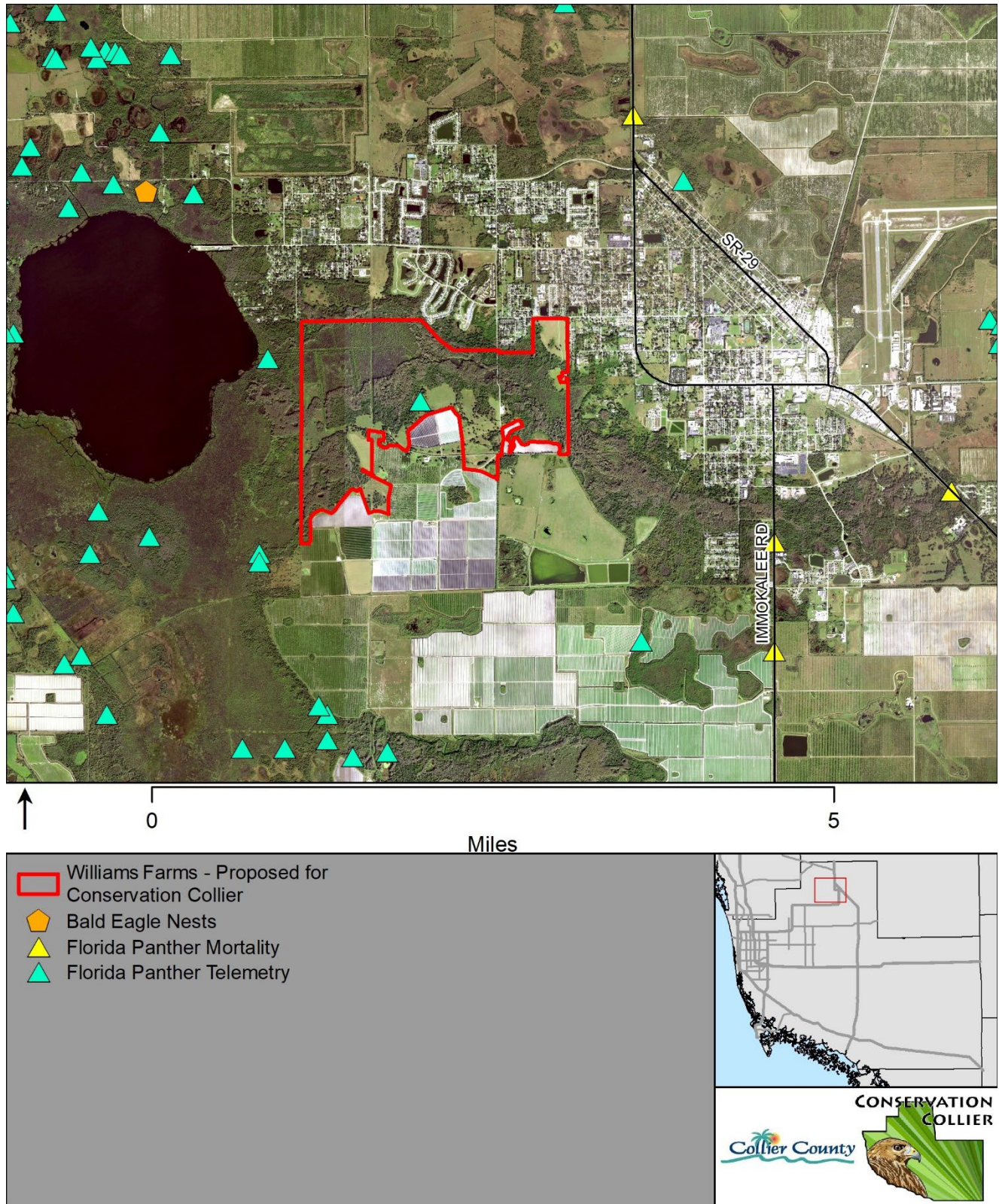


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

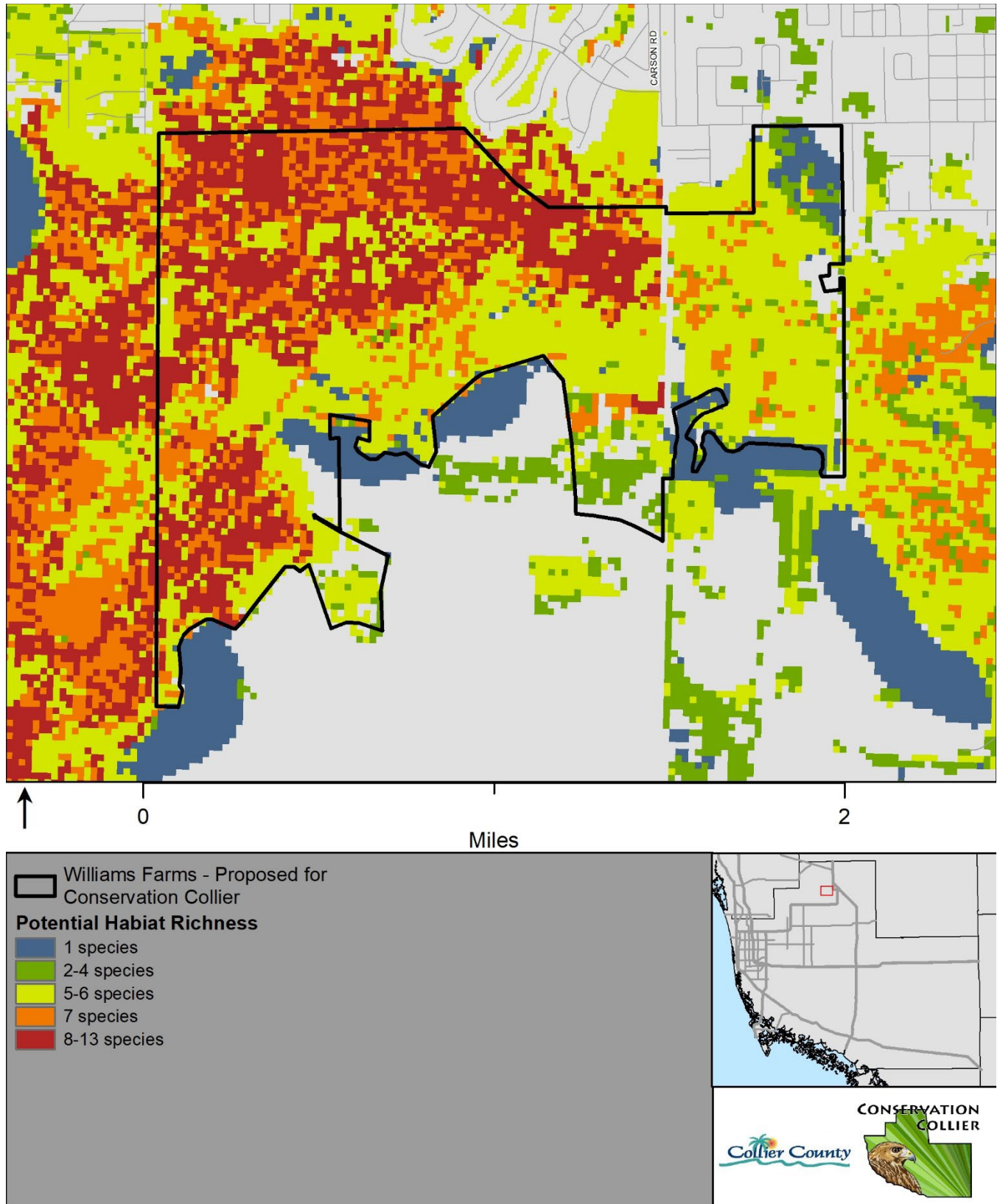


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Acquisition of this property would offer protection of water resource values, including protection of wetland dependent species habitat and some recharge of the aquifer. Over half of the property consists of wetlands and is mapped as containing hydric soils. The property provides habitat for wetland dependent species year-round. A primary benefit to preserving the parcel in an undeveloped state would be for protection of the wetlands associated with Lake Trafford. The property also provides natural flood protection.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped hydric soils include those that are nearly level, poorly drained and found in sloughs and poorly defined drainageways ("BASINGER FINE SAND", "RIVIERA FINE SAND, LIMESTONE SUBSTRATUM", "HOLOPAW FINE SAND", and "PINEDA AND RIVIERA FINE SANDS"); those that are nearly level, poorly drained and found in sloughs and cypress swamps ("RIVIERA, LIMESTONE SUBSTRATUM - COPELAND FINE SAND" and "WINDER, RIVIERA, LIMESTONE SUBSTRATUM, AND CHOBEE SOILS DEPRESSIONAL"); – those that are level, very poorly drained soils found in depressions, cypress swamps, and marshes ("CHOBEE, WINDER AND GATOR SOILS, DEPRESSIONAL" and "BOCA, RIVIERA, LIMESTONE SUBSTRATUM AND COPELAND FS, DEPRESSIONAL"); and those that are nearly level, poorly drained and found in hammocks and flatwoods ("HILOLO LIMESTONE SUBSTRATUM, JUPITER AND MARGATE SOILS").

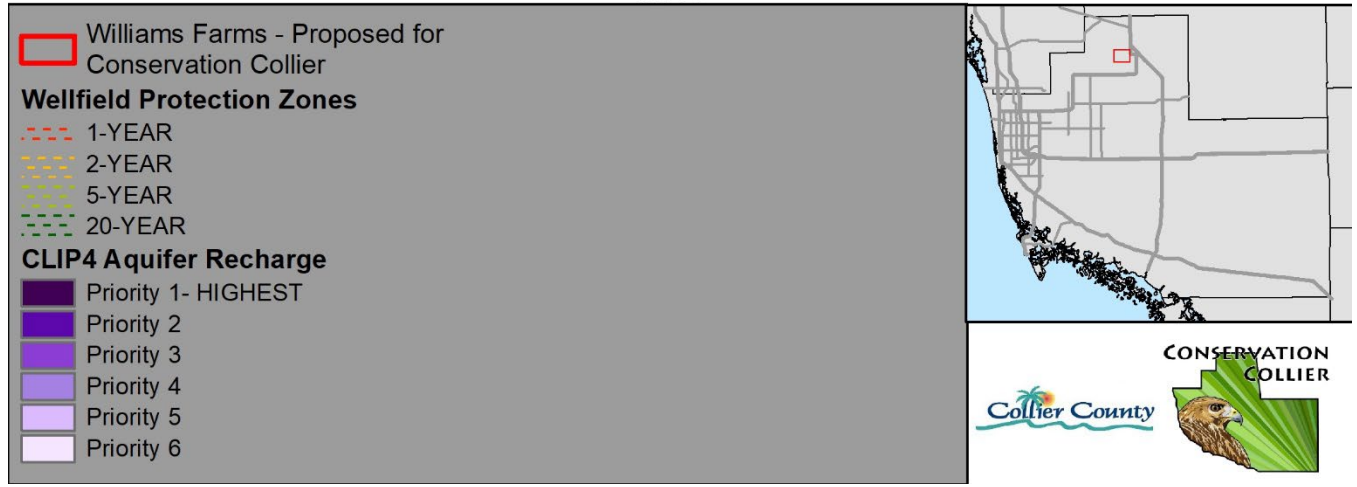
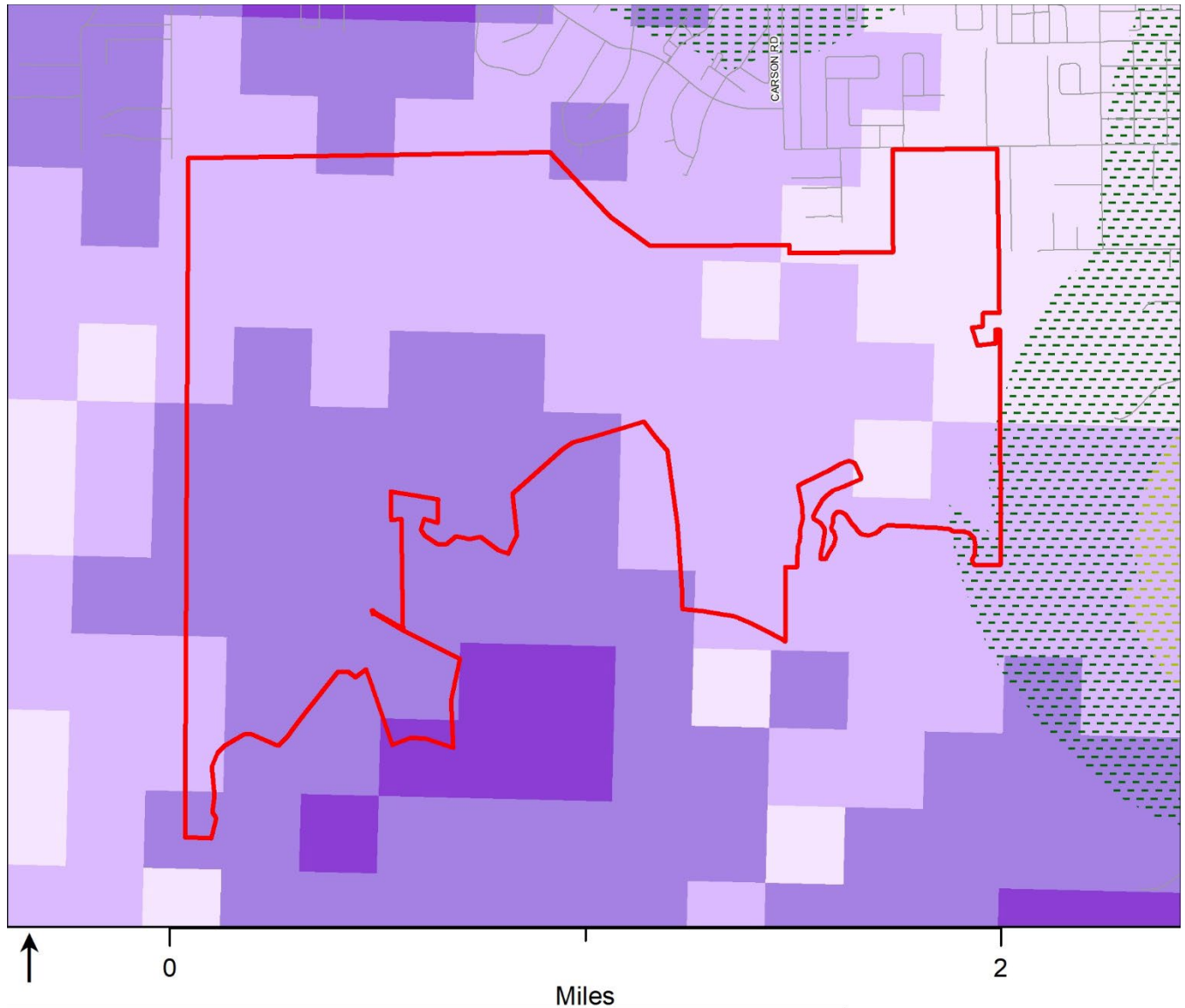


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

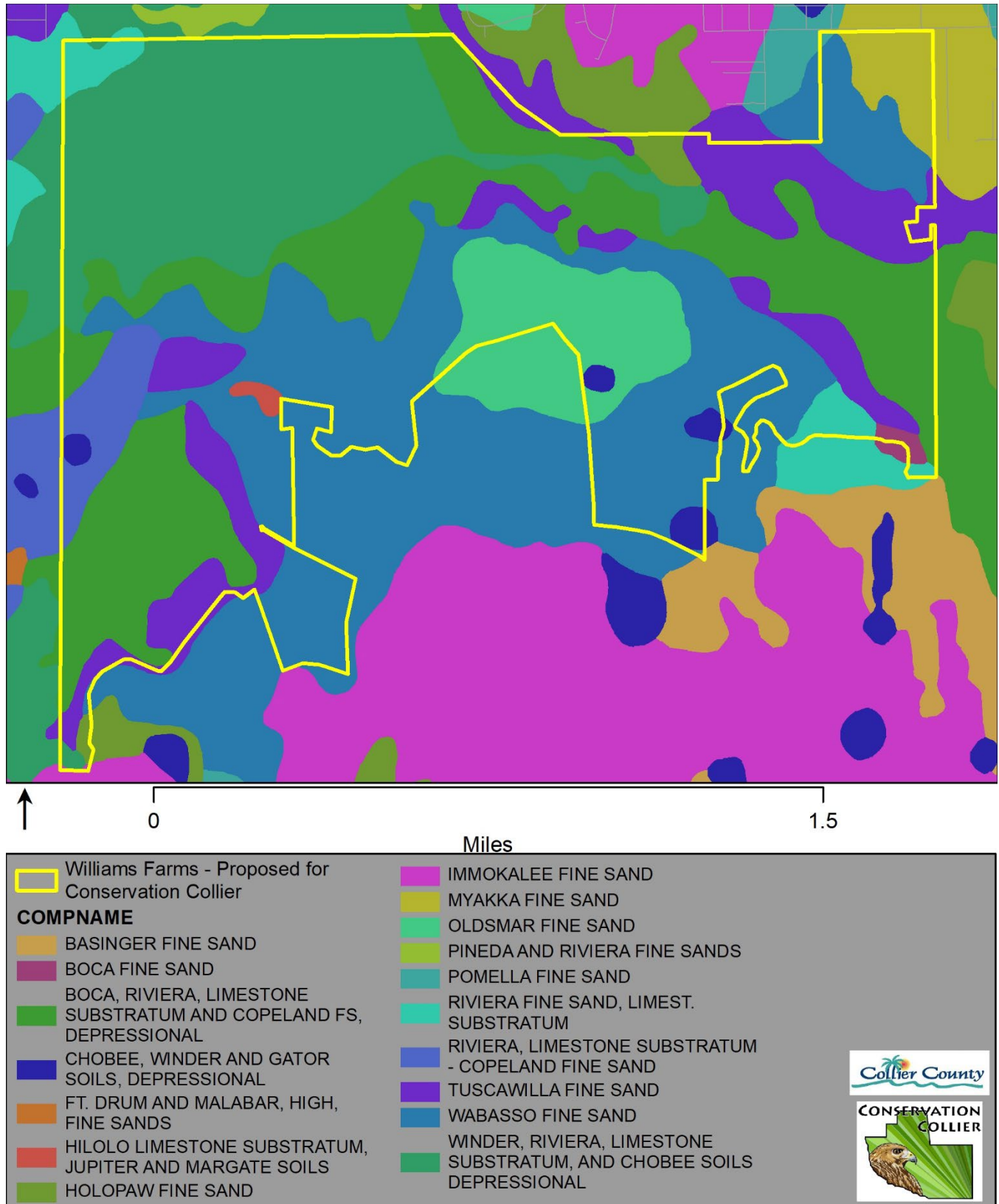


Figure 12 - Collier County Soil Survey

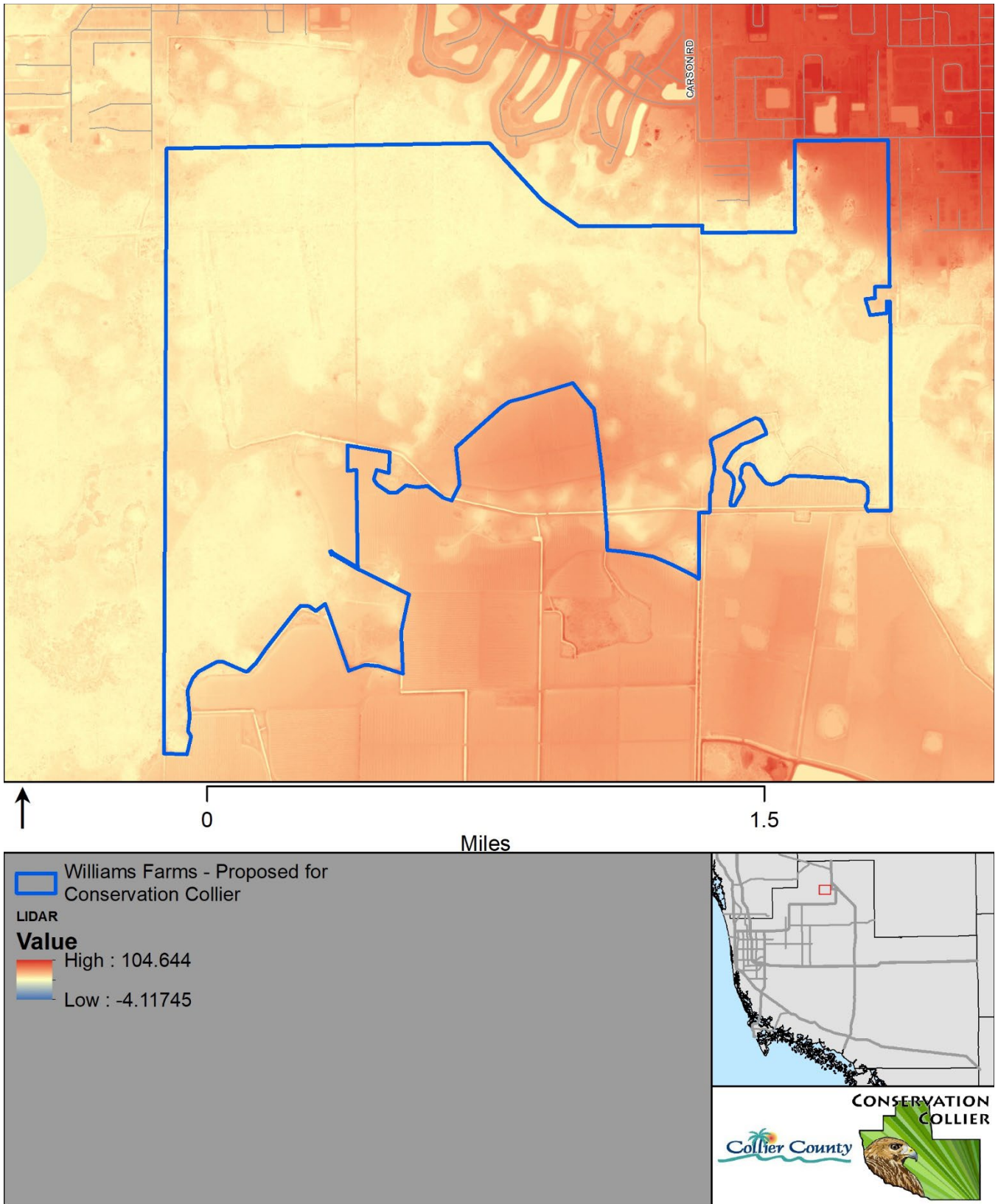
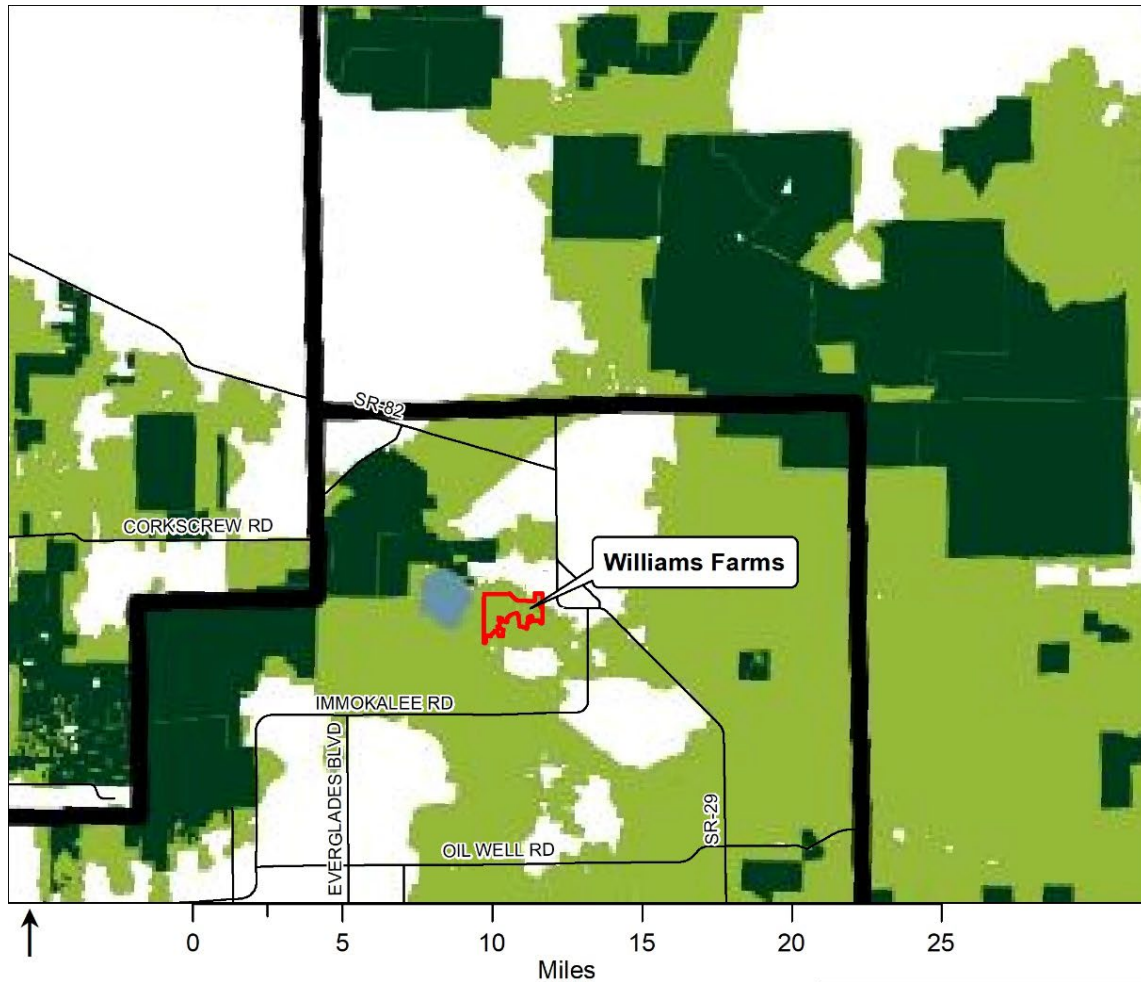


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel is adjacent to SSA 13 and undeveloped land to the west and to the Arrowhead Reserve developments preserve area to the north. These lands buffer Lake Trafford. The Florida Wildlife Corridor Foundation (a non-profit organization seeking landscape-scale conservation) identifies Williams Farms as an Opportunity Area - high priority land that connects and supports parks, preserves, and refuges.



THE FLORIDA WILDLIFE CORRIDOR

-  OPPORTUNITY AREAS
-  CONSERVED LANDS

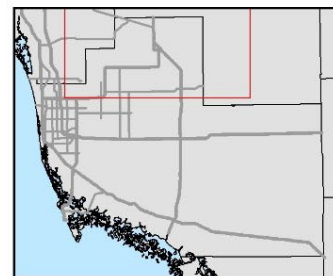


Figure 14 – FL Wildlife Corridor and Williams Farms

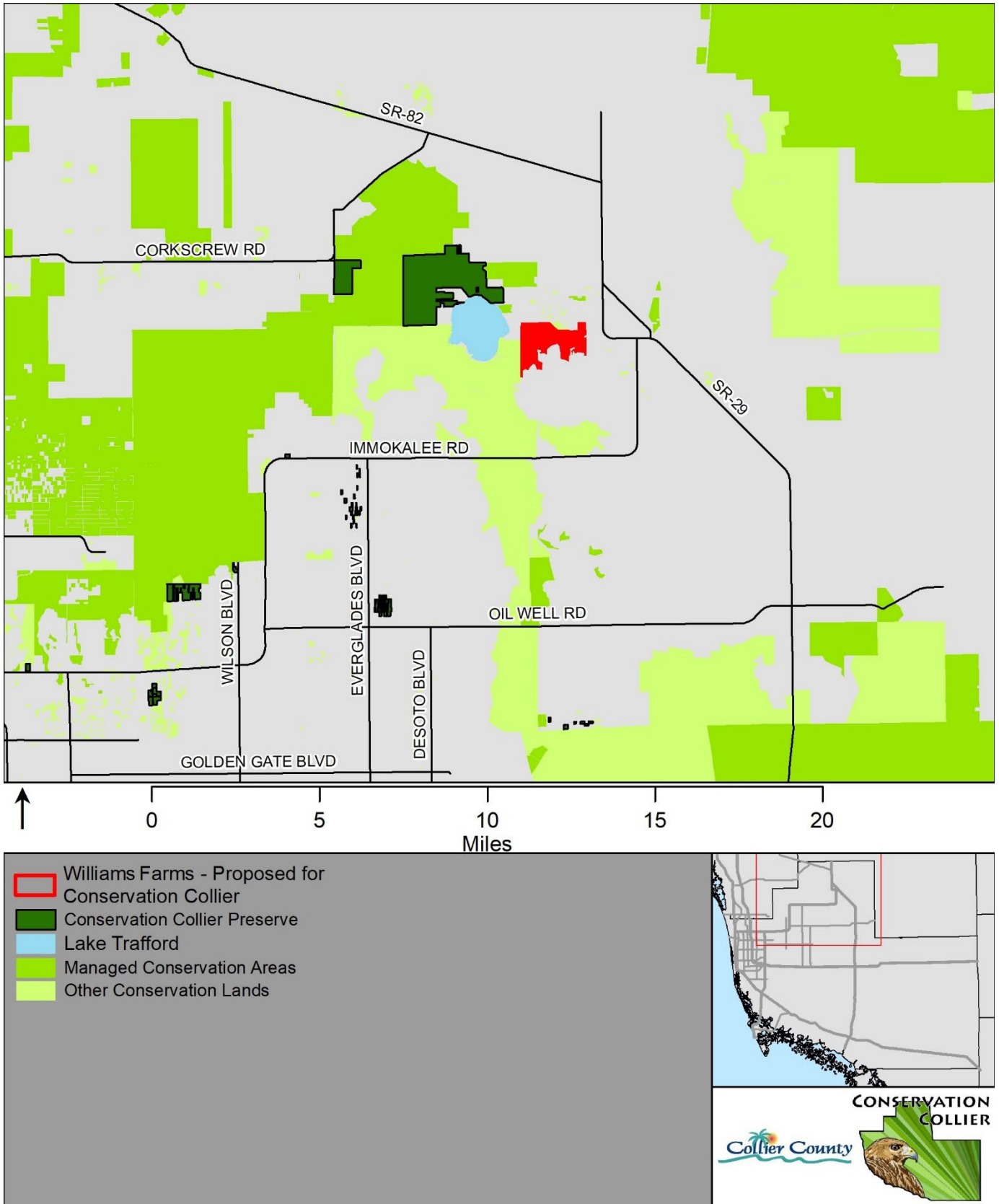


Figure 15 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel could potentially offer a variety of recreational opportunities such as hiking, mountain biking, horseback riding, and camping. Depending on the amount of uplands acquired by Conservation Collier, restoration activities, and adjacent lands uses, there could be potential opportunities for fishing and hunting.

3.2.2 Accessibility

The parcel can be accessed via Carson Rd. and Immokalee Dr., public paved roads. Limerock roads and raised trails throughout the property make year-round access possible.

3.2.3 Aesthetic/Cultural Enhancement

The provides vista views of pastures with mature oak and cypress. There is the potential for archaeological sites within the property due to its proximity to Lake Trafford.

3.3 Restoration and Management

Extensive staff time, equipment, and funds will be required to restore and maintain this property through exotic plant control, fuel reduction, mowing, and potentially hydrologic restoration. Additionally, Environmental Site Assessments must be conducted to determine whether remediation is necessary prior to large scale public access amenity development.

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

The natural communities within the property appear to be heavily infested with invasive, exotic vegetation (75% density) – primarily climbing fern and Brazilian pepper. The pastures contain non-native grass species and scattered Brazilian pepper and Caesarweed. Because of inability to access all parts of the property, reliable exotic plant treatment cost estimates cannot be determined at this time. In the event of acquisition, staff will seek partnership opportunities for exotic plant control with South Florida Water Management District's (SFWMD) Big Cypress Basin Service Center and FWC, both of which have a vested interest in the health of Lake Trafford and the surrounding wetlands.

3.3.1.2 Prescribed Fire

Cabbage palms and other fuels would need to be reduced and fire breaks installed prior to any prescribed fire within the Mesic Pine Flatwoods or drier portions of the Cabbage Palm Hammock and Mixed Wetland Hardwoods that could carry fire. Prescribed fire would also be recommended as a management tool for the pasturelands. The use of prescribed fire anywhere on the property will depend upon its compatibility with adjacent land uses.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the property. Entrance gates exist at all access points. Environmental Site Assessments will need to be conducted to determine whether contamination exists within the property that will require environmental remediation.

3.3.3 Assistance

Staff will seek partnership opportunities for hydrological restoration and exotic plant control with SFWMD's Big Cypress Basin Service Center and FWC, both of which have a vested interest in the health of Lake Trafford and the surrounding wetlands.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The entire property has a baseline zoning of A-MHO (Agricultural – Mobile Home Overlay), which allows for 1 unit per 5 acres. Approximately 332.1 acres are also within the Collier County RLSA with 176.1 acres designated as FSA, 78.6 acres designated as HSA, 63.9 acres designated as Open lands, and 13.5 acres designated as 500ft Buffer. The approximately 332.1 acres within the RLSA have a Future Land Use designation of Agricultural/Rural Mixed-Use District/RLSA FLU. The remaining 834.9 acres have an Urban Residential Subdistrict Future Land Use designation.

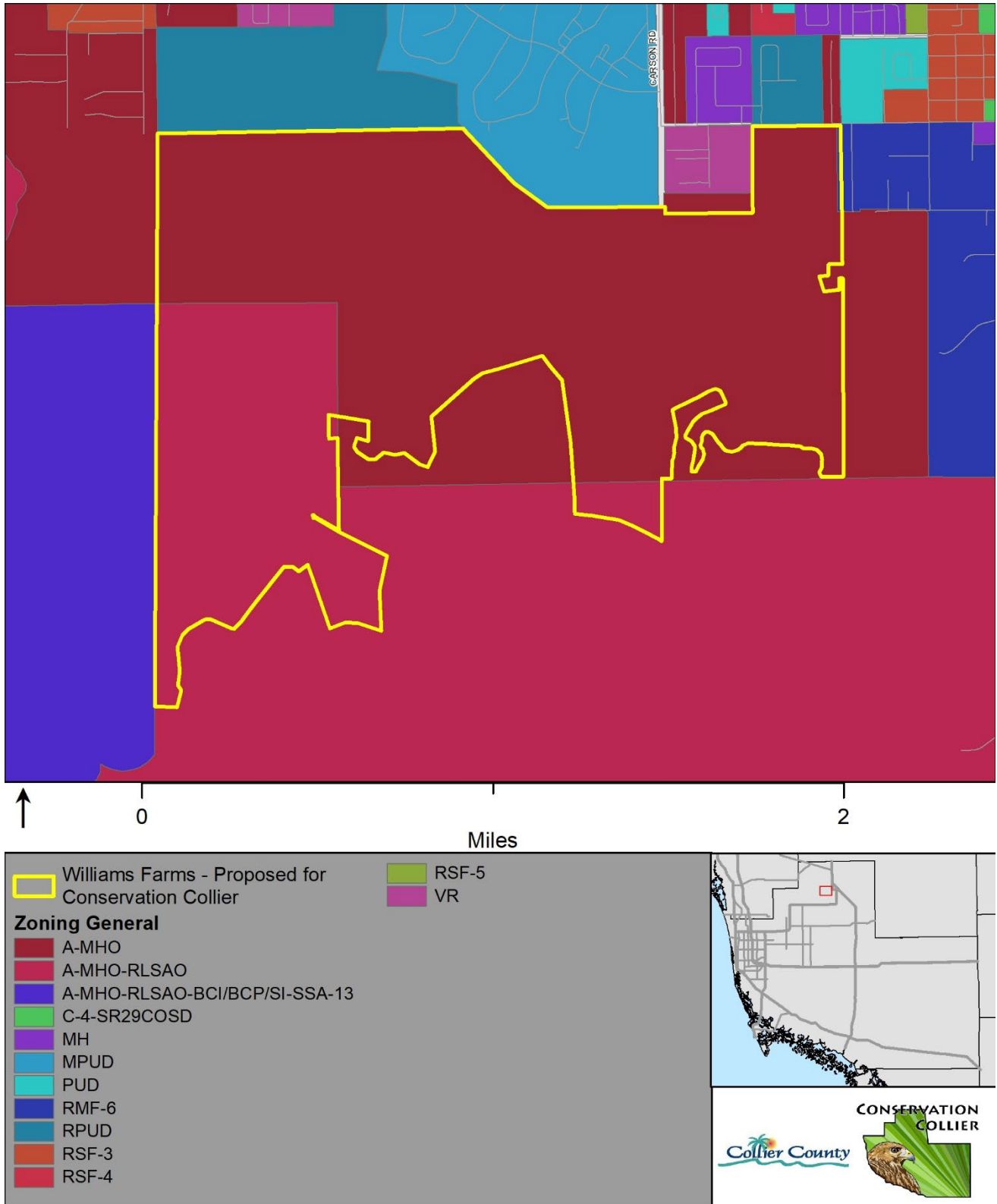


Figure 16 – Zoning

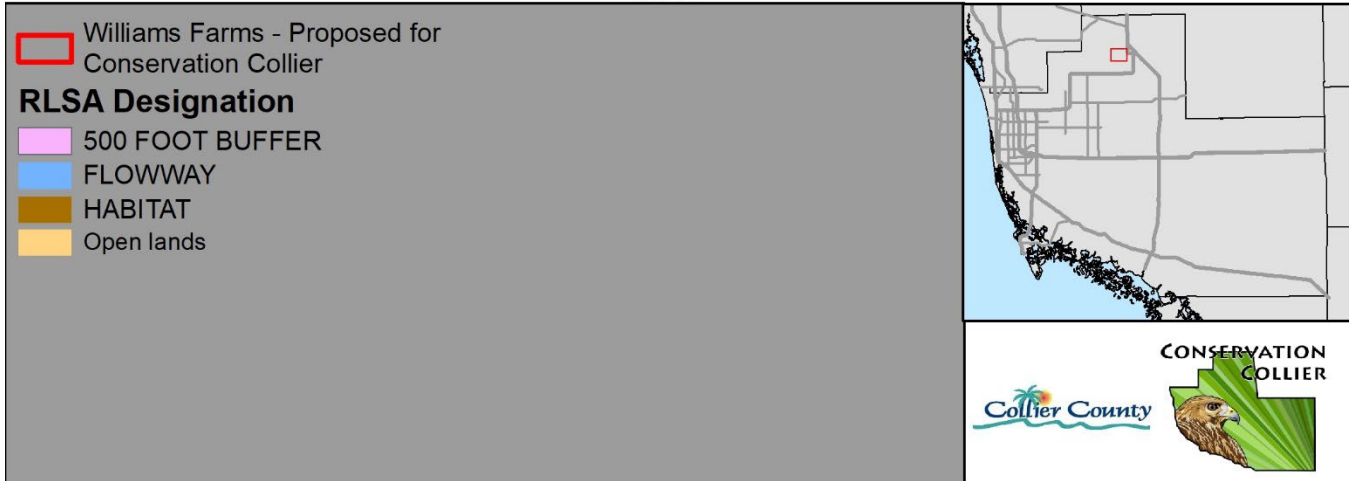
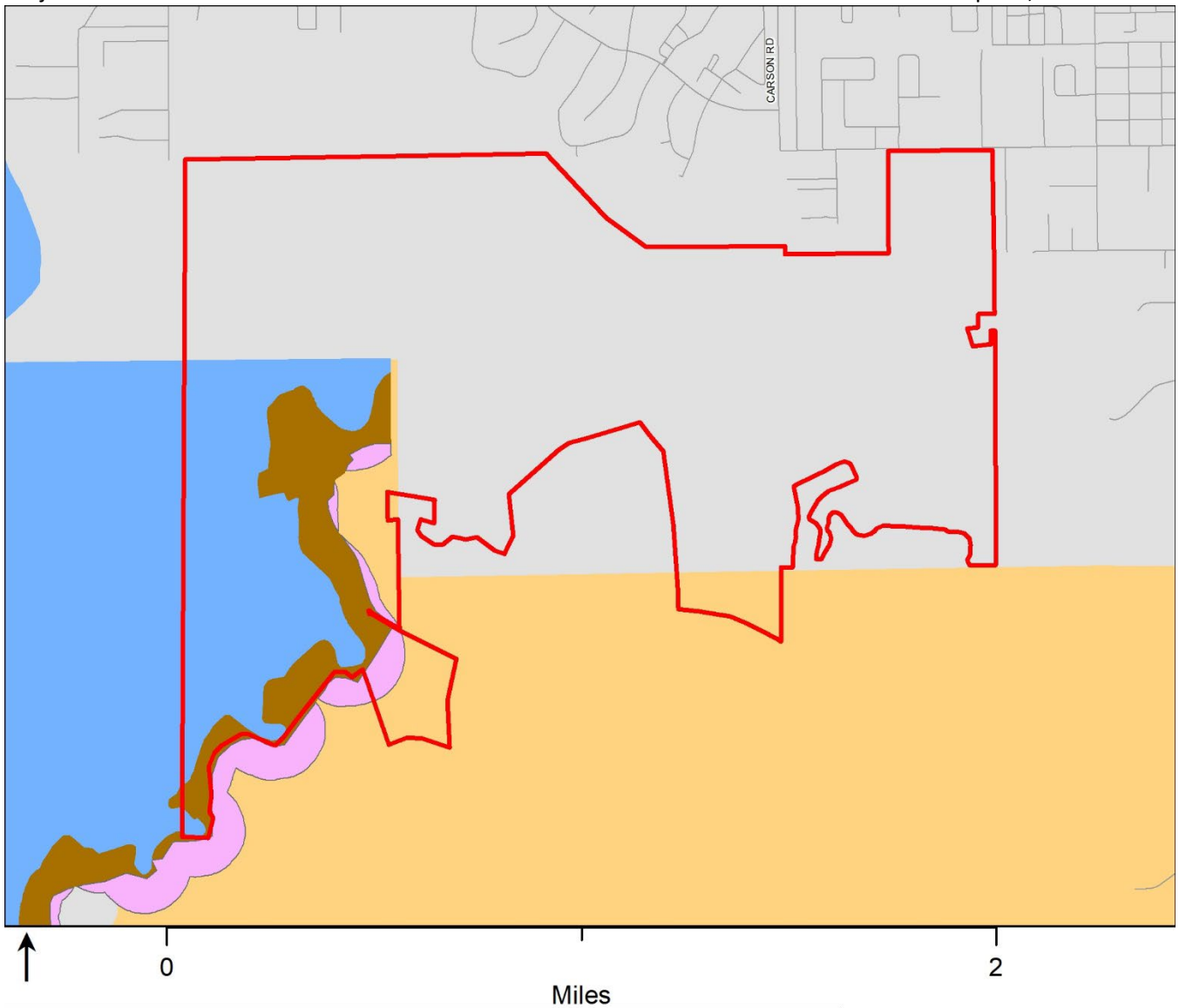


Figure 17 – RLSA Overlay

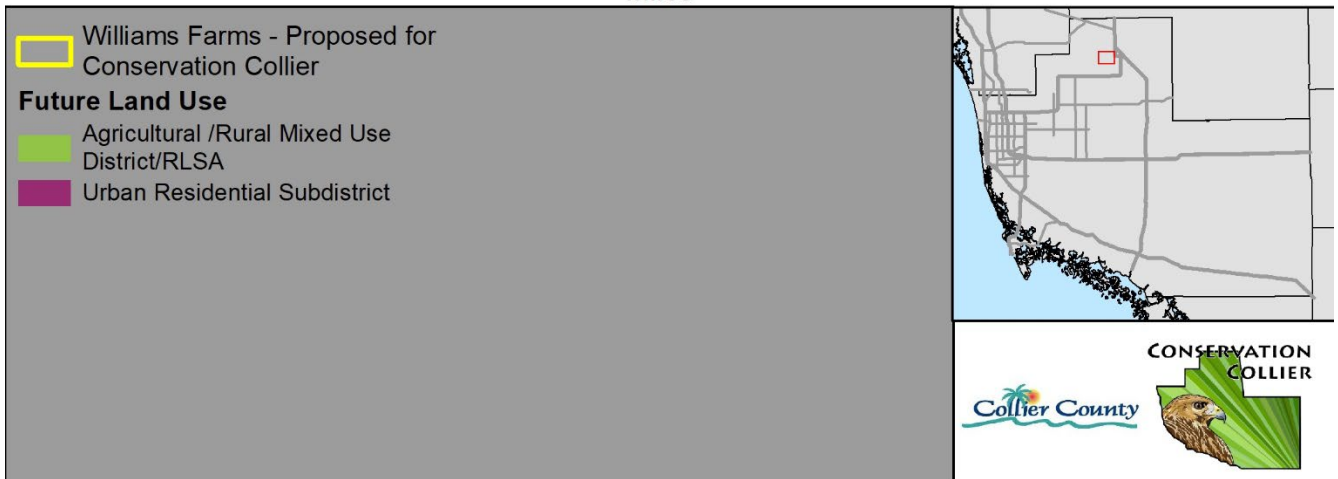


Figure 18 –Future Land Use

3.4.2 Development Plans

The portion of the property under consideration by Conservation Collier 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.

Extensive staff time, equipment, and funds will be required to restore and maintain this property through exotic plant control, fuel reduction, mowing, and potential hydrologic restoration. It is recommended that at least one additional FTE Environmental Specialist II, one Equipment Operator II, a swamp buggy, a compact track loader, a 120-horsepower tractor, 2 trailers, and a truck be authorized for the Conservation Collier Program should this property be acquired.

Phase 1 and Phase 2 Environmental Site Assessments are recommended due to historic uses on the property and surrounding lands.

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	TBD	TBD	Cost to be determined upon closer inspection of the property
Fuel reduction	\$168,000	N/A	Estimate 140 ac. @ \$1,200/ac. initial; Assumes no annual recurring once in burn rotation
Firebreak installation	N/A	N/A	Assumes firebreak creation within pastures created by staff with Program equipment
FTE Environmental Specialist II	\$87,500	\$87,500	Includes base salary and benefits
FTE Equipment Operator II	\$73,600	\$73,600	Includes base salary and benefits for employee able to operate heavy equipment
Truck	\$100,000		Includes Ford F-550 truck with ability to haul heavy equipment
Compact track loader	\$190,000		Can be used at other preserves with ability to trailer
Swamp buggy	\$100,000		Can be used at other preserves with ability to trailer
120 hp Tractor	\$150,000		Can be used at other preserves with ability to trailer
Trailers	\$45,000		Includes flatbed trailer for compact track loader and trailer for swamp buggy
Vehicle and machinery maintenance and fuel	\$10,000	\$10,000	
Signage	\$10,000	\$200	Interpretive and directional signage
TOTAL	\$934,100	\$171,300	

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: No additional funding sources have been identified.

7. Secondary Criteria Scoring Form

Property Name: Williams Farms			
Target Protection Mailing Area: RLSA - FSA and HAS			
Folio(s): multiple			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	133	83
2 - Human Value	80	66	82
3 - Restoration and Management	80	37	46
4 - Vulnerability	80	56	69
TOTAL SCORE	400	291	73

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	120	
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	Mesic Flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
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	3 Tillandsia species
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		

b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20	20	Very heavy lygodium in disturbed marsh. Brazilian pepper along pasture edges
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	large size; adjacent to conservation land that is adjacent to Lake Trafford
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	80	
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	40	8.5 acres in the SE corner are in a wellfield protection zone
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
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	20	contiguous to wetlands along Lake Trafford

c. Parcel is contiguous with and provides buffering for an identified flowway	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	200	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150	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		
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	500	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	133	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	100	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20	20	
b. Fishing	20	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	110	
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	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		
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		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT			
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE		280	230
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)		80	66

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT			
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		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75	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		
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	5	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5	5	Potential soil/water pollution; Phase 1 and 2 recommended
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.3.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	80	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	105	
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	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	20	
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	5	
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



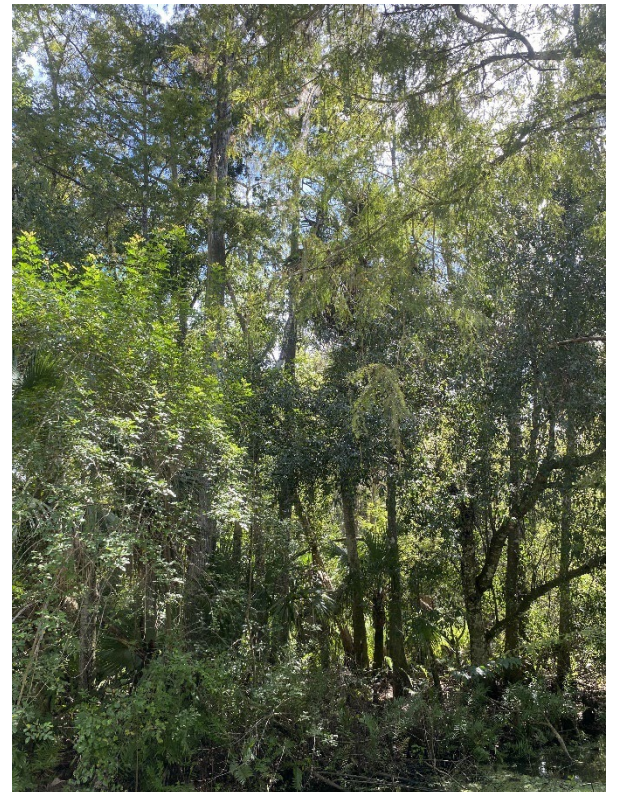
Mixed Hardwood-Coniferous



Mixed Wetland Hardwoods – Brazilian pepper midstory



Cypress



Cypress



Limerock road through property



Pasture with oaks and cabbage palm



Large storage building



Pasture with Cabbage Palm Hammock and Mixed Wetland Hardwoods in background



Looking south from northwest side



Looking southeast from northwest side



Looking west from middle of north side



Looking east from middle of north side



Looking north from east side



Looking south from east side



Overhead view showing density of cabbage palms

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.