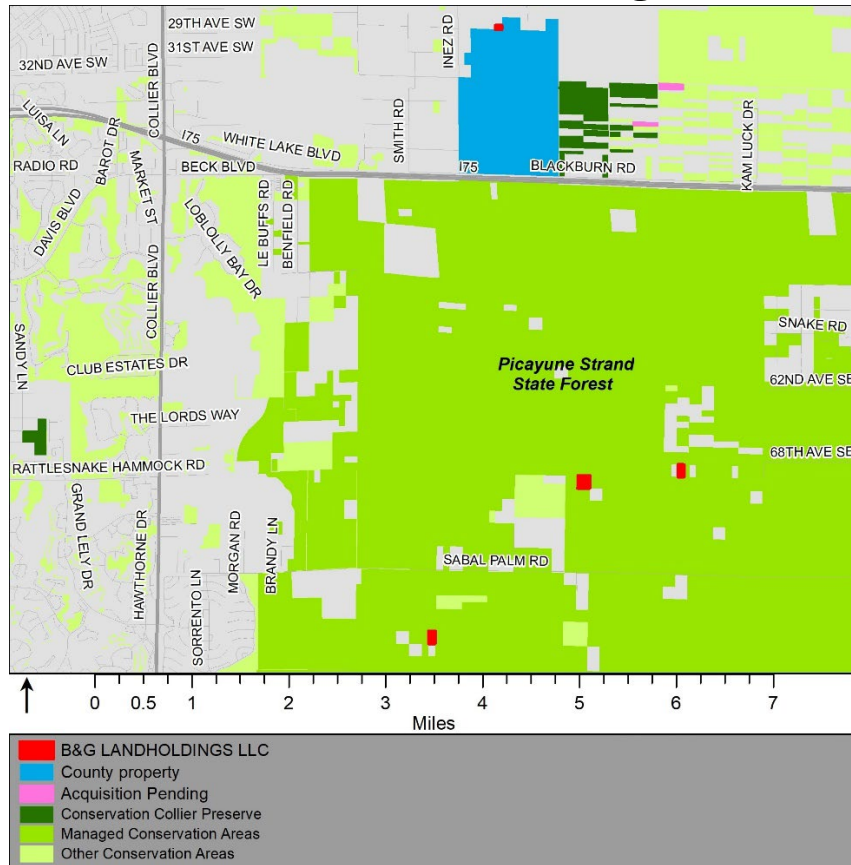


Conservation Collier Initial Criteria Screening Report

B and G Landholdings



Owner Name: B and G Landholdings LLC

Size: 21.68 acres

Folio Number: 00331520000, 00458240506, 00460960007, 00467320802

Staff Report Date: July 3, 2024

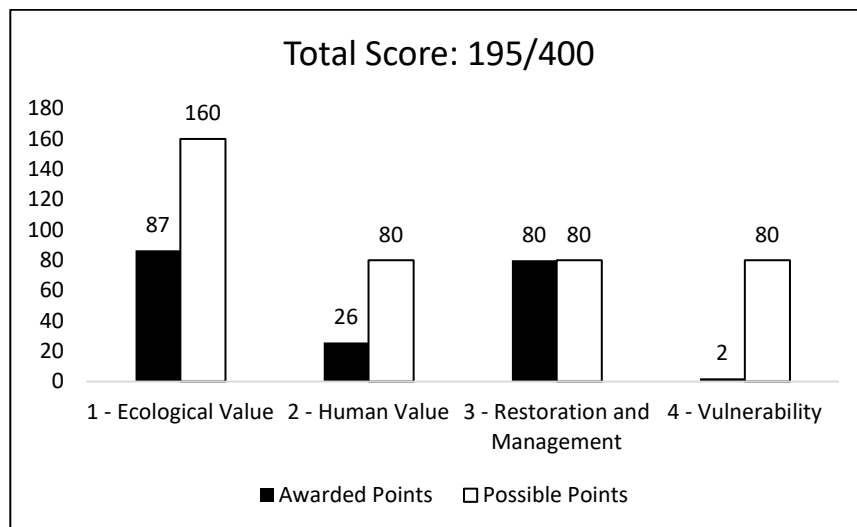


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location and assessed value, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

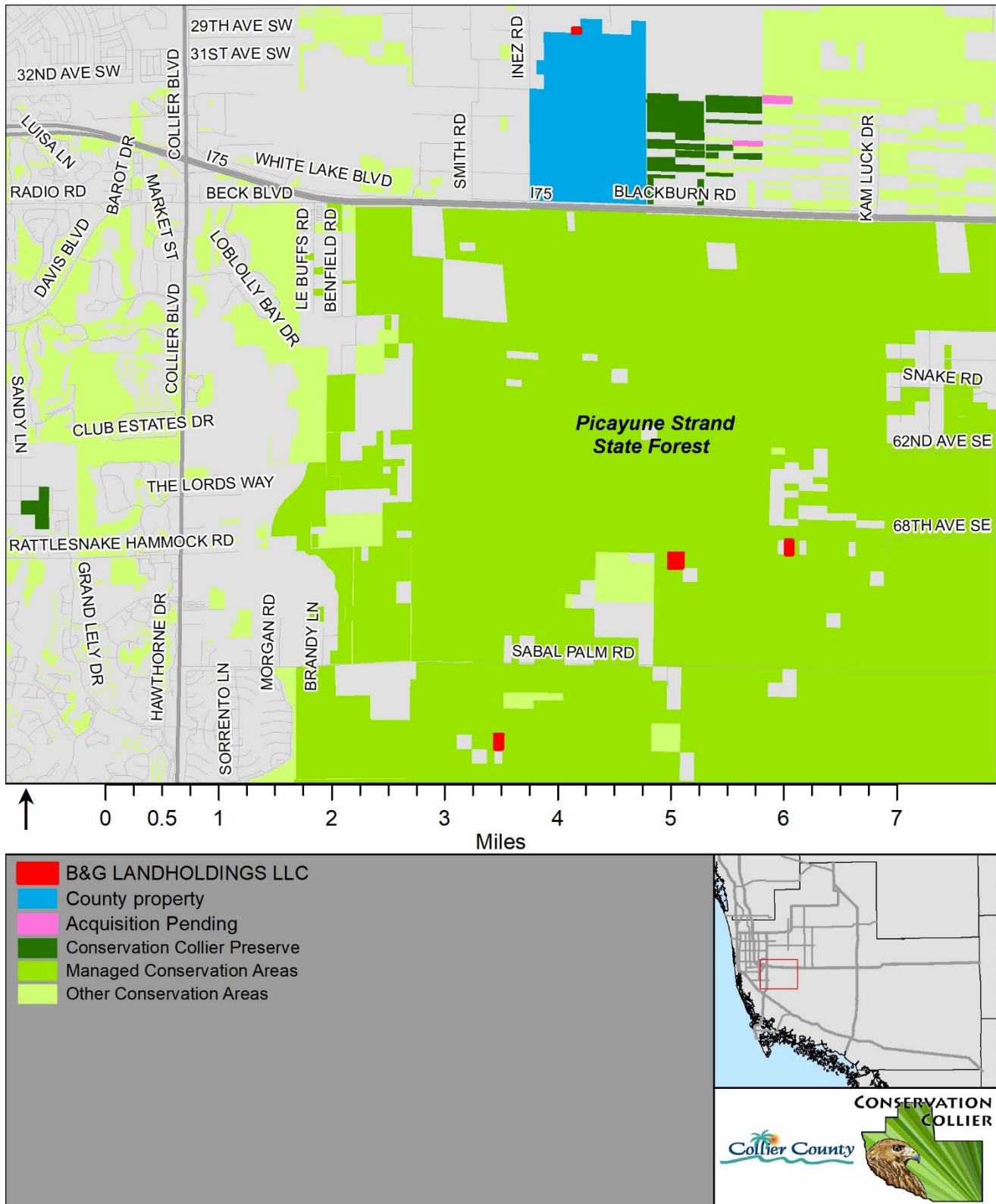


Figure 1 - Parcel Location Overview

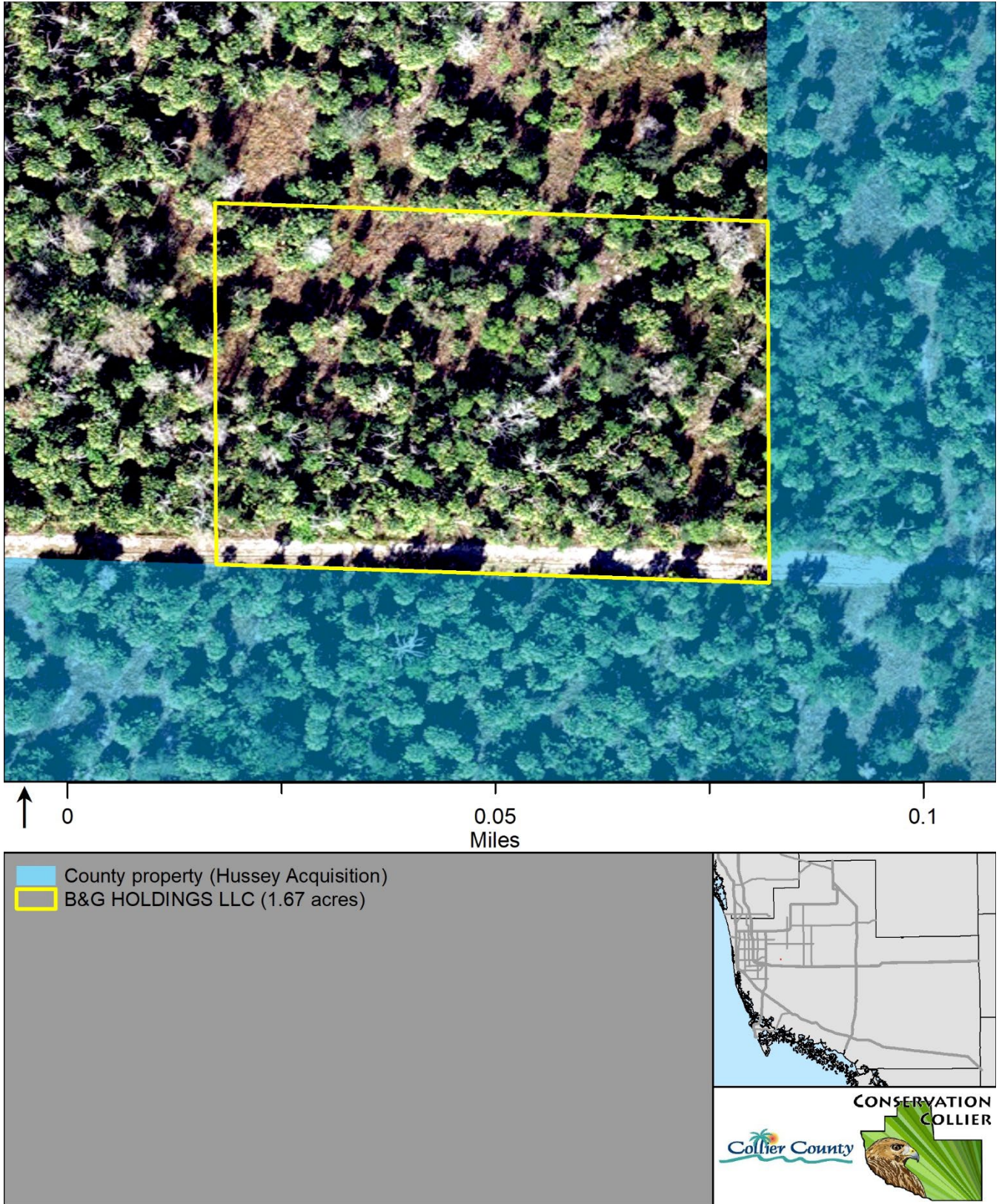


Figure 2a – North Parcel Close-up

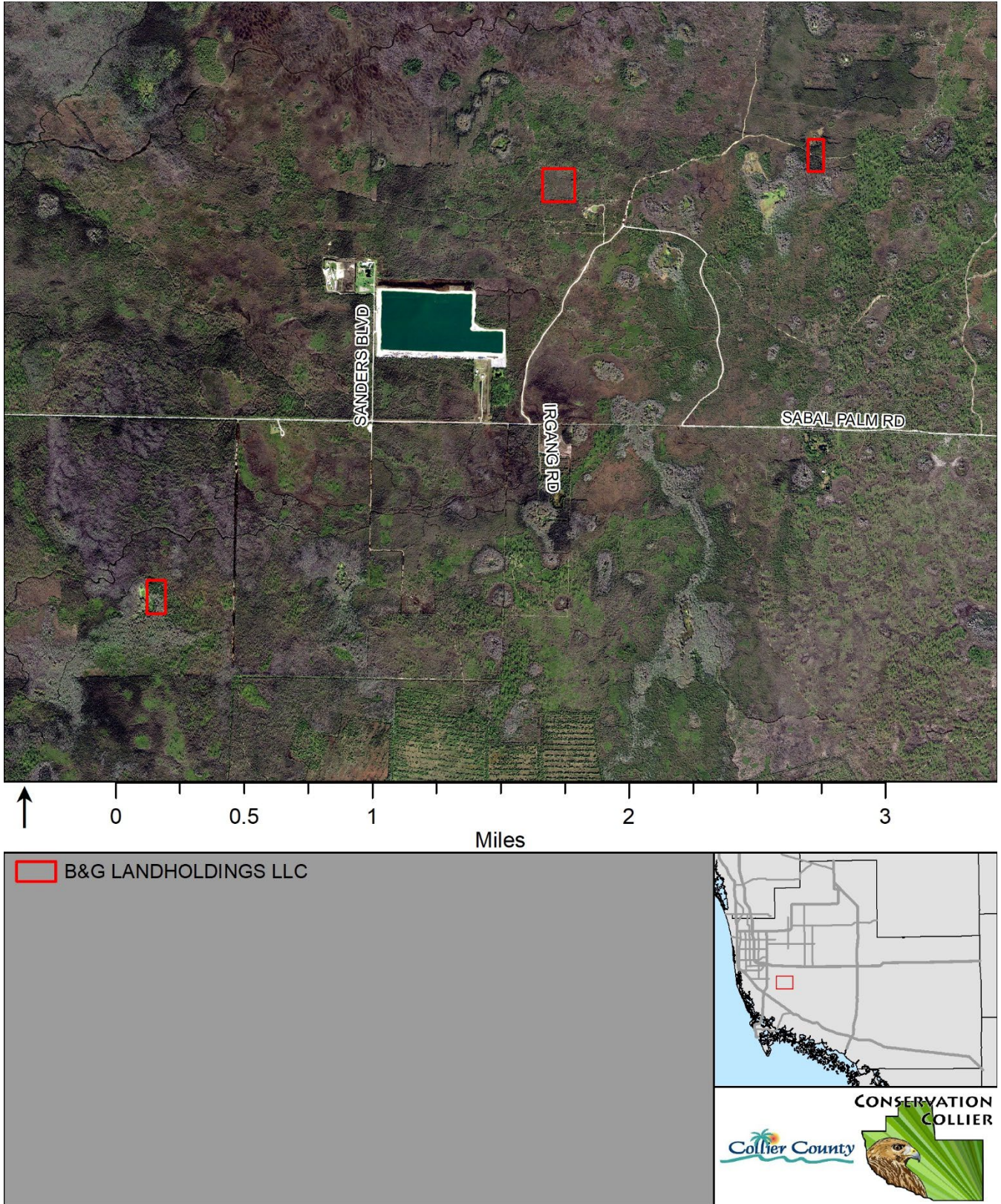


Figure 2b – South Parcels Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	B & G Landholdings	B and G Landholdings LLC
Folio Number	four	00331520000, 00458240506, 460960007, 467320802
Target Protection Area	RFMUD Sending	Not within a Target Protection Mailing Area
Size	21.68 acres	4 non-contiguous parcels totaling 21.68 acres
Section, Township, and Range	S29; Twn49; R27 & S15, 21, 30; Twn 50; R27	1.67-acre parcel north of I-75; 3 parcels south of I-75
Zoning Category/TDRs	A-RFMUD-Sending-NBMO-NRPA	Agricultural base zoning in Rural Fringe Mixed Use District (RFMUD) – 1 parcel north of I-75 is Sending with the North Belle Meade Overlay (NBMO); 3 parcels south of I-75 are Sending within a Natural Resource Protection Area (NRPA). All parcels have had, or are in the process of having, their first 2 TDRs/5 acres stripped, greatly reducing development potential
FEMA Flood Map Category	AH, AE, X500	Primarily AH – area close to water hazard that has a 1% chance of experiencing shallow flooding between 1-3 feet each year; About ¼ AE - area that has a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage; Small portion is X500 - area inundated by 1% annual chance flooding with average depths of less than 1 foot
Existing structures	None	Owner would remove metal storage container and tree house prior to County acquisition
Adjoining properties and their Uses	Undeveloped, Conservation, Rural Developed	The parcels to the south are surrounded by Picayune Strand State Forest and undeveloped private parcels, the northwestern parcel is adjacent kitty-corner on its SE corner to a rural developed parcel with some clearing, a structure and a pond; The one parcel to the north is adjacent to undeveloped property on all sides, with the County’s recently acquired Hussey property adjacent to the south and east.
Development Plans Submitted	None	
Known Property Irregularities	Location	The 3 southern-most parcels are Picayune Strand State Forest in-holdings that are within the state’s Florida Forever Acquisition boundary; however, the state is not actively acquiring small parcels within Picayune at this time.
Other County Dept Interest	None known	

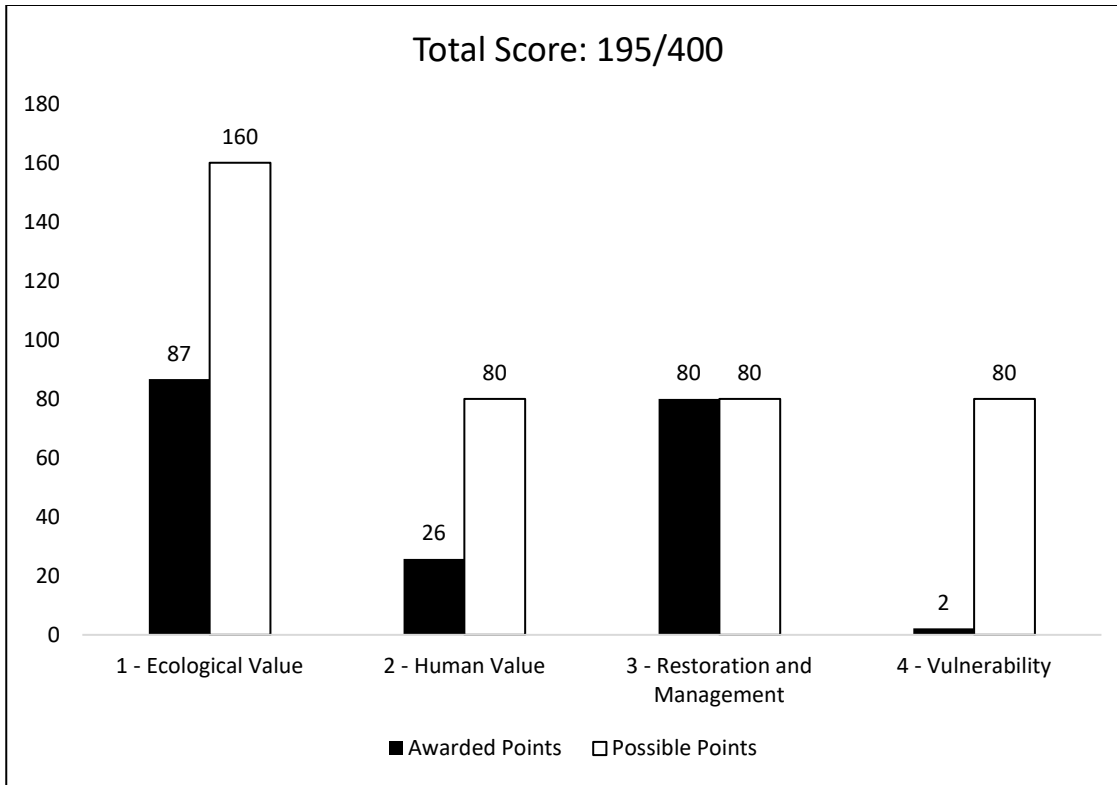


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	87	160	54%
1.1 - Vegetative Communities	32	53	60%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	13	27	50%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	26	80	32%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	14	34	42%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
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	2	80	3%
4.1 - Zoning and Land Use	2	58	4%
4.2 - Development Plans	0	22	0%
Total	195	400	49%

2.2 Summary of Assessed Value and Property Cost Estimates

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

If the Board of County Commissioners choose to acquire these properties, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for the B & G Landholdings parcels, which have an initial estimated valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject properties and that appraisal report will be used to determine the offer made to the seller.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
B & G Holdings LLC – FLN 00331520000	No address	1.67	\$10,740	TBD
B & G Landholdings LLC – FLN 00458240506	No address	4.82	\$12,050	TBD
B & G Landholdings LLC – FLN 00460960007	No address	10.19	\$55,485	TBD
B & G Landholdings LLC – FLN 00467320802	No address	5.00	\$24,360	TBD
TOTAL		21.68	\$102,635	TBD

* Assessed Value is obtained from the Property Appraiser’s Website. The Assessed Value is based off the current use of the properties.

**The Estimated Value for the parcels will be obtained from the Collier County Real Estate Services Department prior to BCC ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. These parcels have a base zoning of Agriculture and are within the Rural Fringe Mixed Use District (RFMUD) – Sending, within the North Belle Meade Overlay (NBMO), and within a Natural Resource Protection Area (NRPA). The one parcel north of I-75 is within the North Belle Meade Overlay (NBMO); the three parcels south of I-75 are Sending within a Natural Resource Protection Area (NRPA). All parcels have had, or are in the process of having, their first 2 TDRs/5 acres stripped, greatly reducing development potential.

2.3 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Community

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Parcels contain Hydric Flatwoods

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **N/A**

The parcels do contain Other Native Natural Communities, but already contain Hydric Flatwoods.

Criteria 4: Human Social Values

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

The northern parcel is adjacent to County owned property that will one day allow access to the parcel, which is currently only accessible along a rough trail behind a locked gate. The parcels to the south are within Picayune have existing trails through or near them.

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**

All the parcels, except one of the southern parcels, are mapped as containing hydric soils. All three of the southern parcels hold water during the wet season. Two of the four parcels are mapped as contributing significantly to aquifer recharge.

Criteria 6: Biological and Ecological Value

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

Panther telemetry points have been captured on and/or around all four parcels and all are within historic red-cockaded woodpecker habitat. Individually their small size does not offer significant biological values, but the three parcels to the south are contiguous to the larger Picayune Strand State Preserve.

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**

The parcels to the south are surrounded by Picayune Strand State Forest.

Criteria 8: Target Area

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

The B & G Landholdings parcels met 5 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

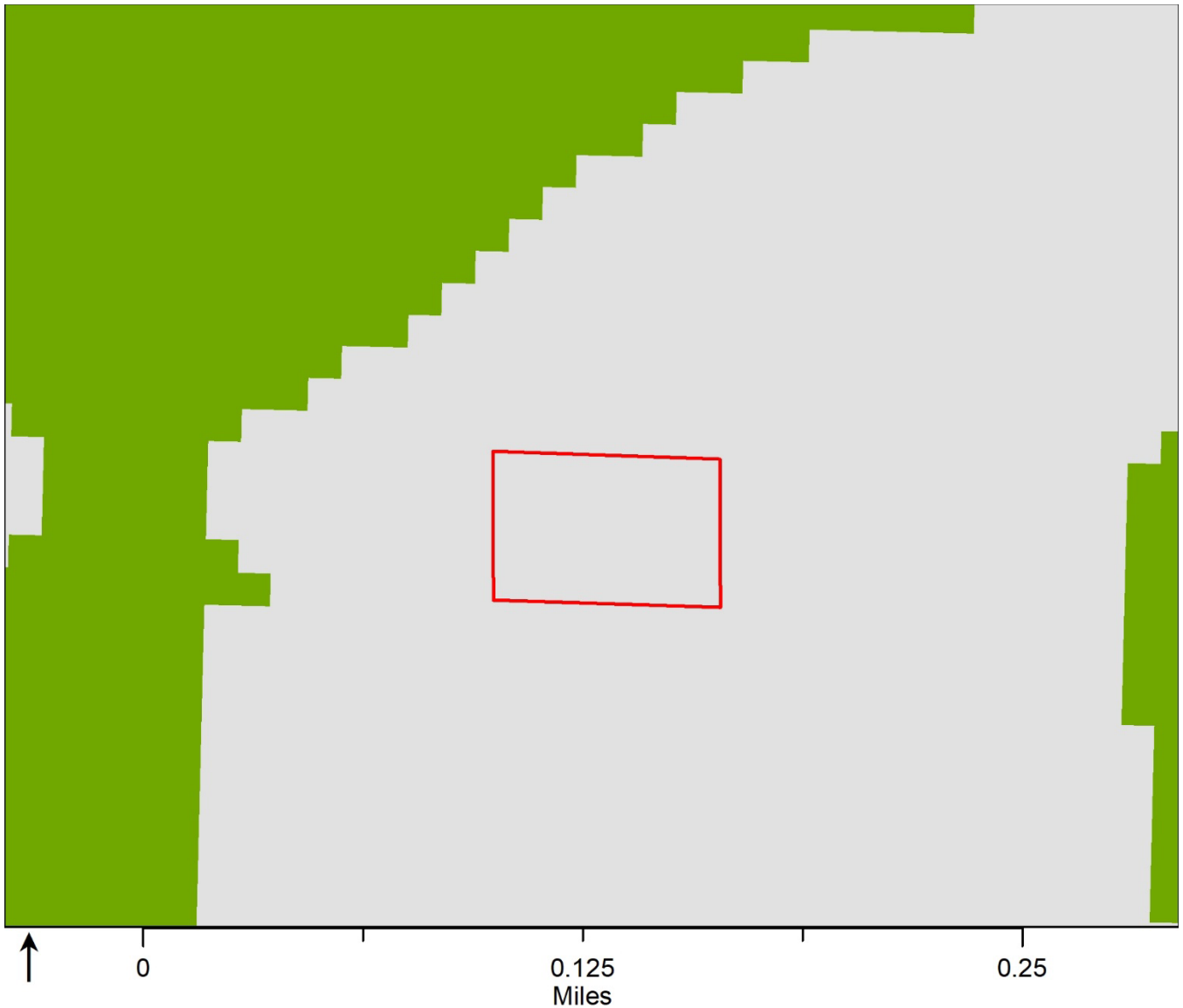
3.1.1 Vegetative Communities

The three southern B & G Landholdings parcels were inaccessible due to high water levels. Based upon the GIS map layer, aerial, and surrounding parcels, they appear to contain, Cypress, Cypress/Pine/Cabbage Palm, Wet Flatwoods. The northern parcel consists of Cypress/Pine Cabbage Palm.

The Cypress/Cabbage Palm plant community has a mix of cypress (*Taxodium* spp.), Florida slash pine (*Pinus elliotti* var. *densa*), and cabbage palm (*Sabal palmetto*). Midstory is dominated by cabbage palm with some oak (*Quercus* sp.). Muscadine grape (*Vitis rotundifolia*) was observed in the groundcover. The Cypress community has a cypress canopy with some Carolina willow (*Salix caroliniana*) in the midstory and primarily sawgrass (*Cladium jamaicense*) in the groundcover. Wet flatwoods contain little canopy with sparse Florida slash pine and wax myrtle (*Morella cerifera*) in the midstory and wire grass (*Aristida stricta*) and blue maidencane (*Amphicarpum muehlenbergianum*) in the groundcover.

Invasive plants encountered include melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), and earleaf acacia (*Acacia auriculiformis*). The density of these exotics appeared to be approximately 20 – 25%.

No listed plant species were observed during the site visit.



 B&G HOLDINGS LLC (1.67 acres)

CLIP4 Priority Natural Communities

-  Priority 1 (highest)
-  Priority 2
-  Priority 3
-  Priority 4



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Figure 4a – North Parcel CLIP4 Priority Natural Communities

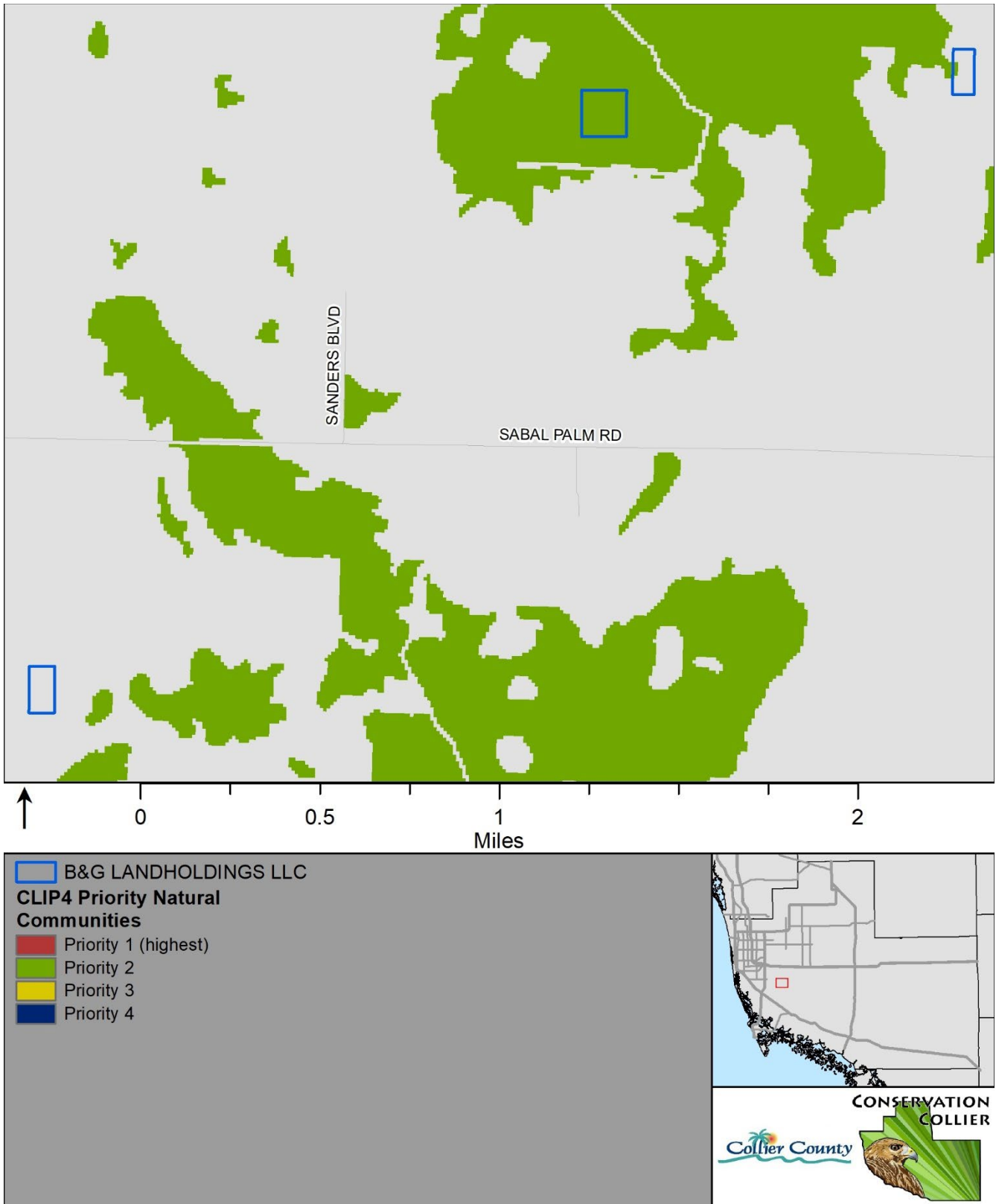


Figure 4b – South Parcels CLIP4 Priority Natural Communities

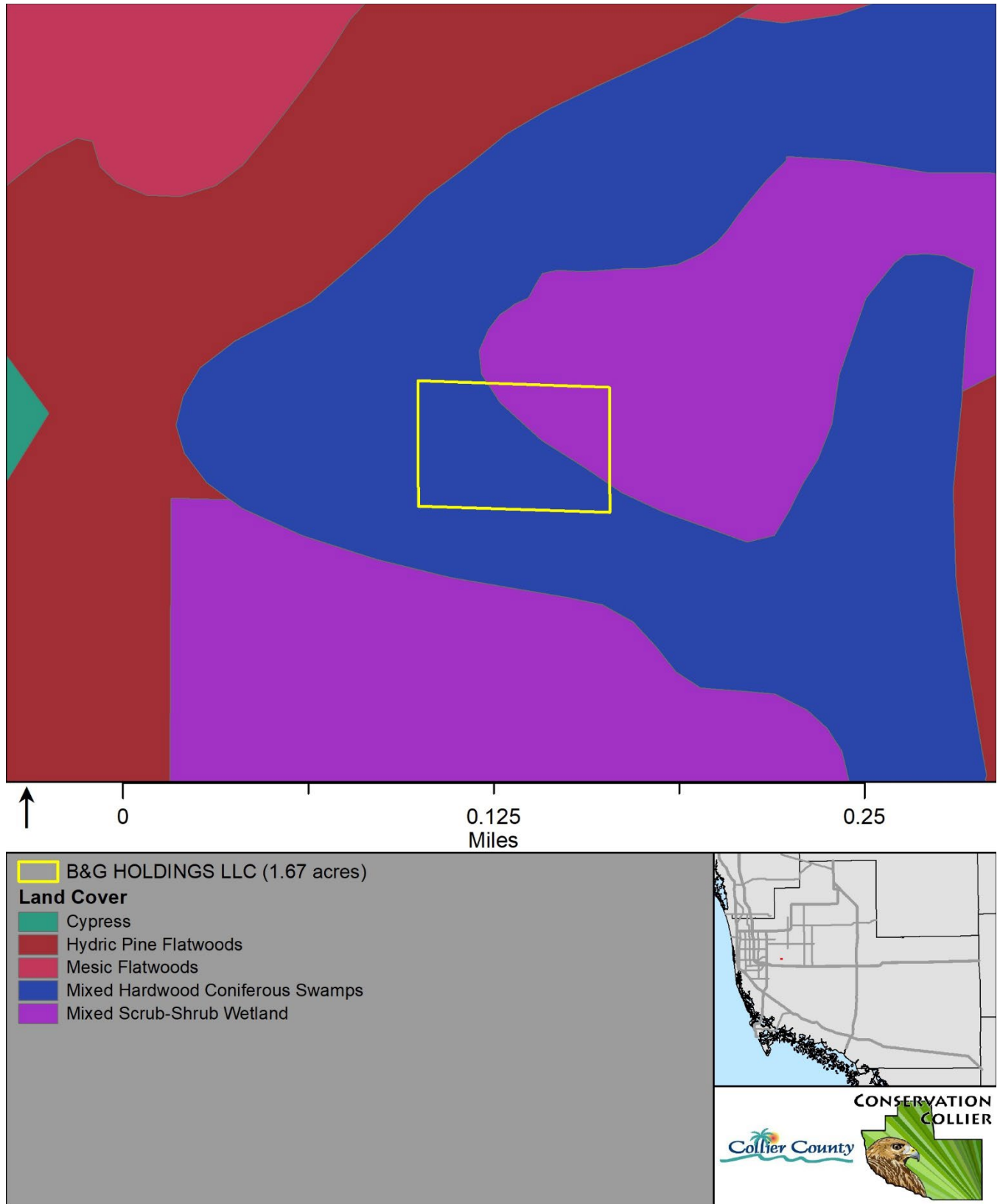


Figure 5a – North Parcel Florida Cooperative Land Cover Classification System

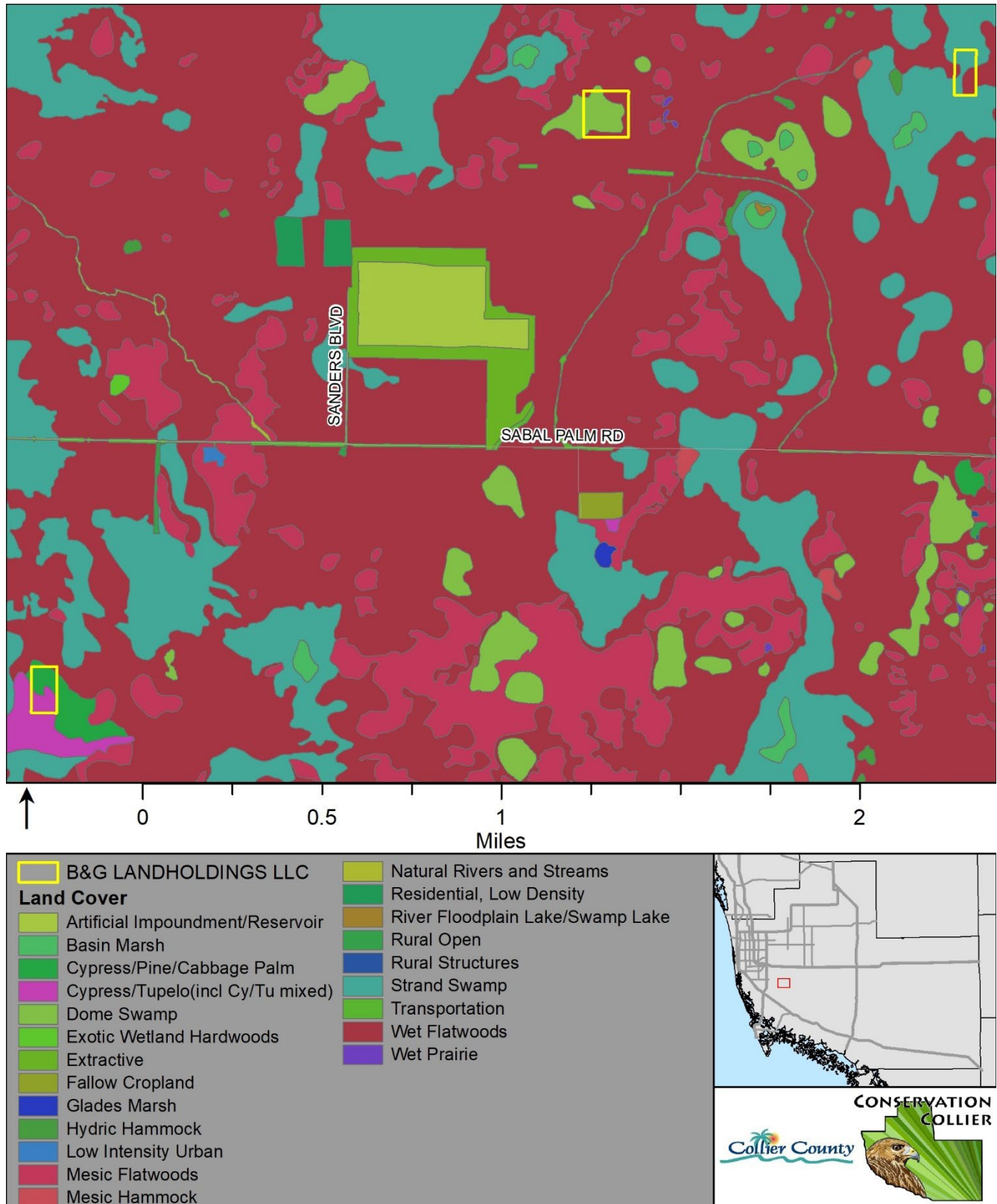


Figure 5b – South Parcels Florida Cooperative Land Cover Classification System



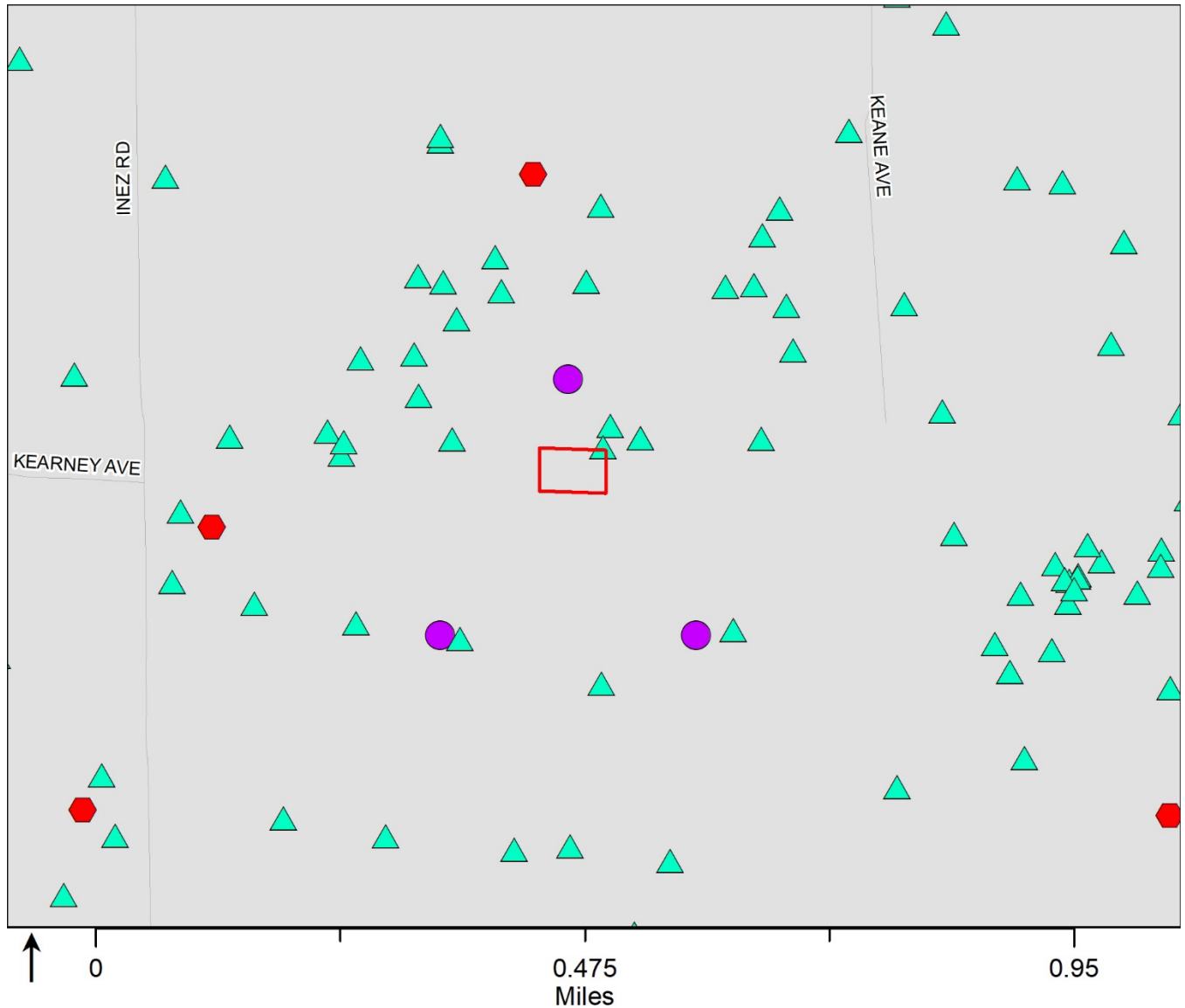
Figure 6 – Representative Hydric Flatwoods within Picayune Strand State Forest

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 2-13 focal species to utilize the parcels including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened gopher tortoise and Big Cypress fox squirrel.

Table 4 – Listed Wildlife Detected

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



- B&G HOLDINGS LLC (1.67 acres)
- ⬡ Red-cockaded Woodpecker Observation Locations
- ▲ Florida Panther Telemetry
- Black Bear Telemetry

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COLLIER**

Figure 7a – North Parcel Wildlife Spatial Data (i.e., telemetry, roosts, etc)

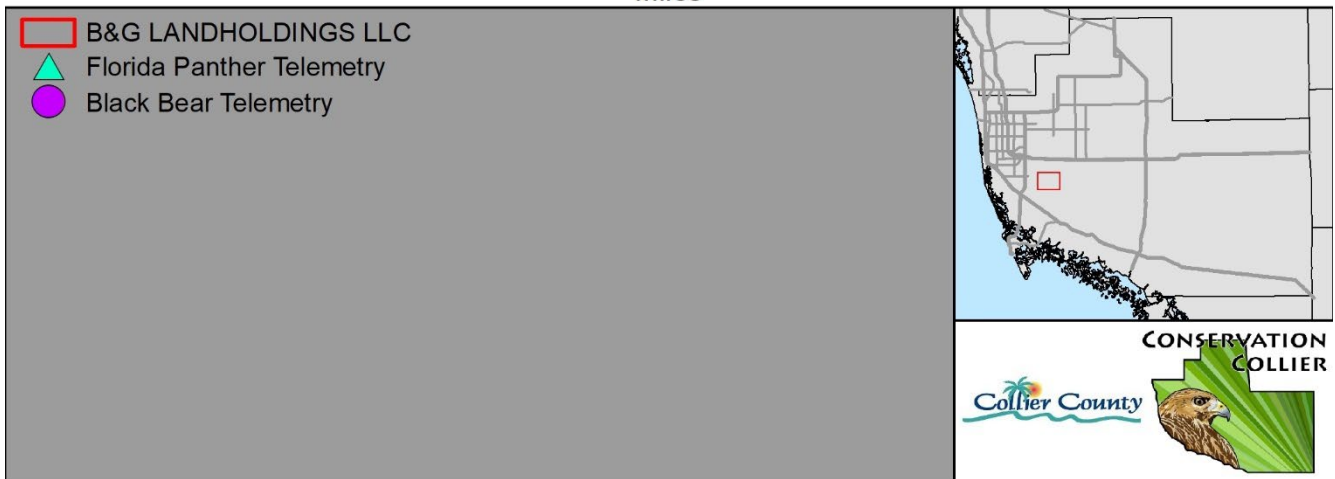
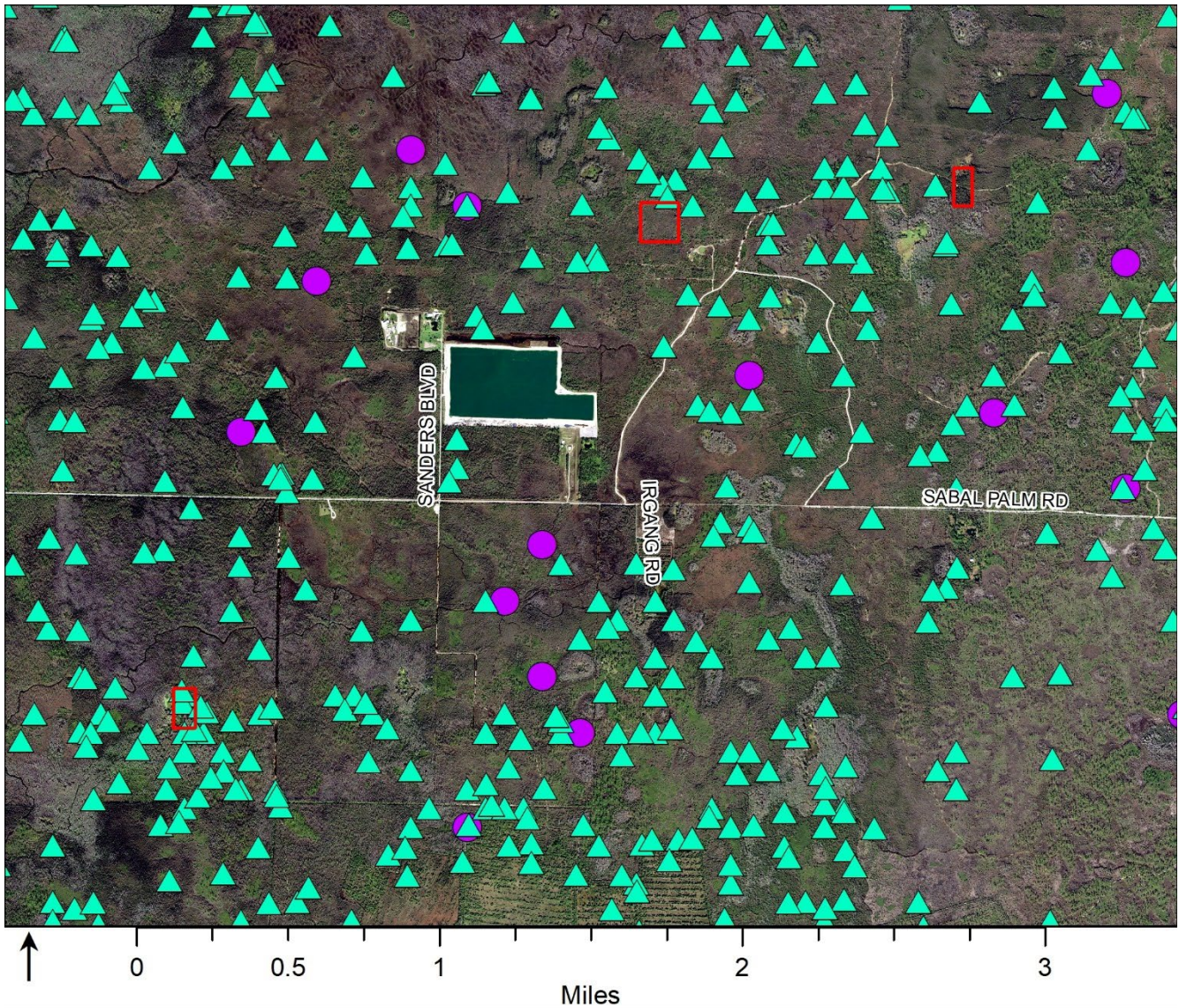


Figure 7b – South Parcels Wildlife Spatial Data (i.e., telemetry, roosts, etc)

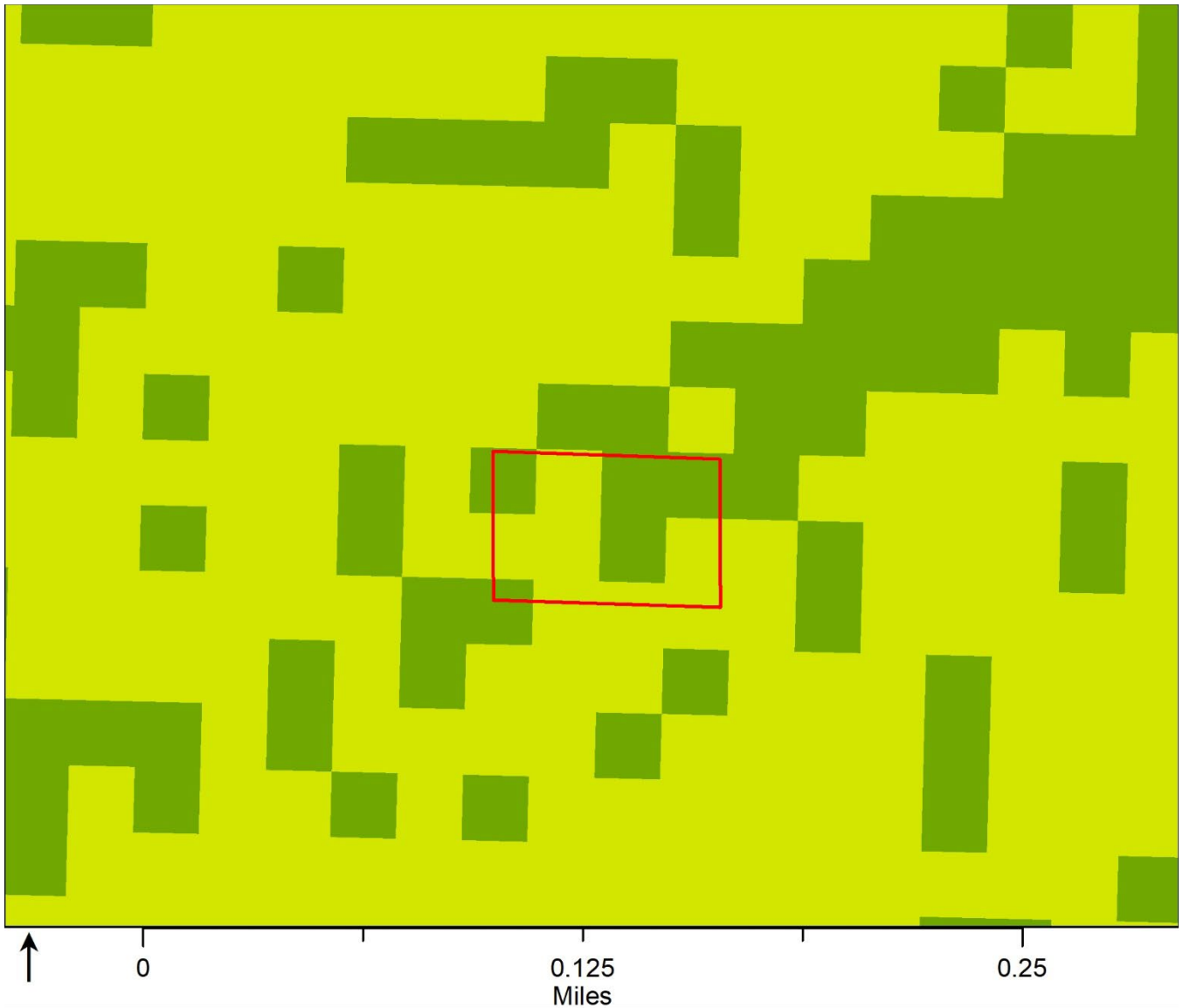


Figure 8a – North Parcel CLIP4 Potential Habitat Richness

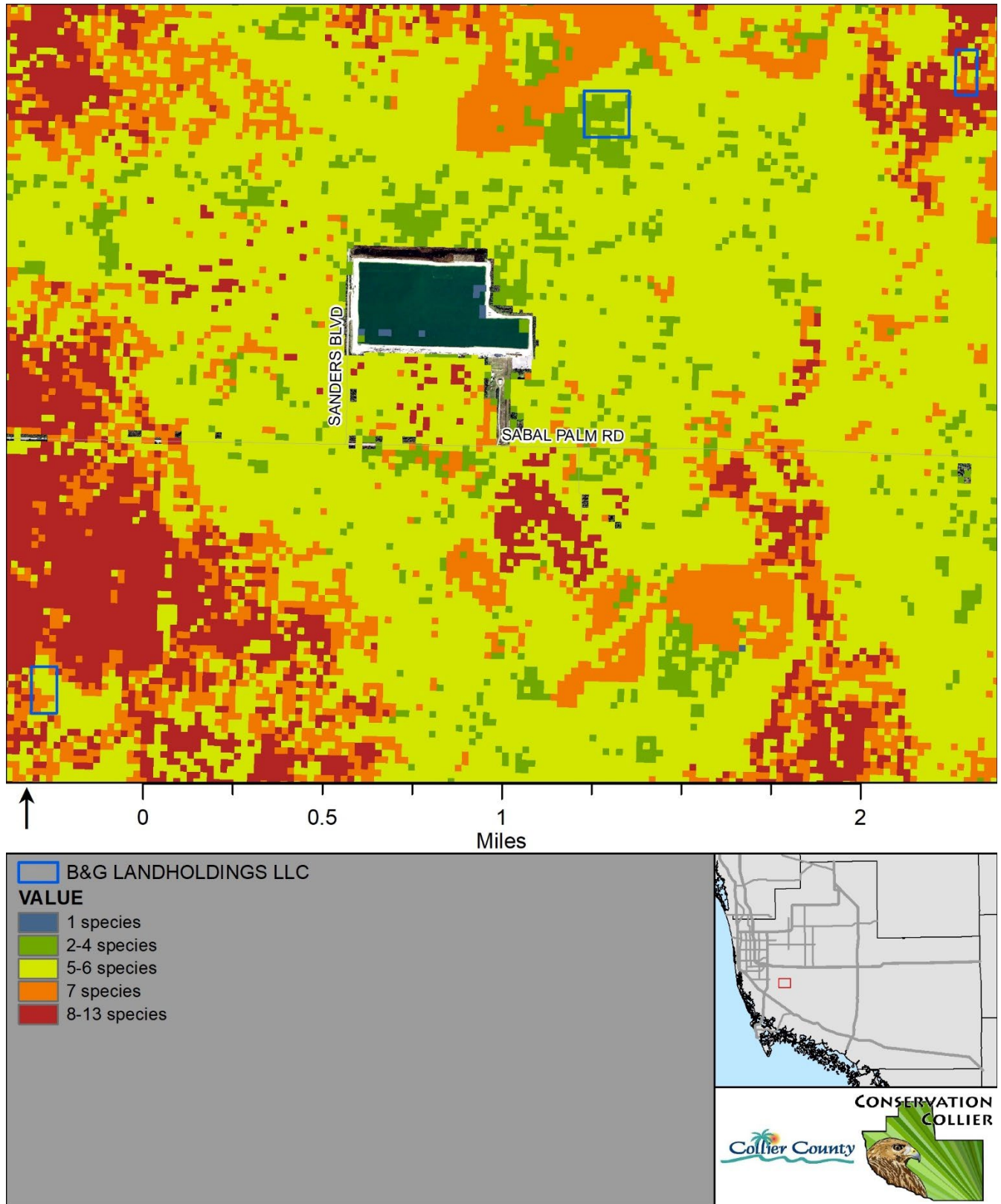


Figure 8b – South Parcels CLIP4 Potential Habitat Richness

3.1.3 Water Resources

All the parcels, except one of the southern parcels, are mapped as containing hydric soils. All three of the southern parcels, and most likely the northern parcel, hold water during the wet season. Two of the four parcels are mapped as contributing significantly to aquifer recharge.

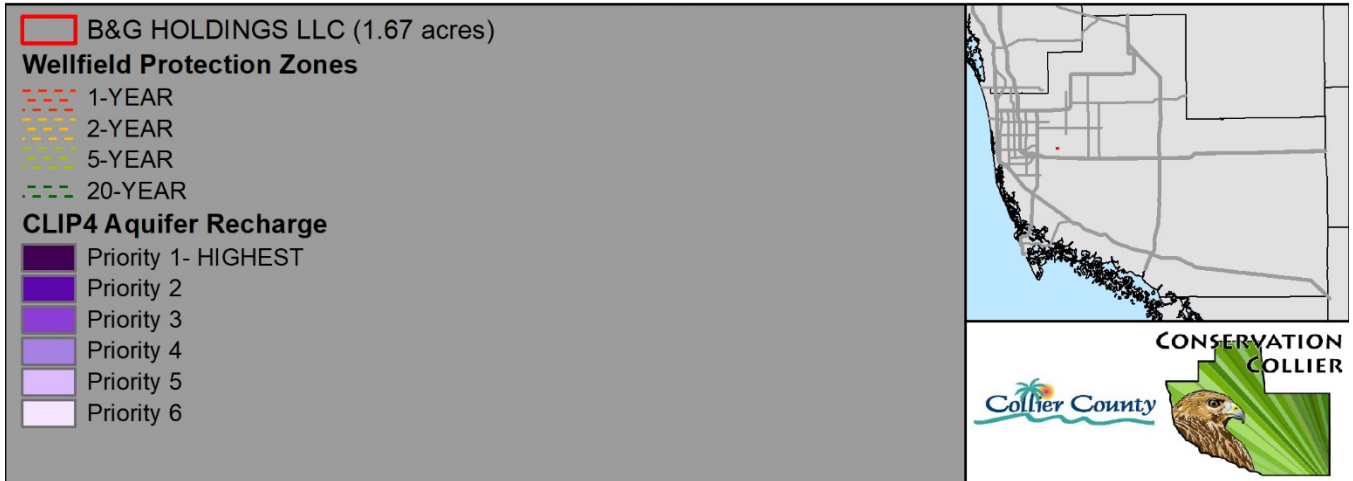
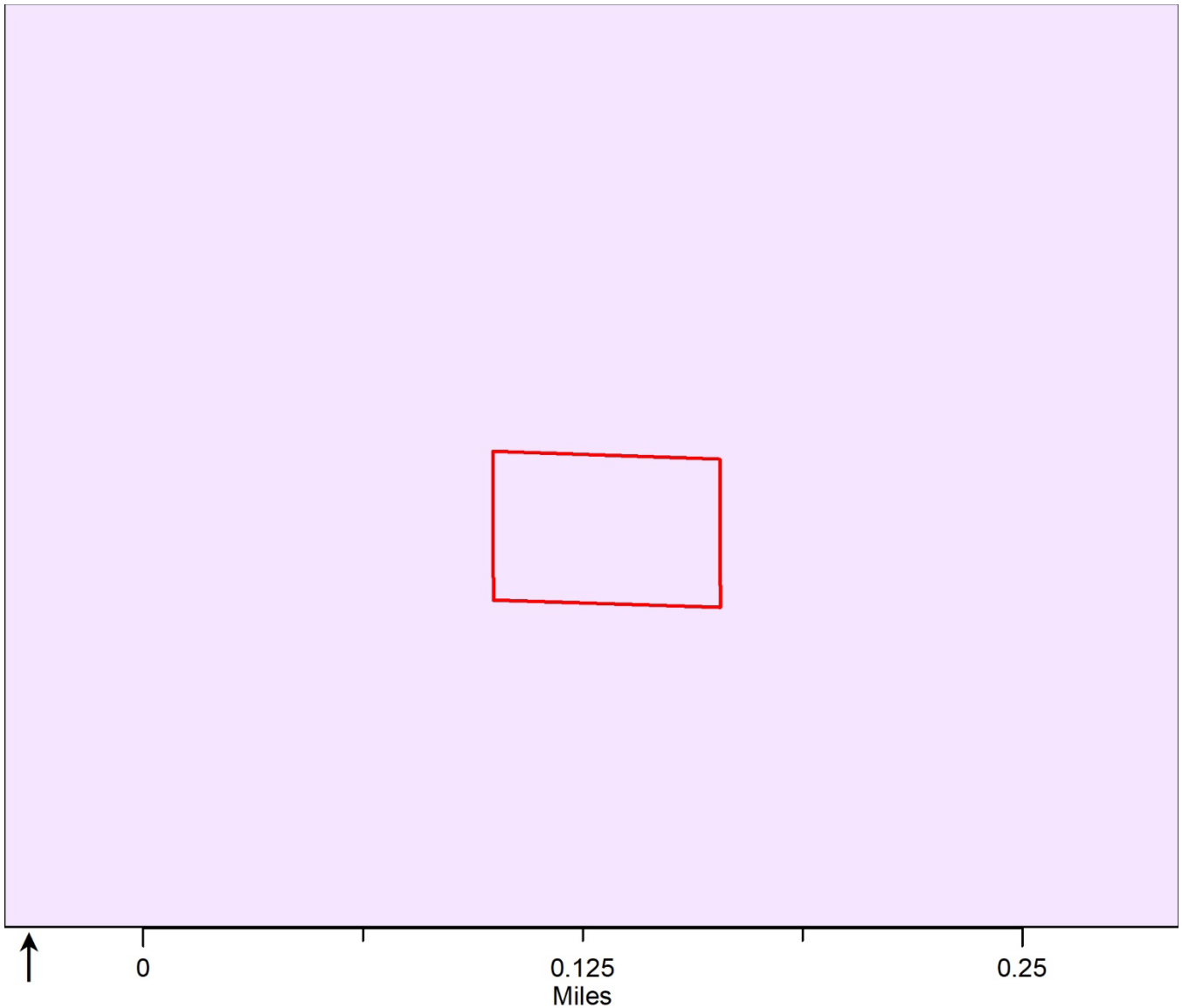


Figure 9a – North Parcel CLIP Aquifer Recharge Priority and Wellfield Protection Zones

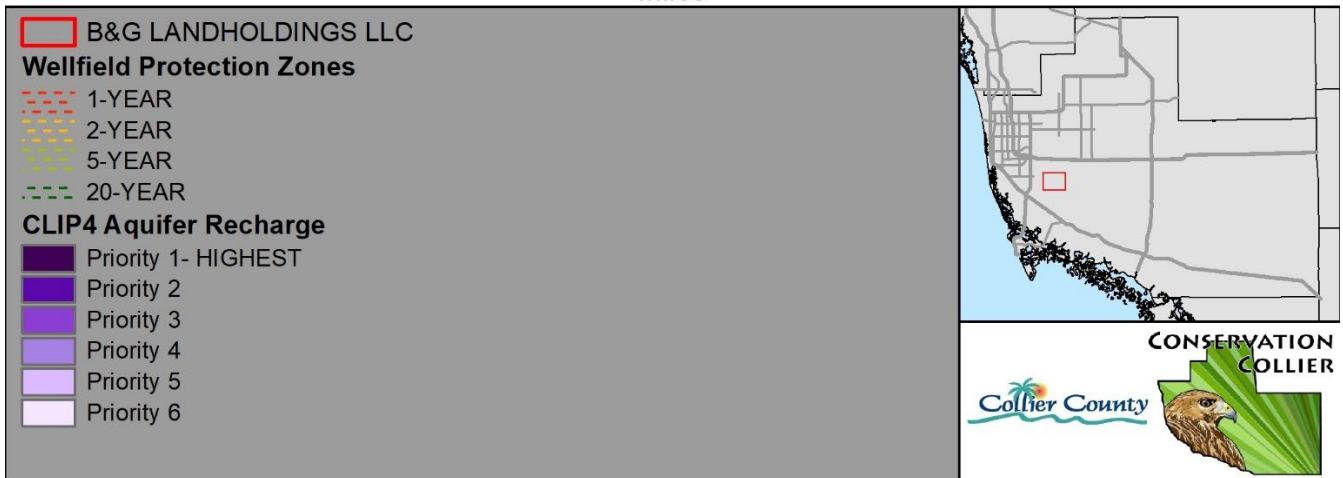
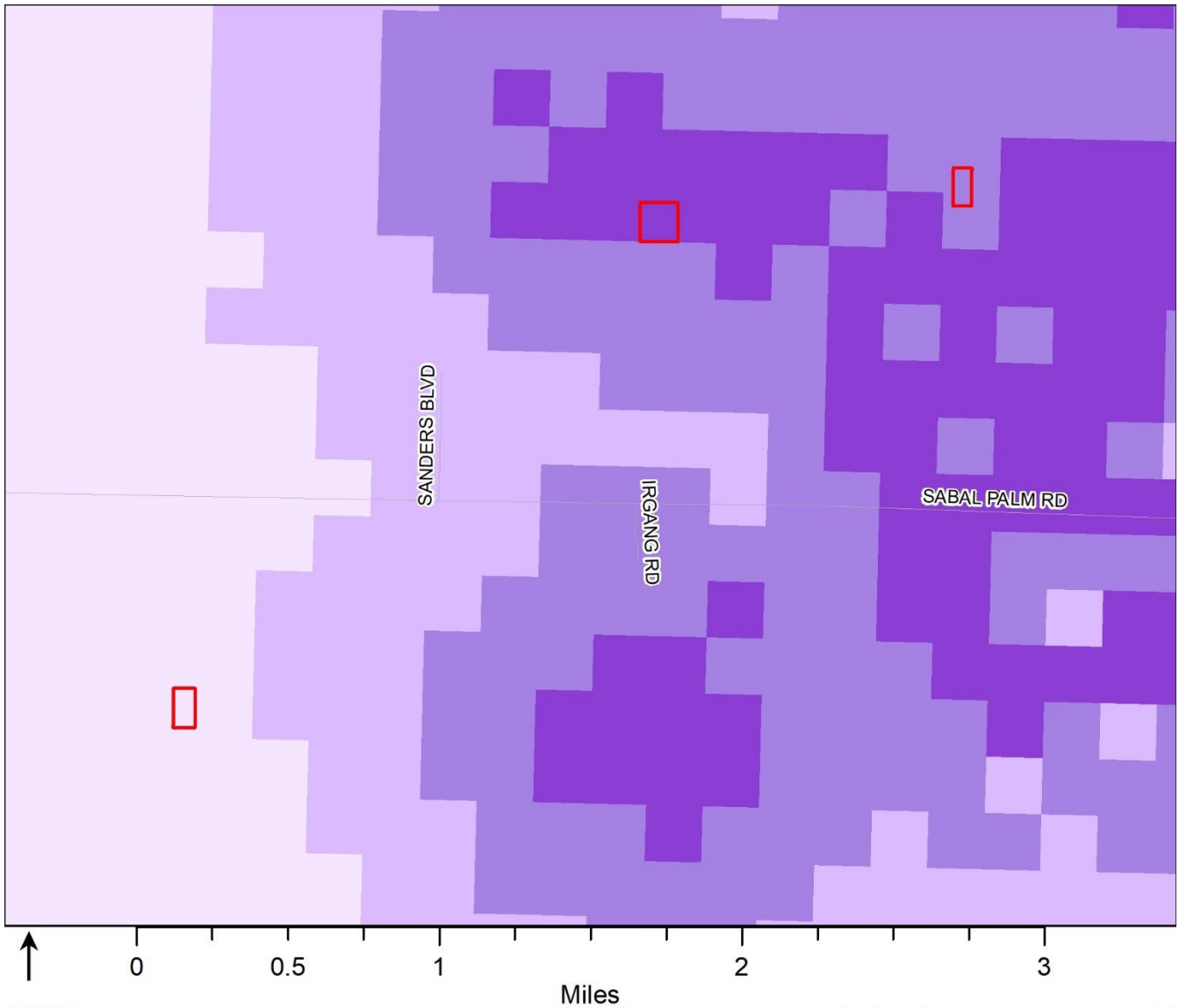


Figure 9b – South Parcels CLIP Aquifer Recharge Priority and Wellfield Protection Zones

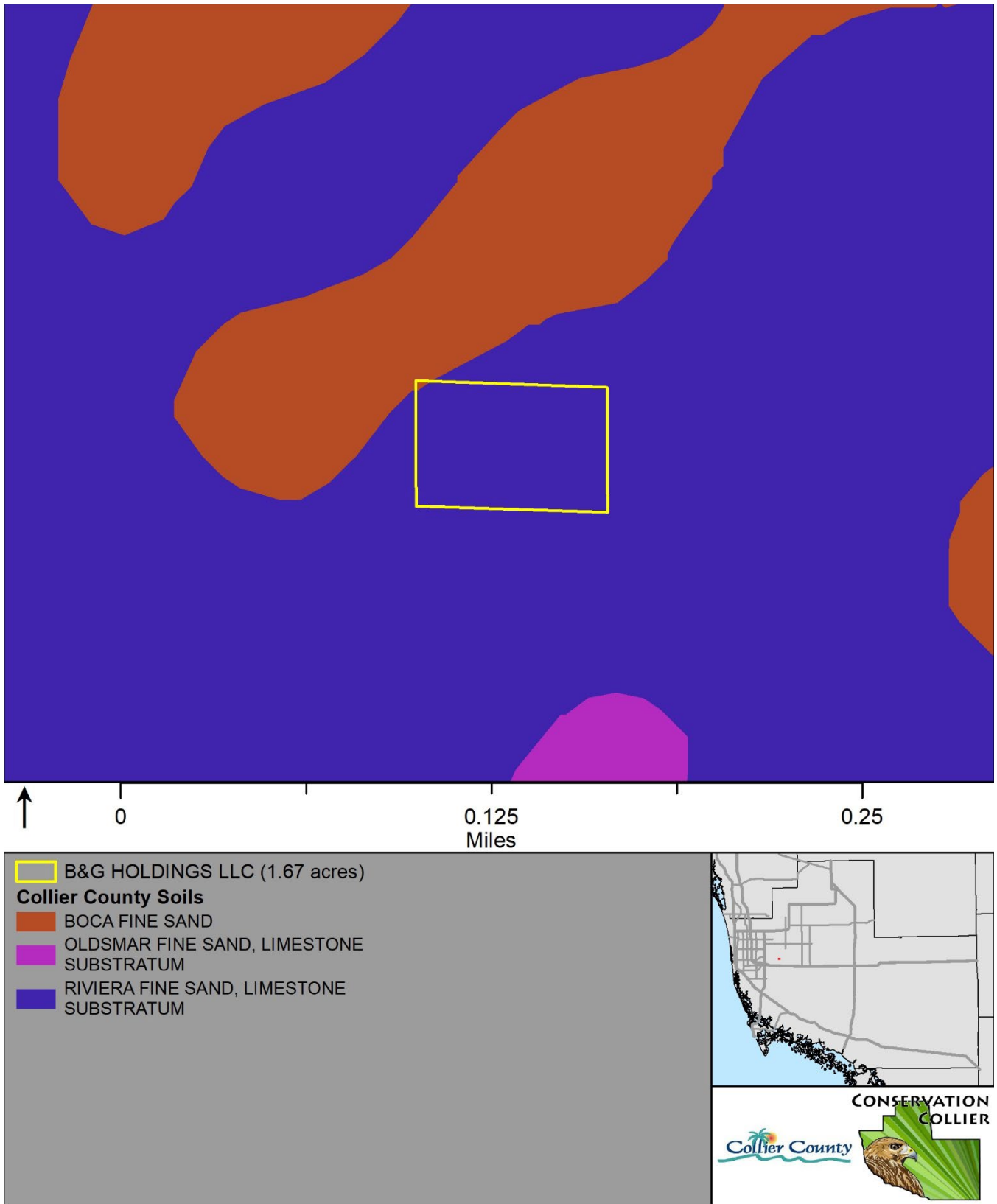


Figure 10a – North Parcel Collier County Soil Survey

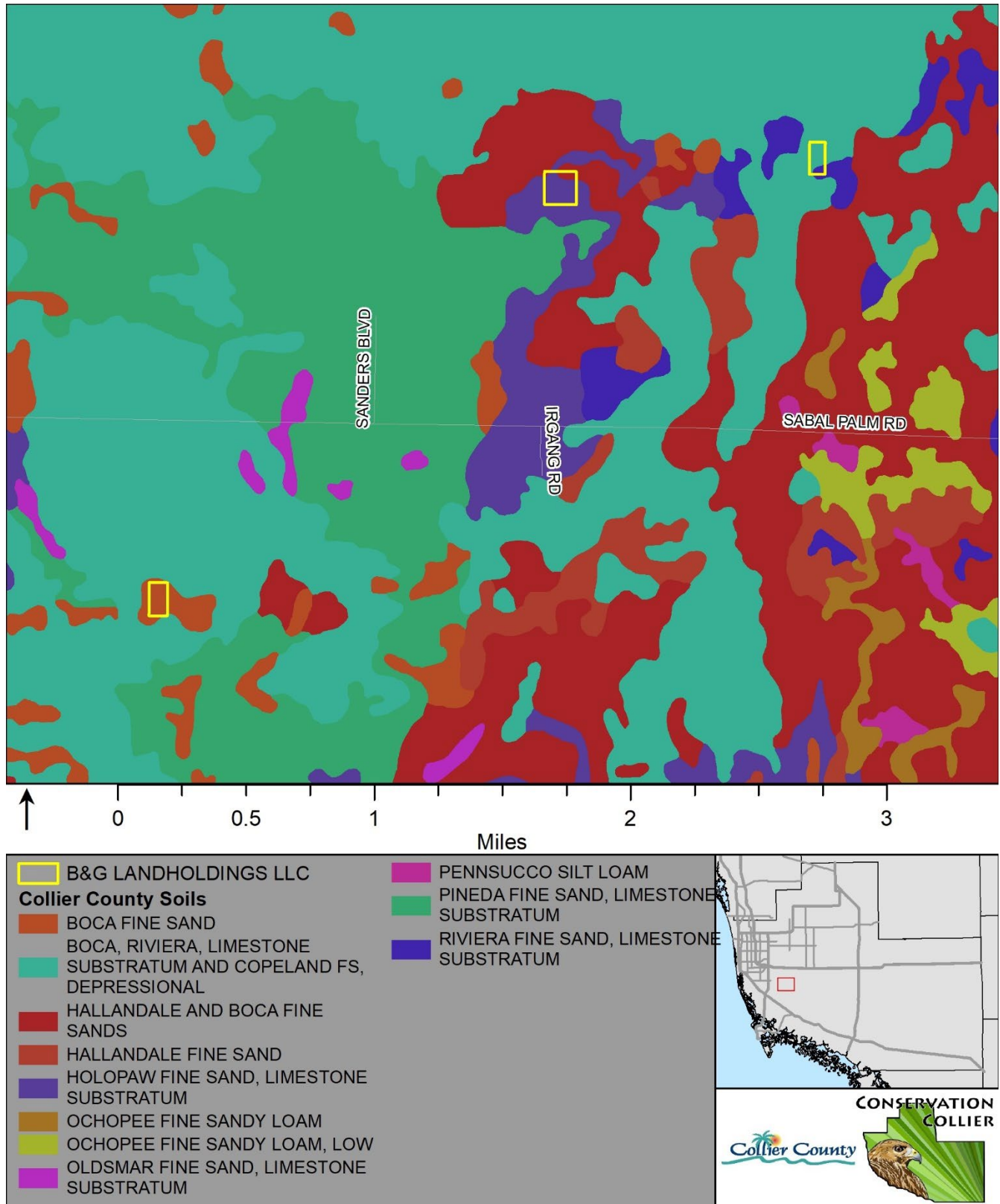


Figure 10b – South Parcels Collier County Soil Survey

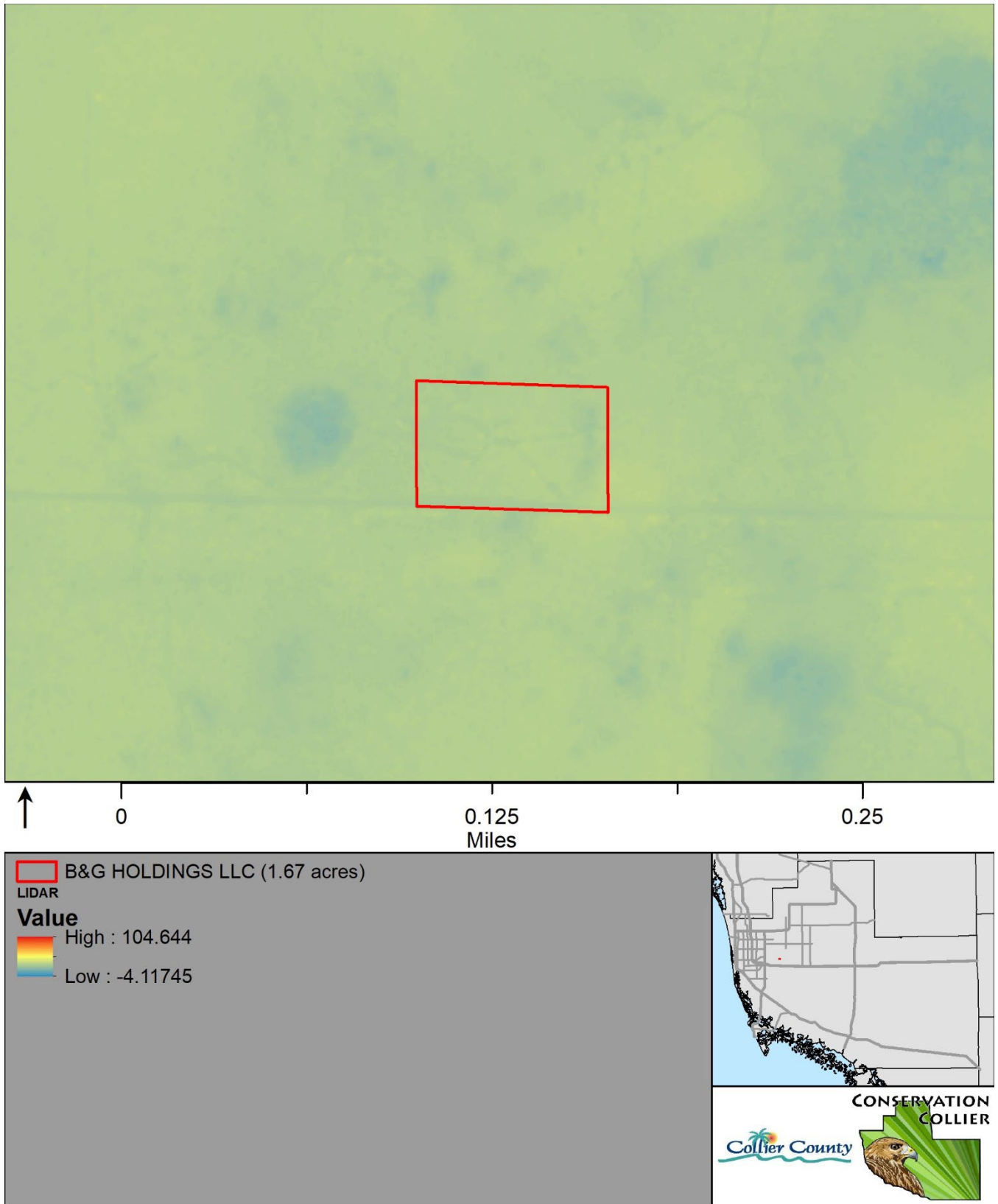


Figure 11a – North Parcel LIDAR Elevation Map

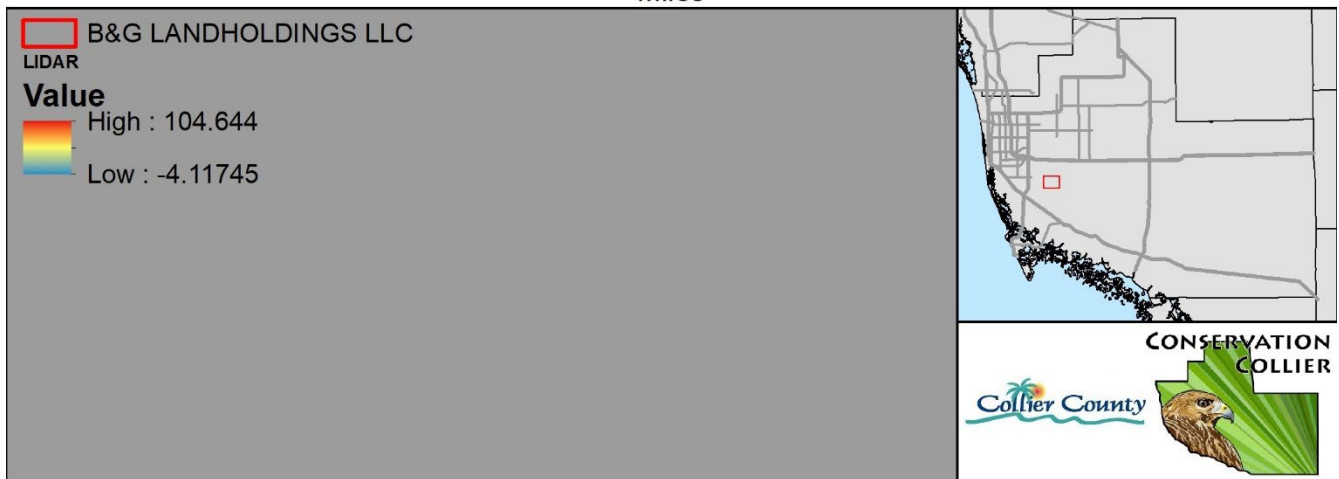
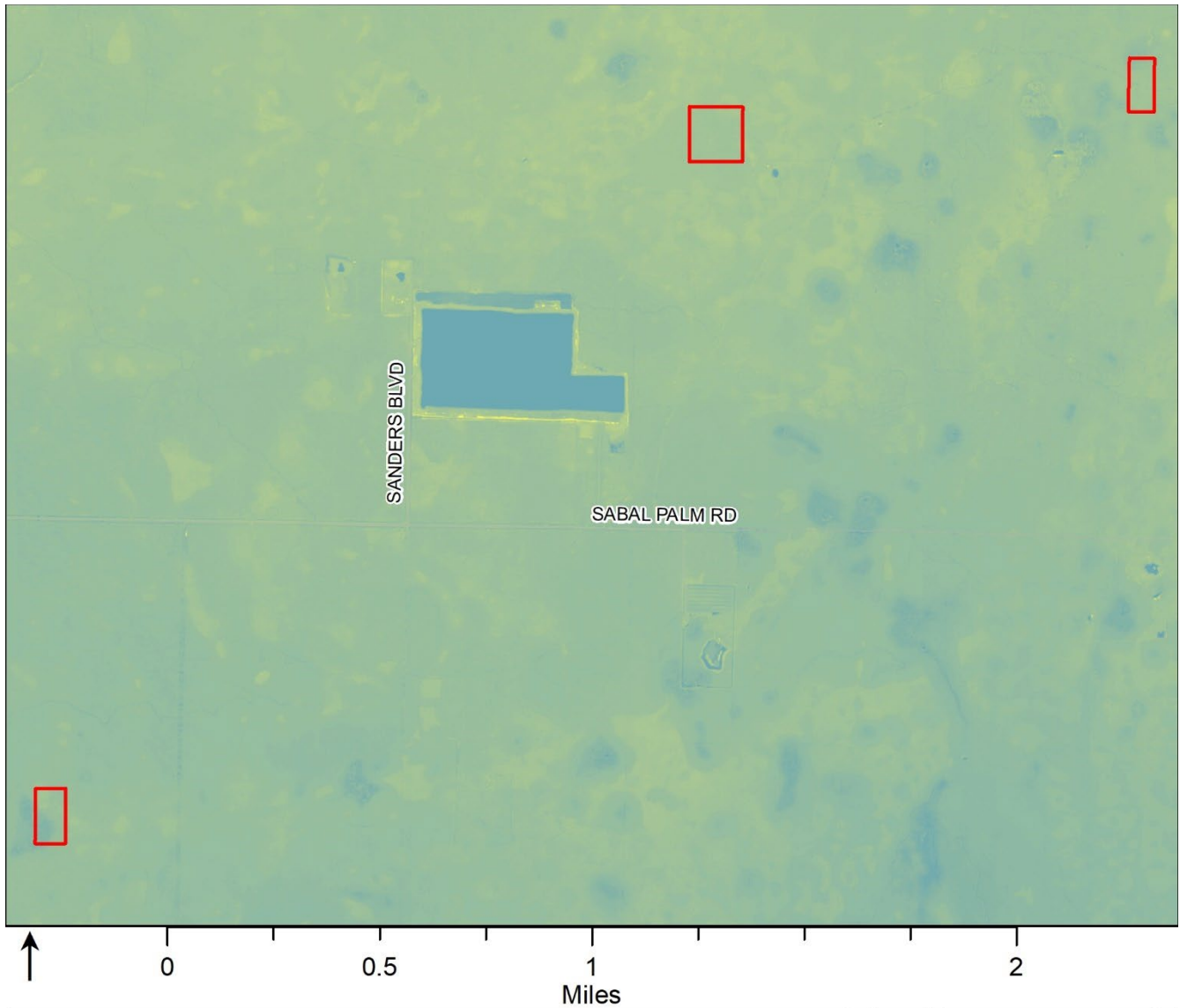


Figure 11b – South Parcels LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

The three southern parcels are in-holdings within Picayune Strand State Forest, surrounded by conservation parcels or undeveloped private lands. The northern-most parcel is surrounded by undeveloped, private land and undeveloped, County-owned land.

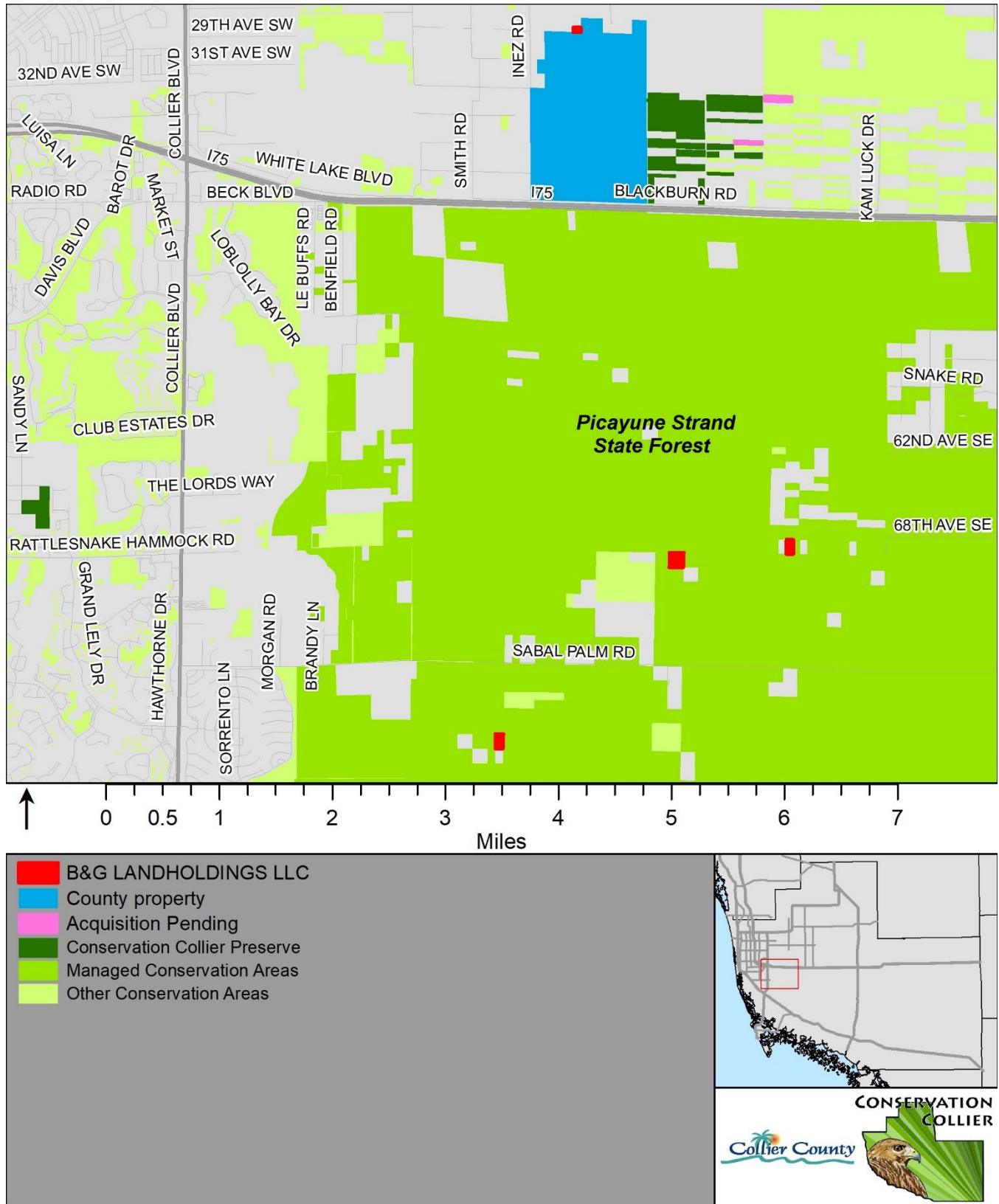


Figure 12 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

The northern parcel is adjacent to County owned property that will one day allow access to the parcel, which is currently only accessible along a rough trail behind a locked gate. The parcels to the south are within Picayune State Forest and have existing, non-vehicular trails through or near them.

3.2.2 Accessibility

The parcels are accessed via existing trails and are accessible seasonally, as they hold water during the wet season.

3.2.3 Aesthetic/Cultural Enhancement

These parcels provide no outstanding Aesthetic/Cultural Enhancement.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation rates appear to be relatively low on these parcels, based on surrounding lands. Invasive plants encountered include melaleuca, Brazilian pepper, and earleaf acacia.

3.3.1.2 Prescribed Fire

These parcels would benefit from regular prescribed burning. However, it would not be practical to burn these small, stand-alone parcels individually. Conservation Collier would coordinate with the Florida Forest Service during any adjacent prescribed burns.

3.3.2 Remediation and Site Security

Cabbage palm thinning on the northern parcel and invasive species control on all parcels would be recommended. The remoteness of the parcels limits trespass.

3.3.3 Assistance

Prescribed fire assistance from the Florida Forest Service is predicted should that agency burn adjacent lands.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are within the RFMUD - Sending. All parcels have had, or are in the process of having, the first 2 TDRs/5 acres stripped. Therefore, the development of a dwelling unit is no longer an allowable use on any of the parcels. Below are the remaining potential uses on the parcels:

1. Agricultural uses consistent with Sections 163.3162 and 823.14(6) Florida Statutes (Florida Right to Farm Act), including water management facilities, **to the extent and intensity that such operations exist at the date of any transfer of development rights.**
2. Cattle grazing on unimproved pasture where **no clearing is required**;
3. Habitat preservation and conservation uses.
4. Passive parks and passive recreational uses.
5. Those essential services identified in section 2.01.03 B. (Private wells and septic tanks, utility lines, sewer lines and lift stations only if within already cleared existing rights of way or easements, water pumping stations, Conservation Collier lands, and Aviation related uses as approved in the September 11, 2001 Memorandum of Understanding between Collier County Airport Authority and the Intervenor Signatories to the Deltona Settlement Agreement (July 20, 1982)).
6. Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as

defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

7. Mitigation in conjunction with any County, state, or federal permitting.

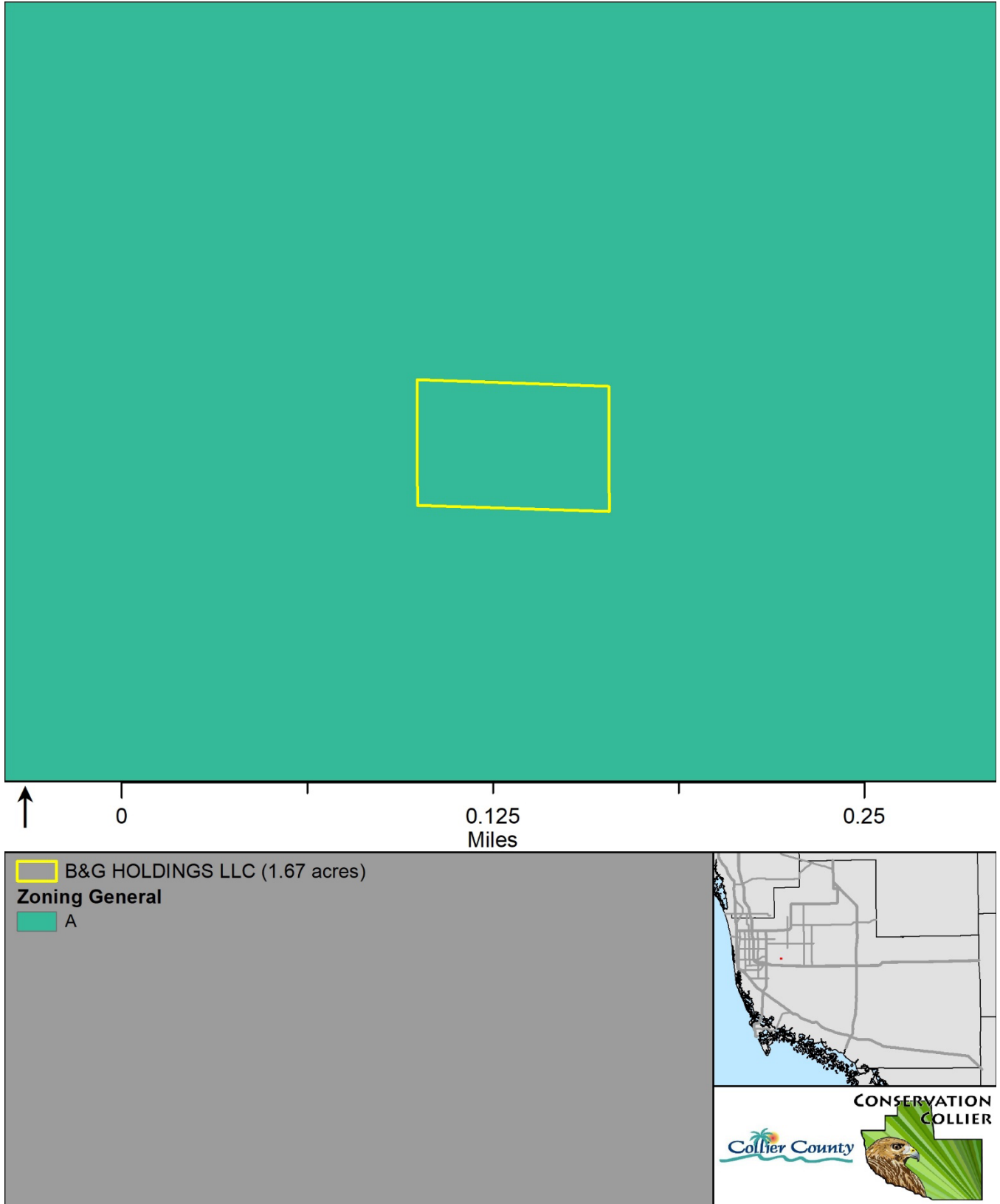


Figure 13a – North Parcel Zoning

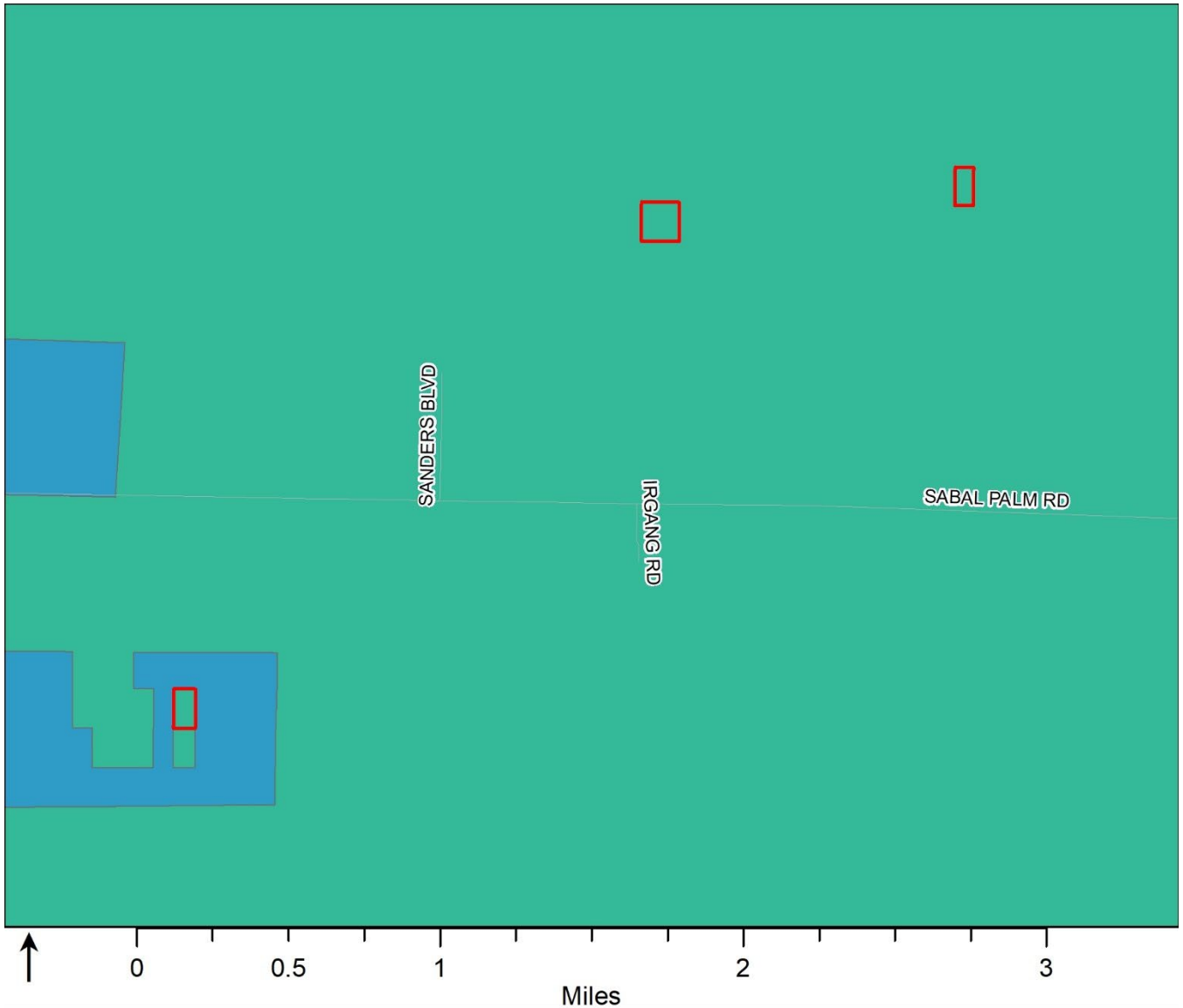


Figure 13b - South Parcels Zoning

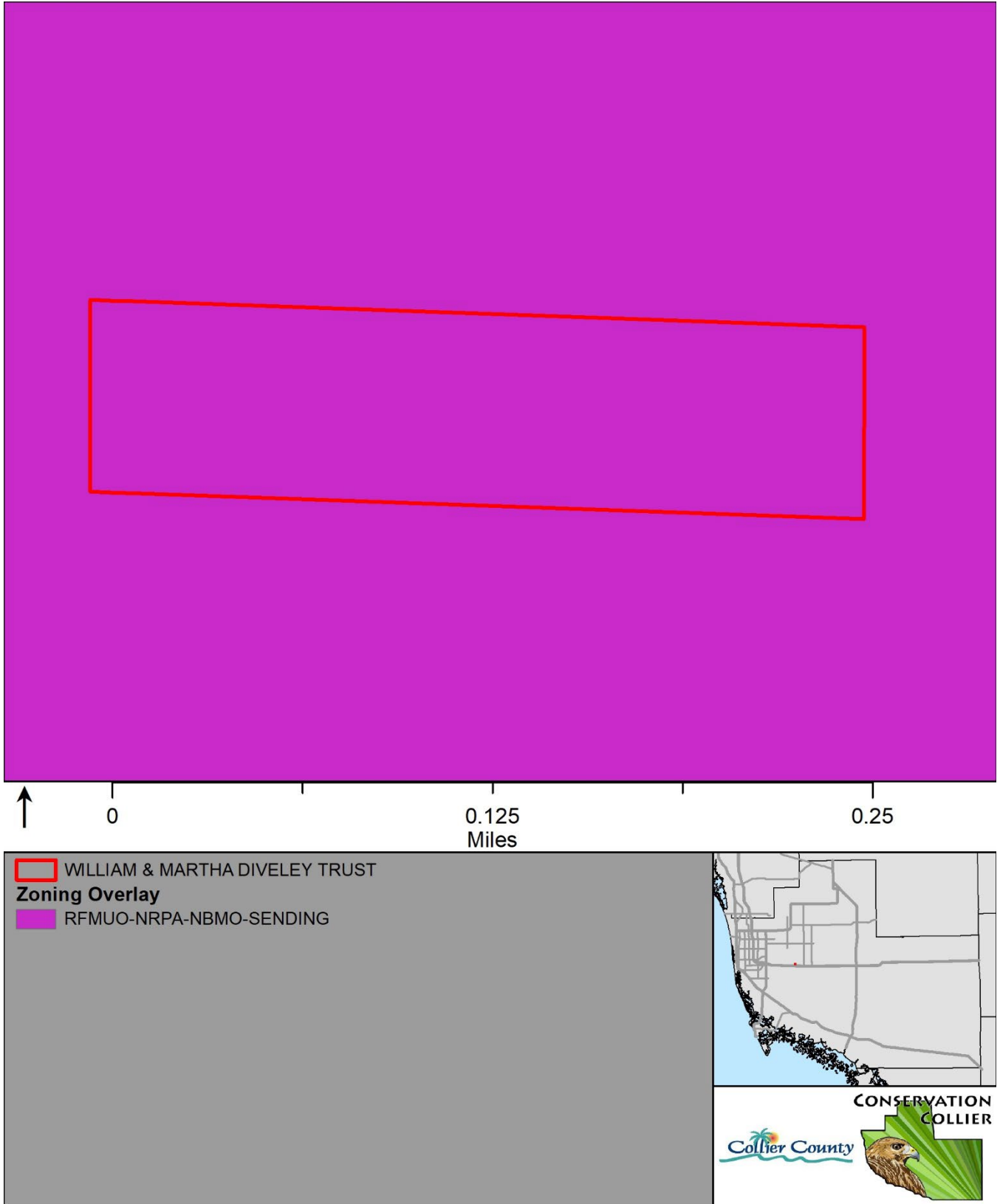


Figure 14a – North Parcel Zoning Overlays

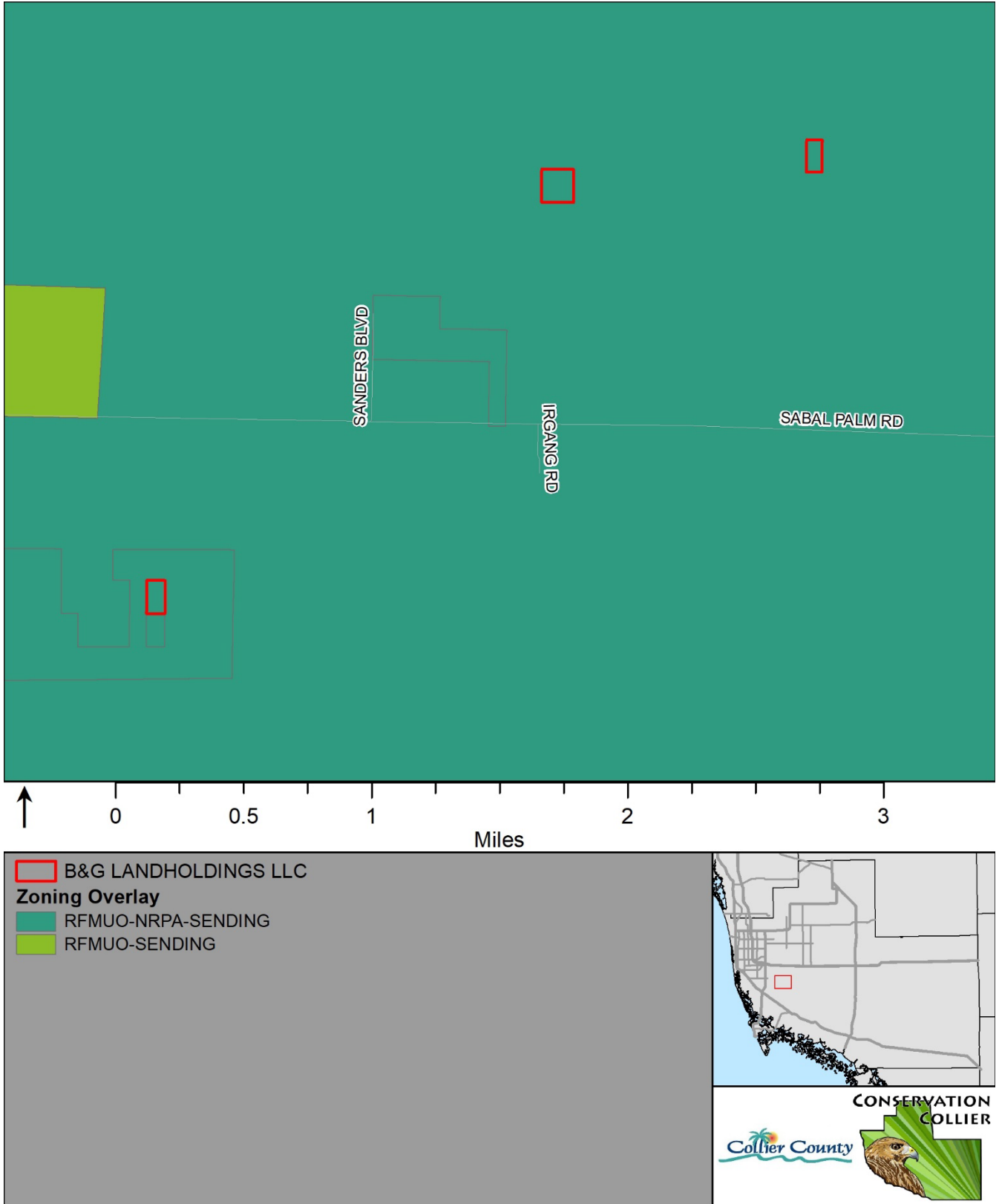


Figure 24b – South Parcels Zoning Overlays

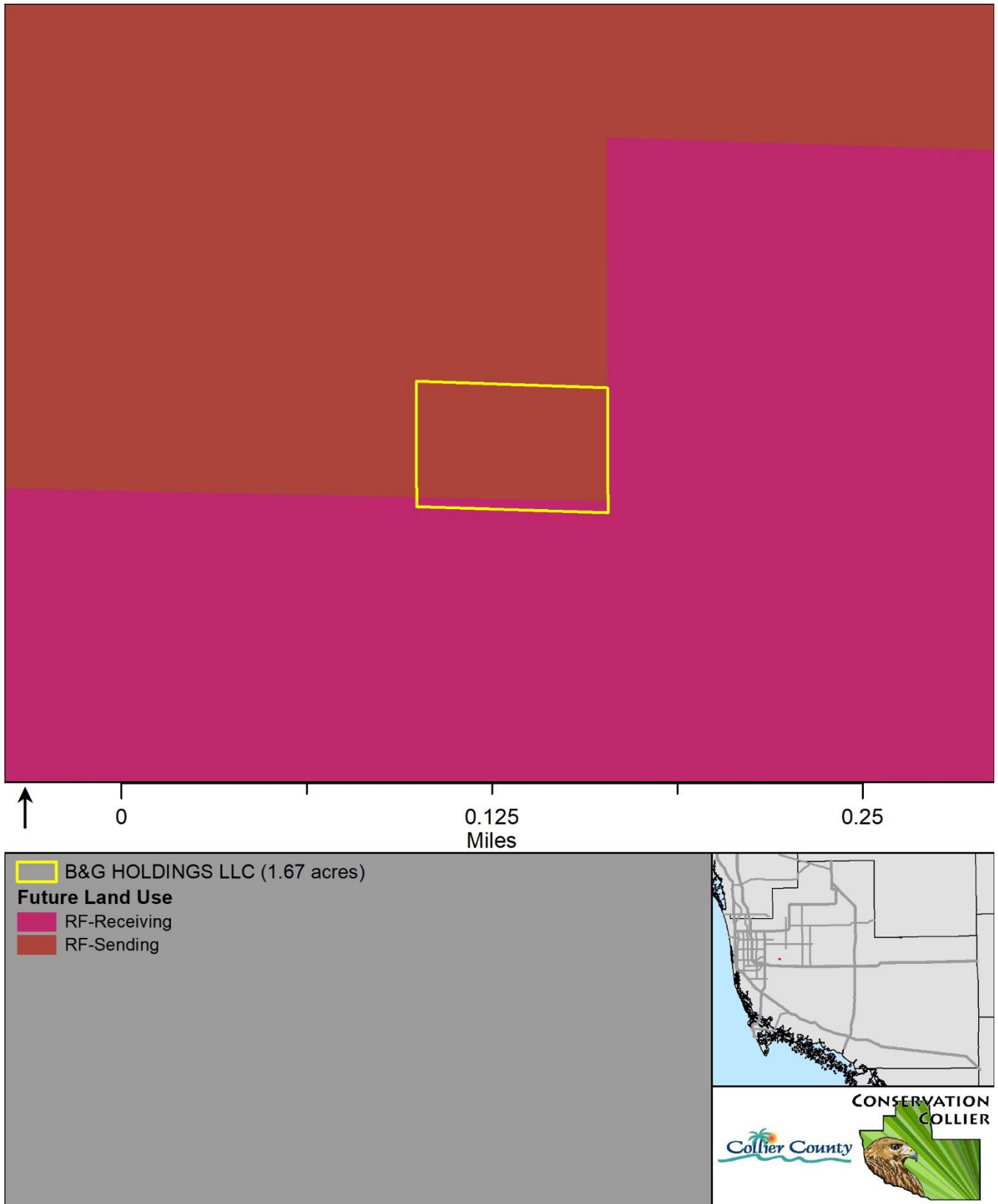


Figure 15a – North Parcel Future Land Use

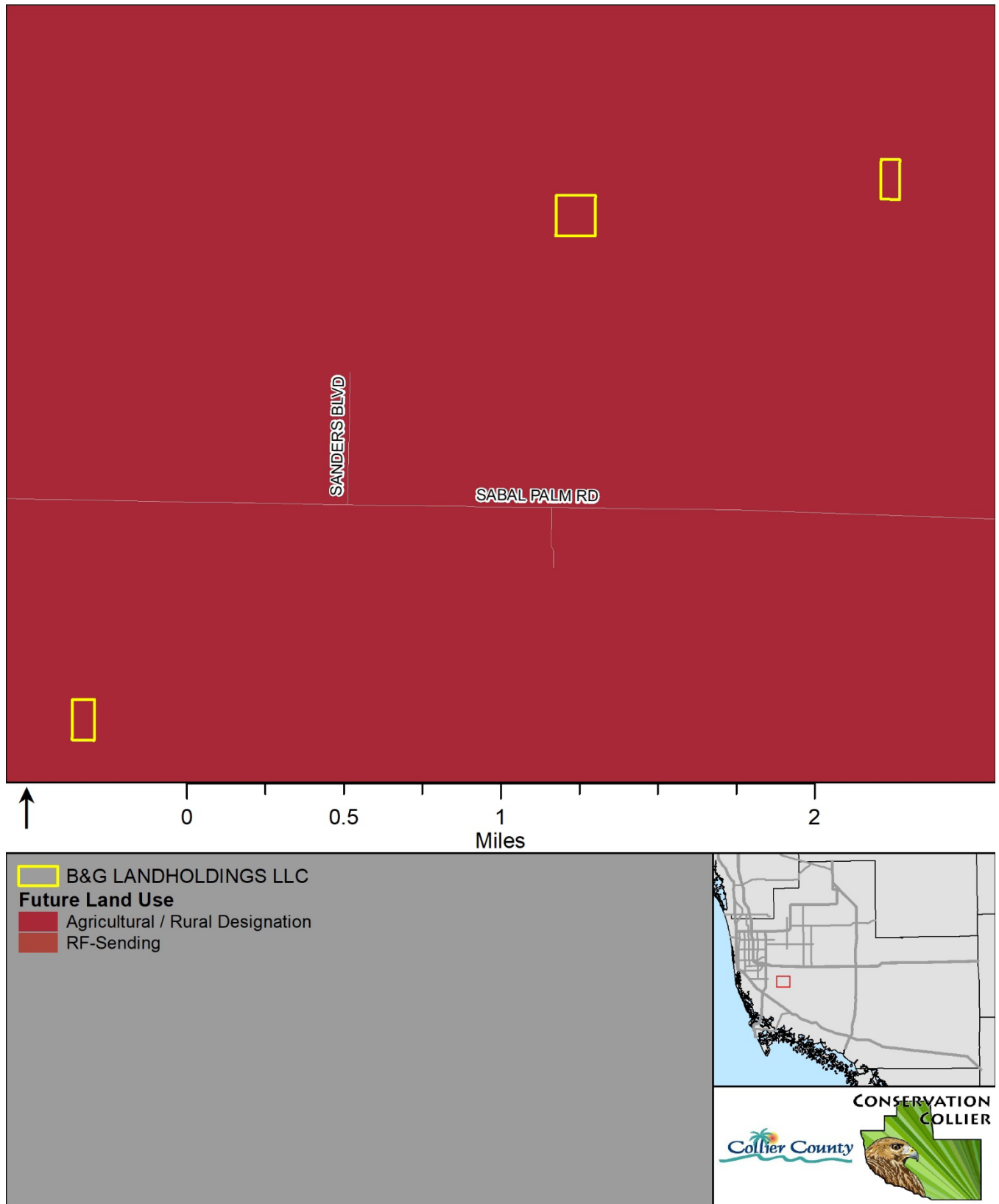


Figure 15b – South Parcels Future Land Use

3.4.2 Development Plans

Currently, no development is planned for the parcels. Because the first level of TDRs have been stripped, no homes could be built on the parcels.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

The southern parcels are inholdings within Picayune Strand State Forest and are within the State’s Florida Forever boundary. Conservation Collier contacted the Florida Division of State Lands Bureau of Real Estate Services to see whether the state would be interested in acquiring these parcels. The state is not currently targeting parcels in this area for acquisition. Additionally, the development of a dwelling unit is no longer an allowable use on any of the parcels.

5. Management Needs and Costs

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

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$4,300	\$3,250	\$200/acre initial, \$150/acre recurring; 21.68 acres
Cabbage Palm Treatment	\$6,700	N/A	\$400/acre within 1.67 acres
Total	\$11,000	\$3,250	

6. Potential for Matching Funds

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

7. Secondary Criteria Scoring Form

Property Name: B & G Landholdings			
Target Protection Mailing Area: N/A			
Folio(s): 00331520000, 00458240506, 00460960007, 00467320802			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	87	54
2 - Human Value	80	26	32
3 - Restoration and Management	80	80	100
4 - Vulnerability	80	2	3
TOTAL SCORE	400	195	49

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	Hydric 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		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	none observed
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	estimate
c. 25 - 50% infestation	30		

d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	FL panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to Picayune
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	50	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	2 parcels in 6, 1 in 4, and 1 in 3
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	65	
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		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	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	325	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	87	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
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		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	50	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	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		
b. Public access via unpaved road	30		
c. Public access via private road	20	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	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
HUMAN VALUES TOTAL SCORE	280	90	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	26	

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	Based on surrounding lands
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	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	FFS prescribed fire
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	5	
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		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0	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		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	0	
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		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	5	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	2	



Northern 1.67-acre parcel – Cypress/Pine/Cabbage Palm



Representative Cypress within Picayune Strand State Forest



Impassible trail leading to one of the southern parcels

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.

Figures 4a and 4b - 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.

Figures 8a and 8b - CLIP4 Potential Habitat Richness

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because Strategic Habitat Conservation Areas (SHCA)s 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.

Figures 9a and 9b - 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.