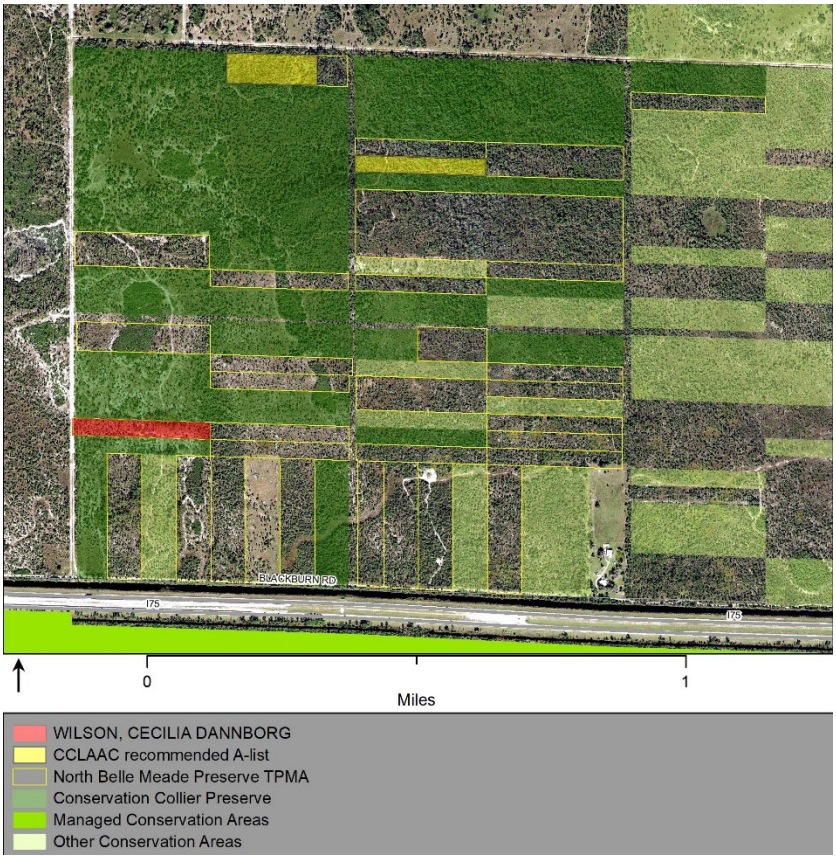
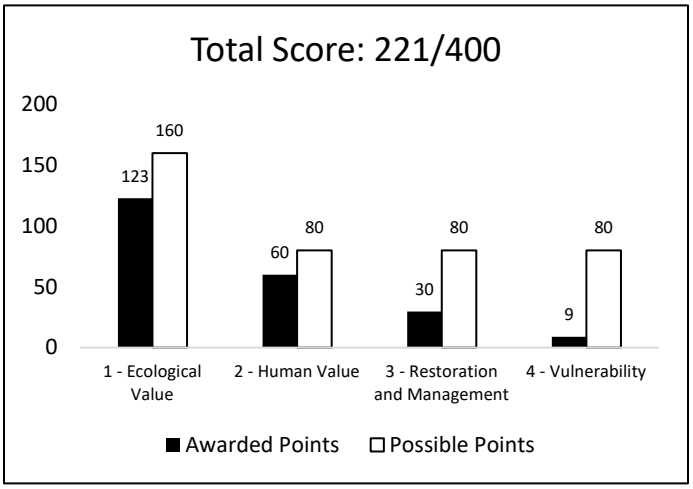
Conservation Collier Initial Criteria Screening Report
North Belle Meade Preserve TPMA



Target Protection Area Parcels and Acreage: 34 parcels (262.1 ac)
Cecilia Dannborg Wilson (5.0 ac.; 00343240006)
Staff Report Date: August 3, 2022
(Revised August 26, 2022; March 8, 2023; September 11, 2024, and November 6, 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

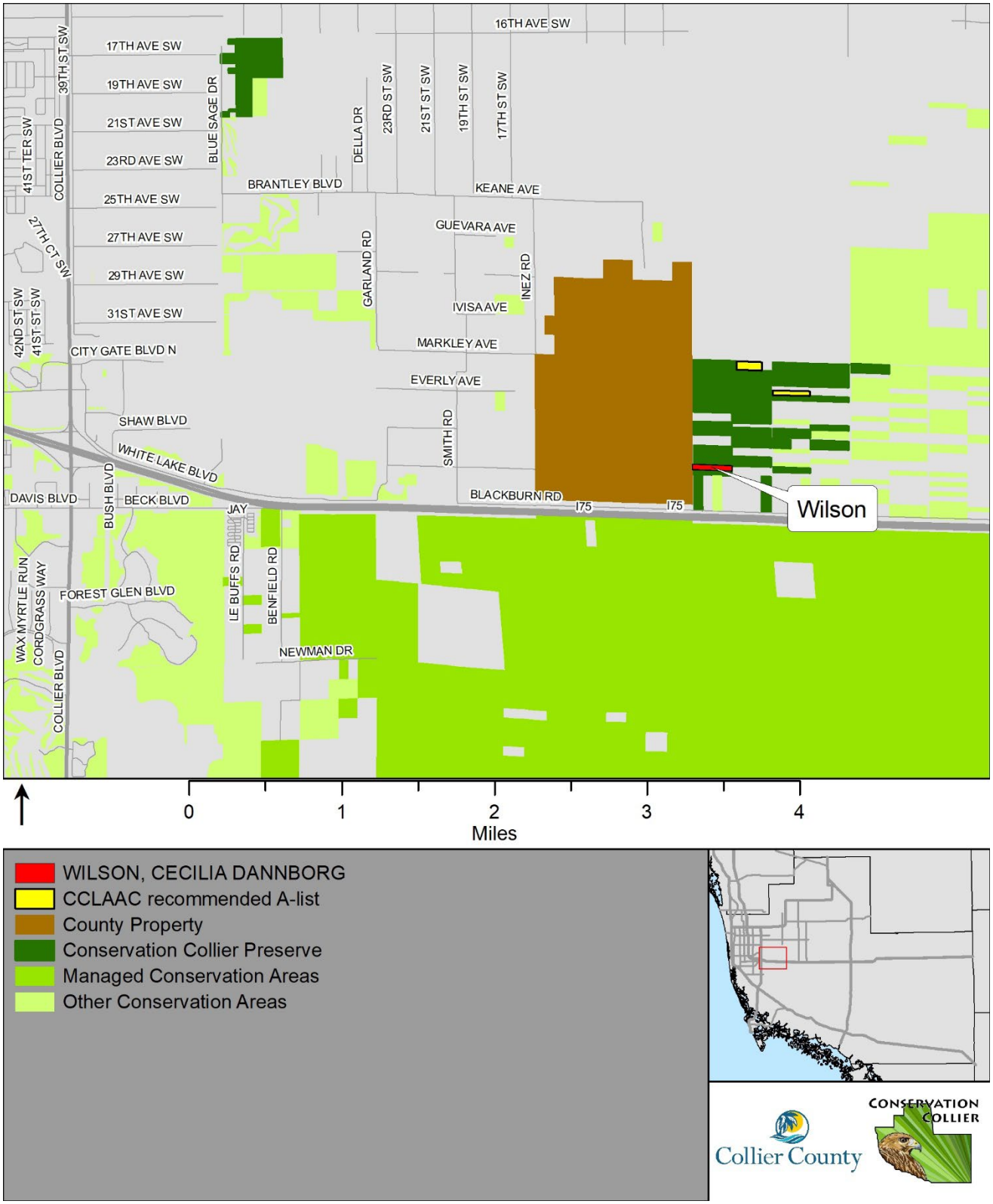


Figure 1 - Parcel Location Overview

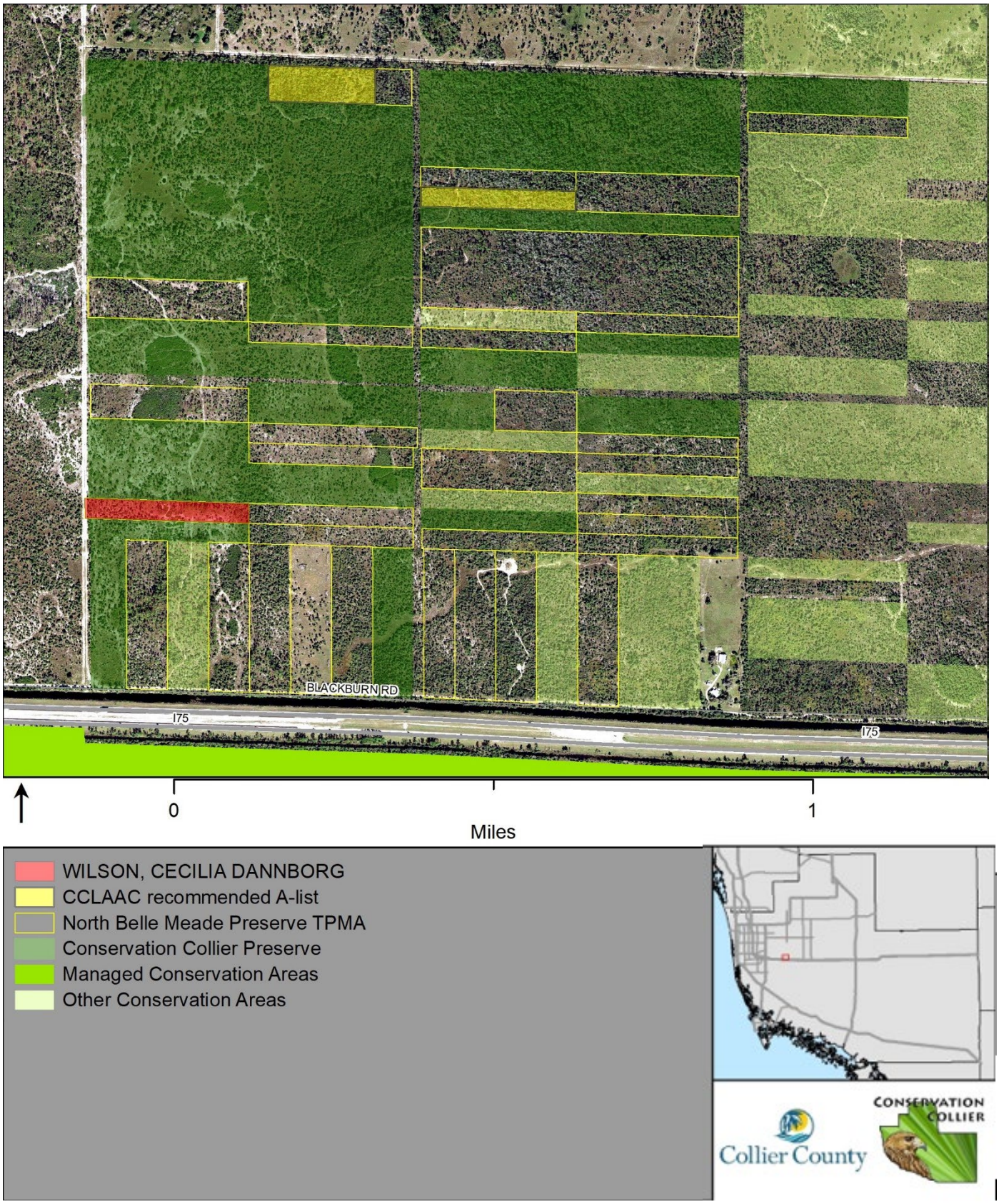


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	**Value**	**Comments**
Name	Multiple	Current applicants – Wilson
Folio Number	Multiple	Current application – 00343240006
Target Protection Area	North Belle Meade Preserve	RFMUD Sending
Size	262.1-acres total	34 parcels ranging from 2.08-40.04-acres
Section, Township, and Range	S33, Twn 49, R27	
Zoning Category/TDRs	A-RFMUD-Sending-NBMO with east side NRPA	Agricultural base zoning in Rural Fringe Mixed Use District. All parcels are Sending with a North Belle Meade Overlay – Eastern parcels also have a Natural Resource Protection Area Overly
Existing structures	None	
Adjoining properties and their Uses	Agriculture, Conservation	Parcels to the north are agricultural but will be mined in future. Parcels to west are owned by county and may be developed for a variety of uses. Many parcels to east are private conservation land
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential for Wilson corridor extension to go through this area

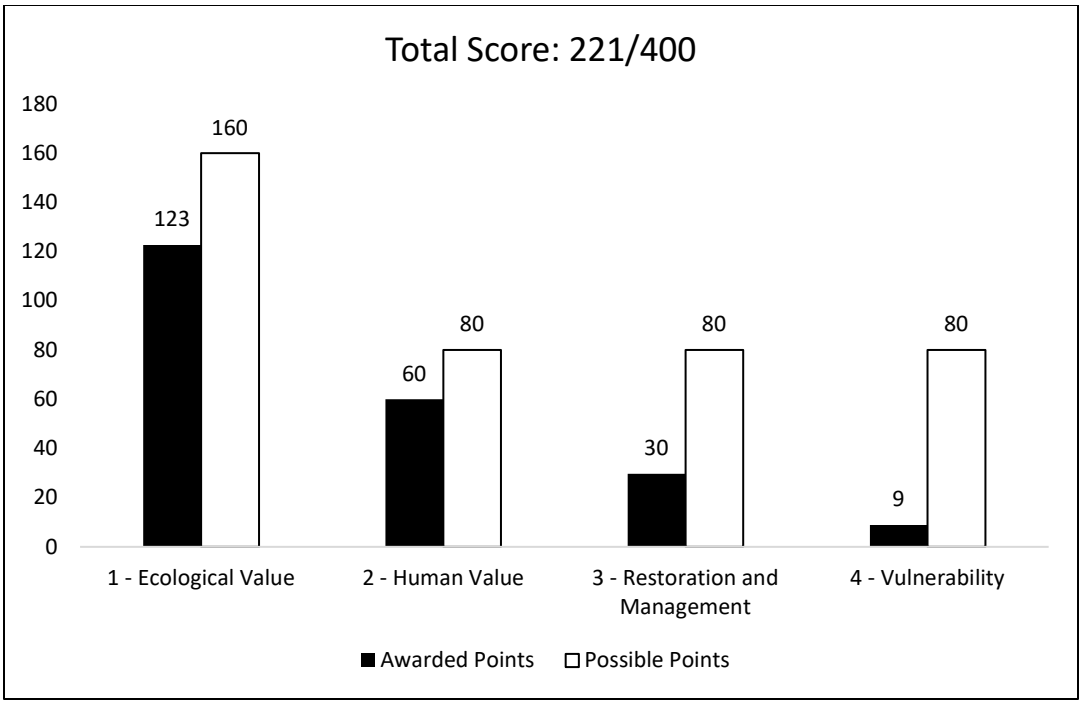


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**123**	**160**	**77%**
1.1 - Vegetative Communities	32	53	60%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	53	53	100%
2 - Human Values	**60**	**80**	**75%**
2.1 - Recreation	34	34	100%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	**30**	**80**	**37%**
3.1 - Vegetation Management	21	55	38%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	**9**	**80**	**11%**
4.1 - Zoning and Land Use	2	58	4%
4.2 - Development Plans	7	22	30%
Total	**221**	**400**	**55%**

2.2 Summary of Assessed Value and Property Cost Estimates

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

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

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Cecilia Dannborg Wilson	No address	5.0	$63,250	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 Value for the parcel was obtained from the Collier County Real Estate Services Department.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. These parcels are within the Rural Fringe Mixed Use Overlay (RFMUO) – Sending with a North Belle Meade Overlay (NBM)), and approximately half of the eastern parcels are covered with a Natural Resource Protection Area Overlay.

2.3 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, 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**

TPMA does not contain CLIP Priority 1 Natural Community. Parcels contain Hydric pine flatwoods, Mixed shrub wetland, Cypress, Mesic pine flatwoods.

Criteria 2: CLIP Priority 2 Natural Community

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

Parcels contain Hydric pine flatwoods and Mesic pine flatwoods.

Criteria 3: Other Native, Natural Communities

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

The parcels also contain Mixed shrub wetland and Cypress, but already contain CLIP Priority 2 Natural Communities.

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? **NO**

The parcels are not visible or readily accessible from a public roadway. There is potential access in the future but there is currently no public right of way to access the property. The County Manager's agency recently acquired the 960 acres to the west and Conservation Collier recently acquired the adjacent 256 acres.

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**

Hydric soils exist on just over 87% of the parcels and wetland plant communities are found throughout the parcels.

Criteria 6: Biological and Ecological Value

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

FWC Species Richness Maps show potential for 4-7 species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. Panther telemetry (from 1986-2020) shows consistent utilization of the site by radio-collared individuals. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers and a red-cockaded woodpecker was observed by Conservation Collier staff on the adjacent A-list parcels.

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**

These parcels are adjacent to the 287-acre Conservation Collier North Belle Meade Preserve. These parcels also contribute to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Currently there is habitat connectivity between this site and the Conservation Collier Nancy Payton Preserve. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Criteria 8: Target Area

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

The North Belle Meade Preserve TPMA met 5 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

North Belle Meade Preserve parcels contain a variety of vegetative communities displaying varied successional states and overlap of species. The early successional state is primarily the result of a wildfire that recently passed through the area, causing severe canopy and mid-story mortality. The overlap of species between plant communities can be partly contributed to an altered hydroperiod caused by the I-75 canal drainage.

The major plant communities present are hydric flatwoods (CLIP Priority II Natural Community), mesic flatwoods (CLIP Priority II Natural Community), and cypress/cabbage. Due to wildfire, the seasonally drier mesic flatwoods had a significant thermal thinning of the slash pine (*Pinus elliotti* var. densa) canopy. Areas where the Florida slash pine canopy was removed by fire are dominated by a cabbage palm (*Sabal palmetto)* midstory, now acting as the overstory; this cabbage palm midstory already existed before the wildfire. The mesic flatwoods groundcover is dominated by saw palmetto (*Serenoa repens),* muscadine grape (*Vitis rotundifolia),* grasses and herbaceous plants, and bare patches of sand. Hydric flatwoods seemed to be less severely impacted by wildfire, as mature Florida slash pine still form a scattered canopy in the lower, wetter areas. The hydric flatwood midstory is dominated by cabbage palm and wax myrtle (*Myrica cerifera).* Ground cover in the hydric flatwoods is composed of scattered saw palmetto and small wax myrtle, along with grasses, sedges, and herbaceous plants. The cypress/cabbage plant community had a mix of cypress (*Taxodium* spp*.)* and Florida slash pine overstory before the wildfire occurred. Most of the slash pine trees were lost in the fire. Most cypress trees were top killed; they are resprouting from the base but are only a few feet tall. The midstory in this plant community is dominated by cabbage palms, now acting as the canopy. The cypress/cabbage groundcover is dominated by saw palmetto, grasses, sedges, and herbaceous plants.

Invasive plants encountered include cogon grass (*Imperata cylindrica)*, Caesar weed (*Urena lobata),* melaleuca (*Melaleuca quinquenervia)*, rattlebox (*Crotalaria* spp.), Brazilian pepper (*Schinus terebinthifolia),* and shrubby false buttonwood (*Spermacoce verticillata).* Cogon grass, Caesar weed, Brazilian pepper, and rattlebox are restricted to the drier upland sites, while melaleuca is present in wet and dry areas. There are large stands of top-killed melaleuca saplings that are resprouting from the base. The shrubby false buttonwood appears in disturbed, cleared areas and has begun to spread into the drier mesic flatwoods.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Giant air plant	*Tillandsia utriculata*	State Endangered	Not Listed

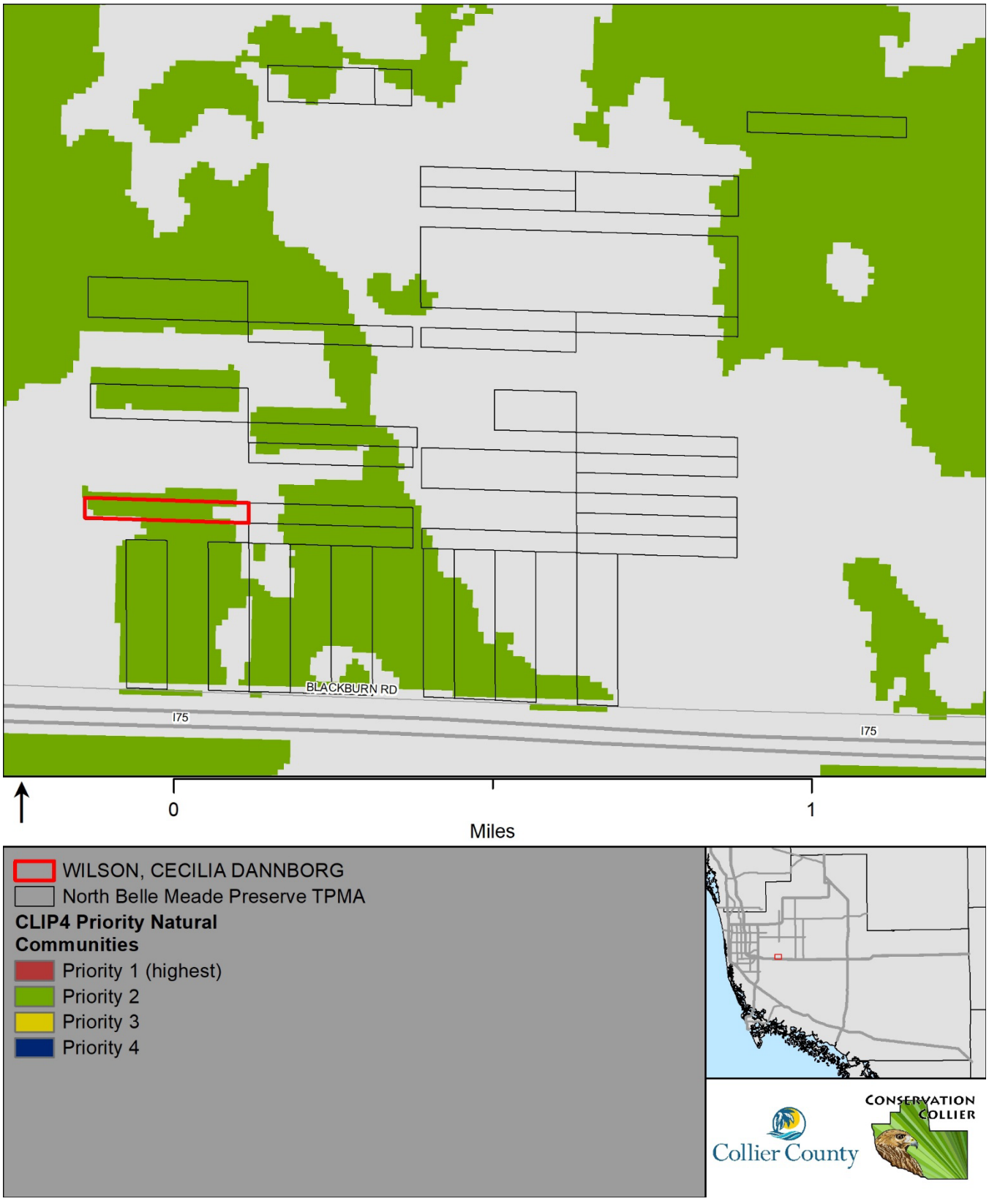


Figure 4 - CLIP4 Priority Natural Communities

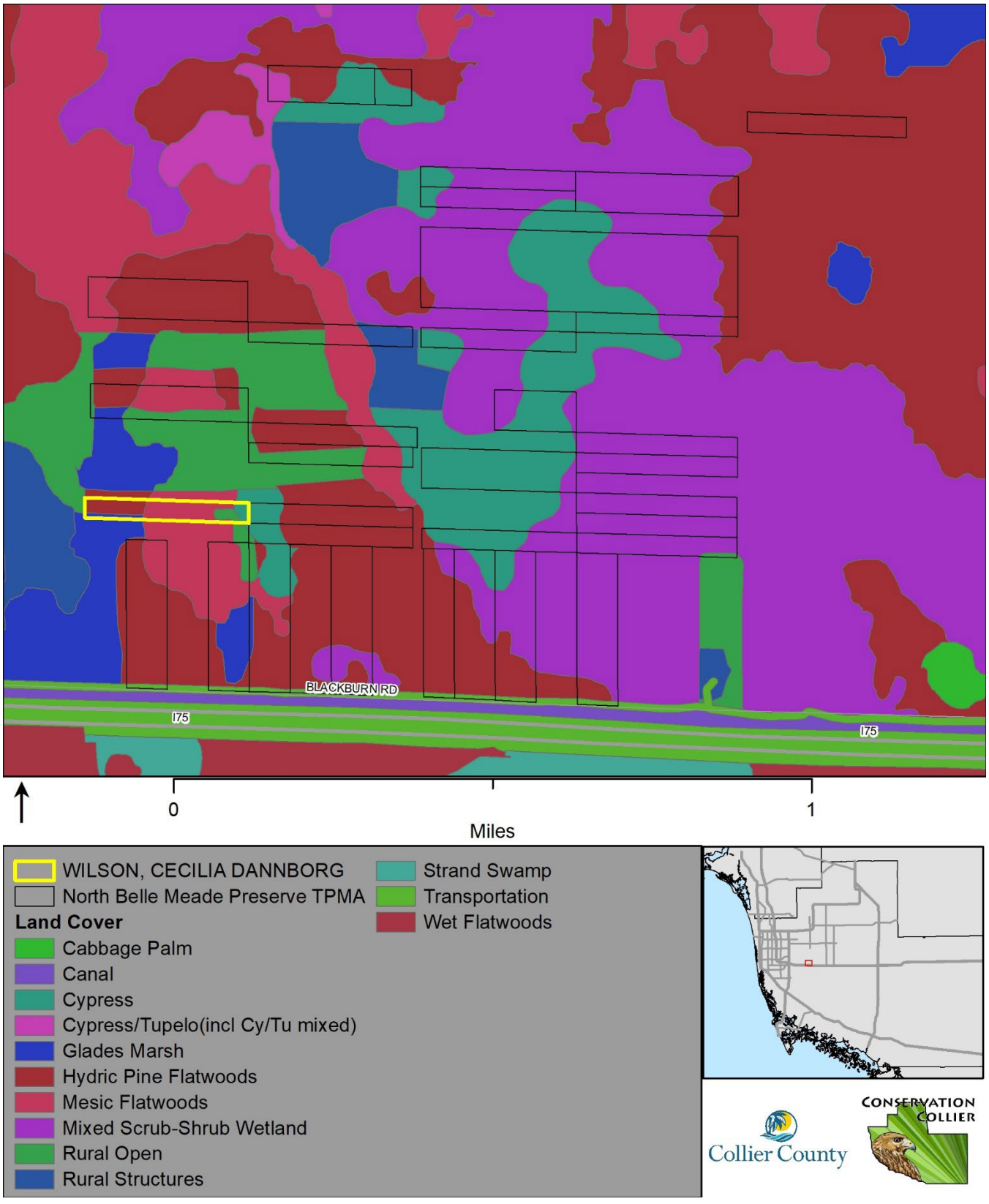


Figure 5 - Florida Cooperative Land Cover Classification System

Figure 6 – Cypress and slash pine forest that has been subjected to stand replacing wildfire

Figure 7 – Good condition hydric pine flatwood

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 5-10 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. Panther telemetry (from 1986-2020) shows consistent utilization of the site by radio-collared individuals, most recently a breeding female with kittens. FWC panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the property and the Picayune Strand State Forest, with the most recent road mortalities between the site and the state forest occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers. There has been agricultural clearing including logging of cypress and pine within the property. Site inspection indicates recruitment of young pines is occurring within the logged area. The presence of six-lined racer runners (*Cnemidophorus sexlineatus*) indicates a scrubby component to some of the mesic flatwoods.

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Red-cockaded Woodpecker	*Picoides borealis*	Endangered	Endangered	Observed on site visit
Florida Panther	*Puma concolar coryi*	Endangered	Endangered	FWC Telemetry

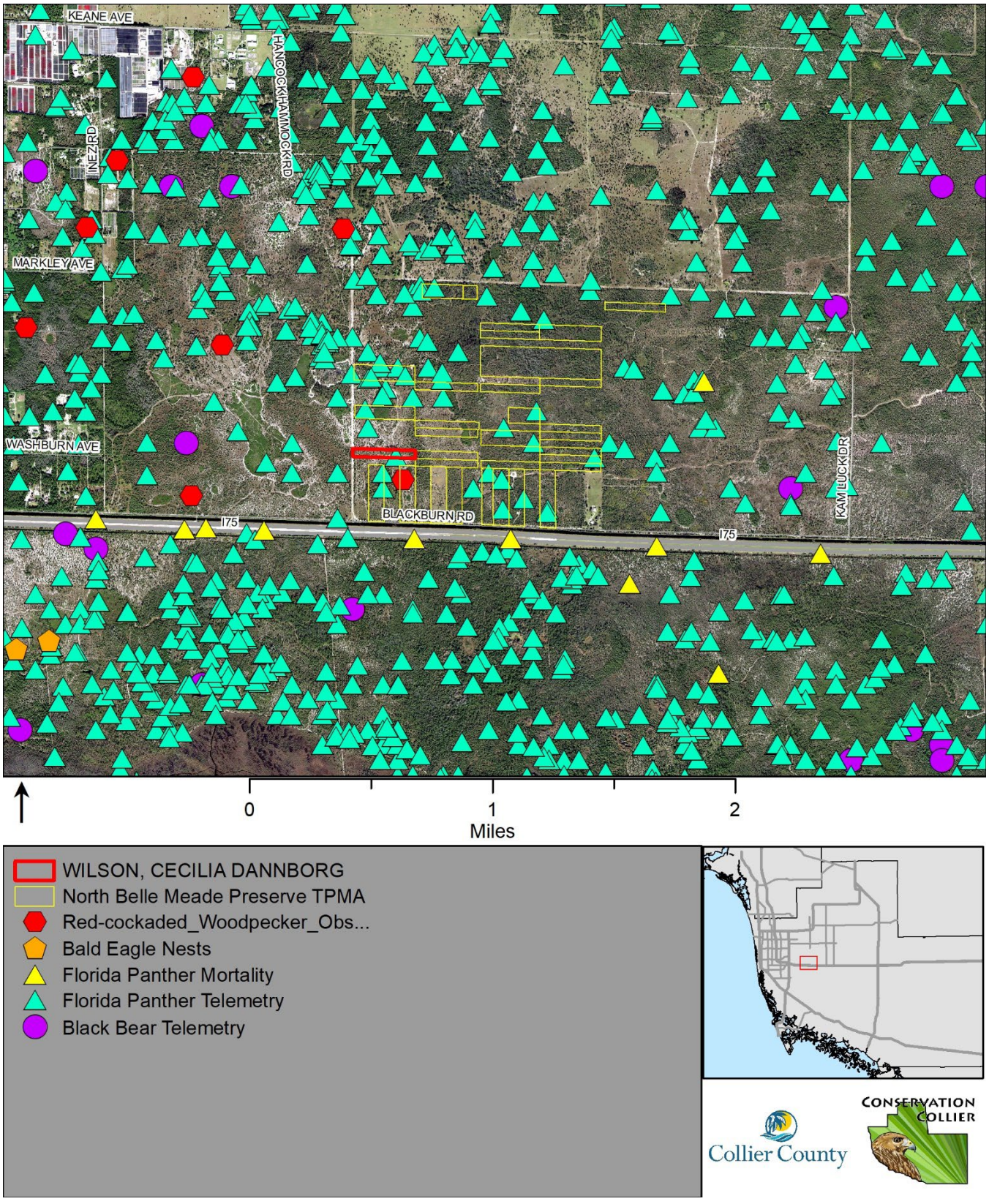


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

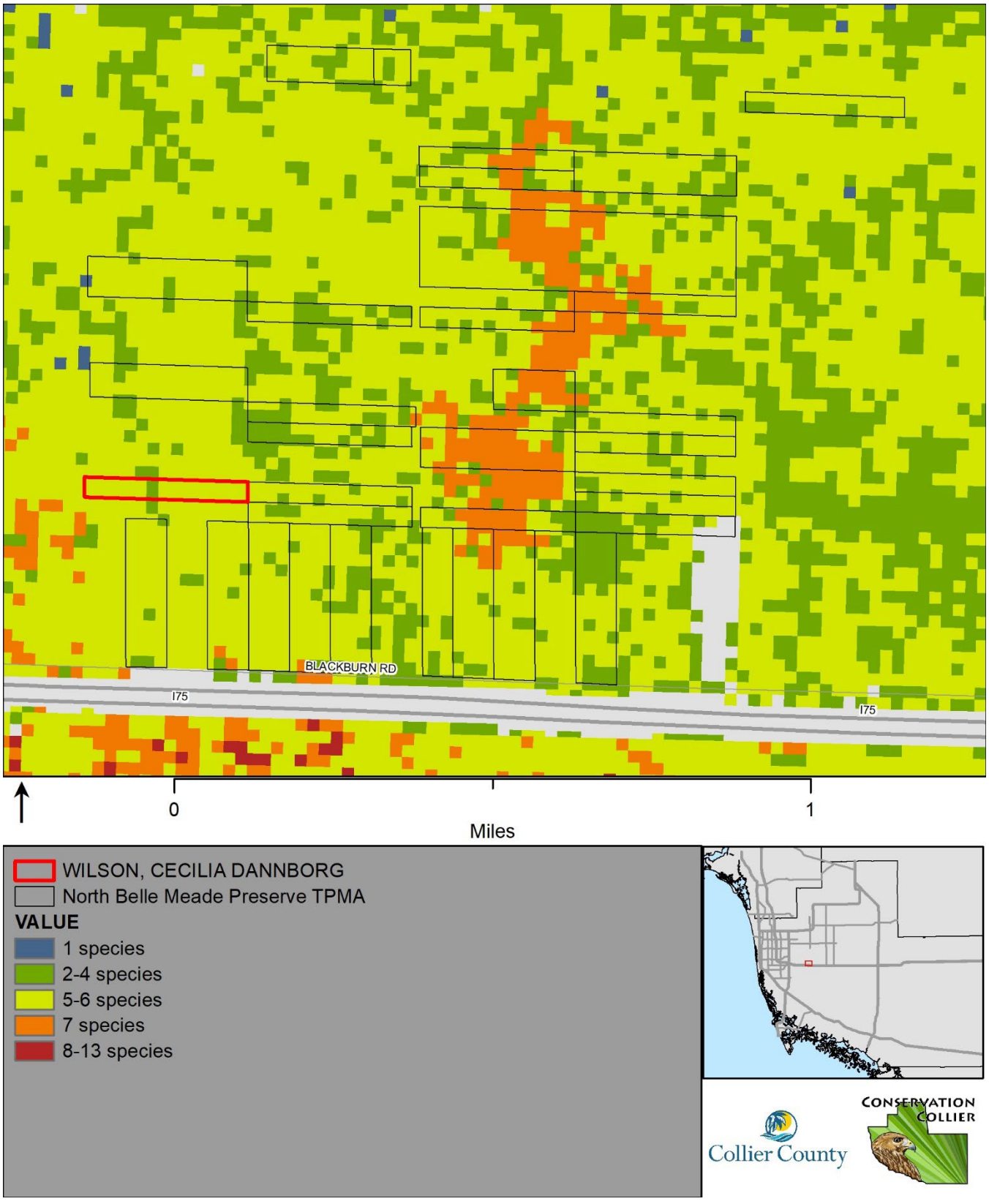


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The mixed scrub/shrub wetlands, cypress, and hydric pine flatwoods hold shallow surface water during the wet season. These wet areas provide seasonal habitat for wetland dependent species, especially wading birds. These areas contain depressional soils, primarily Riviera fine sand with limestone substratum. These parcels do not provide significant aquifer recharge capacity, but the northern areas protect the 20-year wellfield protection zone.

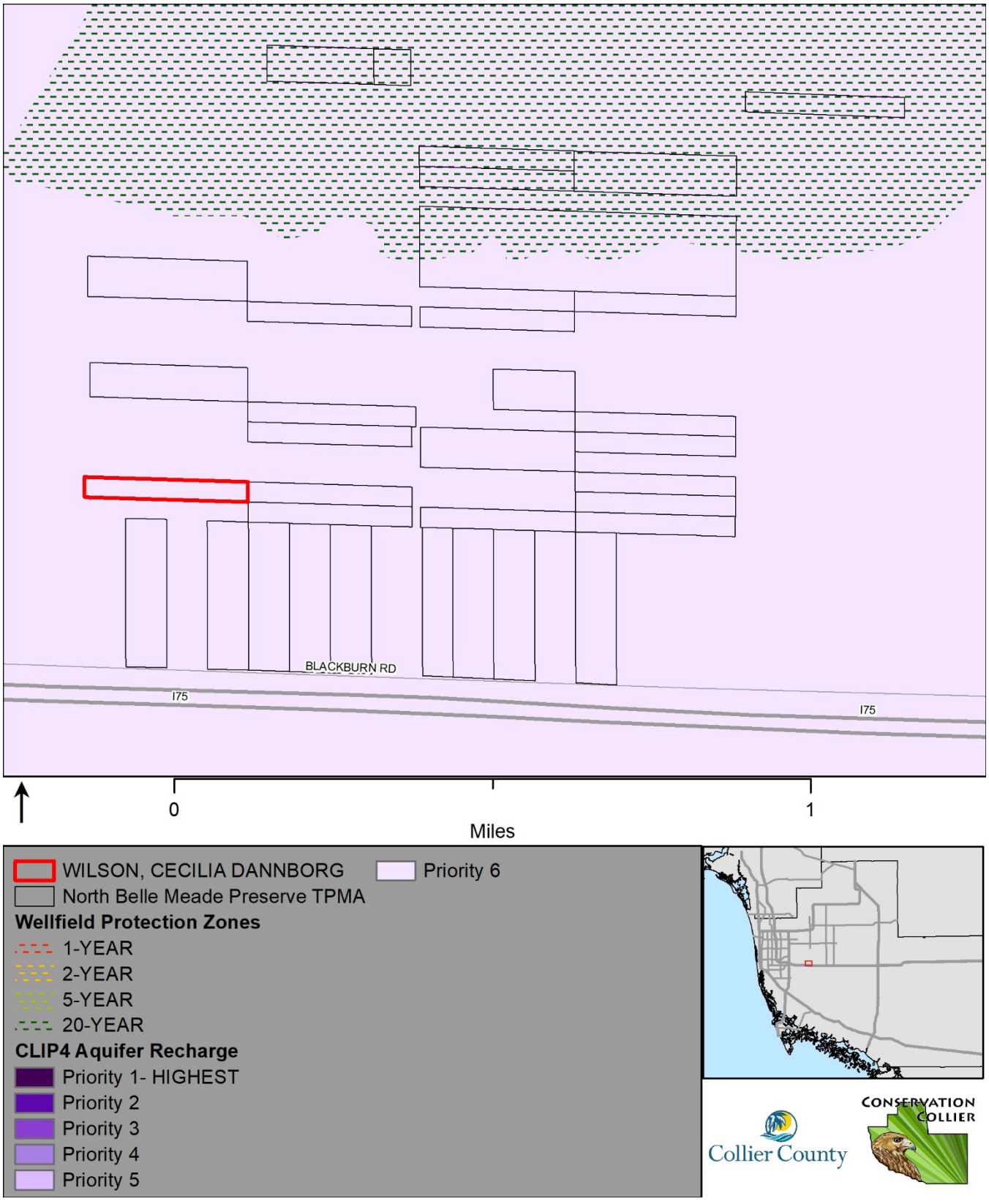


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

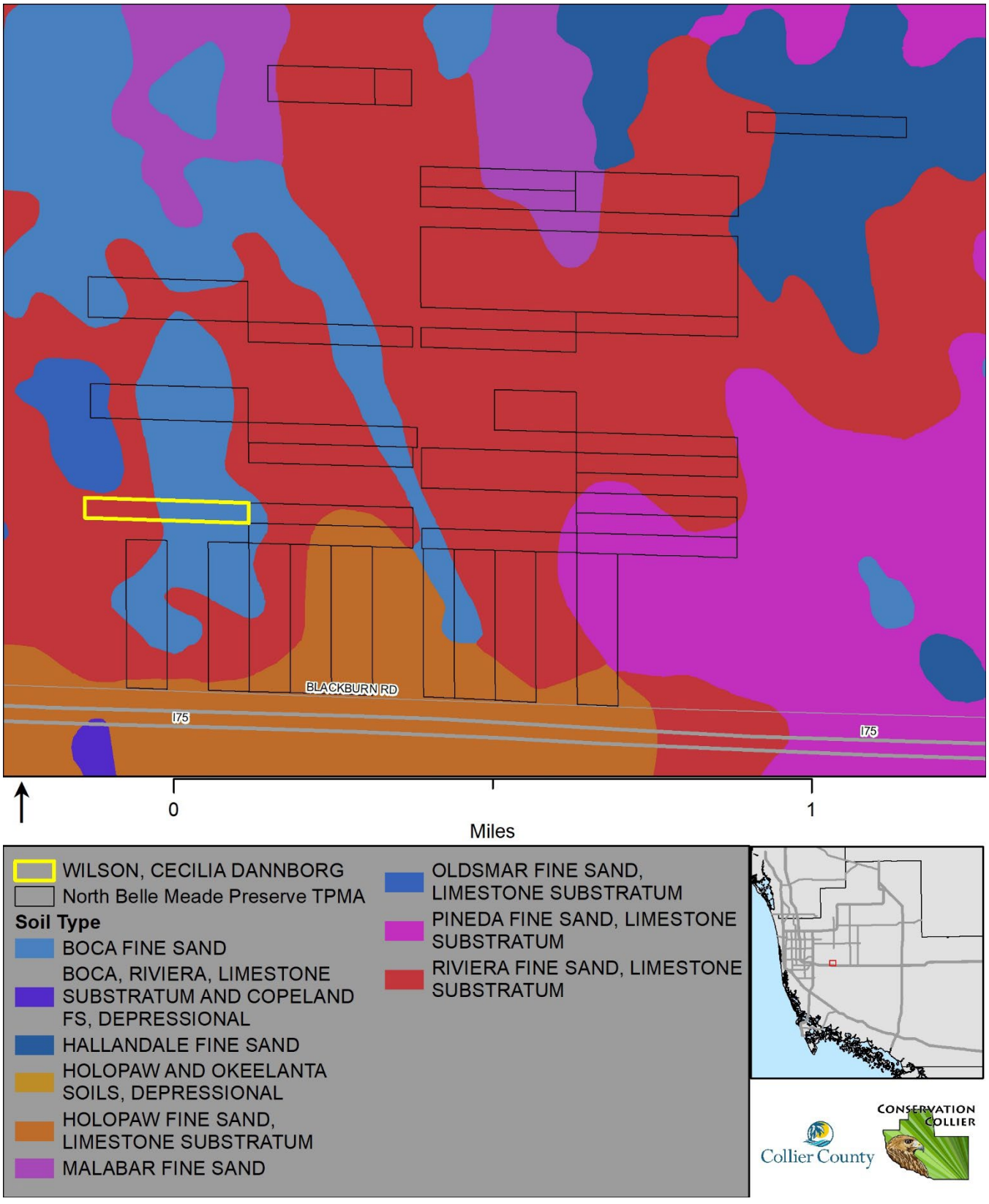


Figure 11 - Collier County Soil Survey

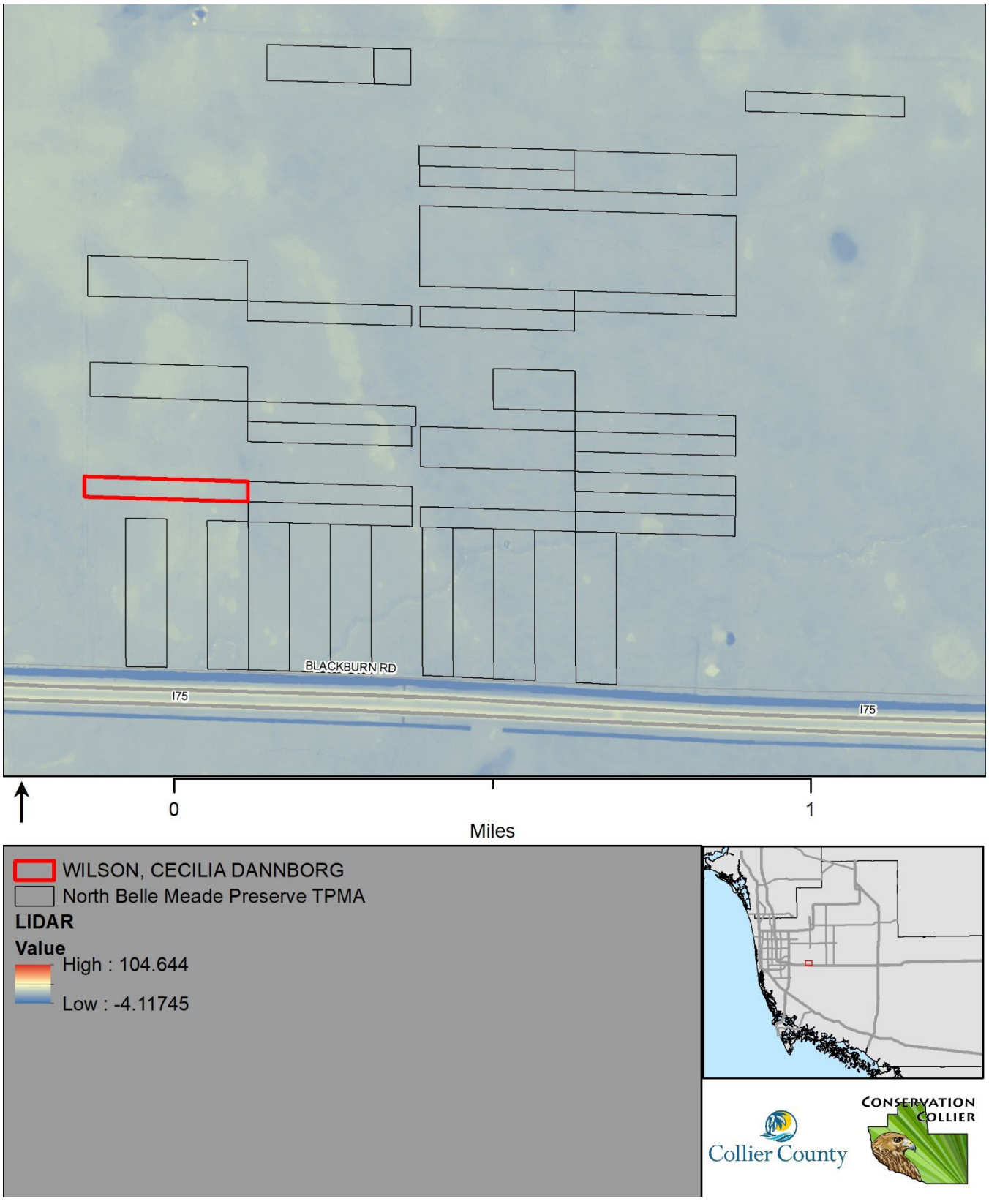


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels directly connect to North Belle Meade Preserve, a large block of conservation easements to the east, the Picayune Strand State Forest via wildlife underpasses to the south, and to the remaining undeveloped portions of the Golden Gate Estates to the north and west. Telemetry data show Florida panther use this area to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. These parcels also provide an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

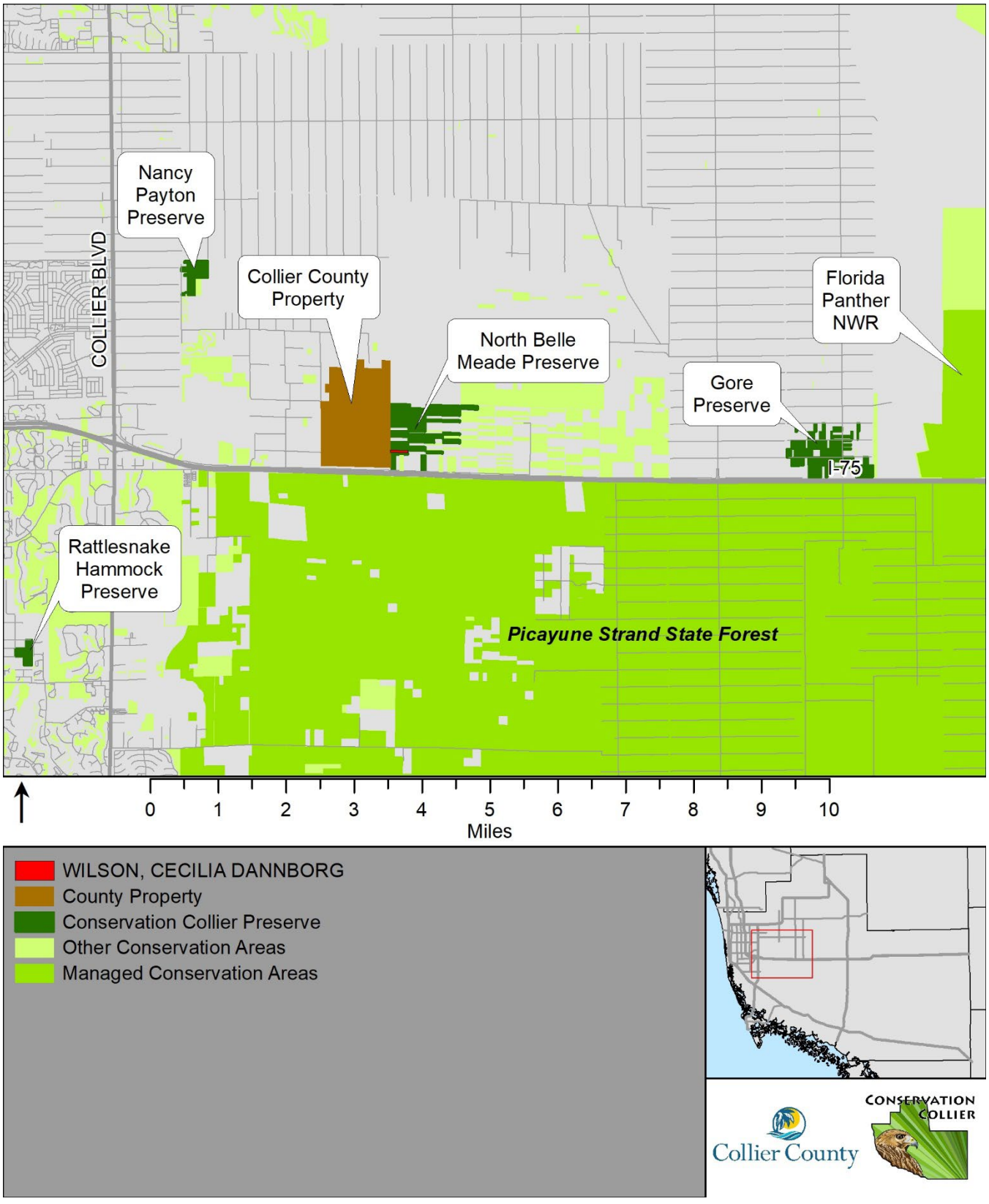


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels provide year-round access for a wide variety of recreational activities including but not limited to hunting, fishing, equestrian, cycling, hiking. The open landscape provides excellent opportunities for wildlife watching. There is an established trail network on site with minimal alteration could provide miles of hiking trails.

3.2.2 Accessibility

Currently the site is accessed through a gate on Blackburn Rd which is closed to the public. Future development on the adjoining counting owned parcel on the western border as well as the proposed Wilson corridor extension may provide easy paved access.

3.2.3 Aesthetic/Cultural Enhancement

These parcels currently provide green space along I-75.

Figure 14 – Flooded hydric pine flatwoods

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive plants encountered include cogon grass (*Imperata cylindrica)*, Caesar weed (*Urena lobata),* melaleuca (*Melaleuca quinquenervia)*, rattlebox (*Crotalaria* spp.), Brazilian pepper (*Schinus terebinthifolia),* and shrubby false buttonwood (*Spermacoce verticillata).* Melaleuca seedlings infest large swaths of wetland habitat. The disturbed nature of the site makes it vulnerable to additional infestations, especially cogon grass.

3.3.1.2 Prescribed Fire

Despite a recent history of stand replacing wildfire, these parcels would still benefit from regular prescribed burning. The proximity to I-75 limits, but not bar, the application of prescribed fire. Although native, the high density of cabbage palms creates an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. This reduction in canopy cover creates desirable conditions for cabbage palm recruitment which in turn increases intensity of subsequent fires. Cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval in order the restore the slash pine and cypress canopy. Existing trails, right of ways, and bulldozer lines may be utilized as fire breaks.

3.3.2 Remediation and Site Security

This site requires major canopy rehabilitation in the form of replanting due to past wildfires, logging, grazing, clearing, and off-roading. Invasive species and cabbage palms will need to be controlled before planting occurs. There are numerous off-road vehicle trails crossing the parcels primarily around the perimeter and leading to private inholdings. One individual is currently residing on the Cycle 10 parcels but is scheduled to leave with his belongings before closing. The remoteness of the parcels and existing perimeter barbwire fencing limits trespass. Most off-road traffic within the parcels is suspected to be done by those accessing private inholdings within the TPMA. There have been reports of poaching on the parcels in the recent past.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are Sending Lands within the Rural Fringe Mixed Use Overlay (RFMUO) with a Natural Resource Protection Area (NRPA), and approximately half are covered with a North Belle Meade Overlay.

LDC section 2.03.08.A provide the description of **Sending Lands**:

> RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be

transferred from RFMU sending lands as provided in section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands.

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

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

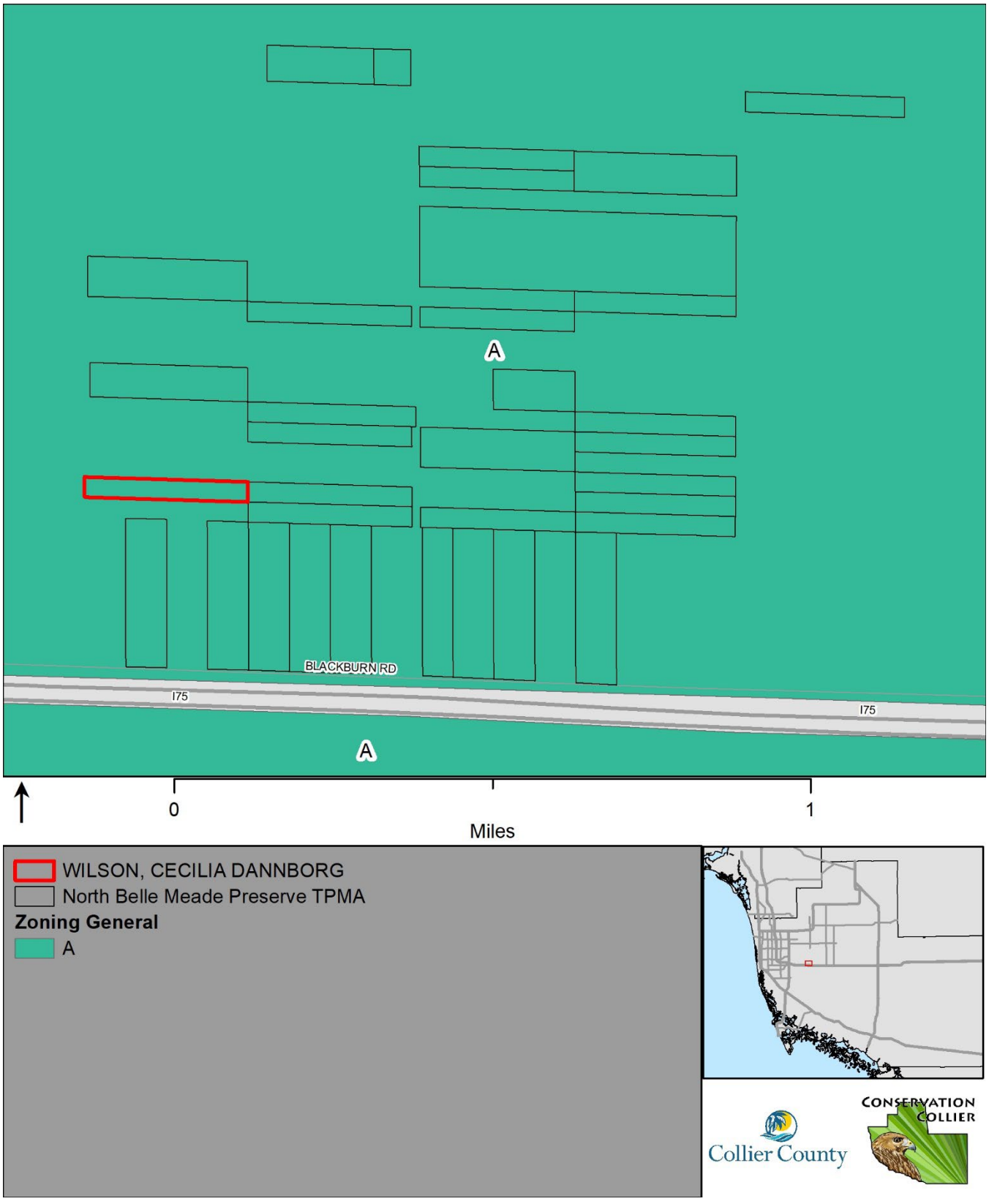


Figure 15 - Zoning

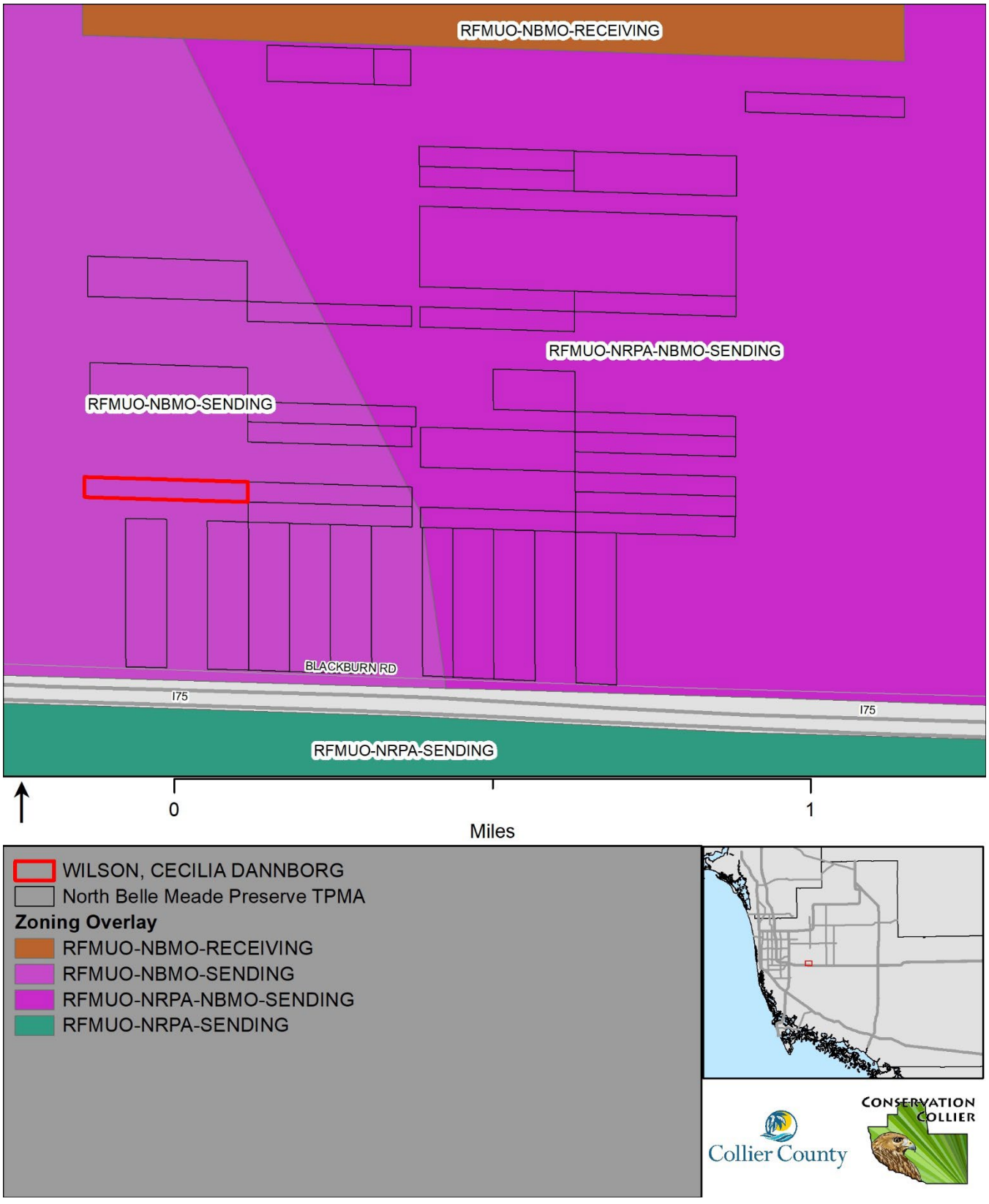


Figure 16 - Zoning Overlays

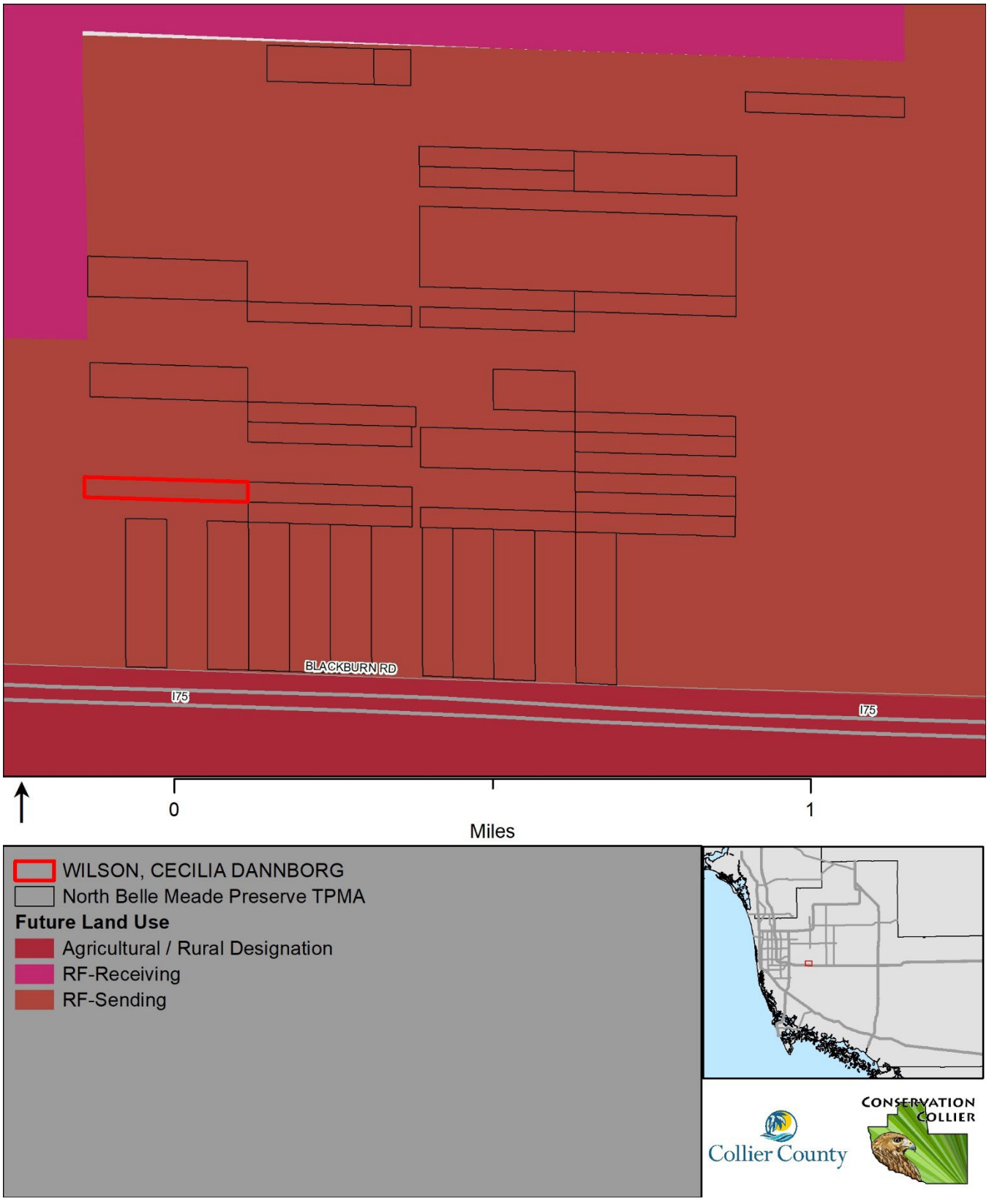


Figure 17 – Future Land Use

3.4.2 Development Plans

Zoning favors conservation within the TPMA, however the Wilson Corridor Extension may be aligned through the property. Once the corridor is constructed surrounding lands may transition from agricultural to more intensive forms of use.

4. Acquisition Considerations

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

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

5. Management Needs and Costs

Table 6 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	$104,800	$49,200	$400/acre initial, $150/acre recurring. 262-acres
Cabbage Palm Treatment	$104,800	N/A	$400/acre
Native Plant Installation	$22,175	N/A	$70/1,000 slash pine seedlings, $225/1,000 cypress seedlings. $1/tree installation. 15,000 pines, 5,000 cypress
Trail/Firebreak Installation and Maintenance	$5,000	$1,000.00	Connecting established trails and installing firebreaks along property boundaries
Interpretive Signage	$1,000	N/A	
Total	**$237,775**	**$50,200**	

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: North Belle Meade Preserve TPMA			
Target Protection Mailing Area: North Belle Meade Preserve			
Folio(s):			
Secondary Criteria Scoring	**Possible Points**	**Awarded Points**	**Percentage**
1 - Ecological Value	**160**	**123**	**77**
2 - Human Value	**80**	**60**	**75**
3 - Restoration and Management	**80**	**30**	**37**
4 - Vulnerability	**80**	**9**	**11**
TOTAL SCORE	**400**	**221**	**55**

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 and Mesic 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	Hydric Pine Flatwoods, Mesic Flatwoods, Cypress, Cypress/Pine/Cabbage Palm, Glades Marsh, Mixed Scrub-Shrub Wetlands,
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	10	*Tillandsia utriculata*
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	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	Red-cockaded Woodpecker, Florida Panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
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	Protects foraging habitat for RCW
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**	**40**	
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		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	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	
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	Riviera fine sand, limestone substratum
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	Conservation easements to the east, PSSF to the south
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	**600**	**460**	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	**160**	**123**	

2 - HUMAN VALUES (20%)	**Possible Points**	**Awarded Points**	**Comments**
2.1 - RECREATION	**120**	**120**	
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	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**	**80**	
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		
b. Public access via unpaved road	30		
c. Public access via private road	20	20	Paved access may become available once Wilson Corridor extension is completed
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	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	**40**	**10**	
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	10	Improves aesthetics from I-75
d. Archaeological/historical structures present	15		

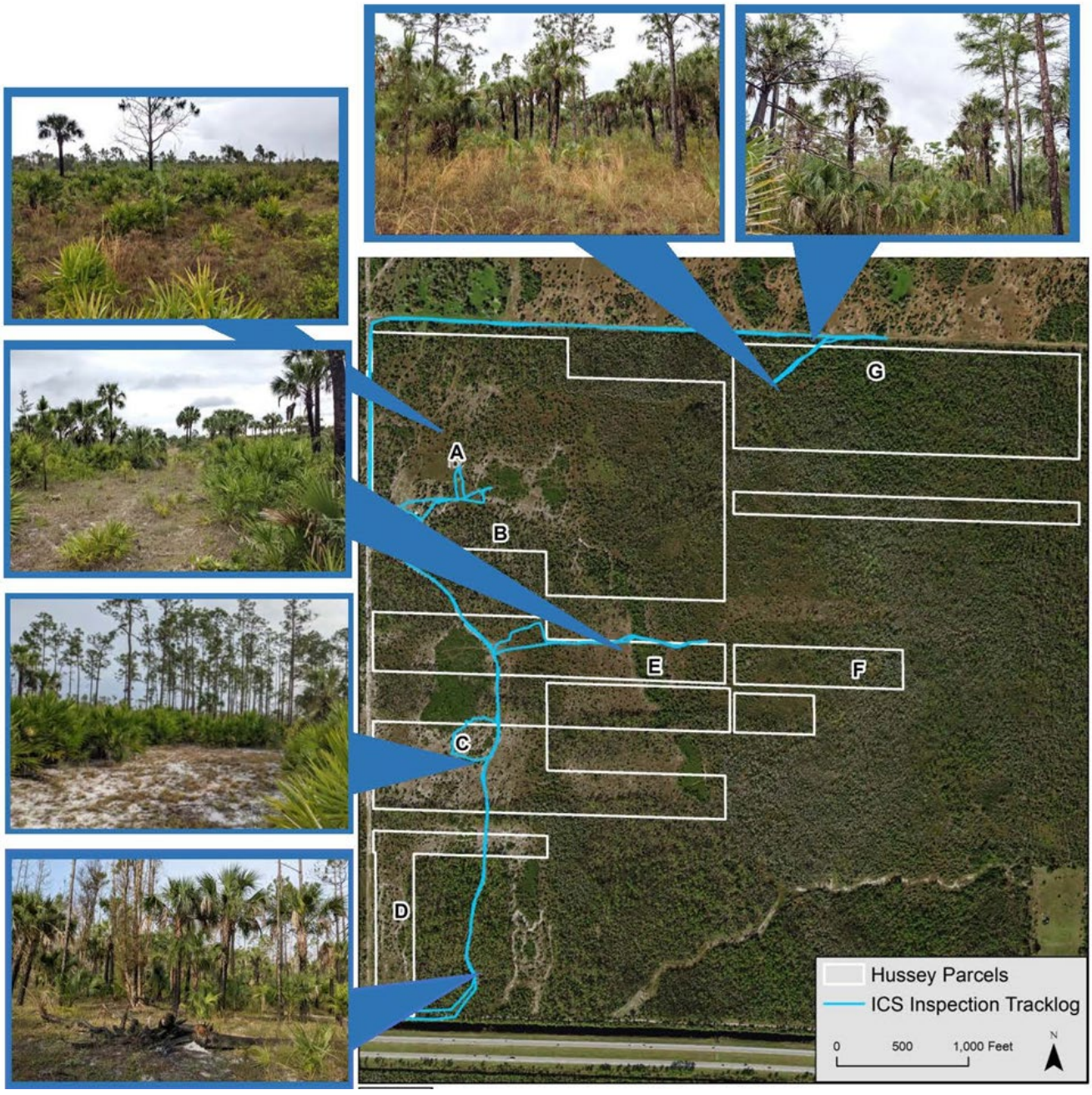
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	**280**	**210**	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**60**	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	**120**	**45**	
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		
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	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**	**20**	
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	20	ATV trespass issues predicted
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	**5**	**0**	
3.4.1 - 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**	**65**	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**30**	

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**	**15**	
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		
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	**180**	**20**	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**9**	

8. Additional Site Photos



Representative habitat photos taken on Cycle 10 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.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

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

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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