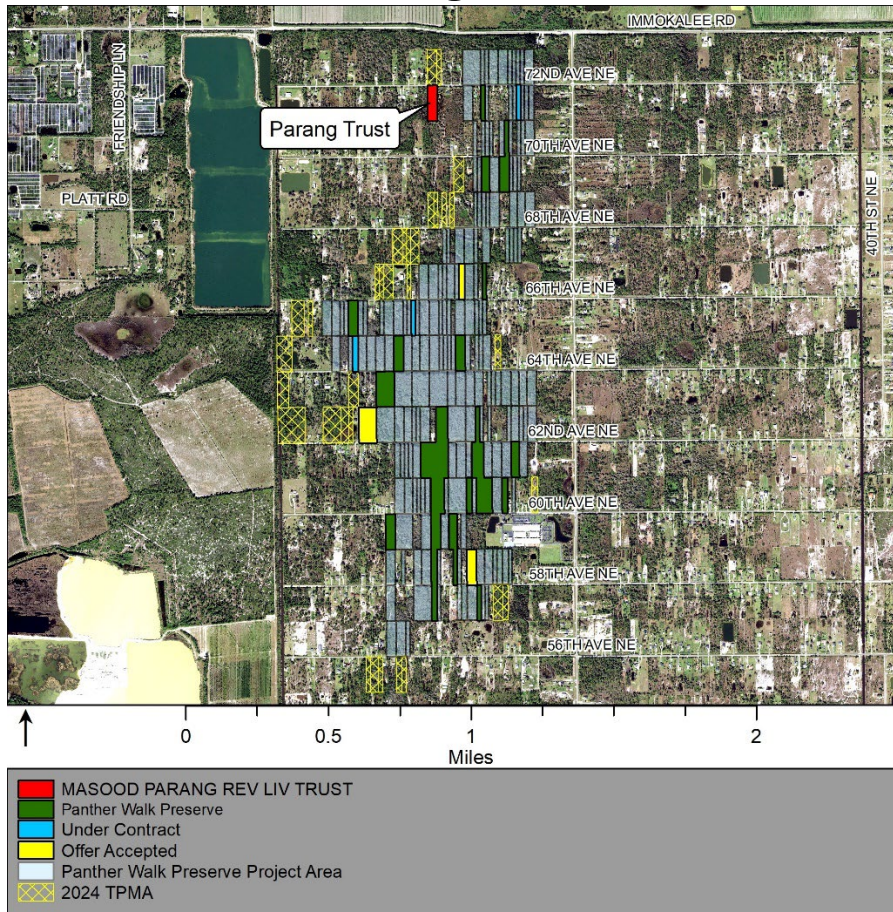


Conservation Collier Initial Criteria Screening Report

Parang Trust



Owner(s): Masood Parang Revocable Living Trust

Size: 2.73 acres

Folio No: 39148120004

Staff Report Date: October 2, 2024

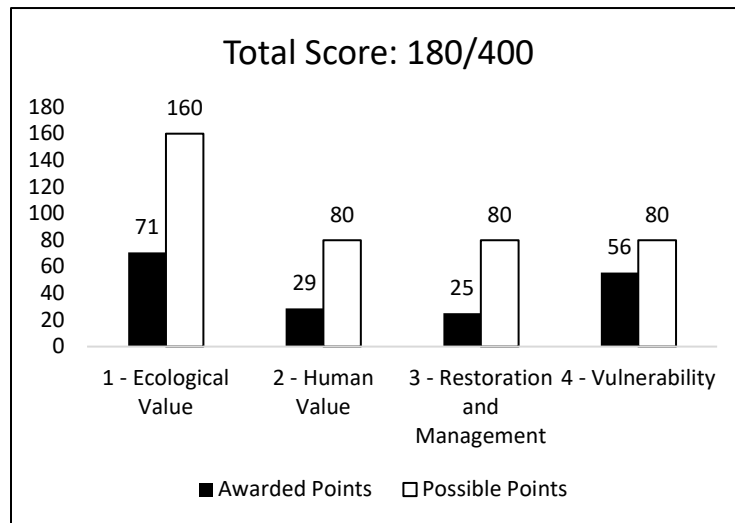


Table of Contents

Table of Contents	2
1. Introduction	4
2. Summary of Property	5
Figure 1 - Parcel Location Overview	5
Figure 2 - Parcel Close-up	6
Figure 3 - Parcel Surrounding Lands	7
2.1 Summary of Property Information	8
Table 1 – Summary of Property Information	8
Figure 4 - Secondary Criteria Score	9
Table 2 - Secondary Criteria Score Summary	9
2.2 Summary of Assessed Value and Property Cost Estimates	10
Table 3. Assessed & Estimated Value	10
2.2.1 Zoning, Growth Management and Conservation Overlays	10
2.3 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)	11
3. Initial Screening Criteria	13
3.1 Ecological Values	13
3.1.1 Vegetative Communities	13
Figure 5 - CLIP4 Priority Natural Communities	14
Figure 6 - Florida Cooperative Land Cover Classification System	15
Figure 7 – Freshwater marsh	16
Figure 8 – Cypress/mixed hardwood forest	16
3.1.2 Wildlife Communities	17
Table 5 – Potential Listed Wildlife	17
Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)	18
Figure 10 - CLIP4 Potential Habitat Richness	19
3.1.3 Water Resources	20
Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones	21
Figure 12 - Collier County Soil Survey	22
Figure 13 LIDAR Elevation Map	23
3.1.4 Ecosystem Connectivity	24
Figure 14 - Conservation Lands	25
3.2 Human Values	26

3.2.1 Recreation	26
3.2.2 Accessibility	26
3.2.3 Aesthetic/Cultural Enhancement	26
3.3 Restoration and Management	26
3.3.1 Vegetation Management	26
3.3.1.1 Invasive Vegetation	26
3.3.1.2 Prescribed Fire	26
3.3.2 Remediation and Site Security	26
3.3.3 Assistance	26
3.4 Vulnerability	26
3.4.1 Zoning and Land Use	26
Figure 15 – Zoning	27
Figure 16 –Future Land Use	28
3.4.2 Development Plans	29
4. Acquisition Considerations	29
5. Management Needs and Costs	29
Table 6 - Estimated Costs of Site Remediation, Improvements, and Management	29
6. Potential for Matching Funds	29
7. Secondary Criteria Scoring Form	30
8. Additional Site Photos	36
APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions	39

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

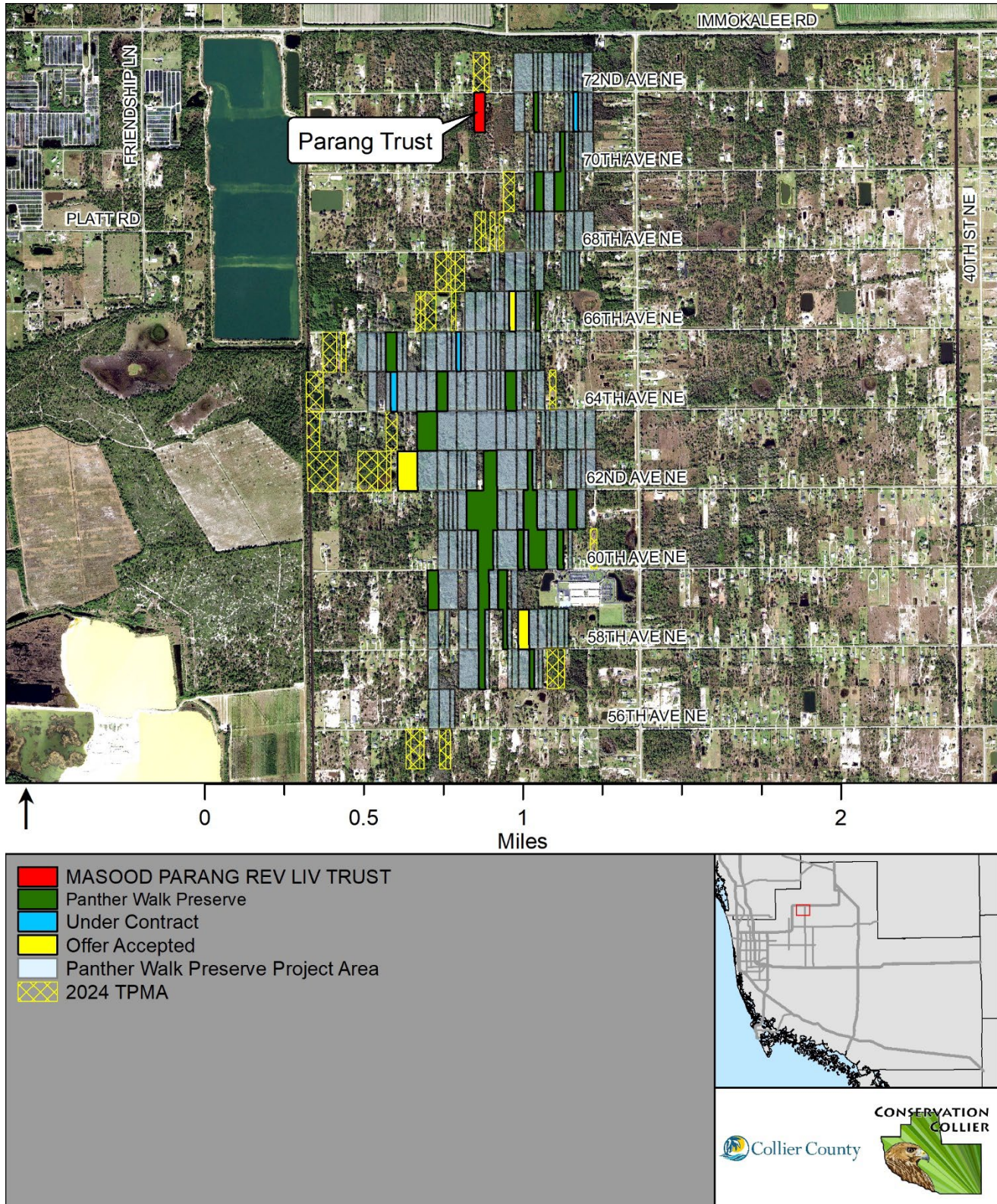


Figure 1 - Parcel Location Overview

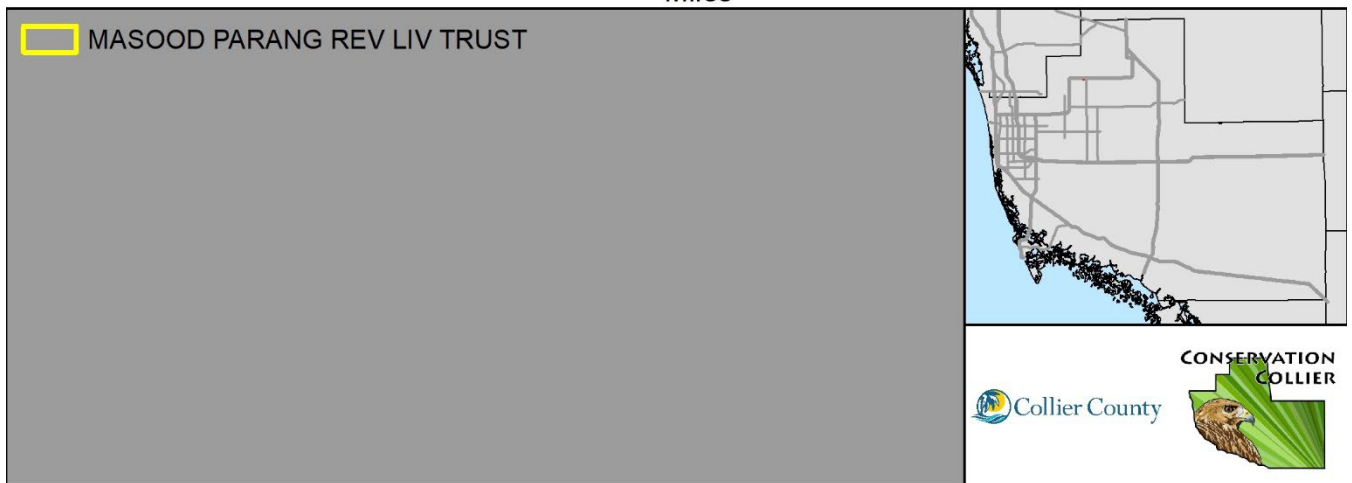
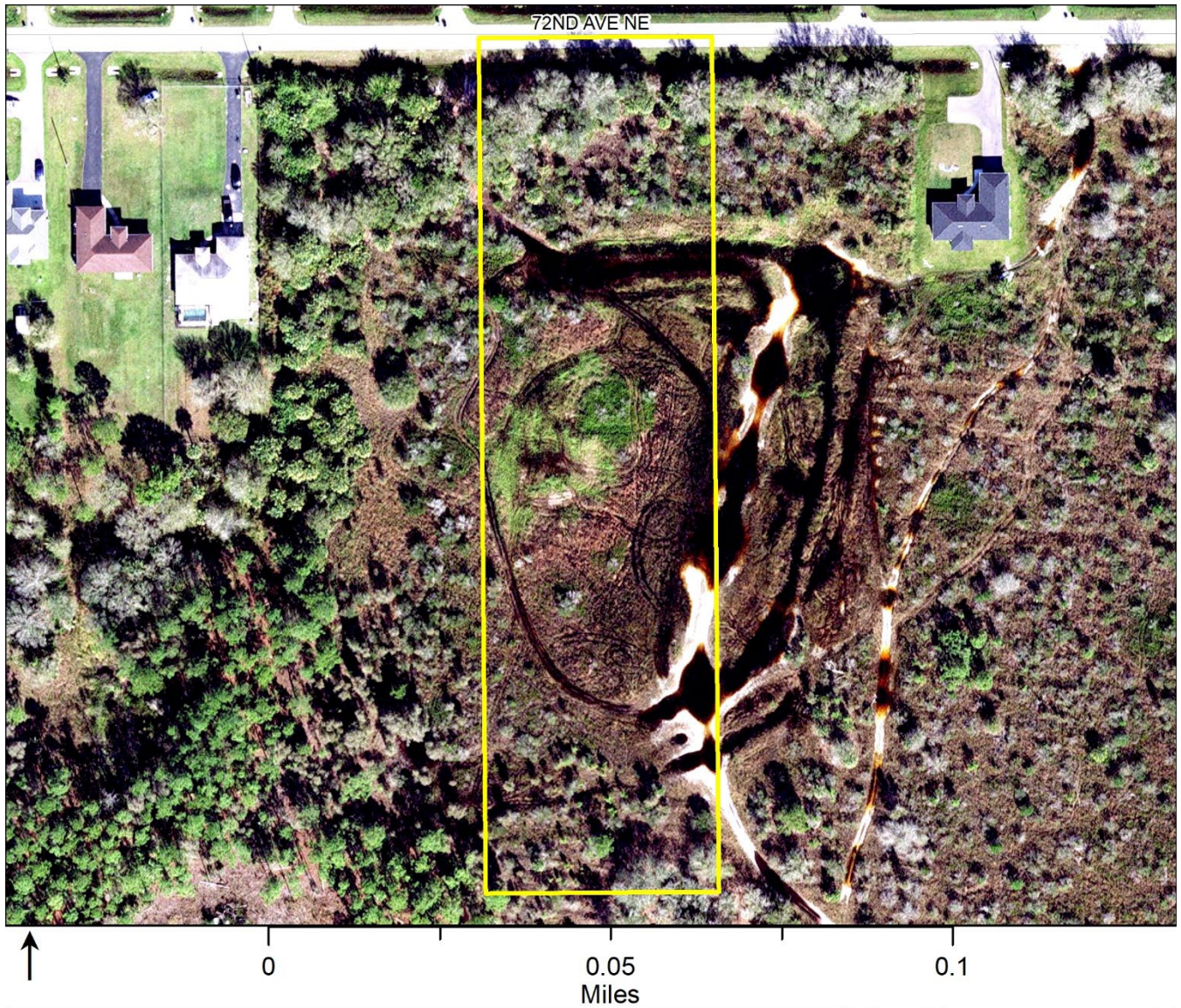


Figure 2 - Parcel Close-up

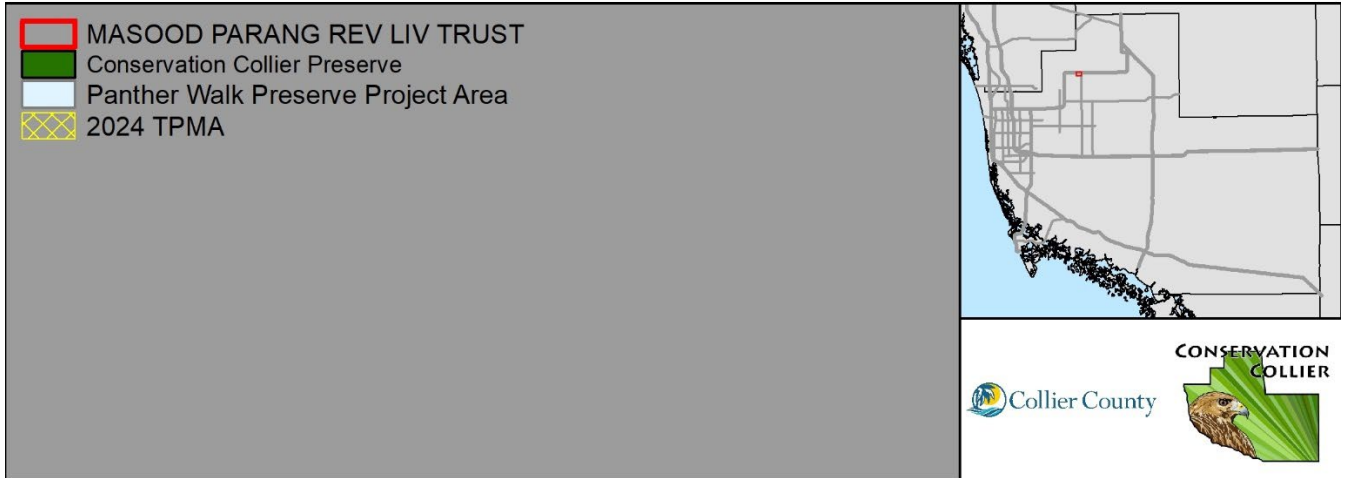
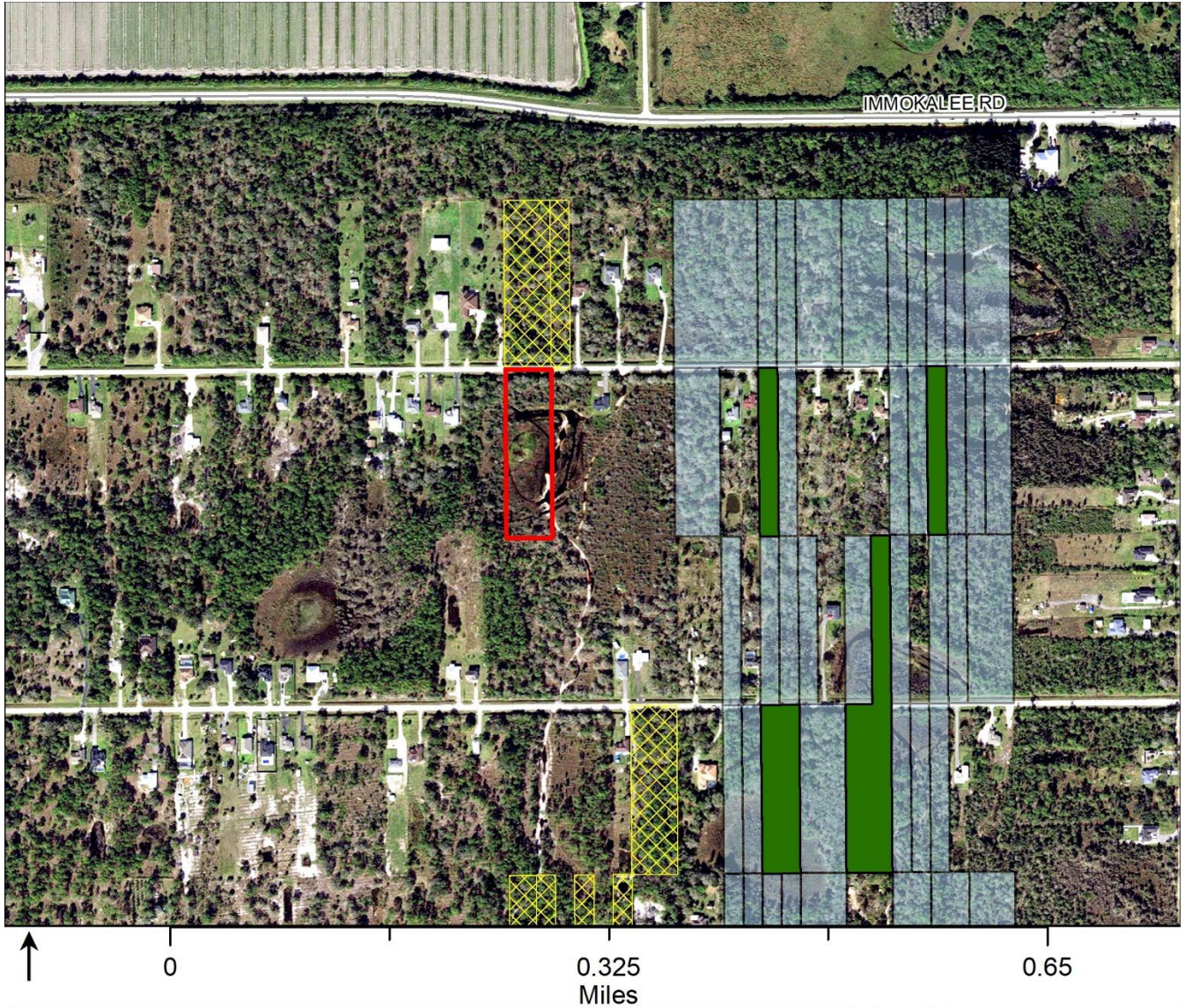


Figure 3 - Parcel Surrounding Lands

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Parang Trust	Masood Parang Revocable Living Trust
Folio Number	39148120004	
Target Protection Area	Northern Golden Gate Estates	Not within the Panther Walk Preserve TPMA
Size	2.73 acres	
Section, Township, and Range	S30, T47, R28	S30, T47, R28
Zoning Category/TDRs	E	Estates - allows 1 unit per 2.25 acres
Existing structures	None	
Adjoining properties and their Uses	Undeveloped, Residential, and roadway	Undeveloped land directly adjacent, Low-density, single-family homes within 350 ft. of parcel, parcel fronts 72 nd Ave. NE
Development Plans Submitted	None	
Known Property Irregularities	Trails	Deep Utility Terrain Vehicle (UTV) trails within parcel
Other County Dept Interest	None	

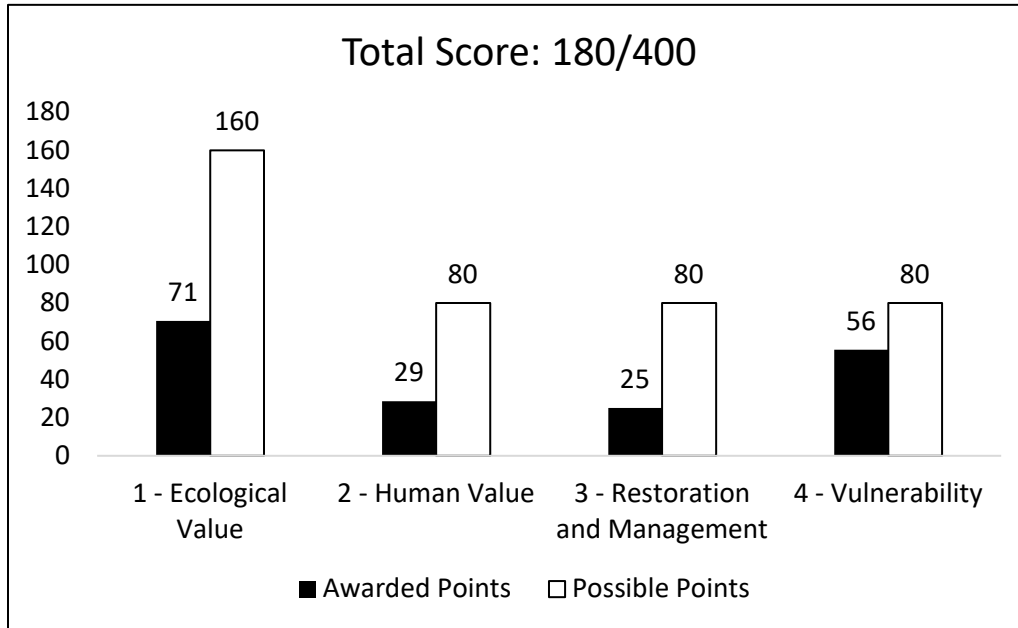


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	71	160	44%
1.1 - Vegetative Communities	37	53	70%
1.2 - Wildlife Communities	19	27	70%
1.3 - Water Resources	15	27	55%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	29	80	36%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	25	80	31%
3.1 - Vegetation Management	23	55	42%
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	56	58	96%
4.2 - Development Plans	0	22	0%
Total	180	400	45%

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 the Parang Trust parcel, which has an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject property and that appraisal report will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Masood Parang Revocable Living Trust	No address	2.73	\$70,980	\$87,360

* 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 Parang Trust parcel was determined from the average per acre cost obtained from 2 market study appraisals of the Panther Walk Preserve project area contracted in July 2024.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcels are zoned Estates which allows 1 unit per 2.25 acres.

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? **YES**

Parcel does contain a small section (0.2 acres) of Oak Hammock.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **NO**

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **NO**

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 property is accessible via 72nd Ave. NE. A short hiking trail could be established on the parcel; however, parking would only be available on the side of the street.

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**

The parcel is almost entirely wetlands. It is also within the historic location of the Horsepen Strand.

Criteria 6: Biological and Ecological Value

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

The parcel provides listed wading bird habitat.

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? **NO**

Criteria 8: Target Area

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

The Parang Trust parcel met 4 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

Freshwater marsh: The marsh is very disturbed with multiple UTV trails throughout. Paragrass (*Urochloa mutica*), West Indian marsh grass (*Hymenachne amplexicaulis*), and Wright’s nutrush (*Scleria lacustris*) are the dominant species, with native plants growing among the exotic plants. The deepest portions of the marsh (deep UTV ruts) contain American white waterlily (*Nymphaea odorata*) and bladderwort (*Utricularia* sp.). The shallower areas contain pickerelweed (*Pontederia cordata*), alligatorflag (*Thalia geniculata*), arrowhead (*Sagittaria lancifolia*), and sedges which give way to Carolina redroot (*Lachnanthes caroliana*), grasses and ferns around the perimeter.

Cypress/mixed hardwood forest: This habitat is found along the margins of the freshwater marsh. The canopy is comprised of cypress (*Taxodium distichum*), laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). The midstory is comprised of myrsine (*Myrsine cubana*), dahoon holly (*Ilex cassine*), and wax myrtle (*Morella cerifera*). The understory is comprised of swamp fern (*Telmatoblechnum serrulatum*), saw grass (*Cladium jamaicense*), Carolina redroot, and sedges.

Oak hammock: This habitat is dominated by laurel oak and cabbage palms. The midstory consists of myrsine and saw palmetto (*Serenoa repens*). The understory consists of ferns, muscadine (*Vitis rotundifolia*), and greenbriers (*Smilax* spp.).

No listed plant species were observed on the parcel.

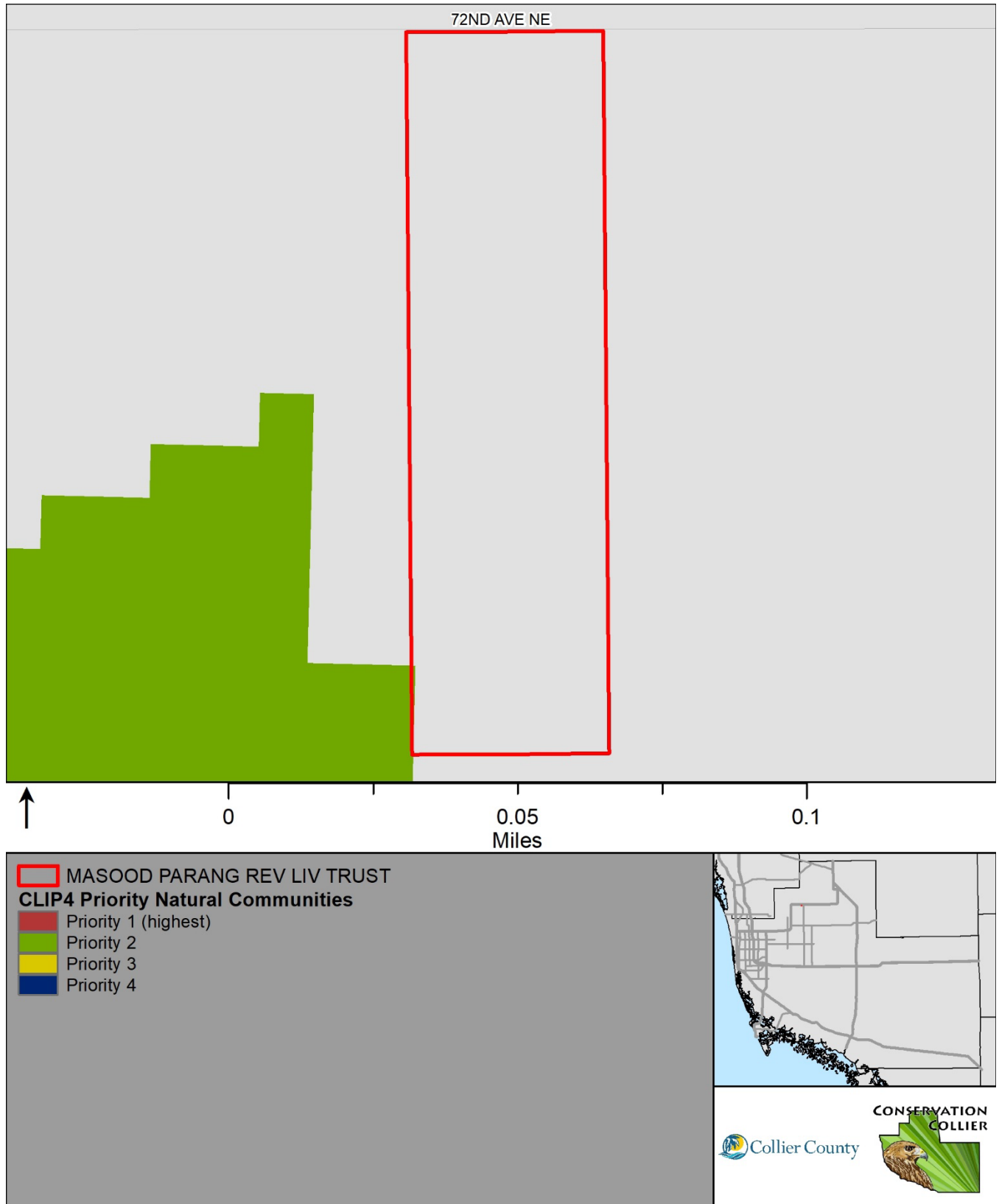


Figure 5 - CLIP4 Priority Natural Communities

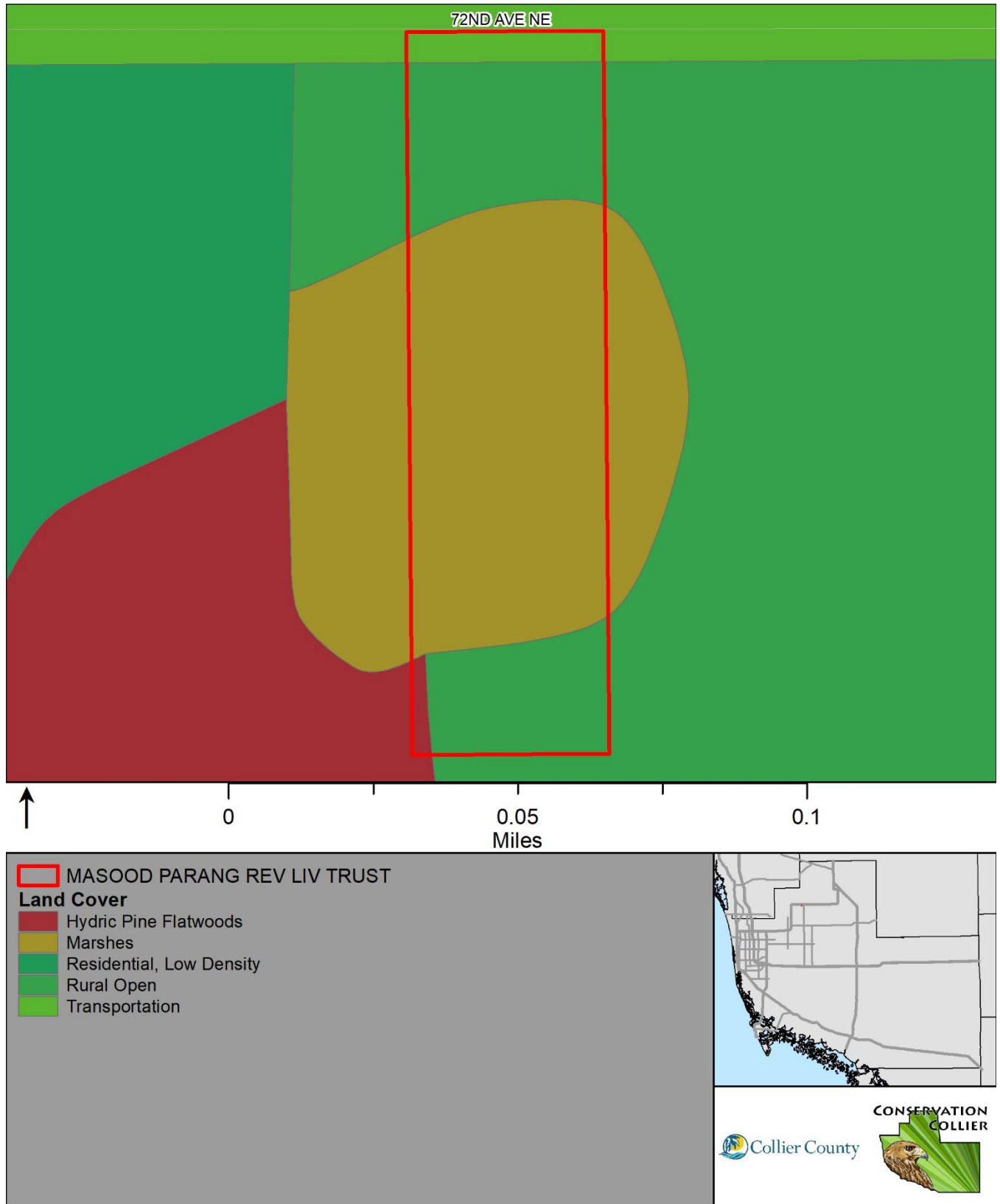


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Freshwater marsh



Figure 8 – Cypress/mixed hardwood forest

3.1.2 Wildlife Communities

The parcel itself provides habitat for wetland species, including those listed in Table 5. However, the parcel alone does not provide significant habitat unless combined with the surrounding undeveloped land.

Table 5 – Potential Listed Wildlife

Common Name	Scientific Name	State Status	Federal Status
Little blue heron	<i>Egretta caerulea</i>	Threatened	n/a
Tricolored heron	<i>Egretta tricolor</i>	Threatened	n/a
Wood stork	<i>Mycteria americana</i>	Threatened	Threatened
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	Threatened	n/a
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	Endangered	Endangered
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered

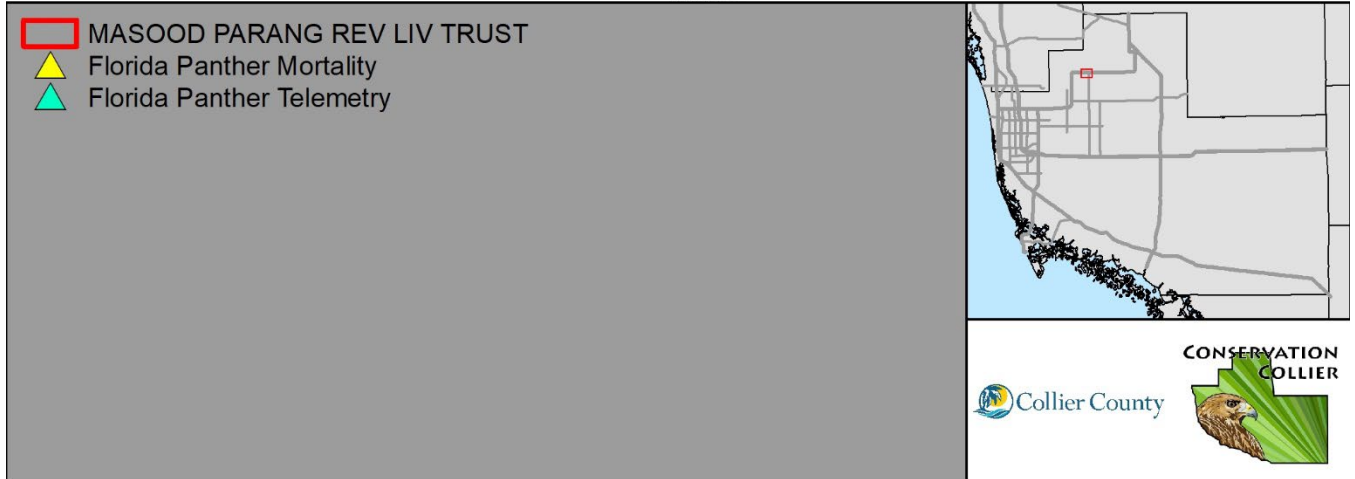
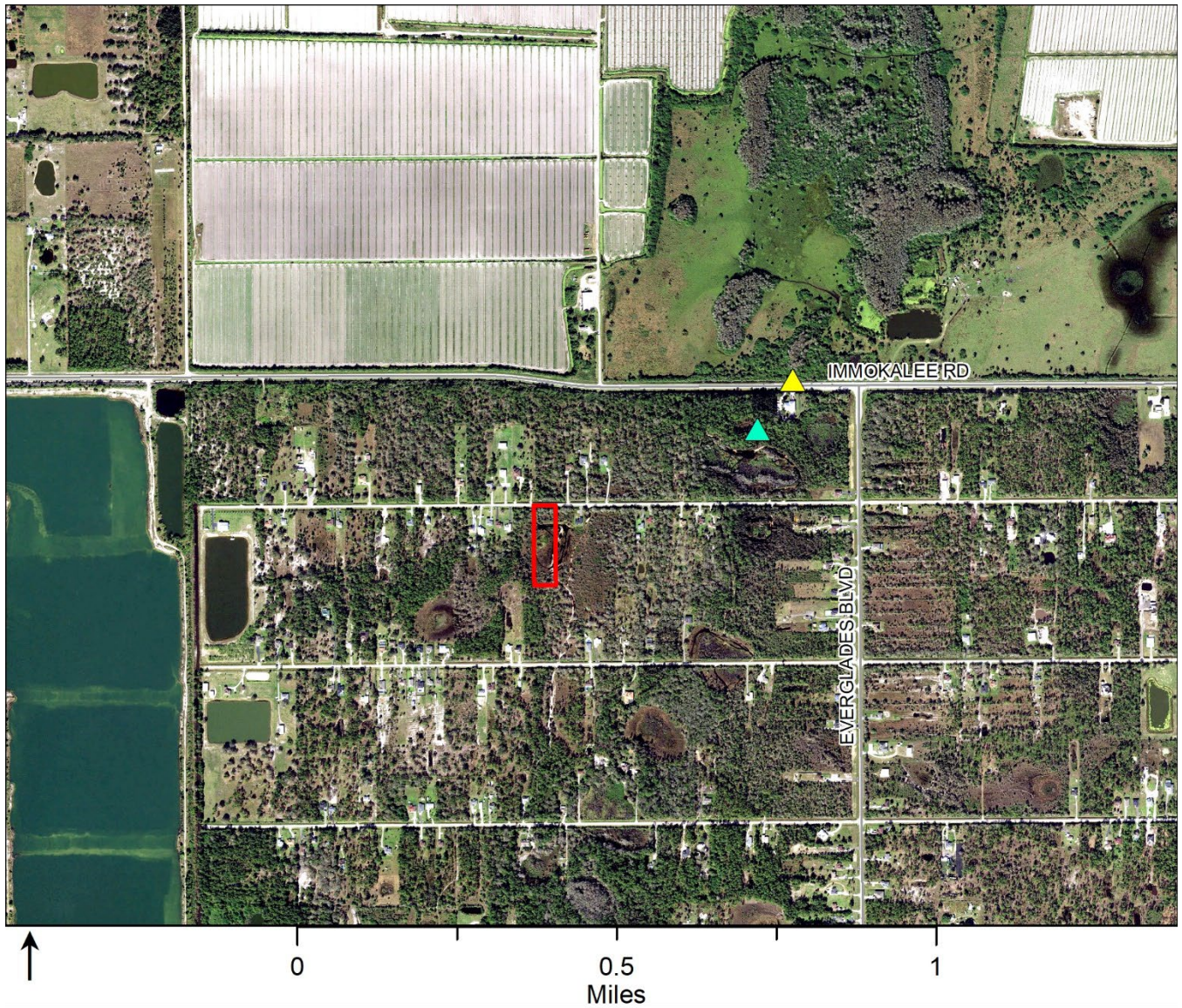


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

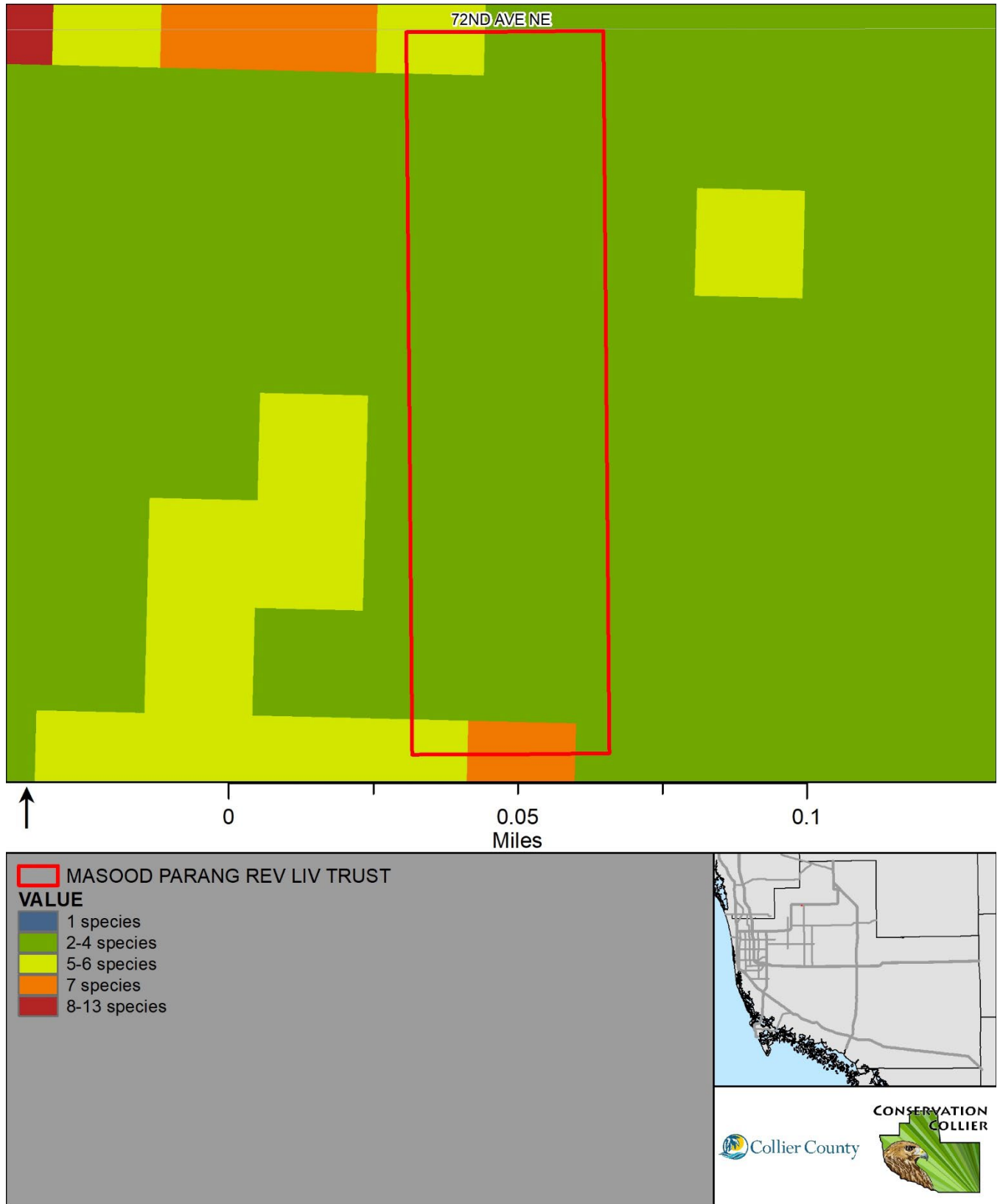


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

This parcel falls within the historic foot of the Horsepen Strand. Strands are a type of forested swamp that form slow flowing, linear drainage channels across flatlands with high water tables. The Horsepen Strand begins at Immokalee Rd in the Northern Golden Gate Estates and flows south into the North Belle Meade area located north of I-75. This parcel provides a moderate amount of surficial aquifer recharge and is subject to frequent flooding. This parcel provides flood water attenuation as more land is cleared and filled for development. The parcel also provides habitat for wetland dependent species.

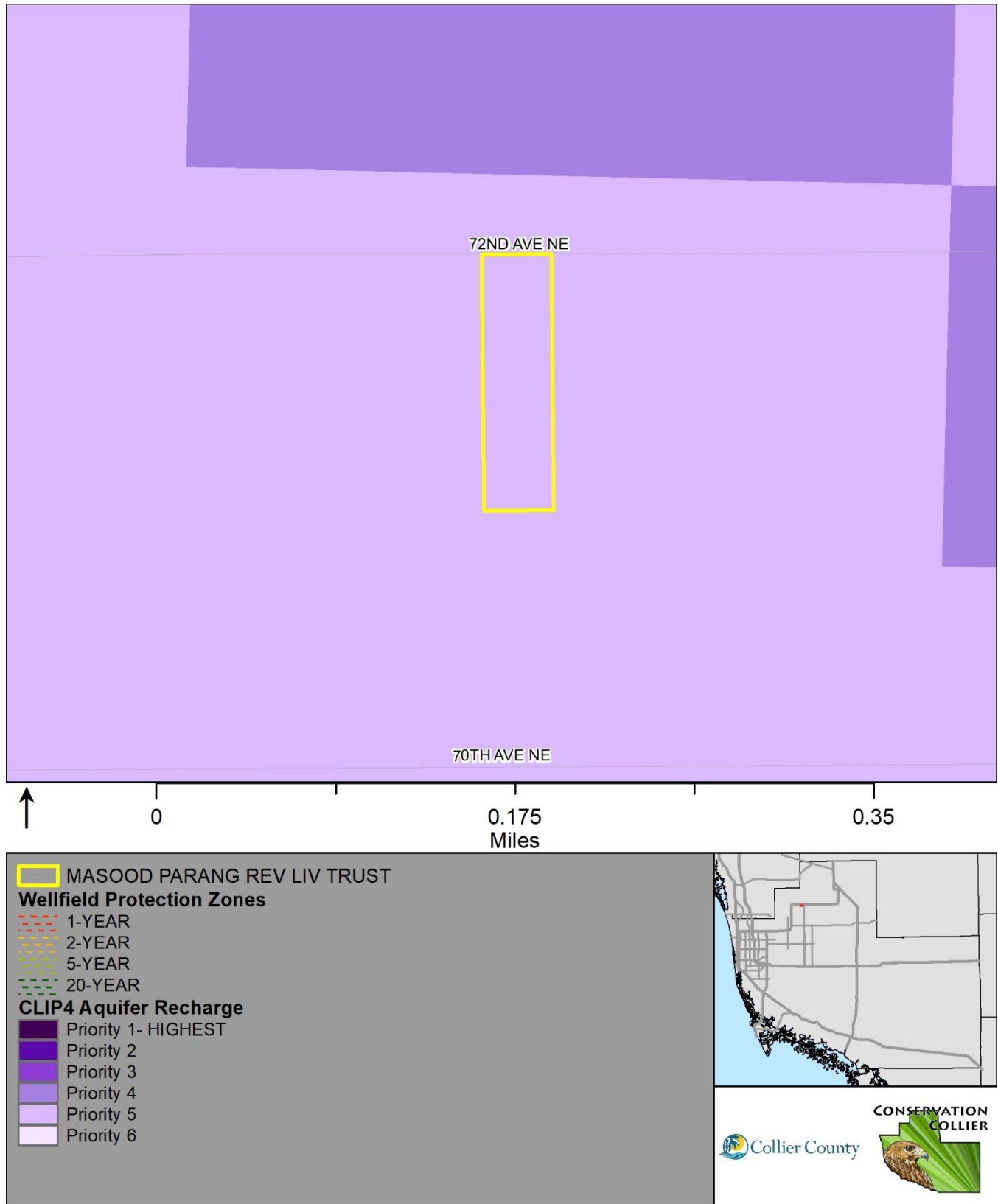


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

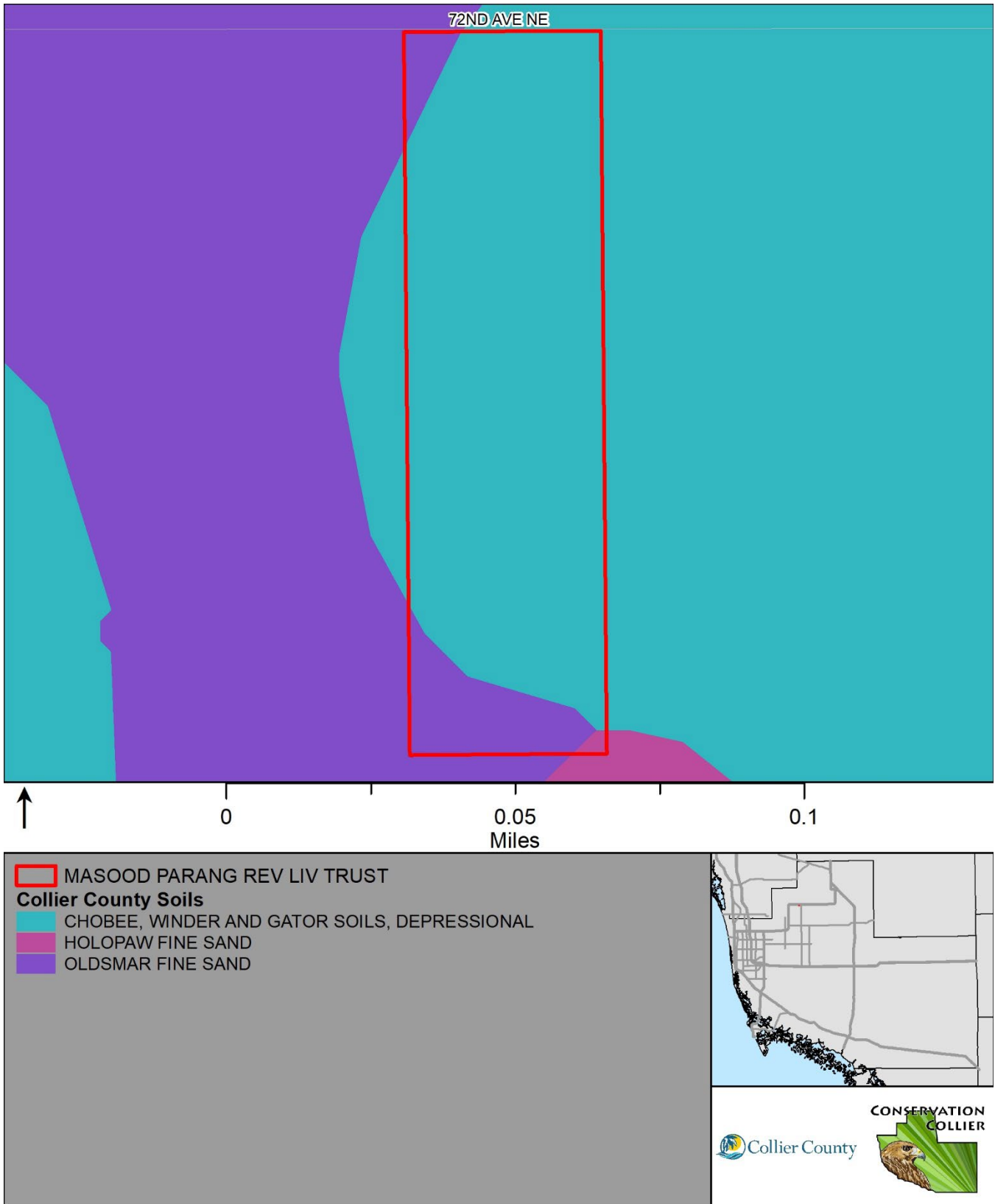


Figure 12 - Collier County Soil Survey

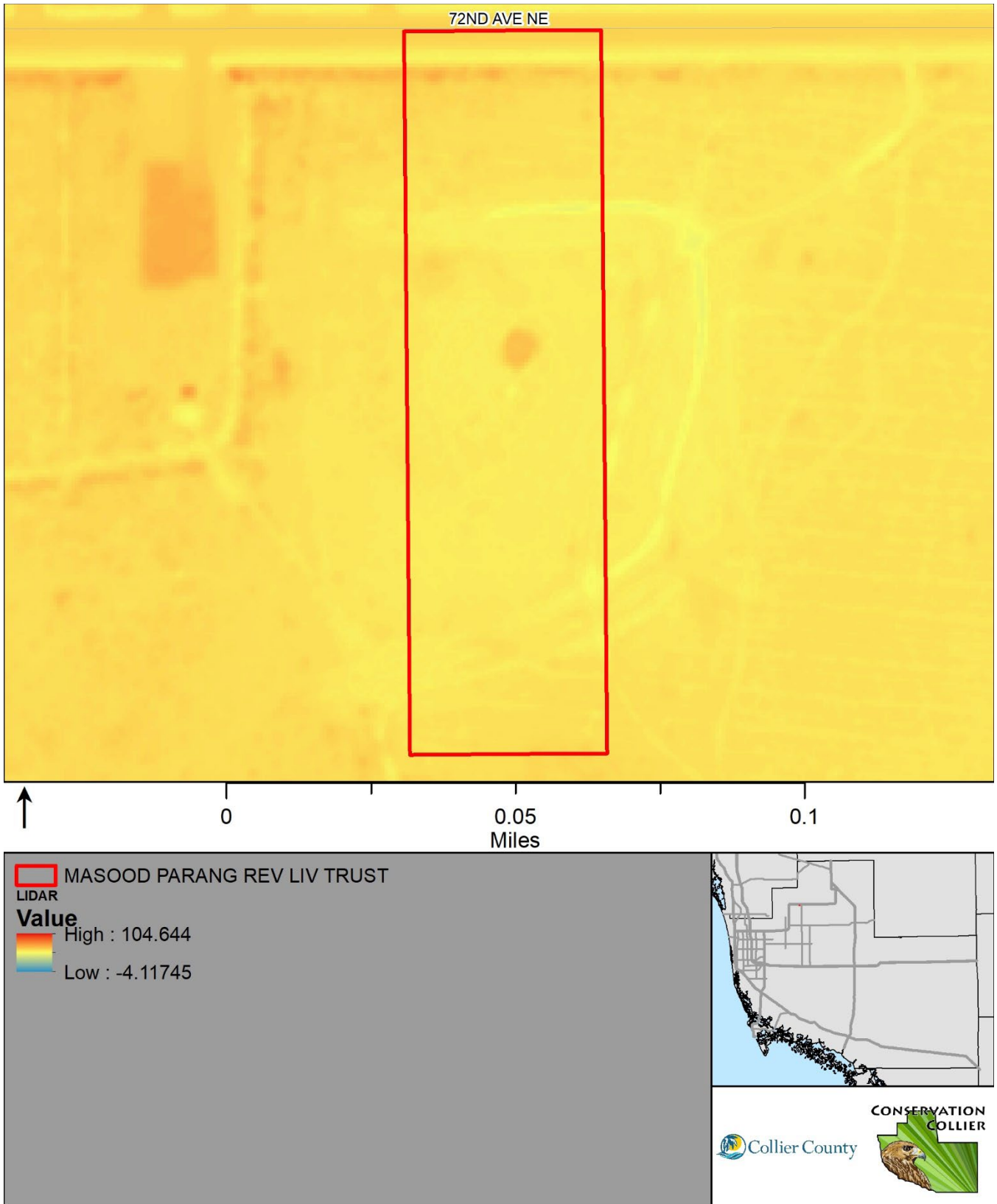


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel does not directly connect to conservation land; however, the low-density nature of development in this neighborhood allows wildlife to move relatively unimpeded across the landscape and north into the Corkscrew Regional Ecosystem Watershed.

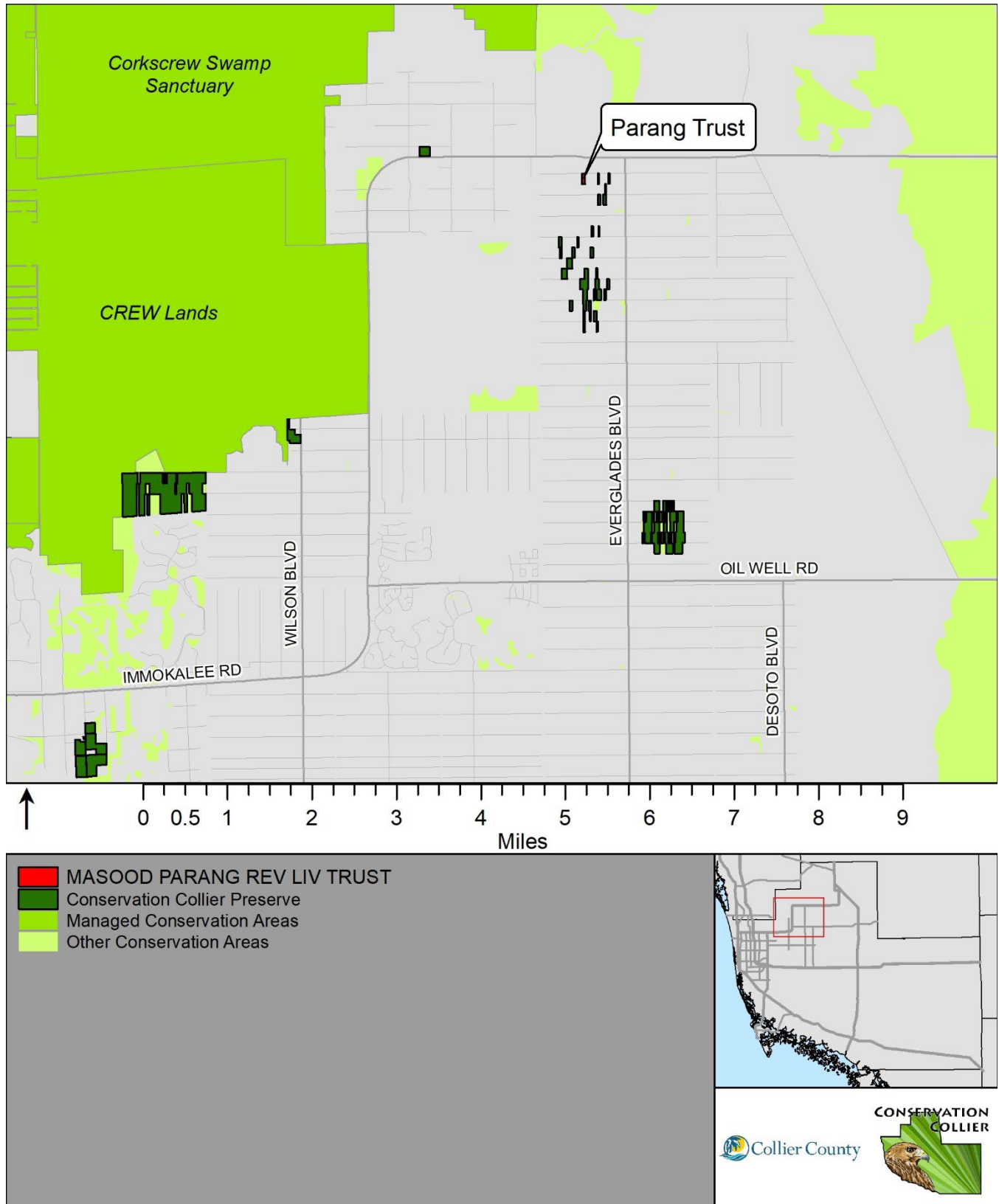


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel could provide seasonal opportunity for passive nature-based recreation such as hiking and wildlife watching.

3.2.2 Accessibility

Street parking is available along 72nd Ave NE.

3.2.3 Aesthetic/Cultural Enhancement

This parcel provides no outstanding Aesthetic/Cultural Enhancement.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation is relatively high within the marsh. Paragrass, West Indian marsh grass, and Wright's nutrush are the dominant species. Only sparse ear-leaf acacia (*Acacia auriculiformis*) was observed within the other plant communities

3.3.1.2 Prescribed Fire

The majority of this parcel is wetlands which do not require prescribed fire maintenance. Should woody species begin to encroach into the marsh, prescribed fire would be beneficial, but not likely due to the small size of the parcel and surrounding homes.

3.3.2 Remediation and Site Security

There are multiple UTV trails crossing the parcel. Historically, attempts to prevent off-roader trespass have been ineffective, expensive, and have resulted in additional vegetation damage as trespassers have cut new trails to circumvent the installed barriers. Prevention of UTV trespass will be difficult.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is Zoned as Estates. Estates zoning provides lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. Allowable density is 1 unit per 2.25 acres, or 1 unit per lot if under 2.25 acres. In addition to low density residential density with limited agricultural activities, the E district is also designed to accommodate as Conditional Uses, development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district. The wetland nature of this parcel makes it undesirable for development.

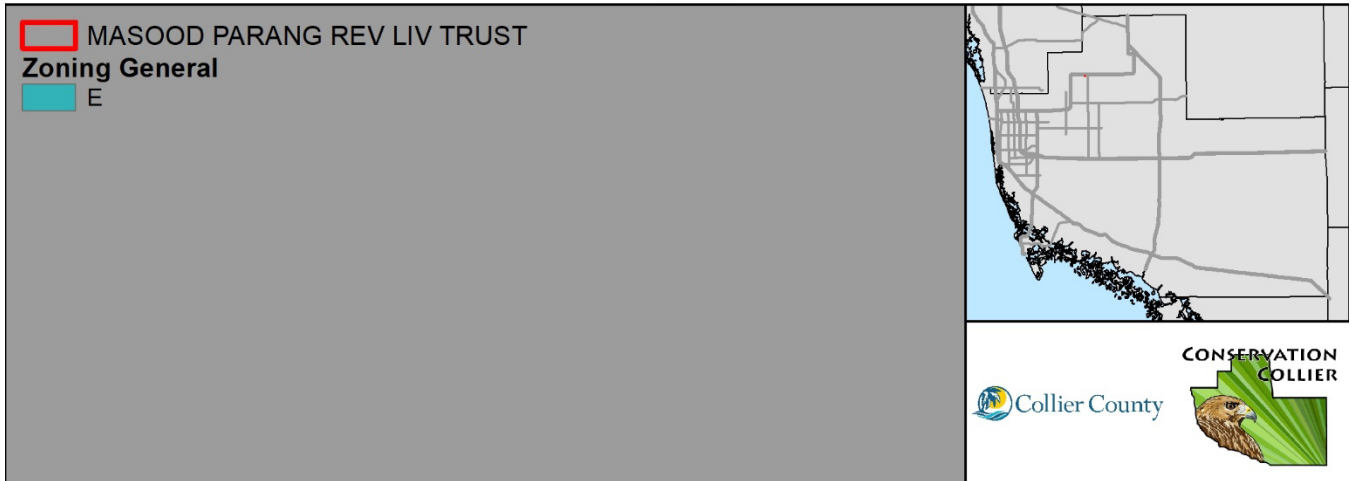
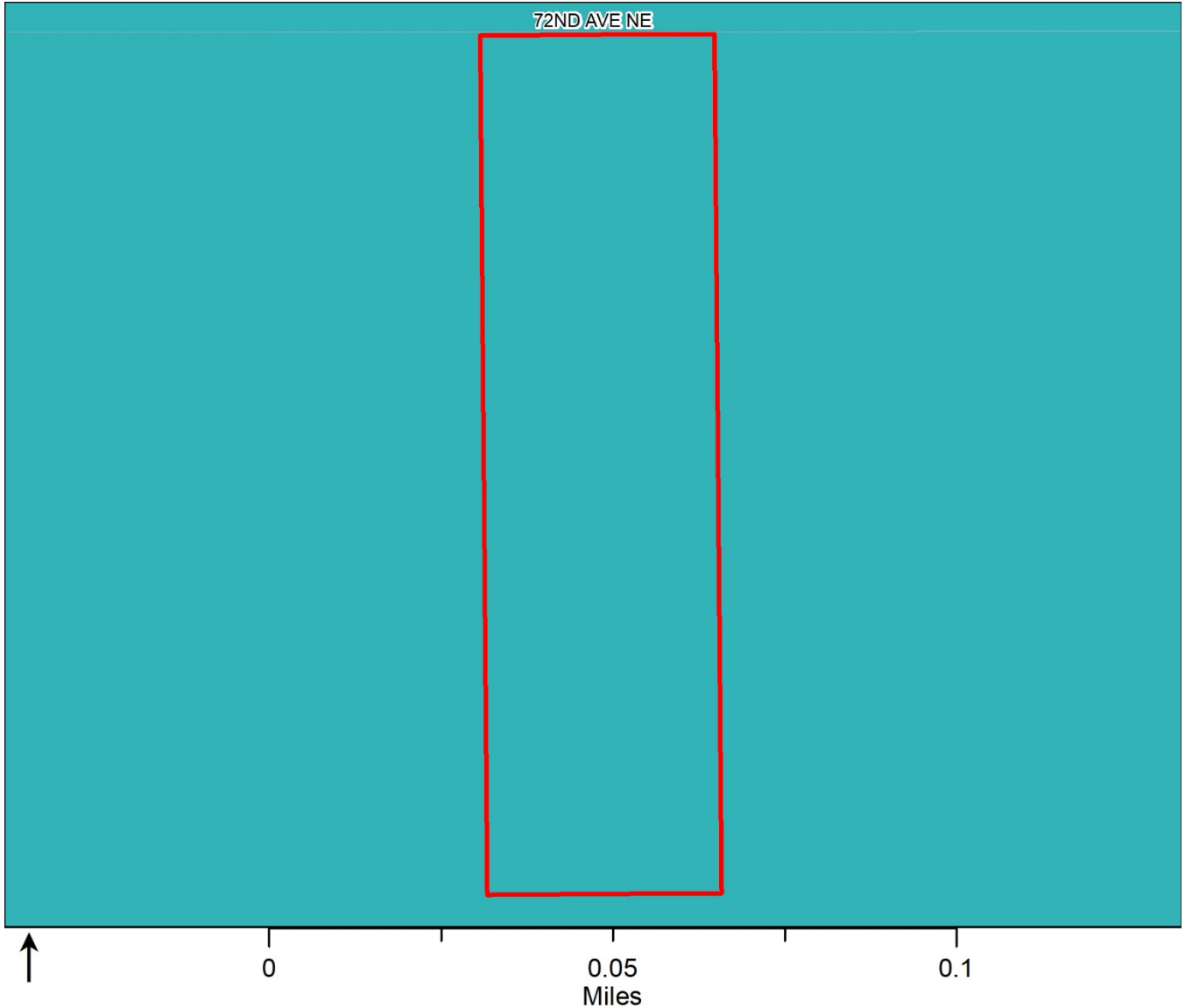


Figure 15 – Zoning

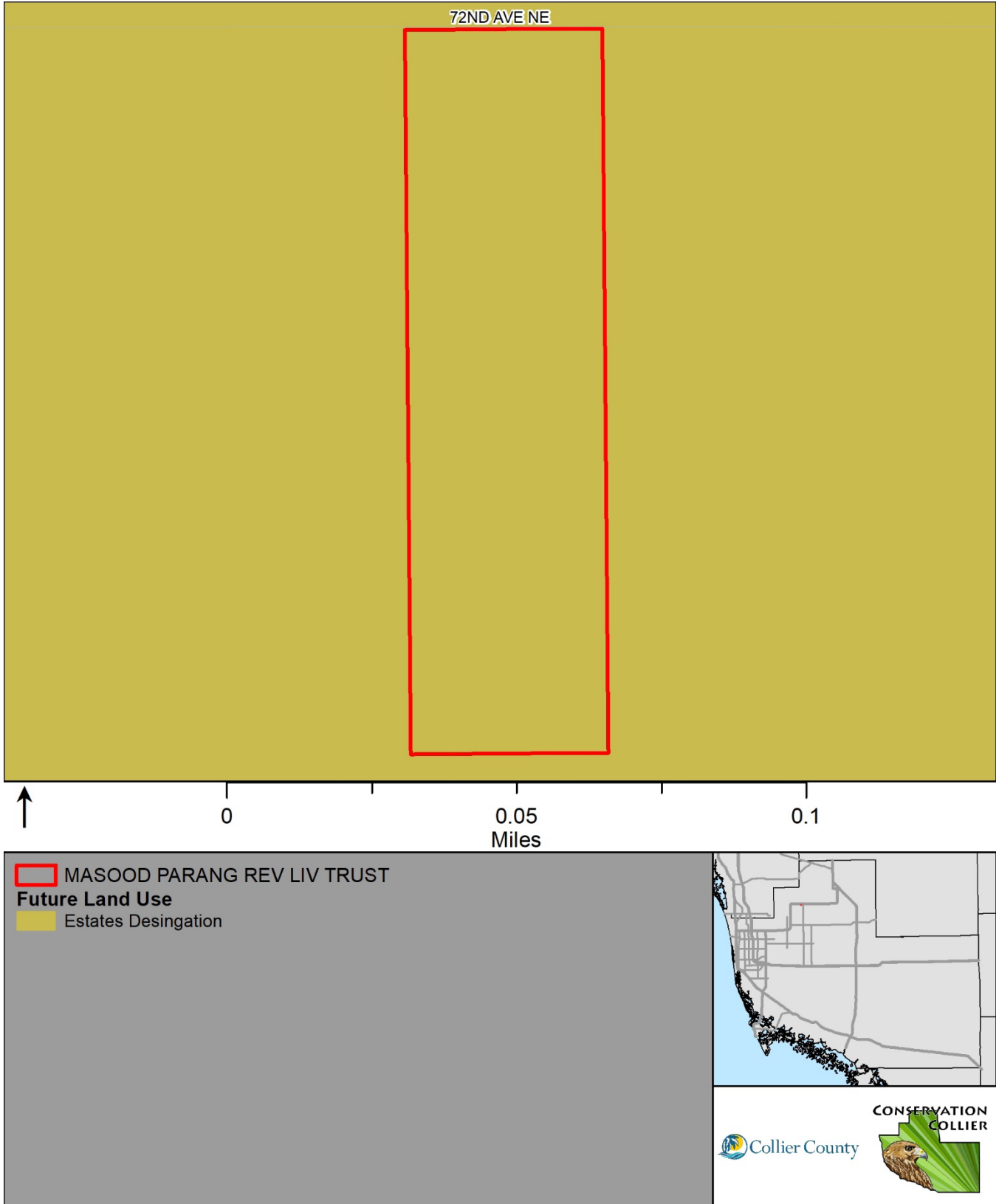


Figure 16 –Future Land Use

3.4.2 Development Plans

Currently, no development is planned for this parcel.

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.

No additional acquisition considerations exist.

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	\$5,000	\$2,500	Treatment of grasses is more expensive than shrubs/trees, and will require two to three treatments annually until manageable.
Signage	\$200	\$0.00	
Total	\$5,200	\$2,500	

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: Parang Trust			
Target Protection Mailing Area: None			
Folio(s): 39148120004			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	71	44
2 - Human Value	80	29	36
3 - Restoration and Management	80	25	31
4 - Vulnerability	80	56	69
TOTAL SCORE	400	180	45

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	140	
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	100	Oak Hammock
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
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	Marsh; oak hammock; Cypress/mixed hardwood forests
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	
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	
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	70	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	FL panther
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	Undeveloped Horsepen Strand
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	55	
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	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15	15	Horsepen Strand
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	0	
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		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	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	0	
ECOLOGICAL VALUES TOTAL POINTS	600	265	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	71	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	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	70	
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	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		

b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10	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	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	100	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	29	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	50	
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	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	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	UTV trespass
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	55	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	25	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	125	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	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		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	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	125	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	56	

8. Additional Site Photos



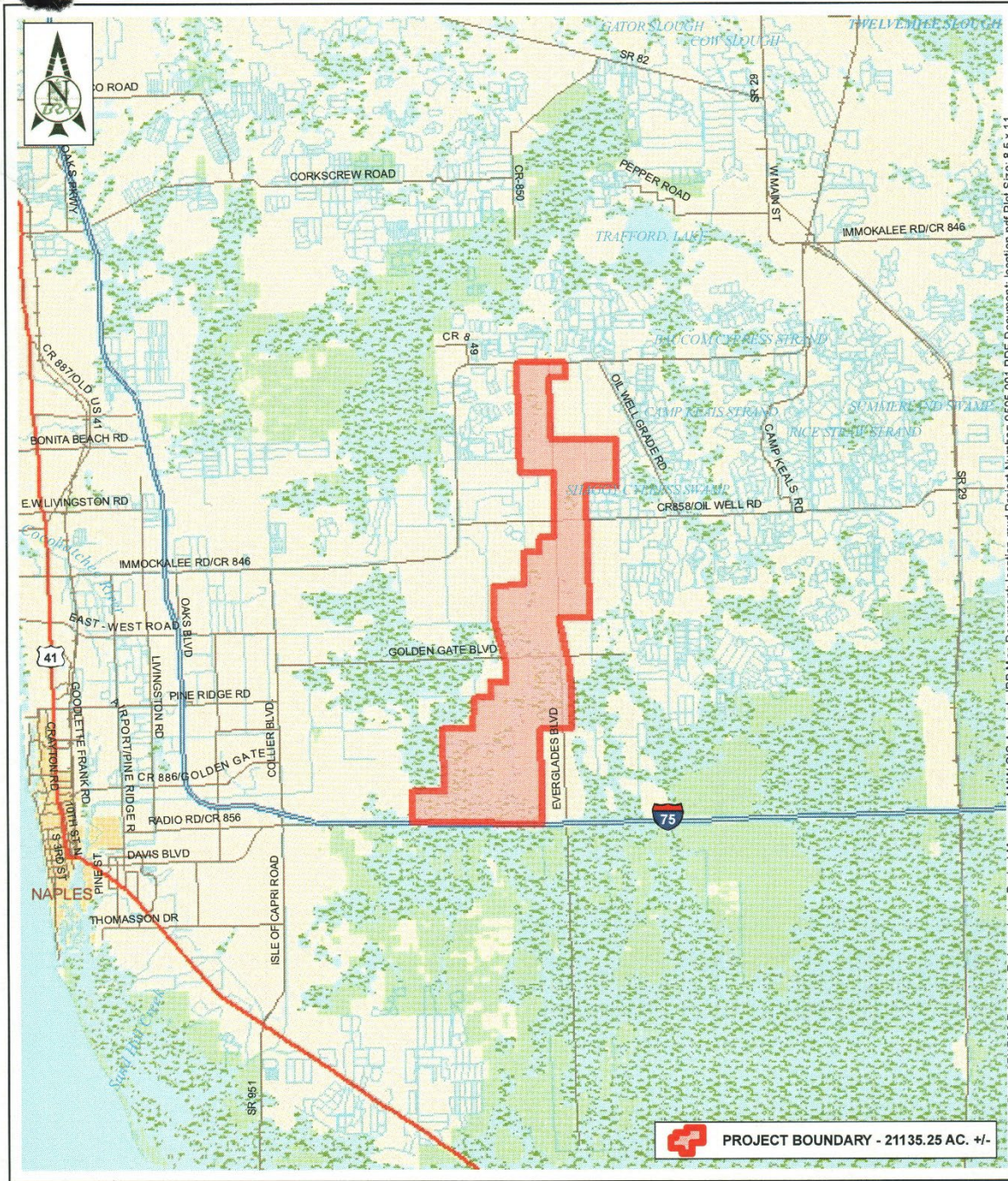
UTV trail on north side of parcel



Carolina redroot



Oak hammock on north edge of parcel



Preparation Date: 07/17/08 Revision Date: xx/xx/xx Project Manager: AMW GIS Analyst: JPB Map Document: location.mxd Project Number: 9505-001 PDF Document: location.pdf Plot Size: 8.5 x 11

Image NONE
 0 1 2 3 4 5 6 7 8 9 10 Miles
 Map Scale: 1:250,000
 This map and all data contained within are supplied as is with no warranty. Biological Research Associates expressly disclaims responsibility for damages or liability from any claims that may arise out of the use or misuse of this map. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a licensed surveyor, where required by law.

Location Map
Horsepen Strand Conservation Area
Collier County, Florida

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Horsepen Strand Conservation Area

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.