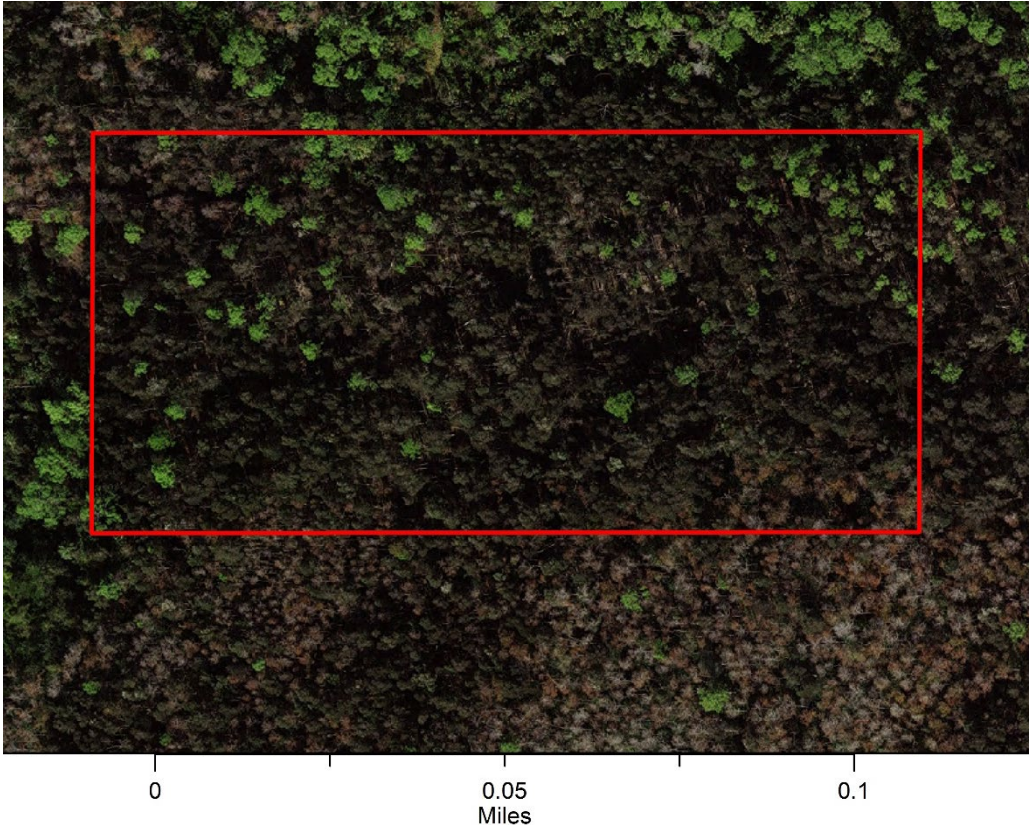


Conservation Collier Initial Criteria Screening Report Adams Trust Parcel



Owner Name: H C & J S Adams Trust
Folio Number: 00180840009
Staff Report Date: July 6, 2022
(Revised August 26, 2022)

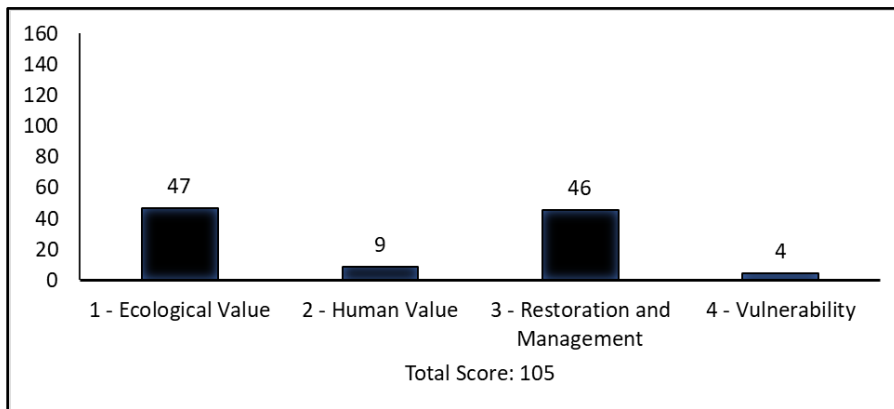


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1. Introduction

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 in its 11th acquisition cycle 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

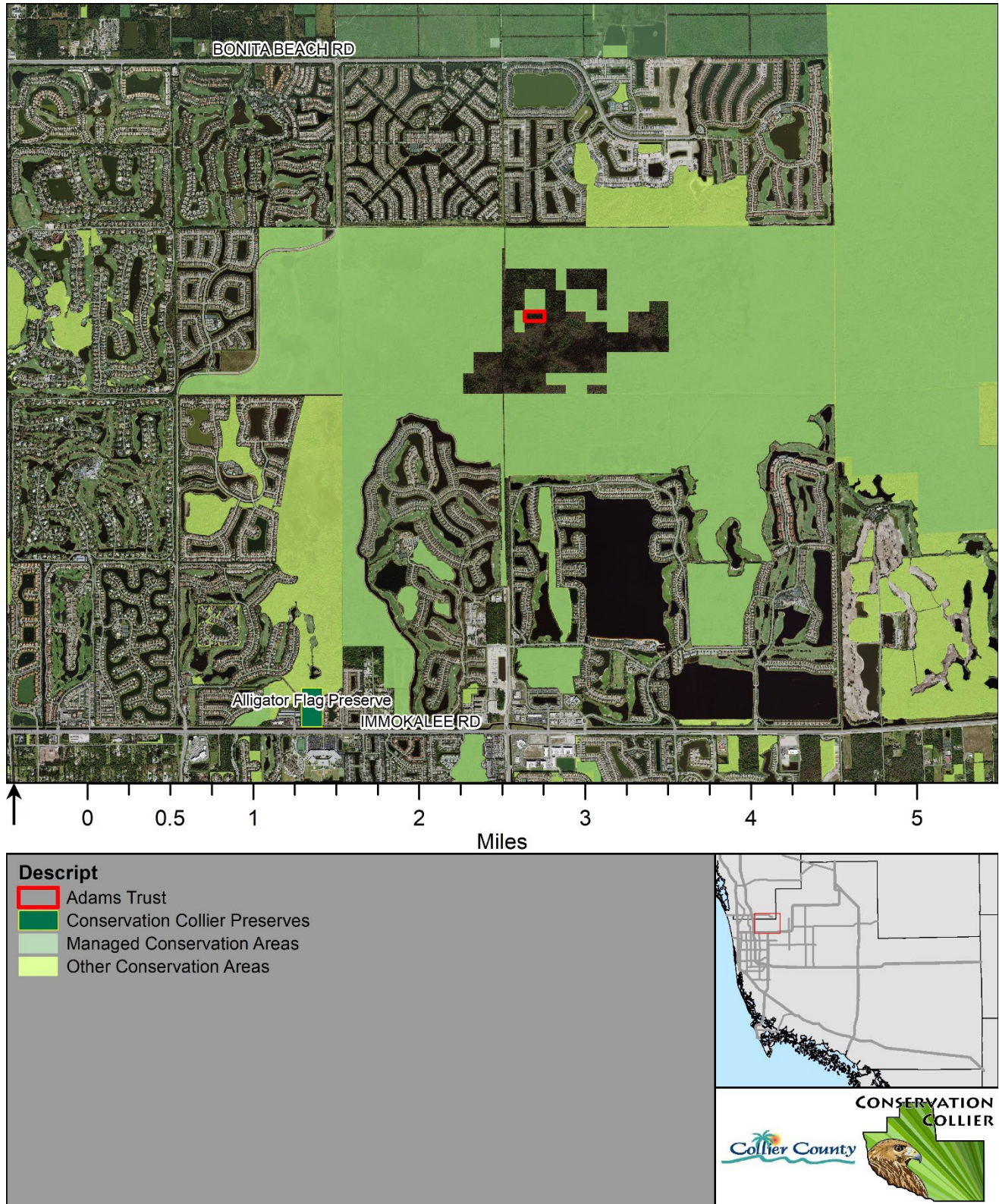


Figure 1 - Parcel Location Overview

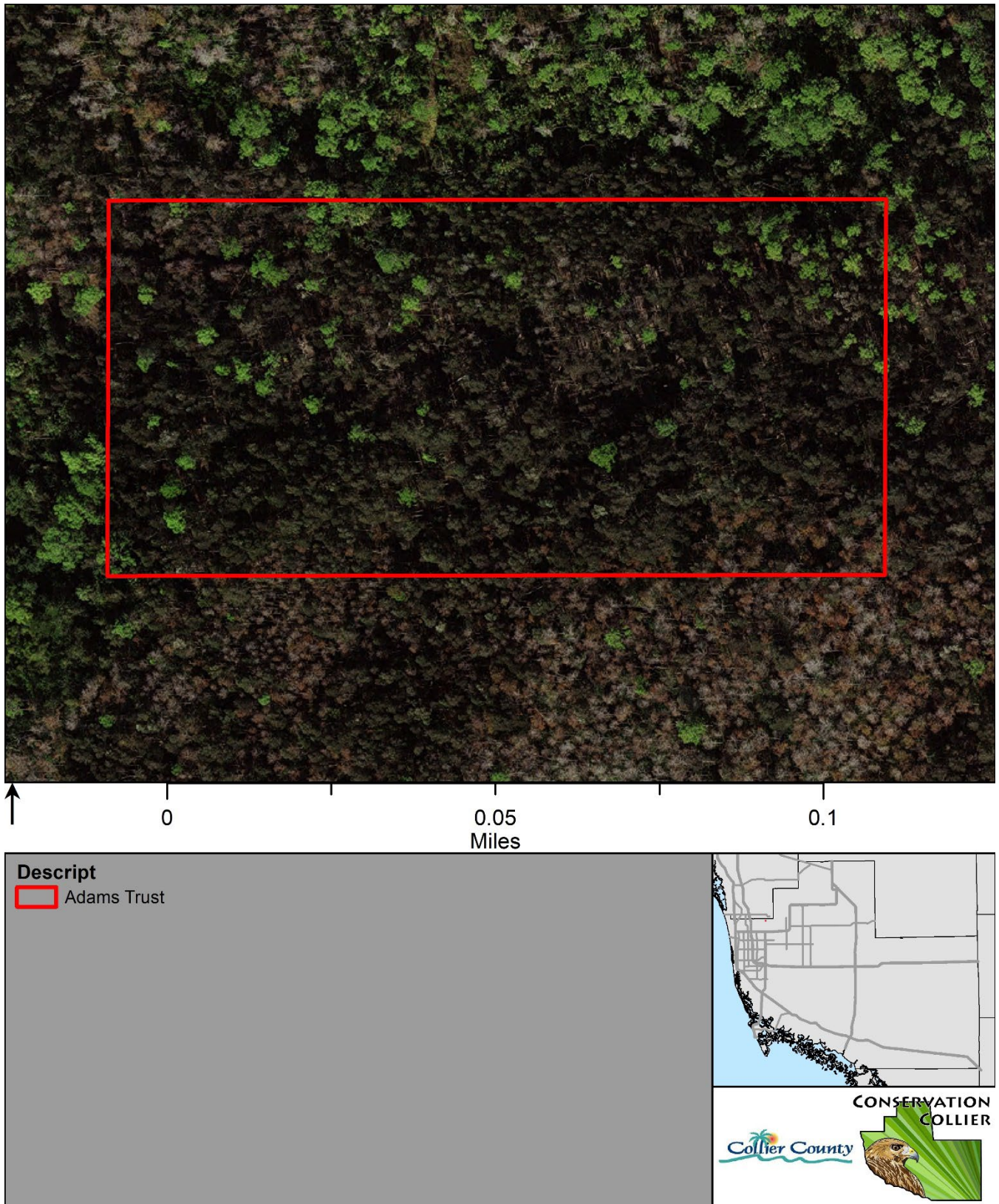


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Adams Trust	H C & J S ADAMS TRUST
Folio Number	00180840009	
Target Protection Area	RFMU Sending	Rural Fringe Sending
Size	4.54 acres	
Section, Township, and Range	S 11, Twn 48, R26	Section 11, Township 48, Range 26
Zoning Category/TDRs	A-ST-RFMU-NRPA-Sending	Agricultural – Special Treatment Overlay – Rural Fringe Mixed Use Overlay – Natural Resource Protection Area – Sending 1 dwelling unit allowed with 90% vegetation retention
FEMA Flood Map Category	AH	Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year. Flooding in Zone AH usually comes in the form of ponding.
Existing structures	None	
Adjoining properties and their Uses	Conservation and undeveloped land	Conservation Easements immediately adjacent to the north and west; undeveloped, forested land to the east and south
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Located within the potential CR 951 Extension Project identified in the Collier MPO's 2045 Long Range Transportation Plan

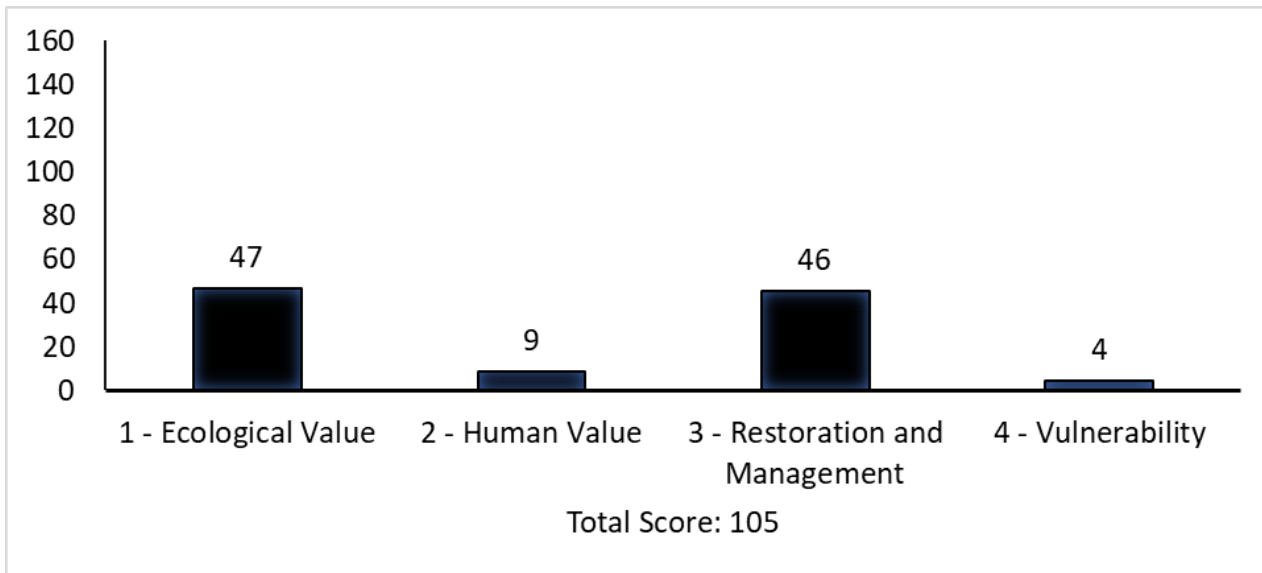


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	47	160	29%
1.1 - Vegetative Communities	5	53	10%
1.2 - Wildlife Communities	19	27	70%
1.3 - Water Resources	9	27	35%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	9	80	11%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	3	34	8%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	46	80	57%
3.1 - Vegetation Management	23	55	42%
3.2 - Remediation and Site Security	23	23	100%
3.4 - Assistance	0	2	0%
4 - Vulnerability	4	80	6%
4.1 - Zoning and Land Use	2	58	4%
4.2 - Development Plans	2	22	10%
Total	105	400	26%

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 Adams 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**
H C & J S Adams Trust	No address	4.34	\$3,689	\$18,000

* 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 Adams Trust parcel was obtained from the Collier County Real Estate Services Department in June 2022.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel is zoned: Agricultural – Special Treatment Overlay – Rural Fringe Mixed Use Overlay – Natural Resource Protection Area – Sending which allows for 1 dwelling unit allowed with 90% vegetation retention.

2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 10)

Criteria 1: Native Habitats

Are any of the following unique and endangered plant communities found on the property?
Order of preference as follows:

- | | | |
|-------|------------------------|----|
| i. | Hardwood hammocks | No |
| ii. | Xeric oak scrub | No |
| iii. | Coastal strand | No |
| iv. | Native beach | No |
| v. | Xeric pine | No |
| vi. | Riverine Oak | No |
| vii. | High marsh (saline) | No |
| viii. | Tidal freshwater marsh | No |
| ix. | Other native habitats | No |

Statement for Satisfaction of Criteria 1: The parcel consists of a mature, melaleuca forest, with scattered cypress and pine.

Criteria 2: Human Social Values

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **NO**

Statement for Satisfaction of Criteria 2: The parcel is not accessible by public road. Providing access would be difficult, as it is surrounded by private property.

Criteria 3: 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, and flood control? **YES**

Statement for Satisfaction of Criteria 3: The parcel does not contribute to aquifer recharge; however, it does contain wetland dependent species habitat and holds water during the wet season.

Criteria 4: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? **YES**

Statement for Satisfaction of Criteria 4: Parcel is adjacent to 2 private Conservation Easements, CLIP Potential Habitat Richness and Priority Natural Communities are high, and Florida panther likely utilizes the parcel.

Criteria 5: 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**

Is this property within the boundary of another agency's acquisition project? **Yes**

Statement for Satisfaction of Criteria 5: Parcel is adjacent to private Conservation Easements to the north and west. The property is part of an ecological link and habitat corridor between private conservation easements and CREW District lands to the east. The parcel is identified within the boundary of the CREW Project Area. There is potential for partnership and funding opportunities to facilitate acquisition.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The parcel contains a mature melaleuca forest, with scattered cypress and slash pine and an occasional cabbage palm. Mid-story is open with scattered myrsine, bay, cabbage palm, wax myrtle and saltbush. Groundcover is also sparse, but contains primarily native species, including blue maidencane, wiregrass, sawgrass, swamp fern, pickerel weed, and Virginia buttonweed. Many northern and southern needleleaf bromeliads were present throughout the forest. Butterfly orchids were also observed.

Other invasive species were very sparse and included occasional Brazilian pepper and one very small patch of old-world climbing fern.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Northern needleleaf	<i>Tillandsia balbisiana</i>	State Threatened	n/a

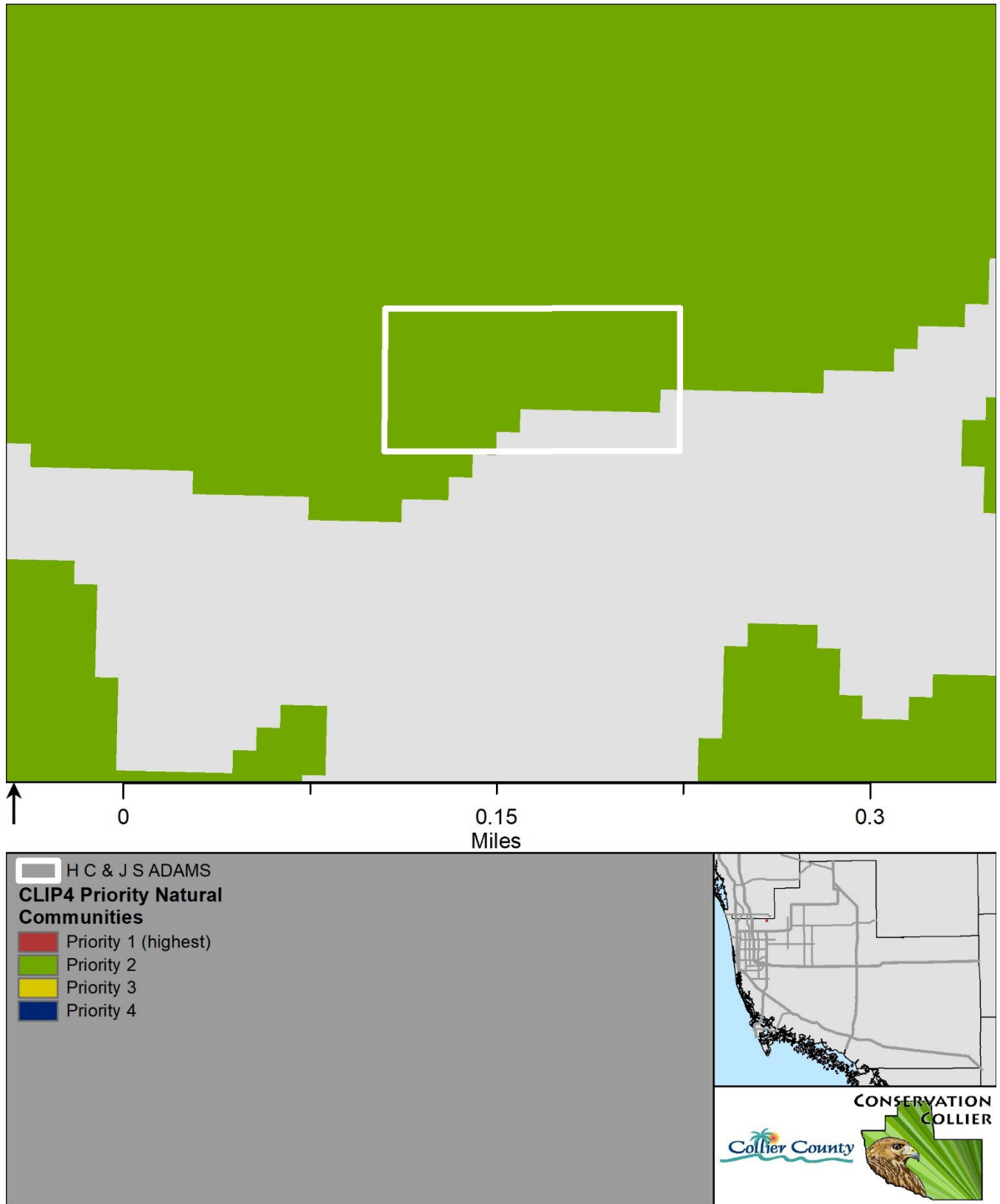


Figure 4 - CLIP4 Priority Natural Communities

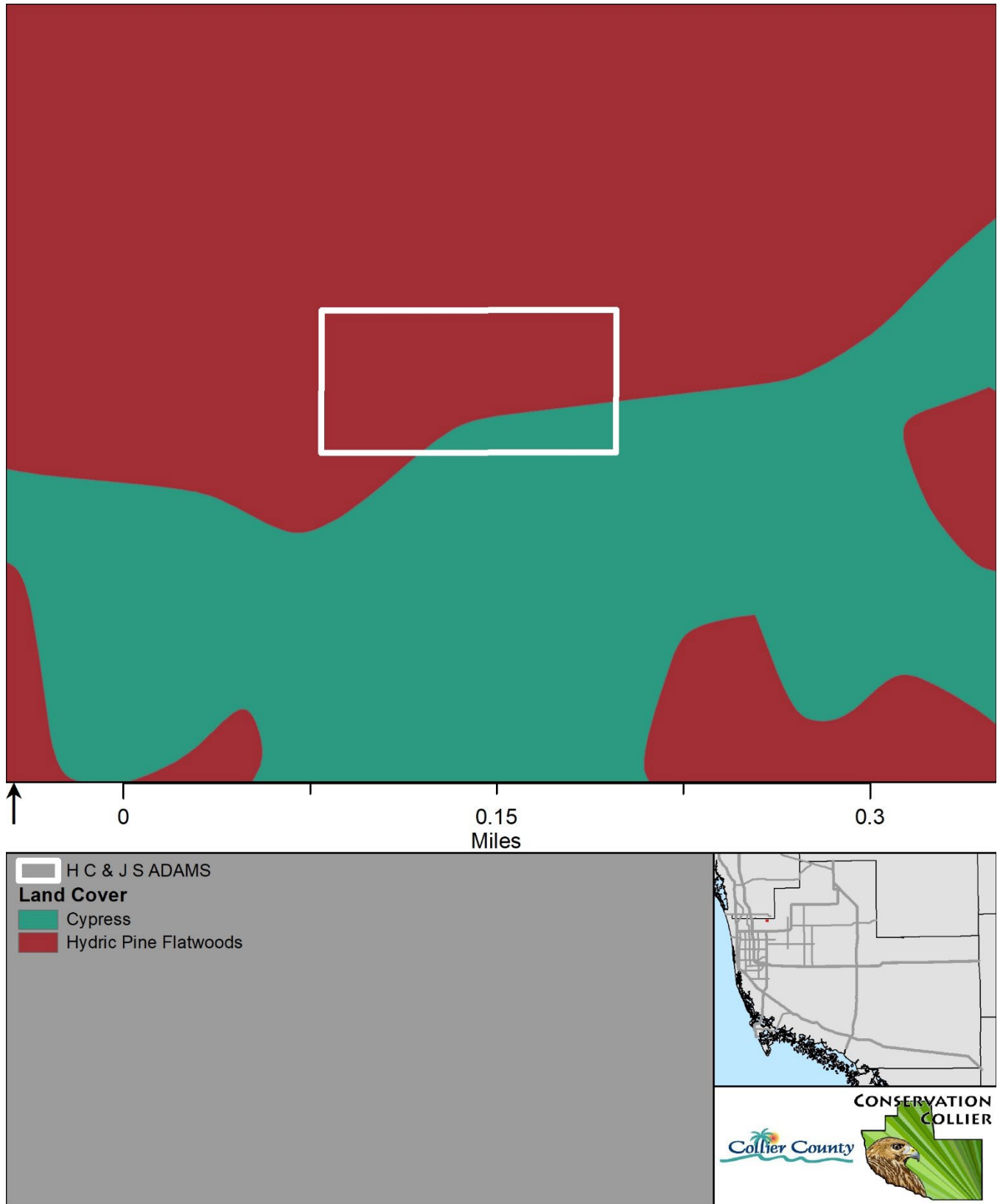


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Melaleuca forest with open understory and wiregrass / maidencane groundcover



Figure 7 – Melaleuca forest with open understory and very sparse groundcover

3.1.2 Wildlife Communities

The parcel is surrounded by similar property containing similar plant communities. The area supports both upland and wetland wildlife species, as it is seasonally inundated. An armadillo burrow and rabbit scat were observed on the parcel. Other species present included downy woodpecker, Carolina wren, and swallow-tailed kite. A pileated woodpecker was observed on an adjacent parcel. Although not observed, it is highly likely that Florida panther utilize the parcel. Panther telemetry points have been collected on adjacent properties on all sides of the parcel.



Figure 10 – Armadillo burrow

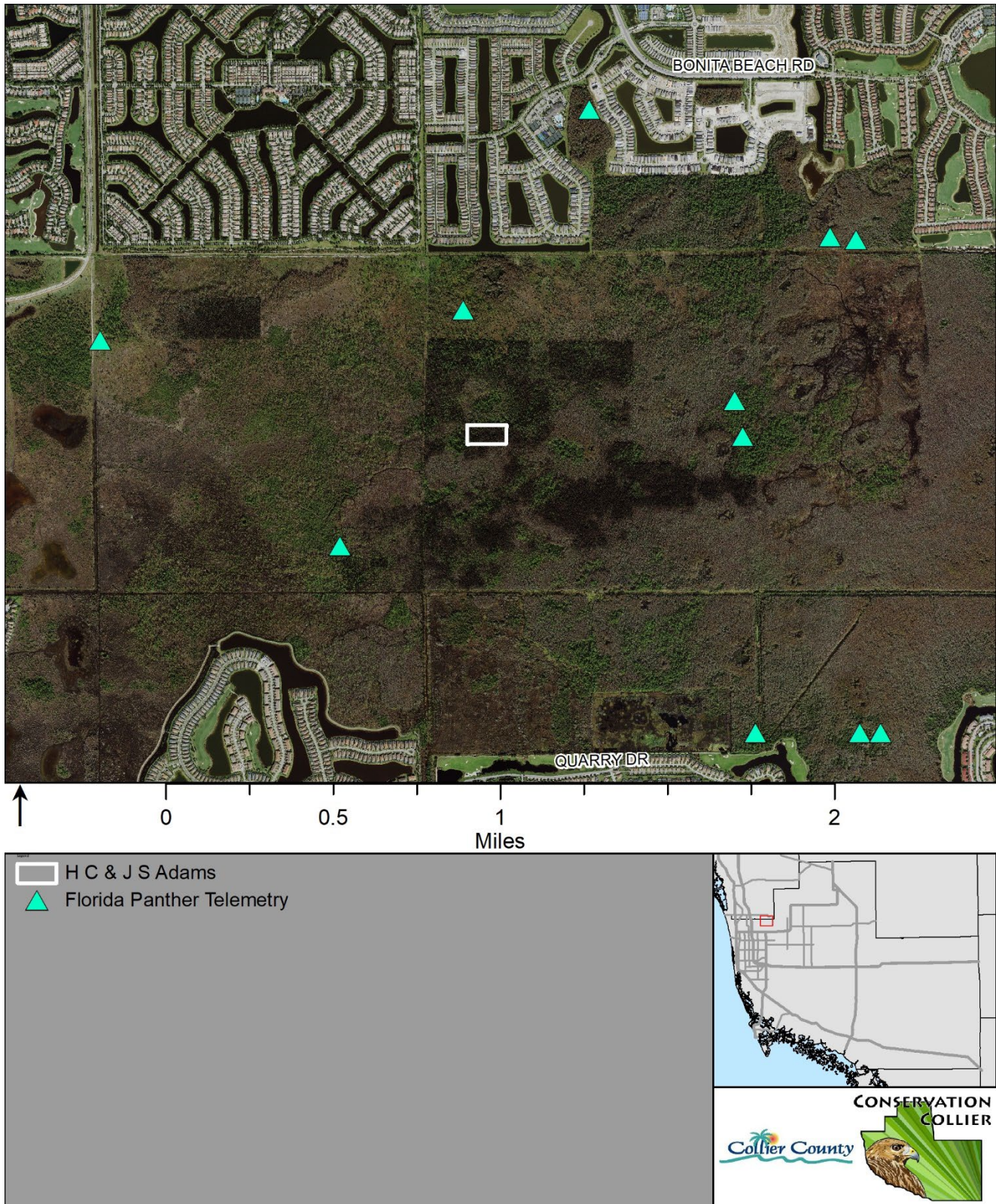


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

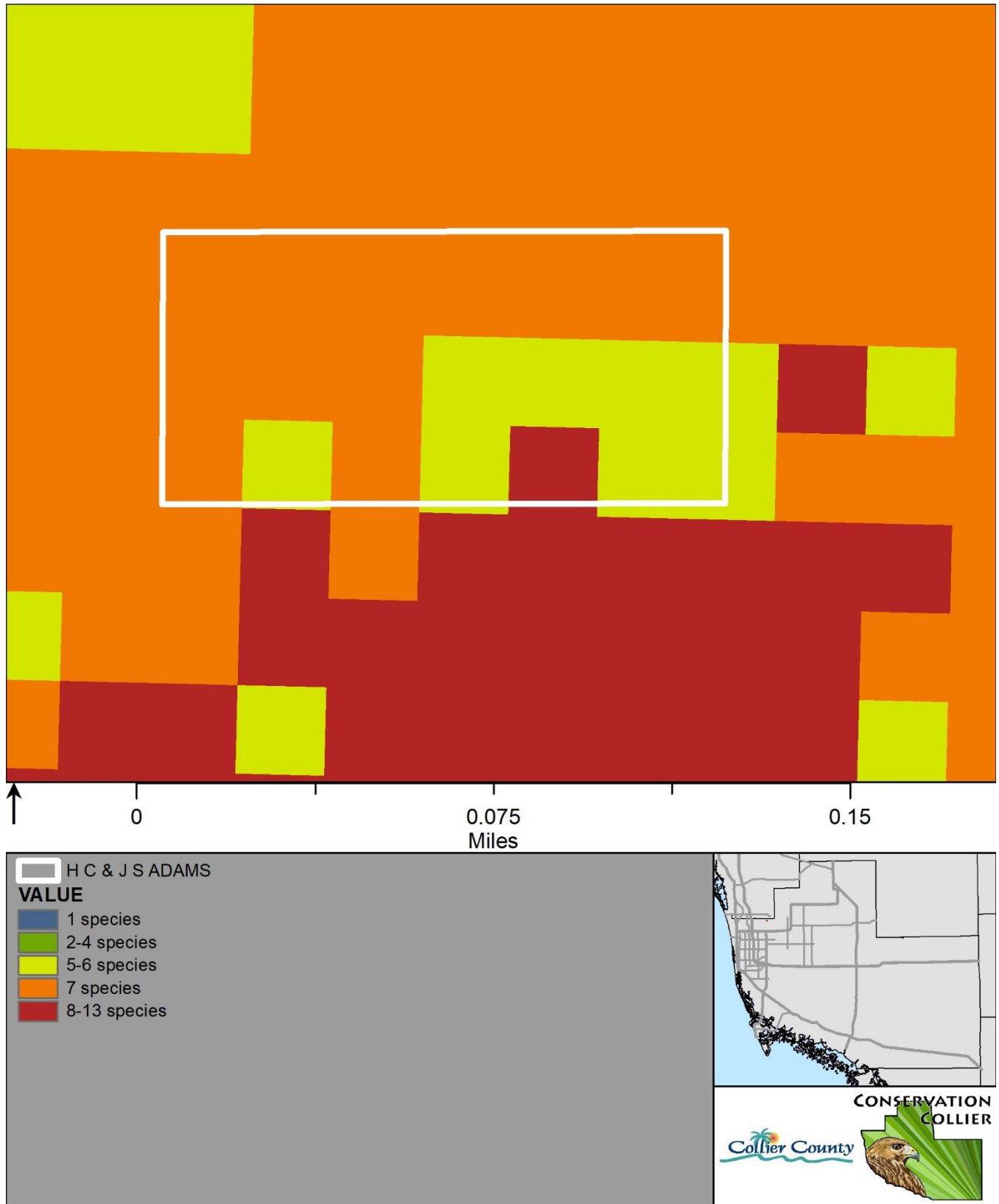


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcel is not within a wellfield protection zone and does not contribute to the aquifer; however, the entire parcel is comprised of seasonal wetlands. Waterlines on trees indicate surface water that is approximately 6 inches in most locations within the property. Obligative wetland plant species, buttressing of cypress, and minimal groundcover in most areas indicate long periods of standing water.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire site to be Boca, Riviera, limestone substratum, and Copeland fine sands, depressional – very poorly drained hydric soils associated with depressions, cypress swamps, and marshes.

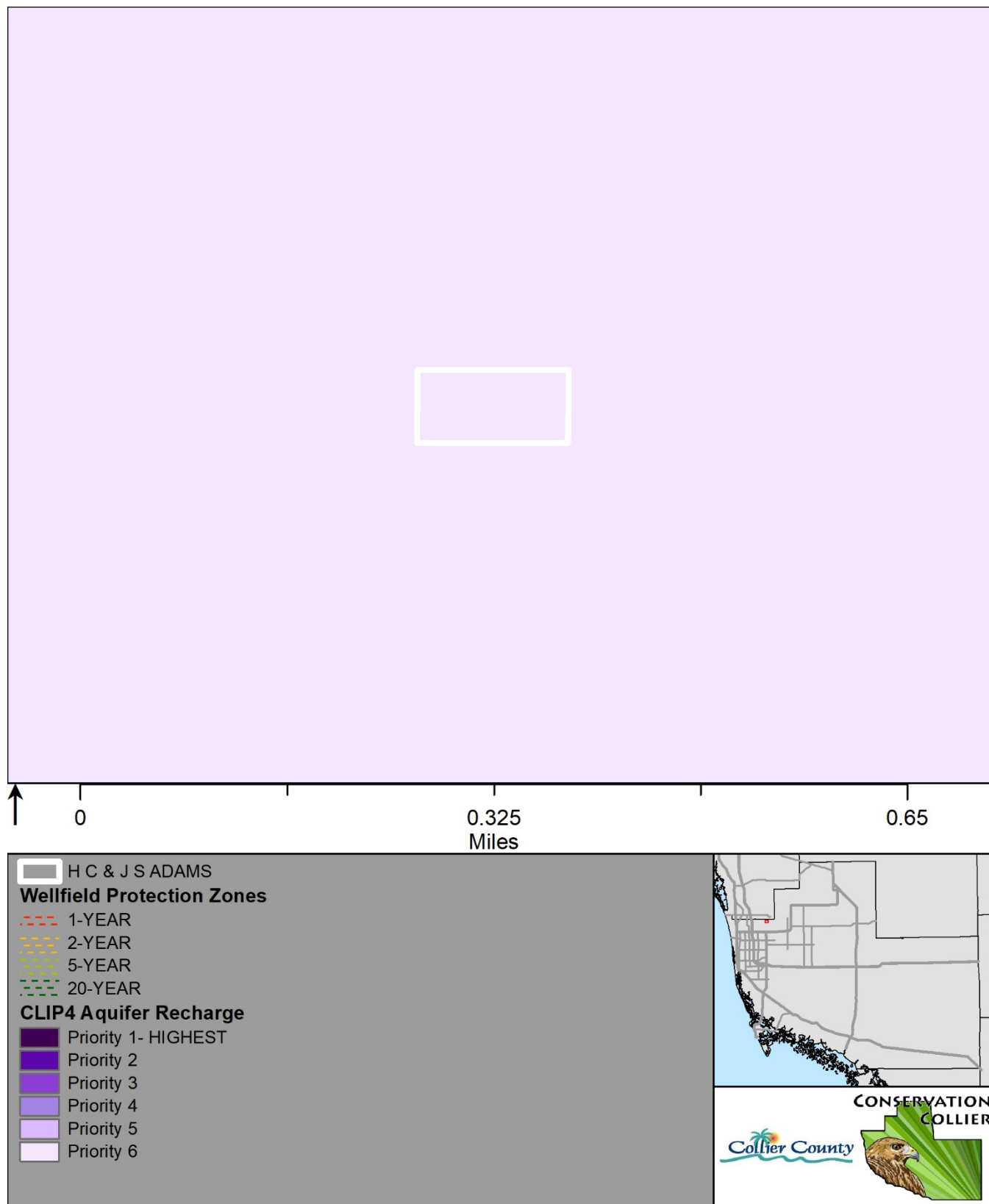


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

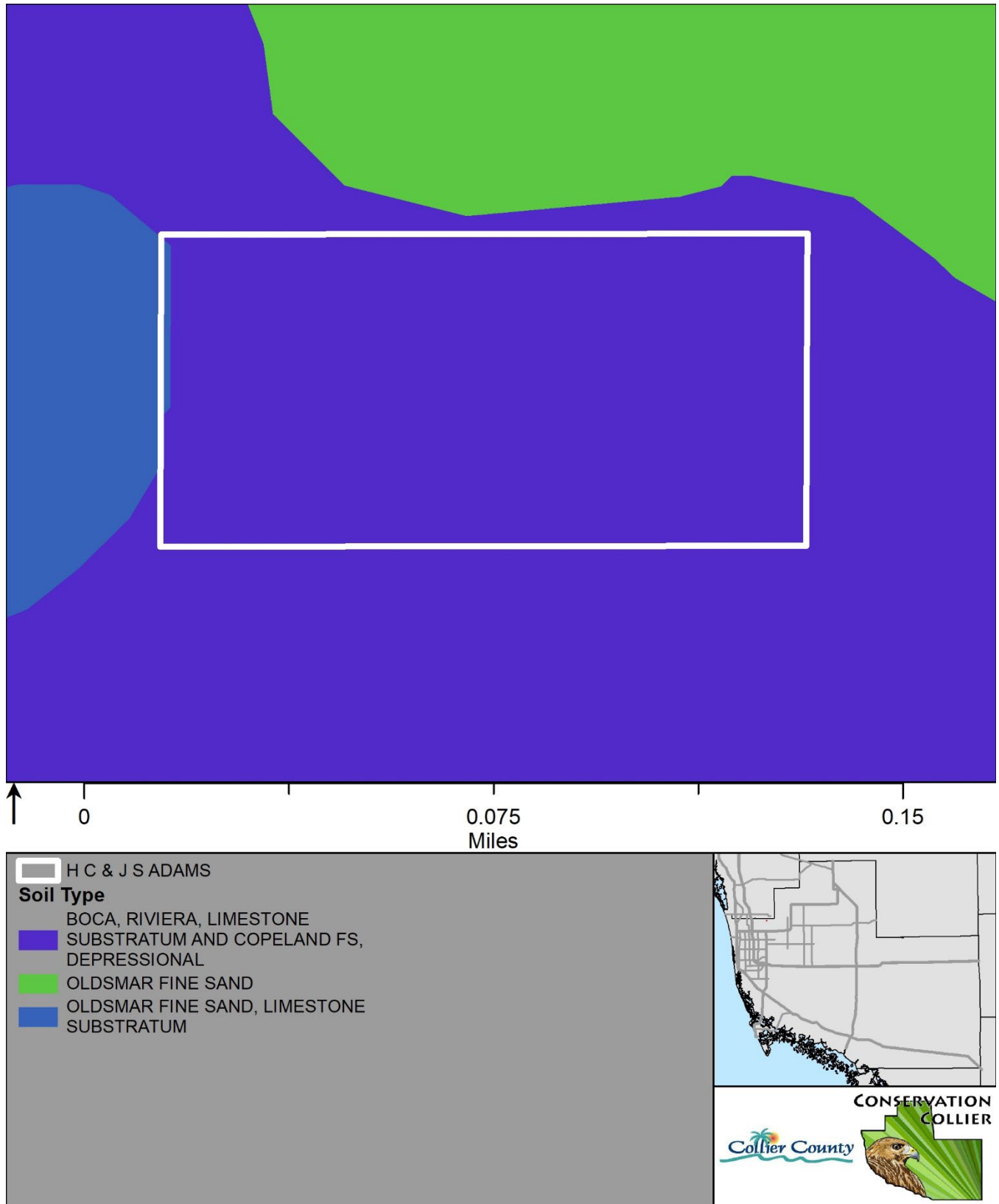


Figure 11 - Collier County Soil Survey

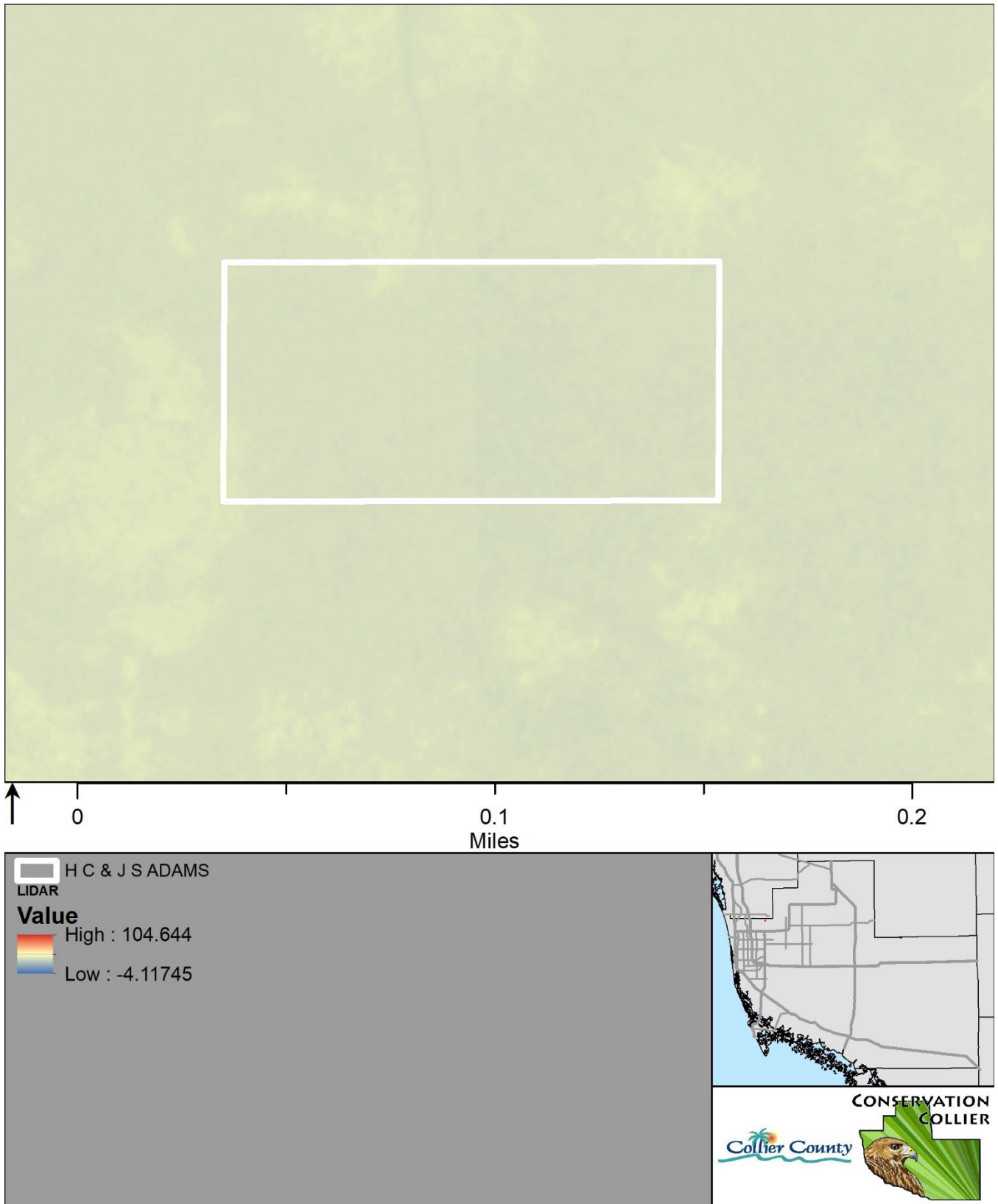


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel provides direct connectivity to other conservation lands. Private Conservation Easements are directly adjacent to the north and west. Undeveloped, forested lands to the east and south connect to additional Conservation Easements. There is an undeveloped ecological link and wildlife corridor between the parcel and CREW District lands approximately 1.5 miles to the east

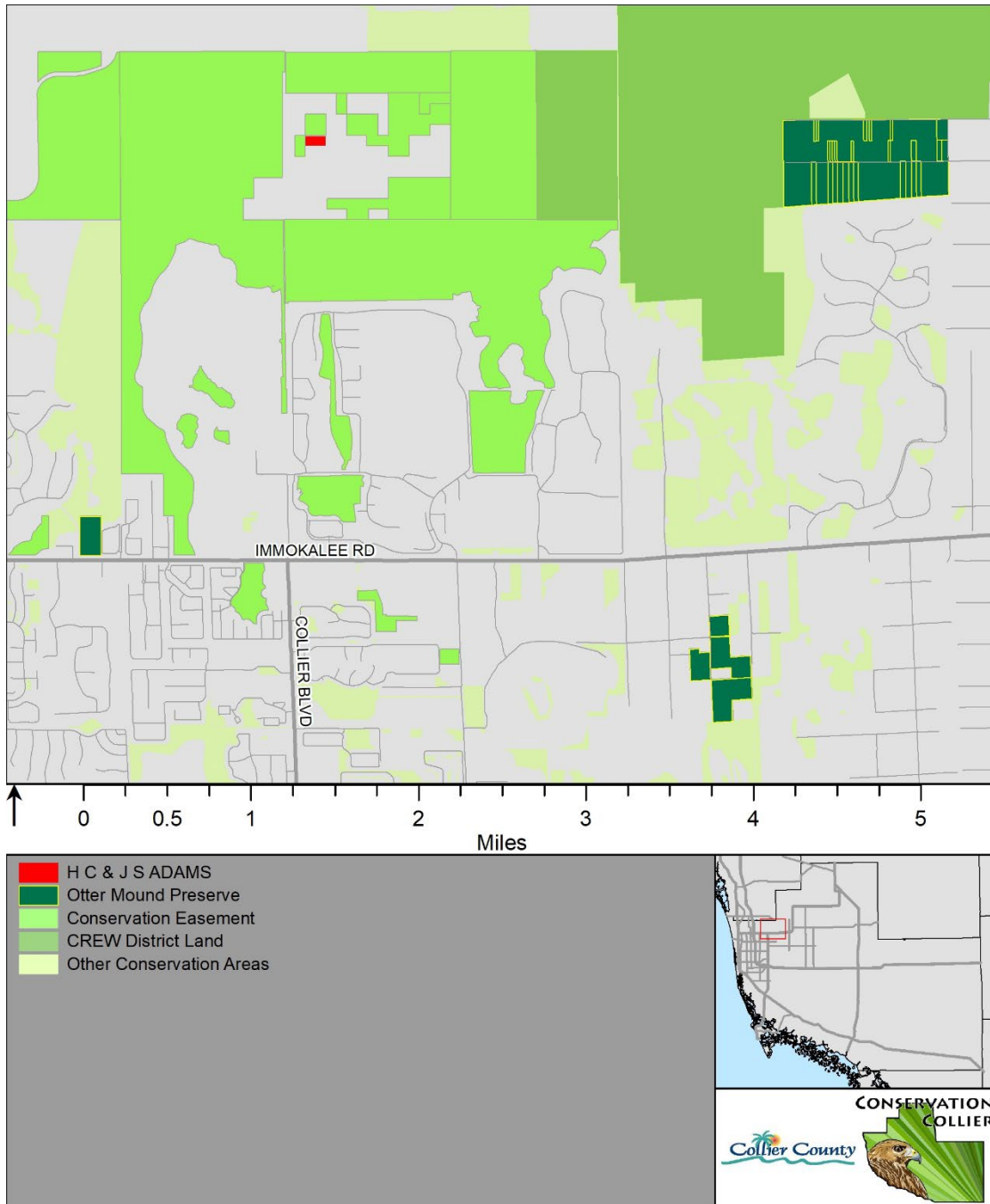


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

The parcel would be acceptable for hiking, birdwatching, and photography. Due to its small size, hunting, bicycling, and horseback riding would not be compatible.

3.2.2 Accessibility

The parcel is not accessible via a road. It is located approximately ½ mile south of Village Walk of Bonita Springs development and is only accessible by foot on a rough trail. It is approximately 650' east of the rough trail through heavily wooded terrain.

3.2.3 Aesthetic/Cultural Enhancement

This parcel is not visible from a public road and is difficult to access. It does not contain any noteworthy features that would make it aesthetically or culturally significant.



Figure 14 – Rough trail leading to parcel

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

The entire parcel is covered with mature melaleuca with occasional Brazilian pepper and one small patch of old-world climbing fern observed. No melaleuca seedlings were observed in the groundcover.

3.3.1.2 Prescribed Fire

The parcel could burn once the melaleuca is controlled; however, the adjacent large stands of melaleuca, surrounding private property, and inaccessibility of the parcel would make burning improbable.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel.

3.3.3 Assistance

No management assistance from other parties would be anticipated.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned Agricultural, with a Special Treatment Overlay over most of the property. It is also identified as Sending lands within a Natural Resource Protection Area of the of the Rural Fringe Mixed Use District. The zoning allows for 1 unit per 40 acres with 90% vegetation retention; however, 1 unit would be allowed on this 4.34-acre parcel, because it is a nonconforming parcel in existence as of June 22, 1999. The Future Land Use of the parcel is Rural Fringe Sending.

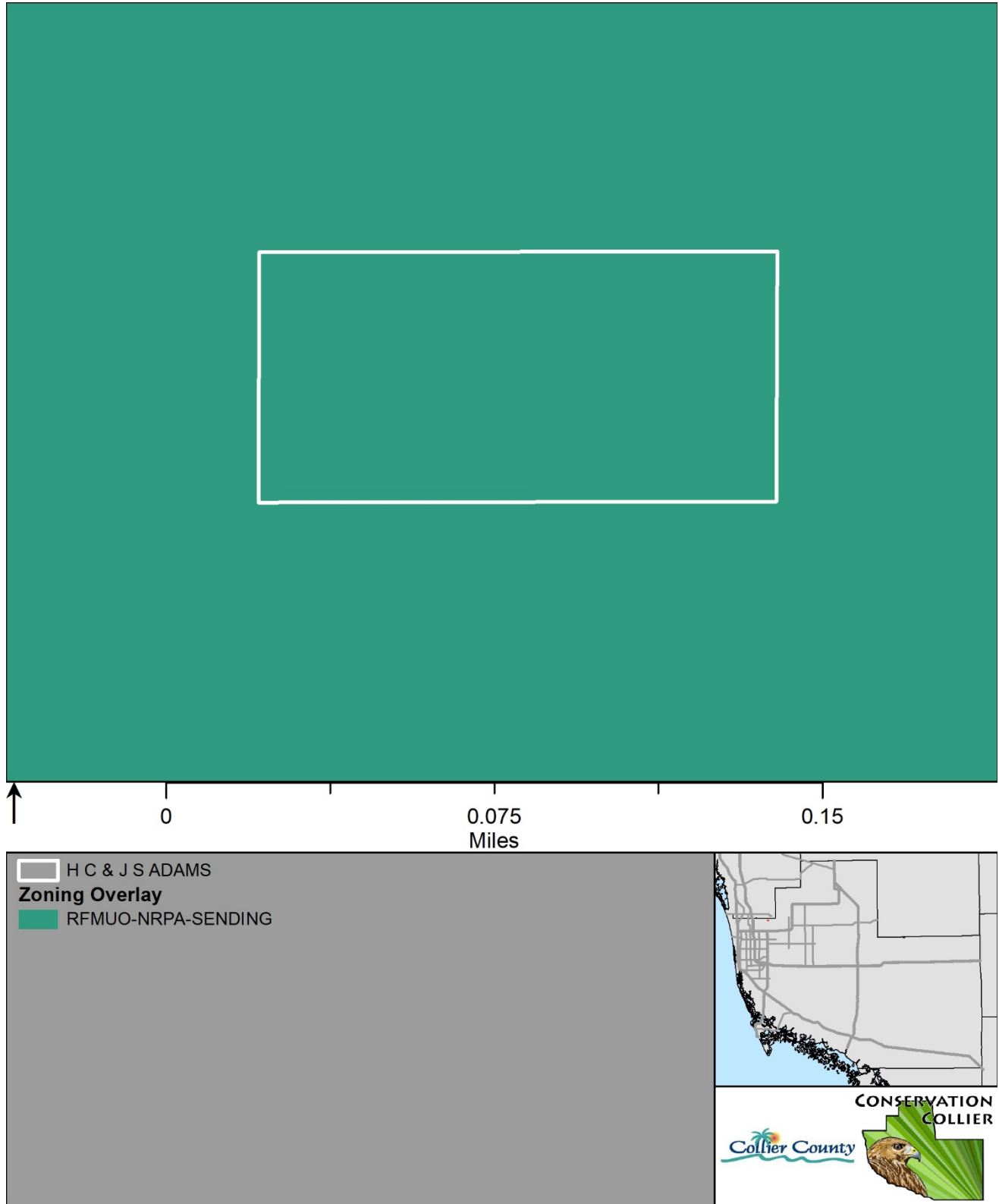


Figure 15 – Zoning Overlay

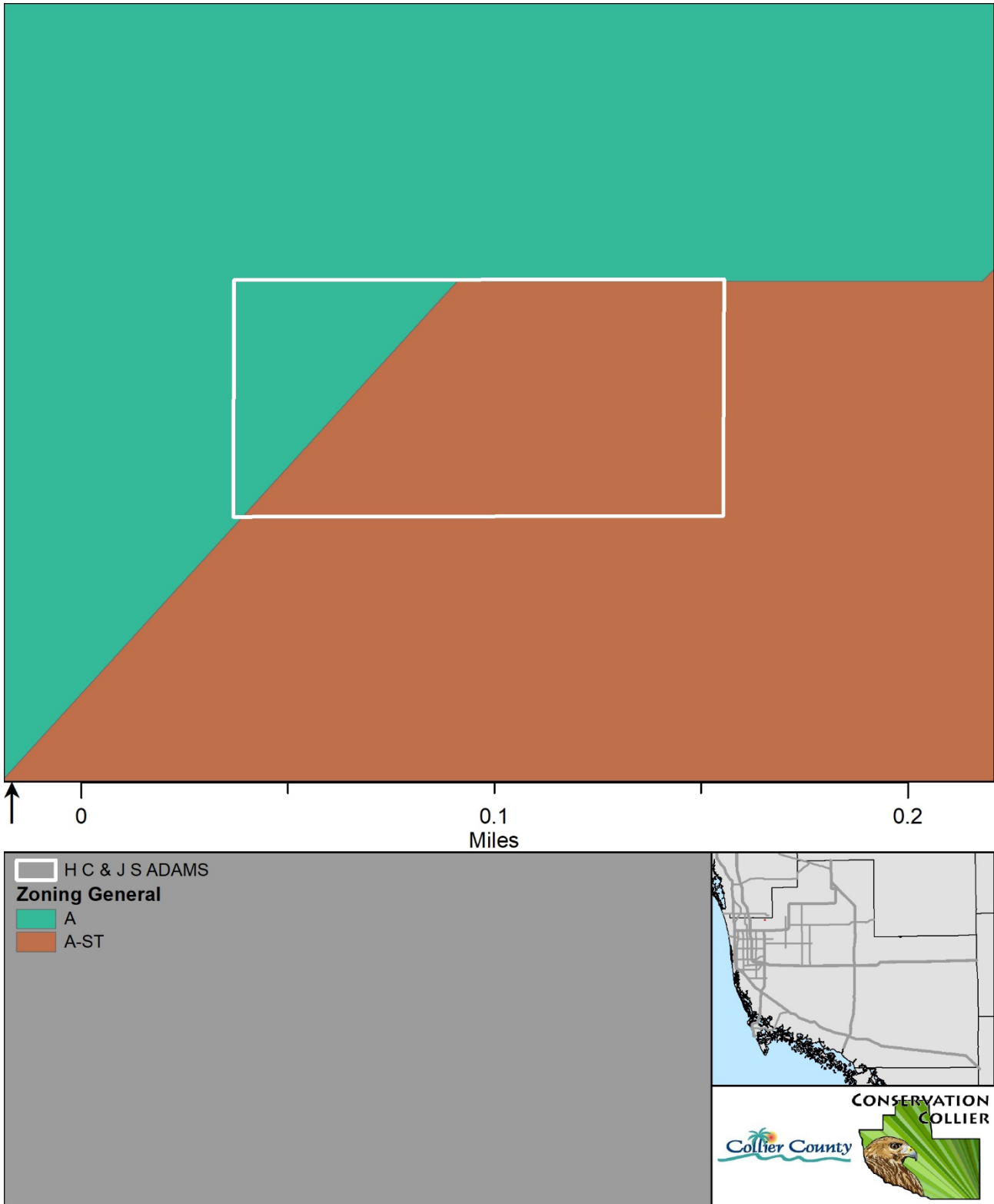


Figure 16 – Zoning

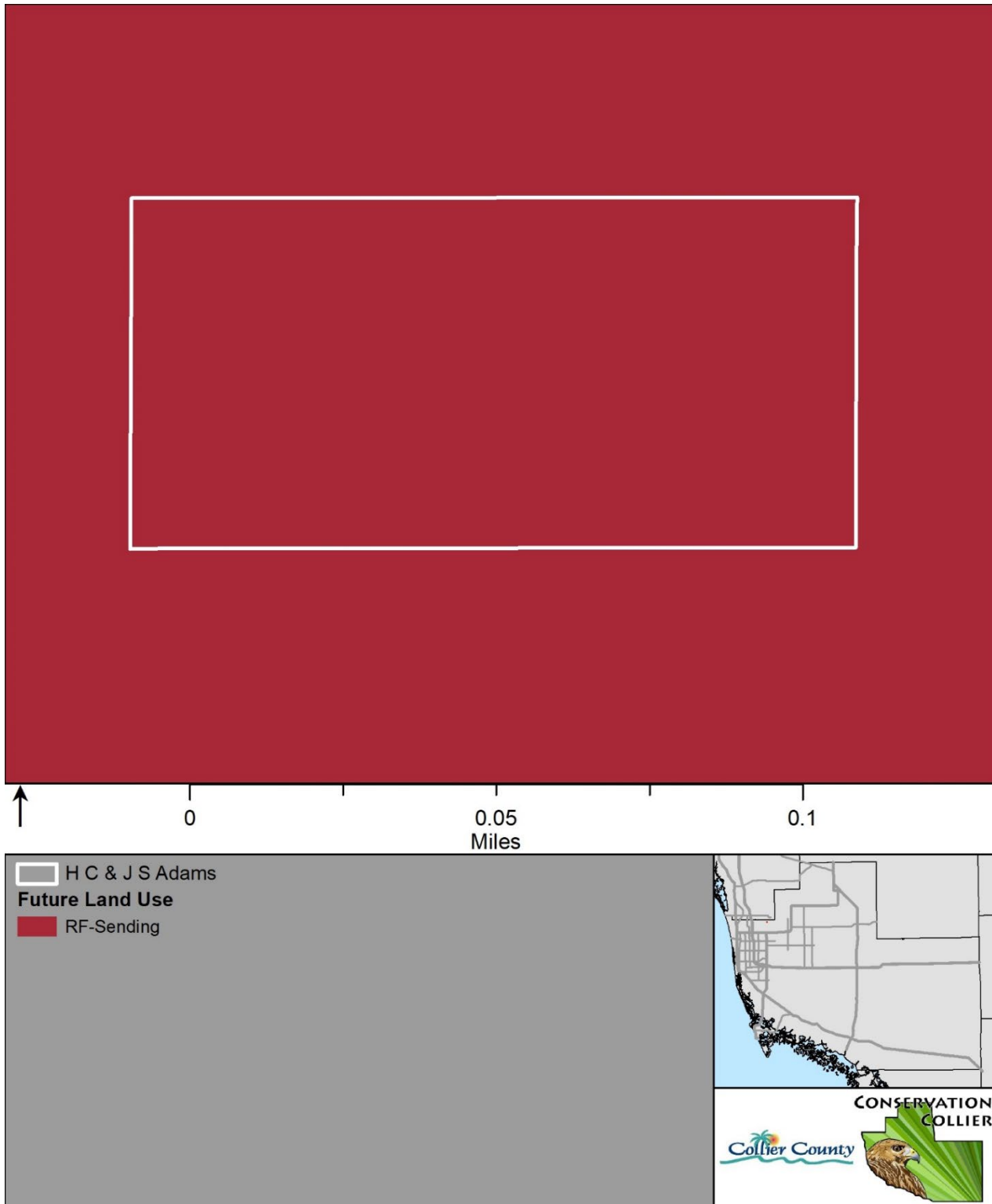


Figure 17 –Future Land Use

3.4.2 Development Plans

The parcel is not currently planned for development.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following 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 property is located within the potential CR 951 Extension Project that was identified in the Collier Metropolitan Planning Organization’s 2045 Long Range Transportation Plan. Currently, the property is not within the alignment area, but this could change in the future. If this property is approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, language will be memorialized in the Purchase Agreement and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the property 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 5 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$8,000	\$1,000	Initial cost assumes melaleuca will be treated in place.
Signage	\$1,000	\$100	Educational signage and signage denoting the property as Conservation Collier preserve
TOTAL	\$9,000	\$1,100	

6. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT) and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff.

Florida Communities Trust - Parks and Open Space Florida Forever grant program: The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks, and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

Florida Forever Program: Staff has been advised that the Florida Forever Program is concentrating on funding parcels already included on its ranked priority list. This parcel is not inside a Florida Forever

priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Additional Funding Sources: The parcel is identified within the boundary of the CREW Project Area. There is potential for partnership and funding opportunities to facilitate acquisition.

7. Secondary Criteria Scoring Form

Property Name: Adams Trust			
Target Protection Mailing Area: N/A			
Folio(s): 00180840009			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	47	29
2 - Human Value	80	9	11
3 - Restoration and Management	80	46	57
4 - Vulnerability	80	4	6
TOTAL SCORE	400	105	26

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	20	
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		
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		
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0	0	Mature melaleuca forest
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest)			
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	butterfly orchid; <i>Tillandsia balbisiana</i>
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥ 75% infestation	10	10	Mature melaleuca; scattered small Brazilian pepper; one small patch of lygodium
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	Florida panther on all sides
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	Currently adjacent to Conservation Easements and connected to CREW lands through undeveloped lands and other CEs
c. Parcel does not enhance significant wildlife habitat	0		

1.3 - WATER RESOURCES	100	35	
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		
c. Parcel is contiguous with and provides buffering for an identified flowway	15	15	within flowway
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	50	
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	50	CEs to the N and W
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	175	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	47	

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	10	
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		
d. No public access	0	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		
d. No public parking available	0	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	30
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	9

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	Large, mature melaleuca
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	location not consistent with prescribed fire
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	Difficult to access
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	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	100	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	46	

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	RFMU-NRPA-Sending
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	RFMU-NRPA-Sending
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	5	
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	5	
VULNERABILITY TOTAL SCORE	180	10	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	4	

8. Additional Site Photos



Drone photo of parcel looking west



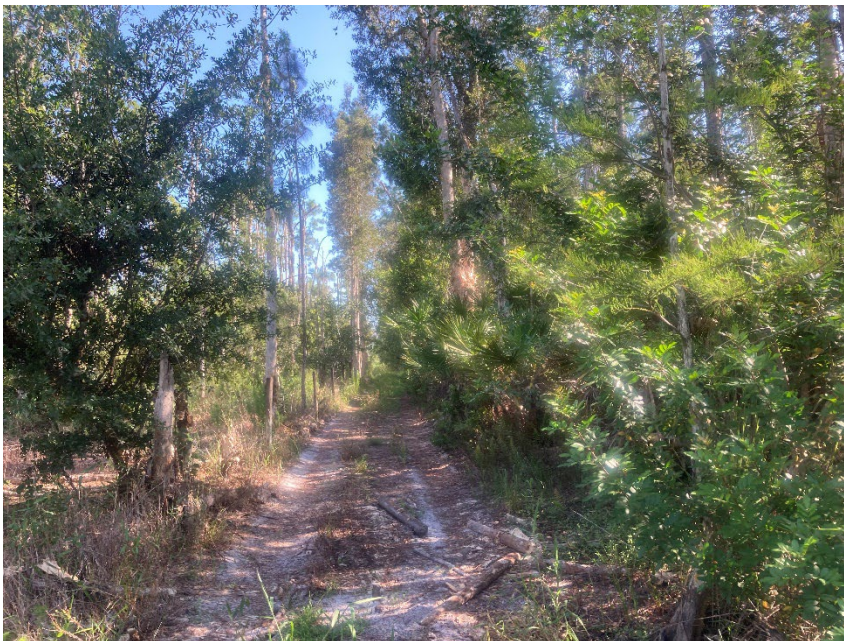
Drone photo of parcel looking east



Southern Needleleaf



Butterfly orchid



Rough trail leading to parcel



Sawgrass and swamp fern groundcover



Patch of climbing fern at base of melaleuca



Cypress and pine among melaleuca



Large melaleuca



Melaleuca



Melaleuca

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 17: 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.