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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 (Quarter B) 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

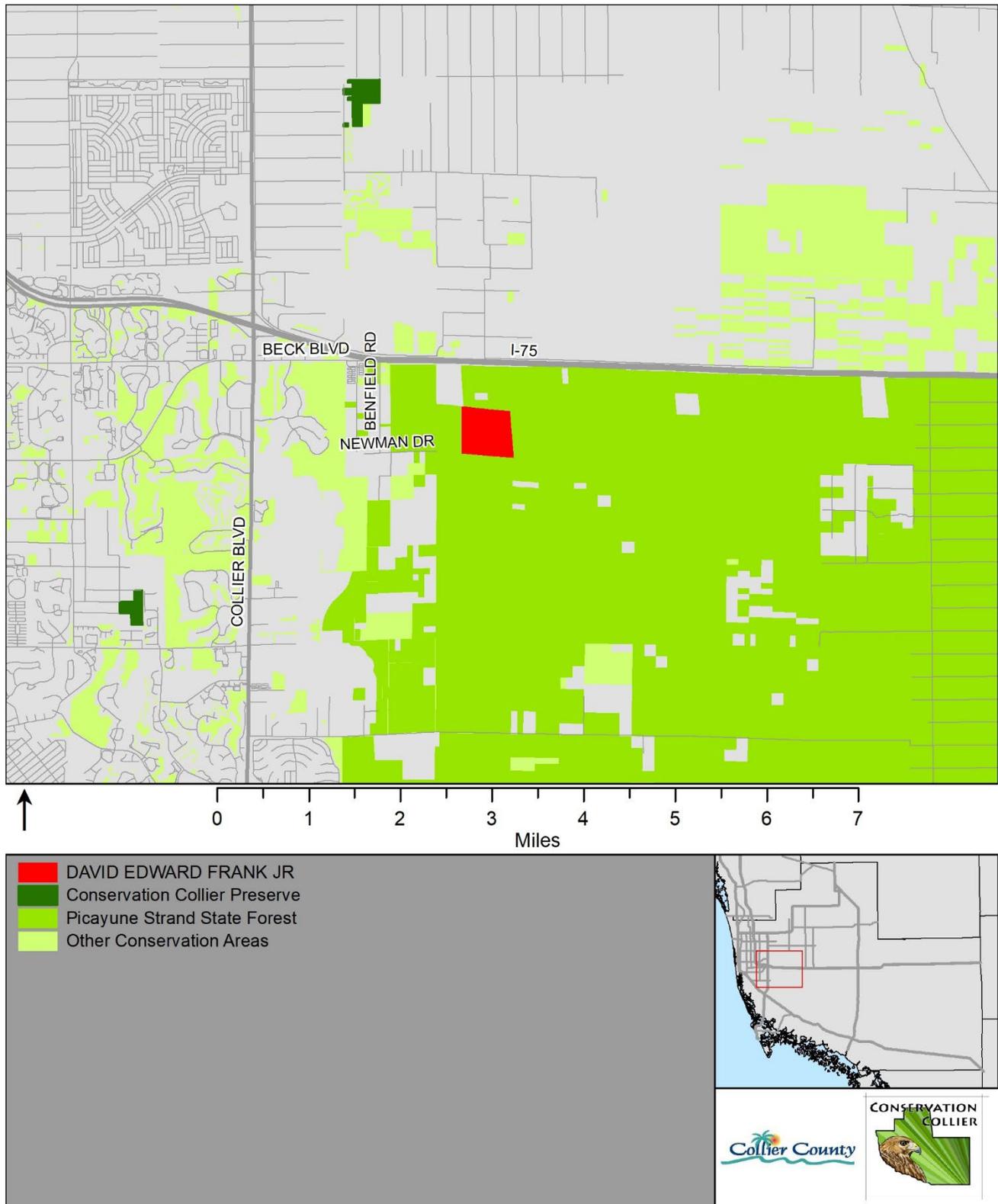


Figure 1 - Parcel Location Overview

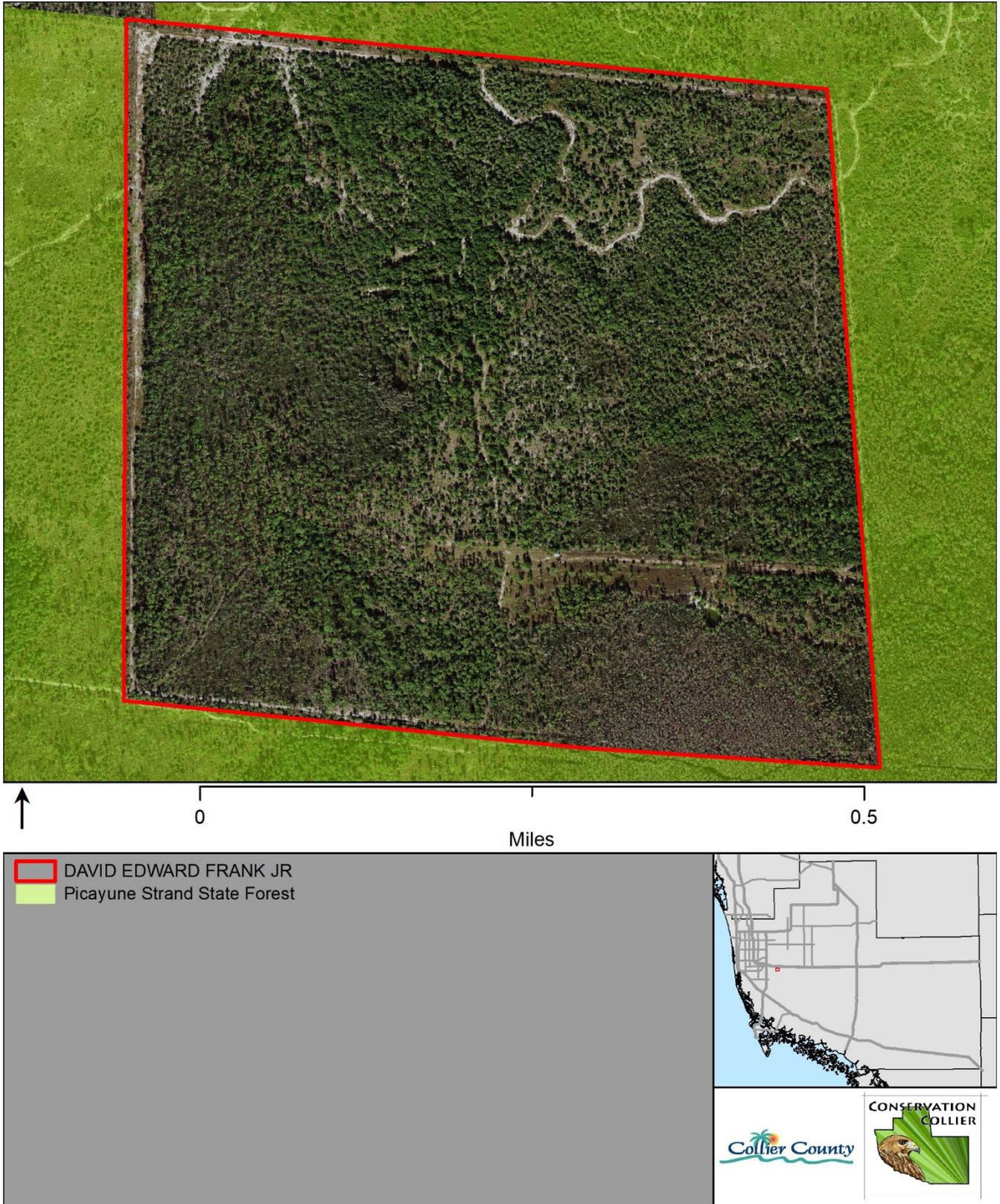


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Frank / Hothersall	David Frank, Jr., William Frank, Jr., and Kimberlee Hothersall
Folio Number	00451040004	No site address
Target Protection Area	RFMUD	Not within a Target Protection Mailing Area
Size	179.78 acres	
Section, Township, and Range	S6, Twn 50, R27	
Zoning Category/TDRs	A-RFMUD-NRPA - Sending	Agricultural - Rural Fringe Mixed Use District – Natural Resource Protection Area – Sending Lands; Zoning allows 1 unit per 40 acres; 90% native vegetation preservation requirement
FEMA Flood Map Category	AH	1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.
Existing structures	Pole barn; abandoned hunt camp; abandoned bus	A small pole barn is located in the southern section of the property and an old hunting camp consisting of an abandoned sheet metal building, windmill, bus, and ATV were observed in the middle of the property
Adjoining properties and their Uses	Preserve	The parcel is surrounded on all sides by Picayune Strand State Forest
Development Plans Submitted	None	
Known Property Irregularities	Hurricane debris; hunting camp debris; abandoned track vehicle	Large piles of downed trees that appear to be the result of hurricane Irma exist along the trails of the property, especially the western boundary. Debris from an abandoned hunting camp exists in the middle of the property. A large, abandoned track vehicle was observed on the western side of the property
Other County Dept Interest	None	None

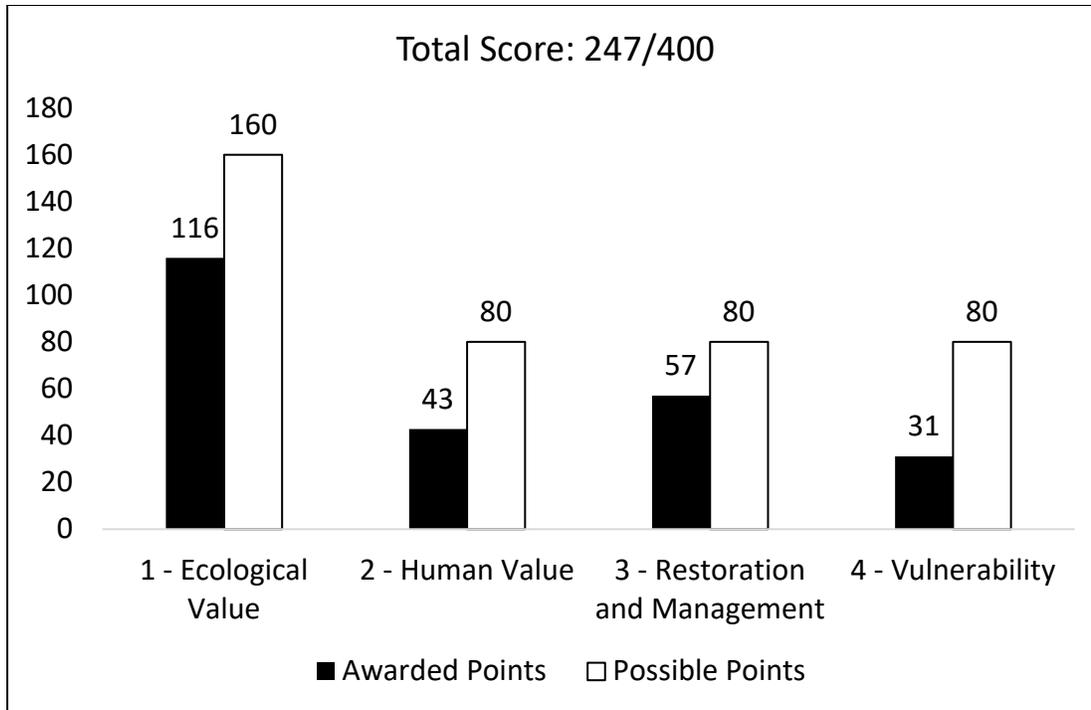


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>116</b>	<b>160</b>	<b>73%</b>
1.1 - Vegetative Communities	40	53	75%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	9	27	35%
1.4 - Ecosystem Connectivity	40	53	75%
<b>2 - Human Values</b>	<b>43</b>	<b>80</b>	<b>54%</b>
2.1 - Recreation	29	34	83%
2.2 - Accessibility	11	34	33%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
<b>3 - Restoration and Management</b>	<b>57</b>	<b>80</b>	<b>71%</b>
3.1 - Vegetation Management	32	55	58%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
<b>4 - Vulnerability</b>	<b>31</b>	<b>80</b>	<b>39%</b>
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	7	22	30%
<b>Total</b>	<b>247</b>	<b>400</b>	<b>62%</b>

## 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 relies upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Possible access concerns or limits to uses within the property unknown at the time of estimation will be taken into consideration at time of appraisal.

If the Board of County Commissioners chooses to acquire this property, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Frank/Hothersall parcel, which have an initial valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of the two appraisal reports will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owners	Address	Acreage	Assessed Value*	Estimated Value**
David Frank, Jr., William Frank, Jr., and Kimberlee Hothersall	No address	179.78	\$449,450	\$537,000

\* 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 Frank/Hothersall parcel was obtained from the Collier County Real Estate Services Department in November 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 but is Sending Lands within the Rural Fringe Mixed Use District (RFMUD) and has a Natural Resource Protection Area Overlay. It has an allowable density of 1 unit per 40 acres with a 90% native preservation requirement.

### 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: **YES**

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

**Statement for Satisfaction of Criteria 1:** The property contains Scrubby Flatwoods, Pine Flatwoods, Mesic Flatwoods, Cypress, Cypress-Pine-Cabbage Palm, Wet Prairie, and Cabbage Palm

#### **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? **YES**

**Statement for Satisfaction of Criteria 2:** The parcel is not visible from a public roadway; however, it is accessible to the public via the Picayune Strand State Forest trail system off Newman Dr.

#### **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 contains hydric soils and wetland vegetation communities. It 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:** The parcel is surrounded by Picayune Strand State Forest. Staff from Earth Tech Environmental, LLC observed foraging red-cockaded woodpeckers and a bald eagle within the parcel in 2019. Multiple Florida panther telemetry points have been noted in and around the parcel, and the Picayune Strand State Forest gopher tortoise relocation site is just to the north. The parcel is also within the USFWS Bonneted bat focal area and the core foraging area of one wood stork colony.

**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:** The parcel is directly adjacent to Picayune Strand State Forest on all 4 sides, and it is within the Belle Meade Florida Forever Project Area boundary.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The parcel is mapped as Mesic Flatwoods, Rural Open Pine, Strand Swamp, and Wet Flatwoods; however, staff observed Scrubby Flatwoods, Cypress, Hydric Pine Flatwoods, Mesic Flatwoods, Pine Flatwoods, Wet Prairie, and Cabbage Palm

Exotic plants are present at a total estimated density of 65%. Cypress and Cypress/Pine/Cabbage Palm community are more heavily infested than other areas of the property. Primary invasive plants observed were melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), and downy rosemyrtle (*Rhodomyrtus tomentosa*). Other exotic plants present include Brazilian pepper (*Schinus terebinthifolia*), torpedograss (*Panicum repens*), cogongrass (*Imperata cylindrica*), Caesarweed (*Urena lobata*), shrubby false buttonweed (*Spermacoce verticillata*), and air potato (*Dioscorea bulbifera*)

The state endangered cardinal airplant (*Tillandsia fasciculata*) was observed within the parcel.

Table 4 – Mapped Native Vegetative Communities

Community	Approx. Acreage	Description
Cabbage Palm	10.7	Middle of property and NW corner – cabbage palm ( <i>Sabal palmetto</i> ) canopy and midstory; occasional myrsine ( <i>Myrsine cubana</i> ) and American beautyberry ( <i>Callicarpa americana</i> ) in midstory; bahia grass ( <i>Paspalum notatum</i> ) groundcover
Cypress	6.0	SE corner of property - Cypress ( <i>Taxodium distichum</i> ) canopy with melaleuca midstory; yellow-eyed grasses ( <i>Xyris</i> spp.) and blue maidencane ( <i>Amphicarpum muehlenbergianum</i> ) in ground cover
Cypress/Pine/Cabbage Palm	42.1	Primarily in southern portions of property – Cypress, slash pine ( <i>Pinus elliotii</i> ), Cabbage Palm and scattered melaleuca in canopy; primarily melaleuca in midstory with some myrsine and cabbage palm
Hydric Pine Flatwoods	37.1	Within eastern and western portions of the property - Slash pine and melaleuca canopy; melaleuca understory with some saw palmetto ( <i>Serenoa repens</i> ); wire grass ( <i>Aristida stricta</i> ), yelloweyed grasses, broom-sedge ( <i>Andropogon</i> sp.) and torpedo grass in ground cover
Mesic Flatwoods	20.1	Northwestern portion of the property - Slash pine dominant canopy tree with occasional cabbage palm, melaleuca and earleaf acacia; saw palmetto and myrsine dominant in understory with some galberry ( <i>Ilex glabra</i> ); melaleuca, earleaf acacia, and downy-rosemyrtle throughout
Pine Flatwoods	32.4	Within the middle east of the property - Slash pine canopy with occasional cabbage palm; saw palmetto understory with occasional myrsine and American beautyberry; wiregrass ground cover – downy rosemyrtle and earleaf acacia present throughout

Scrubby Flatwoods	26.9	Found in the SW and NE portions of the property - Sparse slash pine canopy; saw palmetto, galberry, rusty lyonia ( <i>Lyonia fruticosa</i> ), winged-sumac ( <i>Rhus copallinum</i> ) American beautyberry mid-story; wild pennyroyal ( <i>Piloblephis rigida</i> ) and wiregrass groundcover; dodder vine ( <i>Cuscuta</i> sp.) also present
Wet Prairie	2.9	Previously cleared area in the SE corner of the property that consists of multiple sedges, yellow-eyed grasses and blue maidencane
Pond	0.4	3 small ponds were observed within the property 2 in the SE corner and 1 towards the middle. Another pond appears to exist towards the NE section of the property
Disturbed	2.3	Cleared filled trail within SE portion of property. No canopy or midstory; bahia grass groundcover

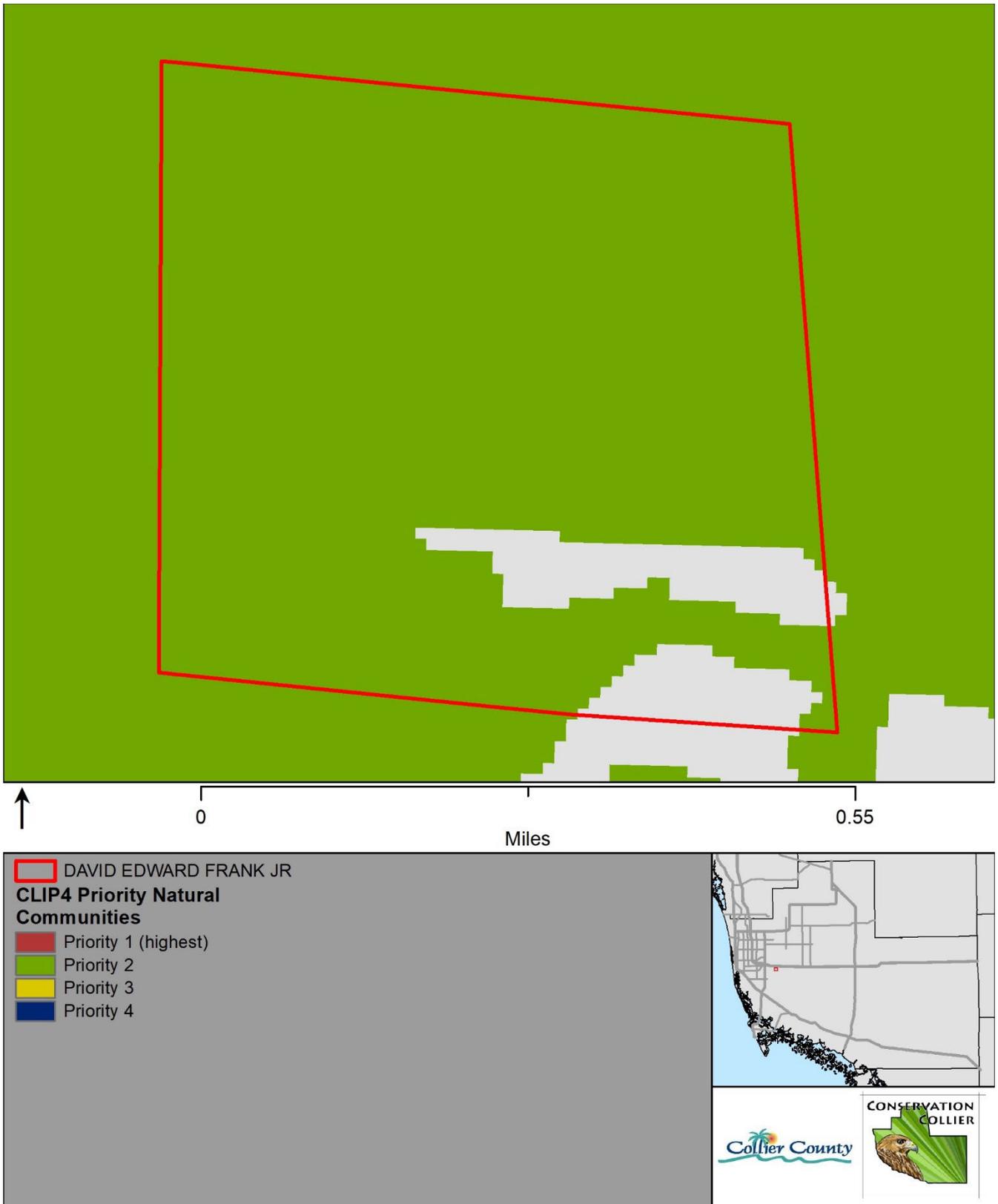


Figure 4 - CLIP4 Priority Natural Communities

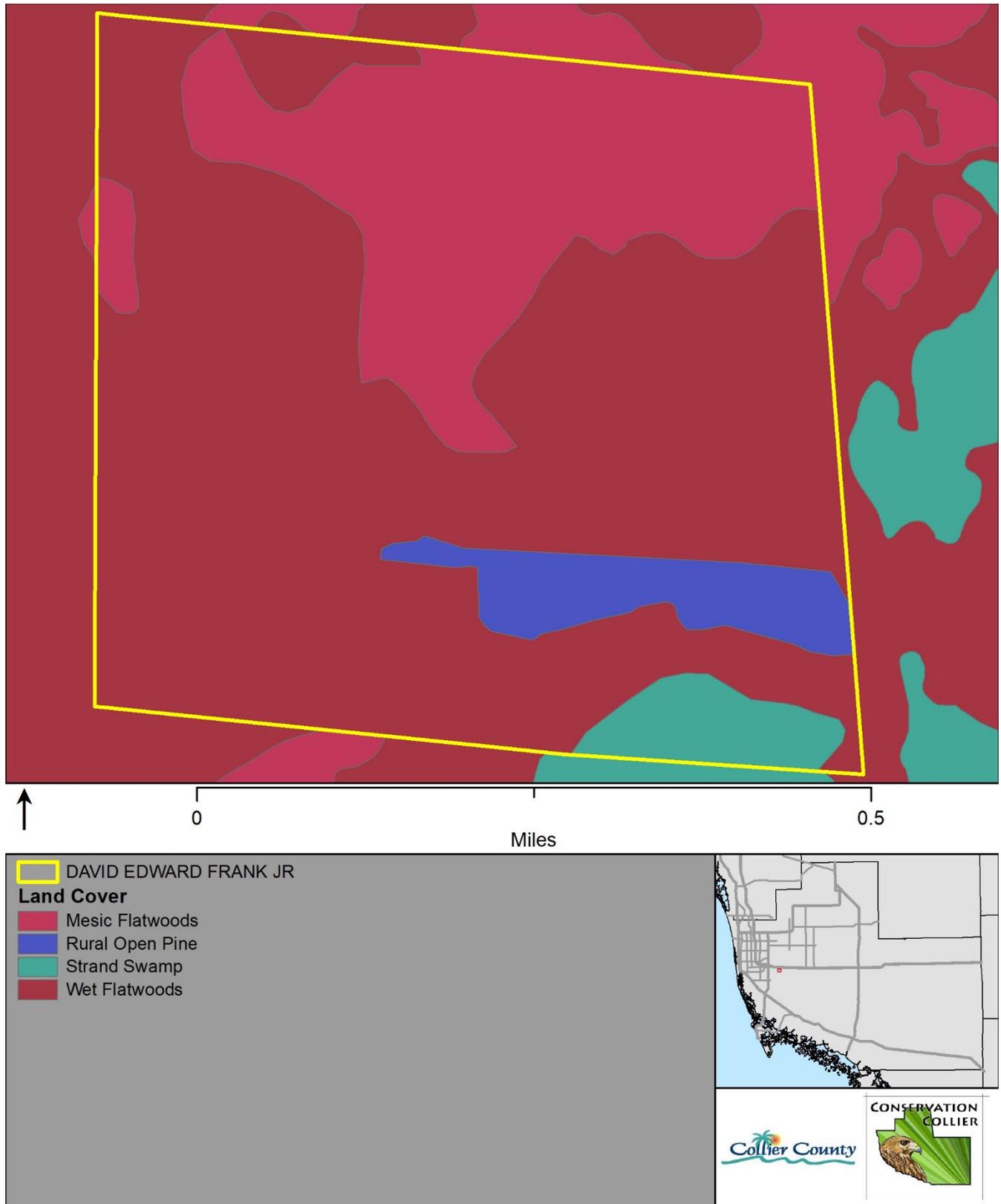


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Middle trail through Pine Flatwoods



Figure 7 –North edge of property looking east

### 3.1.2 Wildlife Communities

The parcel is surrounded by Picayune Strand State Forest. Staff from Earth Tech Environmental, LLC observed foraging red-cockaded woodpeckers (*Picoides borealis*) (RCW) and a bald eagle (*Haliaeetus leucocephalus*) within the parcel in 2019. There are four (4) mapped RCW cavity tree clusters surrounding the Subject Property to the south, west, and northeast (Figure 8). The property falls within the core foraging area (half mile radius) of 4 mapped RCW cavity tree clusters surrounding it to the south, west, and northeast. There is also a documented bald eagle nest (ID CO015) just NE of the property boundary. Multiple Florida panther (*Puma concolor coryi*) telemetry points have been noted in and around the parcel, and the Picayune Strand State Forest gopher tortoise (*Gopherus polyphemus*) relocation site is just to the north. The parcel is also within the USFWS Florida bonneted bat (*Eumops floridanus*) focal area and the core foraging area of one wood stork (*Mycteria americana*) colony.

Staff observed a white-tailed deer (*Odocoileus virginianus*), a Florida cottonmouth snake (*Agkistrodon conanti*), and large amounts of Florida black bear (*Ursus americanus floridanus*) scat throughout the property during the site visit.

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Telemetry points
Red-cockaded woodpecker	<i>Picoides borealis</i>	Endangered	Endangered	2019 observation



Figure 8 – Florida cottonmouth

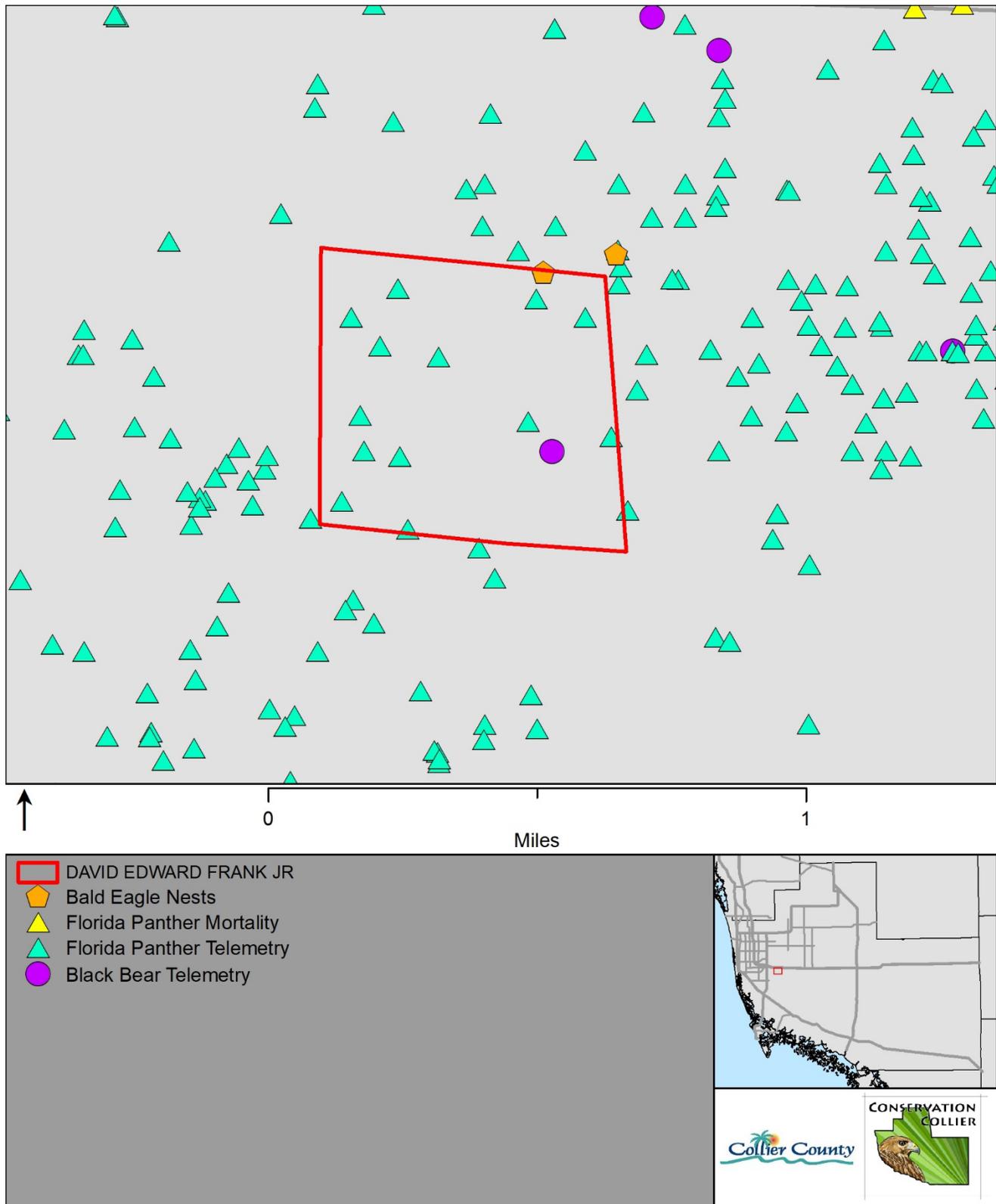


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

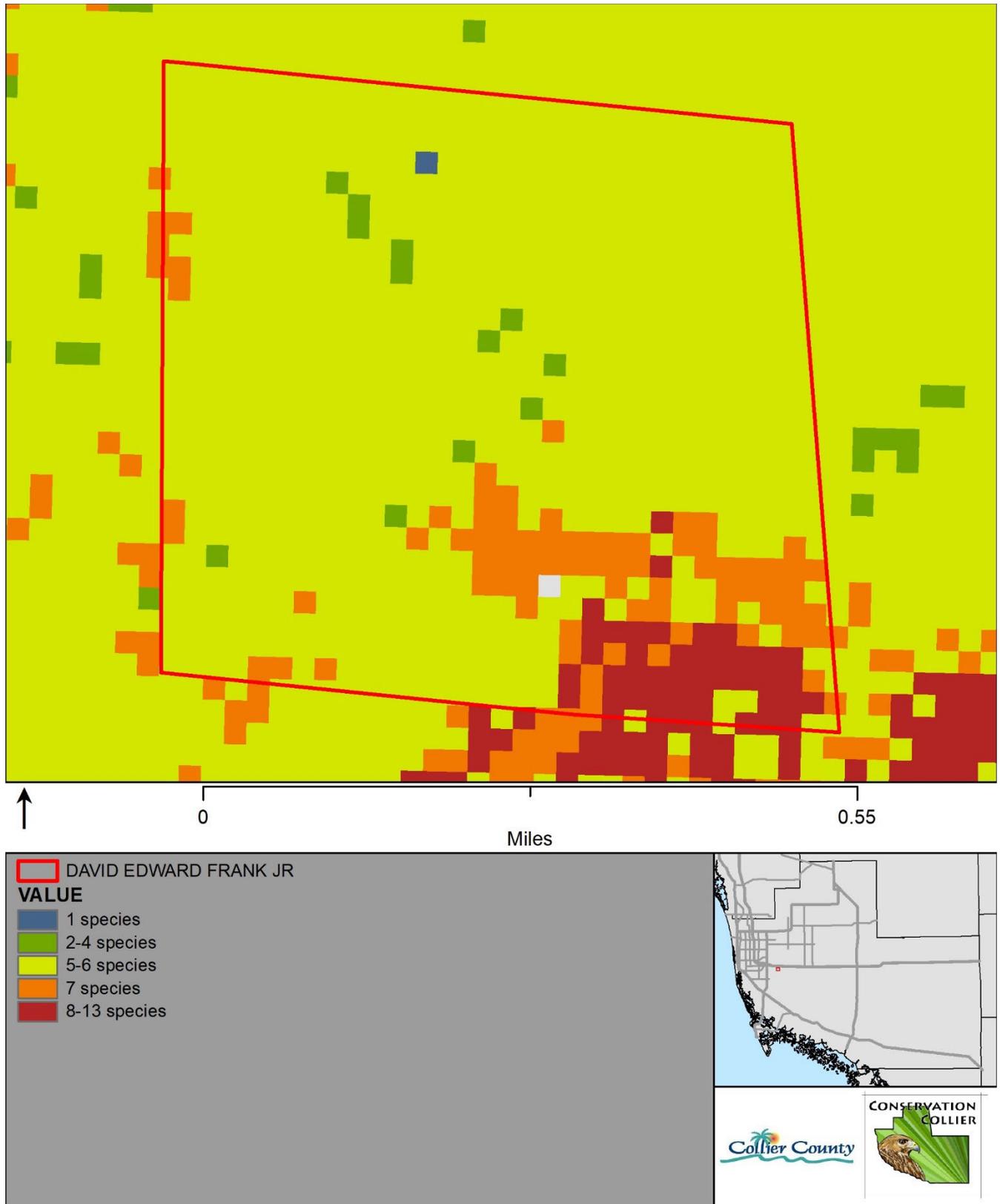


Figure 10 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The parcel significantly protects water resources. It comprised of a majority of wetland plant communities, holds significant amounts of water during the rainy season, and provides important habitat for many wetland dependent species.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils mapped on this parcel are 68% hydric. Mapped hydric soils include “Boca, Riviera, Limestone Substratum and Copeland Fine Sand, Depressional” (a very poorly drained soil associated with depressions, cypress swamps, and marshes), “Holopaw Fine Sand, Limestone Substratum” (a nearly level, poorly drained soil associated with sloughs and broad, poorly defined drainageways), and “ Pineda Fine Sand, Limestone Substratum” (a poorly drained soil associated with sloughs and poorly defined drainageways). Non-hydric soils include “Boca Fine Sand” and “Oldsmar Fine Sand, Limestone Substratum”. Both these soils are nearly level, poorly drained soils associated with flatwoods.

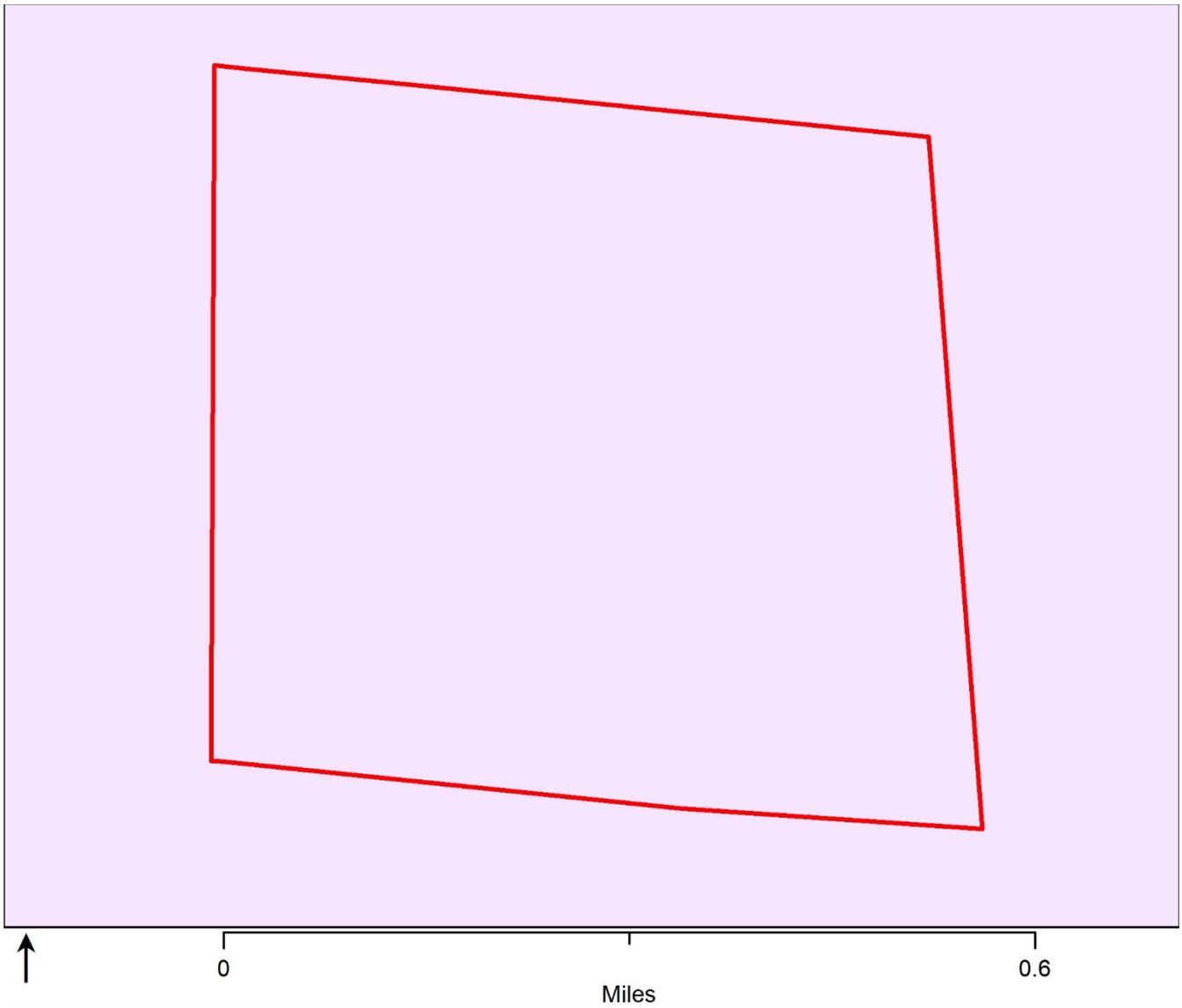
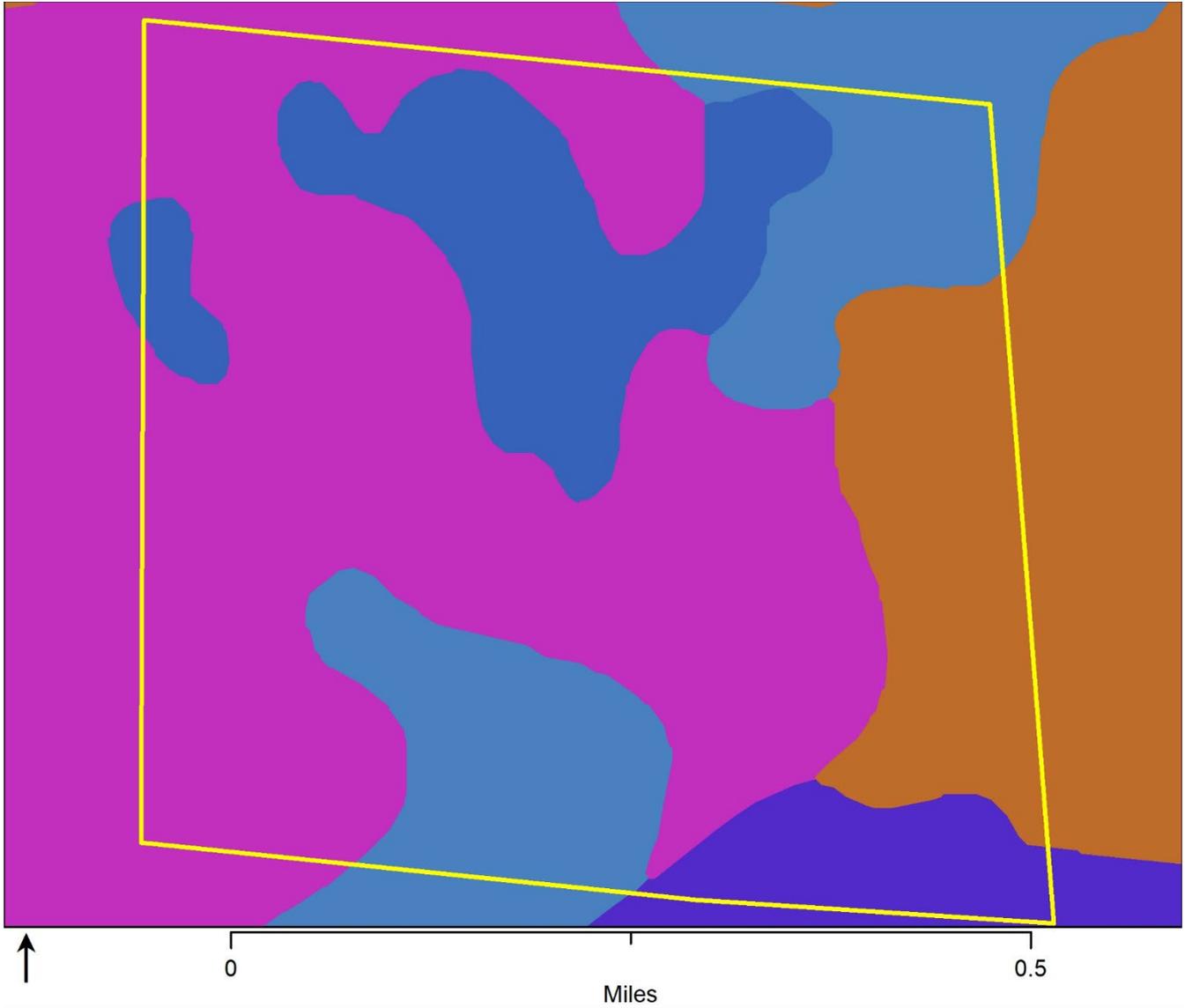


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

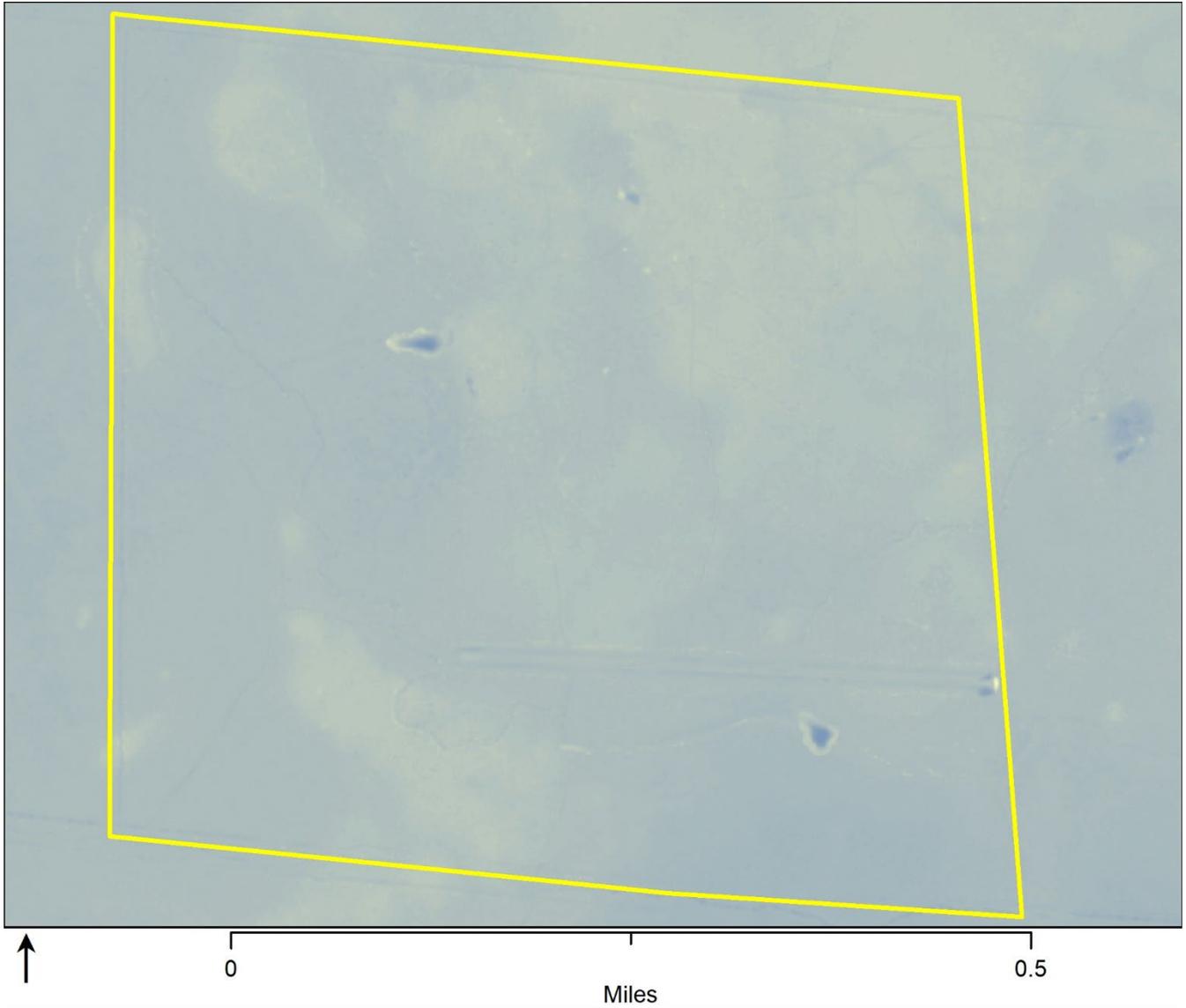


	DAVID EDWARD FRANK JR
<b>Soil Type</b>	
	BOCA FINE SAND BOCA, RIVIERA, LIMESTONE
	SUBSTRATUM AND COPELAND FS, DEPRESSIONAL
	HOLOPAW FINE SAND, LIMESTONE SUBSTRATUM
	OLDSMAR FINE SAND, LIMESTONE SUBSTRATUM
	PINEDA FINE SAND, LIMESTONE SUBSTRATUM





Figure 12 - Collier County Soil Survey



**DAVID EDWARD FRANK JR**  
LIDAR  
**Value**  
High : 104.644  
Low : -4.11745

The complex block contains a legend on the left, an inset map on the right, and two logos at the bottom right. The legend identifies the yellow outline as 'DAVID EDWARD FRANK JR' and provides the 'Value' range from 104.644 (High) to -4.11745 (Low). The inset map shows a grid of land parcels with a red square indicating the location of the study area. The logos are for 'Collier County' and 'CONSERVATION COLLIER'.

Figure 13 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

This parcel is surrounded by Picayune Strand State Preserve on all 4 sides – connected through adjoining preserve lands to Florida Panther NWR, Fakahatchee Strand Preserve State Park, Collier Seminole State Park, the 10,000 NWR, and Rookery Bay NERR. This parcel is an important ecological link for the RCW, Florida panther, and Florida black bear.

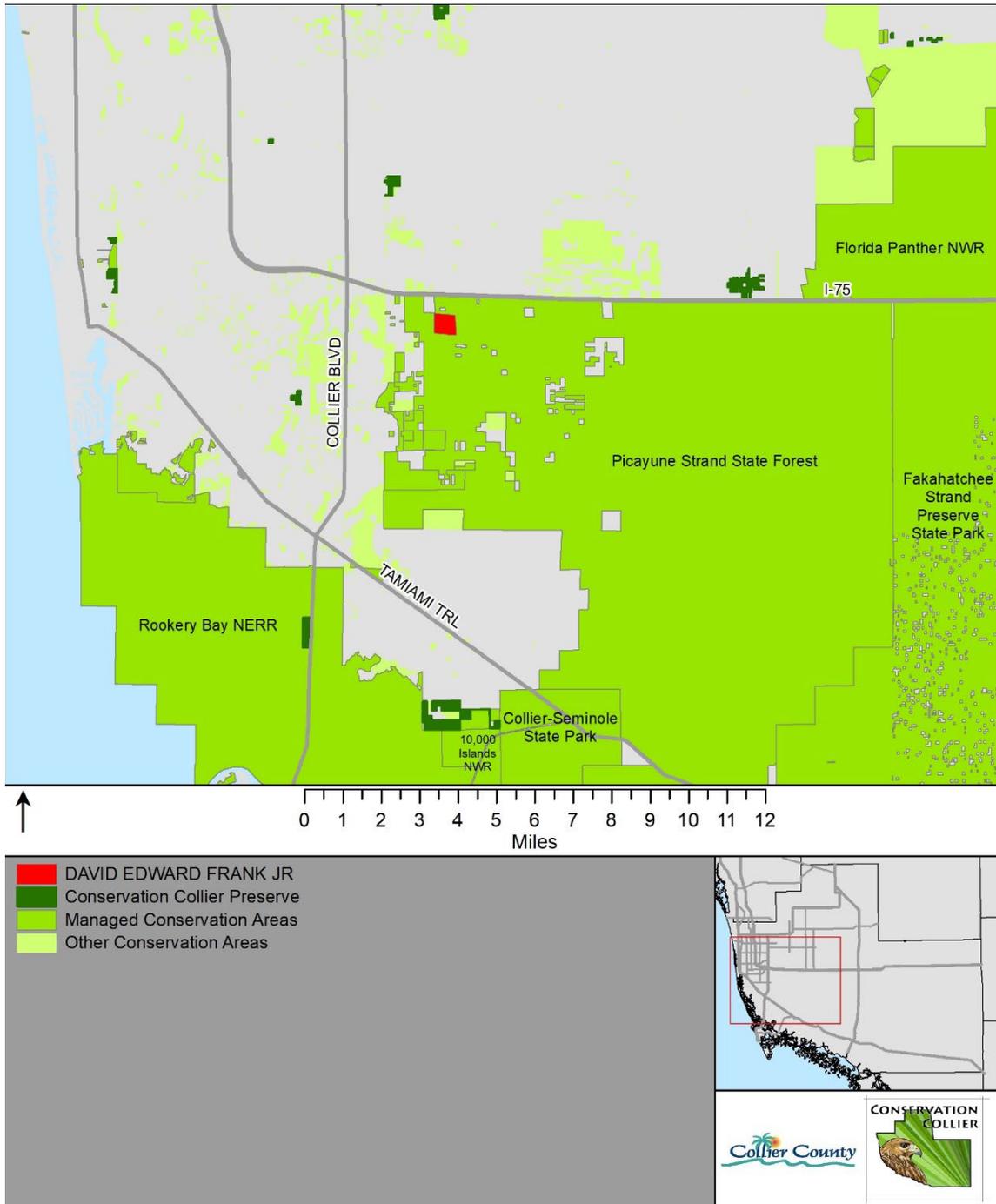


Figure 14 - Conservation Lands

### 3.2 Human Values

#### 3.2.1 Recreation

This parcel could provide year-round access for a variety of recreational activities including hunting equestrian, cycling, fishing, hiking, and camping.

#### 3.2.2 Accessibility

The parcel is accessible via the Picayune Strand State Forest yellow and blue trails (Figure 15). The property is located approximately 0.6 miles east of the Picayune trailhead and parking area off Newman Dr. and could easily be incorporated into the Picayune trail system.

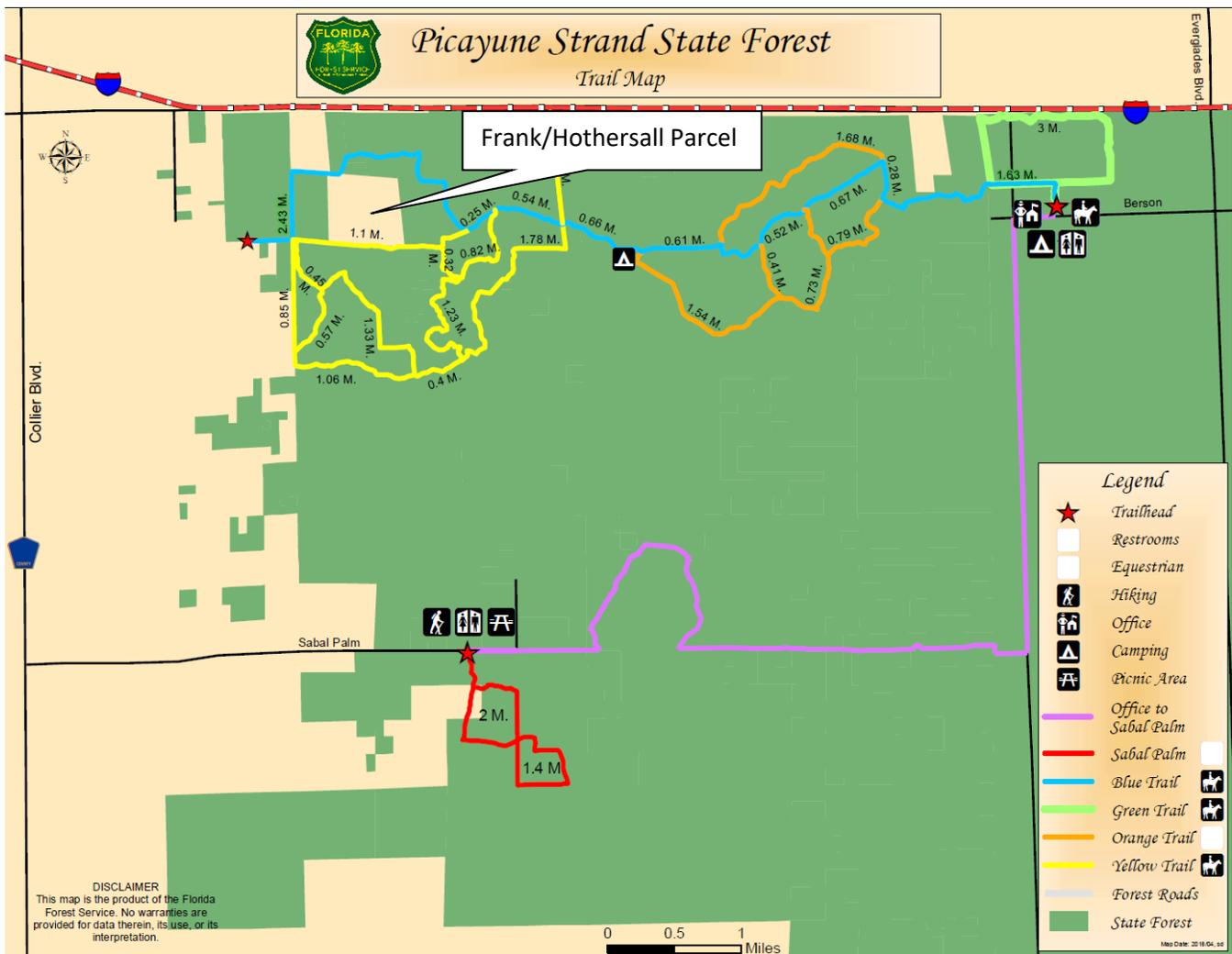


Figure 15 – Picayune Strand State Forest Trail System



Figure 16 – Picayune Strand State Forest Newman Dr. Parking Lot

### 3.2.3 Aesthetic/Cultural Enhancement

The property contains large, mature slash pines and scenic vistas that enhance the aesthetics of Collier County.



Figure 17 – View looking west from NW corner of property

### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### *3.3.1.1 Invasive Vegetation*

Exotic plants are present at a total estimated density of 65%. Cypress and Cypress/Pine/Cabbage Palm communities are more heavily infested than other areas of the property, but exotics are present throughout. Primary invasive plants observed were melaleuca, earleaf acacia, and downy rosemyrtle. Other exotic plants present include Brazilian pepper, torpedograss, cogongrass, Caesarweed, shrubby false buttonweed, and air potato.

##### *3.3.1.2 Prescribed Fire*

A wildfire burned through approximately half of the property in 2007. No additional burns appear to have taken place since. Prescribed fire would be an important management tool for this property. Staff would work with the Florida Forest Service (FFS) to ensure coordinated fire management.

#### 3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel. An abandoned hunt camp within the middle of the property, a large, abandoned track vehicle along the western side of the property, large horticultural debris piles throughout the property, and a small pole barn and other items within the SE portion of the property will need to be removed.

#### 3.3.3 Assistance

Prescribed fire assistance from the FFS and other agencies is anticipated. Staff would also seek to incorporate the property into the Picayune Strand Wildlife Management Area in order to facilitate hunting and coordinate RCW management. Staff would also pursue funding assistance through the FWC Invasive Plant Management Section to offset exotic plant control costs.

### 3.4 Vulnerability

#### 3.4.1 Zoning and Land Use

The parcel is zoned Agricultural but is Sending Lands within the Rural Fringe Mixed Use District (RFMUD) and has a Natural Resource Protection Area Overlay. It has an allowable density of 1 unit per 40 acres with a 90% native preservation requirement.

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 NRPA's within the RFMU district are also RFMU sending lands.

LDC section 2.03.08.B provide the description of **NRPA's**:

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. NRPA's 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 NRPA's set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply in the underlying zoning district.

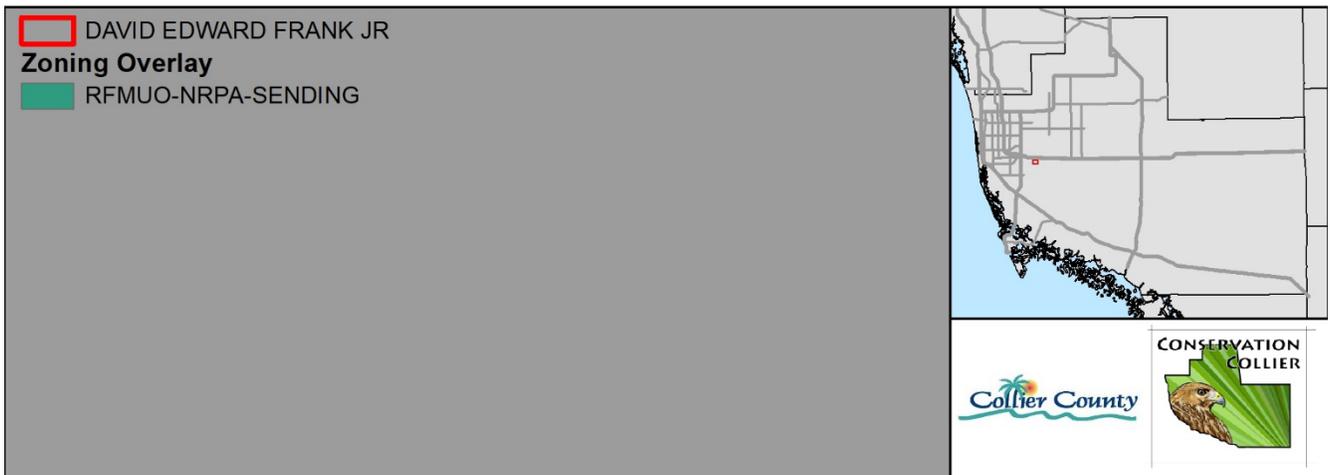
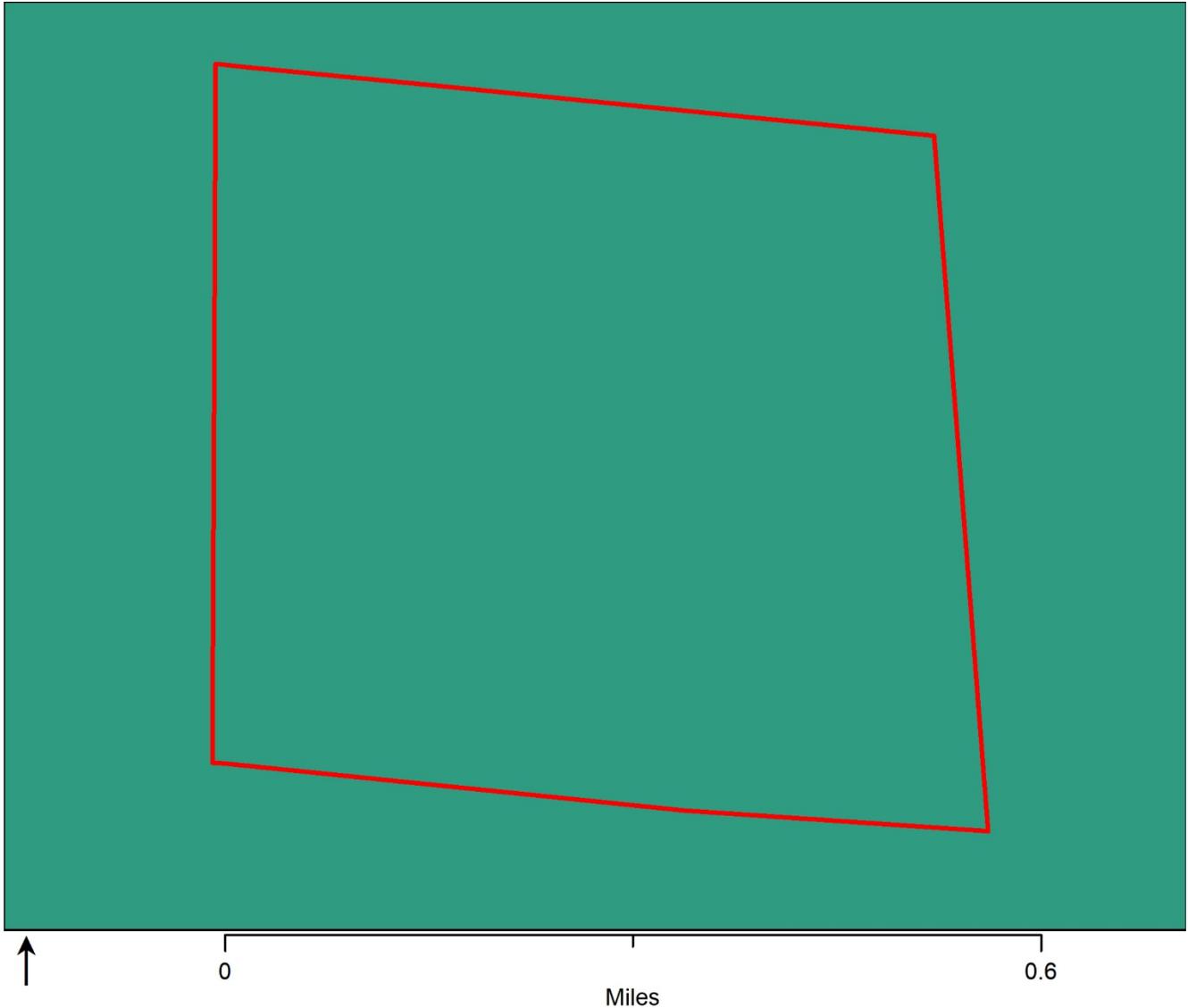


Figure 18 – Zoning Overlay

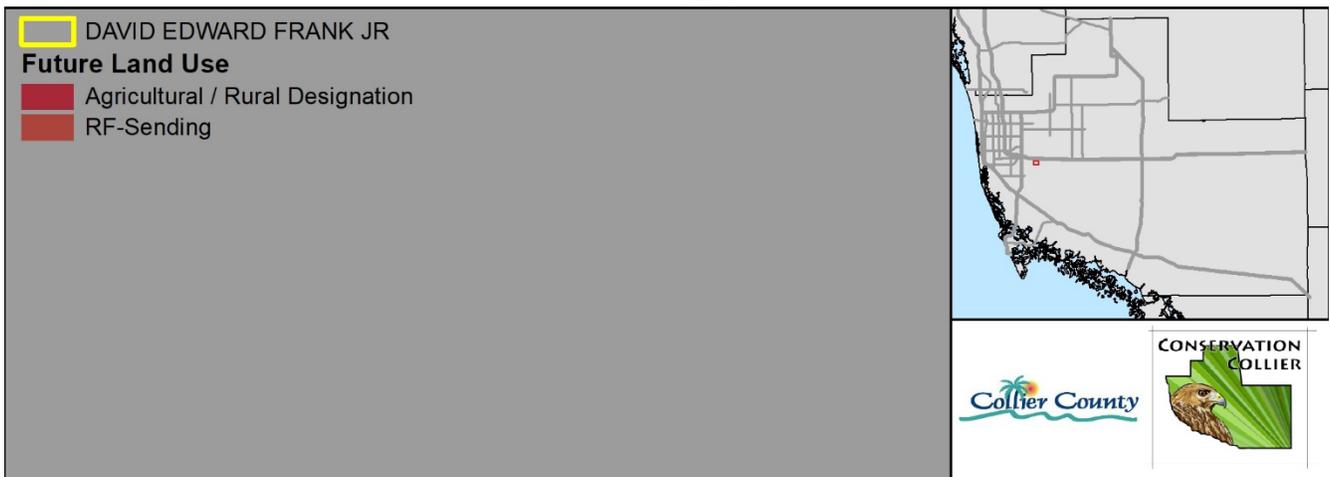
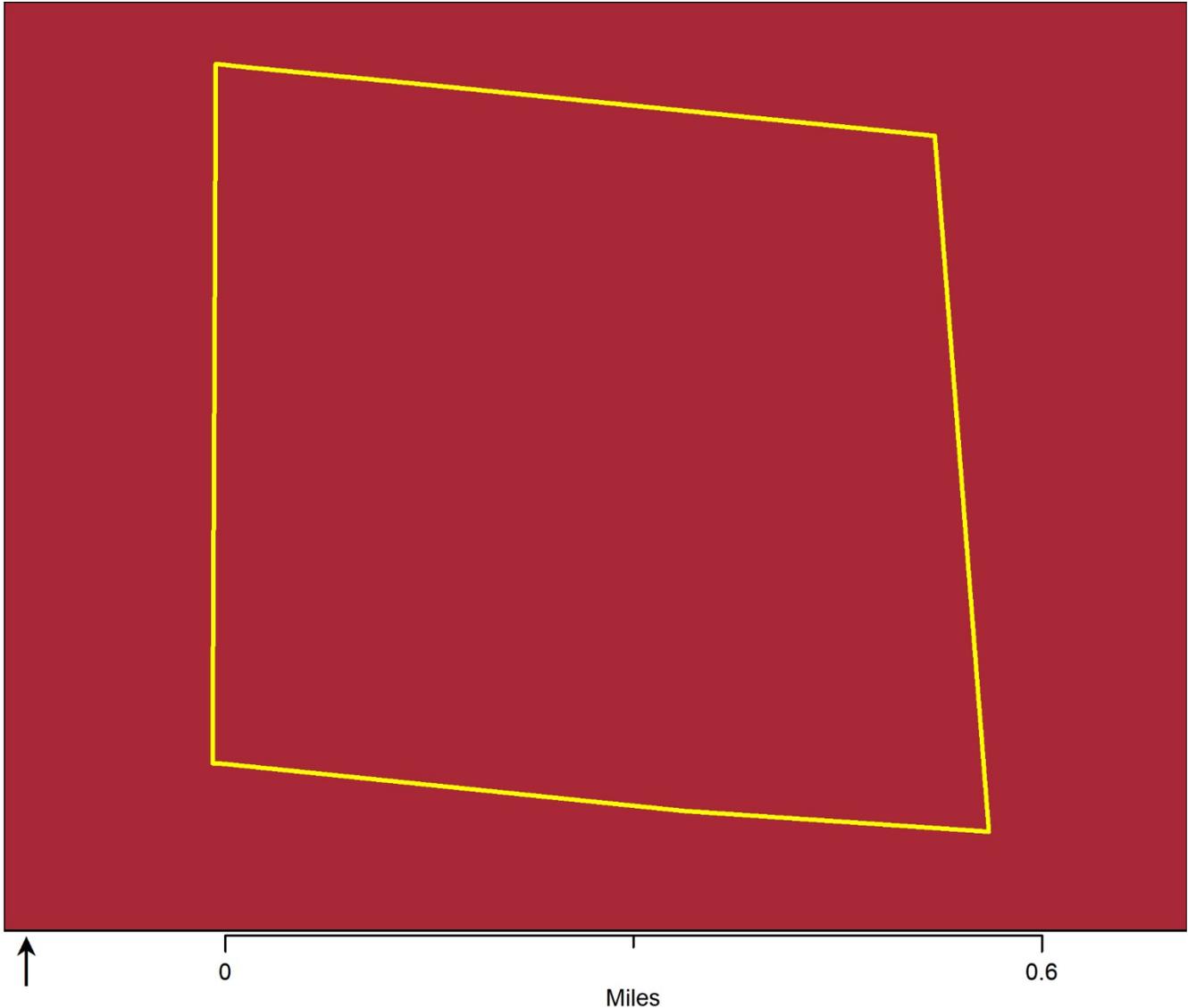


Figure 19 – Future Land Use

### 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 items may not have significantly affected the scoring but are worth noting.

Staff recommends that debris associated with an abandoned hunt camp within the middle of the property; a large, abandoned track vehicle along the western side of the property; large horticultural debris piles throughout the property; and a small pole barn and other items within the SE portion of the property be removed as a condition of sale. Additionally, staff recommends that a Phase 1 Environmental Assessment be conducted on the property prior to purchase.



*Figure 20 - Small pole barn and other items within the SE portion of the property*



Figure 21 - Hunt camp debris



*Figure 22 - Abandoned track vehicle*



*Figure 23 - Horticultural debris piles on right side of photo*

## 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	\$153,000	\$27,000	Initial assumes \$850/acre; recurring assumes \$150/acre
Bared-wire Fence Removal	\$17,000	n/a	Assumes \$1.50/foot to tear out and remove fence
<b>TOTAL</b>	<b>\$170,000</b>	<b>\$27,000</b>	

## 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:** This parcel is within the Belle Meade Florida Forever Project Area boundary, and state Real Estate Services staff has expressed interest in pursuing the property, depending on owner expectations of process and price. 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:** There are no additional funding sources known at this time.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Frank / Hothersall			
<b>Target Protection Mailing Area:</b> NGGE			
<b>Folio(s):</b> 00209681000; 38601280000; 38601320106; 38601360001			
<b>Secondary Criteria Scoring</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Percentage</b>
<b>1 - Ecological Value</b>	<b>160</b>	<b>116</b>	<b>73</b>
<b>2 - Human Value</b>	<b>80</b>	<b>43</b>	<b>54</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>57</b>	<b>71</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>31</b>	<b>39</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>247</b>	<b>62</b>

<b>1 - ECOLOGICAL VALUES (40% of total)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>150</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
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	Scrubby flatwoods in NW corner and along S Boundary
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		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Scrubby Flatwoods, Pine Flatwoods, Mesic Flatwoods, Cypress, Cypress-Pine-Cabbage Palm, Wet Prairie, and Cabbage Palm
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		

<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
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 fasciculata
d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20	20	65% - melaleuca; downy rosemyrtle; earleaf acacia
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>100</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	FL panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20	20	panther; bear; deer
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>35</b>	
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
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	
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
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	Picayune Strand State Forest
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0		
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
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		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>150</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100	100	180 ac
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	Picayune Strand State Forest
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		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>435</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>116</b>	

<b>2 - HUMAN VALUES (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>2.1 - RECREATION</b>	<b>120</b>	<b>100</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20	20	
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20	20	
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		

<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>40</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
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		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
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	
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20	20	
c. Street parking available	10		
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>	<b>40</b>	<b>10</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5	5	large mature slash pines
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>150</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>43</b>	

<b>3 - RESTORATION AND MANAGEMENT (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>3.1 - VEGETATION MANAGEMENT</b>	<b>120</b>	<b>70</b>	
<b>3.1.1 - Invasive plant management needs (Select the highest score)</b>			
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		
<b>3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)</b>			
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		
<b>3.2 - REMEDIATION AND SITE SECURITY</b>	<b>50</b>	<b>50</b>	
<b>3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)</b>			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>5</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5	5	
b. Management assistance by other entity unlikely	0		
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>125</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>57</b>	

<b>4 - VULNERABILITY (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>4.1 - ZONING AND LAND USE</b>	<b>130</b>	<b>55</b>	
<b>4.1.1 - Zoning and land use designation (Select the highest score)</b>			
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	50	
d. Zoning favors stewardship or conservation	0		
<b>4.1.2 - Future Land Use Type (Select the highest score)</b>			
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		
<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>15</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
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	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
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		
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>70</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>31</b>	

## 8. Additional Site Photos



Hydric Pine Flatwoods



Mesic Pine Flatwoods



Cabbage Palm



Cypress-Pine-Cabbage Palm



Scrubby flatwoods



Pine Flatwoods



Edge of Cypress



Mesic Pine Flatwoods



Approximate boundaries of NW corner of property looking north



Scrubby flatwoods



Pond in middle of property



SE corner of parcel looking west – boundary lines approximate



SE corner of property looking SE - boundary lines approximate

## 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 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.

## **APPENDIX 2 – FRANK PARCEL ECOLOGICAL ASSESSMENT FEASIBILITY/ZONING REVIEW – Earth Tech Environmental, LLC – December 2019**