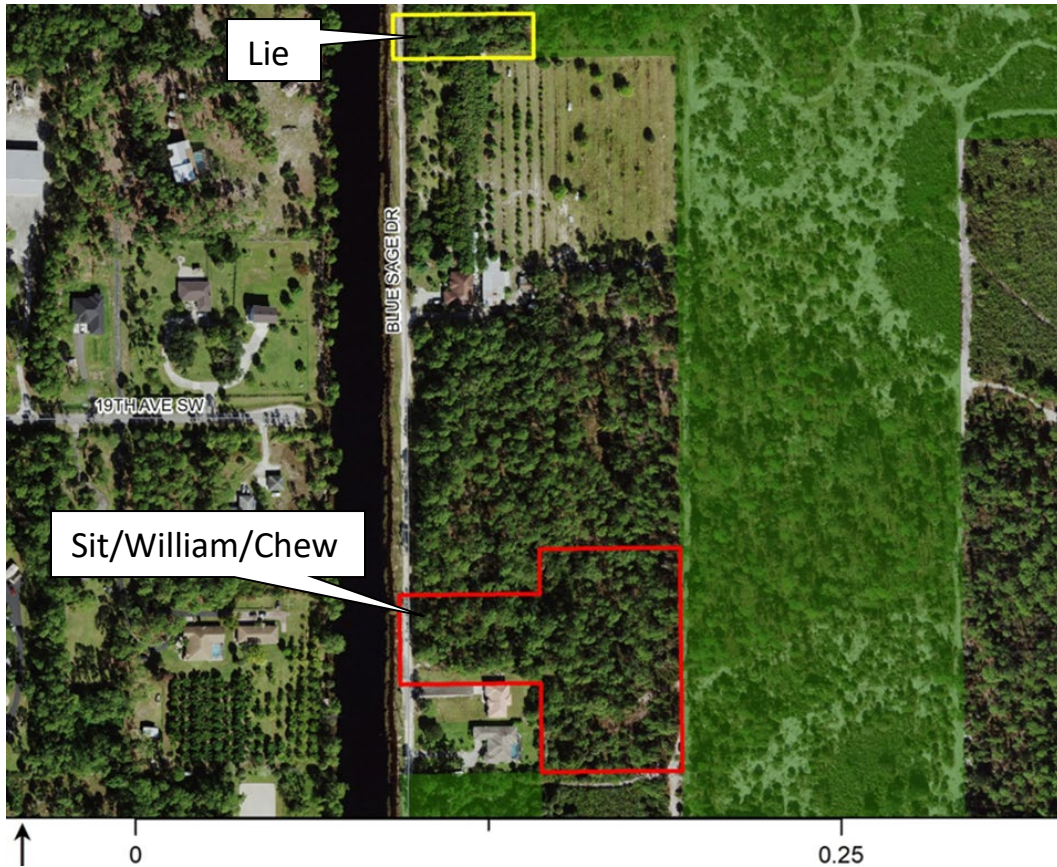


Conservation Collier

Initial Criteria Screening Report

Sit/Williams/Chew and Lie Parcels



Owner Names: Anita Sit, Clair Williams, and Yook Wing Chew & Run He Lie
 Folio Numbers: 61731573007, 61731578002, 61731574006, 61731577003, 61731576004,
 61731571009, 61731120007, 61731080202

Size: 4.0 acres

Staff Report Date: December 7, 2022

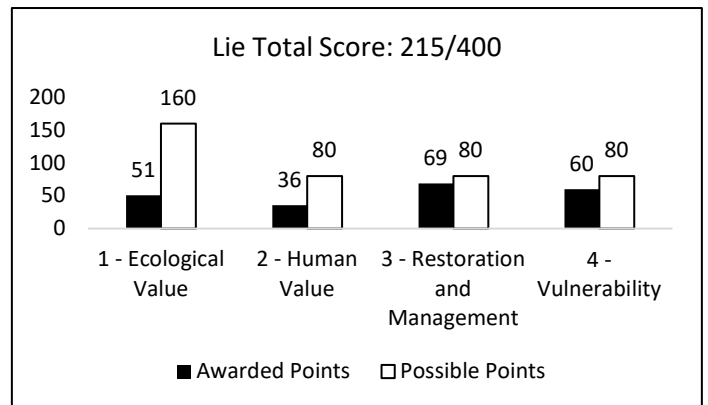
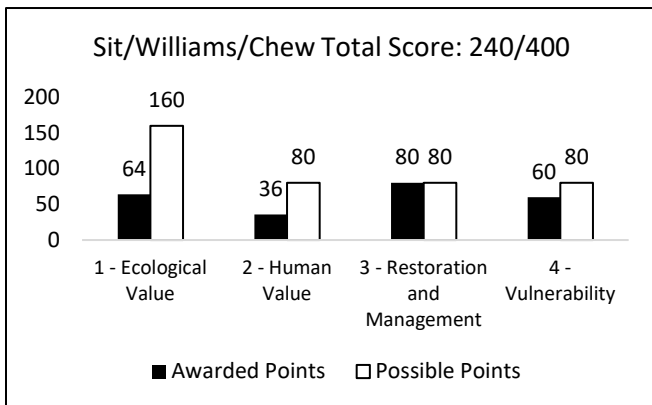


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1. Introduction

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 (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.

Initial Criteria Screening Report

Folio Nos: 61731573007, 61731578002, 61731574006,
61731577003, 61731576004, 61731571009, 61731120007,
61731080202

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

2. Summary of Property

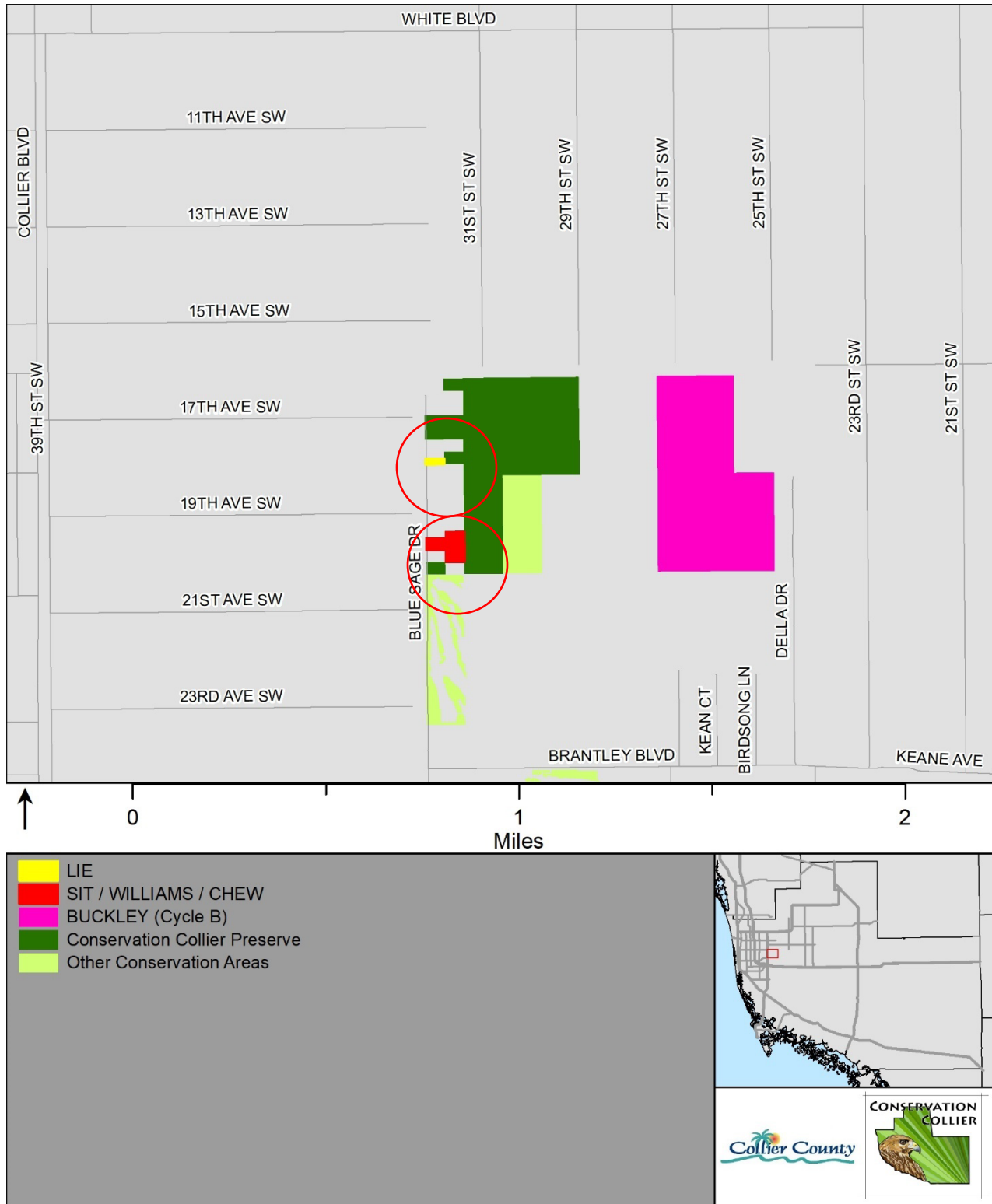


Figure 1 - Parcel Location Overview

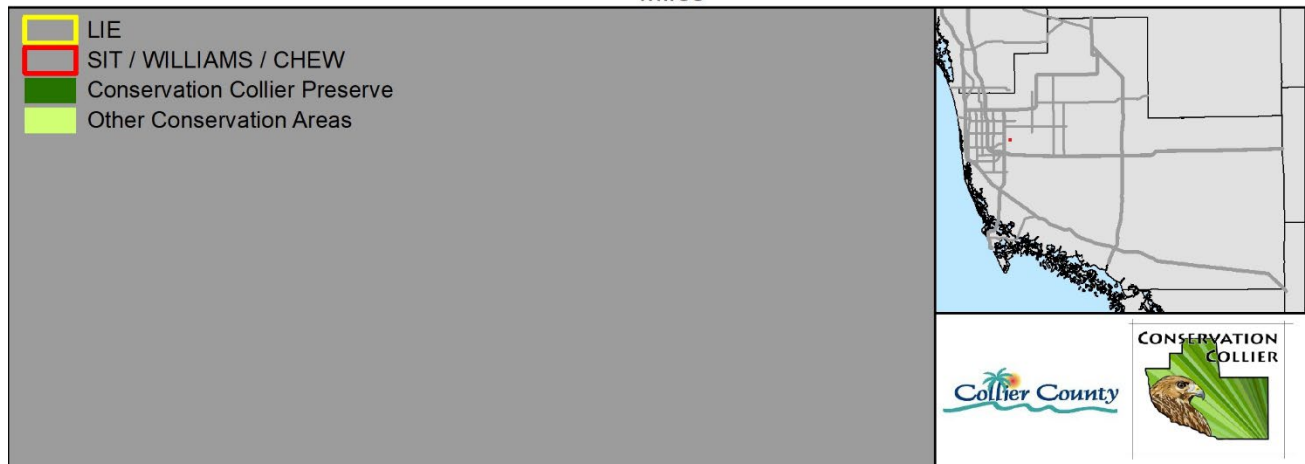


Figure 2 - Parcel Close-up

2.1 Summary of Property Information*Table 1 – Summary of Property Information*

Characteristic	Value	Comments
Name	Sit / Williams/Chew and Lie	Anita Sit, Clair Williams, and Yook Wing Chew; Run He Lie
Folio Number	61731573007, 61731578002, 61731574006, 61731577003, 61731576004, 61731571009, 61731120007, 61731080202	No site address – off Blue Sage Dr.
Target Protection Area	RFMUD	Nancy Payton Preserve Mailing area Cycle 11
Size	4.0 acres	Sit/Williams/Chew – 3.5 acres Lie – 0.5 acres
Section, Township, and Range	S24, Twn 49, R26	
Zoning Category/TDRs	A-RFMUD-NBMO - Neutral-Section 24	Agricultural - Rural Fringe Mixed Use District – North Belle Meade Overlay – Neutral Lands; Baseline zoning allows 1 unit per 40 acres or 1 unit per lot or parcel of less than 40 acres with 90% preservation of slash pine trees
FEMA Flood Map Category	AH, X, and X500	AH - 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet; X – low to moderate risk of flooding; X500 – low risk of flooding
Existing structures	None	
Adjoining properties and their Uses	Undeveloped, preserve, single family residential, agricultural, roadway and canal	Undeveloped land to the north, Nancy Payton Preserve to the east, single family residence and undeveloped to the south (Sit/Williams/Chew), agricultural to the south (Lie) unpaved road and Golden Gate Canal to the west
Development Plans Submitted	None	
Known Property Irregularities	Possible boundary line clearing	A survey is recommended to determine exact location of property lines on south side of both properties
Other County Dept Interest	None	

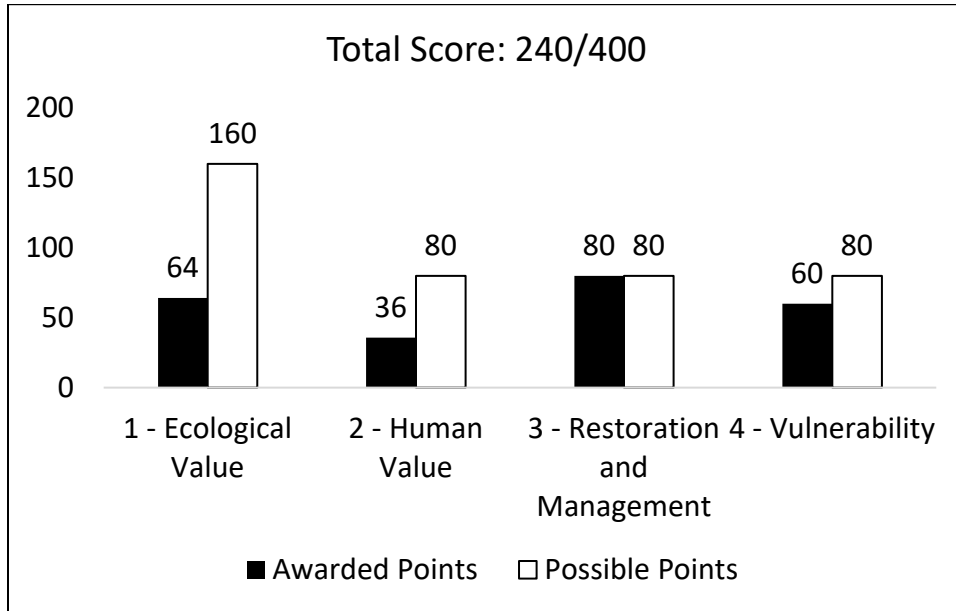


Figure 3a – Sit/Williams/Chew Secondary Criteria Score

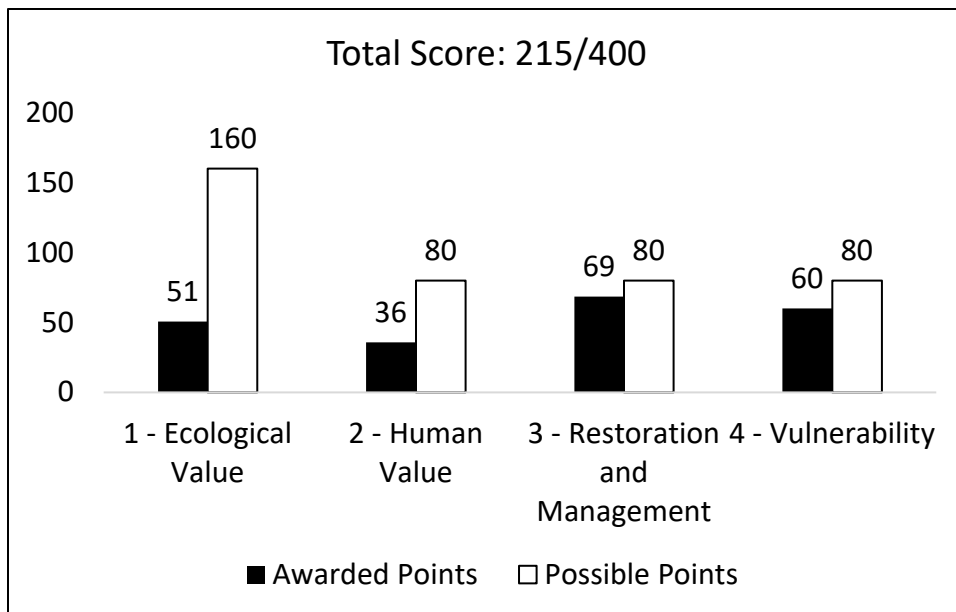


Figure 3b – Lie Secondary Criteria Score

Table 2a – Sit/Williams/Chew Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	64	160	40%
1.1 - Vegetative Communities	16	53	30%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	36	80	45%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
3 - Restoration and Management	80	80	100%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	4	22	20%
Total	240	400	60%

Table 2b – Lie Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	51	160	32%
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	19	27	70%
1.3 - Water Resources	5	27	20%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	36	80	45%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
3 - Restoration and Management	69	80	86%
3.1 - Vegetation Management	43	55	79%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	4	22	20%
Total	215	400	54%

2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the site. A value of the parcels was estimated using only one of the three traditional approaches to value, the sales comparison approach. It is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the 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 the properties, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for the Sit/Williams/Chew parcels and the Lie parcel, which each have an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value each of the subject properties and that appraisal report will determine the actual value of the subject properties.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Anita Sit, Clair Williams, and Yook Wing Chew	No address	3.5	\$122,500	\$300,000
Run He Lie	No address	0.5	\$17,500	\$40,000

* 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 Site/Williams/Chew parcels and Lie parcel were obtained from the Collier County Real Estate Services Department in December 2022.

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 Agricultural but are Neutral Lands within the Rural Fringe Mixed Use District (RFMUD), have a North Belle Meade Overlay, and are within Section 24 of Township 49, Range 26, which means their development standards are governed by the Collier County Growth Management Plan Future Land Use Element, as described within Section V.B.6. of the Future Land Use Designation Description Section. The maximum building density is 1 dwelling unit per 40 acres or 1 dwelling unit per lot or parcel of less than 40 acres. The 4.0 acres being offered to Conservation Collier consists of 8 separate parcels. Eight separate residential dwellings could be developed within these 3 acres. Additionally, if developed, 90% of the slash pine trees shall be preserved, unless a Red-cockaded Woodpecker Habitat Management Plan is prepared, and it recommends a lesser amount.

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
v.	Xeric pine	No
vi.	Riverine Oak	No
vii.	High marsh (saline)	No
viii.	Tidal freshwater marsh	No
ix.	<u>Other native habitats</u>	YES

Statement for Satisfaction of Criteria 1: The parcels consist of pine flatwoods

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: These parcels can be viewed from Blue Sage Dr. and are adjacent to the Nancy Payton Preserve. They could easily be incorporated into the preserve trail system for nature-based recreation.

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? **NO**

Statement for Satisfaction of Criteria 3: The parcels do not contain wetlands and do not significantly contribute to the aquifer.

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 parcels are adjacent to Nancy Payton Preserve. Florida panther, gopher tortoises, and red-cockaded woodpeckers have been documented in this area.

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? **NO**

Statement for Satisfaction of Criteria 5: The parcels are adjacent to Nancy Payton Preserve.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

Although the parcels are mapped as Hydric Pine Flatwoods, Mixed Scrub-Shrub Wetlands, and Vineyard/Nursery they can best be described as Pine Flatwoods. The canopy consists primarily of slash pine (*Pinus elliottii*) with occasional bald-cypress (*Taxodium distichum*) and some mature earleaf acacia (*Acacia auriculiformis*). Several large slash pine snags also exist within the canopy. Other plants observed in the midstory and groundcover include cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), American beautyberry (*Callicarpa americana*), myrsine (*Myrsine cubana*), winged sumac (*Rhus copallinum*), occasional small oaks (*Quercus* sp.), various grasses, muscadine (*Vitis rotundifolia*), and occasional sawgrass (*Cladium jamaicense*). Muscadine and a thick, slash pine needle duff layer blanketed most of the site.

Exotic plants were present at a density of approximately 25% in the Sit/Williams/Chew parcels and approximately 50% in the Lie parcel and included primarily earleaf acacia and Brazilian pepper (*Schinus terebinthifolia*) in the Sit/Williams/Chew parcels and primarily Brazilian pepper (*Schinus terebinthifolia*) in the Lie parcel. Mission grass (*Cenchrus polystachios*), Ceasarweed (*Urena lobata*), tropical soda apple (*Solanum viarum*), and carrotwood (*Cupaniopsis anacardioides*) were also present.

The state threatened northern needleleaf (*Tillandsia balbisiana*) and state endangered cardinal airplant (*Tillandsia fasciculata*) were observed within Sit/Williams/Chew and the state endangered cardinal airplant (*Tillandsia fasciculata*) was observed within Lie.

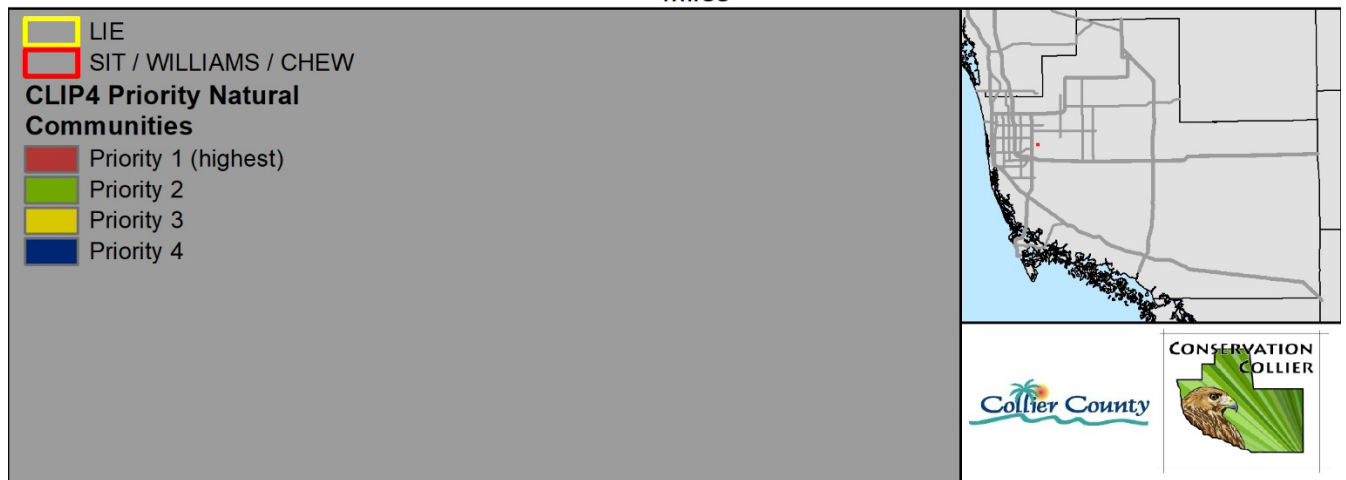
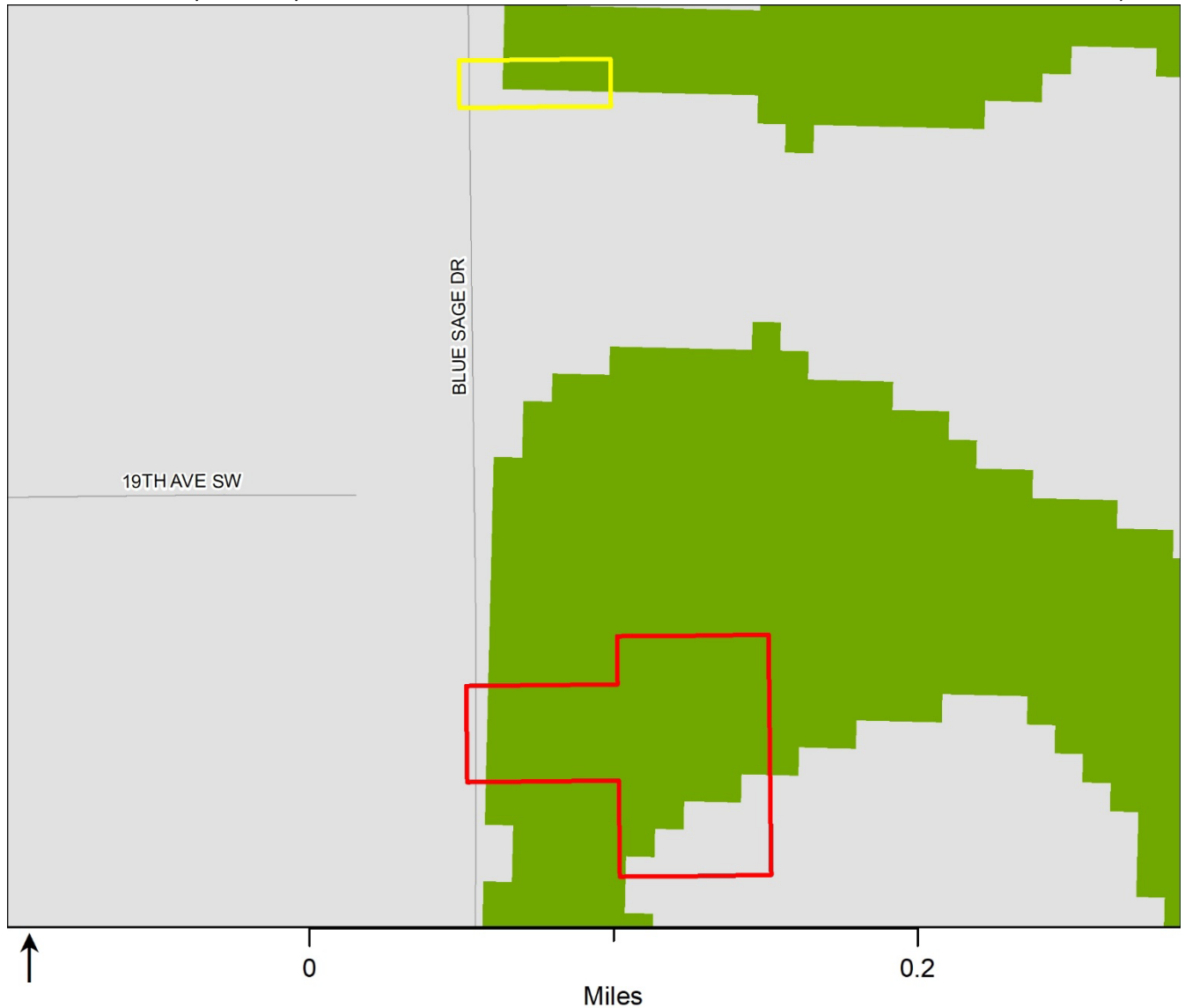


Figure 4 - CLIP4 Priority Natural Communities

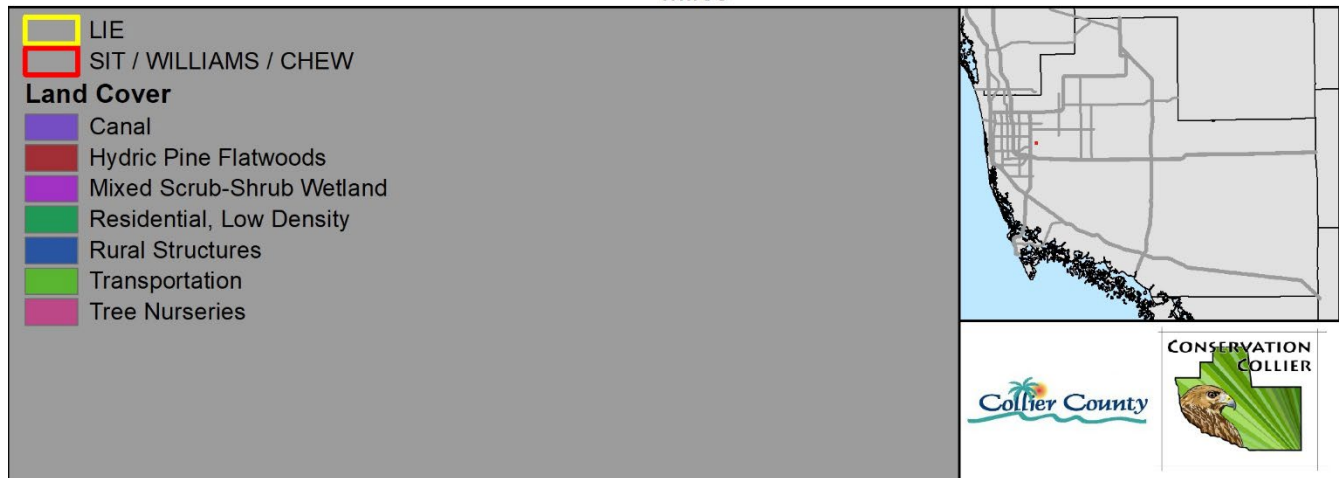
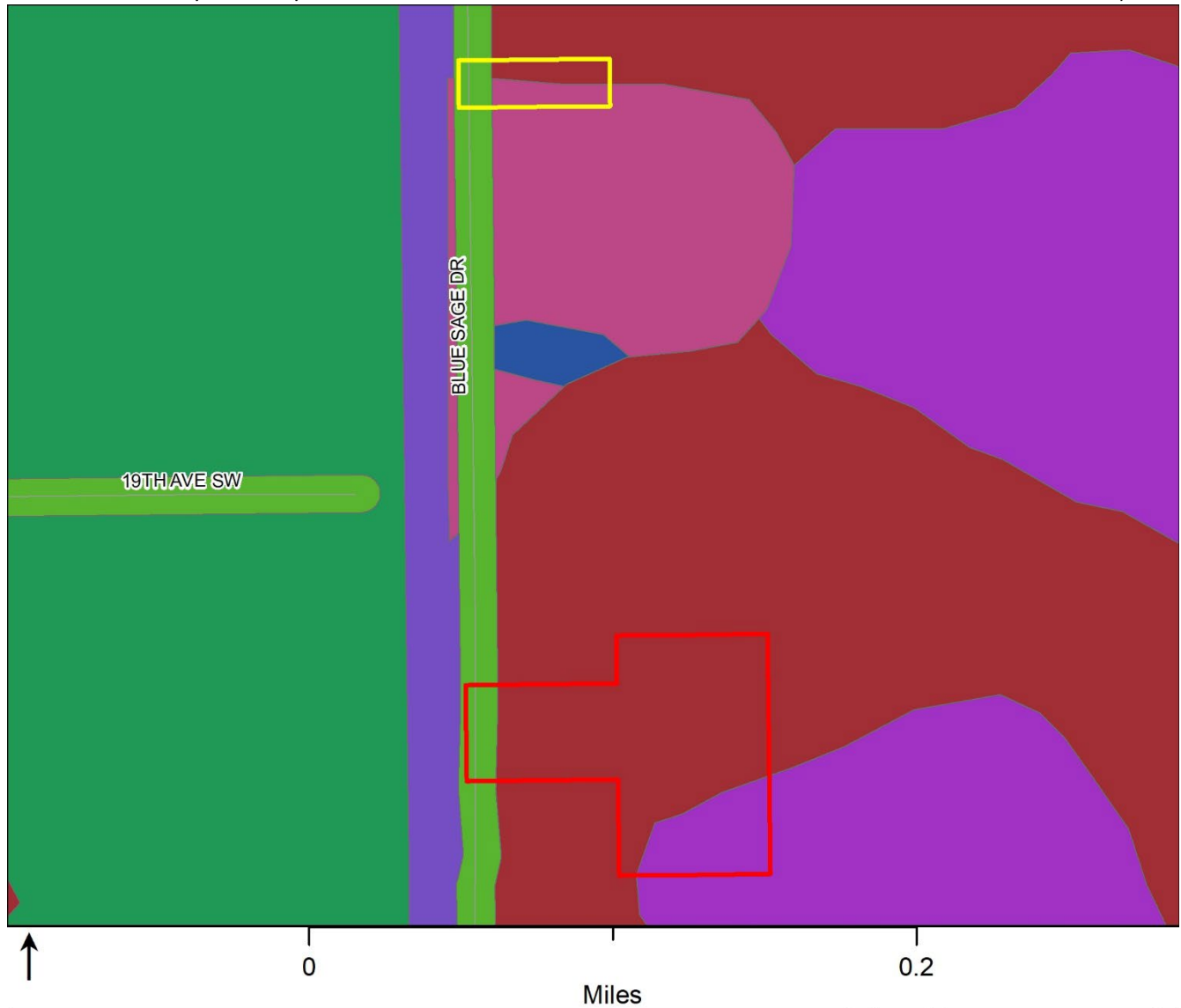


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Slash pine canopy and saw palmetto understory in Sit/Williams/Chew

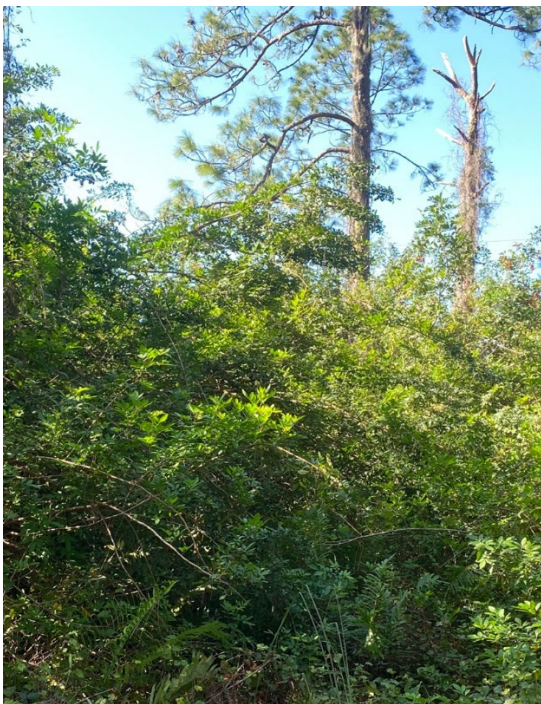


Figure 7 – Slash pine canopy and Brazilian pepper understory on west side of Lie parcel



Figure 8 – View of Sit/William/Chew looking east – boundary lines are approximate

3.1.2 Wildlife Communities

Nine active, juvenile gopher tortoise (*Gopherus polyphemus*) burrows were observed within the eastern side of Sit/Williams/Chew parcels – adjacent to Nancy Payton Preserve, and a red-bellied woodpecker (*Melanerpes carolinus*) and gray catbird (*Dumetella carolinensis*) were also identified within the parcels. Florida panthers (*Puma concolor coryi*) utilize the adjacent properties, and the area is a known, successful denning site. The taller palmettos within the parcels provide potential panther denning habitat. Additionally, Florida black bear (*Ursus americanus floridanus*) telemetry points and red cockaded woodpecker (*Picoides borealis*) observations have been documented within surrounding parcels.

Table 4 – Listed Wildlife Detected in Sit/Williams/Chew

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	Candidate species	Active burrows



Figure 9 – Active gopher tortoise burrow within Sit/Williams/Chew

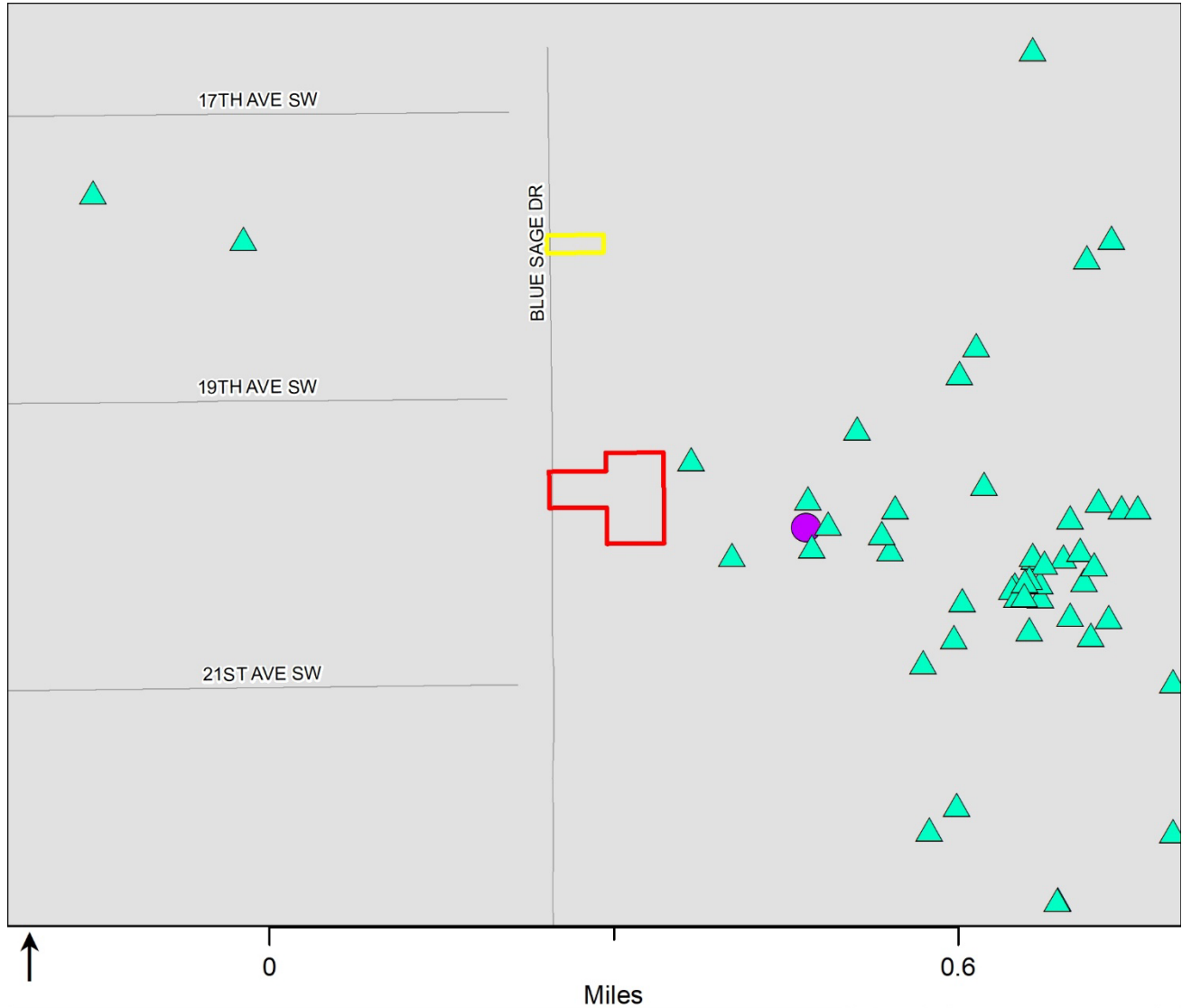


Figure 10 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

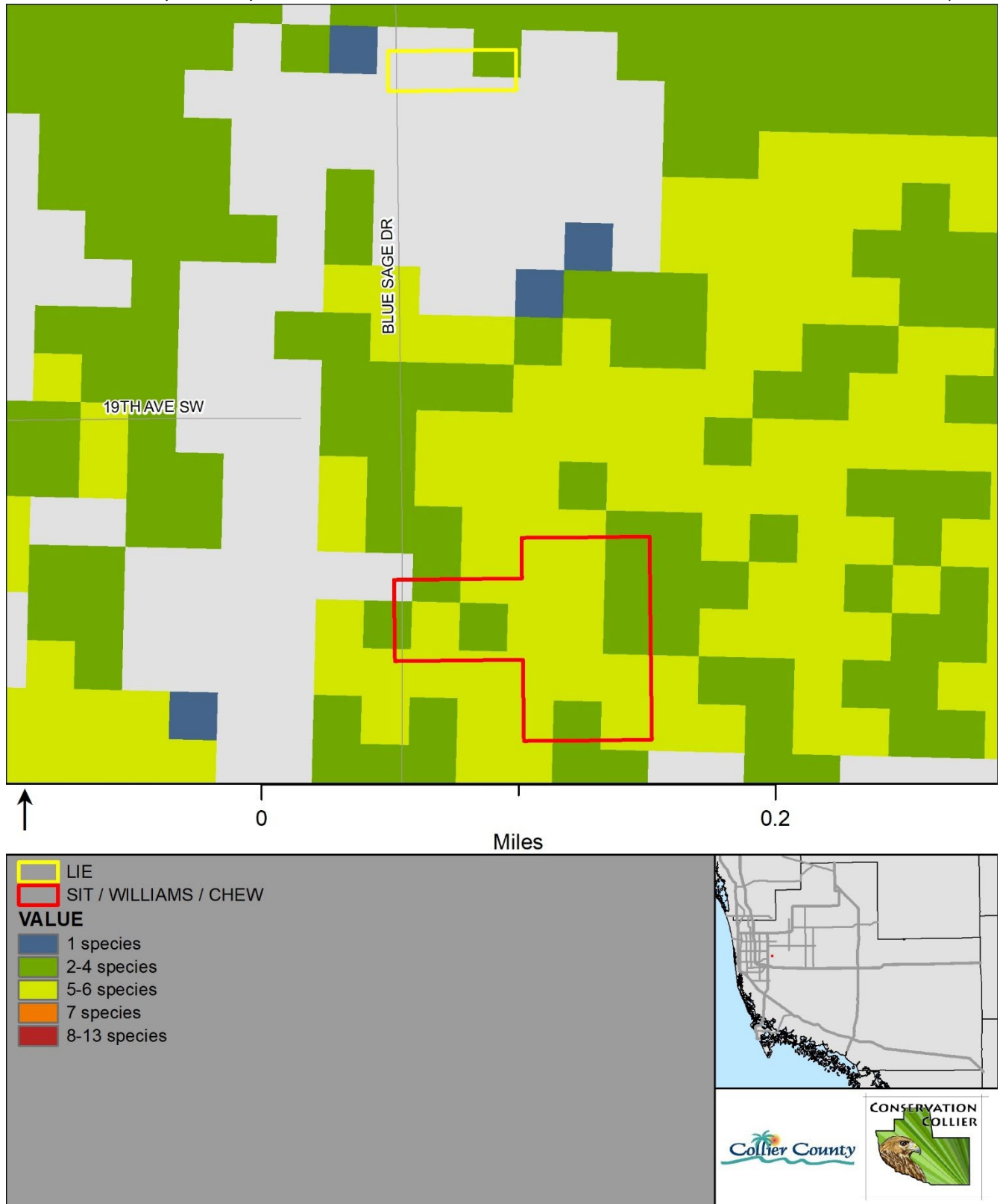


Figure 11 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcels do not significantly protect water resources and add very minimally to the surficial aquifer. The parcels and adjacent properties are comprised of uplands.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on the Sit/Williams/Chew parcels are “Malabar fine sand”. This nearly level, poorly drained soil is normally found in sloughs and poorly defined drainageways; however, the proximity of the Golden Gate Canal has altered the wetland characteristics of the site, causing the parcels and surrounding area to drain and lose most of their wetland indicators. The Lie parcel contains a small amount of “Malabar fine sand” but is mapped primarily as “Immokalee Fine Sand” – a non-hydric, nearly level, poorly drained soil found on flatwoods.

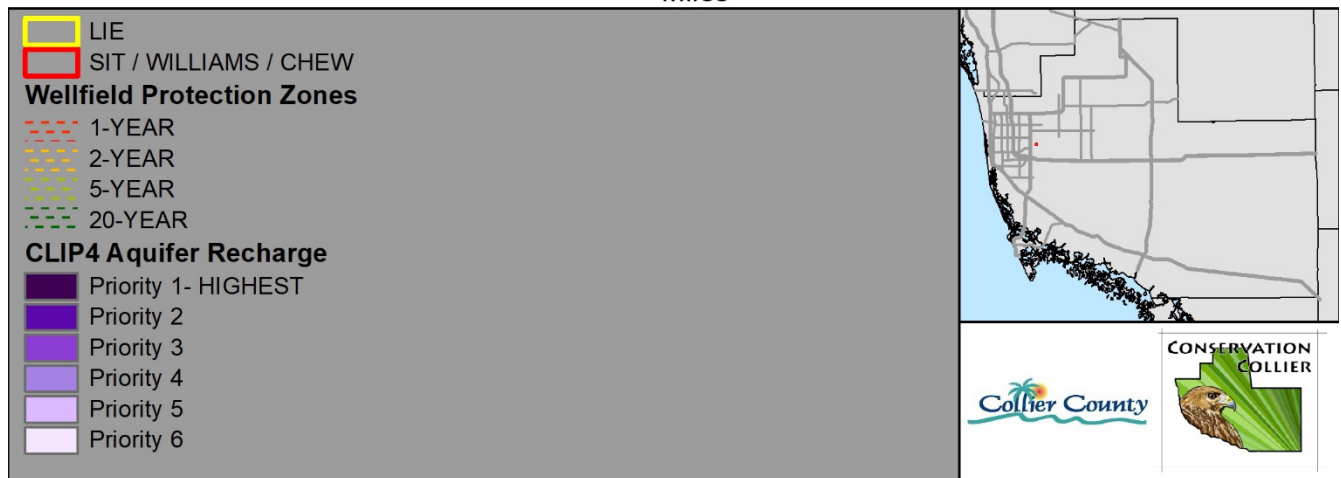
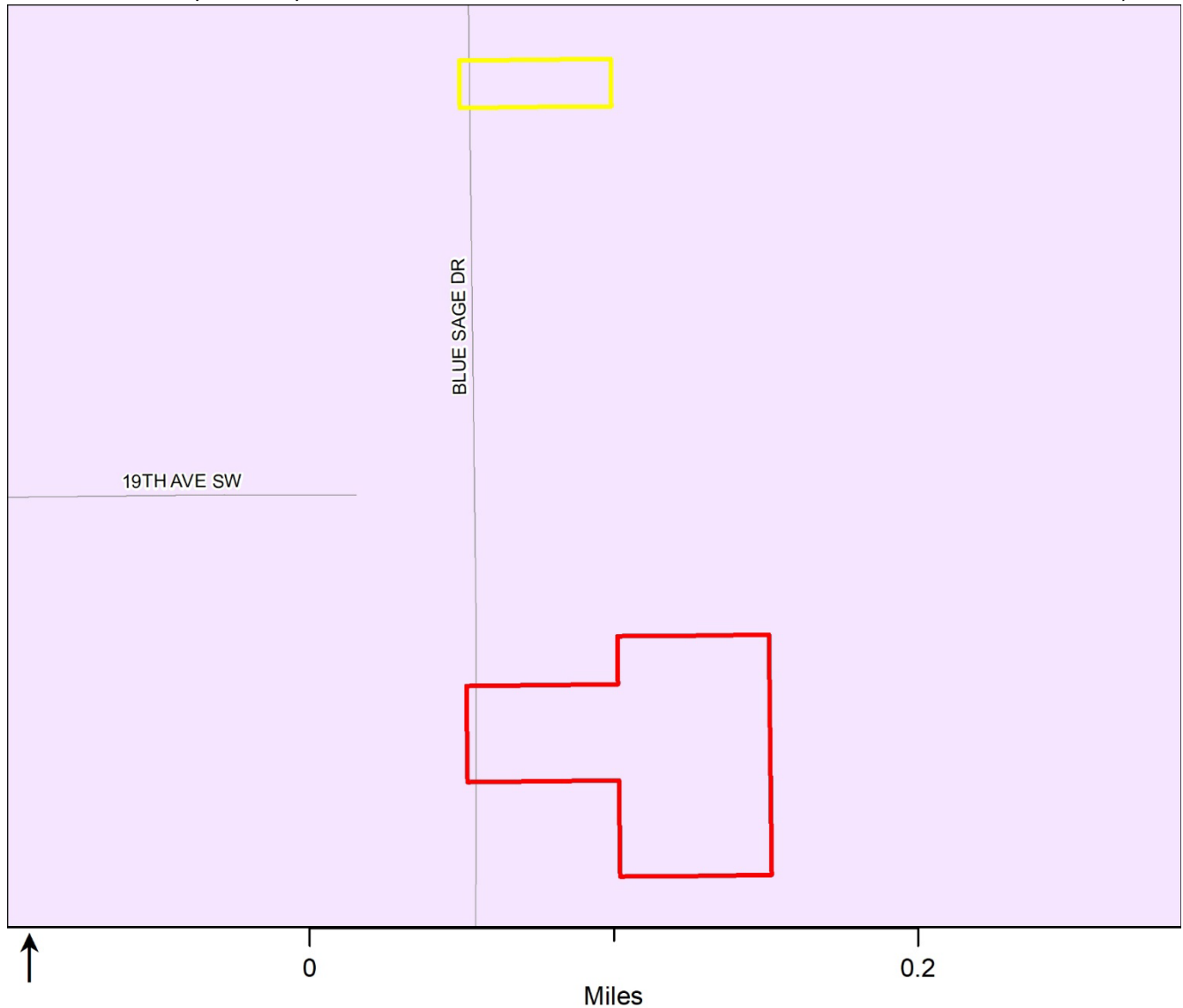


Figure 12 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

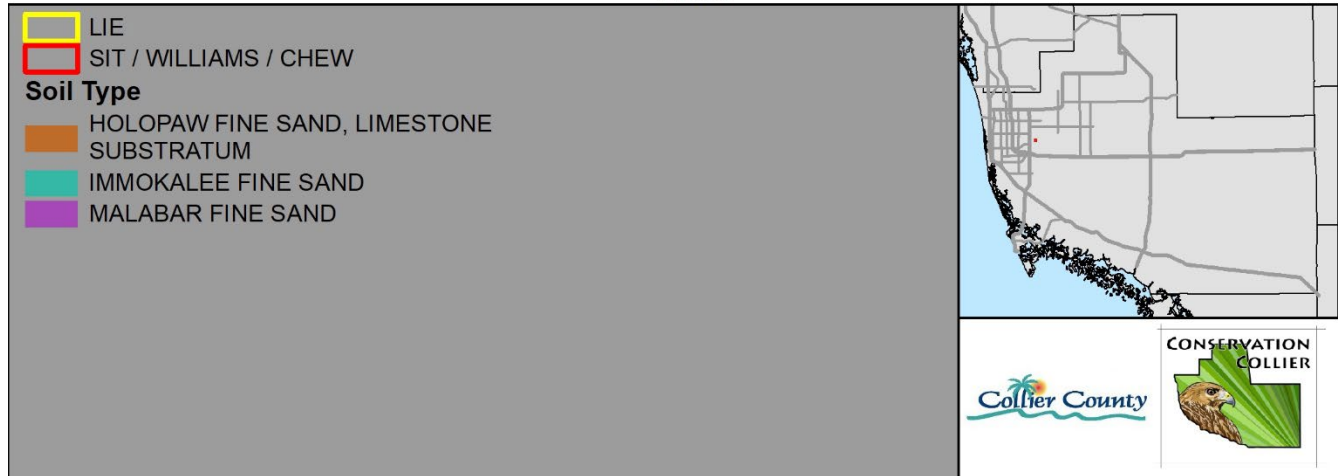
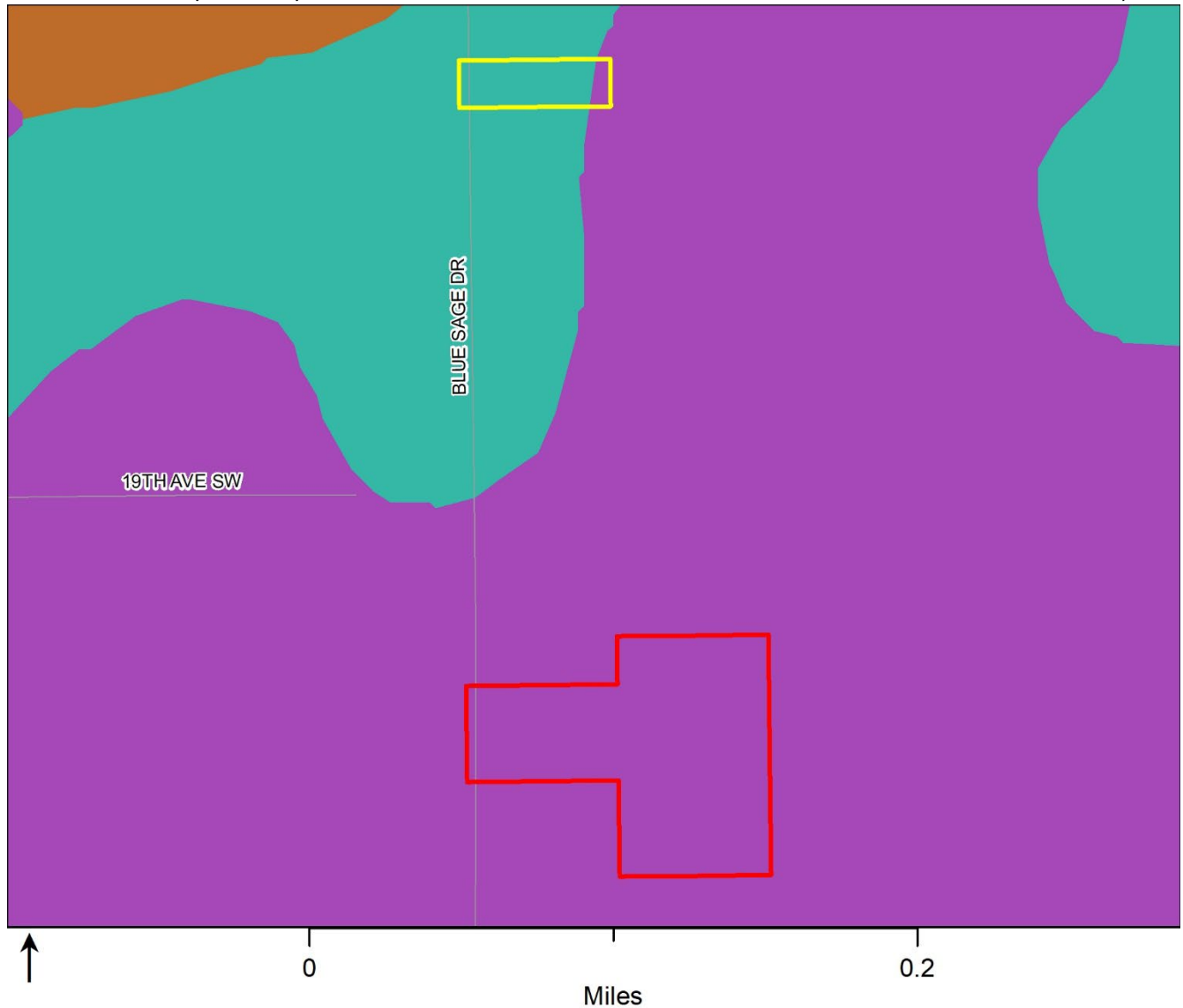


Figure 13 - Collier County Soil Survey

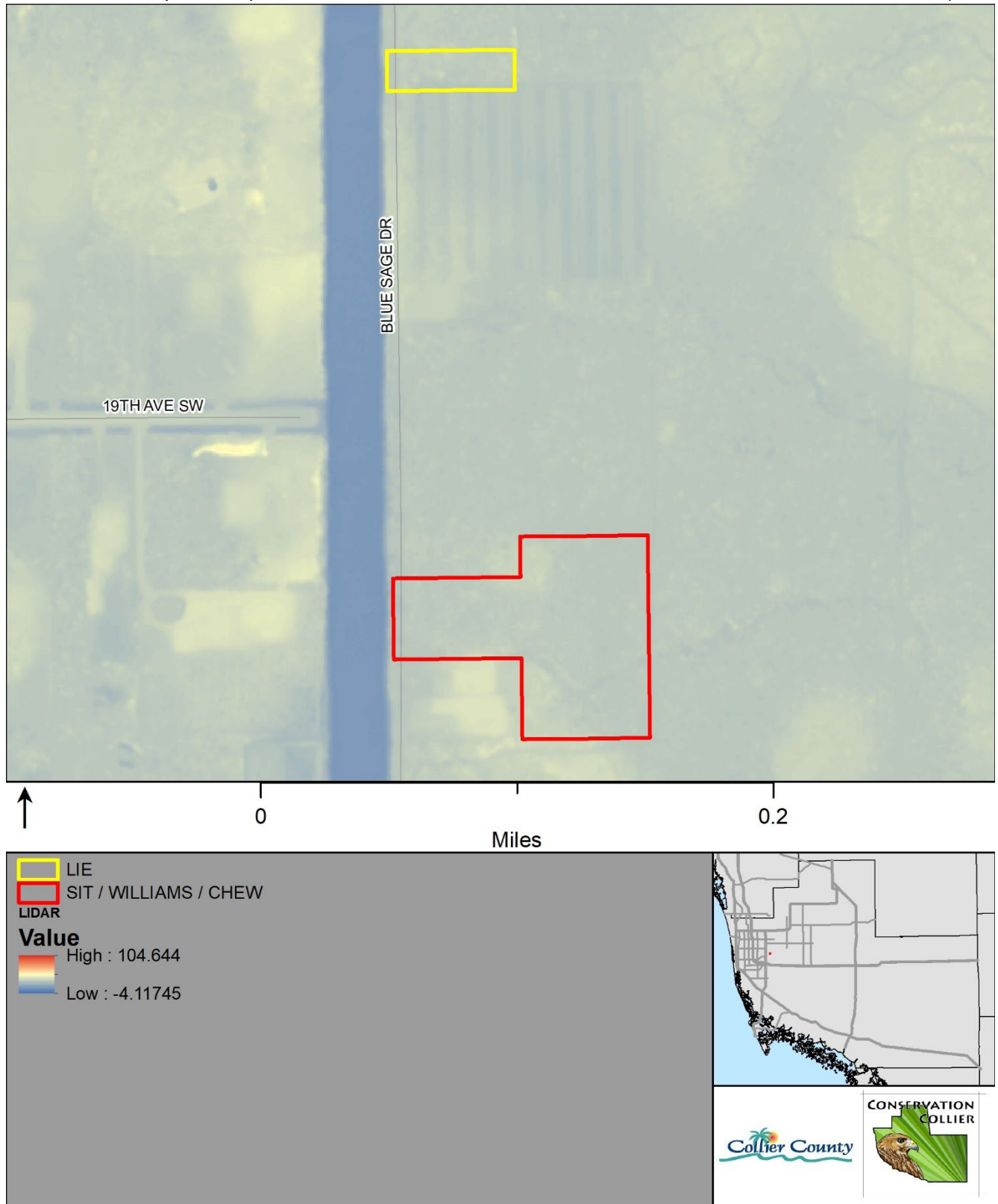


Figure 14 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels are directly adjacent to Nancy Payton Preserve and other undeveloped lands adjacent to the preserve. Although small in acreage, the parcels contain several large, mature pines; several large snags, and areas of dense saw palmetto – all of which enhance the habitat available within the preserve.

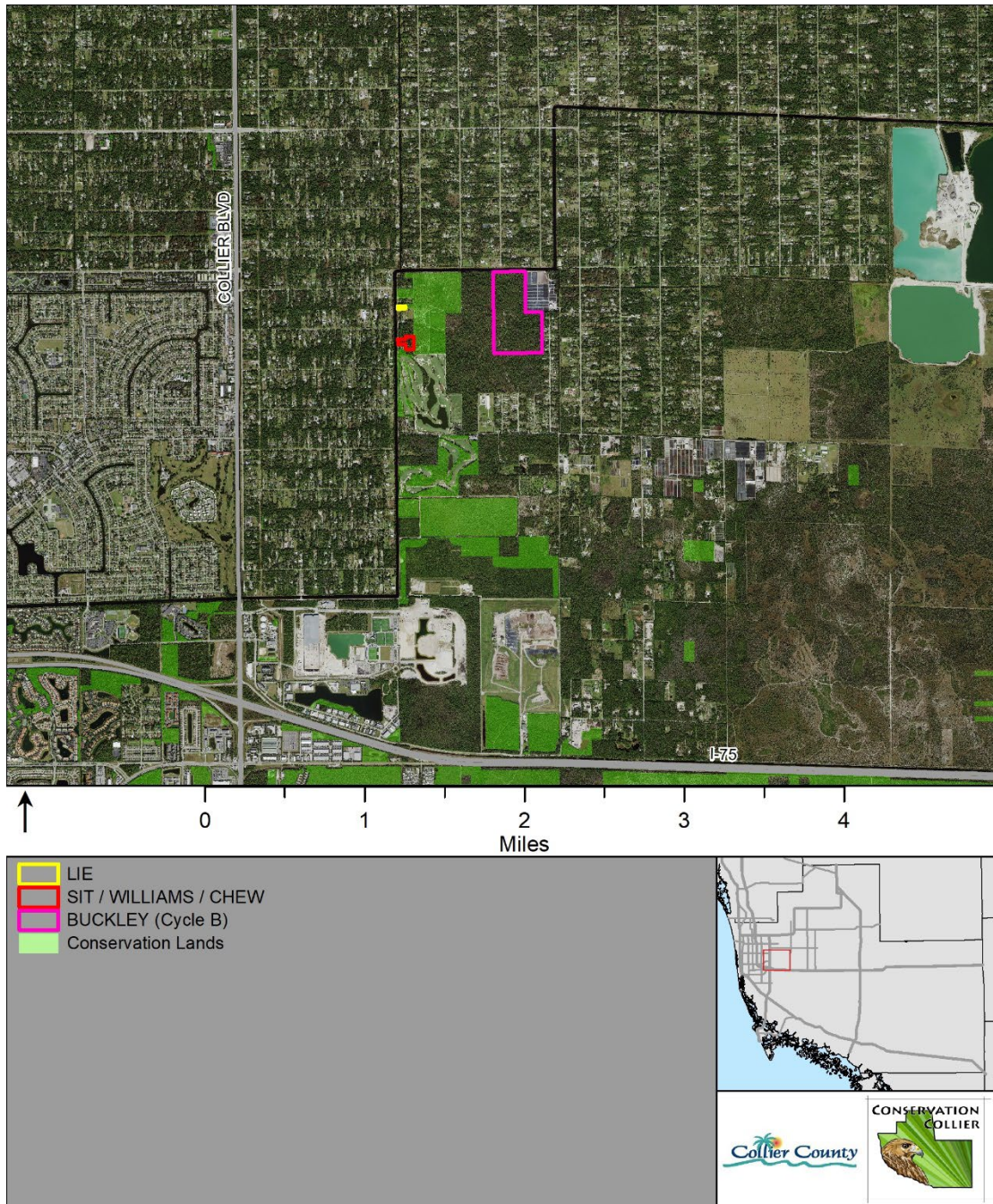


Figure 15 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for a variety of recreational activities including equestrian, large tire cycling, and hiking. The parcels are adjacent to existing Nancy Payton Preserve trails and could easily be incorporated into the trail system.

3.2.2 Accessibility

The parcels are located directly off Blue Sage Dr. They are accessible to the public via the existing Nancy Payton Preserve trail system.

3.2.3 Aesthetic/Cultural Enhancement

These parcels contain several, large slash pine trees.



Figure 16 – Mature, large slash pine on Sit/Williams/Chew parcels

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 25% of Sit/Williams/Chew and approximately 50% of Lie is covered with exotic vegetation – primarily Brazilian pepper and earleaf acacia with some missiongrass, Caesarweed, tropical soda apple, and carrotwood. Treatment could be incorporated into Nancy Payton Preserve regular invasive, exotic plant maintenance.

3.3.1.2 Prescribed Fire

The parcels have been fire suppressed and contain a thick, pine needle layer blanketing nearly the entire site. The parcels would be incorporated into the existing Nancy Payton Preserve burn units and burn rotation. Assistance from other agencies would be anticipated.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcels.

3.3.3 Assistance

Assistance from other agencies or organizations is anticipated with prescribed fire.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are zoned Agricultural but are Neutral Lands within the Rural Fringe Mixed Use District (RFMUD), have a North Belle Meade Overlay, and are within Section 24 of Township 49, Range 26, which means their development standards are governed by the Collier County Growth Management Plan Future Land Use Element, as described within Section V.B.6.a. of the Future Land Use Designation Description Section (Figure 16). The maximum building density is 1 dwelling unit per 40 acres or 1 dwelling unit per lot or parcel of less than 40 acres. The 4.0 acres being offered to Conservation Collier consists of 8 separate parcels. Eight separate residential dwellings could be developed within these 4 acres. Additionally, if developed, 90% of the slash pine trees shall be preserved, unless a Red-cockaded Woodpecker Habitat Management Plan is prepared, and it recommends a lesser amount.

Future Land Use Element as of Ordinance No. 2021-36, adopted October 26, 2021

(IX)(XIII)(XV)(XXIV)

5. NEUTRAL LANDS

Within the NBM Overlay there are ± 1,280 acres of land that are identified as Neutral Areas. The Neutral Areas consist of two ½ sections located at the northeast corner of this Overlay and Section 24 located in the northwest portion of this Overlay. The preservation standards for Neutral Lands shall be those contained in CCME Policy 6.1.2 for Neutral Lands, except as provided below for Section 24. The County has performed an RCW study for Section 24 and the results of the study, in part, are the basis for the below provisions applicable to Section 24.

(XXIV)(XLIV)

6. SECTION 24 NEUTRAL LANDS

The following provisions apply only to all lands within Section 24, Township 49 South, Range 26 East, within the North Belle Meade Overlay, shown on the North Belle Meade Overlay Section 24 Map, and are pursuant to the partial stipulated settlement agreement between the Board of County Commissioners, Florida Department of Community Affairs, Petitioners- in-Intervention and Respondents-in-Intervention, approved by the Board on September 28, 2010.

a. All Properties Except Those Specified Below in Paragraphs b., c., d., e. and f. - Lots 1, 2, 5-12, 20, 21, 36-40 and southerly portion of Lot 31, all whether a whole Lot or a portion thereof (uncolored and unlabelled, except for four Collier County Lots, on North Belle Meade Overlay Section 24 Map)

1) Allowable Uses:

- a) Agricultural uses consistent with Chapter 823.14(6), Florida Statutes (Florida Right to Farm Act)
- b) Detached single-family dwelling units at a maximum density of one dwelling unit per 40 acres or one dwelling unit per lot or parcel of less than 40 acres, which existed on or before June 22, 1999. For the purpose of this provision, a lot or parcel which is deemed to have been in existence on or before June 22, 1999 is 1) a lot or parcel which is part of a subdivision recorded in the public records of Collier County, Florida; or 2) a lot or parcel which has limited fixed boundaries, described by metes and bounds or other specific legal description, the description of which has been recorded in the public records of Collier County Florida on or before June 22, 1999; or 3) a lot or parcel which has limited fixed boundaries, for which an agreement for deed was executed prior to June 22, 1999.
- c) Habitat preservation and conservation uses.
- d) Passive parks and other passive recreational uses.
- e) Sporting and Recreational camps, within which the lodging component shall not exceed 1 unit per 5 gross acres.
- f) Essential Services necessary to serve permitted uses identified in paragraph a.1) a) through e), such as the following: private wells and septic tanks; utility lines, sewer lift stations, and water pumping stations; and, interim, private water and sewer facilities until such time as County central water and sewer service becomes available.
- g) Essential Services necessary to ensure public safety.

(XLIV) = Plan Amendment by Ordinance No. 2017-22 on June 13, 2017

Future Land Use Element as of Ordinance No. 2021-36, adopted October 26, 2021

- h) Oil and gas exploration. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized to minimize impacts to native habitats.
- 2) Allowable Conditional Uses:
 - a) The following uses are conditionally permitted subject to approval through a public hearing process:
 - (1) Commercial uses accessory to permitted uses a.1) a), c) and d), such as retail sales of produce accessory to farming, or a restaurant accessory to a park or preserve, so long as restrictions or limitations are imposed to insure the commercial use functions as an accessory, subordinate use.
 - (2) Oil and gas field development and production. Where practicable, directional-drilling techniques and/or previously cleared or disturbed areas shall be utilized to minimize impacts to native habitats.
 - a) In addition to the criteria set forth in the Land Development Code, Conditional Uses shall be allowed subject to the following additional criteria:
 - (1) The applicant shall submit a plan for development that demonstrates that wetlands, listed species and their habitat are adequately protected. This plan shall be part of the required EIS as specified in Policy 6.1.7 of the Conservation and Coastal Management Element.
 - (2) Conditions may be imposed, as deemed appropriate, to limit the size, location, and access to the conditional use.
- 3) Native Vegetation and Preservation Requirements:

Ninety percent (90%) of the slash pine trees shall be preserved, and a greater amount may be preserved at the discretion of the property owner, unless a Red-cockaded Woodpecker Habitat Management Plan is prepared and it recommends a lesser amount. Preservation requirements of Policy 6.1.2 of the Conservation and Coastal Management Element shall not apply.

NORTH BELLE MEADE OVERLAY SECTION 24 MAP

NAPLES FARM SITES, INC.
SECTION 24, TOWNSHIP 49 SOUTH, RANGE 26 EAST



ADOPTED - DECEMBER 14, 2010 (ORD. 2010-49)

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 11/2010 FILE: NFS-244926-A.DWG

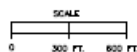


Figure 17 – Collier County GMP FLU Element Section V.B.6.a.

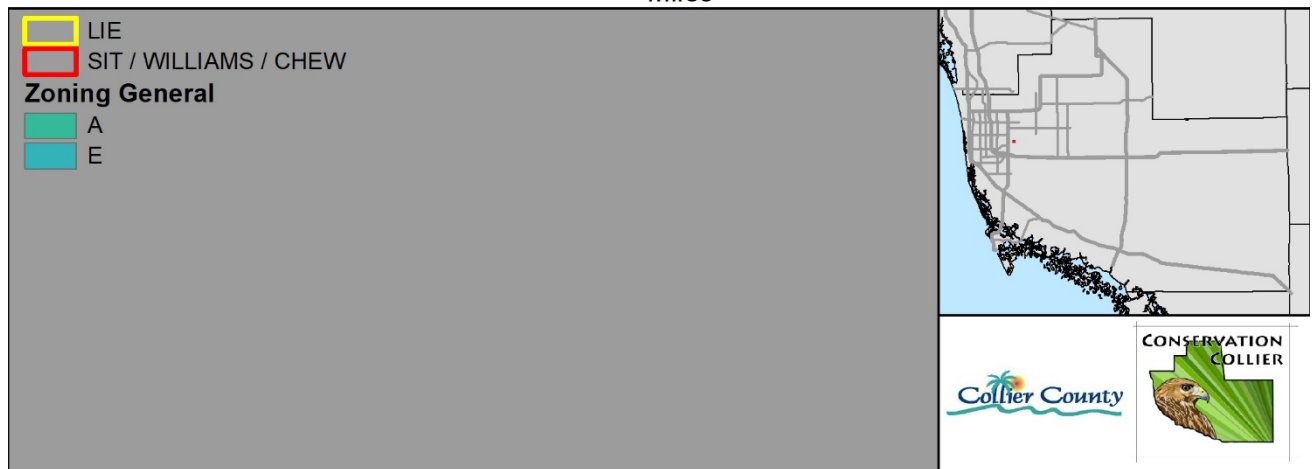
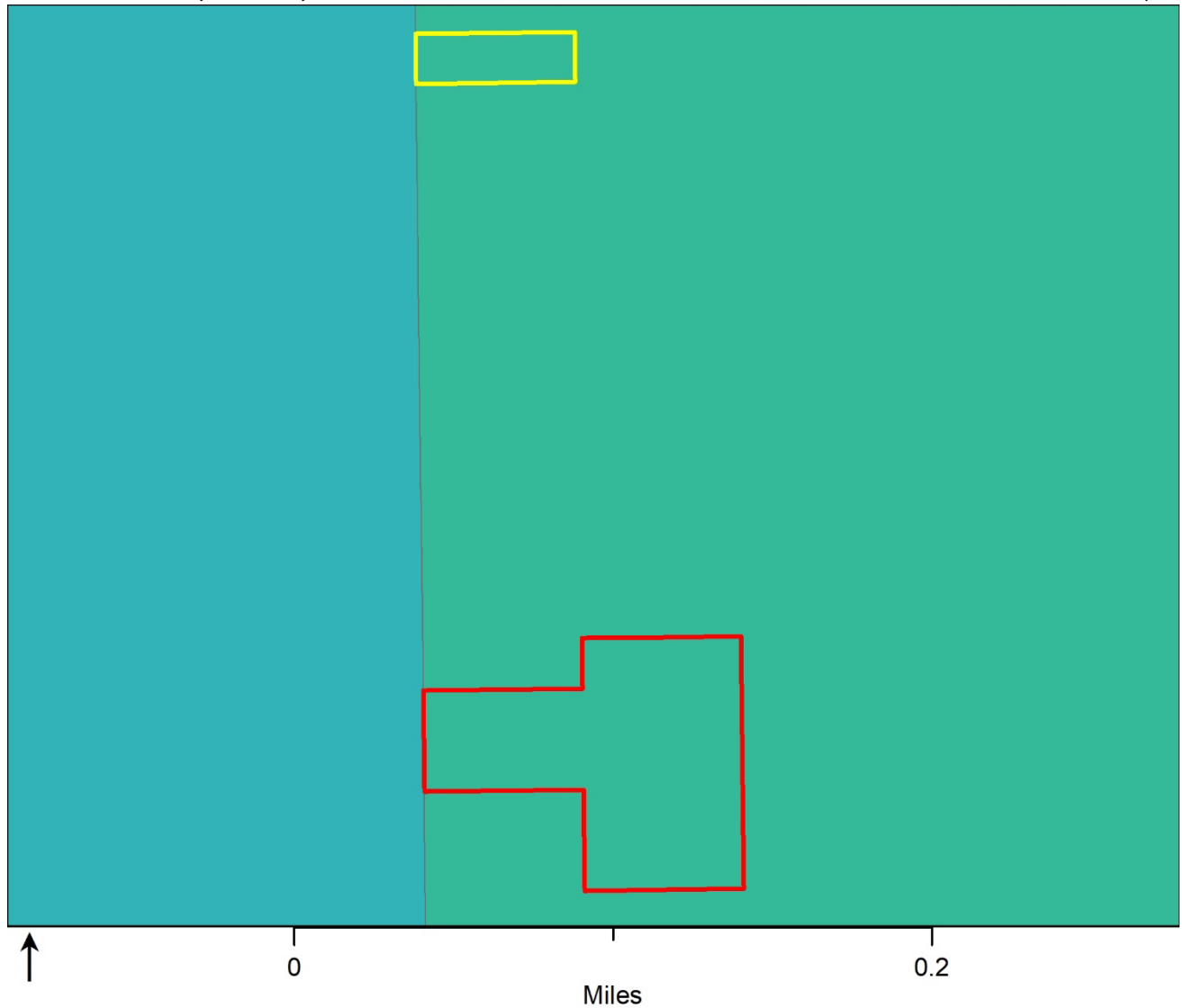


Figure 18 – Zoning

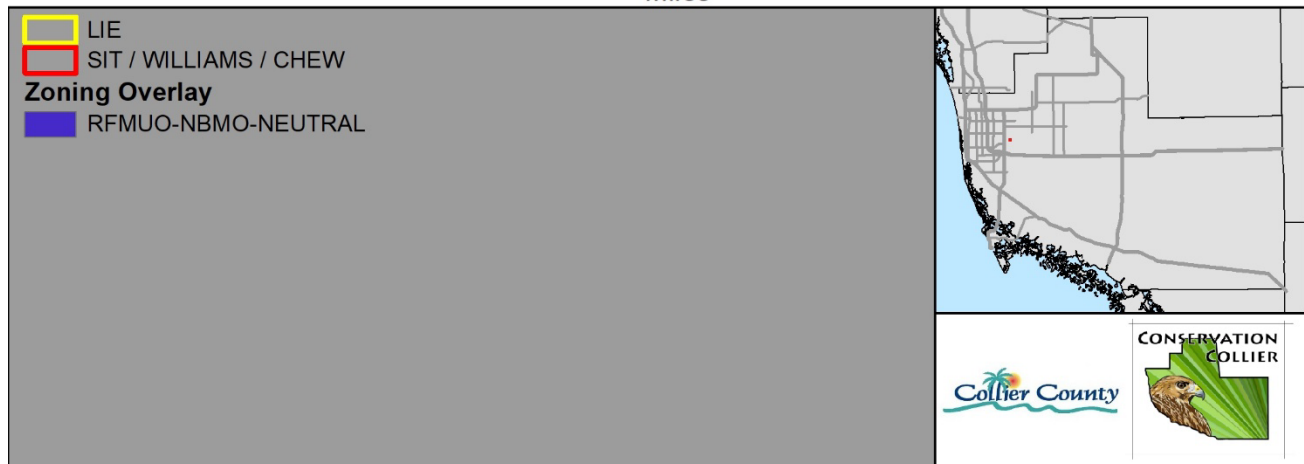
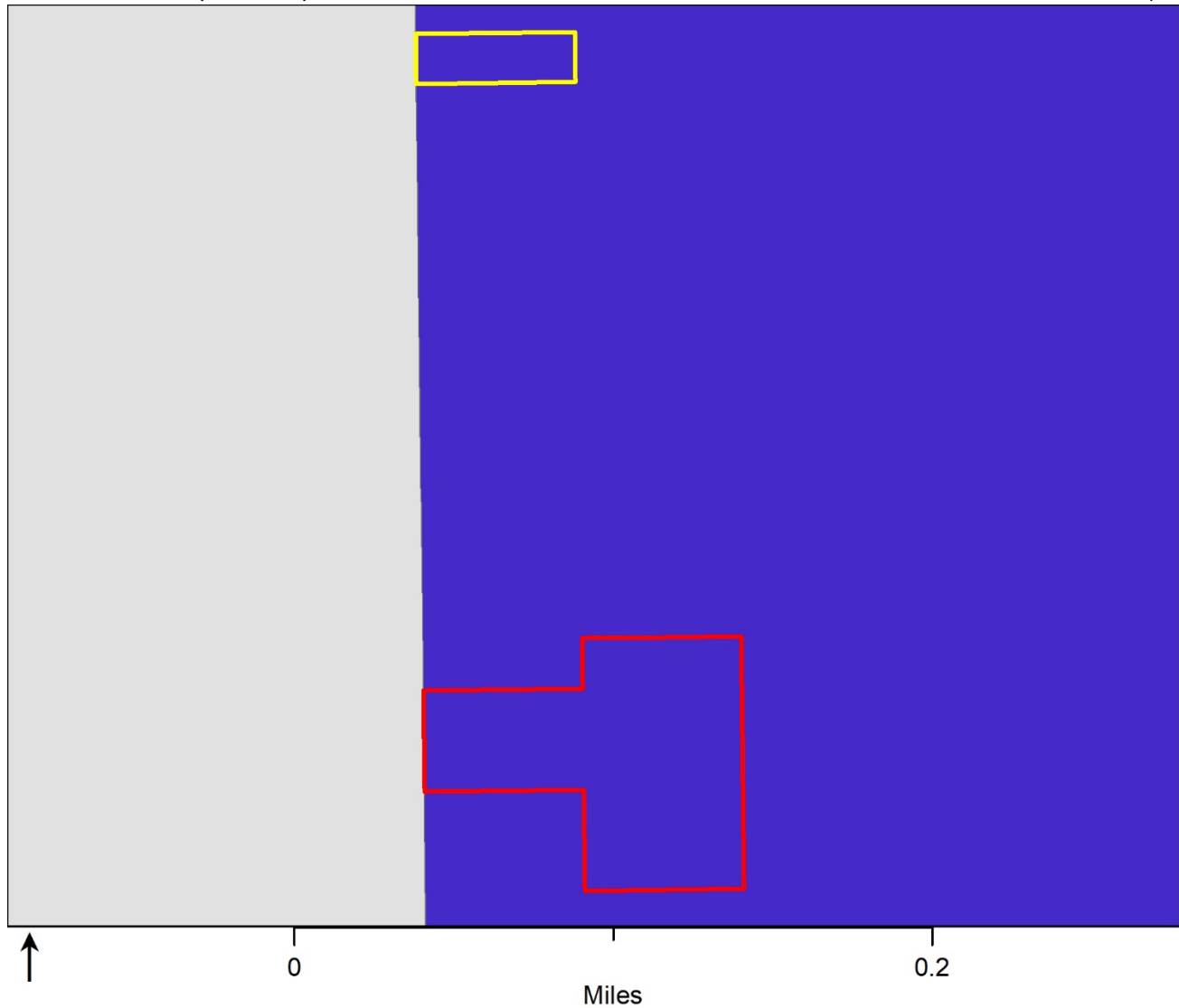


Figure 19 – Zoning Overlay

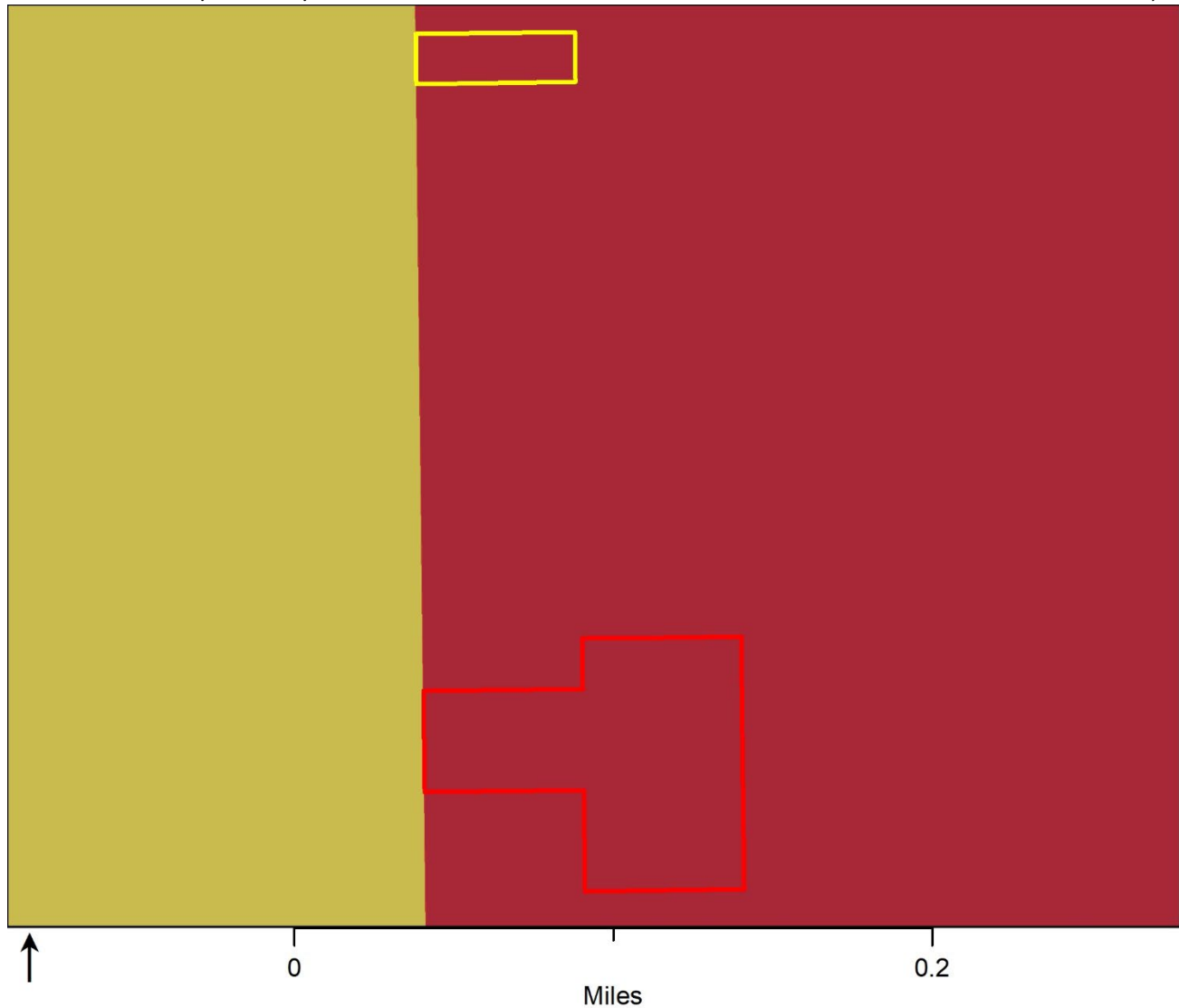


Figure 20 – Future Land Use

3.4.2 Development Plans

The parcels are 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 obtaining a survey of the southern boundary line of both sites to ensure property ownership boundaries. Clearing may have occurred along the southern line of both sites and a survey is recommended prior to any replanting efforts.

5. Management Needs and Costs

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

Management Element	Initial/ Annual Recurring Cost		Comments
	Sit/Williams/Chew	Lie	
Invasive Vegetation Removal	\$2,500/\$500	\$500/\$100	Initial assumes \$700/acre; recurring assumes \$150/acre
Fireline creation	\$10,300/\$500	\$5,600/\$100	Initial assumes \$10/ft.
TOTAL	\$12,800/\$1,000	\$7,100/\$200	

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. These parcels are 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: There are no additional funding sources known at this time.

7. Secondary Criteria Scoring Forms

Sit/Williams/Chew

Property Name: Sit / Williams/Chew			
Target Protection Mailing Area: RFMUD-Neutral-Section 24-Nancy Payton Preserve TPMA			
Folio(s): 61731573007, 61731578002, 61731574006, 61731577003, 61731576004, 61731571009, 61731120007			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	64	40
2 - Human Value	80	36	45
3 - Restoration and Management	80	80	100
4 - Vulnerability	80	60	75
TOTAL SCORE	400	240	60

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	60	
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	0	Pine flatwoods
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	10	Pine flatwoods
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		

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

c. Parcel has \leq 2 CLC listed plant species	10	10	Tillandsia balbisiana; Tillandsia fasciculata
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	40	Brazilian pepper; earleaf acacia; mission grass
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. \geq 75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	gopher tortoise
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness \geq 5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20	20	Contains at least 9 active gopher tortoise burrows and several large snags useful to woodpecke rs
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	Golden Gate Canal
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	100% hydric, slough soils
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	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 \geq 300 acres	150		
b. Parcel is \geq 100 acres	100		
b. Parcel is \geq 50 acres	75		
c. Parcel is \geq 25 acres	25		
d. Parcel is \geq 10 acres	15		
e. Parcel is < 10 acres	0	0	3.5 acres
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	Nancy Payton Preserve
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	240
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)		160	64

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	70	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30	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	20	
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	15	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	Large pines
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	125	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	36	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	25% coverage
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	Assistance with burns
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	175	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	80	

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

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	7 single-family units could be built
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	Neutral
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	10	
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	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	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

Owner Names: Sit/Williams/Chew and Lie
Lie parcel

Date: December 7, 2022

Property Name: Lie			
Target Protection Mailing Area: RFMUD-Neutral-Section 24-Nancy Payton Preserve TPMA			
Folio(s): 61731080202			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	51	32
2 - Human Value	80	36	45
3 - Restoration and Management	80	69	86
4 - Vulnerability	80	60	75
TOTAL SCORE	400	215	54

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	50	
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	0	Pine flatwoods
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	10	Pine flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	Tillandsia fasciculata
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30	30	Brazilian pepper; TSA
d. 50 - 75% infestation	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	gopher tortoise
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	FL panther and goph tortoise adjacent
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	20	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	Golden Gate Canal
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10		

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0	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	0.5 acres
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	Nancy Payton Preserve
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	190	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	51	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	70	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			

Owner Names: Sit/Williams/Chew and Lie

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a. Public access via paved road	50		
b. Public access via unpaved road	30	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	20	
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT			
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	Large pines
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	125
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)		80	36

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	95	
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	75	50% coverage
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			

Owner Names: Sit/Williams/Chew and Lie

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a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	Assistance with burns
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	150	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	69	

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	1 single-family unit could be built
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	Neutral
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	10	

Owner Names: Sit/Williams/Chew and Lie

Date: December 7, 2022

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	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	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

8. Additional Site Photos



Typical view of parcels



Typical view of parcels



Typical view of parcels



Open area in south of Sit/Williams/Chew that appears to have been previously cleared



Old bulldozer line from past wildfire on eastern edge of Sit/Williams/Chew



Slash pine snag in Sit/Williams/Chew



Tillandsia fasciculata



Tillandsia balbisiana



Approximate boundaries of Sit/William/Chew looking south



Approximate boundary of Sit/William/Chew looking west



Approximate boundaries of Sit/Williams/Chew looking north



Approximate boundaries of Sit/William/Chew looking east

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 11 - 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 12 - 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.