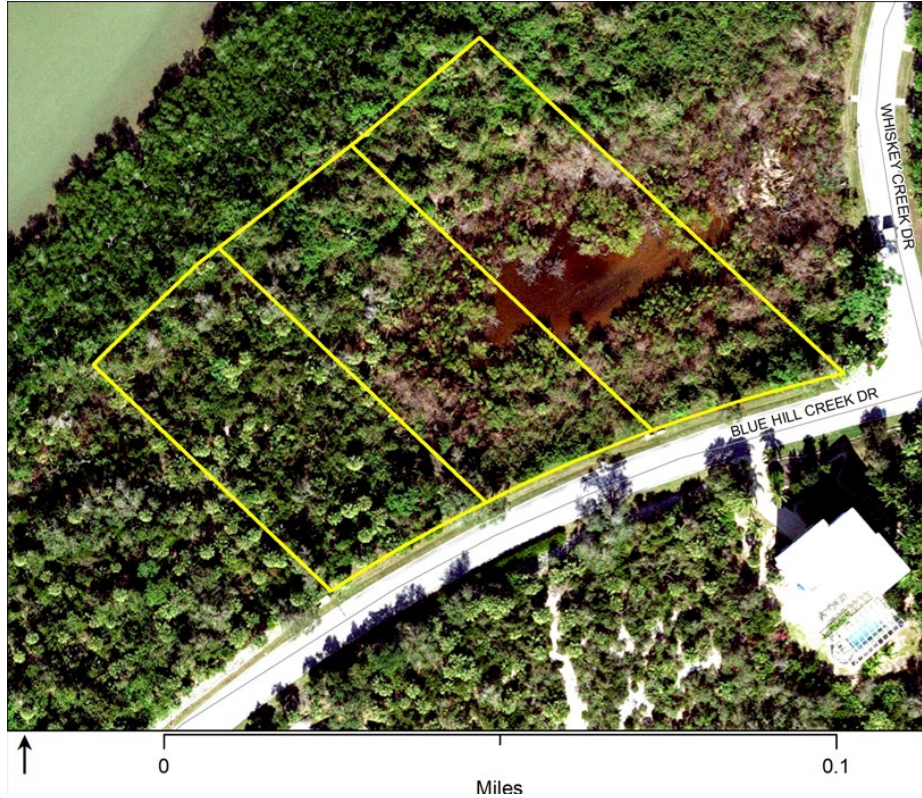


Conservation Collier Initial Criteria Screening Report Matlatatl, LLC



Owner Name: Matlatatl, LLC

Size: 2.83 acres

Folio Number: 50940003861, 50940003845, 50940003829

Staff Report Date: June 7, 2023 (Updated June 7, 2023)

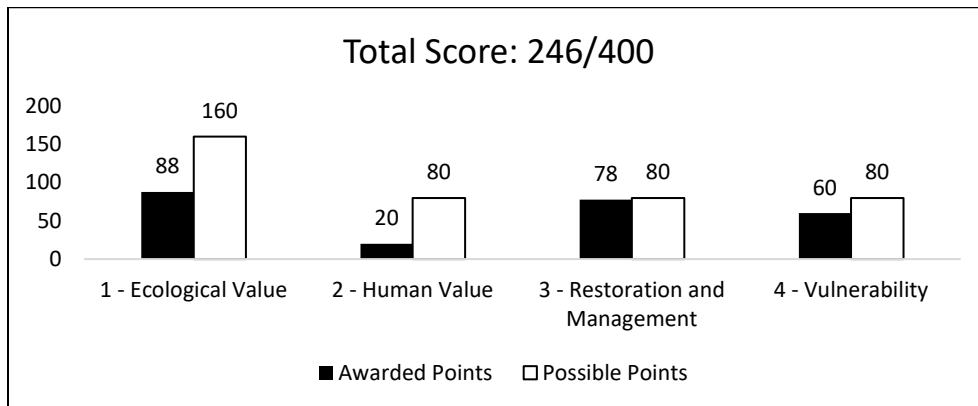


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1. Introduction

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 12th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location and assessed value, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

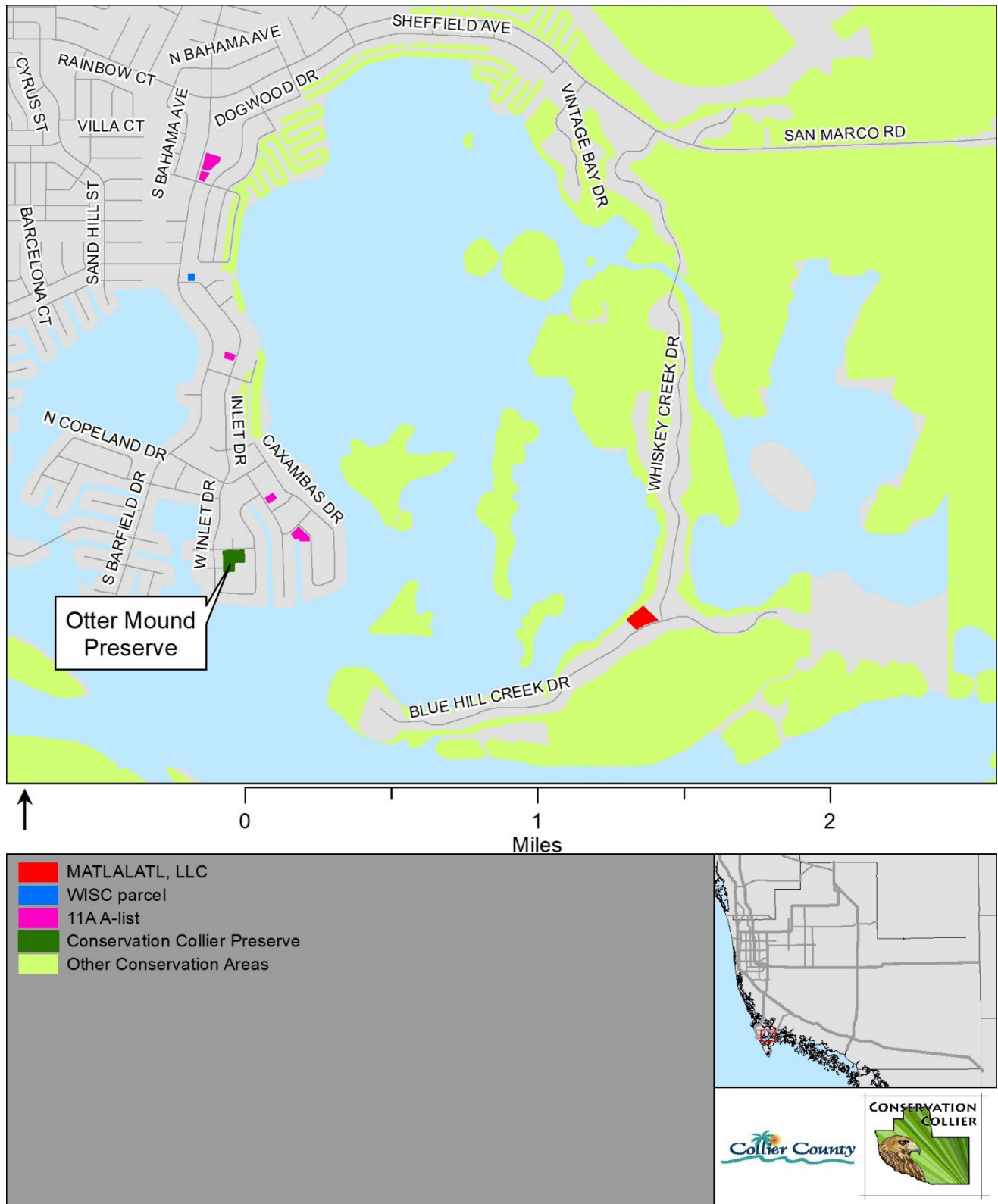


Figure 1 - Parcels Location Overview

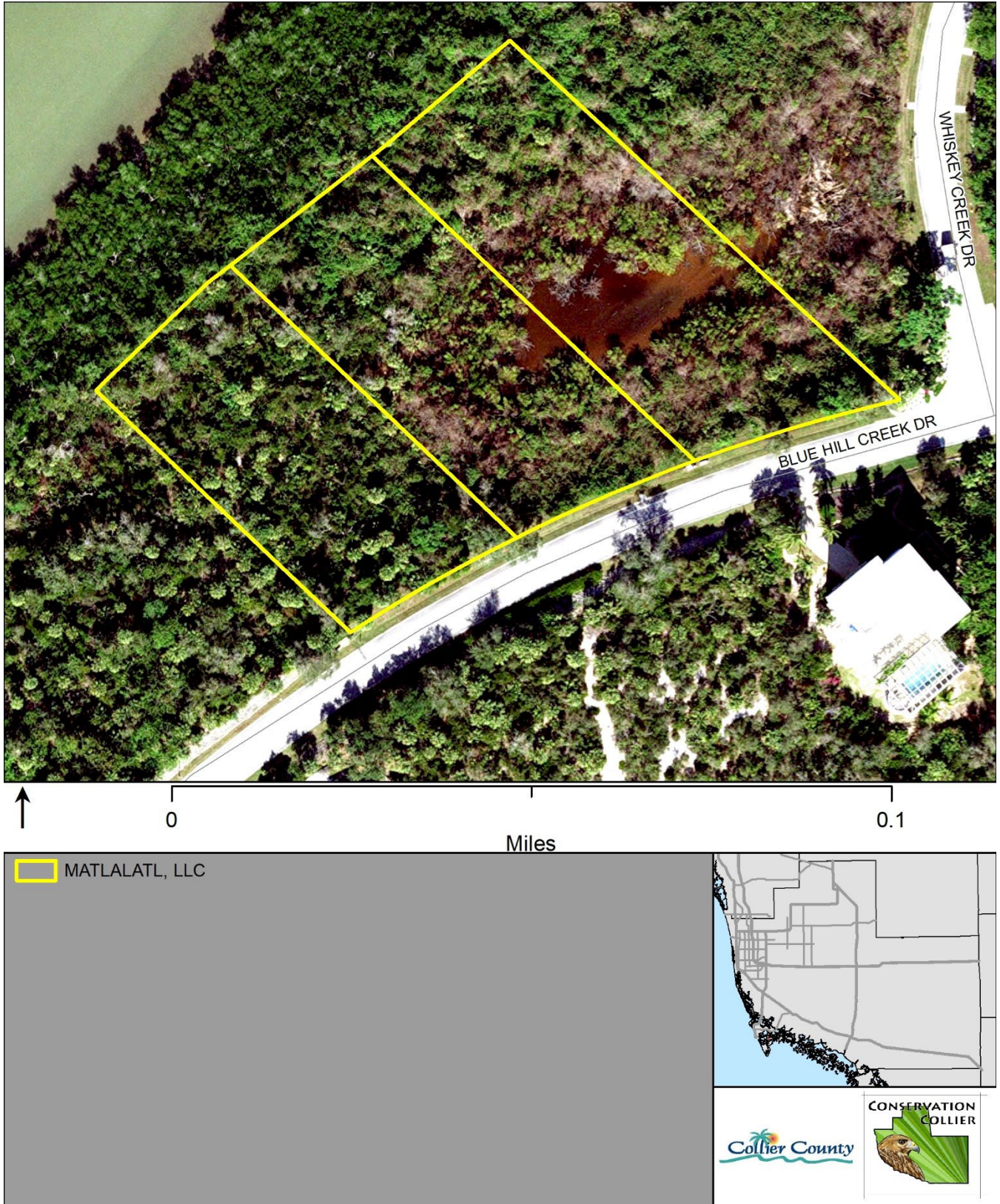


Figure 2 - Parcels Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Matlalatl, LLC	Matlalatl, LLC
Folio Numbers	50940003861, 50940003845, 50940003829	1079, 1085, and 1091 Blue Hill Creek Dr., Marco Island, FL 34145
Target Protection Area (Ord. 2002-63, Section 10.3)	Urban	Not a Target Protection Mailing Area
Size	2.83 acres	3 parcels
Section, Township, and Range	S22, T52, R26	Section 22, Township 52, Range 26
Zoning Category/TDRs/Overlays	PUD	Parcels are part of the Key Marco Planned Unit Development. One home could be constructed on each lot.
FEMA Flood Map Category	Mostly AE with some X in SW corner of property	AE - Special Flood Hazard Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage X - Moderate- to low-risk area
Existing structures	None	
Adjoining properties and their Uses	Undeveloped single-family, conservation, roadway	Undeveloped single-family lots to the east and west, Blue Hill Creek Dr. to the south, and Rookery Bay NERR to the north
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	

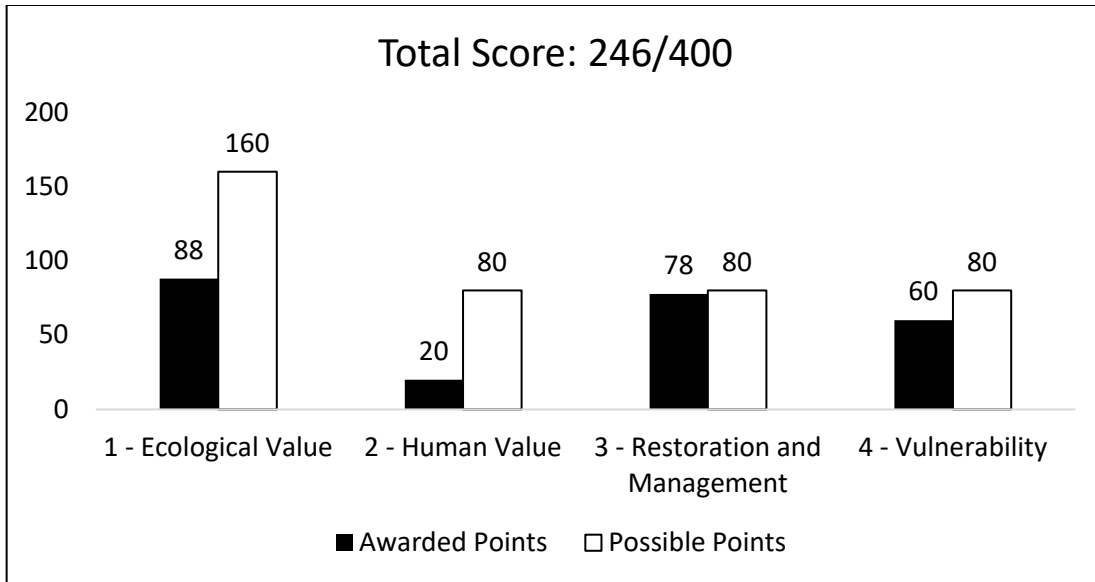


Figure 3 - Secondary Criteria Score

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	88	160	55%
1.1 - Vegetative Communities	43	53	80%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	20	80	25%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	14	34	42%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	78	80	97%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	2	22	10%
Total	246	400	61%

Table 2 - Secondary Criteria Score Summary

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 Division 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.

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 Matlalatl, LLC property, which has an initial estimated valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the two appraisal reports will be used to determine the offer made to the seller.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Matlalatl, LLC	1079, 1085, and 1091 Blue Hill Creek Dr.	2.83	\$978,601	TBD

* Assessed Value is obtained from the Property Appraiser’s Website. The Assessed Value is based off the current use of the property.

**The Estimated Value for the Matlalatl, LLC. property will be obtained from the Collier County Real Estate Services Department prior to CCLAAC ranking.

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 PUD and are within the Key Marco PUD. Each of the three parcels could have 1 single-family home developed on it.

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

Criteria 1: Native Habitats

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

i.	Hardwood hammocks	Yes
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: Parcels contain mangrove swamp and maritime hammock with some characteristics of coastal scrub.

Criteria 2: Human Social Values

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

Statement for Satisfaction of Criteria 2: The parcels are within a private community. While access by the public is possible, the community charges \$5 per bicycle and \$10 per vehicle for access.

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 parcels contain primarily wetlands and most likely hold water during the wet season and storm events. They provide storm surge protection also.

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 upland areas of the parcels contain gopher tortoise burrows. The mangrove and mangrove fringe areas of the parcels provide habitat for listed wading birds.

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 land managed by Rookery Bay National Estuarine Research Reserve.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property consists of primarily mangrove swamp wetlands with maritime hammock within the mangrove fringe and some coastal scrub characteristics within the western parcel. A depressional feature dominates the middle of the two eastern parcels and consists of mangrove wetland. The sparse canopy is comprised primarily of black mangrove (*Avicennia germinans*) with some red mangrove (*Rhizophora mangle*), buttonwood (*Conocarpus erectus*), and white mangrove (*Laguncularia racemosa*). Coinvine (*Dalbergia ecastaphyllum*) is the dominant midstory plant with no groundcover noted. It appears that high storm surge from Hurricane Ian in September 2022 impacted vegetation within the parcels. Steep slopes exist surrounding the depressional feature, and stressed vegetation is visible high up into these slopes. Dominant canopy within the maritime hammock includes cabbage palm (*Sabal palmetto*) with some gumbo limbo (*Bursera simaruba*), strangler fig (*Ficus aurea*), and live oak (*Quercus virginiana*) in the highest areas. Midstory is dominated by coco plum (*Chrysobalanus icaco*). Also present in the midstory is red bay (*Persea borbonia*), snowberry (*Chiococca alba*), white indigoberry (*Randia aculeata*), marlberry (*Ardisia escallonioides*), cabbage palm. Greenbriar (*Smilax* sp.), muscadine (*Vitis rotundifolia*), rouge plant (*Rivina humilis*), and a type of nutrush, which appears to be tall nutgrass (*Scleria triglomerata*) are present in the groundcover. In the higher portions of the western parcel, some hogplum (*Ximenia americana*) and saw palmetto (*Serenoa repens*) are present alongside the maritime hammock species.

Very little invasive, exotic vegetation was observed on site. A few Brazilian pepper (*Schinus terebinthifolia*) exist along the southeastern edge and very sparse rosary pea (*Abrus precatorius*) was observed within the interior of the parcels.

No listed plant species were observed during the site visit.

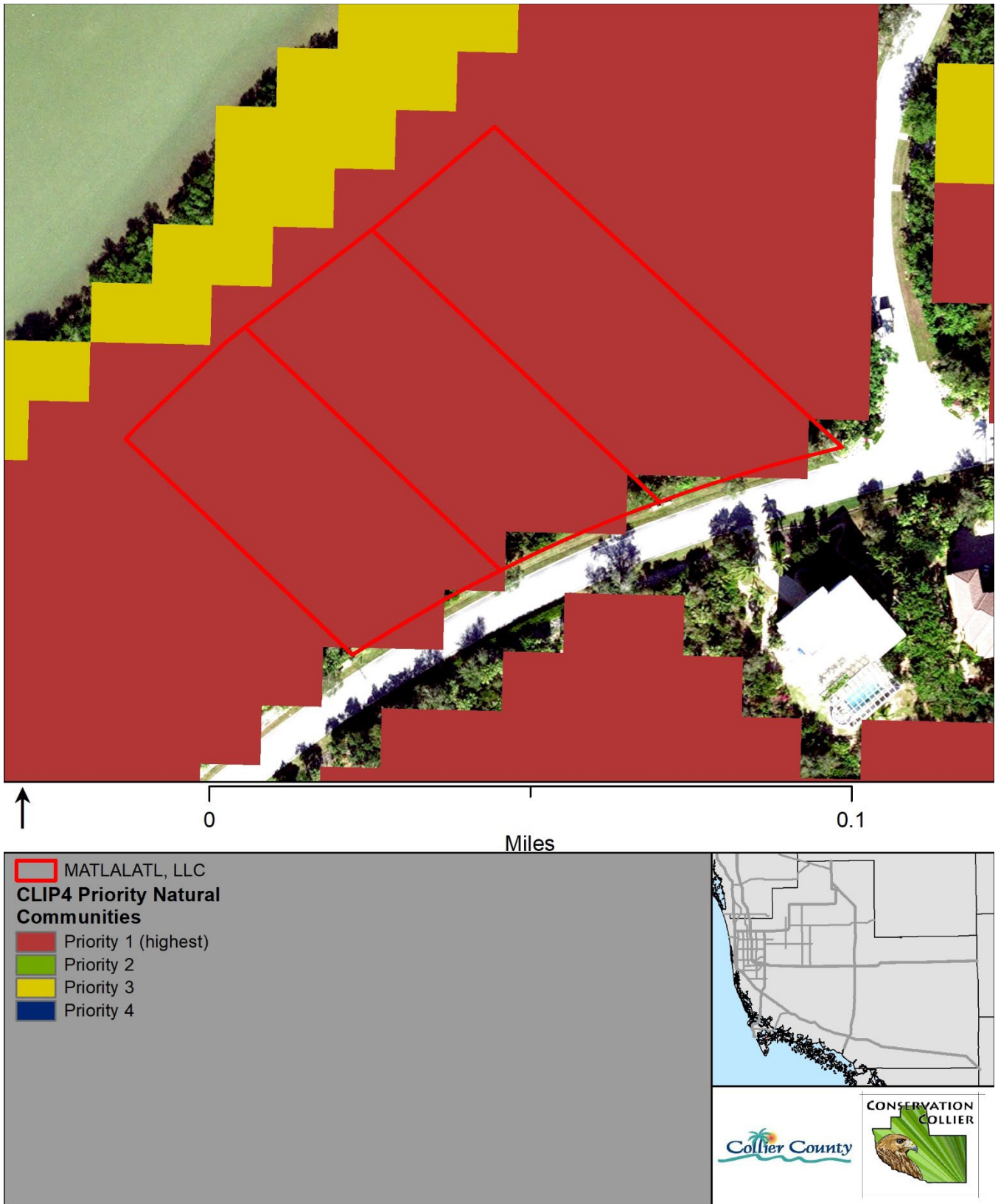


Figure 4 - CLIP4 Priority Natural Communities

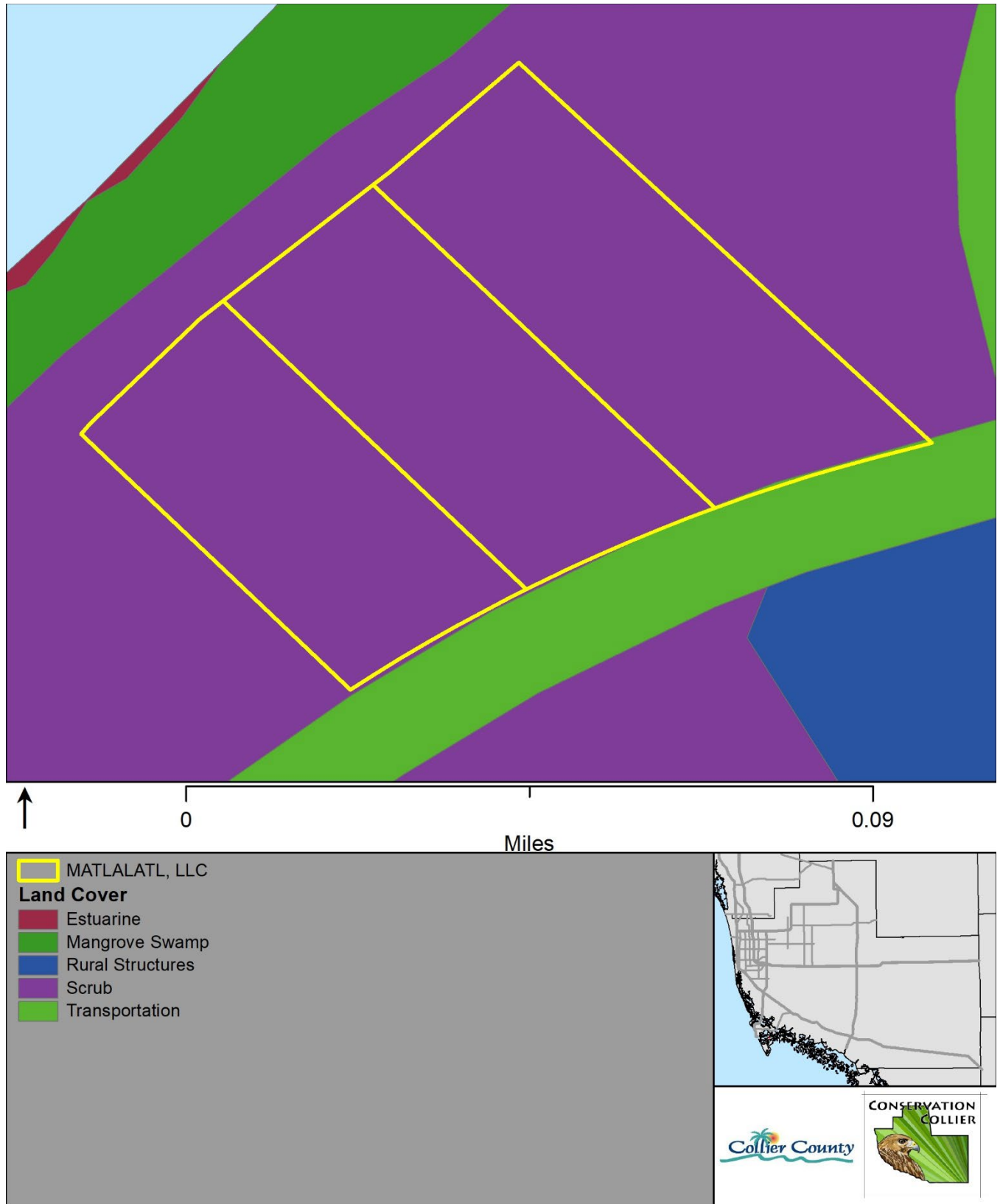


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Coco plum within maritime hammock in western portion



Figure 7 – Mangrove swamp – disturbed by Hurricane Ian in late September 2022

3.1.2 Wildlife Communities

These parcels provide some wildlife habitat on their own and provide wildlife habitat enhancement to adjacent lands. Active gopher tortoise burrows were observed within the upland portions of all three parcels.

Table 4 – Listed Wildlife Detected

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

Table 5 – Potential Listed Wildlife Species


Common Name	Scientific Name	State Status	Federal Status
Little blue heron	<i>Egretta caerulea</i>	Threatened	
Tricolored heron	<i>Egretta tricolor</i>	Threatened	
Roseate spoonbill	<i>Platalea ajaja</i>	Threatened	

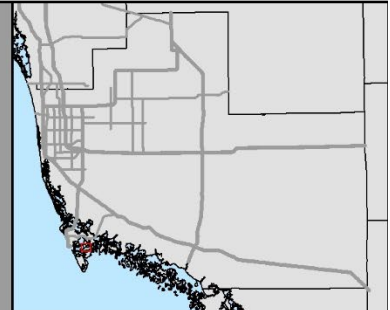


0

Miles

1

 MATLALATL, LLC



Collier County



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

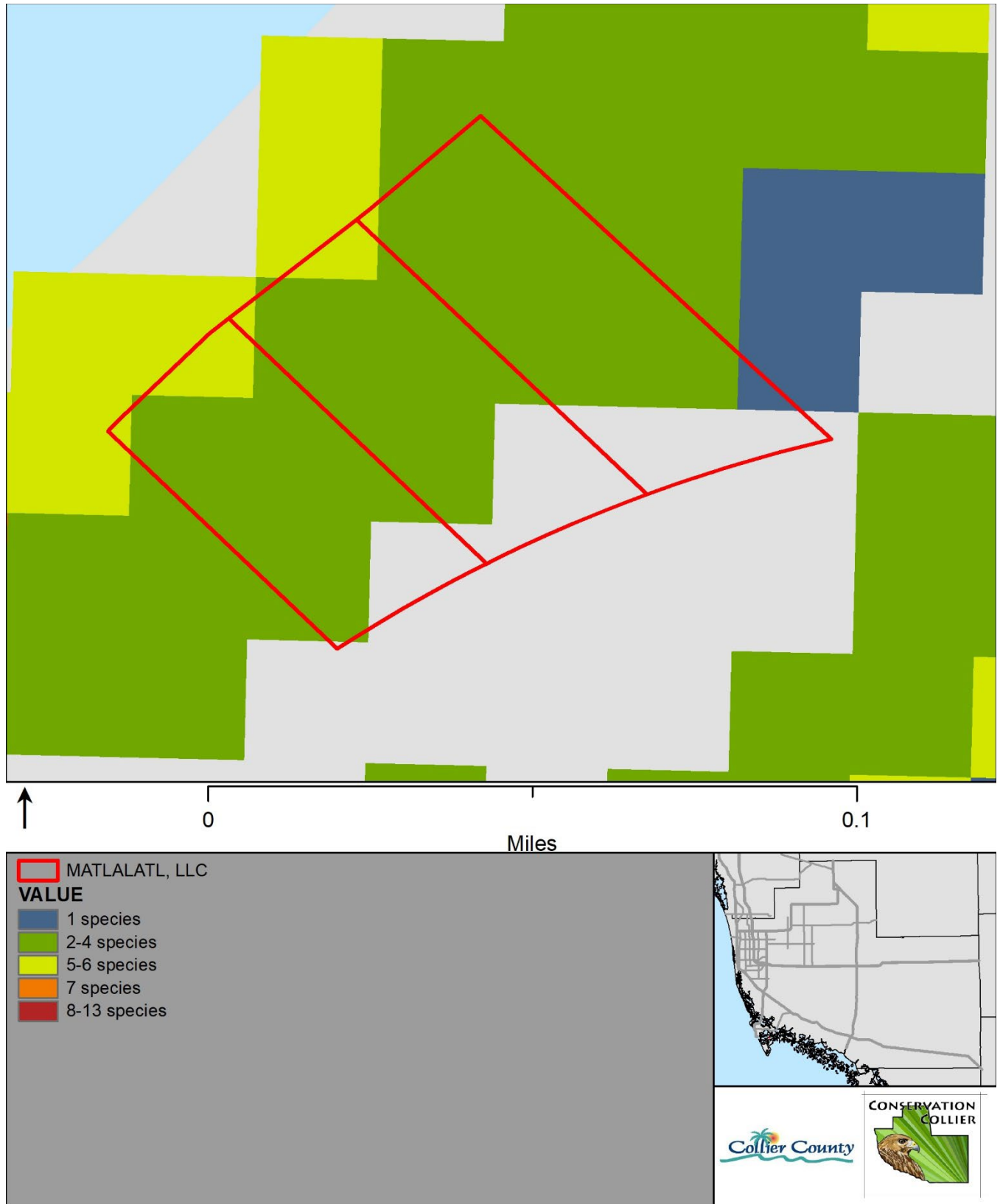


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Acquisition of this property would offer some opportunity for protection of water resource values, including storm surge protection and protection of wetland dependent species habitat. The parcels contain primarily wetlands and would provide habitat for wetland dependent species most of the year. A primary benefit to preserving the parcels in an undeveloped state would be storm surge protection. There is a distinct decline in elevation just north of the road and along the eastern side of the westernmost parcel.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils are nearly entirely “Paola fine sand, gently rolling” – a nearly level, excessively drained soil that is associated with coastal dunes on Marco Island. The northeast corner is mapped as “Canaveral – Beaches Association” – a nearly level, moderately well drained Canaveral soil found on low ridges and areas of beaches, and a small portion of the northwestern boundary is mapped as “Durbin and Wulfert Mucks, Frequently Flooded” – a level, very poorly drained soil found in tidal mangrove swamps.

Upland-Wetland Determination Map (approximate- subject to agency verification)

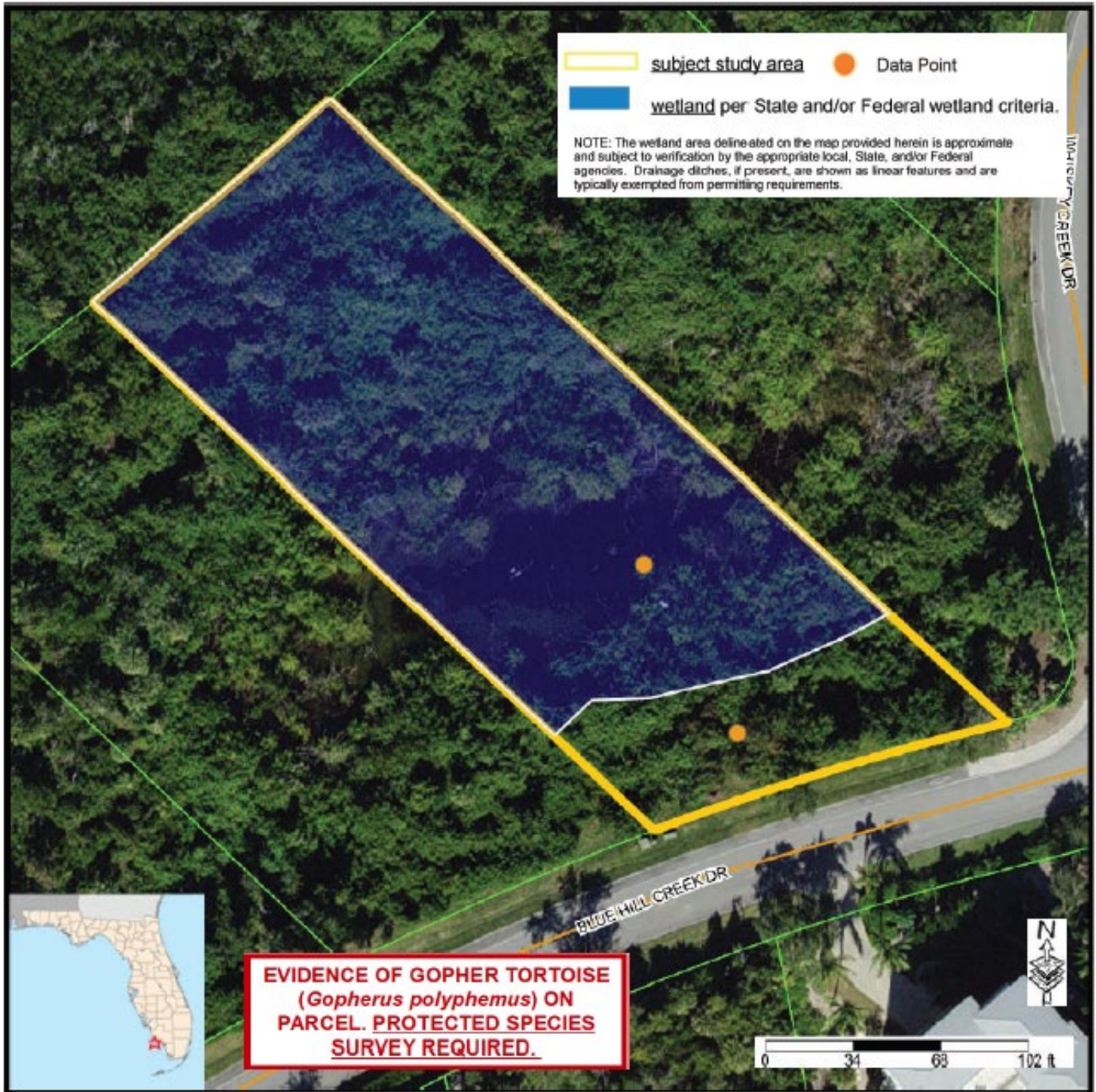


Figure 10 – Informal Wetland Determination map eastern parcel – provided by Tropical Environmental Consultants

Upland-Wetland Determination Map (approximate- subject to agency verification)

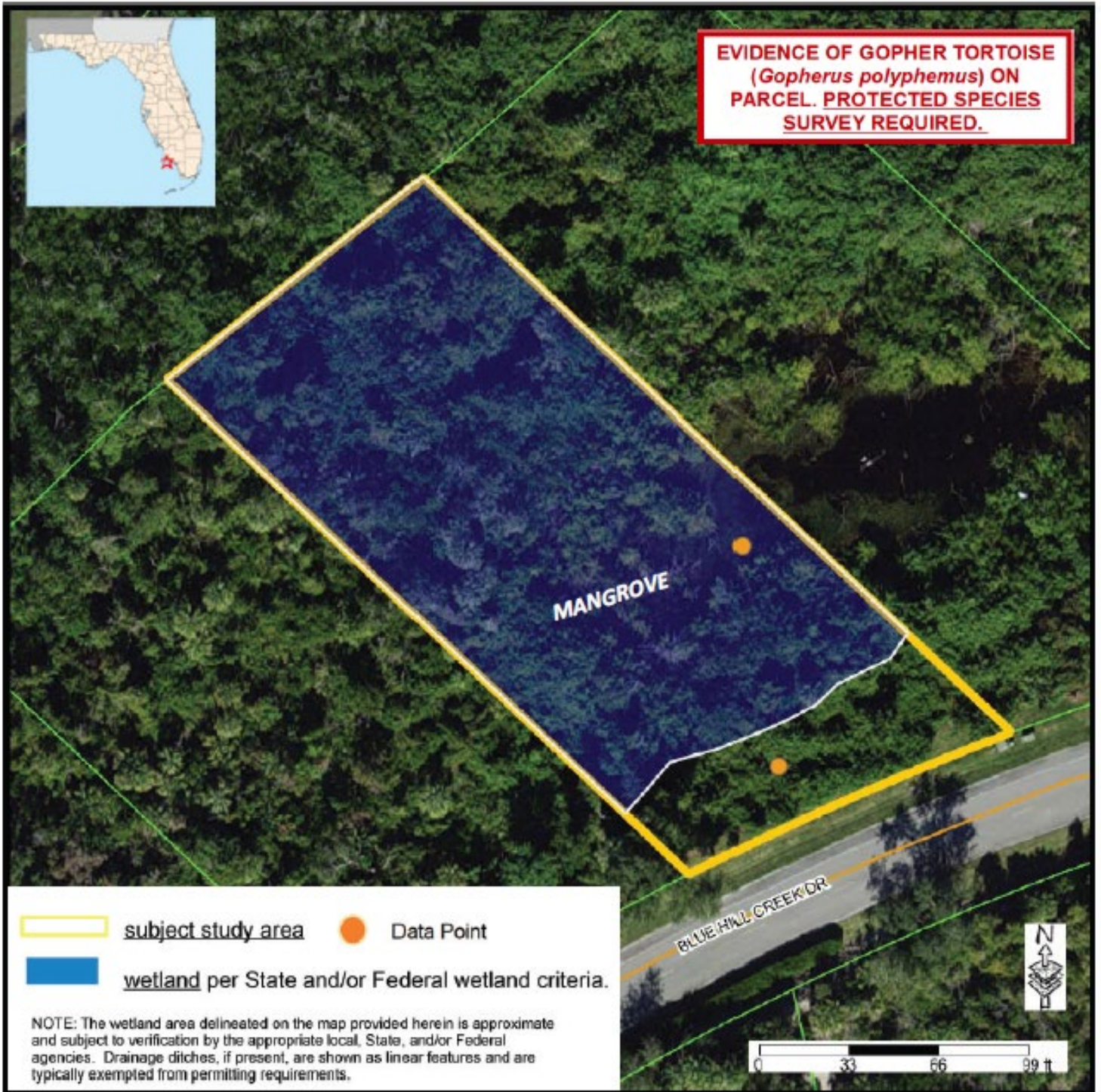


Figure 11 - Informal Wetland Determination map middle parcel – provided by Tropical Environmental Consultants

Upland-Wetland Determination Map (approximate- subject to agency verification)



Figure 12 - Informal Wetland Determination map western parcel – provided by Tropical Environmental Consultants

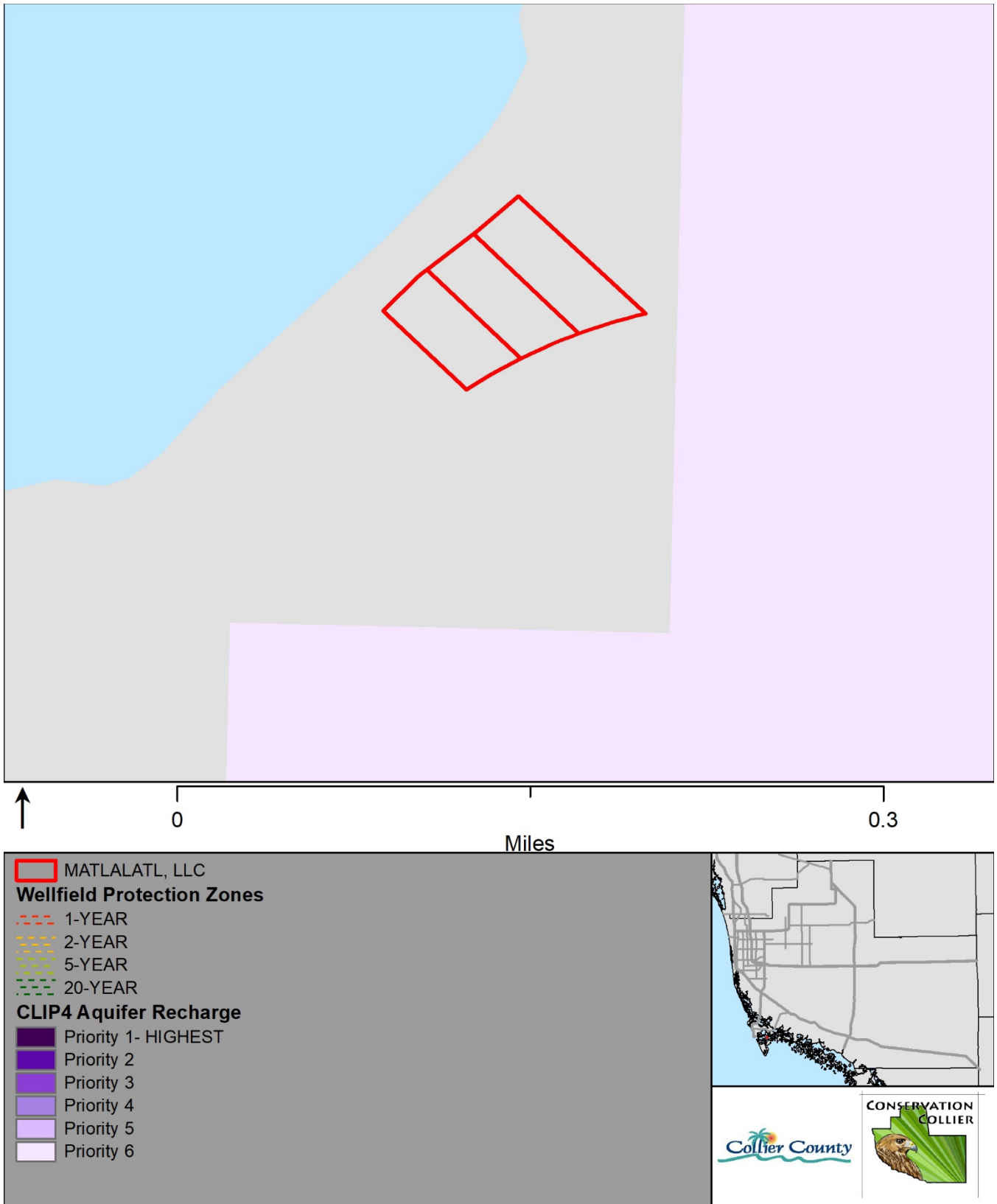


Figure 13 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

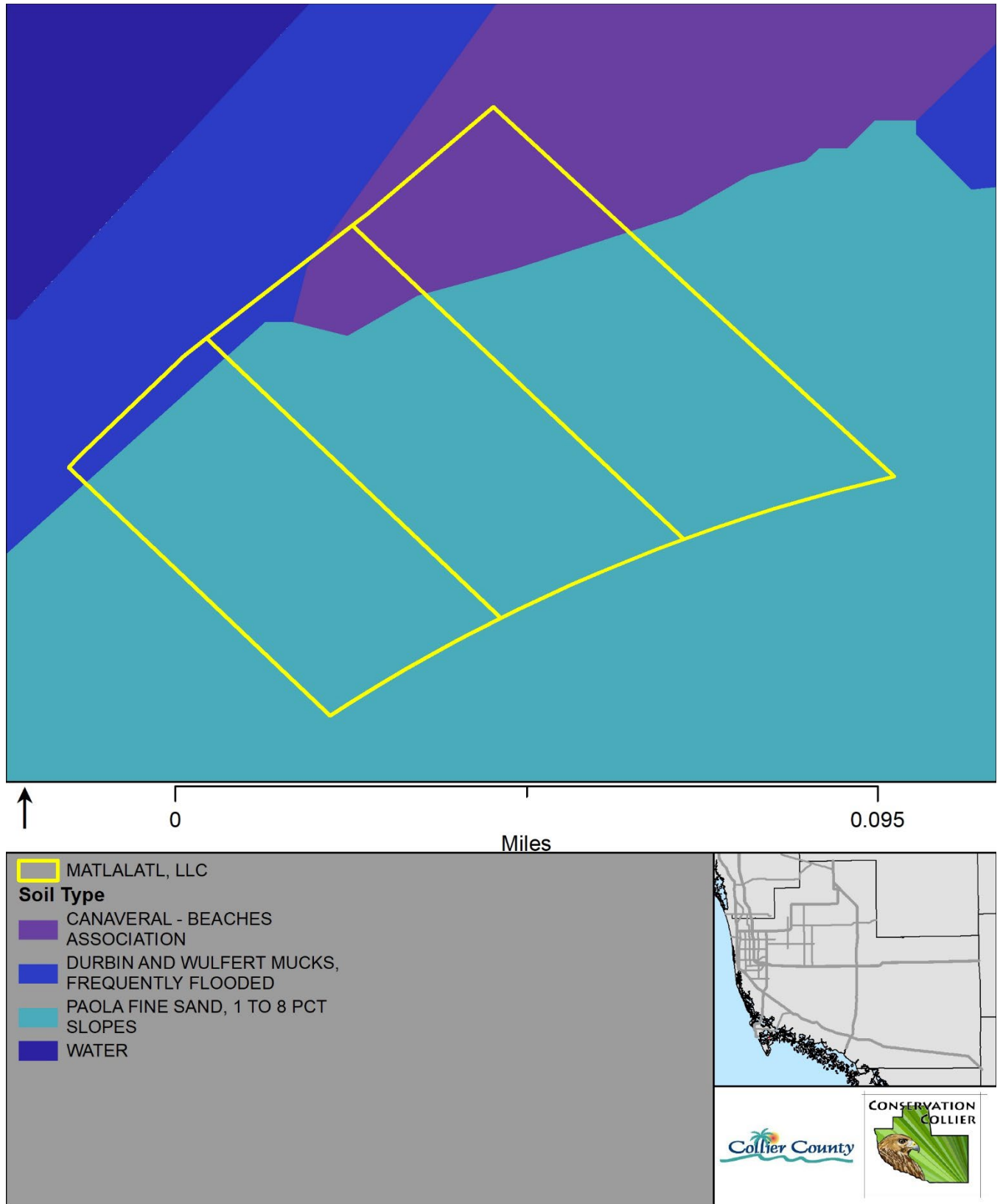


Figure 14 - Collier County Soil Survey

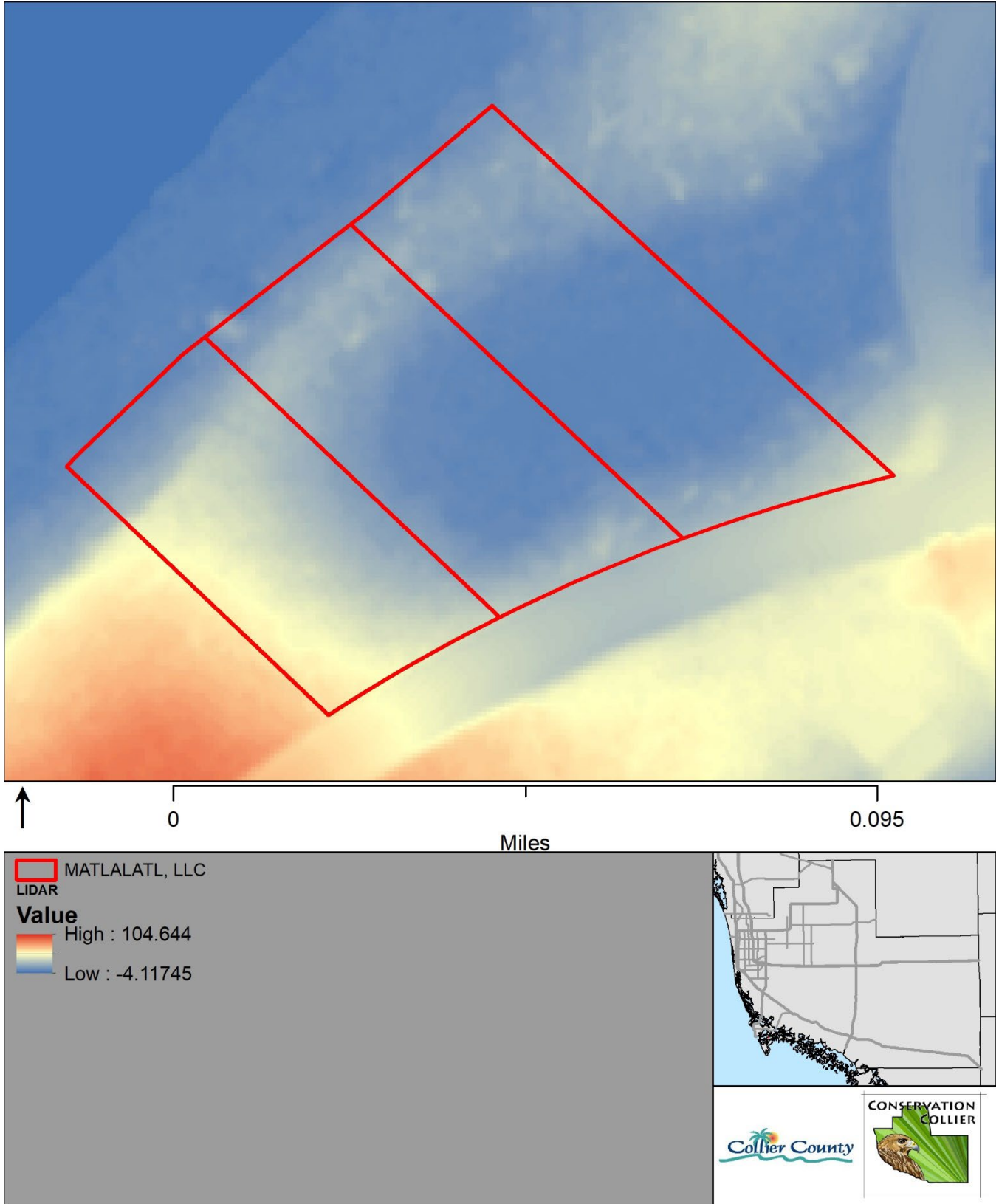


Figure 15 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels are adjacent to Rookery Bay National Estuarine Research Reserve.

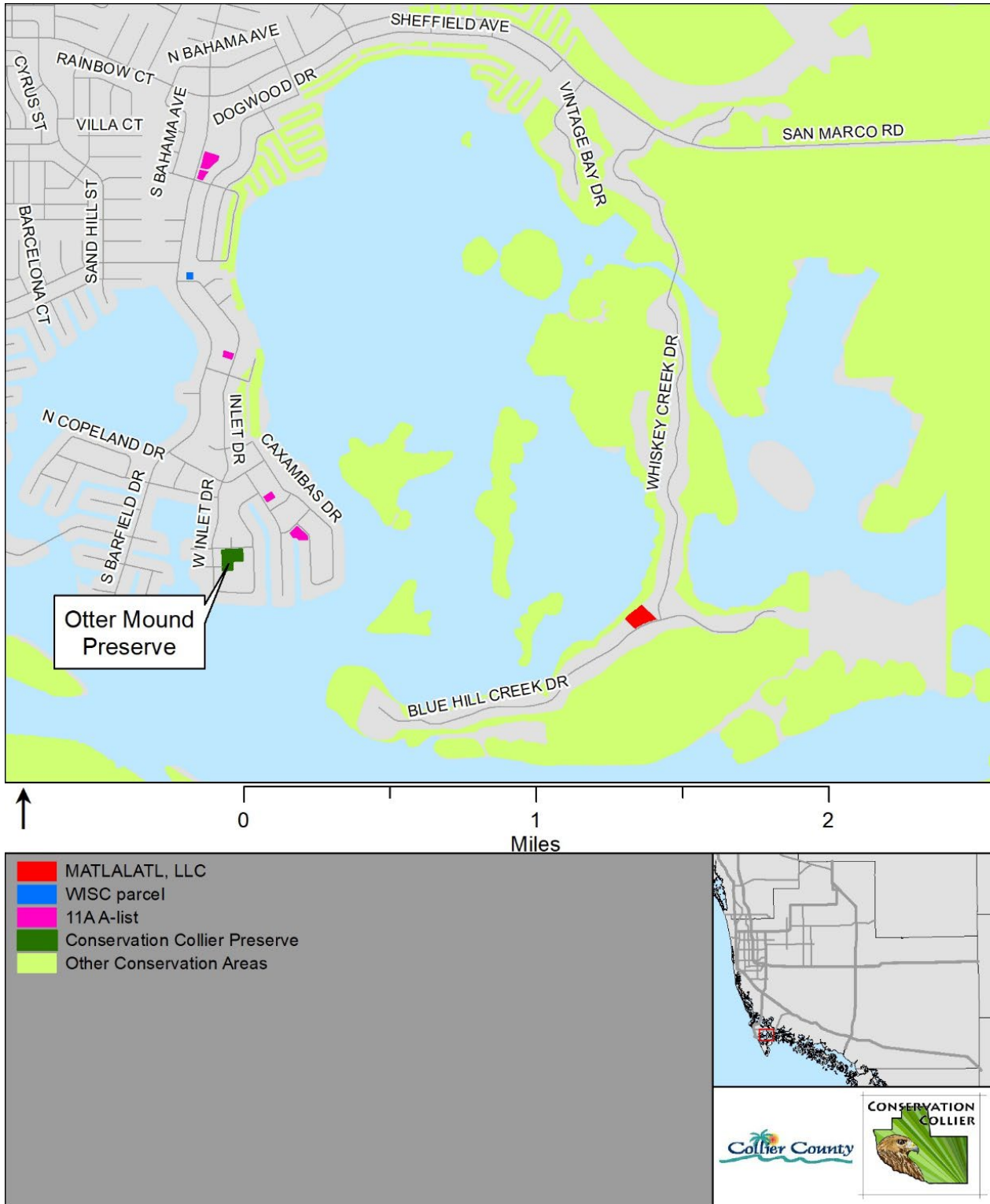


Figure 16 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels are primarily wetland, and their size would not lend itself to a boardwalk. The limited uplands within the parcels would be inappropriate for a trail system do to the sensitive nature of the habitat and the existence of gopher tortoise.

3.2.2 Accessibility

The parcels can be accessed via Blue Hill Creek Dr. This road has a security gate that would limit public access to bicycles for a fee of \$5 and to vehicles for a fee of \$10.

3.2.3 Aesthetic/Cultural Enhancement

The parcels are visible from Whiskey Creek Dr.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Very sparse exotic vegetation exists within the parcel. A few Brazilian pepper along the southern boundary and sparse patches of rosary pea.

3.3.1.2 Prescribed Fire

The parcels do not contain fire dependent communities, therefore prescribed fire would not be recommended.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcels.

3.3.3 Assistance

Staff does not anticipate management assistance from other agencies.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are zoned PUD and, per the Deltona Settlement Agreement, are within the 142 acres of the Key Marco Development to be utilized for development purposes. Another 662 acres of the development have been retained for preservation under the Settlement Agreement.



Figure 17 – Zoning



CITY OF MARCO ISLAND FUTURE LAND USE MAP

FUTURE LAND USE LEGEND	
LOW DENSITY RESIDENTIAL	VILLAGE COMMERCIAL
MEDIUM DENSITY RESIDENTIAL	COMMUNITY COMMERCIAL
HIGH DENSITY RESIDENTIAL	TOWN CENTER / MIXED USE
RESORT / RESIDENTIAL	HEAVY COMMERCIAL
COMMUNITY FACILITY	PRESERVATION / CONSERVATION - Private
PLANNED UNIT DEVELOPMENT	PRESERVATION / CONSERVATION - Public
	Matlatlatl, LLC

* The area designated to the City of Marco Island (LUM) as PUD is subject to the City of Marco Island Comprehensive Zoning Ordinance. The City of Marco Island Council has reviewed this map and has approved it for use in the City of Marco Island. This map is not intended to be used for any other purpose and is not intended to be used for any other purpose.

Approved By City Council: 02/27/2023
 Map Revised: 02/27/2023

Figure 18 –Future Land Use

3.4.2 Development Plans

The property 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.

The parcels, per the Deltona Settlement Agreement, are within the 142 acres of the Key Marco Development to be utilized for development purposes. The Key Marco Community Association Declaration and Bylaws outlining the use restrictions on residential lots, state that residential lots in Key Marco are not permitted to become recreational areas and are only for residential uses. Creating a public preserve on the lots would be a violation of the covenants and would be enforceable by the Association.

The Key Marco documents only contemplate recreational areas or native habitat parks for common areas – and not on lots. Section 5.2 of the Declaration below specifically provides that all portions of the property except common areas must be used for residential purposes. As a result, any attempt to convert lots into recreational areas or public park areas would violate the Declaration, as these uses are not residential uses. Specifically, Section 5.2 provides:

5.2 Residential Property. All portions of the Property, unless designated as Common Areas including, but not limited to, Dockage Slips, or for other designated use(s) in an amendment to this Declaration, shall constitute residential property. No retail or wholesale sales operation of any nature may be carried on in the Property, except for (a) the construction, development and sale of the Lots, (b) direct accessory services to the Lots or to residential uses such as utilities or Lot and Home maintenance, (c) accessory amenity services to any Recreation/Native Habitat Park/Open Space Area, including, but not limited to, dockmaster facilities and (d) such other services as the Board shall by written consent deem appropriate. All Improvements on the Property shall be constructed in accordance with the Site Plan.

Additionally, should Conservation Collier acquire these three parcels within the Key Marco Community, the Program would be subject to an annual Home Owner's Association (HOA fee of \$6,200 per lot, or \$18,600 and possibly an annual Community Development District (CDD) fee of \$1,600 per lot, or \$4,800.

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	\$570	\$280	Initial cost estimated at \$200/acre with recurring estimated at \$100/acre based on minimal exotics.
Signage	\$200	n/a	
HOA fee	\$18,600	\$18,600	Annual fee is \$6,200 per lot
CDD fee	\$4,800	\$4,800	Annual fee is \$1,600 per lot; fee may not be required as it is a tax; however, fee will then be passed on to remaining lot owners for maintenance of infrastructure
TOTAL	\$24,170	\$23,680	

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. This property would not be a good candidate for FCT funding.

Florida Forever Program: Although these parcels are within a Florida Forever Program boundary, because of their individual size, the State will not pursue their acquisition.

Additional Funding Sources: There is potential for partnership with the CREW Land and Water Trust to facilitate acquisition.

7. Secondary Criteria Scoring Form

Property Name: Matlatlatl LLC			
Target Protection Mailing Area: N/A			
Folio(s): 50940003861, 50940003845, 50940003829			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	88	55
2 - Human Value	80	20	25
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	60	75
TOTAL SCORE	400	246	61

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	160	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100	100	Maritime Hammock
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Maritime Hammock; Mangrove
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	None observed
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50	50	very low
b. 10 - 25% infestation	40		

c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
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 ≥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	Not a large amount of habitat, but adjacent to Rookery Bay
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	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		
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10	10	

d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	50	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	RBNERR
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	330	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	88	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	50	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30		
c. Public access via private road	20	20	
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		

b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10	10	
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
HUMAN VALUES TOTAL SCORE	280	70	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	20	

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	a few Brazilian peppers and some rosary pea
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	not fire dependant

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	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	170	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	78	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	130	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	5	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	

4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
VULNERABILITY TOTAL SCORE	180	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

8. Additional Site Photos



Snowberry, coco plum, and smilax



Gopher tortoise burrow on western parcel



Thick cabbage palms in maritime hammock area



Hogplum



View of parcels along Blue Hill Creek Dr.



Marlberry



Thick coco plum in maritime hammock area



Mangroves disturbed by Hurricane Ian

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

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

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

Figure 9 - Potential Habitat Richness CLIP4 Map

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

Figure 13 - 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.