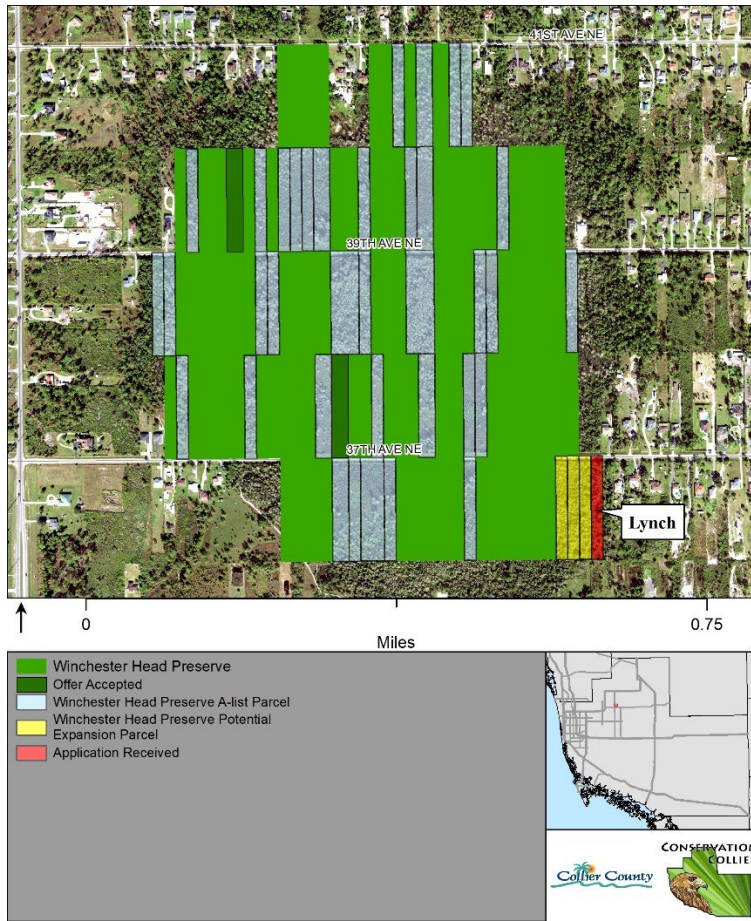


# Conservation Collier Initial Criteria Screening Report

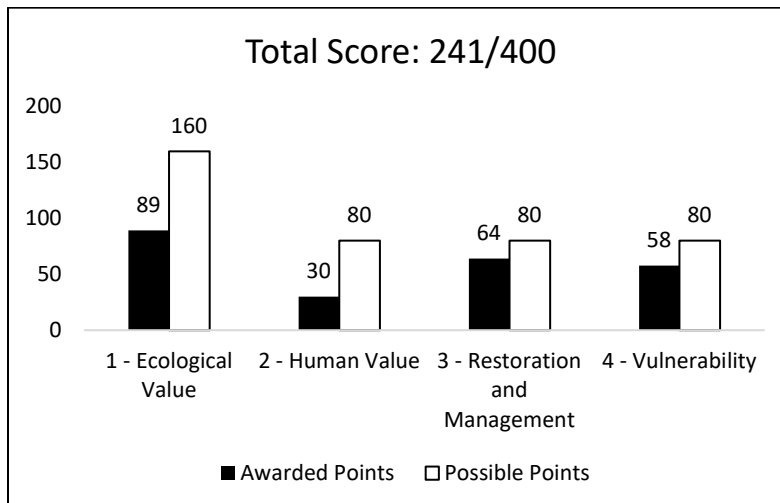
## Winchester Head



Total Parcels and Acreage: 40 parcels (52.6 ac)

Applied Parcel Owner(s): Lynch (39961440000)

Staff Report Date: September 13, 2004 (Revised February 7, 2024)



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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.

This ICSR evaluates the entire Winchester Head area – a total of 40 parcels (52.6 acres). Of those parcels, 36 (52.6 acres) are within the Board approved Winchester Head Preserve multi-parcel project area and 4 (4.6 acres) are adjacent and similar to the multi-parcel project area, but just outside of it. Parcels within the multi-parcel project area are A-list properties on the Conservation Collier Active Acquisition List and can be purchased without further evaluation. Parcels outside of the multi-parcel project area must be evaluated by the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) and placed on the recommended Conservation Collier Active Acquisition List for Board consideration.

## 2. Summary of Property

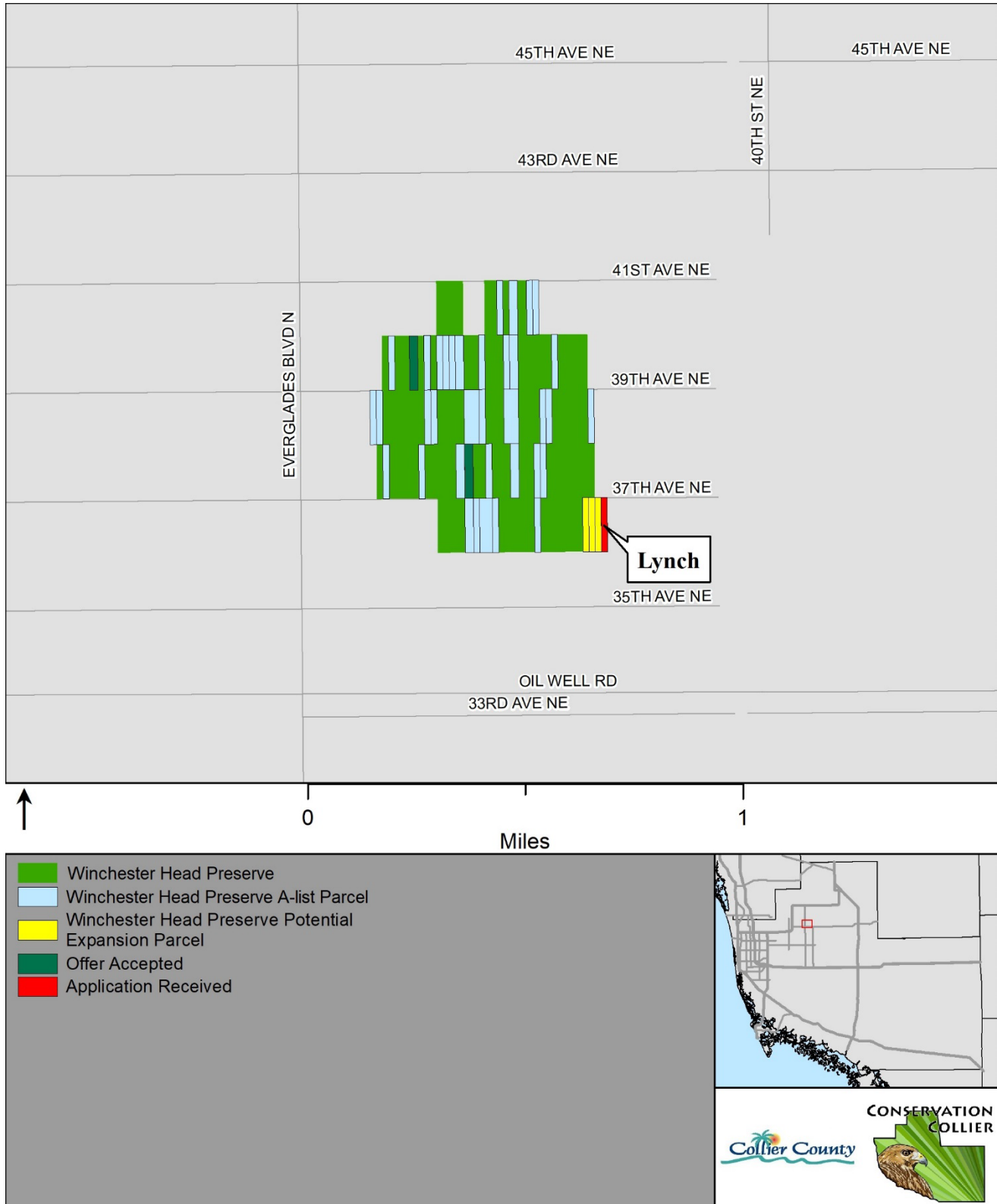


Figure 1 - Parcel Location Overview

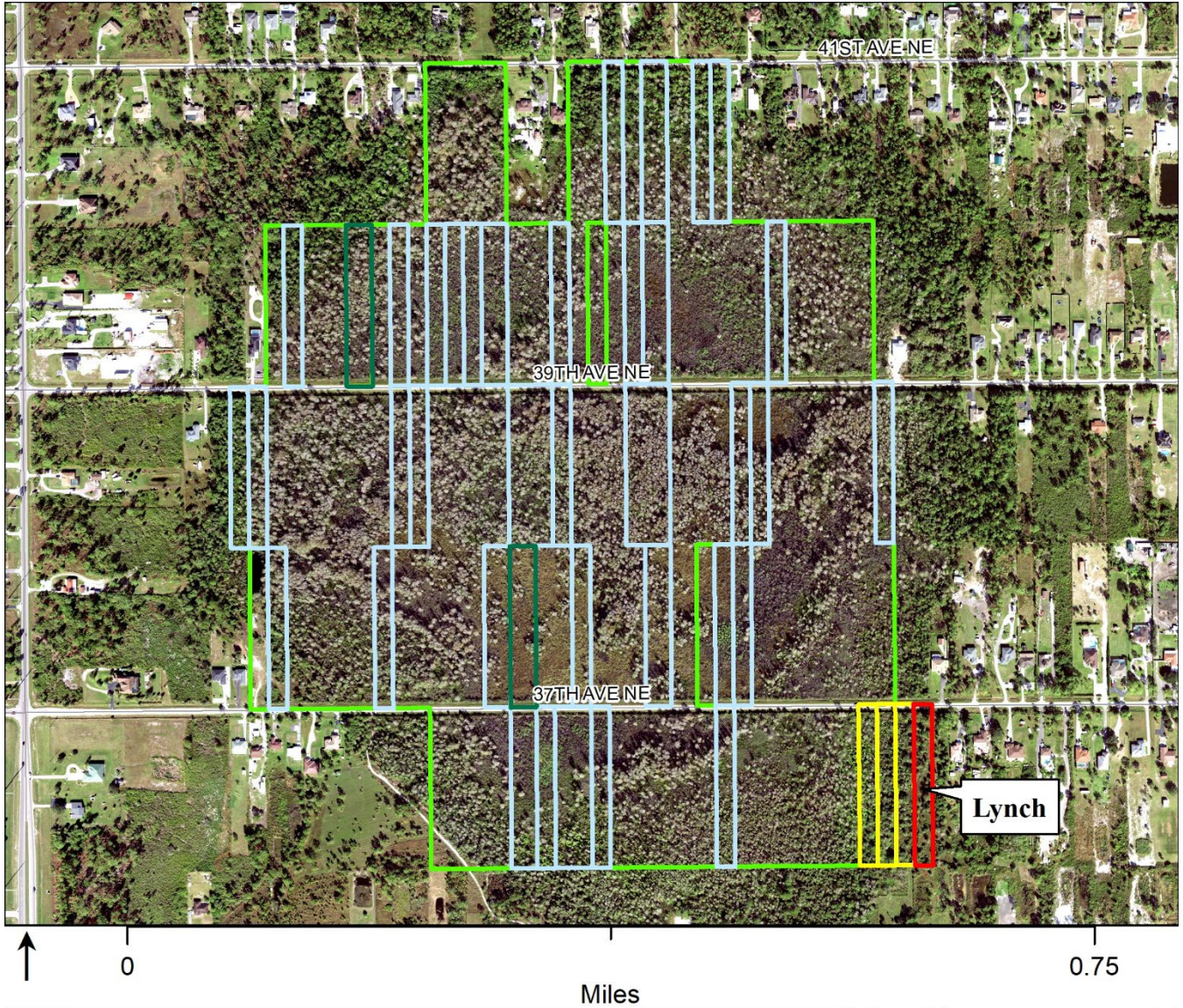
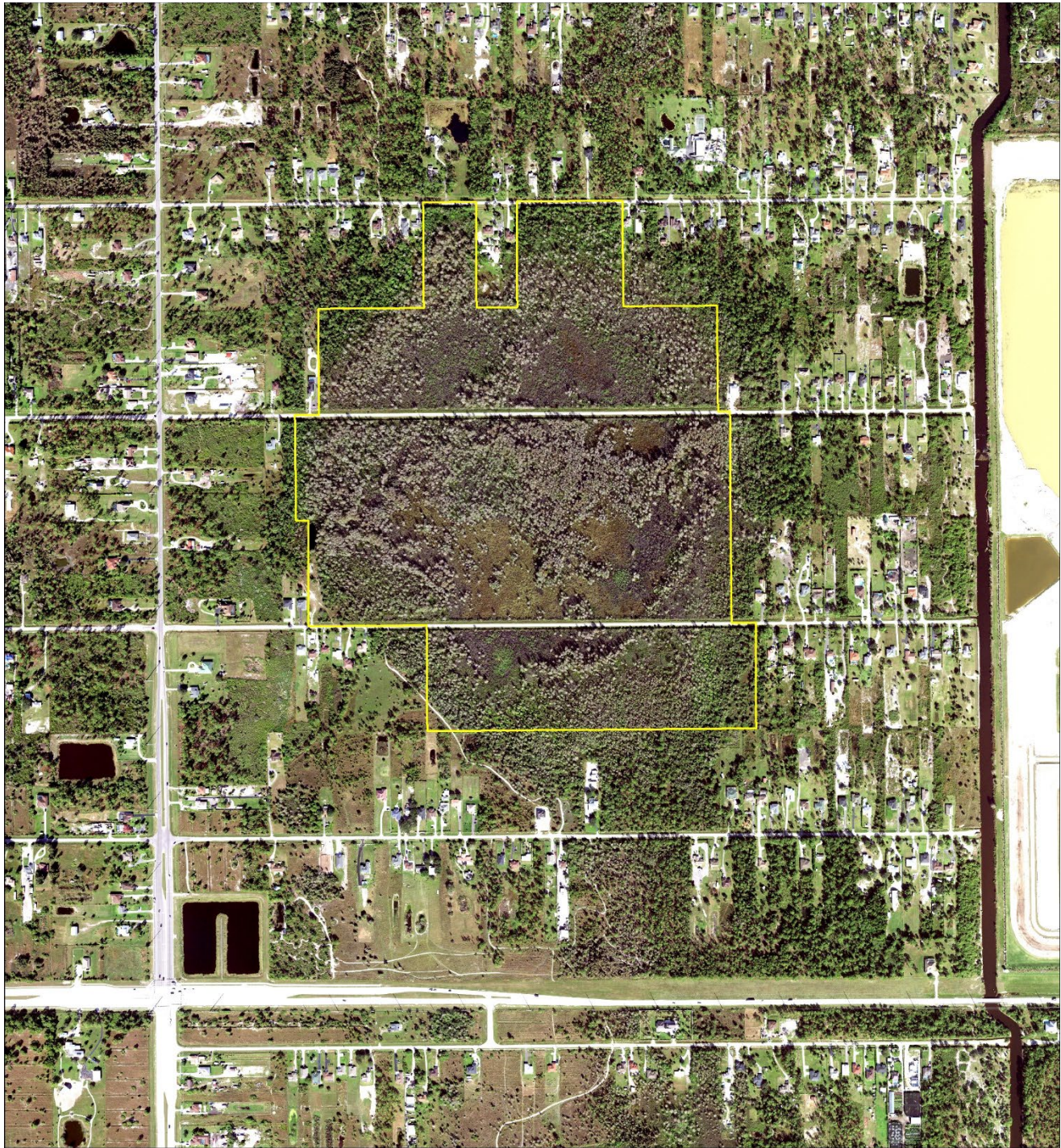


Figure 2 - Parcel Close-up



↑  Winchester Head ICSR boundary

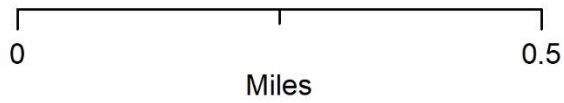


Figure 3 – Aerial of ICSR boundary

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Multiple	4 parcels outside the multi-parcel project boundary, 1 of which has submitted an application - Lynch
Folio Number	Multiple	40 parcels
Target Protection Area	Northern Golden Gate Estates	
Size	52.6 total acres	40 parcels ranging between 1.14 and 2.73 acres
Section, Township, and Range	S17, T48, R28	
Zoning Category/TDRs	E	Estates
Existing structures	None	
Adjoining properties and their Uses	Residential	Low-density, single-family homes
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	



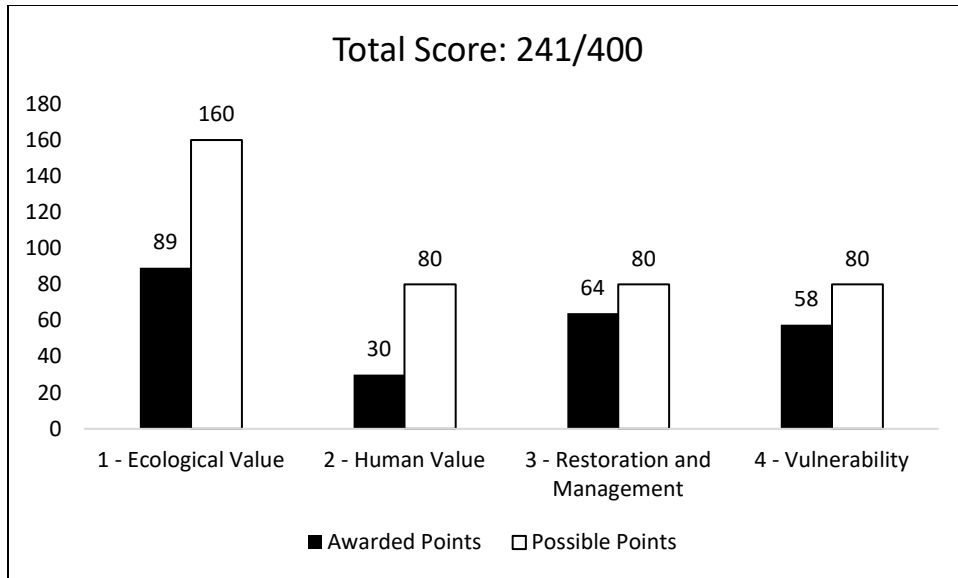


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>89</b>	<b>160</b>	<b>56%</b>
1.1 - Vegetative Communities	19	53	35%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	13	27	50%
1.4 - Ecosystem Connectivity	33	53	63%
<b>2 - Human Values</b>	<b>30</b>	<b>80</b>	<b>38%</b>
2.1 - Recreation	6	34	17%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
<b>3 - Restoration and Management</b>	<b>64</b>	<b>80</b>	<b>80%</b>
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>58</b>	<b>80</b>	<b>72%</b>
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	2	22	10%
<b>Total</b>	<b>241</b>	<b>400</b>	<b>60%</b>

## 2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the site. A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. It is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relied upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist.

If the Board of County Commissioners choose to acquire this property, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for each of the Winchester Head parcels, which have a collective valuation over \$500,000; two independent Real Estate Appraisers will value the subject area, and those appraisal reports will be used to determine offers for the subject properties.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Lynch, Andre	No address	1.14	\$60,420	\$

\* 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 Winchester Head parcels was obtained from the Collier County Real Property Section in January 2024.

### 2.2.1 Zoning, Growth Management and Conservation Overlays

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

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

**Location Description:** Winchester Head - Properties are located in North Golden Gate Estates just north of Oil Well Rd., east of Everglades Blvd. N , and between 41<sup>st</sup> Ave. NE and 35<sup>th</sup> Ave NE.

**Property Description**

Owner	Address and/or Folio	Acreage
Multiple	Multiple	40 parcels; 52.6 ac.

***Nominations to the Conservation Collier Program are based on satisfying at least two of the initial screening criteria below. Qualified sites shall then be further prioritized by secondary evaluative criteria.***

- 1. Does the property contain native plant communities? If yes, are any of the following unique and endangered plant communities present on the property? (Ord. 2002-63, Sec 10(1)(a))**  
 Yes  No  (If yes, briefly describe how parcel meets the above criteria):

Cypress, Marshes, and Mixed Scrub Wetland

Ordinance Plant Community	Corresponding Priority Natural Community (Florida Cooperative Land Cover System)	Presence
Tropical Hardwood Hammock	Upland Hardwood Forest	<input type="checkbox"/>
Xeric Oak Scrub	Scrub	<input type="checkbox"/>
Coastal Strand	Coastal Upland	<input type="checkbox"/>
Native Beach	Coastal Upland	<input type="checkbox"/>
Xeric Pine	Scrub/Pine Flatwood	<input type="checkbox"/>
Riverine Oak	-	<input type="checkbox"/>
High Marsh (Saline)	Coastal Wetland	<input type="checkbox"/>
Tidal Freshwater Marsh	Coastal Wetland	<input type="checkbox"/>
Other Native Habitats		<input checked="" type="checkbox"/>

- 2. Does the property 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? Ord. 2002-63, Sec. 10 (1)(b)**  
 Yes  No  (If yes, briefly describe how parcel meets the above criteria):

These properties may be accessed from several roads between 41<sup>st</sup> Ave NE and – 35th Ave NE off Everglades Boulevard North. The parcels offer land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.

- 3. 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? Ord. 2002-63, Sec. 10 (1)(c)**  
 Yes  No  (If yes, briefly describe how parcel meets the above criteria):

Owner Name(S): Lynch

Hydric soils exist on all of the parcels. These properties are within Winchester Head and nearly all of them contain wetlands, therefore providing habitat for wetland dependent species. These properties contribute moderately to the aquifer. The presence of hydrologic indicators on most of the properties, such as cypress knees, buttressed trunks, and open marshes, indicates that most of the properties contain surface water for at least part of the year.

**Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? Ord. 2002-63, Sec. 10 (1)(d)**

Yes  No  (If yes, briefly describe how parcel meets the above criteria):

Listed plant and animal species have been documented within the Winchester Head Preserve. These parcels all fall within the same wetland system as the Preserve. The native plant communities present within these parcels provide additional habitat for a suite of upland and wetland dependent species and wildlife including the Florida panther and black bear.

**4. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? Ord. 2002-63, Sec. 10 (1)(e)**

Yes  No  (If yes, briefly describe how parcel meets the above criteria):

Parcels will enhance the Winchester Head Preserve.

**Any qualified land which meets at least two of the above criteria and has matching funds available and/or which Conservation Collier funds availability would leverage a significantly higher funding rank in another acquisition program. Ord. 2002-63, Sec. 10 (1)(f)**

**Is the property within the boundary of another agency’s acquisition project?**

Yes  No

**If yes, will use of Conservation Collier funds significantly increase the rank or funding priority of the parcel for the other agency’s acquisition program?**

Yes  No

**MEETS INITIAL SCREENING CRITERIA**

Yes

No

**The properties satisfy 5 initial screening criteria**

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

Cypress: This habitat is dominated by mature cypress growing in deep water. The midstory is comprised of strangler fig and coastal plain willow. The understory is comprised of swamp fern, alligator flag, royal fern, maidencane, and other submerged and emergent vegetation. Numerous species of rare epiphytes are found in these forests.

Freshwater marsh: The deepest portions of these marshes are dominated by coastal plain willow and buttonbush with either pickerel weed or alligator flag. The shallower areas are comprised of lance leaf arrowhead and sedges which give way to grasses and ferns around the perimeter.

Mixed Wetland Hardwoods: This habitat’s canopy is dominated by cabbage palm, cypress, and laurel oak. Midstory consists of wax myrtle and saltbush. Groundcover is primarily swamp fern.

Cypress/Pine/Cabbage Palm: This canopy is dominated by slash pine, cabbage palm, and cypress. Midstory consists of cabbage palm with some laurel oak and wax myrtle. The understory is comprised of saltbush, Saint John’s wort, and native grasses including *Andropogon* species.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Stiff-leaved wild-pine, Cardinal airplant	<i>Tillandsia fasciculata</i>	State Endangered	Not Listed
Fuzzy-wuzzy air plant	<i>Tillandsia pruinosa</i>	State Endangered	Not Listed
Reflexed wild-pine, Northern needleleaf	<i>Tillandsia balbisiana</i>	State Threatened	Not Listed

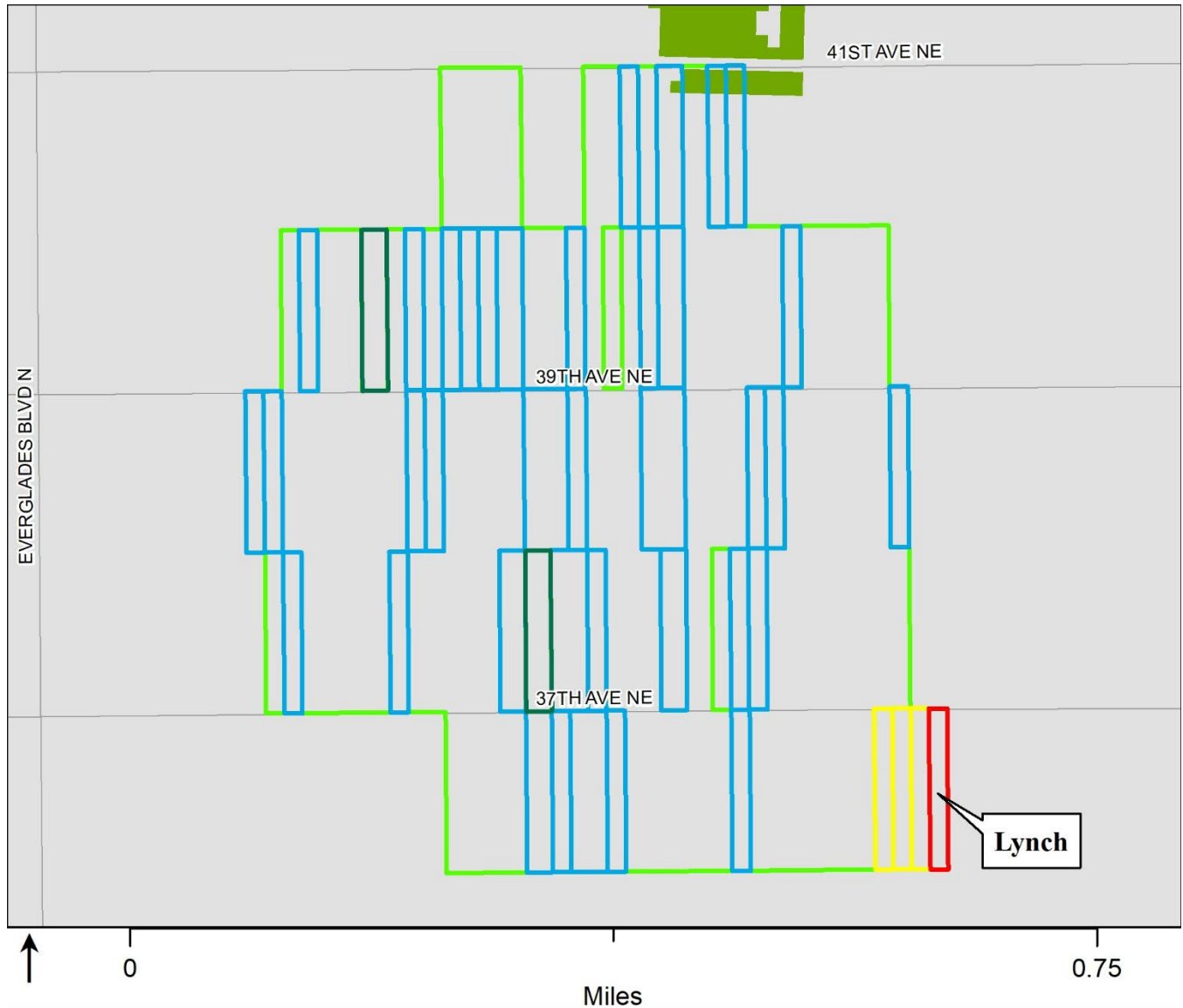


Figure 5 - CLIP4 Priority Natural Communities

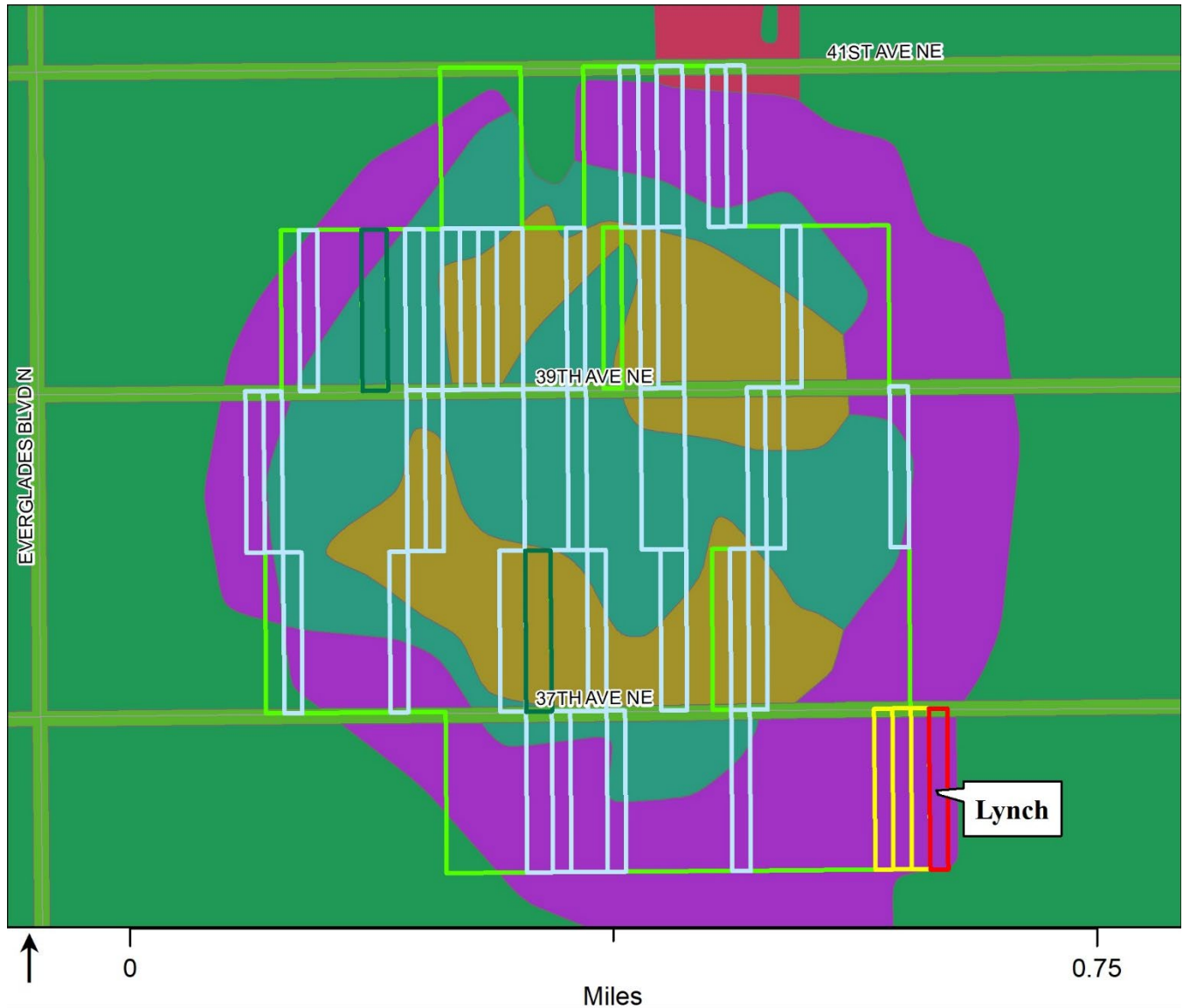


Figure 6 - Florida Cooperative Land Cover Classification System



*Figure 7 – Cypress strand forest*



*Figure 8 – Cypress/Pine/Cabbage Palm*



### 3.1.2 Wildlife Communities

The biological value of these parcels is primarily the result of containing high integrity habitats ranging from cypress/pine/cabbage palm to deep cypress. These habitats sustain both terrestrial and aquatic species from invertebrates to the largest predators. Black bear and Florida panther utilize this area. Although not detected during site, American alligators are known to utilize these types of large wetland areas. These parcels provide habitat for several species of listed birds which have all been documented in the immediate area including wood storks and little blue herons. Wetlands of varying depth provide foraging habitats nearly year-round.

Table 5 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Little blue heron	<i>Egretta caerulea</i>	Threatened	n/a	Observed on site visit
Wood stork	<i>Mycteria americana</i>	Threatened	Threatened	Observed on site visit
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Telemetry points

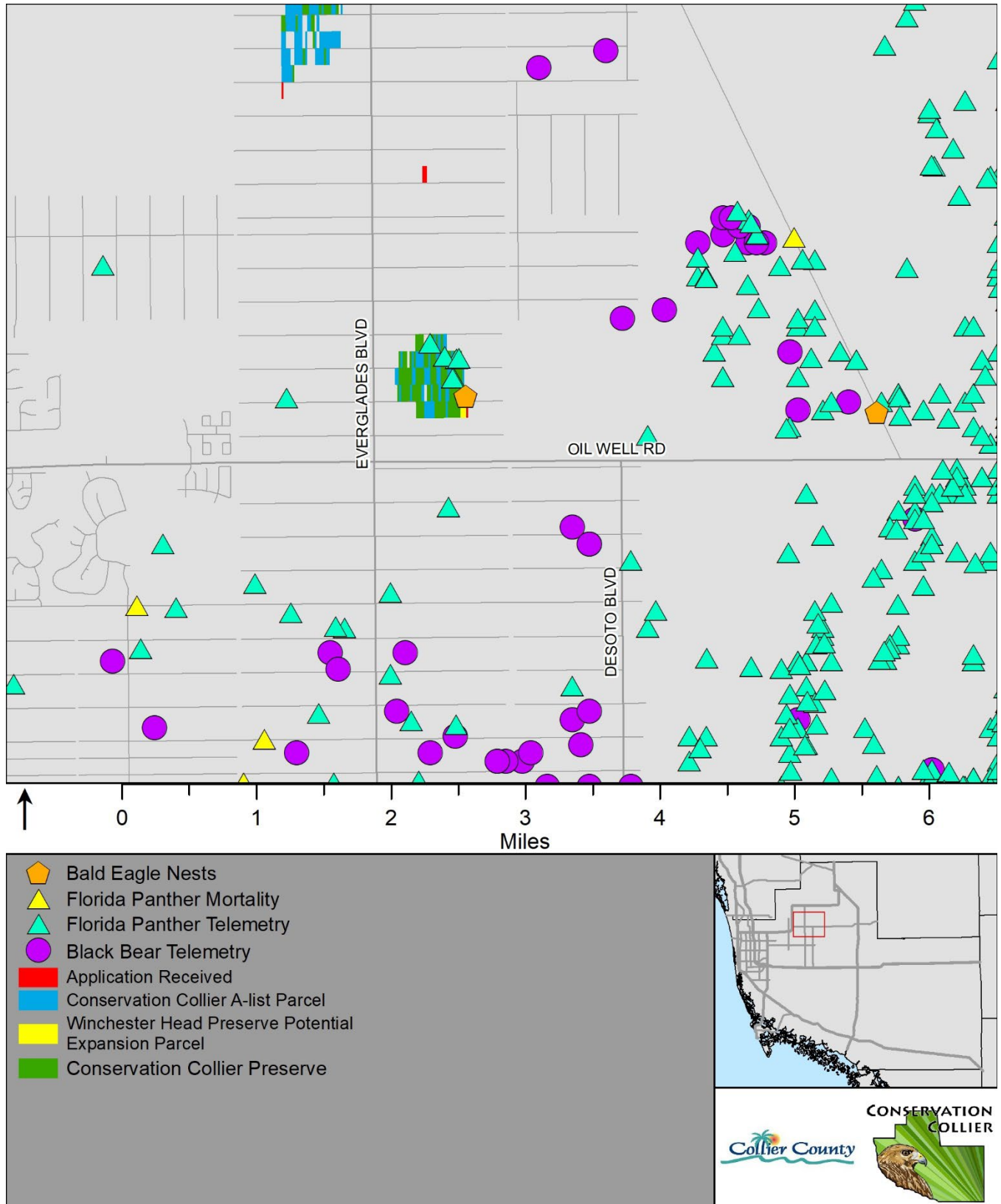


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

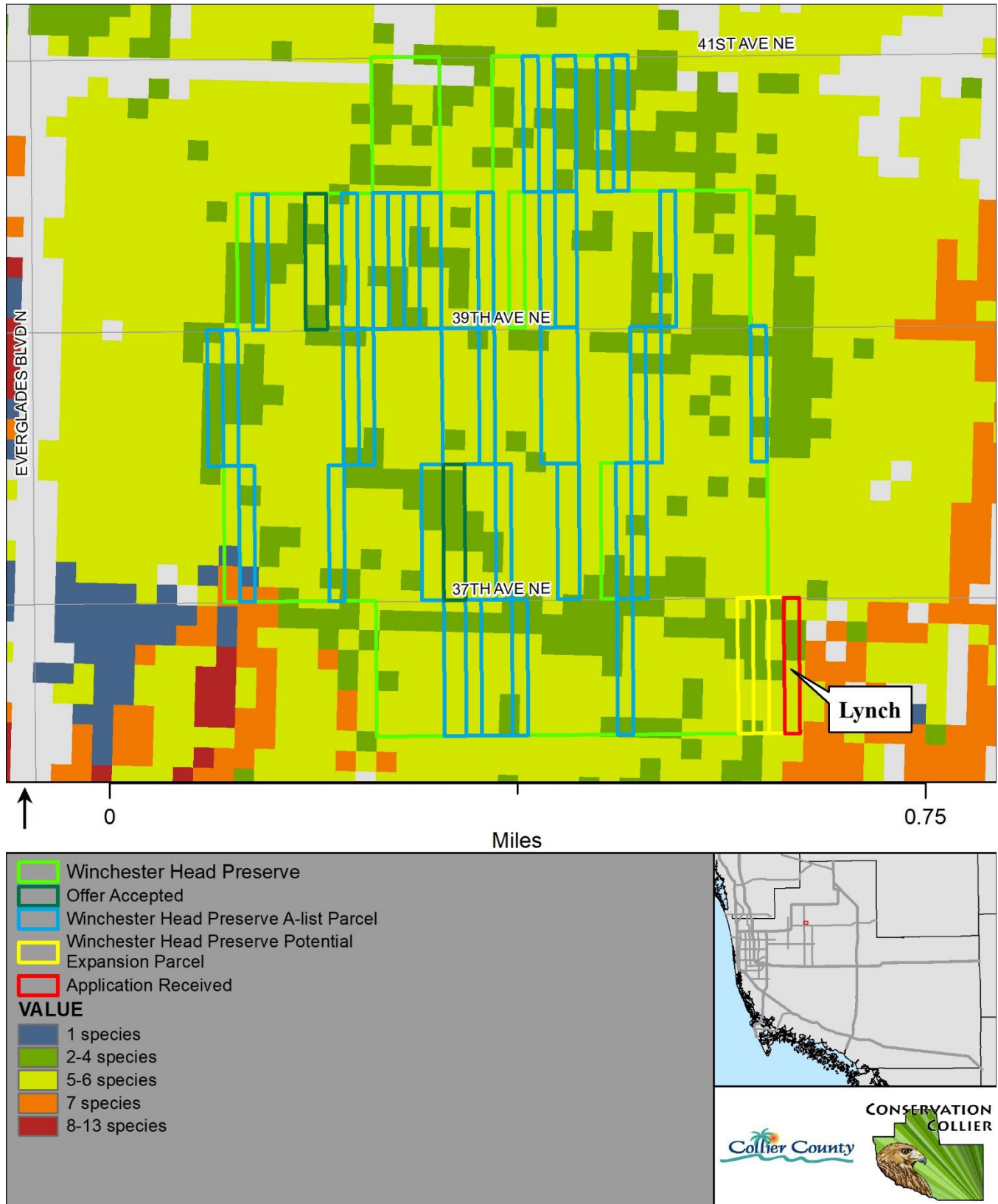


Figure 10 - CLIP4 Potential Habitat Richness

Owner Name(S): Lynch

### 3.1.3 Water Resources

These parcels fall within the depression, topographic feature known as Winchester Head, which was historically part of the Horsepen Strand. Winchester Head is a circular marsh feature that is deep in the center with elevation increasing away from the center. This allows for excellent water storage and variable hydro-periods within several different habitat types that are primarily determined by elevation. These parcels protect water resources significantly. They provide recharge capacity for the Surficial Aquifer and provide high quality habitat for wetland dependent species, especially wading birds. Acquisition within Winchester Head provides floodplain storage for surrounding home sites during high rainy season. These types of depression storage areas were included in the water management models for the Golden Gate canal system done by the Big Cypress Basin, South Florida Water Management District, and are a component of flood control for the area. Winchester Head has also been targeted for future watershed improvement projects in the County's Watershed Management Plan.

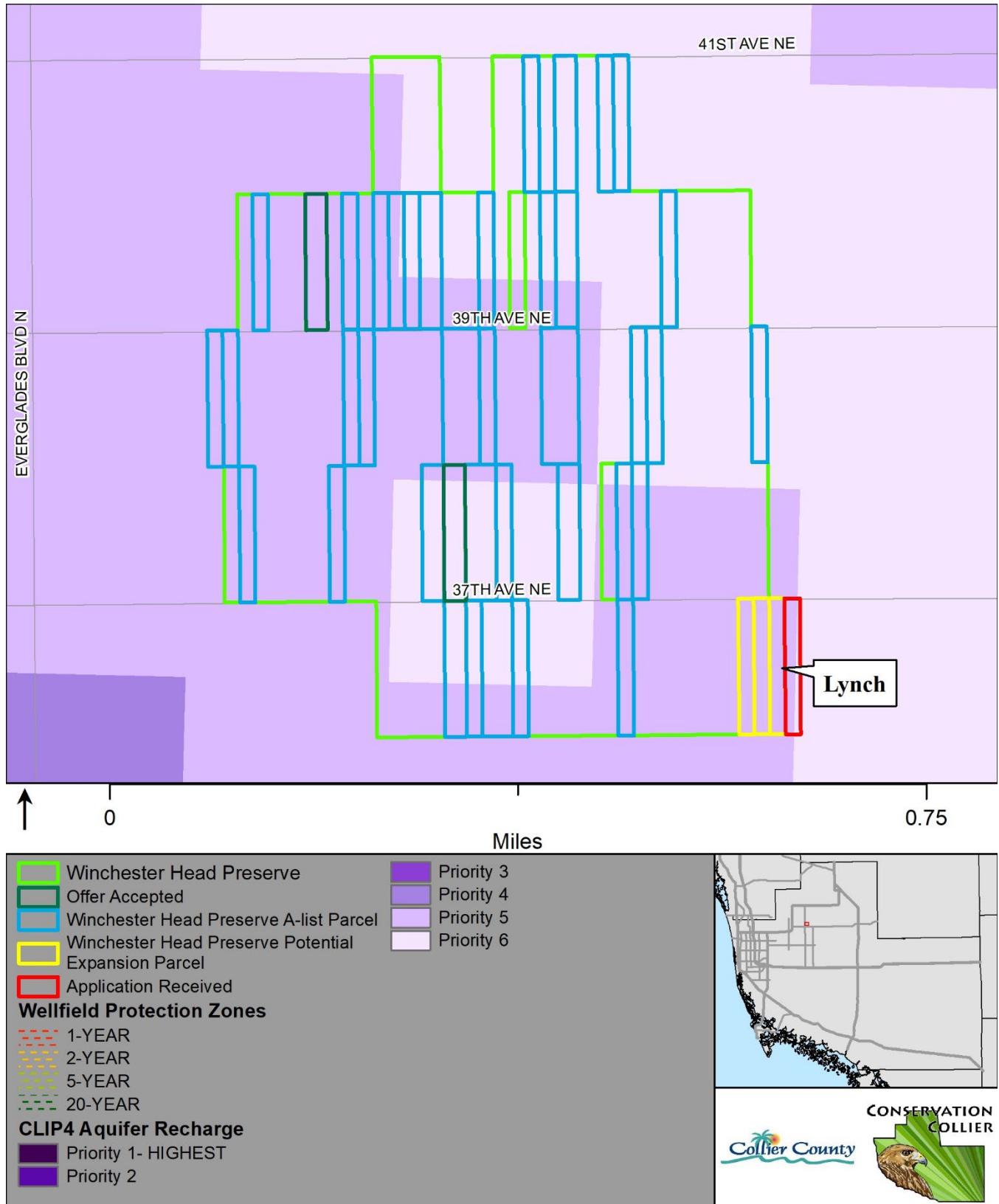


Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

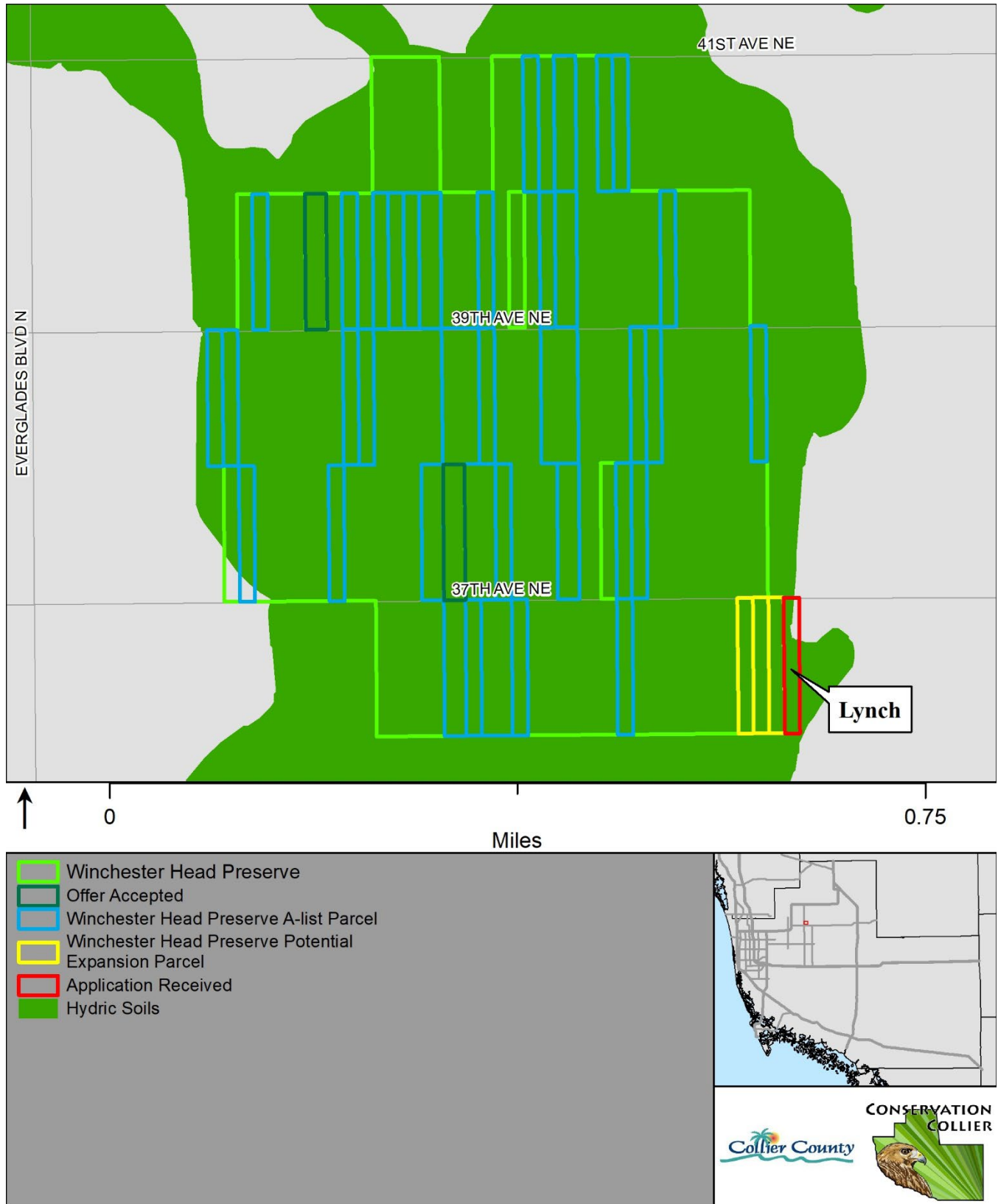


Figure 12 - Collier County Soil Survey

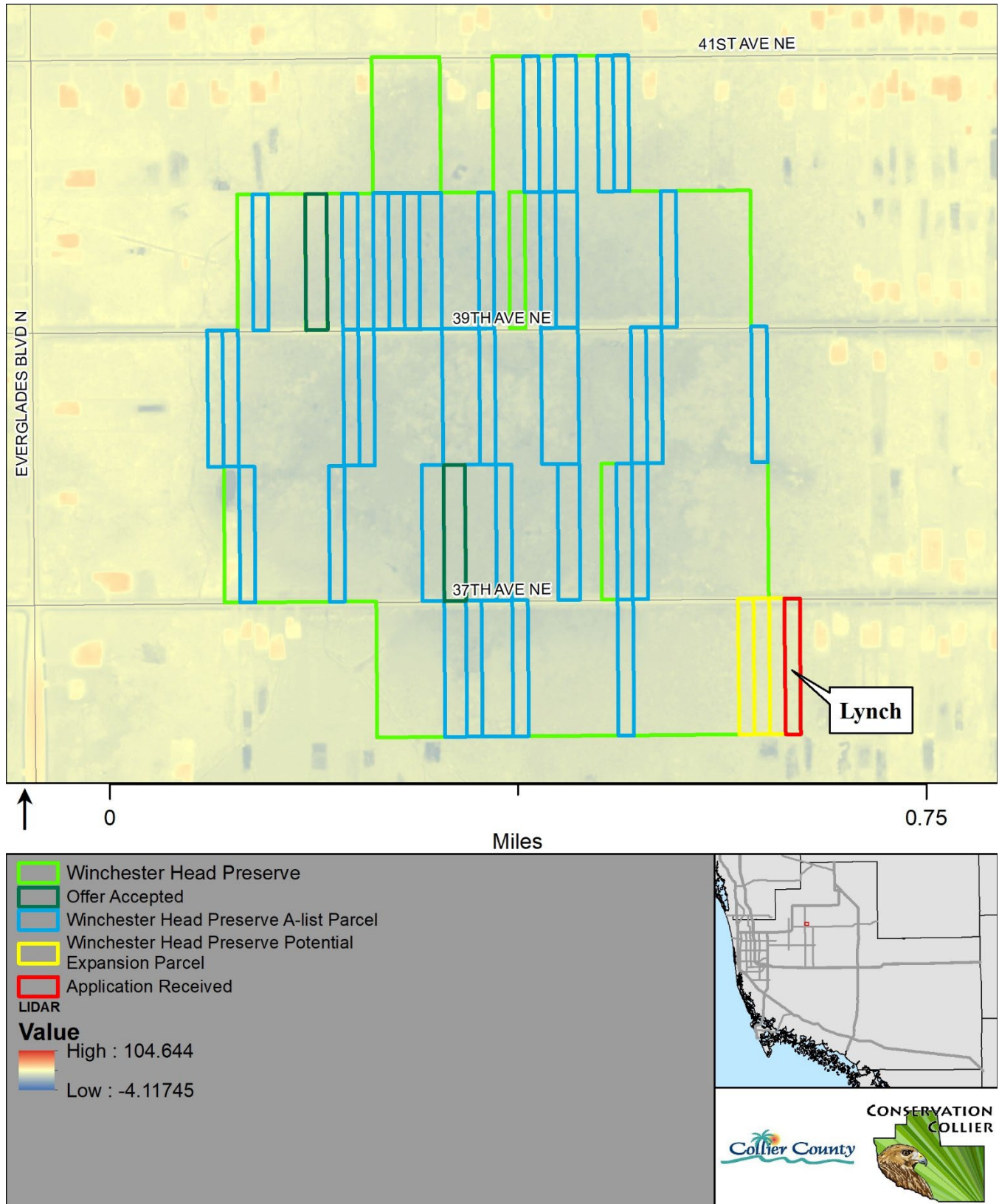


Figure 13 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

These parcels are adjacent to the existing Winchester Head Preserve, which consists of 76 parcels totaling 107.2 acres. Acquisition of these parcels will expand Winchester Head Preserve.

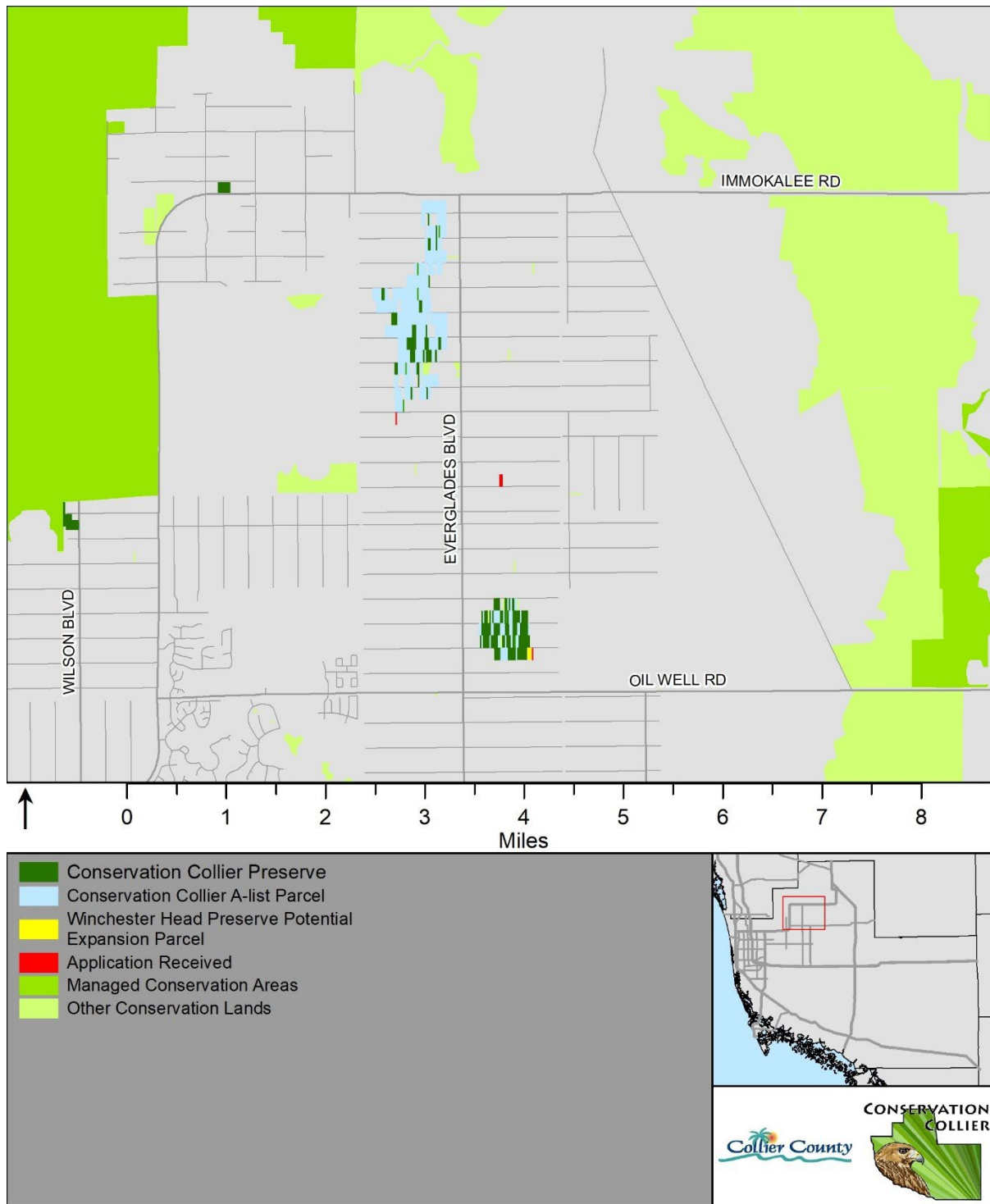


Figure 14 - Conservation Lands



### 3.2 Human Values

#### 3.2.1 Recreation

These parcels provide seasonal opportunity for passive nature-based recreation such as hiking and wildlife watching. Once a contiguous string of parcels is acquired a trail may be installed.

#### 3.2.2 Accessibility

Street parking is available along 41st Ave NE and – 35th Ave NE. Parcels within Winchester Head may only be seasonally accessible while those along the perimeter may be dry year-round. Visitors from the surrounding neighborhood could walk or cycle to the trailhead.

#### 3.2.3 Aesthetic/Cultural Enhancement

These parcels provide green space in a rapidly developing area and mature habitats found on these parcels provide aesthetically pleasing areas to visit.



Figure 15 – Cypress and marsh

### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

Invasive vegetation is primarily found along the roadside swales but is intermixed throughout some parcels. Infestation rates range from less than 5% to 30%. Invasive vegetation is interspersed in such a way that replanting is not necessary once removed. Brazilian pepper and old-world climbing fern are

the predominant species. Low infestation rates, low seed source, and ease of access should reduce management costs significantly.

#### *3.3.1.2 Prescribed Fire*

The parcels within Winchester Head are wetlands which do not require prescribed fire maintenance.

#### **3.3.2 Remediation and Site Security**

There are some off-road vehicle trails crossing the parcels along the edges of Winchester Head. Historically, attempts to prevent off-roader trespass have been ineffective, expensive, and have resulted in additional vegetation damage as trespassers have cut new trails to circumvent the installed barriers. Instead of total prevention, the best method to mitigate further damage may be to attempt to restrict off-roaders to already established trails.

#### **3.3.3 Assistance**

Assistance is not predicted.

### **3.4 Vulnerability**

#### **3.4.1 Zoning and Land Use**

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

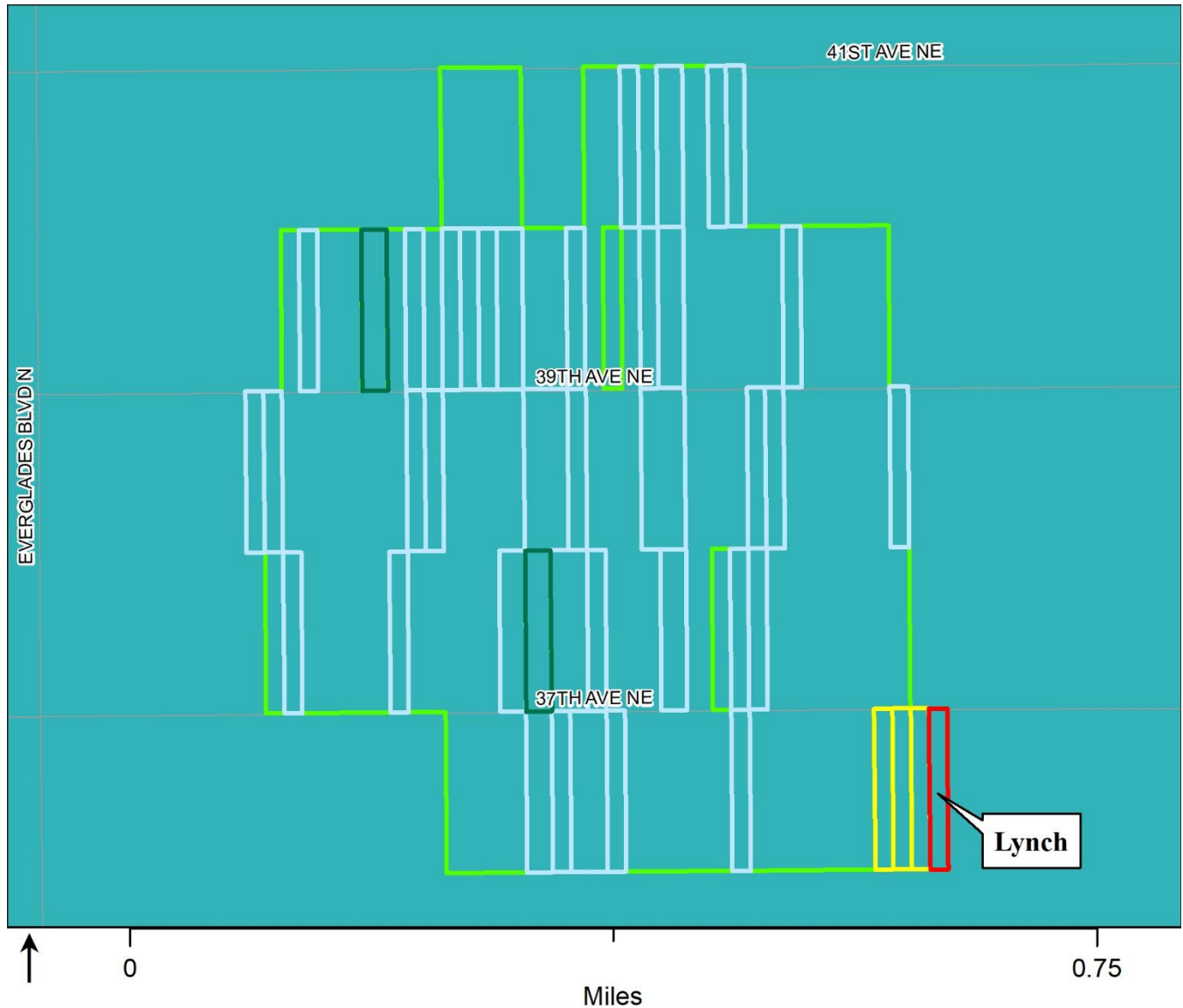


Figure 16 - Zoning

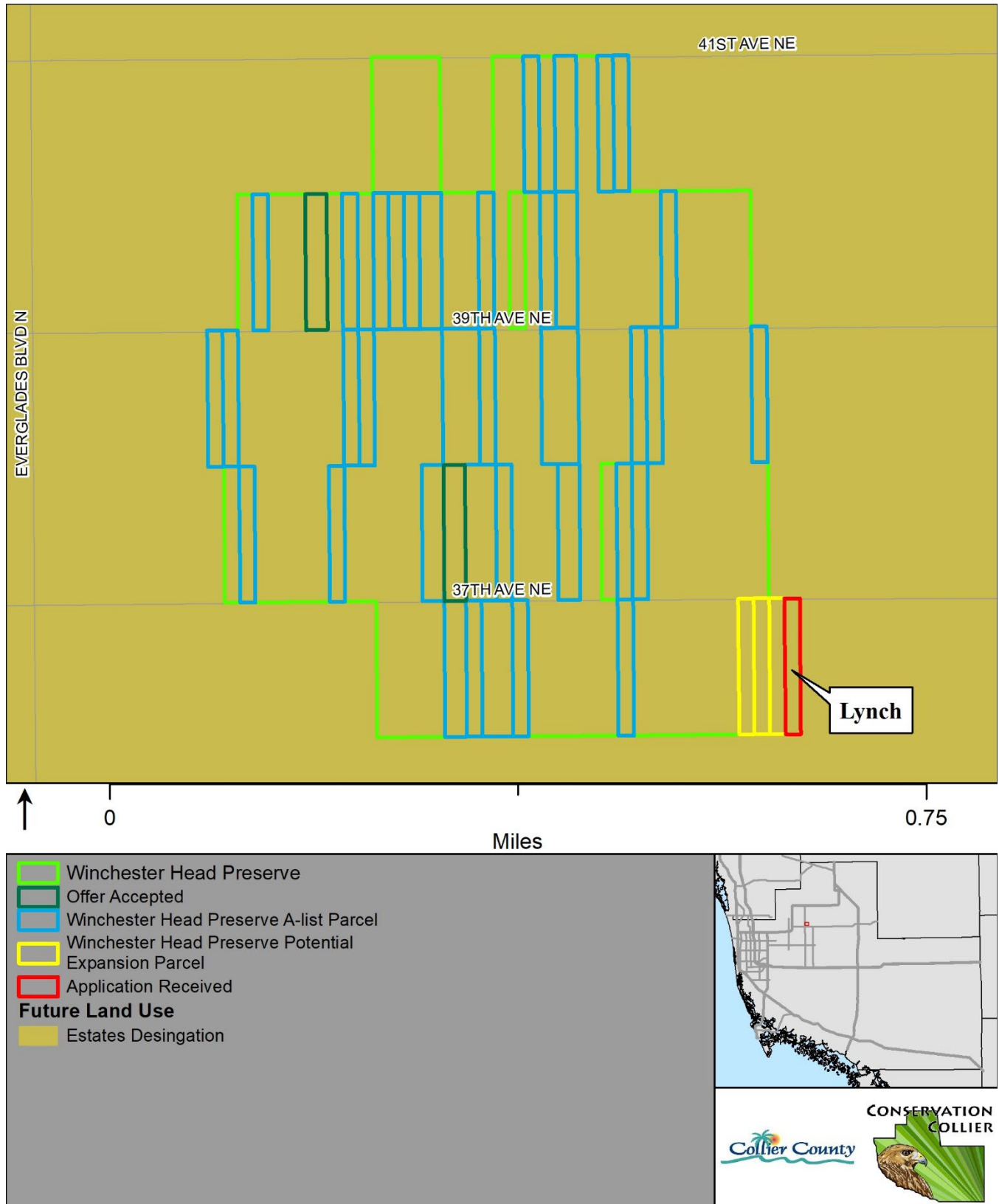


Figure 17 –Future Land Use

### 3.4.2 Development Plans

Individual parcels along the outskirts of Winchester Head are being rapidly developed. This patchy development threatens the ability to preserve contiguous swaths of habitat.

## 4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

Staff recommend purchasing all parcels regardless of their proximity to Winchester Head Preserve. This will preserve the high-quality habitats observed. Although the matrix of undeveloped and partially developed lots in the Estates is compatible with many species, protected pockets of high-quality habitat provide necessary refugia and foraging grounds to complete the more secretive portions of their lifecycles. Even if not directly connected to a wildlife corridor or preserve, these refugia allow species to persist in increasingly developed landscapes.

## 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	\$21,100	\$10,500	Estimated at \$400/acre initial, \$200/acre recurring. 52.6 acres total, not all parcels will be acquired simultaneously
Trail Installation and Maintenance	\$5,000	\$1,000	Hand cutting trails
Interpretive Signage	\$1,000	\$0.00	
<b>Total</b>	<b>\$27,100</b>	<b>\$11,500</b>	

## 6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Winchester Head			
<b>Target Protection Mailing Area:</b> Winchester Head			
<b>Folio(s):</b>			
<b>Secondary Criteria Scoring</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Percentage</b>
<b>1 - Ecological Value</b>	<b>160</b>	<b>89</b>	<b>56</b>
<b>2 - Human Value</b>	<b>80</b>	<b>30</b>	<b>38</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>64</b>	<b>80</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>58</b>	<b>72</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>241</b>	<b>60</b>

<b>1 - ECOLOGICAL VALUES (40% of total)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>70</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	
d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		

e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>90</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20	0	
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	
c. Parcel does not enhance significant wildlife habitat	0	0	
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>50</b>	
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
a. Parcel has depression or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>125</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75	75	
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		

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e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>335</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>89</b>	

<b>2 - HUMAN VALUES (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>2.1 - RECREATION</b>	<b>120</b>	<b>20</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
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		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>70</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
a. Parcel accessible for land-based recreation year-round	20		
b. Parcel accessible for land-based recreation seasonally	10	10	
c. Parcel is inaccessible for land-based recreation	0		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
a. Public access via paved road	50	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10	10	
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	



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<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>	<b>40</b>	<b>15</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5	5	
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>105</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>30</b>	

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

a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>140</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>64</b>	

<b>4 - VULNERABILITY (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>4.1 - ZONING AND LAND USE</b>	<b>130</b>	<b>125</b>	
<b>4.1.1 - Zoning and land use designation (Select the highest score)</b>			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	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		
<b>4.1.2 - Future Land Use Type (Select the highest score)</b>			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>5</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>130</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>58</b>	

## 8. Additional Site Photos



Freshwater Marsh



Cypress



Mixed Wetland Hardwoods along transition zone



View of Winchester Head from roadway



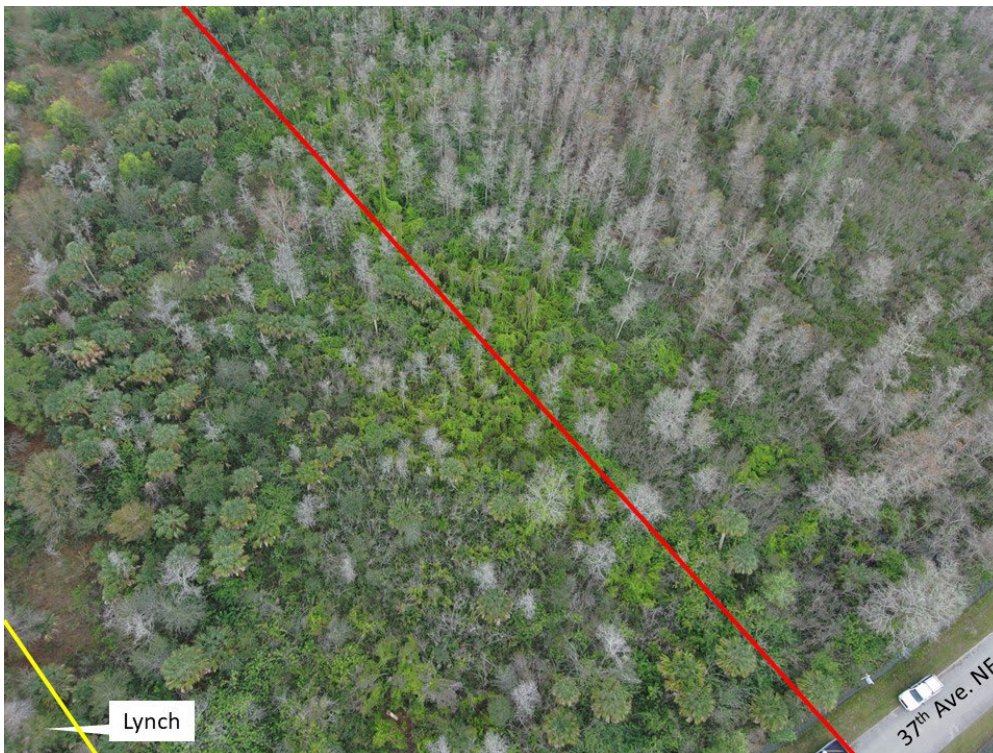
Cypress/Pine/Cabbage Palm habitat on Lynch parcel



Aerial photo looking north showing approximate boundary of current Winchester Head project area in red



Aerial photo looking south showing approximate boundary of current Winchester Head project area in red



Aerial photo showing approximate boundary of current Winchester Head project area in red – lygodium is light green



Lygodium infestation on edge of cypress

## 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 10: 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.