

# Conservation Collier Initial Criteria Screening Report Hendrix House

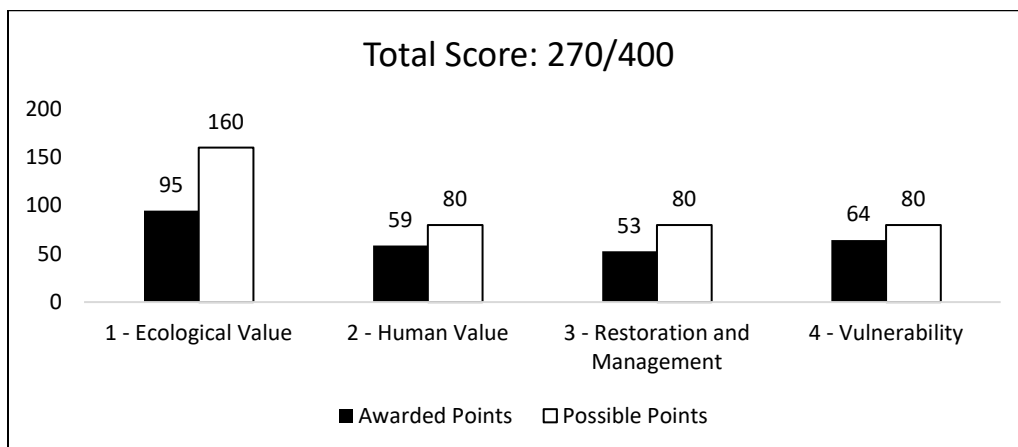


Owner Name: Hendrix House, Inc. and Restoration Church, Inc.

Size: 17.66 acres

Folio Number: 41711000002, 41770120004, 41770080005, 41770040003

Staff Report Date: October 4, 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

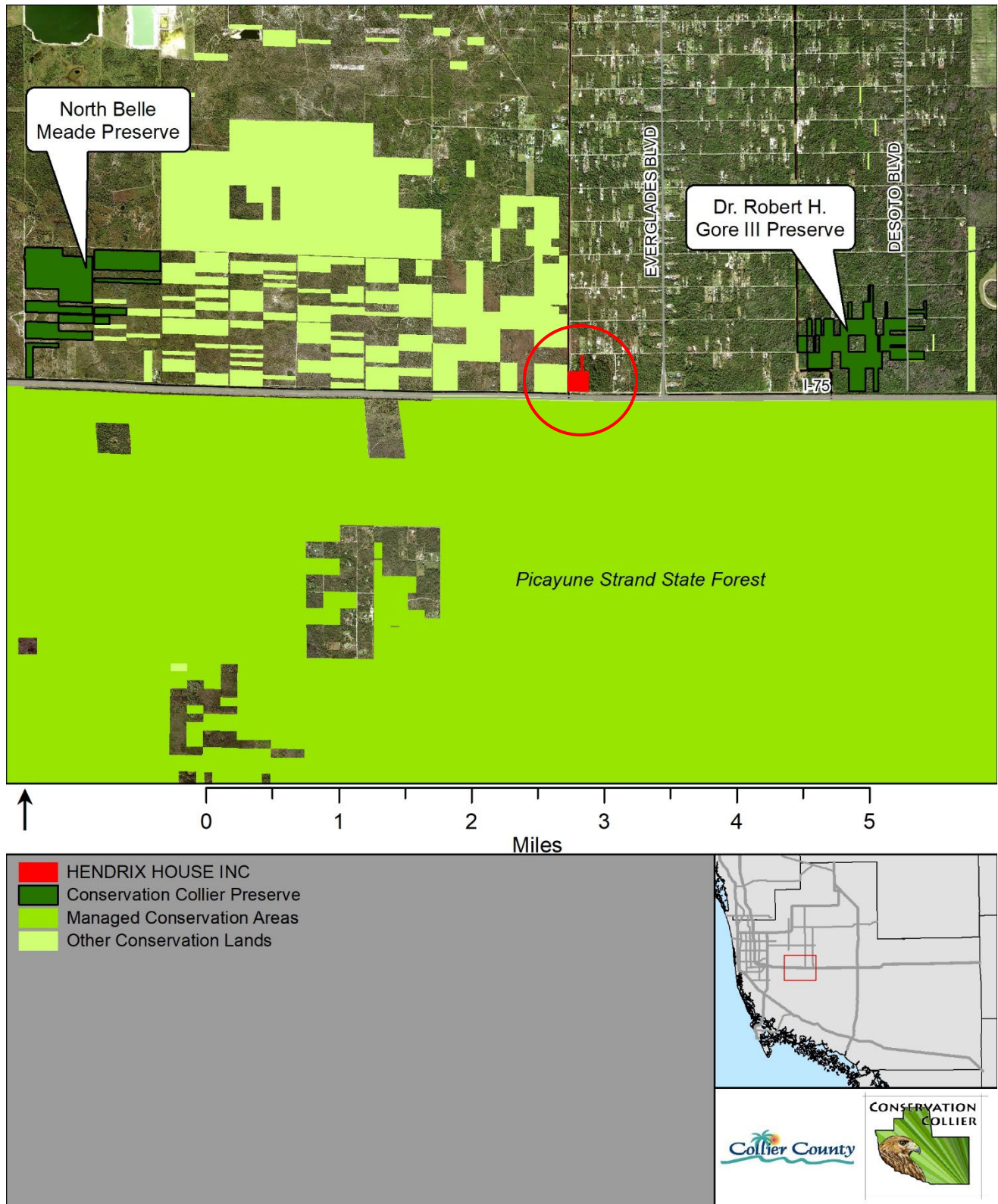


Figure 1 - Parcels Location Overview

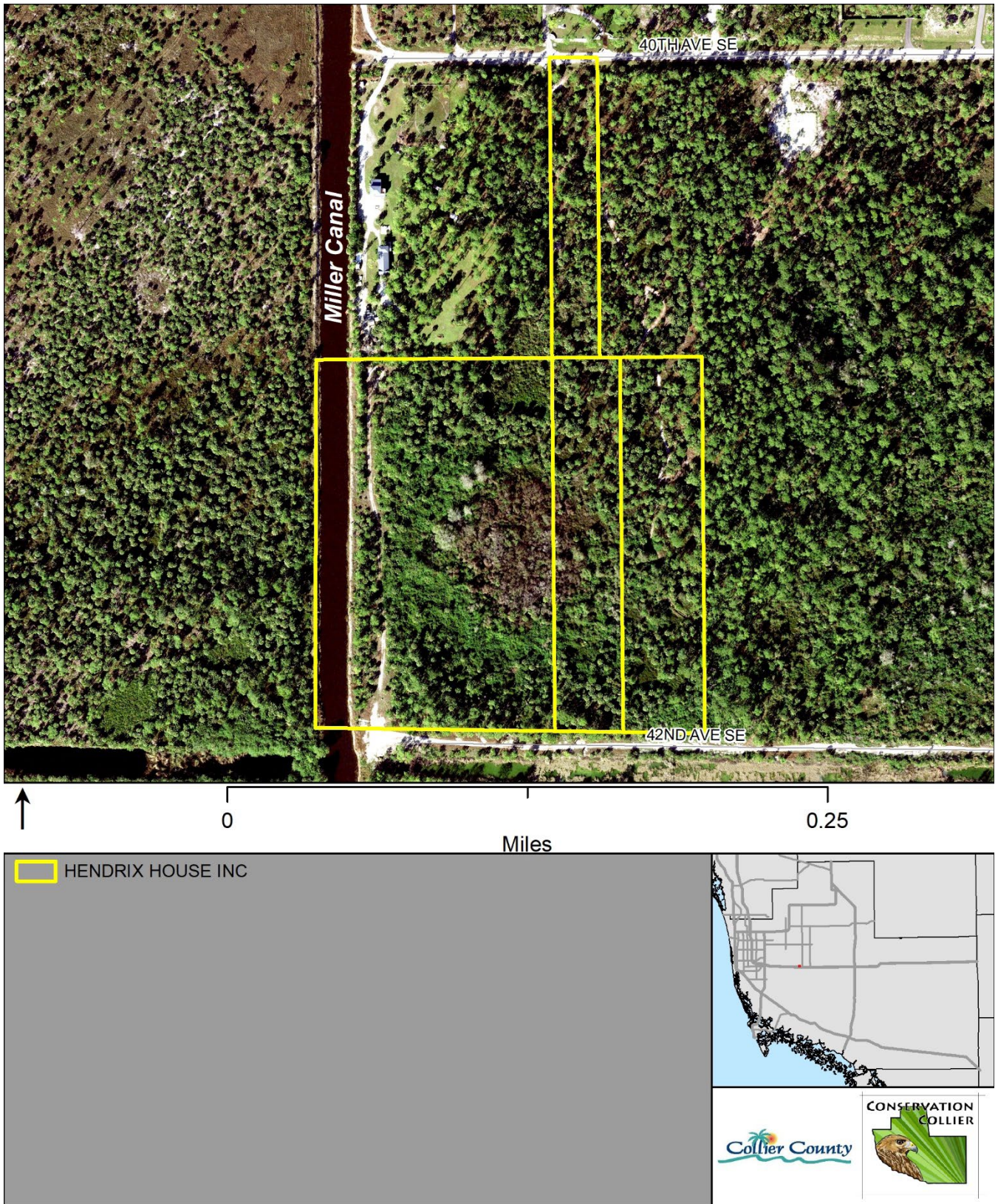


Figure 2 - Parcels Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Hendrix House	Hendrix House, Inc. and Restoration Church, Inc.
Folio Numbers	41711000002, 41770120004, 41770080005, 41770040003	
Target Protection Area (Ord. 2002-63, Section 10.3)	NGGE	Within proposed Cycle 12 Target Protection Mailing Area within 1 mile of Everglades and I-75 intersection
Size	17.66 acres	4 parcels
Section, Township, and Range	S31, T49, R28	Section 31, Township 49, Range 28
Zoning Category/TDRs/Overlays	Estates	Zoned Estates which allows a maximum of 1 single family unit per 2.25 acres
FEMA Flood Map Category	Mostly AH and AE with small amount of X and X500	AH - Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year AE - Special Flood Hazard Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage X and X500 – Not a flood risk; 0.2% annual chance flood
Existing structures	None	
Adjoining properties and their Uses	Single-family, undeveloped, canal, conservation, Transportation	Single-family residences to the north and west; 40 <sup>th</sup> Ave. SE to the north and I-75 to the south with canal north of I-75 and Picayune Strand State Forest south of I-75 accessible by wildlife through underpass along Miller Canal under I-75; Miller Canal to the west with private conservation land and undeveloped RFMUD Sending lands west of the canal; undeveloped single-family to the east;
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Everglades Blvd. may be widened, and an I-75 interchange may be developed in this area in the future

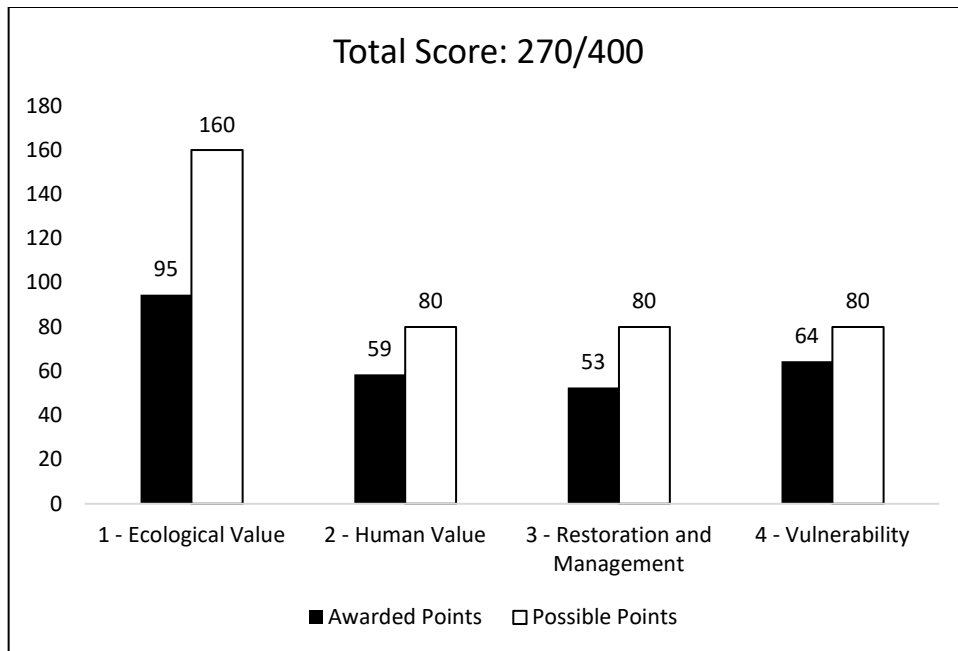


Figure 3 - Secondary Criteria Score

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>84</b>	<b>160</b>	<b>53%</b>
1.1 - Vegetative Communities	21	53	40%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	20	53	38%
<b>2 - Human Values</b>	<b>16</b>	<b>80</b>	<b>20%</b>
2.1 - Recreation	6	34	17%
2.2 - Accessibility	9	34	25%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
<b>3 - Restoration and Management</b>	<b>78</b>	<b>80</b>	<b>97%</b>
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>36</b>	<b>80</b>	<b>44%</b>
4.1 - Zoning and Land Use	33	58	58%
4.2 - Development Plans	2	22	10%
<b>Total</b>	<b>213</b>	<b>400</b>	<b>53%</b>

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 will be estimated using only one of the three traditional approaches to value, the sales comparison approach. It will be 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 will be selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection will be made of the property or comparables used in the report and the Real Estate Services Division staff will rely upon information solely provided by program staff. The valuation conclusion will be 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, 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 Hendrix House property, which has an initial estimated valuation less than \$500,000; 1 independent Real Estate Appraisers will value the subject property and the appraisal report will be used to determine the offer made to the seller.

*Table 3. Assessed & Estimated Value*

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Hendrix House, Inc. and Restoration Church, Inc.	No address	17.66	\$381,370	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 Hendrix House 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 Estates, which allows a maximum of 1 single family unit per 2.25 acres.

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

#### **Criteria 1: Native Habitats**

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

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

**Statement for Satisfaction of Criteria 1:** Parcels contain Scrubby Flatwoods, Pine flatwoods, Mixed Scrub Shrub Wetlands, and Oak Hammock.

#### **Criteria 2: Human Social Values**

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **YES**

**Statement for Satisfaction of Criteria 2:** The property is accessible from both 40th Ave. SE and 42nd Ave. SE and it is visible from I-75. Trails already exist within the property. Hiking, photography, horseback riding, fishing, and other passive nature-based recreation are possible on the property.

#### **Criteria 3: Water Resources**

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, and flood control? **YES**

**Statement for Satisfaction of Criteria 3:** The property is mapped as containing primarily hydric soils, it contains wetlands, it holds water during the rainy season, and it buffers the Miller Canal.

**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:** Florida panther and black bear have been observed on the property. Deer and other wildlife in the area also use the property. Additionally, the property is connected to the Picayune Strand State Forest via a wildlife underpass ledge along the eastern side of the Miller Canal under I-75.

**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 property is adjacent to private mitigation land to the west across the Miller Canal and to Picayune Strand State Forest south under I-75 via a wildlife underpass ledge along the eastern side of the Miller Canal.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The property is mapped as primarily mixed scrub shrub wetlands, with a small area of hydric pine flatwoods; however, fire suppression and the hydrologic changes within the property due to the canals to the west and south have altered the natural communities. Observed communities can best be described as scrubby flatwoods, pine flatwoods, mixed scrub shrub wetlands, and oak hammock. Muscadine (*Vitis rotundifolia*) was prevalent throughout the property. The canopy within the scrubby flatwoods and pine flatwoods consists primarily of slash pine (*Pinus elliotii*) and some remnant cypress (*Taxodium distichum*) with cabbage palm (*Sabal palmetto*) in the midstory. Both communities contain saw palmetto (*Serenoa repens*), tall elephant foot (*Elephantopus elatus*), and wire grass (*Aristida stricta*); however, the pine flatwoods contain occasional myrsine (*Myrsine cubana*) and goldenrod (*Solidago* sp) with blue maidencane (*Amphicarpum muehlenbergianum*) in the groundcover, while the scrubby flatwoods contain galberry (*Ilex glabra*), rusty lyonia (*Lyonia fruticosa*), winged-sumac (*Rhus copallinum*), and American beautyberry (*Callicarpa americana*) in the mid-story with wild pennyroyal (*Piloblephis rigida*) in the groundcover. Oak hammock, consisting of laurel oak (*Quercus laurifolia*) with a midstory of myrsine (*Myrsine cubana*) and short leaf wild coffee (*Psychotria tenuifolia*) and groundcover containing snowberry (*Chiococca alba*) and blue porterweed (*Stachytarpheta jamaicensis*), rings the mixed scrub shrub wetland that consists of Carolina willow (*Salix caroliniana*), buttonbush (*Cephalanthus occidentalis*), groundsel tree (*Baccharis halimifolia*), and sawgrass (*Cladium jamaicense*) with pepper vine (*Nekemias arborea*) and muscadine covering most shrubs.

The overall condition of the plant communities within the property is fair with an estimated exotic plant coverage of 35%. The dominant exotic noted is Brazilian pepper (*Schinus terebinthifolia*), with the heaviest density surrounding the mixed scrub shrub wetland. Caesarweed (*Urena lobata*), guineagrass (*Urochloa maxima*), and torpedograss (*Panicum repens*) are also present.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Giant airplant	<i>Tillandsia utriculata</i>	State Endangered	n/a
Cardinal airplant	<i>Tillandsia fasciculata</i>	State Endangered	n/a

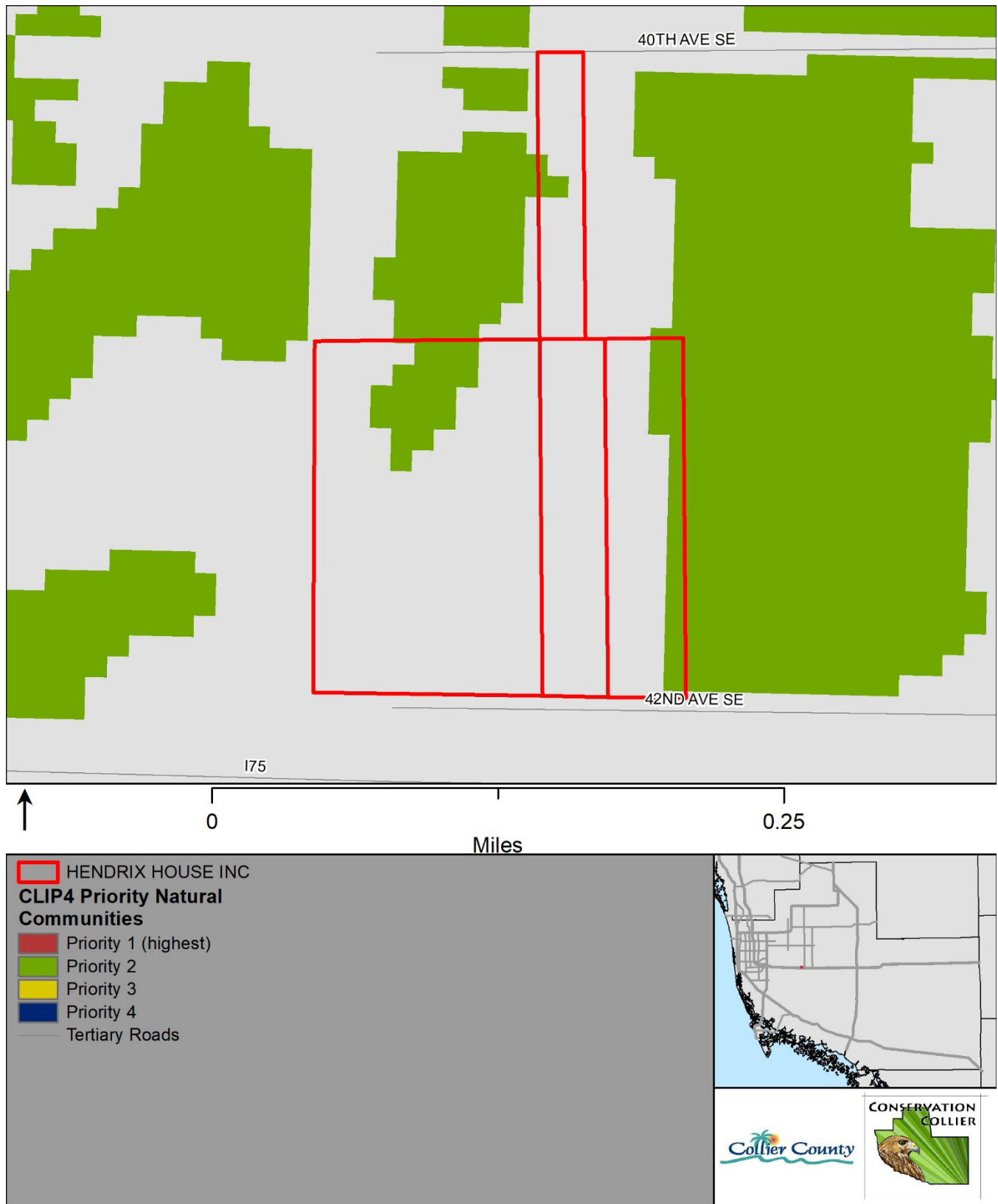


Figure 4 - CLIP4 Priority Natural Communities

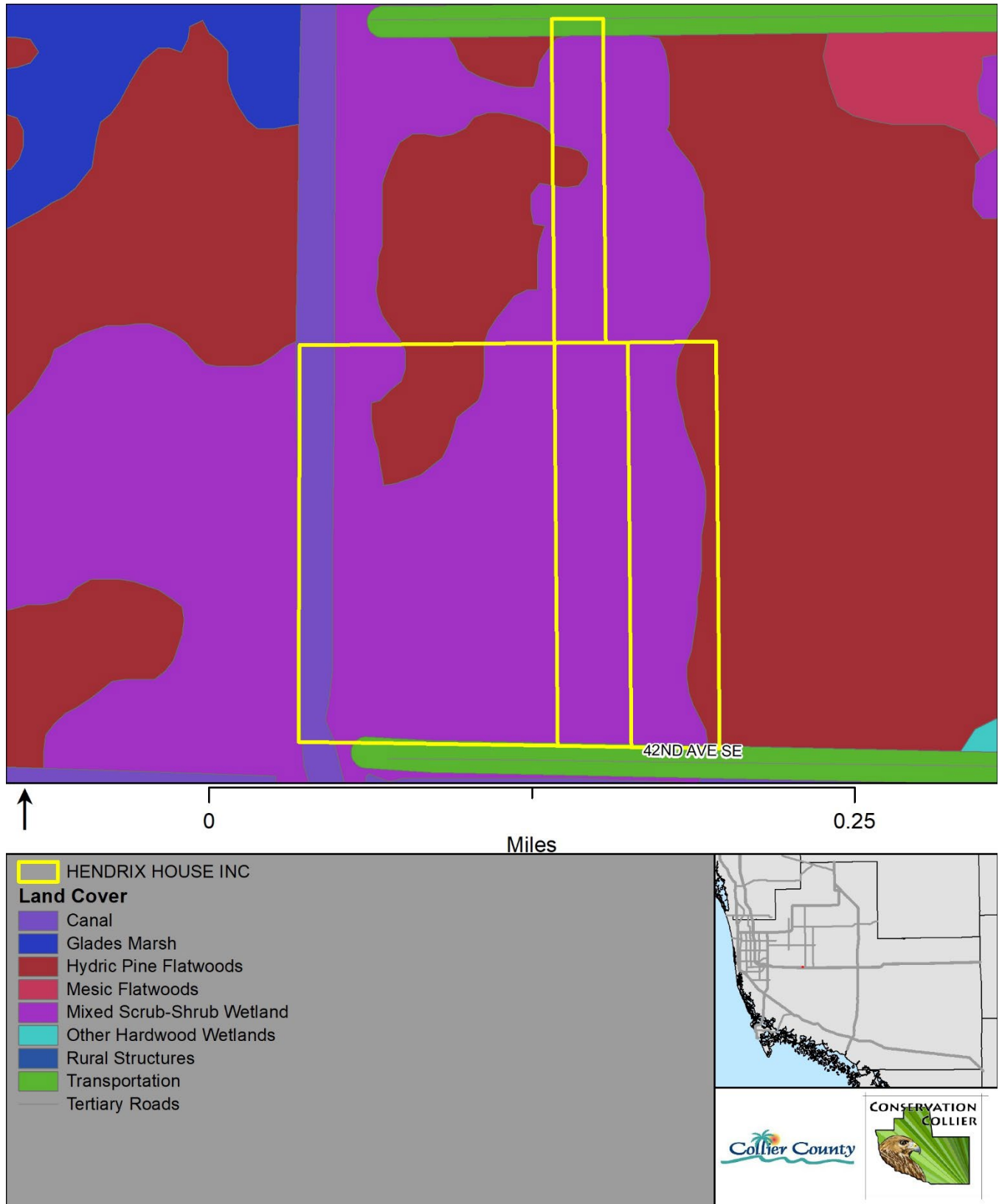
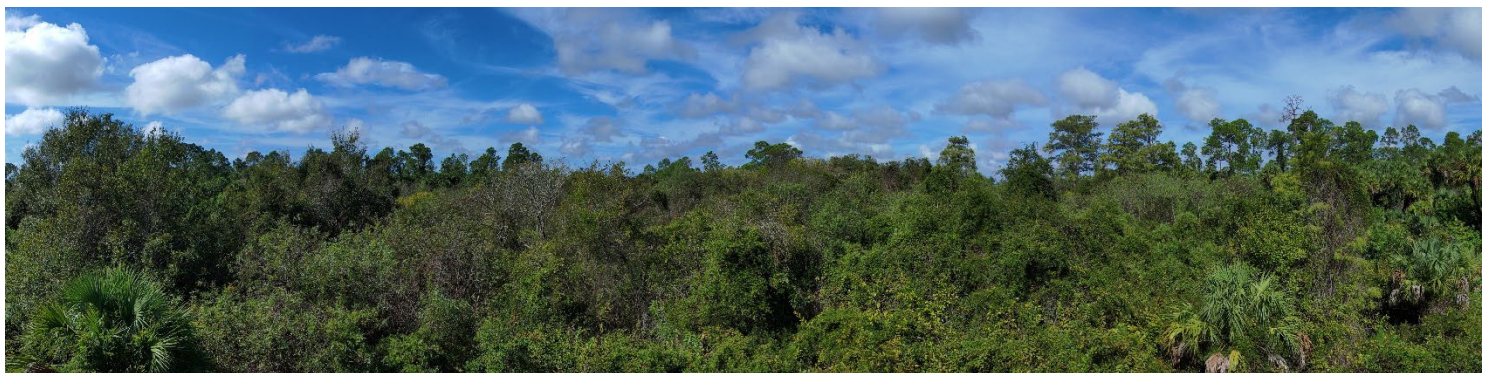


Figure 5 - Florida Cooperative Land Cover Classification System



*Figure 6 – Pine Flatwoods*



*Figure 7 – Mixed Scrub Shrub Wetlands*

### 3.1.2 Wildlife Communities

These parcels provide significant wildlife habitat enhancement to adjacent lands. It can be assumed that the same important wildlife species documented on the adjacent Picayune Strand State Forest also utilize these properties via the Miller Canal wildlife underpass. The owner has observed Florida panther, black bear, and deer on the property.

Table 5 – Listed Wildlife Detected

<b>Common Name</b>	<b>Scientific Name</b>	<b>State Status</b>	<b>Federal Status</b>	<b>Mode of Detection</b>
Florida Panther	<i>Puma concolor coryi</i>		Endangered	Observation



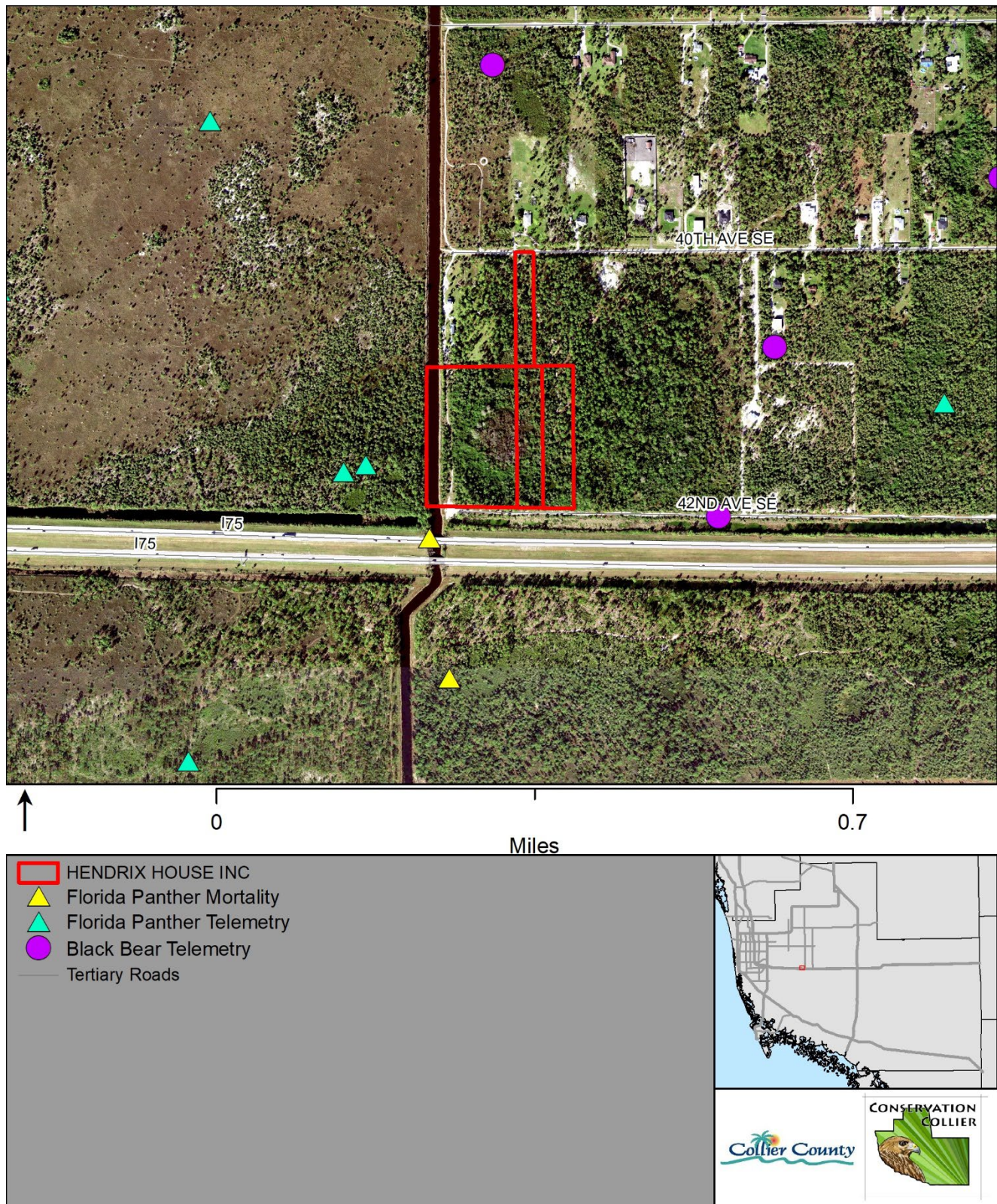


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

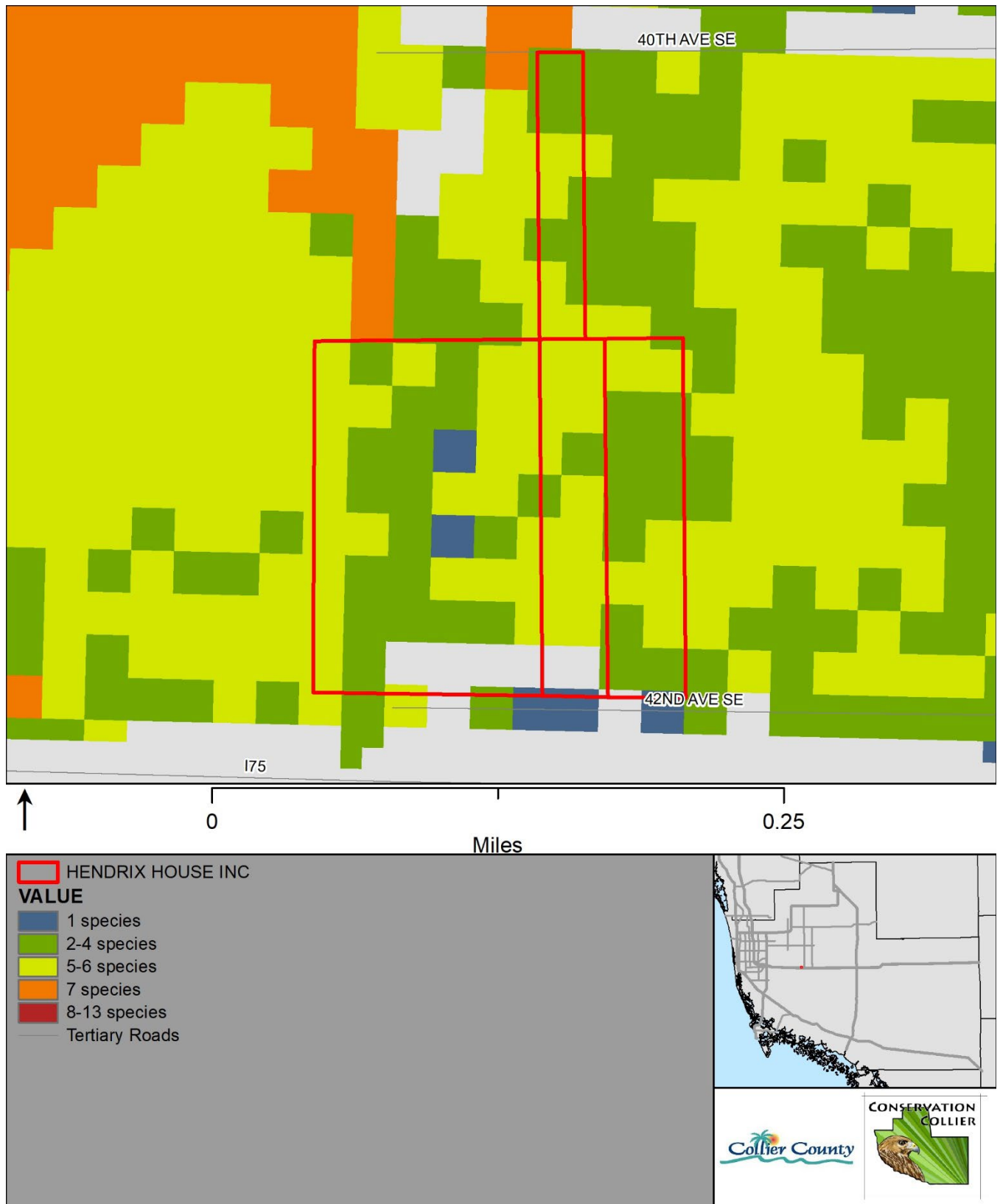


Figure 9 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

Acquisition of this property would offer increased opportunity for protection of water resource values, including protection of wetland dependent species habitat and buffering of the Miller and I-75 canals. Although impacted by adjacent canals, the parcels still contain some wetlands that hold water during the wet season. Preserving the parcels in an undeveloped state would provide a natural buffer to the Miller Canal to the west and I-75 canal to the south. The property also provides natural flood protection should the canals reach capacity.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils are nearly entirely “Pineda fine sand, limestone substratum – a hydric, nearly level, poorly drained soil that is associated with sloughs and poorly defined drainageways. About 30% of the western parcel and about 20% of the northern parcel are mapped as “Boca fine sand” – a non-hydric, nearly level, poorly drained soil that is associated with flatwoods.

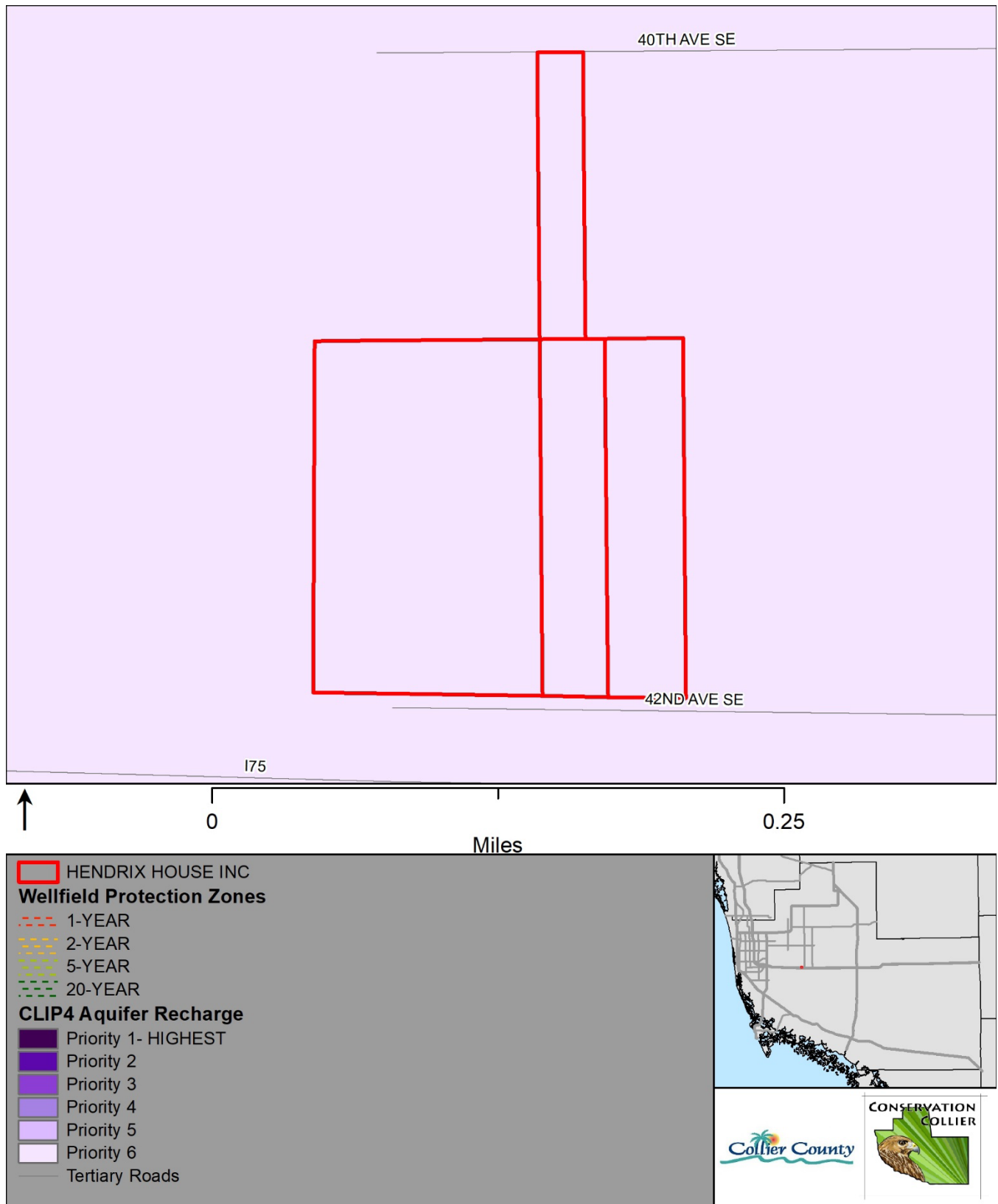


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

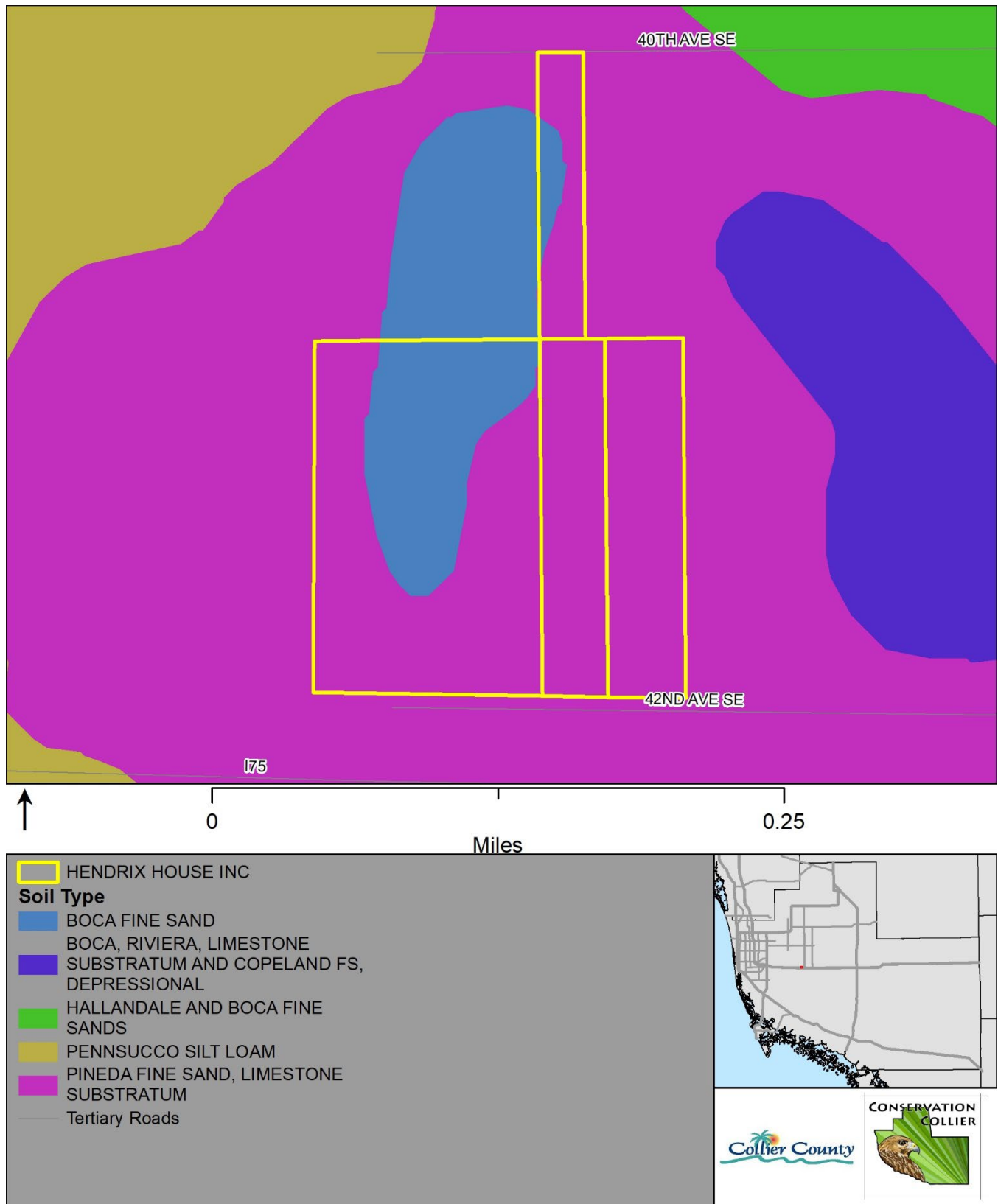


Figure 11 - Collier County Soil Survey

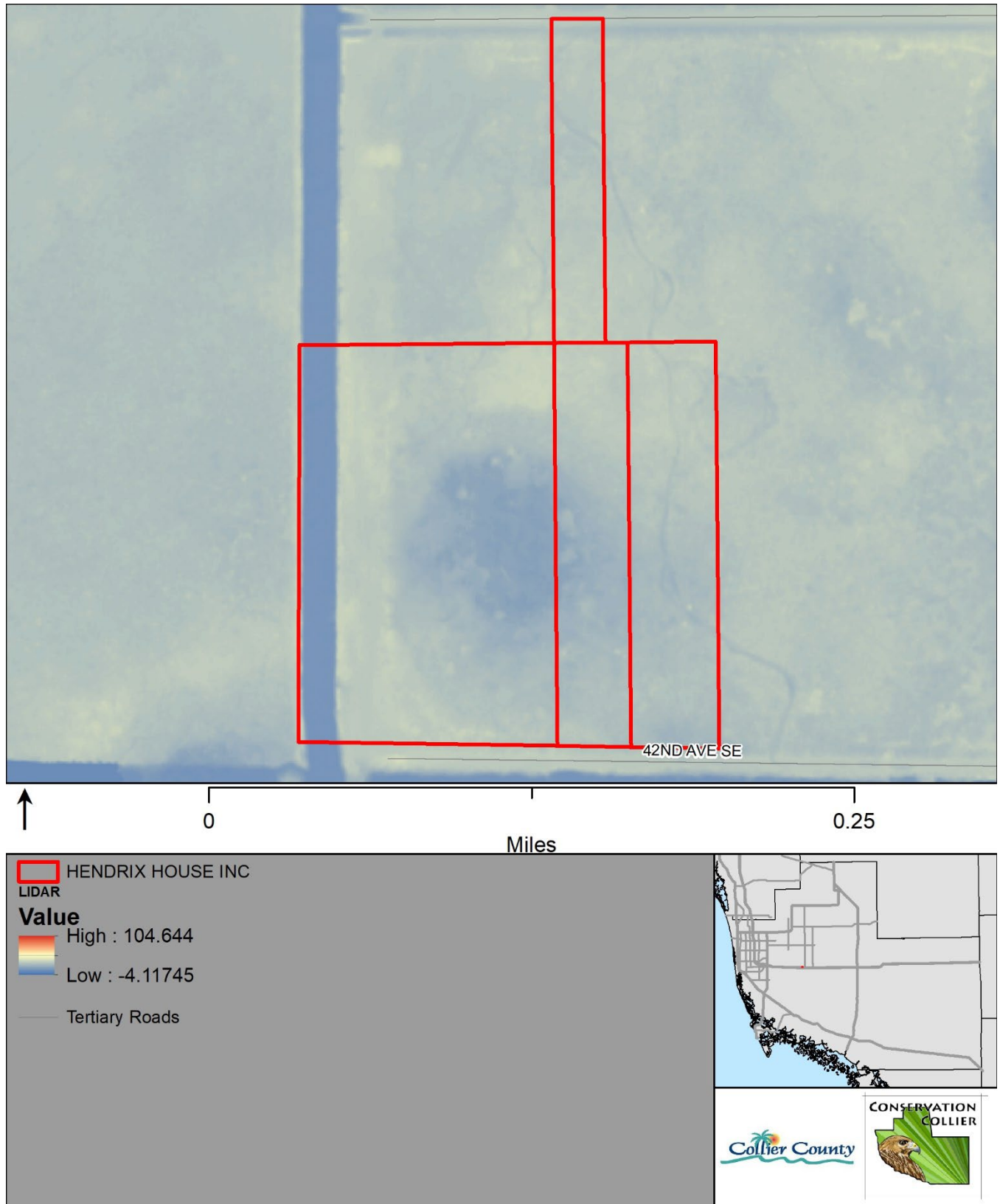


Figure 12 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

The most desirable aspect of this property is its location adjacent to the Miller Canal wildlife crossing under I-75. Preservation of these parcels would secure safe passage for wildlife between North Golden Gate Estates and Picayune Strand State Forest. The property also provides connectivity to private conservation lands and undeveloped property within North Belle Meade across the Miller Canal.

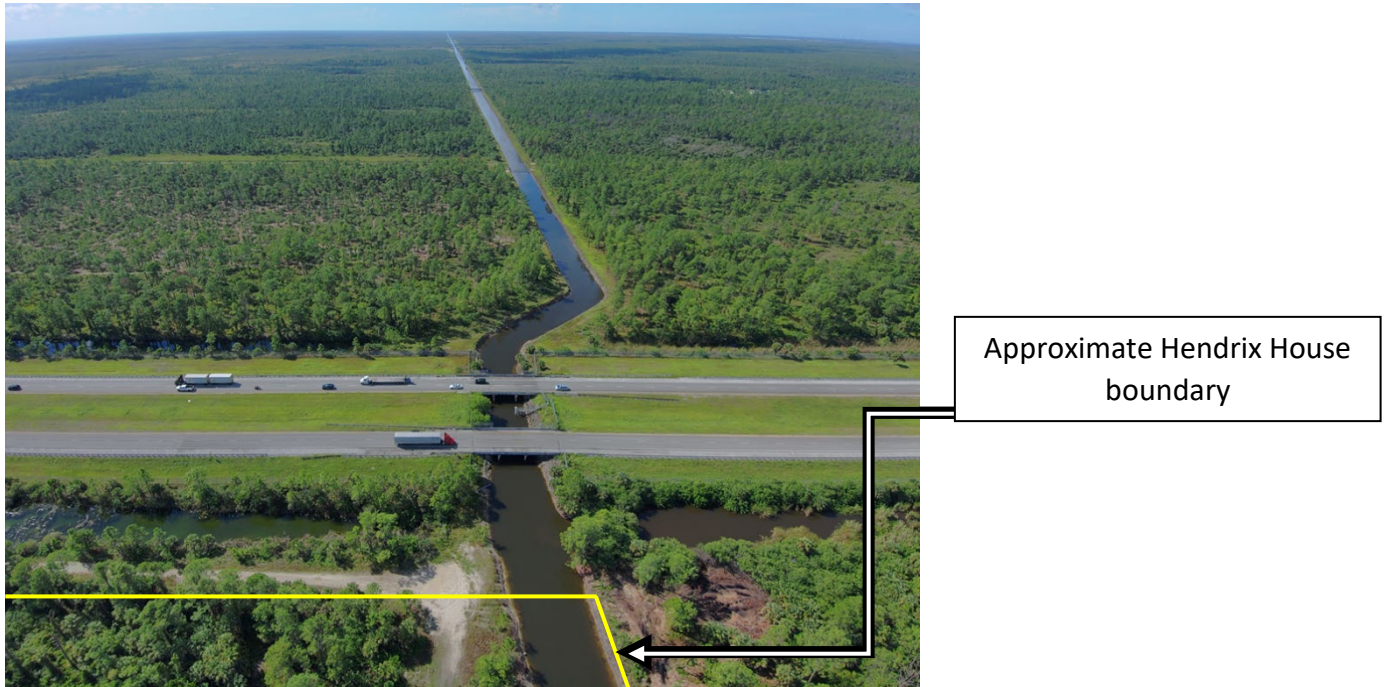


Figure 13 – Miller Canal I-75 wildlife underpass looking south towards Picayune Strand State Forest



Figure 14 - Miller Canal I-75 wildlife underpass

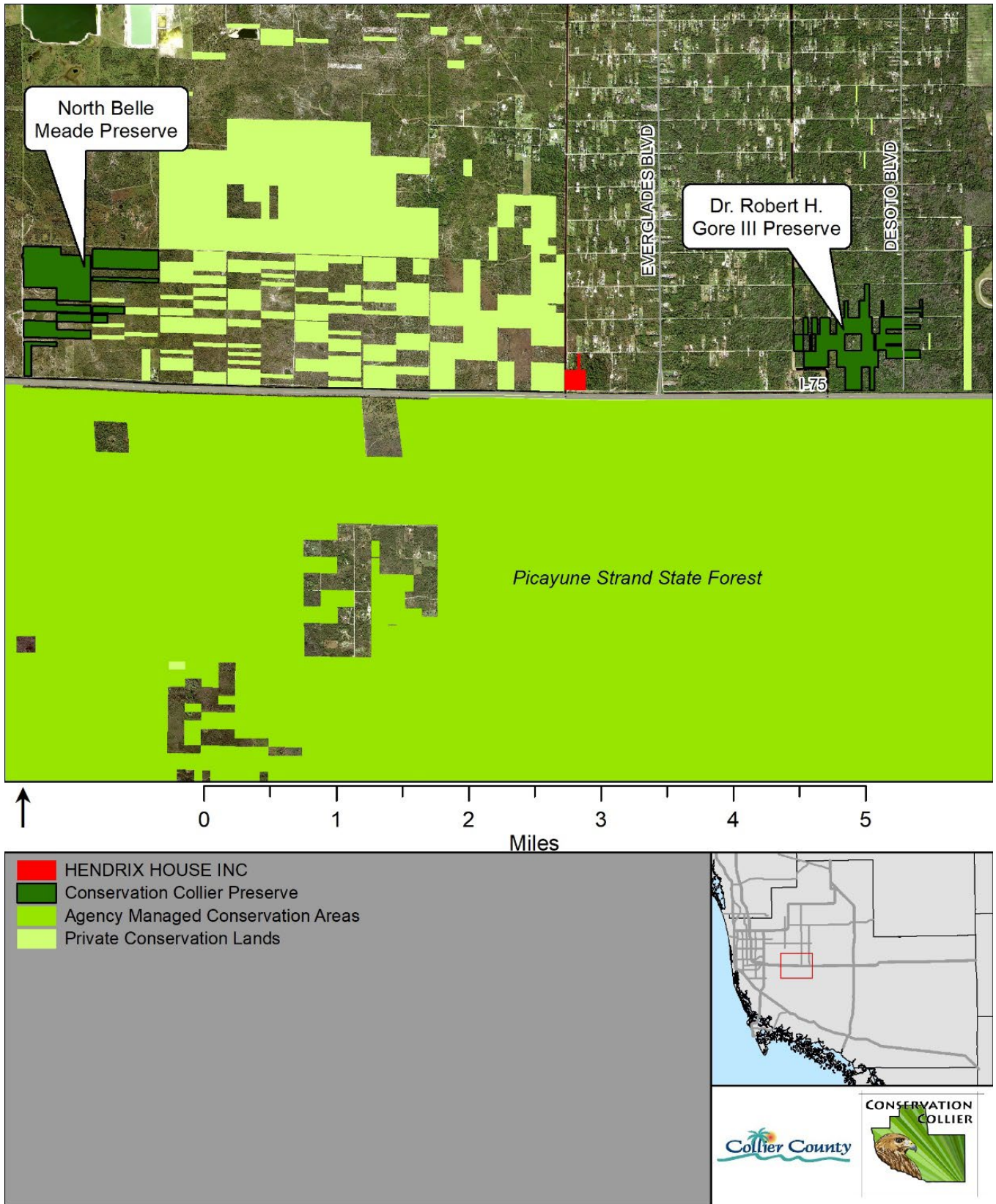


Figure 15 - Conservation Lands



### 3.2 Human Values

#### 3.2.1 Recreation

These parcels provide multiple opportunities for passive public recreation. Trails already exist through the property and could be expanded. The property could provide opportunities for hiking, fishing, and horseback riding.

#### 3.2.2 Accessibility

The property is accessible from both 40<sup>th</sup> Ave. SE (a paved road) and 42<sup>nd</sup> Ave. SE. and could be accessed by visitors year-round.

#### 3.2.3 Aesthetic/Cultural Enhancement

The parcels are visible from 40<sup>th</sup> Ave. SE and I-75 and contain large, mature slash pine trees.

### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

Approximately 35% of the property is covered with invasive vegetation – primarily Brazilian pepper – with some scattered Caesarweed, guineagrass, and torpedograss.



Figure 16 – Brazilian pepper (light green) ringing Mixed Scrub Shrub Wetlands (light brown/gray)

### *3.3.1.2 Prescribed Fire*

The parcels would benefit from prescribed fire. Firebreaks would need to be installed and some vegetation thinning would need to occur prior to prescribed fire being introduced.

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

Some UTV trespass occurs within the property; however, it has been reduced by the current owner, and neighbor of the property educating neighbors and UTV riders she encounters.

### **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 Estates, which allows a maximum of 1 single family unit per 2.25 acres.

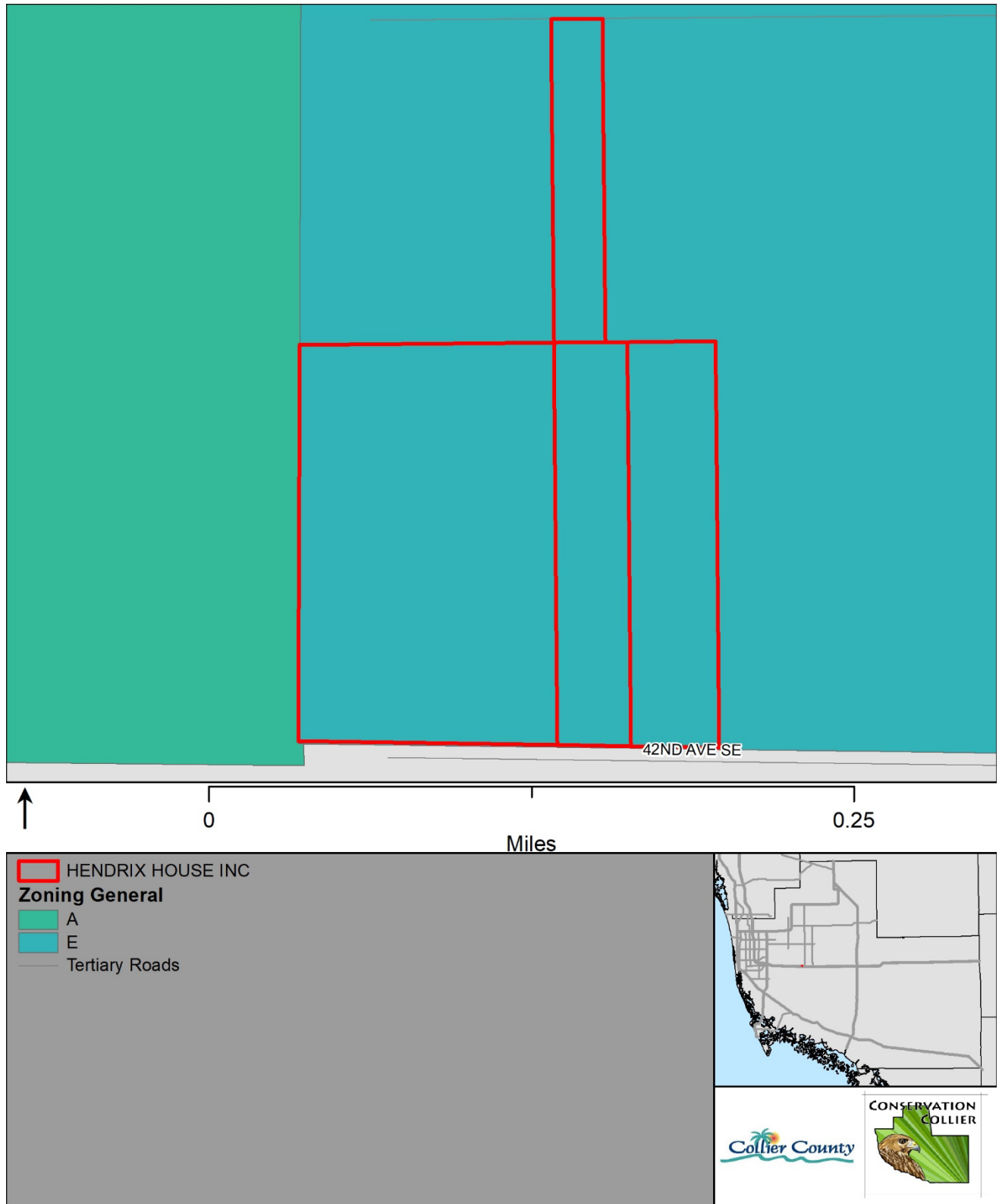


Figure 17 – Zoning

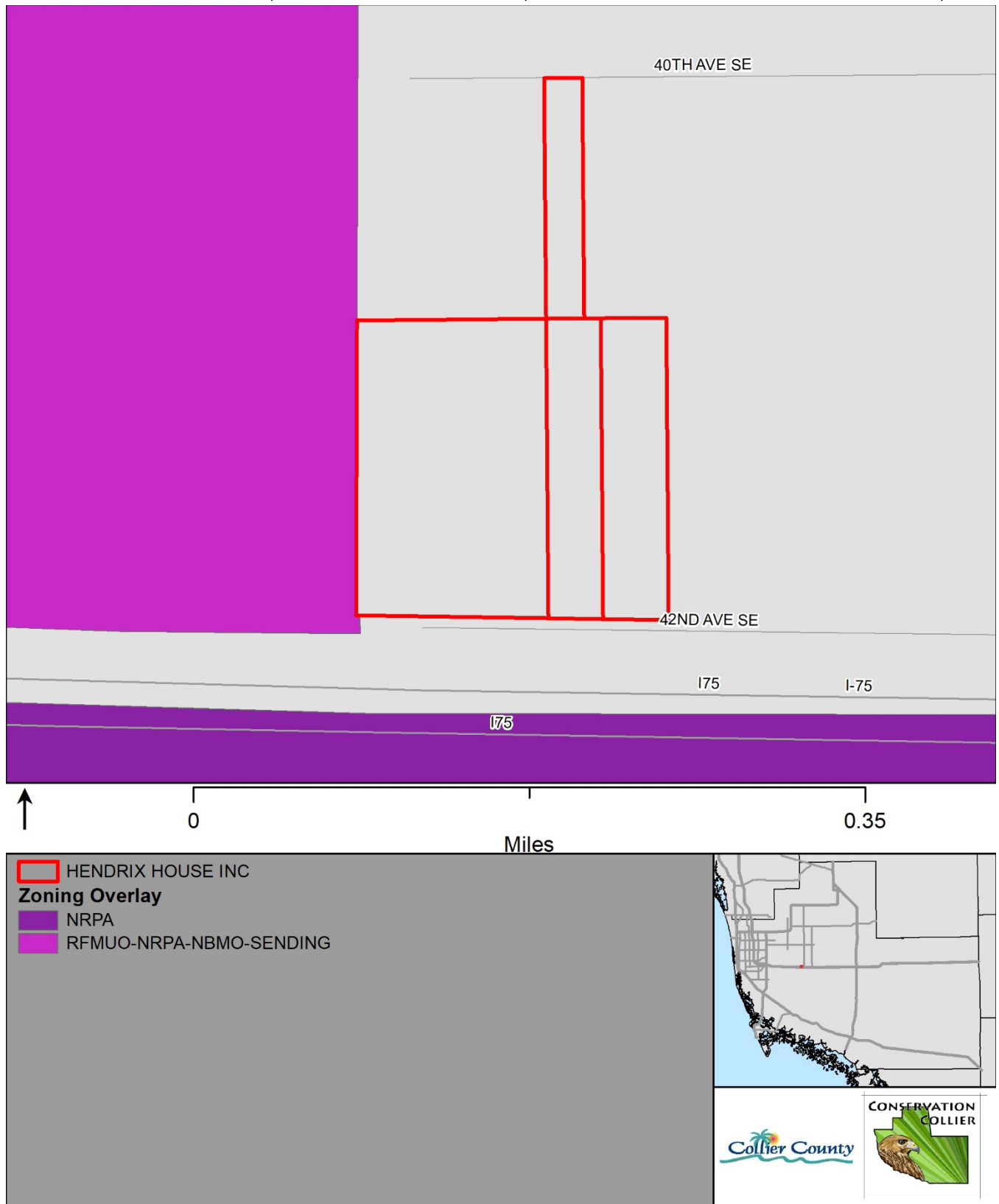


Figure 18 – RFMUD Overlay

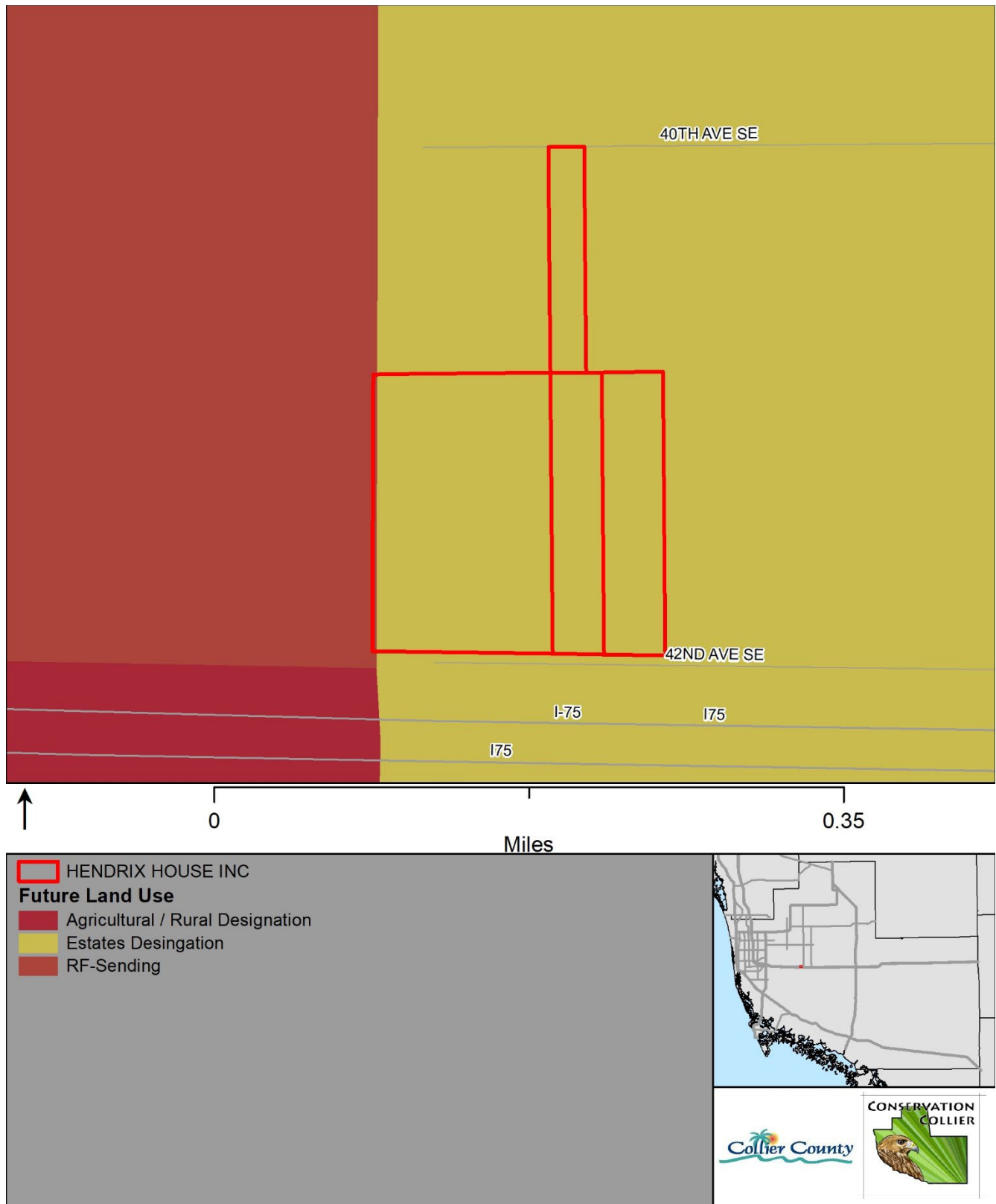


Figure 19 –Future Land Use

### 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.

Although mentioned within the report, the significance of the property’s location adjacent to the Miller Canal I-75 wildlife underpass cannot be overstated. Preservation of this property would be key to maintaining this vital link between North Golden Gate Estates and Picayune Strand State Forest.

## 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	\$7,100	\$3,600	Initial cost estimated at \$400/acre with recurring estimated at \$200/acre based on 35% exotics.
Fireline and trail creation/maintenance	\$20,000	\$3,000	Based on initial clearing price of \$10/ linear foot
Signage	\$200	n/a	
<b>TOTAL</b>	<b>\$27,300</b>	<b>\$6,600</b>	

## 6. Potential for Matching Funds

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

**Florida Communities Trust - Parks and Open Space Florida Forever grant program:** The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation. This property would not be a good candidate for FCT funding.

**Florida Forever Program:** This property is not within a Florida Forever Program boundary.

**Additional Funding Sources:** No additional funding sources have been identified.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Hendrix House			
<b>Target Protection Mailing Area:</b> NGGE			
<b>Folio(s):</b> 41711000002, 41770120004, 41770080005, 41770040003			
<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>95</b>	<b>59</b>
<b>2 - Human Value</b>	<b>80</b>	<b>59</b>	<b>73</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>53</b>	<b>66</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>64</b>	<b>81</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>270</b>	<b>68</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>160</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100	100	Scrubby Flatwoods
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Scrubby Flatwoods, Pine flatwoods, Mixed Scrub Shrub Wetlands, Oak Hammock
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	T. fasciculata and utriculata
d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30	30	35%
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
<b>1.2 - WILDLIFE COMMUNITIES</b>			
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	FL panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	important connection to wildlife underpass
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>			
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	Miller 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		
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
a. Parcel has depressional or slough soils	10	10	



b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>65</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		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	15	
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	via wildlife underpass and canal
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>355</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>95</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>80</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20	20	
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>110</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
a. Public access via paved road	50	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	40	
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>			
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5	5	large slash 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		
<b>HUMAN VALUES TOTAL SCORE</b>		<b>280</b>	<b>205</b>
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>		<b>80</b>	<b>59</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>95</b>	
<b>3.1.1 - Invasive plant management needs (Select the highest score)</b>			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75	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	UTV trespass
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>115</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>53</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>20</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	

<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	10	
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>145</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>64</b>	

## 8. Additional Site Photos



Entrance to property off 40<sup>th</sup> Ave. SE



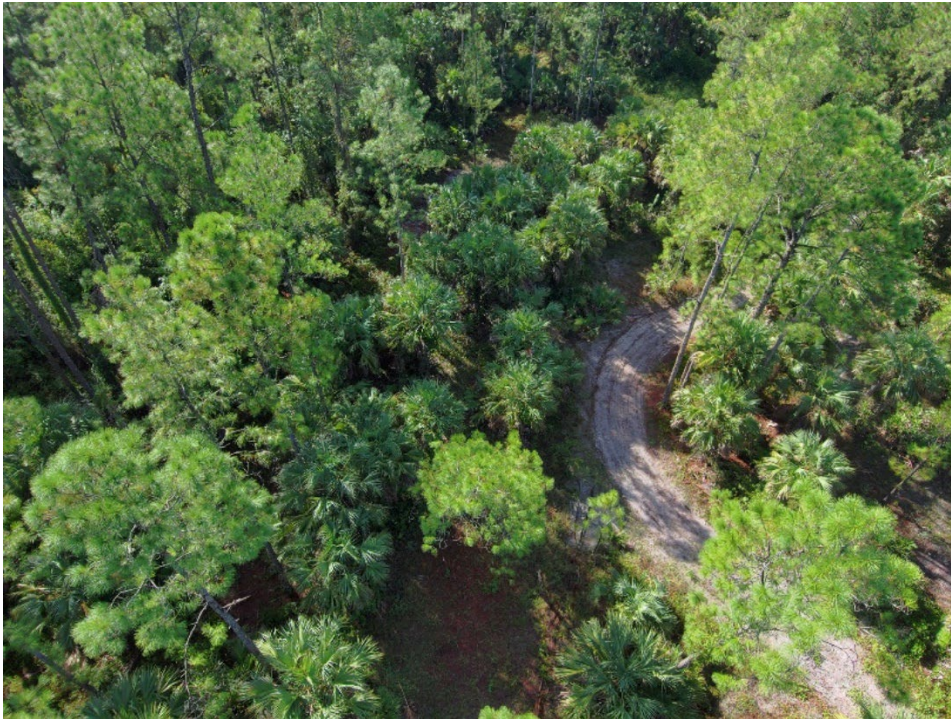
View of property looking north from 42<sup>nd</sup> Ave. SE



Miller Canal along western boundary of property



Pine flatwoods



Trail running north/south through property



Mixed scrub shrub wetlands



Bracken fern in Pine flatwoods





Aerial view looking east – yellow lines are approximate property boundary



Aerial view looking north – yellow lines are approximate property boundary



Aerial view looking north – yellow lines are approximate property boundary

## 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.