

Conservation Collier Initial Criteria Screening Report Wildcat Acres



Owner Name: Wildcat Acres, LLC
Size: 73.6 acres
Folio Number: 00050320109
Staff Report Date: December 6, 2023

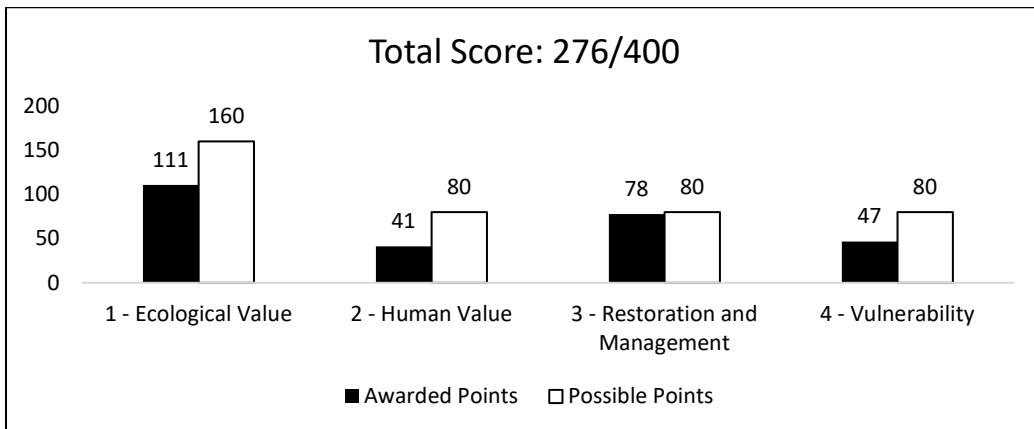


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Introduction

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.

1. Summary of Property

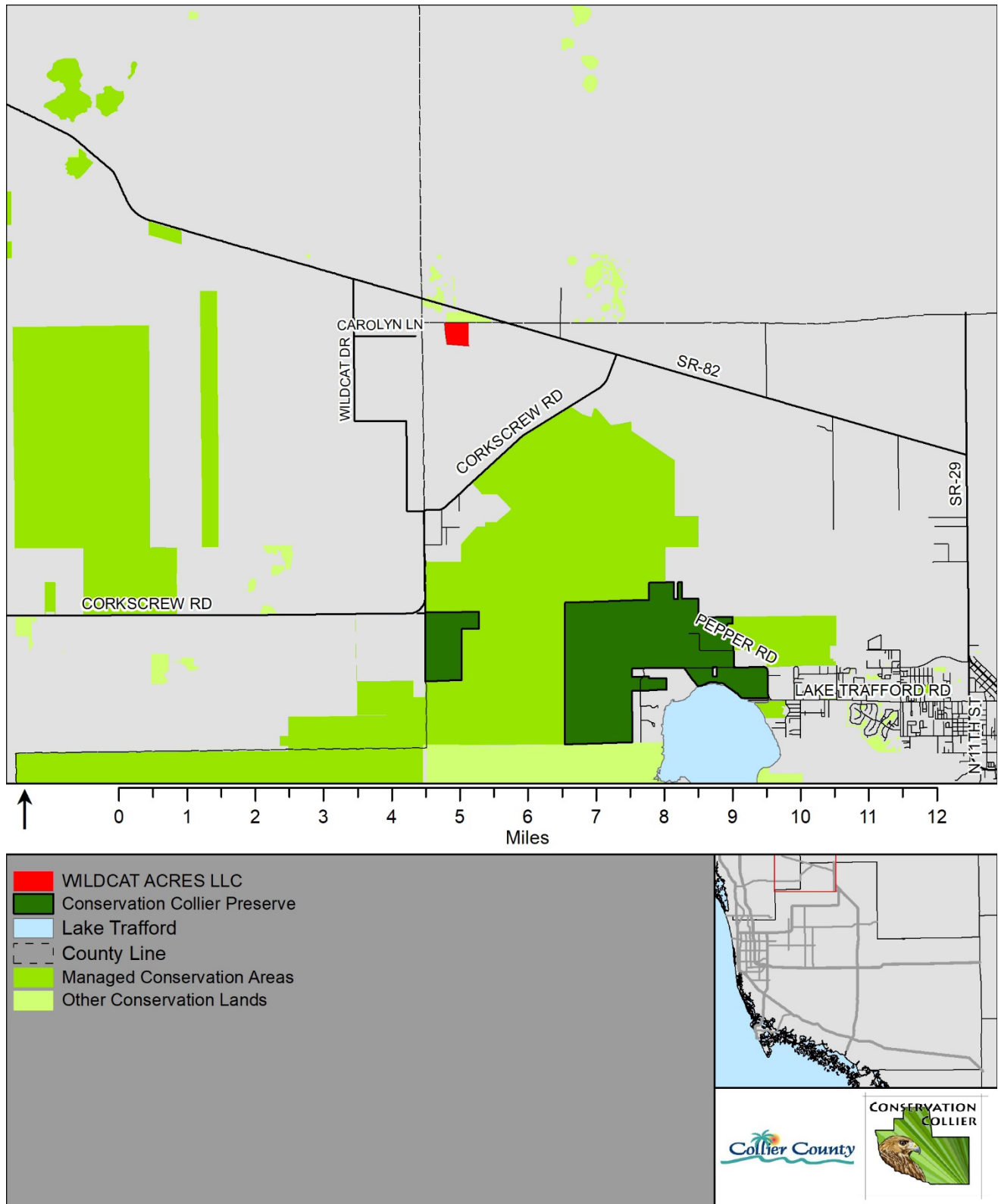


Figure 1 - Parcel Location Overview

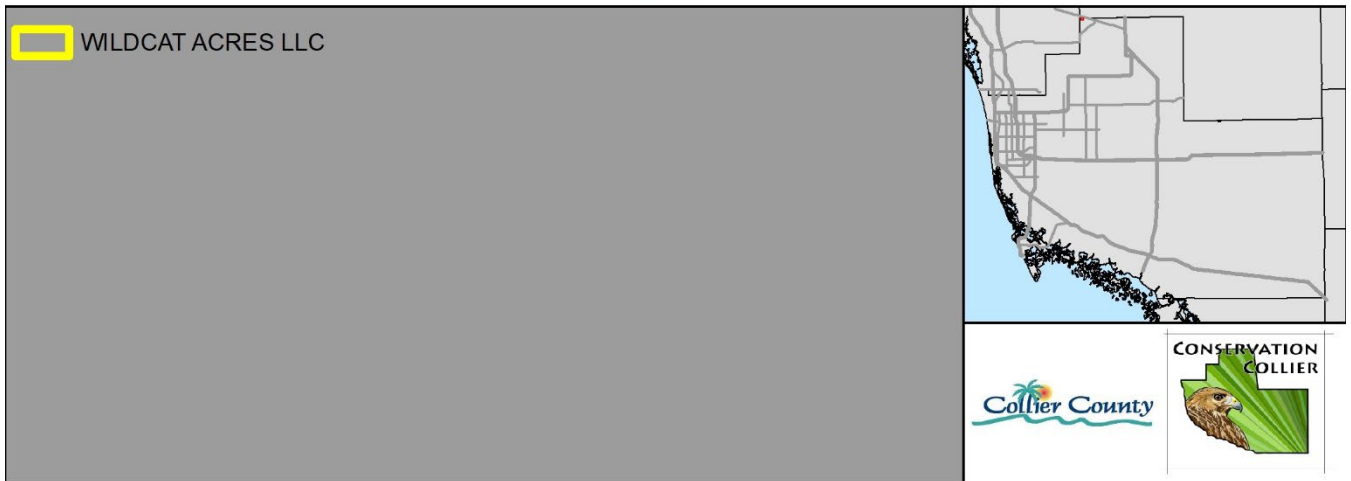


Figure 2 - Parcel Close-up

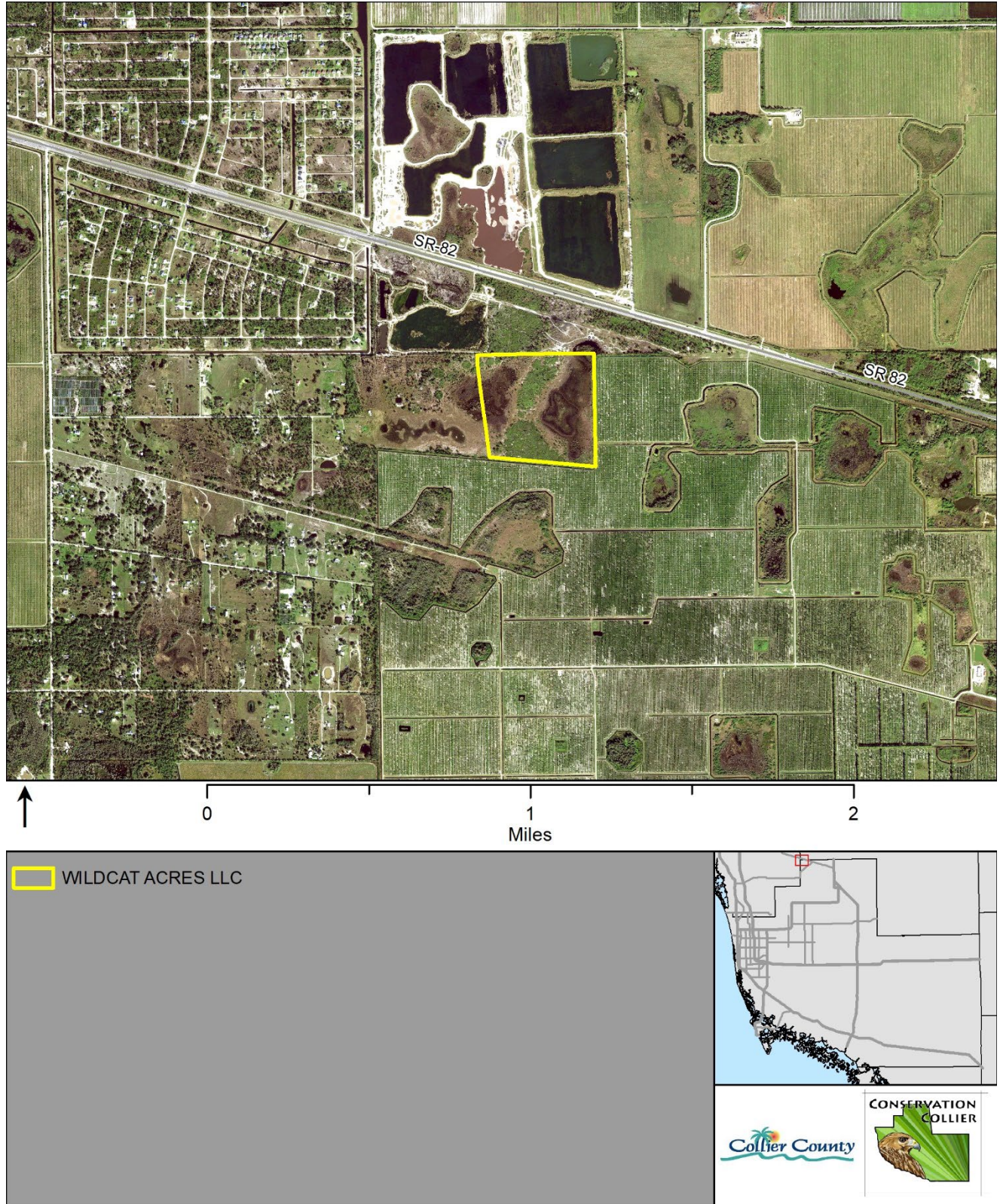


Figure 3 – Parcel Aerial

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Wildcat Acres	Wildcat Acres, LLC
Folio Number	00050320109	
Target Protection Area (Ord. 2002-63, Section 10.3)	N/A	Property is within RLSA Open lands. RLSA Flowways and Habitat Stewardship Areas are identified as Target Protection Areas in the Conservation Collier ordinance, but not Open lands
Size	73.6 acres	Approximate acreage based on split at middle fenceline
Section, Township, and Range	S6, T46, R28	Along the Hendry County border to the north and very near the Lee County border to the west, approx. 850 feet south of SR 82
Zoning Category/TDRs/Overlays	Agricultural MHO in RLSA Open Lands with ACSC Overlay	Base Zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. RLSA Open Lands could provide for higher density. Area of Critical State Concern requires 90% vegetation retention outside of areas historically cleared for ag.
FEMA Flood Map Category	Zone A	A – High Risk Flood Area with a 1% annual flood risk, or a 26% chance of flooding during a 30-year mortgage
Existing structures	Small shed and well	A small, raised storage shed and well exist within the middle of the property
Adjoining properties and their Uses	Conservation Easement, improved pasture, citrus	A Conservation Easement over a mitigation area is to the north, citrus fields exist to the east and south, and improved pasture is to the west
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	To be determined

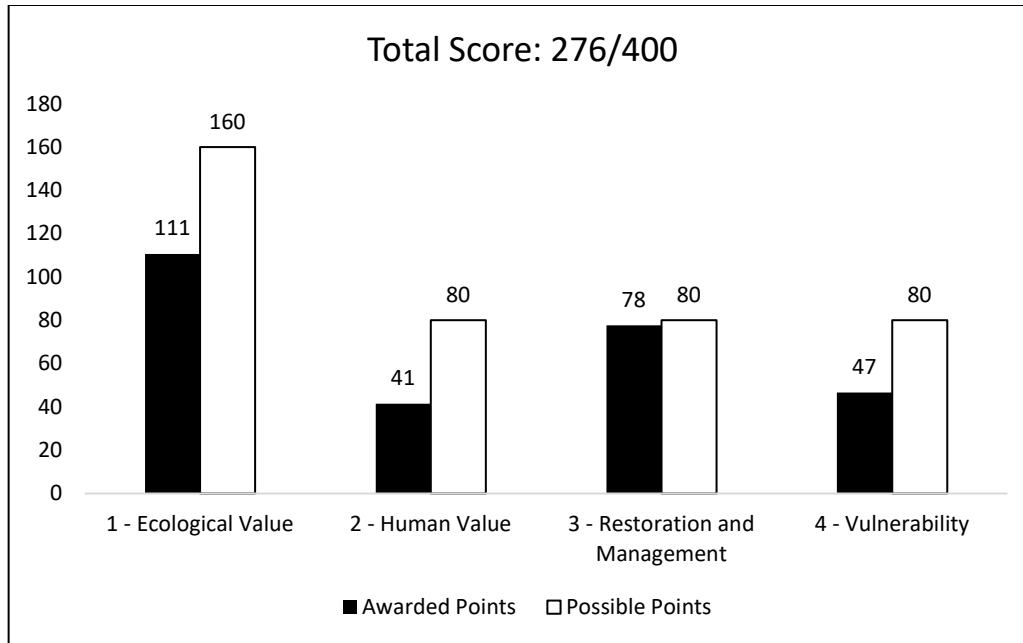


Figure 4 - Secondary Criteria Score

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	111	160	69%
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	33	53	63%
2 - Human Values	41	80	52%
2.1 - Recreation	17	34	50%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
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	47	80	58%
4.1 - Zoning and Land Use	44	58	77%
4.2 - Development Plans	2	22	10%
Total	276	400	69%

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 parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. It was 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 the report and the Real Estate Services Division staff relied upon information solely provided by program staff. The valuation conclusion was 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 Wildcat Acres property, which has an initial estimated valuation over \$500,000; 2 independent Real Estate Appraisers will value the subject property and the 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**
Wildcat Acres, LLC	No address	73.6	\$420,463	\$

* 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 Wildcat Acres property will be obtained from the Collier County Real Estate Services Department prior to ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel’s base zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. It’s location within the Open Lands of the Rural Lands Stewardship Area could provide for higher density with stewardship credits.

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
ix.	<u>Other native habitats</u>	YES

Statement for Satisfaction of Criteria 1: Parcel contains Wet flatwoods, Palmetto Prairie, and Marsh

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 through adjacent parcel off Carolyn Lane. Hiking and horseback riding opportunities exist.

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: Approximately half the property is mapped as containing hydric soils. It is also mapped as providing some aquifer recharge. Freshwater marshes that hold water and provide wetland dependent species habitat exist on site.

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 property owner has observed a gopher tortoise burrow, crested caracara, and roseate spoonbill on the property. The marshes support listed wading birds and staff observed a Everglade snail kite on the property.

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 north.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property was cleared for use as pasture decades ago. The current owner has allowed native community re-growth with cattle grazing occurring only in the dry season and fuel reduction in the palmetto areas when necessary. The native plant communities observed on the parcel include freshwater marsh, palmetto prairie, and wet flatwoods. The marshes were relatively dry during the site visit with native grasses – chalky bluestem (*Andropogon virginicus* L. var. *glaucus*), broomsedge (*Andropogon virginicus* L. var. *virginicus*), and blue maidencane (*Amphicarpum muhlenbergianum*) and dog fennel (*Eupatorium capillifolium*) primarily in the drier areas. Corkwood (*Stillingia aquatica*) was present in the lower elevations. West Indian meadowbeauty (*Rhexia cubensis*) and yellow-eyed grass (*Xyris* spp.) were scattered throughout. The palmetto prairie consists almost exclusively of a saw palmetto (*Serenoa repens*) and gallberry (*Ilex glabra*) midstory with shiny blueberry (*Vaccinium myrsinites*), rusty lyonia (*Lyonia ferruginea*), small oak (*Quercus* sp), and small cabbage palm (*Sabal palmetto*) scattered throughout. There is no canopy, although a few large slash pine (*Pinus elliotii*) are scattered among the palmetto and some small slash pine appear to be recruiting. Very little groundcover was noted as the midstory was so dense no open areas exist for groundcover. Multiple fire breaks were recently cut through the palmetto. Muscadine (*Telmatoblechnum serrulatum*) and swamp fern (*Vitis rotundifolia*) were observed in these areas. A small area of wet flatwoods exists in the southeast corner of the palmetto prairie. The saw palmetto are less dense and a canopy of slash pine exists. Groundcover within the wet flatwoods is similar to that found in the drier portions of the adjacent marsh.

The overall condition of the plant communities within the property is very good, with an estimated exotic plant coverage of 10%. The current owner has been treating the exotics since 2004. The primary exotics noted were Melaleuca (*Melaleuca quinquenervia*), downy rose-myrtle (*Rhodomyrtus tomentosa*), and shrubby false buttonweed (*Spermacoce verticillata*). Cogongrass (*Imperata cylindrica*), torpedograss (*Panicum repens*), natalgrass (*Melinis repens*), and mission grass (*Cenchrus polystachios*) were observed but were not prevalent.

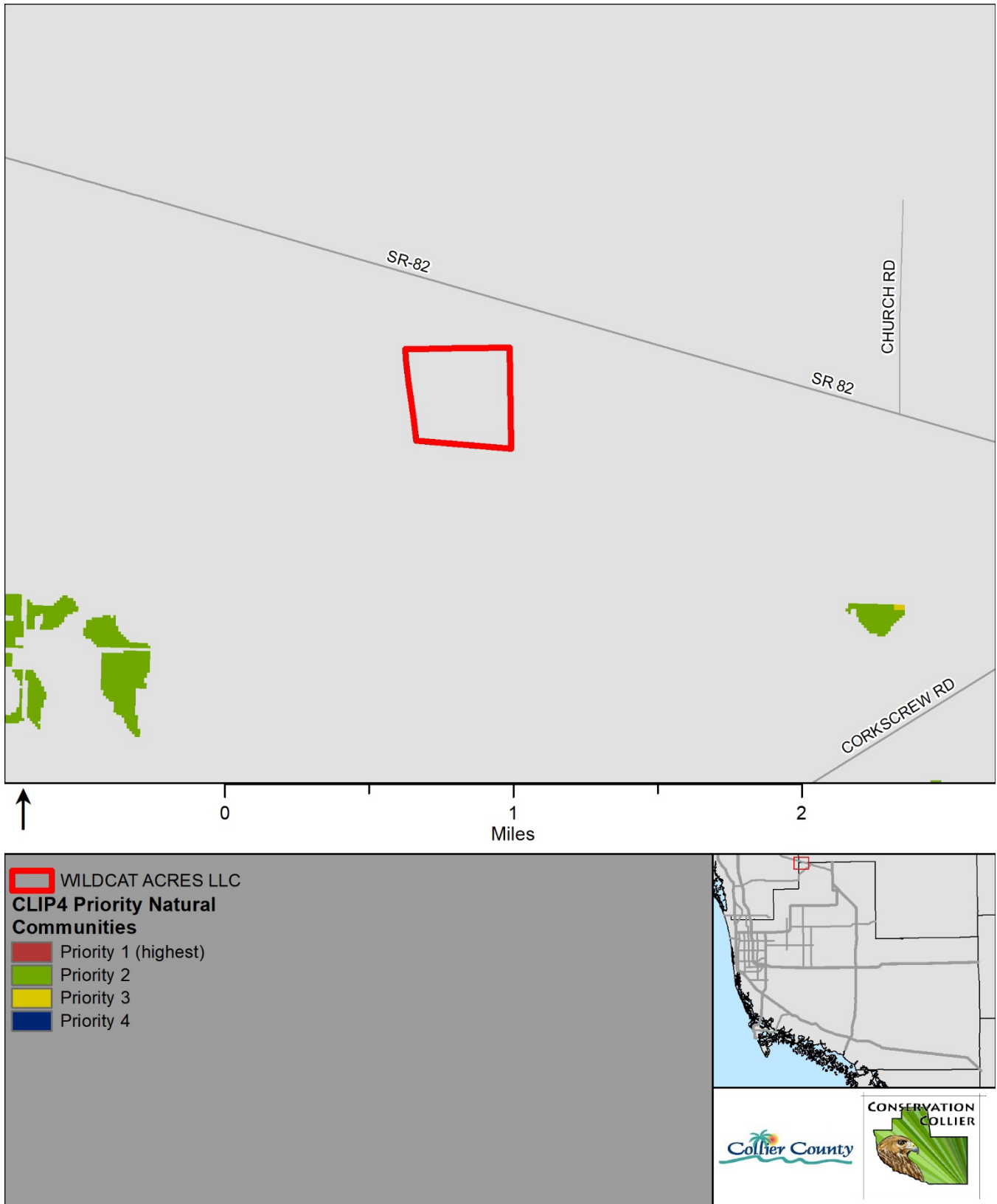


Figure 5 - CLIP4 Priority Natural Communities

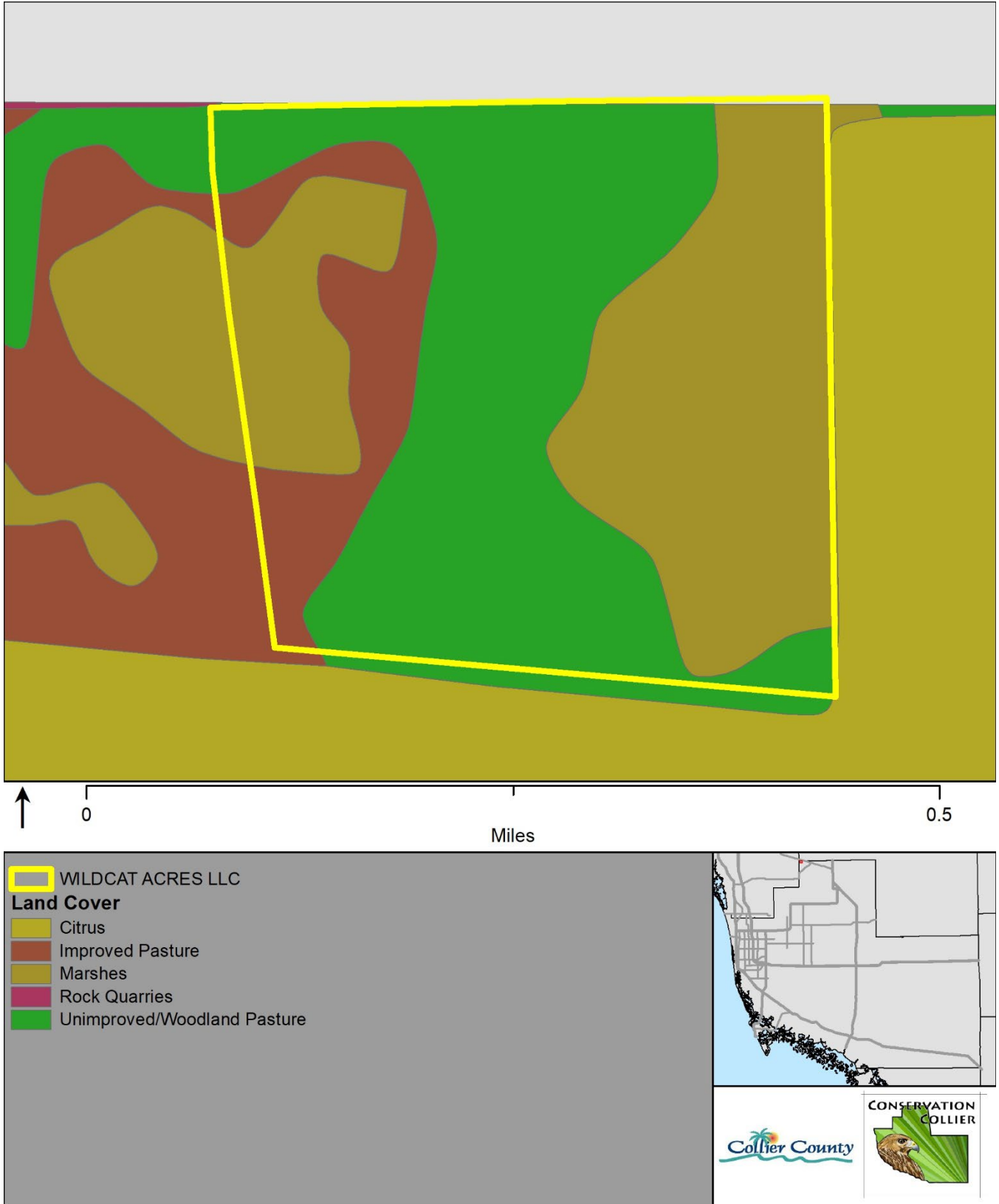


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Palmetto prairie



Figure 8 – Freshwater marsh

3.1.2 Wildlife Communities

This parcel provides significant habitat for wildlife, particularly wetland dependent species. The size of the parcel, in conjunction with the conservation easement to the north and undeveloped land to the west, also creates habitat to sustain larger mammals such as deer and Florida black bear. The natural communities support a variety of wildlife including multiple listed species. Table 5 contains the listed wildlife species detected on the property by the current owner and Conservation Collier staff.

Table 4 – Listed Wildlife Detected or known to occur on site

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida panther	<i>Puma concolor coryi</i>	E	E	Observation
Wood Stork	<i>Mycteria americana</i>		T	Observation
Little Blue Heron	<i>Egretta caerulea</i>	T		Observation
Tri-colored Heron	<i>Egretta tricolor</i>	T		Observation
Audubon’s Crested Caracara	<i>Polyborus plancus audubonii</i>		T	Observation
Roseate Spoonbill	<i>Platalea ajaja</i>	T		Observation
Gopher Tortoise	<i>Gopherus polyphemus</i>	T		Burrow Observed by owner
Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	E	E	Observation

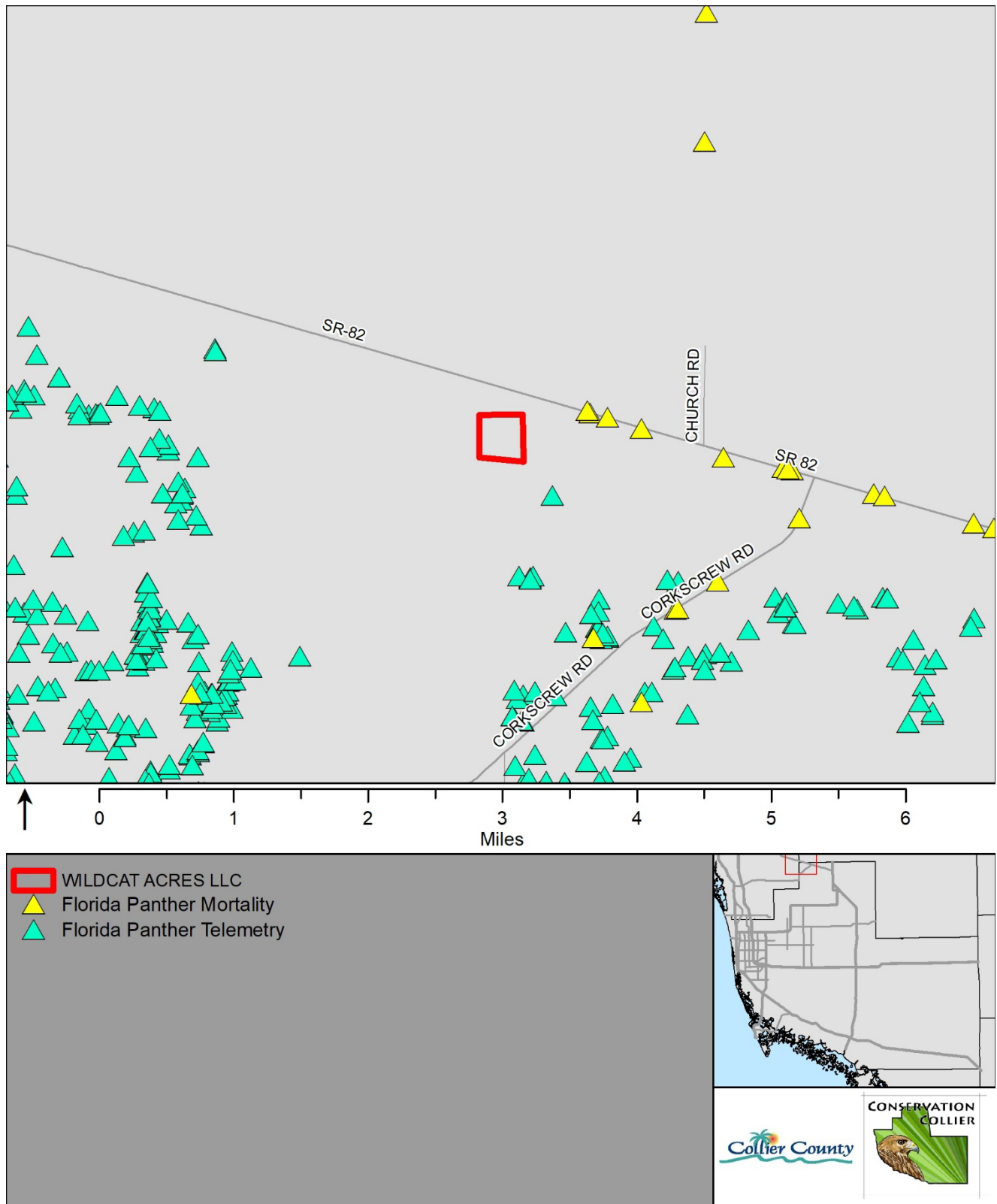


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

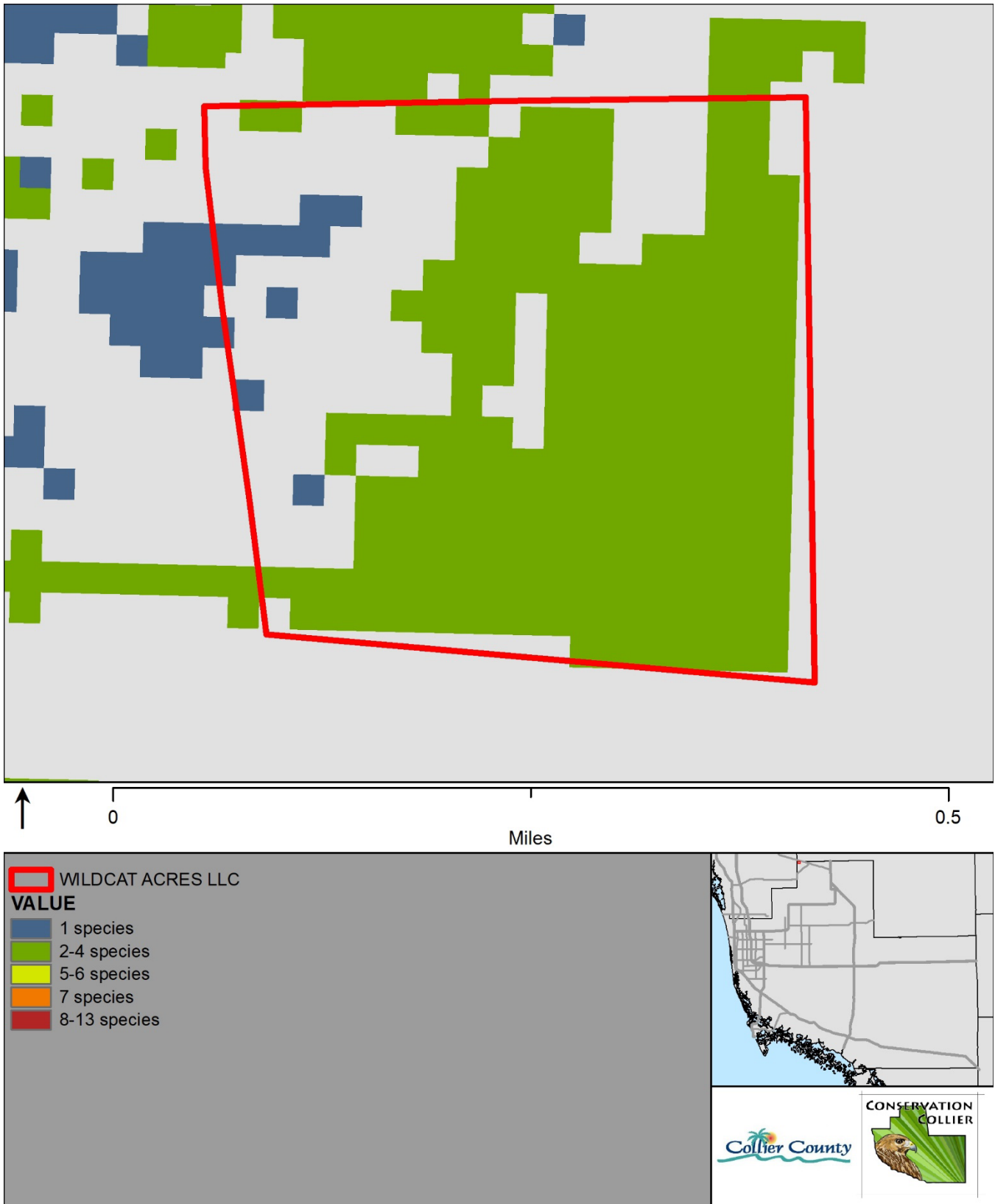


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Acquisition of this property would offer increased opportunity for protection of water resource values, including protection of aquifer recharge and wetland dependent species habitat. The parcel is mapped as a moderate priority area for aquifer recharge, and it contains wetlands that hold water during the wet season.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils indicate that approximately 54% of the property contains hydric soils. These hydric soils include “Chobee, Winder and Gator Soils, Depressional” – level, very poorly drained soils in depressions and marshes - and “Malabar Fine Sand” - nearly level, poorly drained soil in sloughs and poorly defined drainageways.

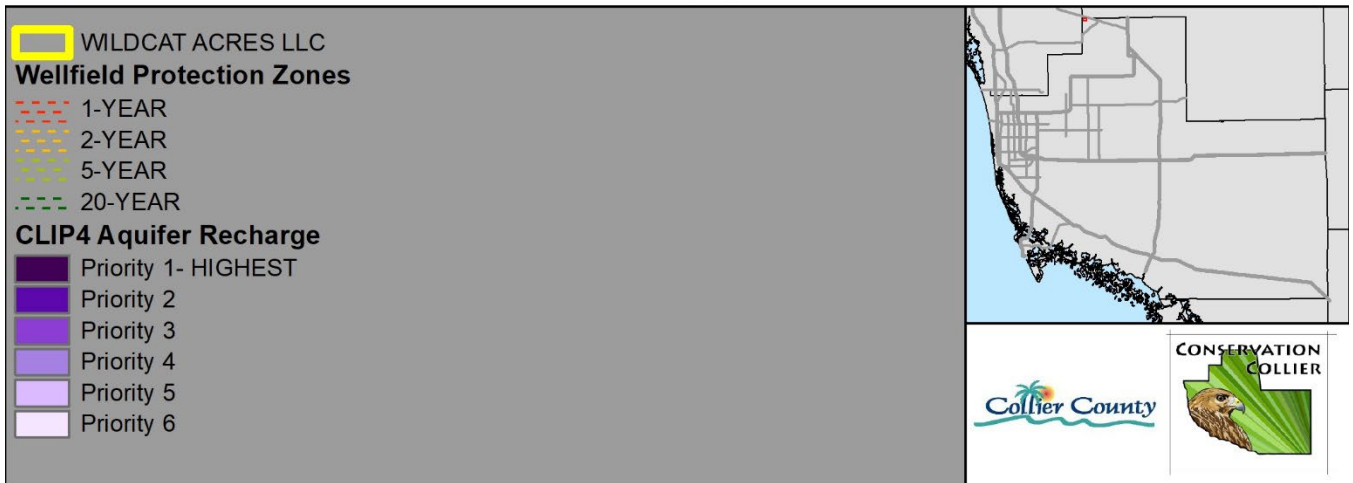
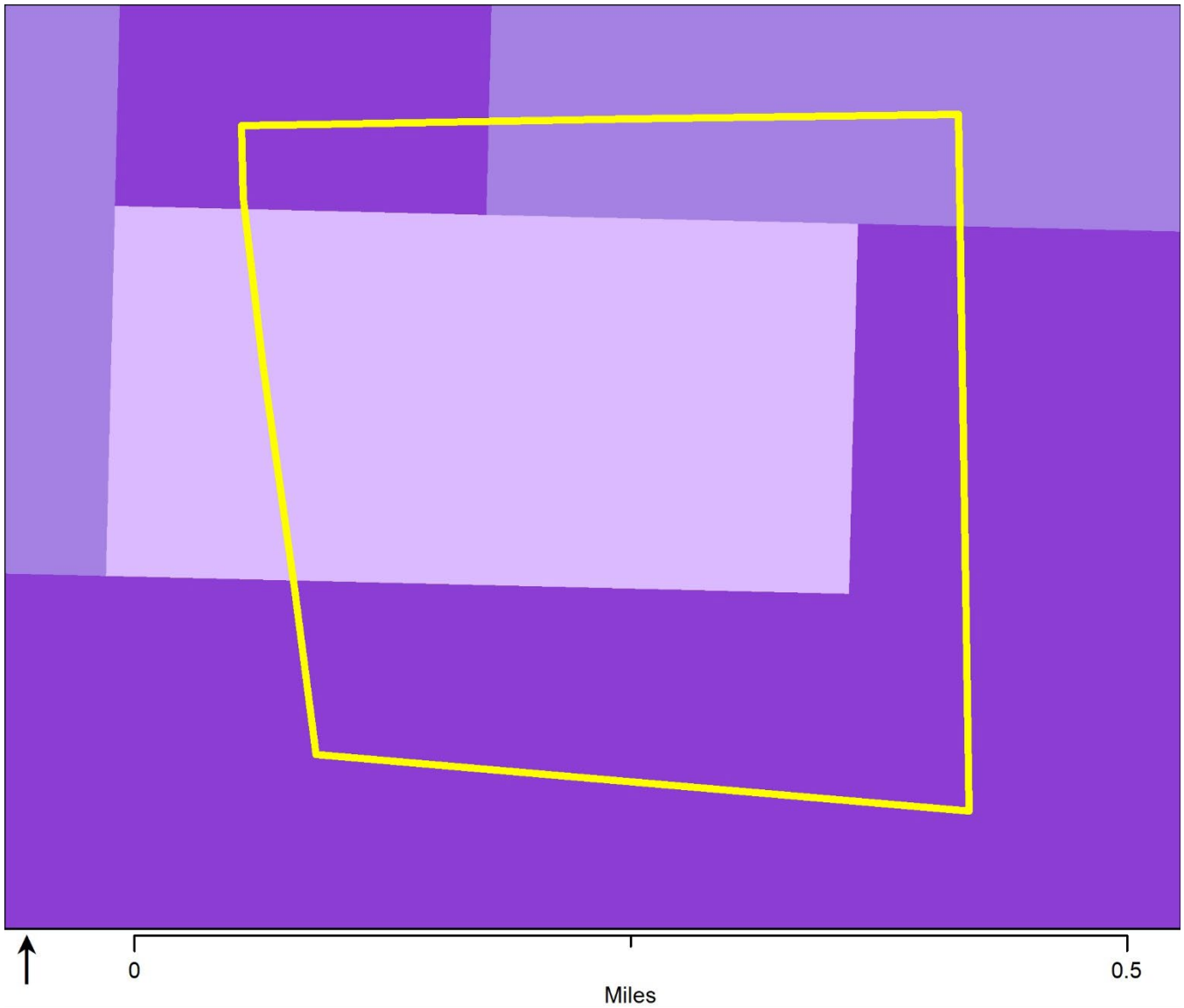


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

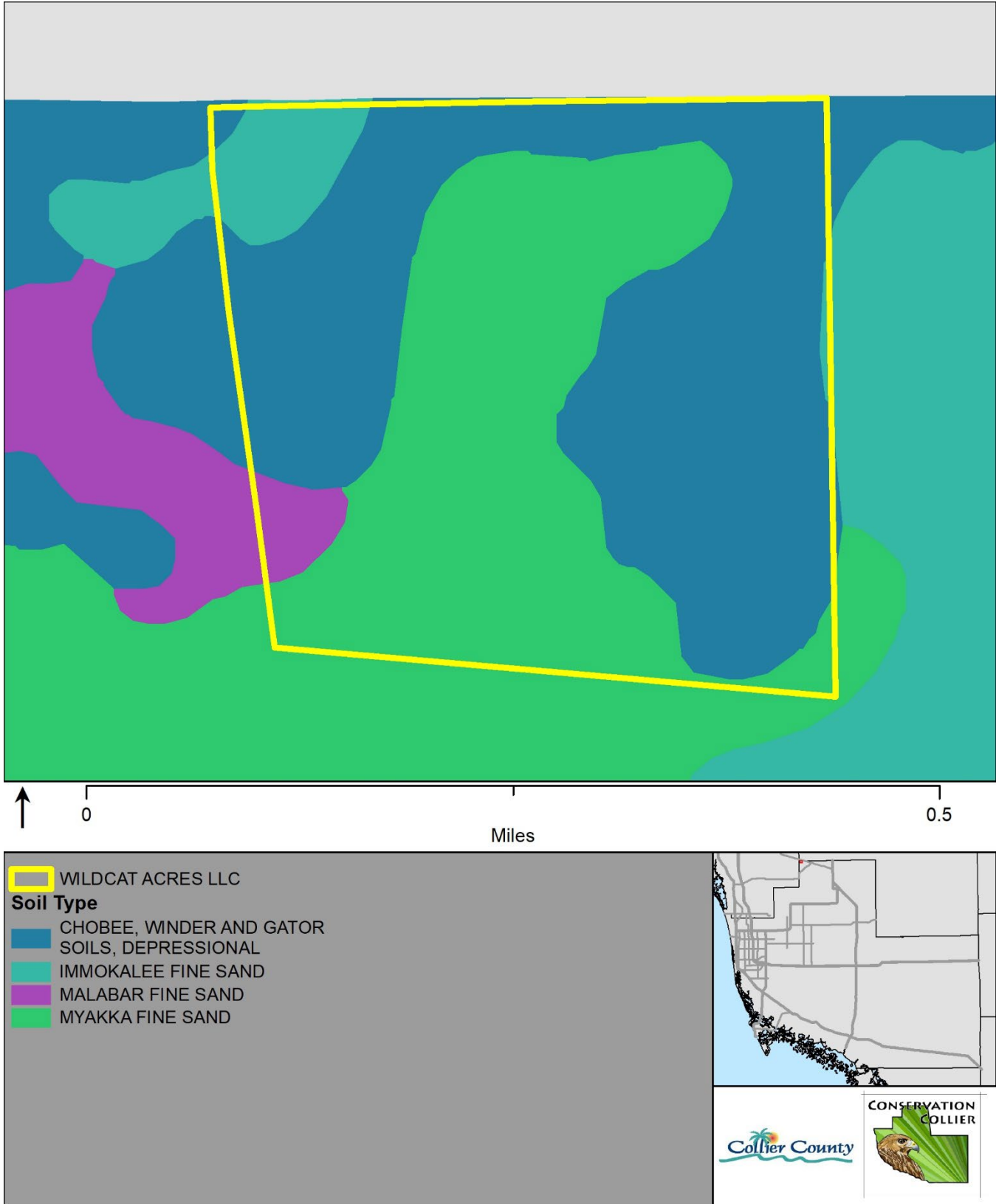


Figure 12 - Collier County Soil Survey

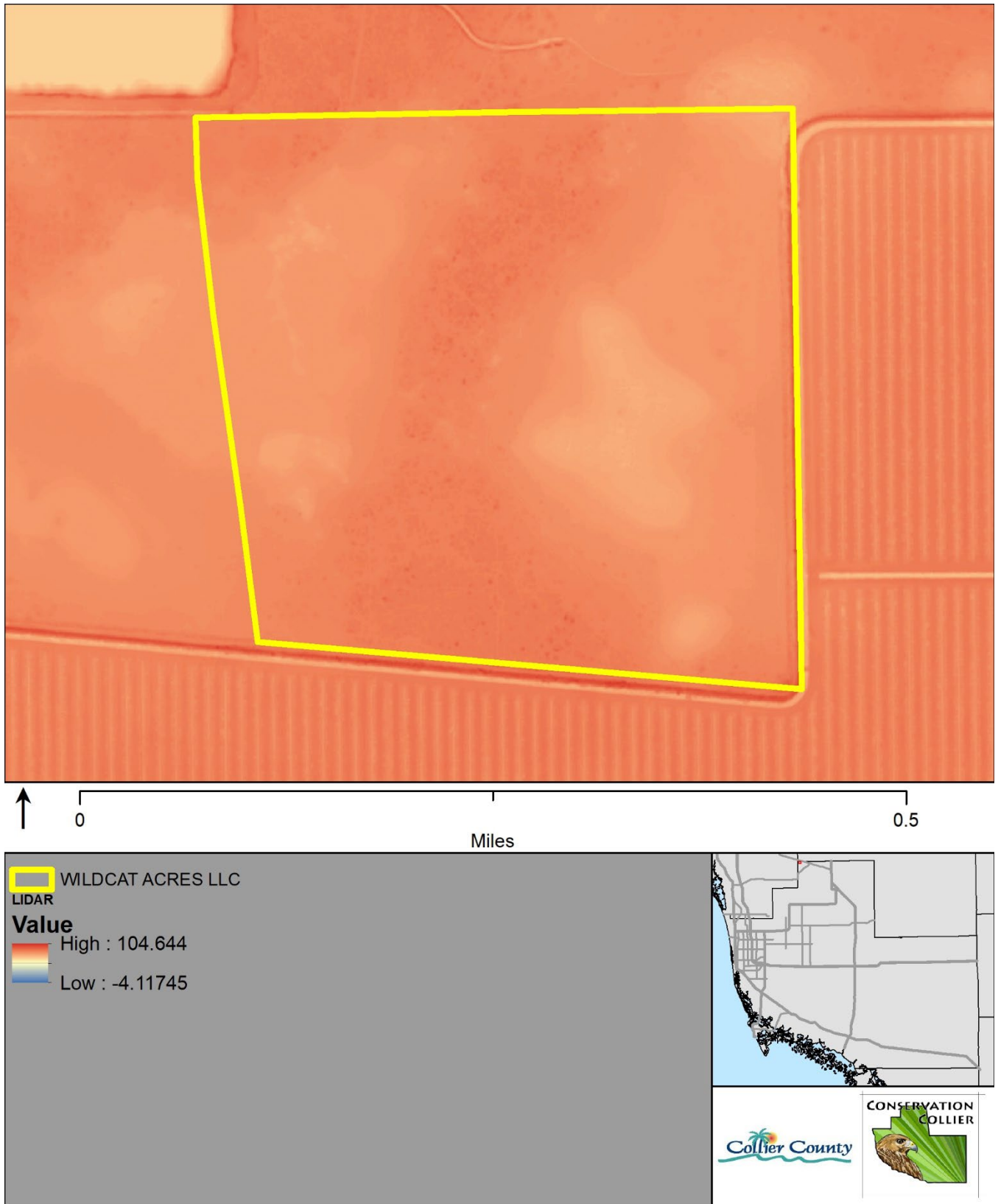


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This property would enhance the connection for wildlife from the private conservation lands to the north and undeveloped lands to the west. A connection to CREW District lands to the south and east also exists via citrus groves and low density, residential development.



Figure 14 – Looking southeast



Figure 15 – Looking west

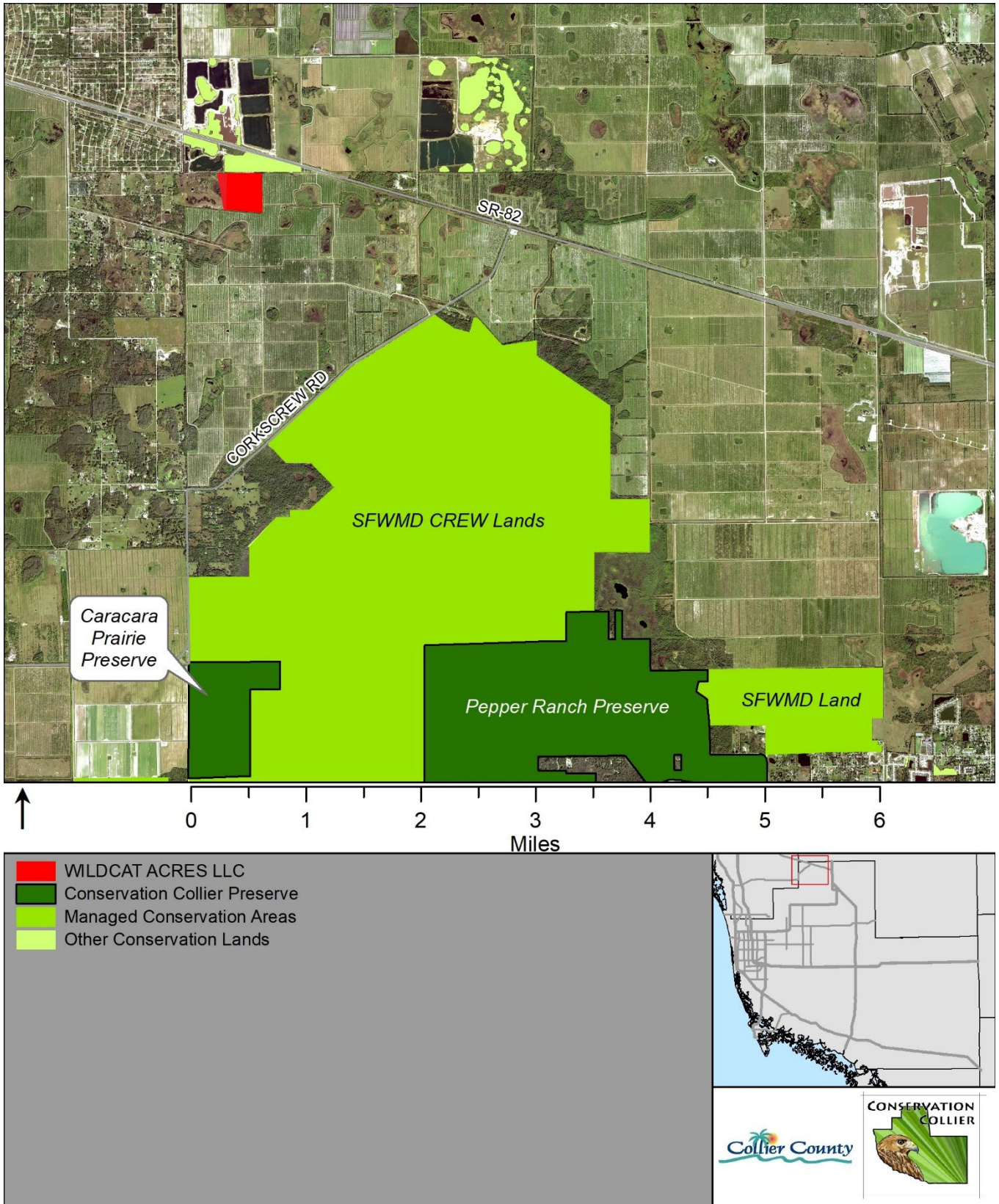


Figure 16 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel provides multiple opportunities for public recreation. Trails already exist through the property and could be expanded. The property could provide opportunities for hiking and horseback riding. The marshes within the property would provide excellent bird watching opportunities.

3.2.2 Accessibility

The property is accessible from Carolyn Lane and could be accessed by visitors year-round.

3.2.3 Aesthetic/Cultural Enhancement

The property contains scenic vistas.



Figure 17 – Freshwater marsh

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 10% of the property is covered with invasive vegetation in varying densities – primarily melaleuca and downy rosemyrtle. Initial treatment has been completed on the property. Maintenance treatments would be continued.

3.3.1.2 Prescribed Fire

The property would benefit from prescribed fire, and very little preparation would be required to begin a burn rotation on the property. Firebreaks could be created by tilling the existing trails to bare earth, and no vegetation reduction would be required prior to burning.

3.3.2 Remediation and Site Security

Trespass and illegal harvesting of saw palmetto berries would be the most likely site security issue.

3.3.3 Assistance

Staff does not anticipate management assistance from other agencies.



Figure 18 – Fuel reduction trail through palmetto prairie



Figure 19 – Freshwater marsh with scattered melaleuca



Figure 20 – Downy rosemyrtle

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel's base zoning of Agricultural with Mobile Home Overlay allows for 1 dwelling per 5 acres. It's location within the Open Lands of the Rural Lands Stewardship Area could provide for higher density by utilizing credits from an SSA.

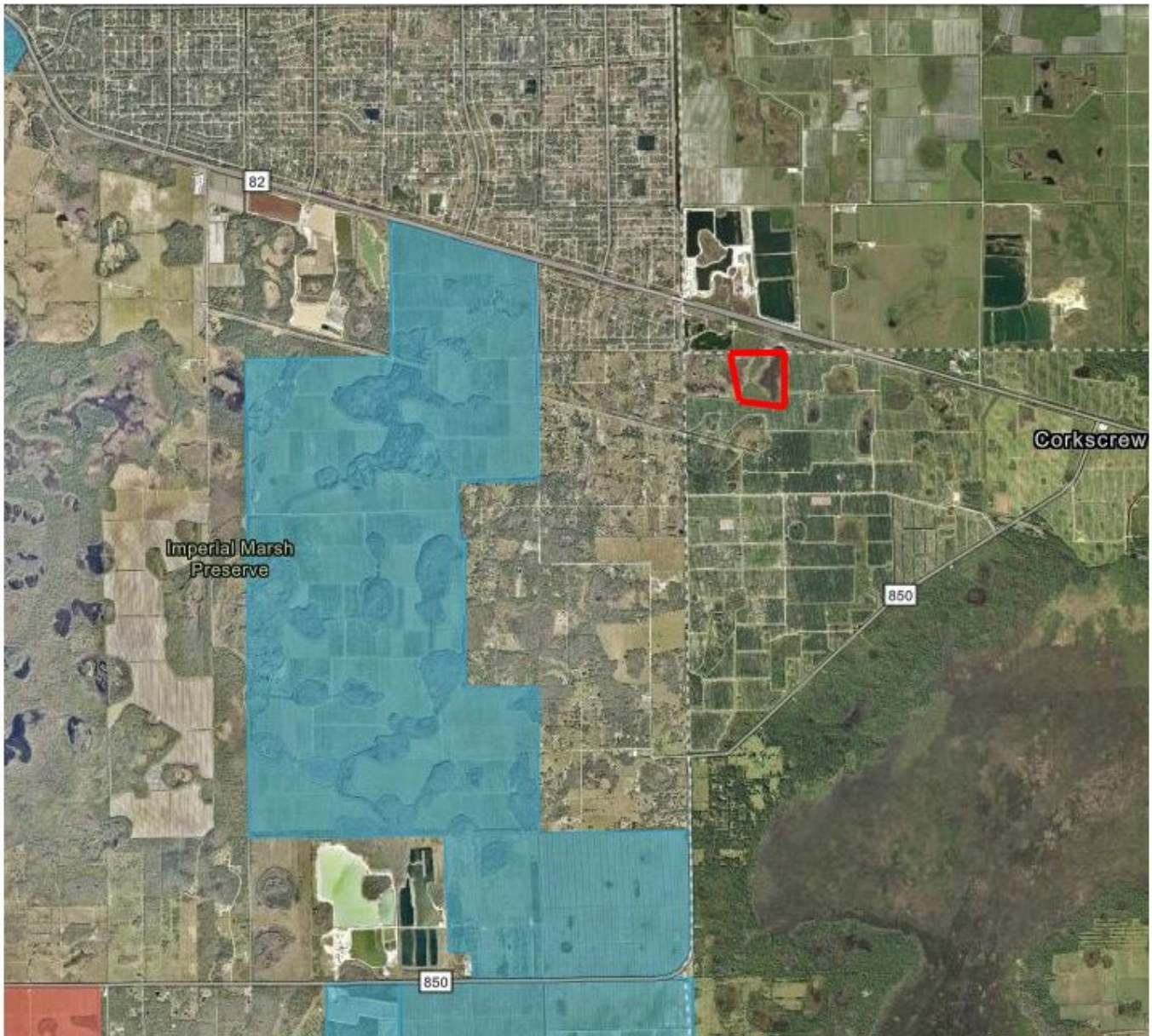


Figure 21 – Planned development west of Wildcat Acres

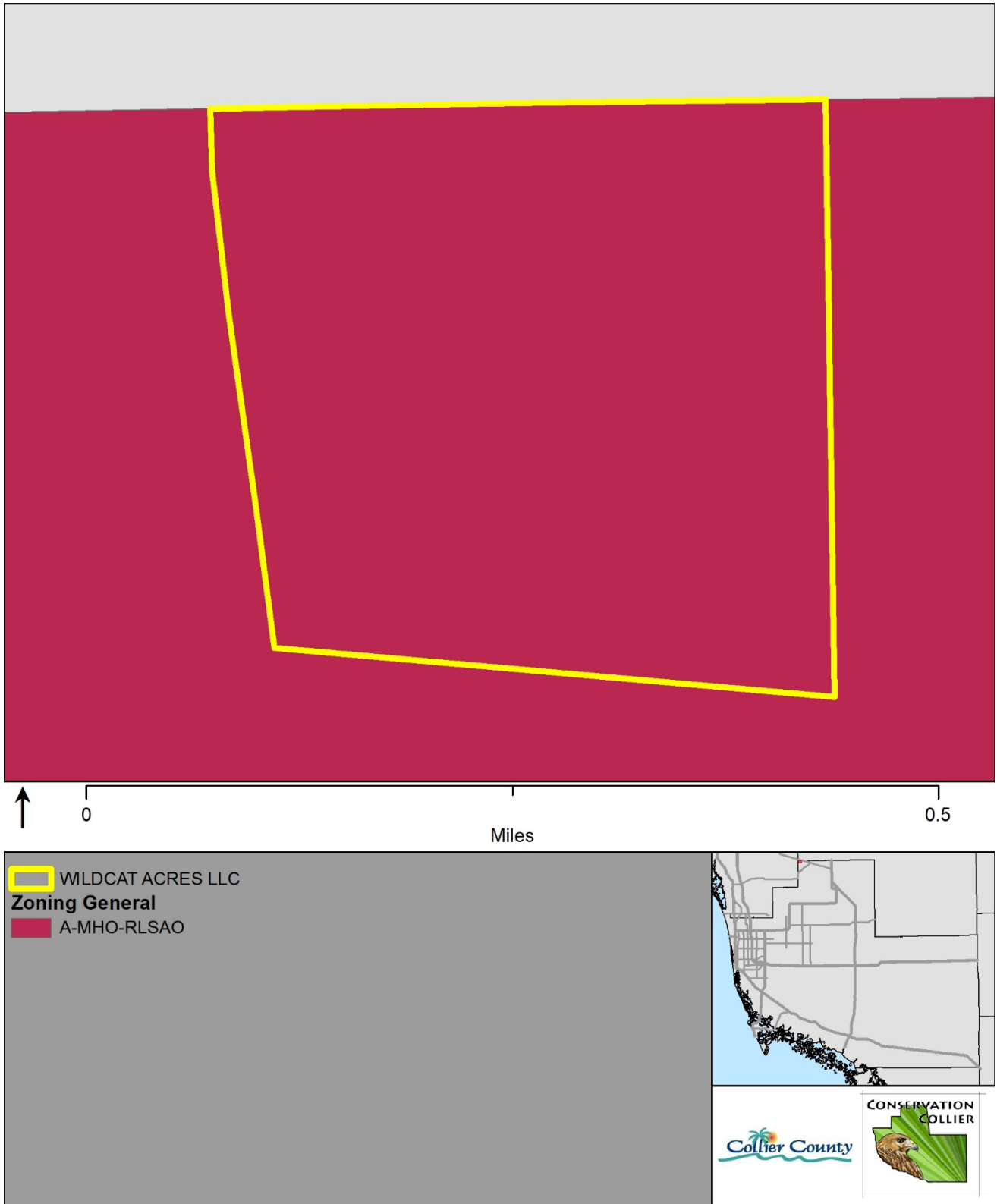


Figure 22 – Zoning

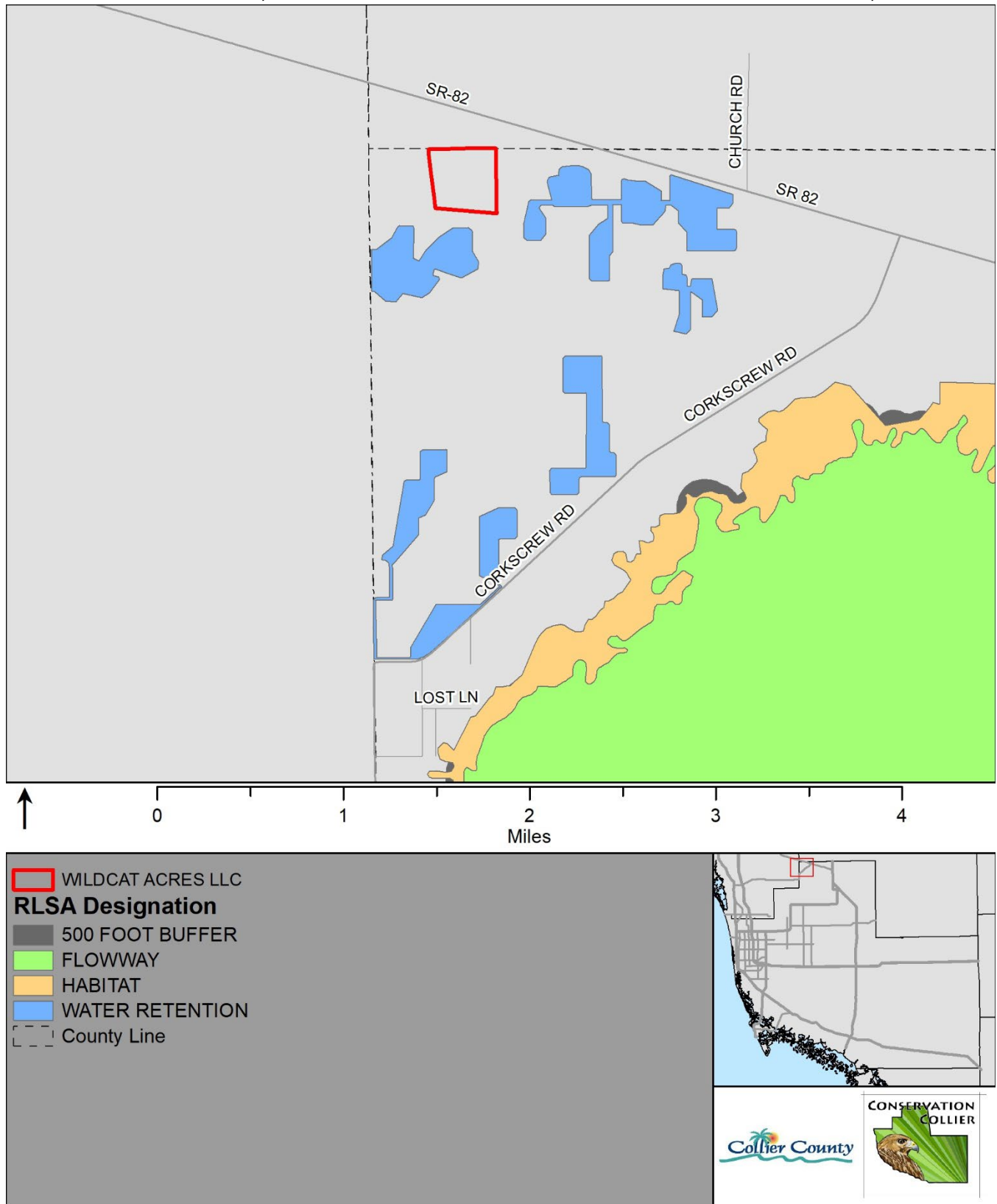


Figure 23 – RLSA Overlay

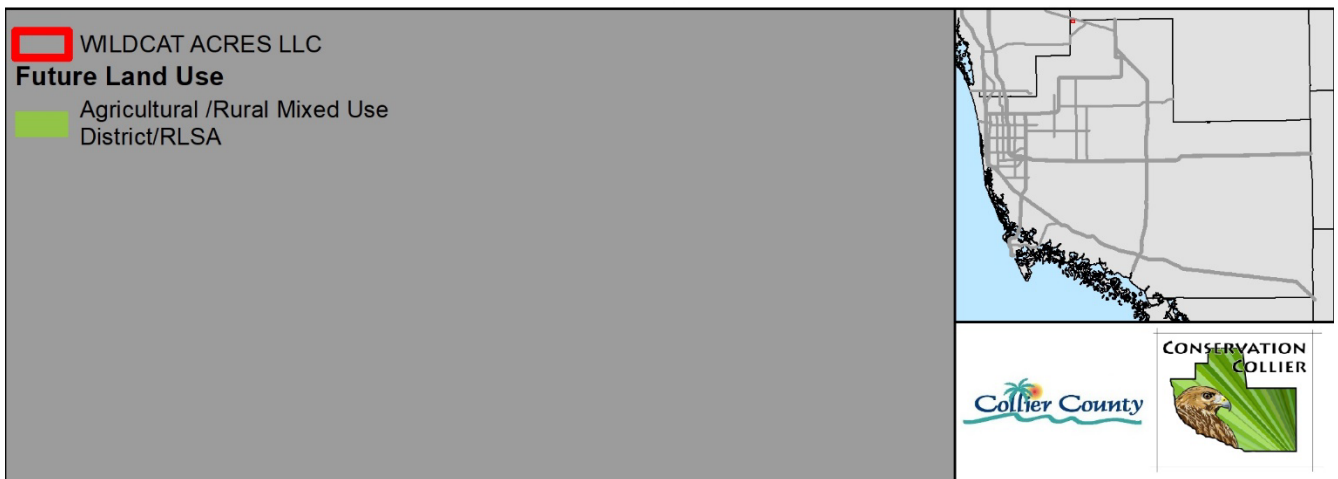


Figure 24 –Future Land Use

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.

Due to its size and historical uses, staff recommends a Phase 1 Environmental Site Assessment prior to acquisition of this parcel.

5. Management Needs and Costs

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

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$22,000	\$14,700	Initial cost estimated at \$300/acre with recurring estimated at \$200/acre.
Fireline and trail creation/maintenance	\$4,000	\$4,000	Based on clearing price of \$2,000/ acre
Signage	\$5,000	\$200	
TOTAL	\$31,000	\$18,900	

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

Property Name: Wildcat Acres			
Target Protection Mailing Area: RLSA			
Folio(s): 00050320109			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	111	69
2 - Human Value	80	41	52
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	47	58
TOTAL SCORE	400	276	69

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	130	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Wet flatwoods
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	20	palmetto prairie, wet flatwoods, marsh
b. Parcel has ≤ 2 CLC native plant communities	10		
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	10%
b. 10 - 25% infestation	40		

c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	FL panther, wood stork, roseate spoonbill, snail kite
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	20	70 acres
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	60	
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	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		
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	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		
1.4 - ECOSYSTEM CONNECTIVITY	200	125	
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	75	70 acres
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	Private CE to north
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	415	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	111	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	60	
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	20	
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	80	
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	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		
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	5	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	145	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	41	

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	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	

3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	Some potential for UTV trespass, but minimal
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	100	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
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	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	105	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	47	

8. Additional Site Photos



Edge of marsh looking into palmetto prairie



Palmetto prairie



Southern boundary looking west



Palmetto prairie



Large, non-native Eucalyptus tree growing among slash pines



Grasses and dog fennel in marsh



Patch of cogongrass along north side of property



Small storage shed in middle of property



Well site



Northeast corner



Aerial view of firebreaks



Southeast corner

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 5 - CLIP4 Priority Natural Communities

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

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

Figure 10 - Potential Habitat Richness CLIP4 Map

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

Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.