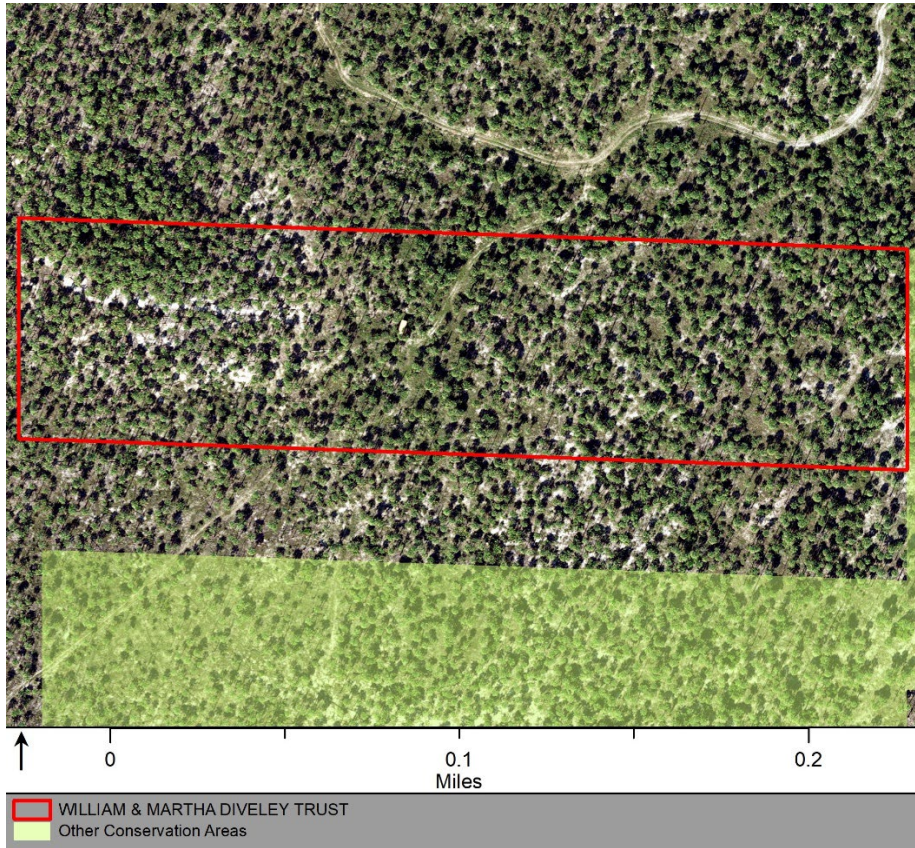


# Conservation Collier Initial Criteria Screening Report

## Diveley Trust

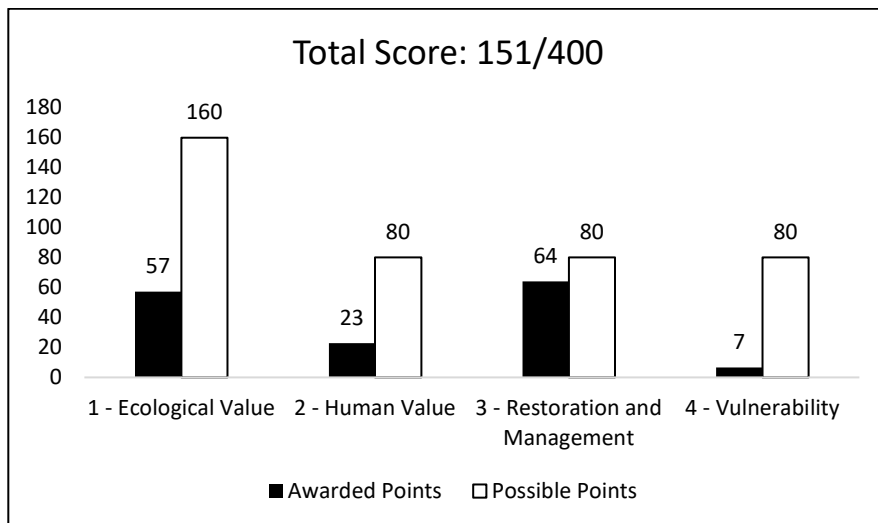


Owner Name: William and Martha Diveley Trust

Size: 10.0 acres

Folio Number: 00352640008

Staff Report Date: May 1, 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 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

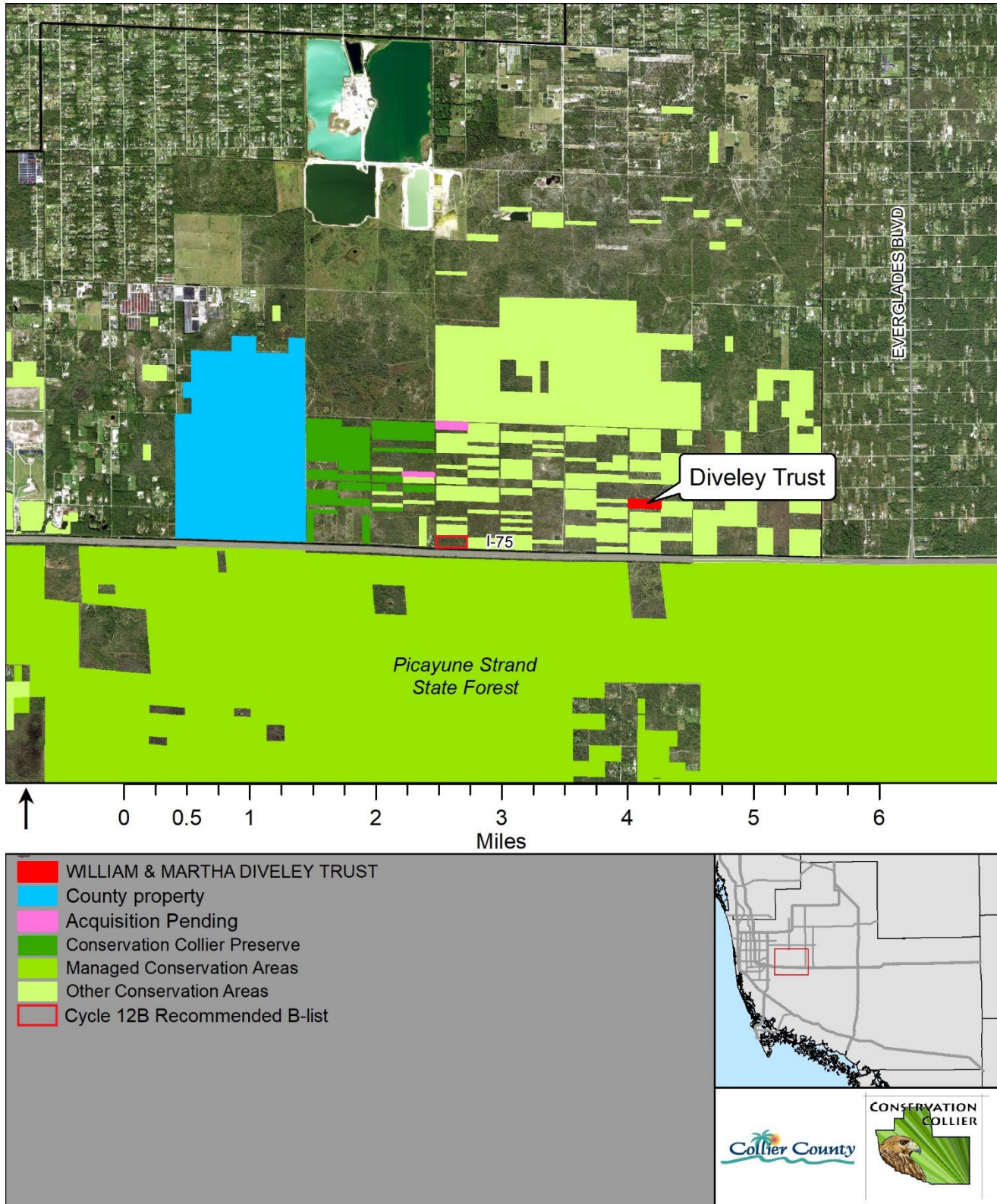


Figure 1 - Parcel Location Overview

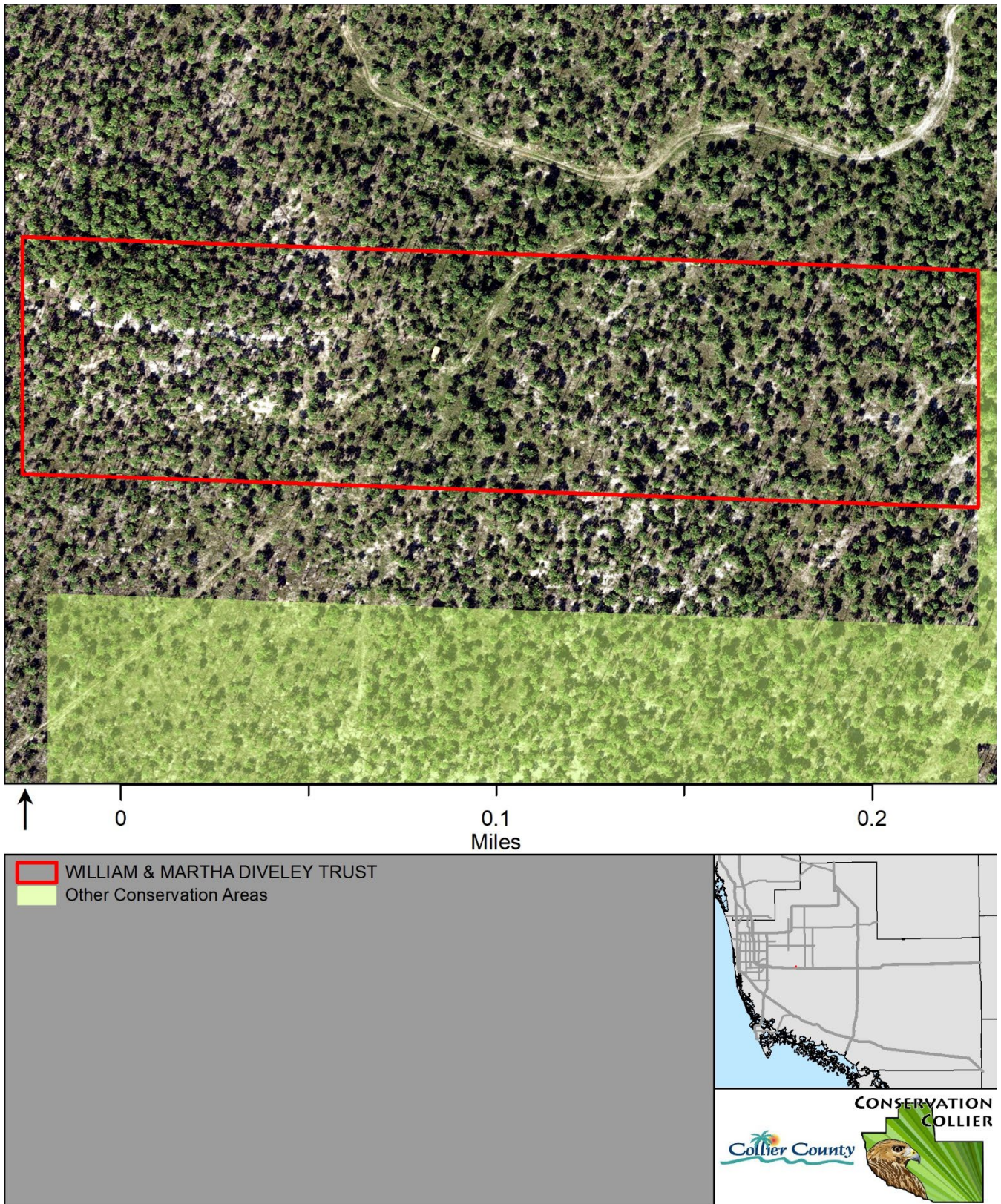


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Diveley Trust	William and Martha Diveley Trust
Folio Number	00352640008	
Target Protection Area	RFMUD Sending	Not within a Target Protection Mailing Area
Size	10.0 acres	
Section, Township, and Range	S35, Twn 49, R27	
Zoning Category/TDRs	A-RFMUD-Sending-NBMO-NRPA	Agricultural base zoning in Rural Fringe Mixed Use District (RFMUD) - Sending with the North Belle Meade Overlay (NBMO) and within a Natural Resource Protection Area (NRPA)
FEMA Flood Map Category	AH	Area close to water hazard that has a one percent chance of experiencing shallow flooding between one and three feet each year
Existing structures	Tree house and metal storage container	Owner would remove metal storage container and tree house prior to County acquisition
Adjoining properties and their Uses	Undeveloped, Conservation	Parcels to the east and west contain private Conservation Easements to the USFWS and SFWMD. Property to the north and south is undeveloped and adjacent to additional private Conservation Easements.
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	

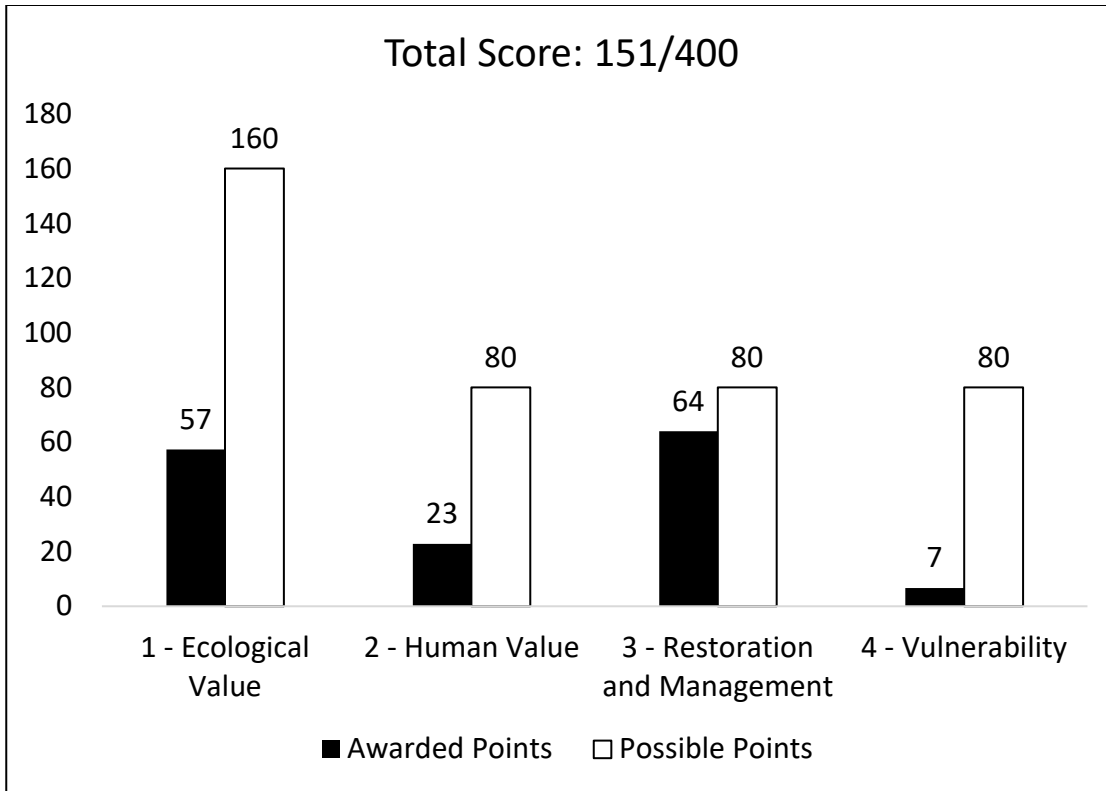


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>57</b>	<b>160</b>	<b>36%</b>
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	3	27	10%
1.4 - Ecosystem Connectivity	17	53	33%
<b>2 - Human Values</b>	<b>23</b>	<b>80</b>	<b>29%</b>
2.1 - Recreation	17	34	50%
2.2 - Accessibility	6	34	17%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
<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>7</b>	<b>80</b>	<b>8%</b>
4.1 - Zoning and Land Use	2	58	4%
4.2 - Development Plans	4	22	20%
<b>Total</b>	<b>151</b>	<b>400</b>	<b>38%</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 the Diveley Trust parcel, which have an initial estimated valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject property and that 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**
William and Martha Diveley Trust	No address	10.0	\$126,500	\$

\* 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 parcel will be obtained from the Collier County Real Estate Services Department prior to BCC ranking.

### 2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel has a base zoning of Agriculture and is within the Rural Fringe Mixed Use District (RFMUD) – Sending, within the North Belle Meade Overlay (NBMO), and within a Natural Resource Protection Area (NRPA).

## 2.3 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

### **Criteria 1: CLIP Priority 1 Natural Community**

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Parcel does not contain CLIP Priority 1 Natural Community. Mapped as Mixed Scrub-Shrub Wetland and Hydric Pine Flatwoods; contains Cabbage Palm.

### **Criteria 2: CLIP Priority 2 Natural Community**

Does the property contain Pine Flatwoods or Coastal Wetlands? **NO**

Parcel contains Cabbage Palm

### **Criteria 3: Other Native, Natural Communities**

Does the property contain other native, natural communities? **YES**

The parcel contains Cabbage Palm.

### **Criteria 4: Human Social Values**

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **NO**

The property is only accessible via the private Blackburn Road and an unimproved trail with no connection to other County owned property that could provide public access in the future.

### **Criteria 5: 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, wildfire risk reduction, storm surge protection, and flood control? **NO**

Despite being mapped as containing approximately 75% hydric soils, the property does not contain wetlands, does not hold water during the rainy season, and contributes only very minimally to the aquifer.

### **Criteria 6: Biological and Ecological Value**

Does the property offer significant biological values, including biodiversity and listed species habitat? **YES**

The parcel provides FL panther and gopher tortoise habitat and potential Big Cypress fox squirrel and red-cockaded woodpecker habitat.

**Criteria 7: 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**

The parcels to the west and east of the property are protected under private conservation easements to USFWS and SFWMD.

**Criteria 8: Target Area**

Is the property within a Board-approved target protection mailing area? **NO**

The Diveley parcel met 3 out of the 8 Initial Screening Criteria.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The Diveley parcel is mapped as containing Hydric Pine Flatwoods and Mixed Scrub-Shrub Wetland; however, the actual plant community present could best be described as Cypress/Cabbage Palm, most likely due to a wildfire that recently passed through the area, causing severe canopy and mid-story mortality and an altered hydroperiod caused by the I-75 canal drainage.

The Cypress/Cabbage Palm plant community had a mix of cypress (*Taxodium* spp.) and Florida slash pine (*Pinus elliotti* var. *densa*) overstory before the wildfire occurred. All the slash pine trees were lost in the fire. Staff did not observe one live slash pine tree, sapling, or seedling during the site visit. Most cypress trees were top killed; they are resprouting from the base but are only a few feet tall. The midstory in this plant community is dominated by cabbage palms, now acting as the canopy; this cabbage palm midstory already existed before the wildfire. Groundcover is dominated by saw palmetto (*Serenoa repens*), muscadine grape (*Vitis rotundifolia*), grasses and herbaceous plants, and bare patches of sand.

Invasive plants encountered include Caesar weed (*Urena lobata*) and shrubby false buttonwood (*Spermacoce verticillata*). The density of these exotics appeared to be less than 10%.

No listed plant species were observed during the site visit.

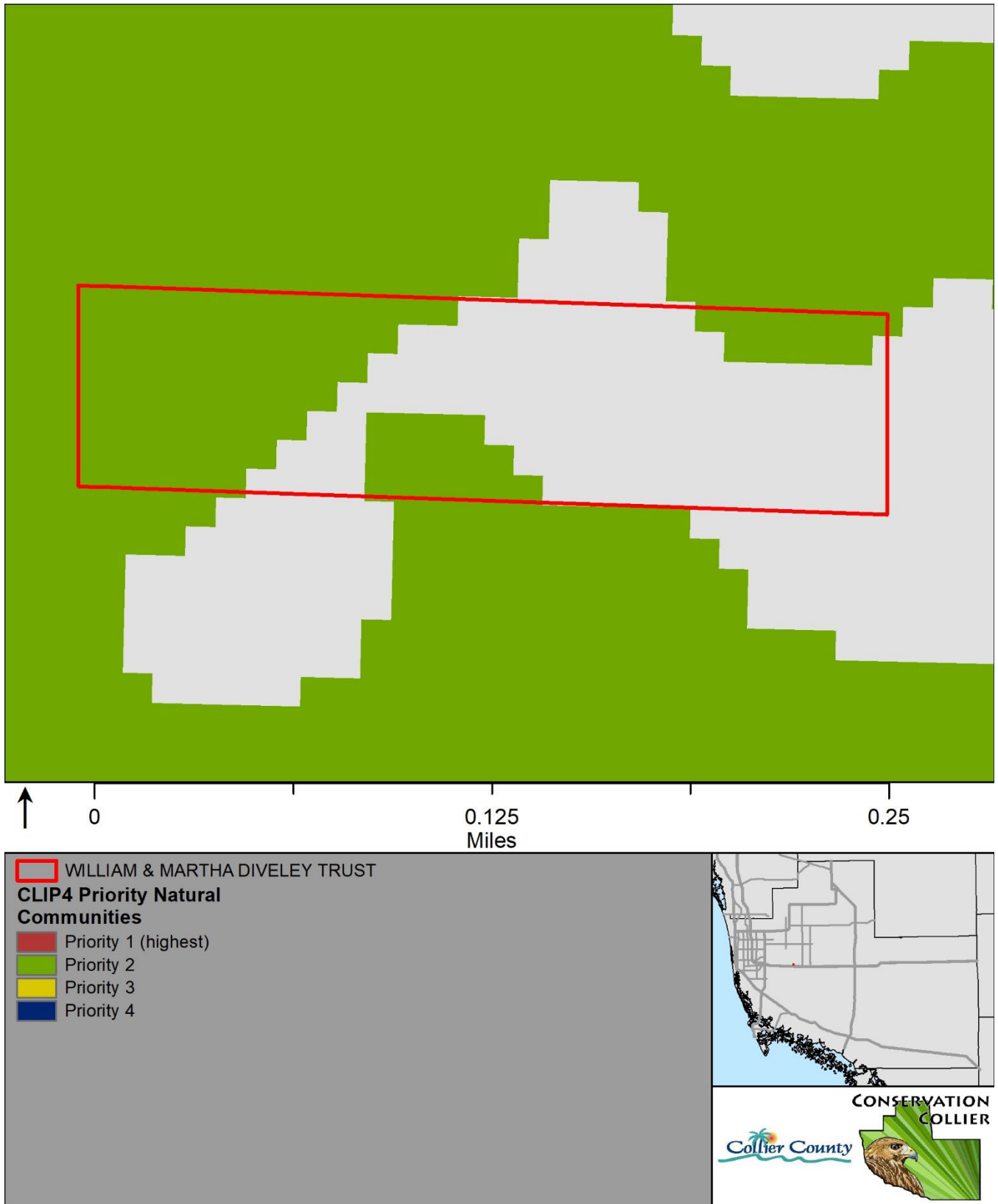


Figure 4 - CLIP4 Priority Natural Communities

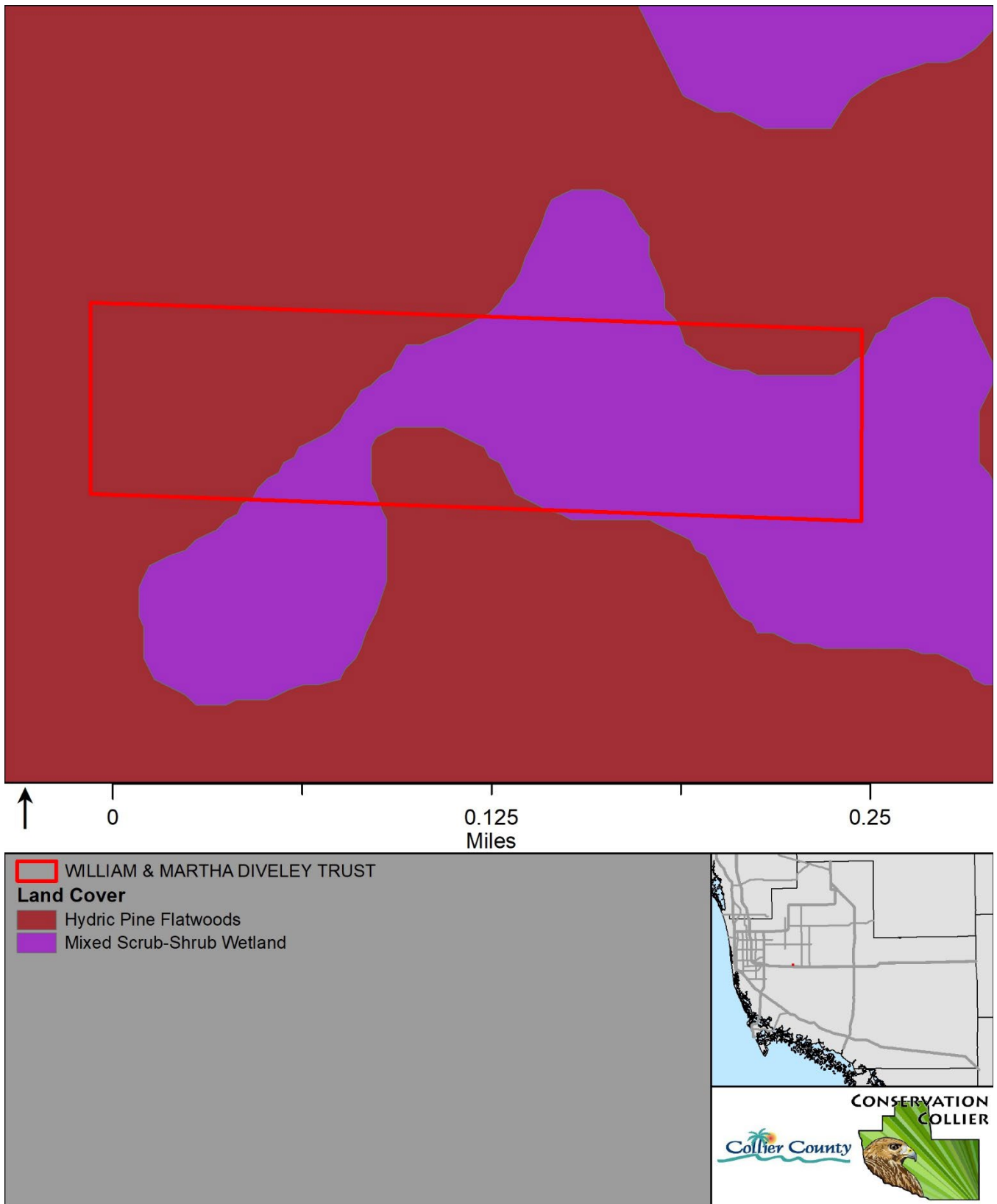


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Cypress/Cabbage Palm that has been subjected to stand replacing wildfire

### 3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 2-7 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened gopher tortoise and Big Cypress fox squirrel. The current owner of the parcel has observed Florida panther and gopher tortoise on the parcel. A red-headed woodpecker (*Melanerpes erythrocephalus*) was observed by staff during the site visit in April 2024.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened	N/A	Observed by property owner
Florida Panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Observed by property owner

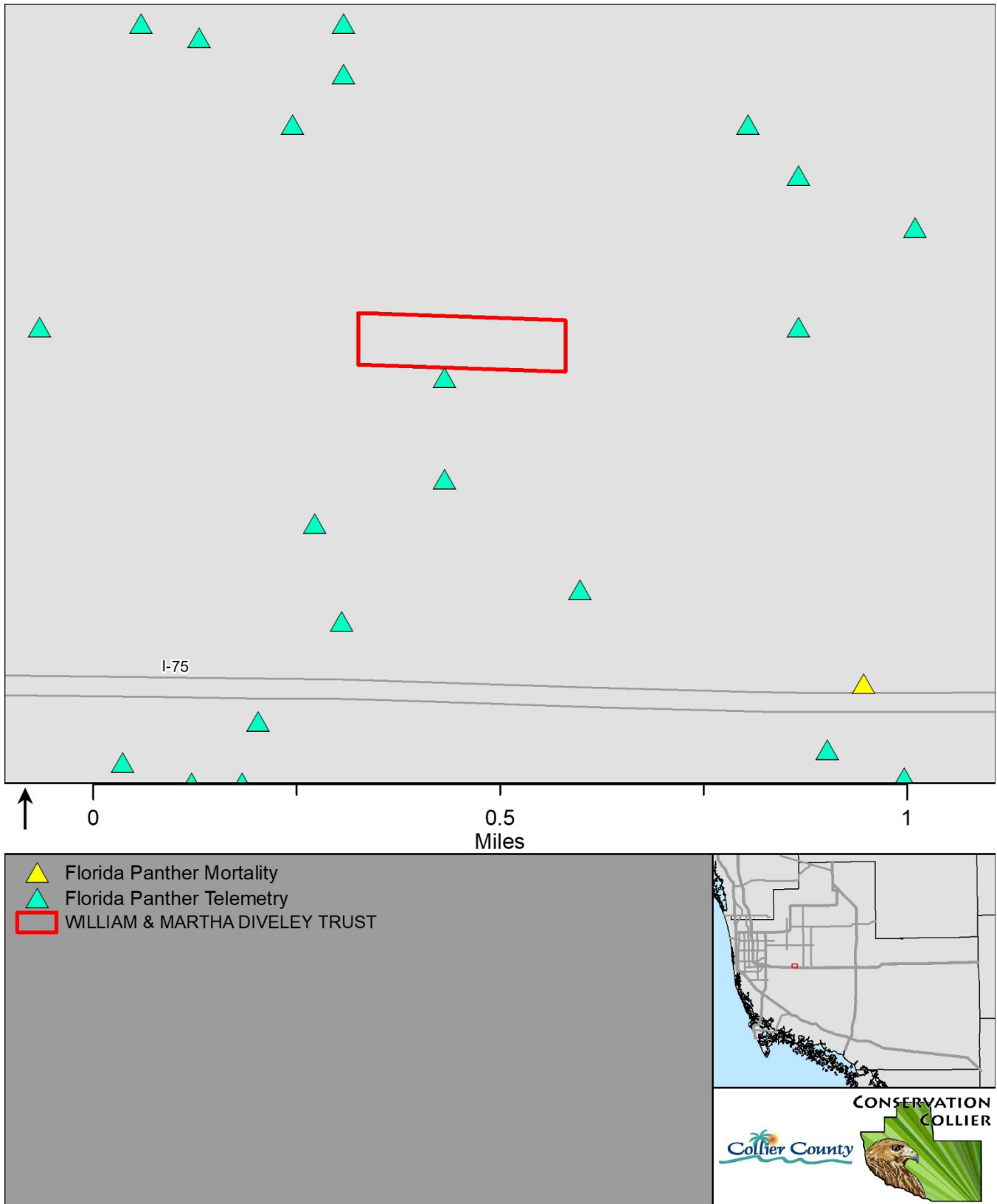
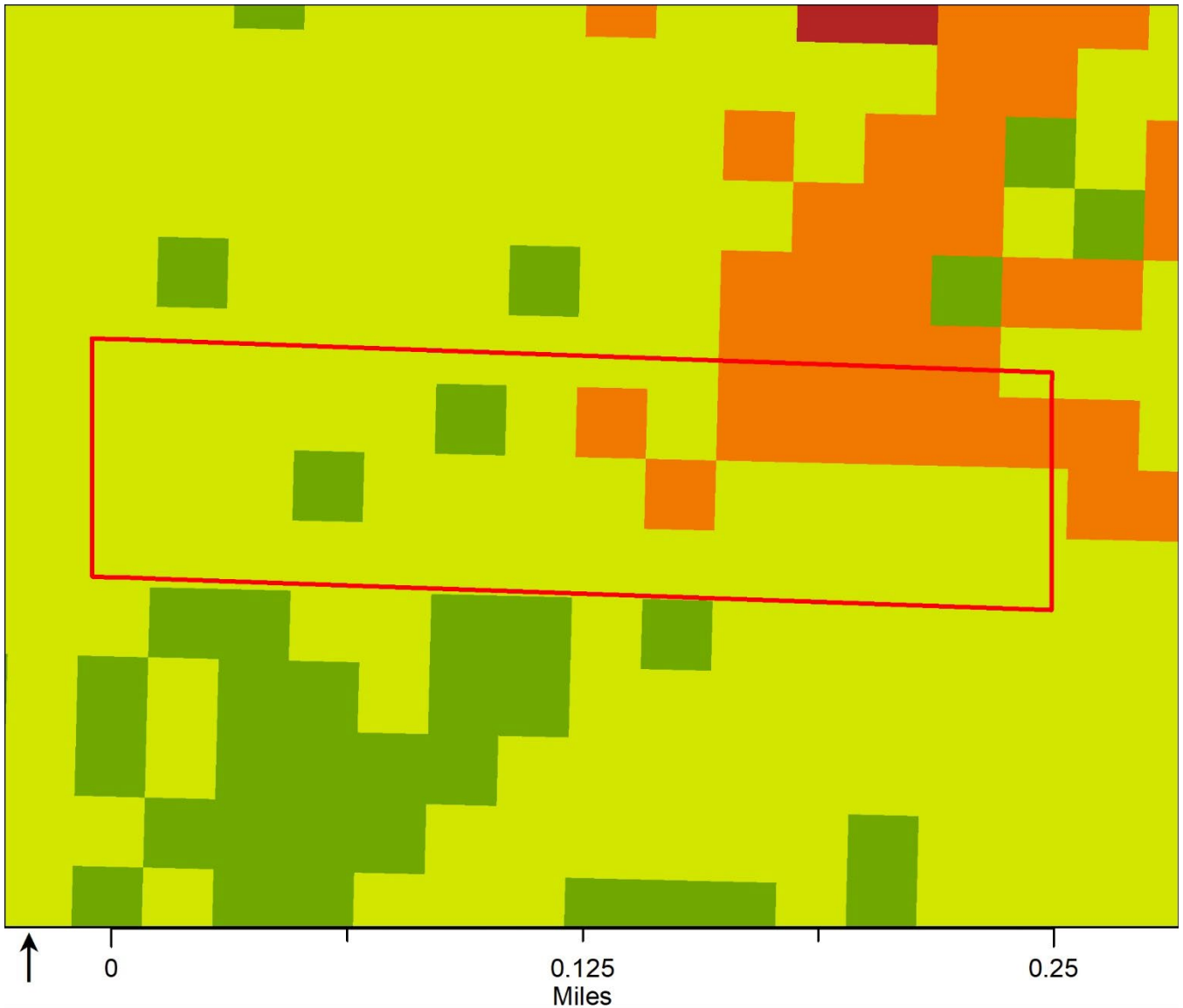


Figure 7 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)





**WILLIAM & MARTHA DIVELEY TRUST**

**VALUE**

- 1 species
- 2-4 species
- 5-6 species
- 7 species
- 8-13 species

**CONSERVATION COLIER**

Figure 8 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The parcel does not hold water during the wet season and does not provide significant aquifer recharge capacity. Although approximately 75% of the soils are mapped as hydric Pineda Fine Sand with Limestone Substratum, no wetlands exist on site.

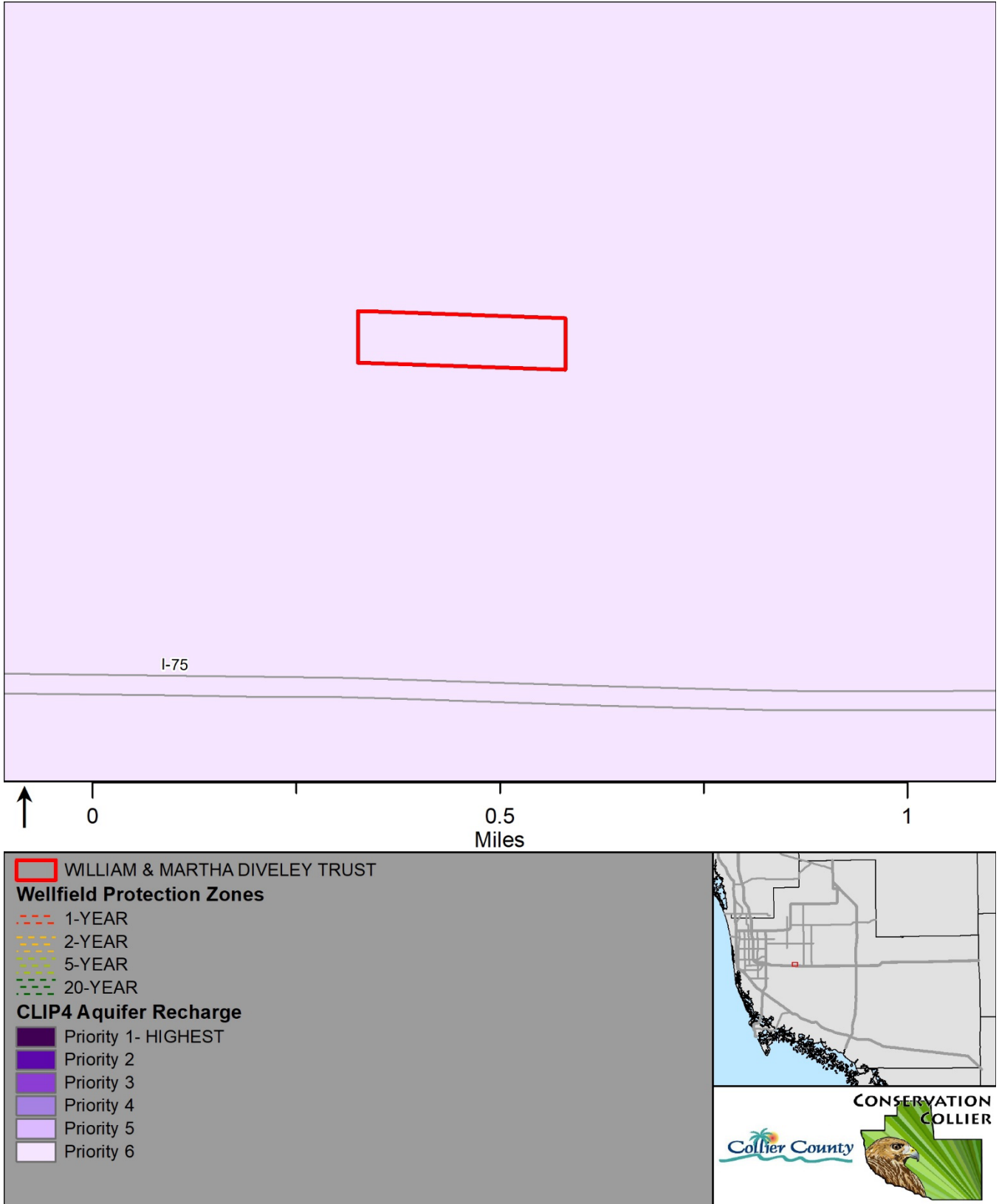


Figure 9 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

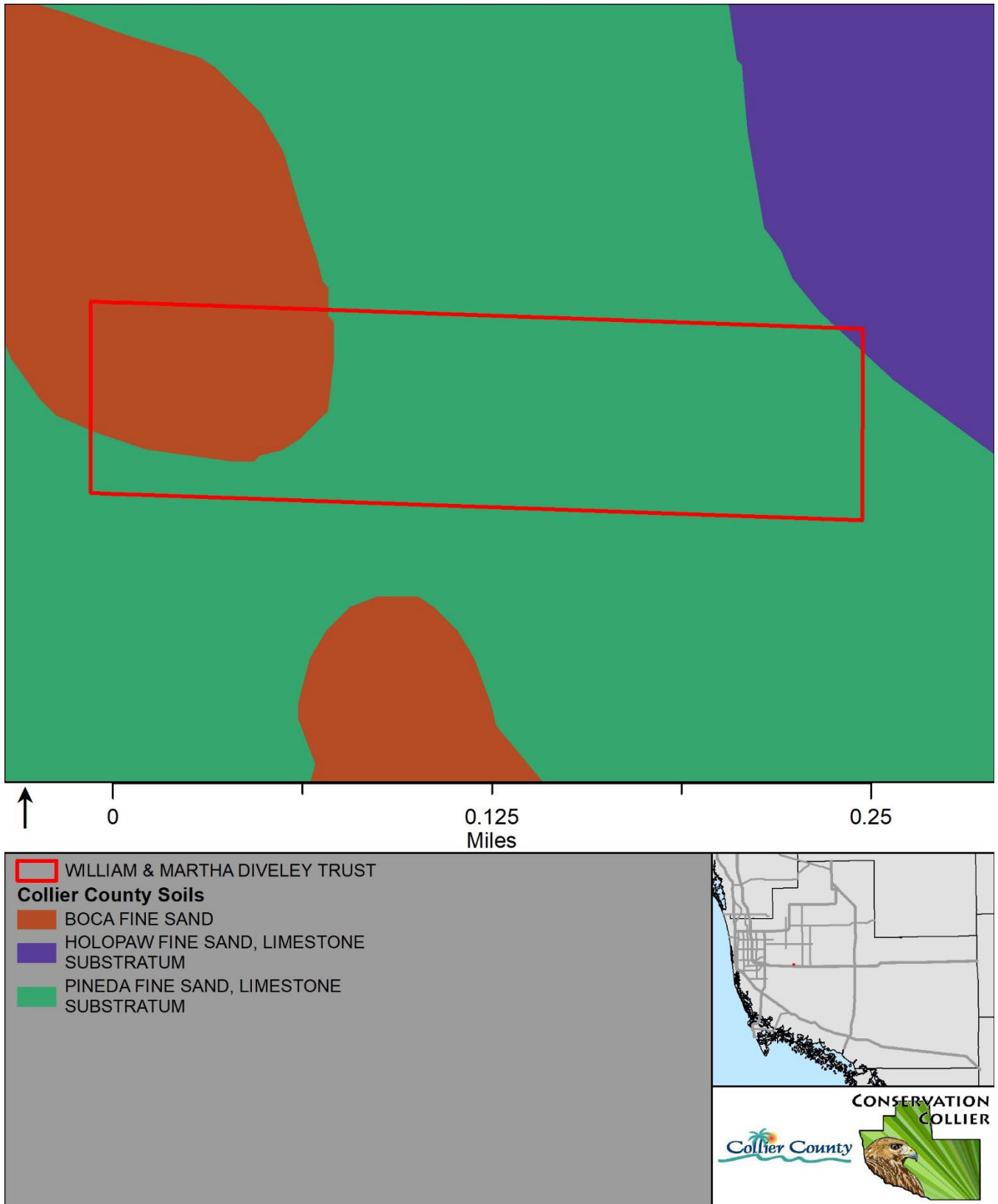


Figure 10 - Collier County Soil Survey

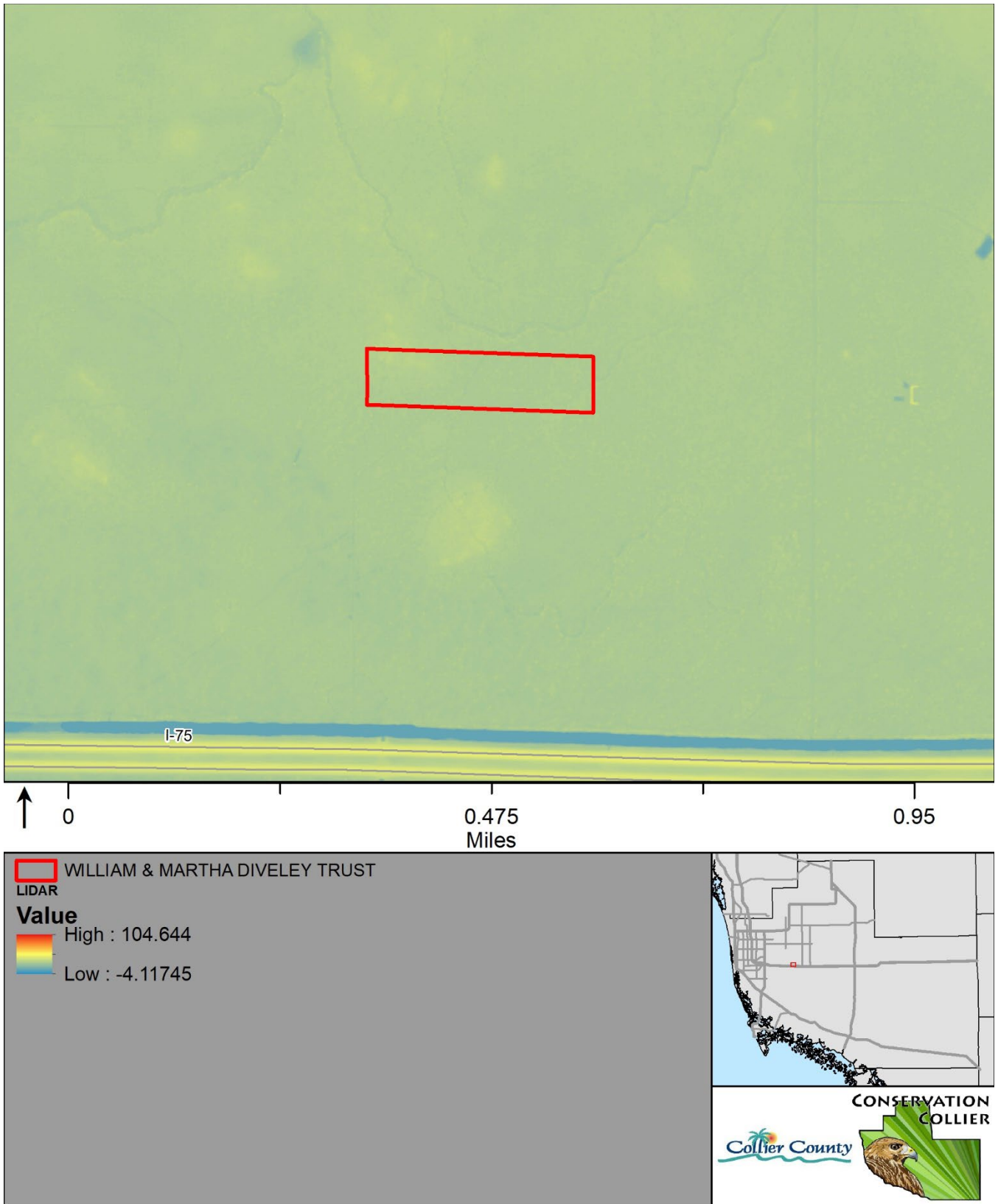


Figure 11 LIDAR Elevation Map

#### 3.1.4 Ecosystem Connectivity

These parcels directly connect to a large block of conservation easements to the east and west and indirectly connect, through undeveloped land and additional conservation easements, to the Picayune Strand State Forest via wildlife underpasses to the south and to the remaining undeveloped portions of the Golden Gate Estates to the north. Telemetry data show Florida panther use the area surrounding the parcel to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. These parcels also provide an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

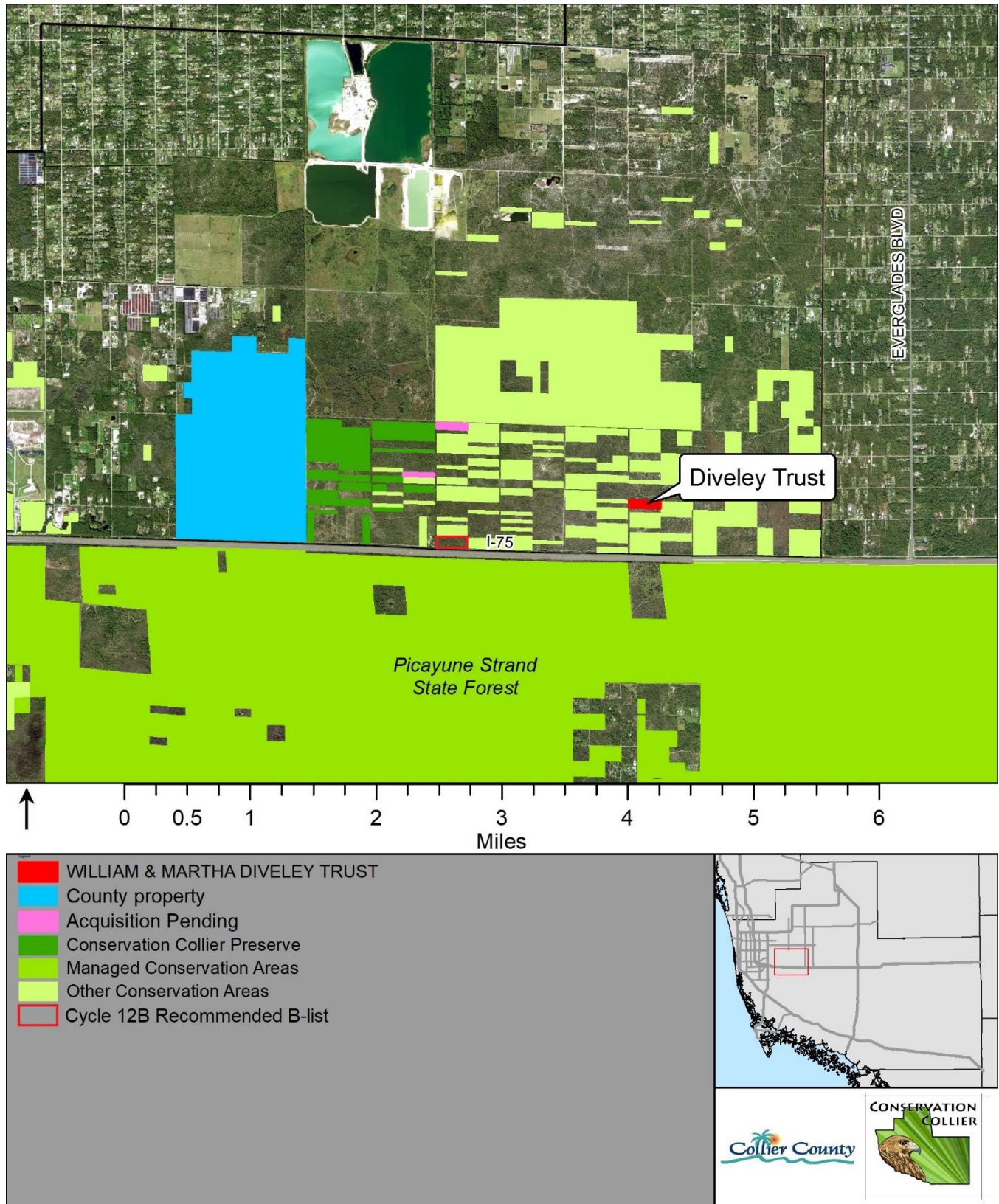


Figure 12 - Conservation Lands

## 3.2 Human Values

### 3.2.1 Recreation

This parcel would provide year-round access for a wide variety of recreational activities including but not limited to hunting, equestrian, cycling, hiking. The open landscape provides excellent opportunities for wildlife watching. There is an established trail network on site with minimal alteration could provide miles of hiking trails.

### 3.2.2 Accessibility

The site is accessed from a trail of Blackburn Rd. that crosses several privately-owned parcels. Blackburn Rd. is a private road that is only accessible through a gate which is closed to the public..

### 3.2.3 Aesthetic/Cultural Enhancement

This parcel provides no outstanding Aesthetic/Cultural Enhancement.



### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### 3.3.1.1 Invasive Vegetation

Invasive vegetation infestation rates are relatively low on this parcel. Invasive plants encountered include Caesar weed (*Urena lobata*) and shrubby false buttonwood (*Spermacoce verticillata*).

##### 3.3.1.2 Prescribed Fire

Despite a recent history of stand replacing wildfire, this parcel would still benefit from regular prescribed burning. However, it would not be practical to burn a 10-acre stand-alone parcel.

#### 3.3.2 Remediation and Site Security

This site requires major canopy rehabilitation in the form of replanting due to past wildfires. Invasive species and cabbage palms will need to be controlled before planting occurs. The remoteness of the parcel limits trespass. Most off-road traffic within the parcel is suspected to be done by those accessing other private inholdings within North Belle Meade.

#### 3.3.3 Assistance

Assistance is not predicted.

### 3.4 Vulnerability

#### 3.4.1 Zoning and Land Use

These parcels are within the RFMUD - Sending, within a NRPA, and within the NBMO.

LDC section 2.03.08.A provide the description of **Sending Lands**:

RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending lands as provided in section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands.

LDC section 2.03.08.B provide the description of **NRPAs**:

The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may include major wetland systems and regional flow-ways. **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.** Accordingly, allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply in the underlying zoning district.

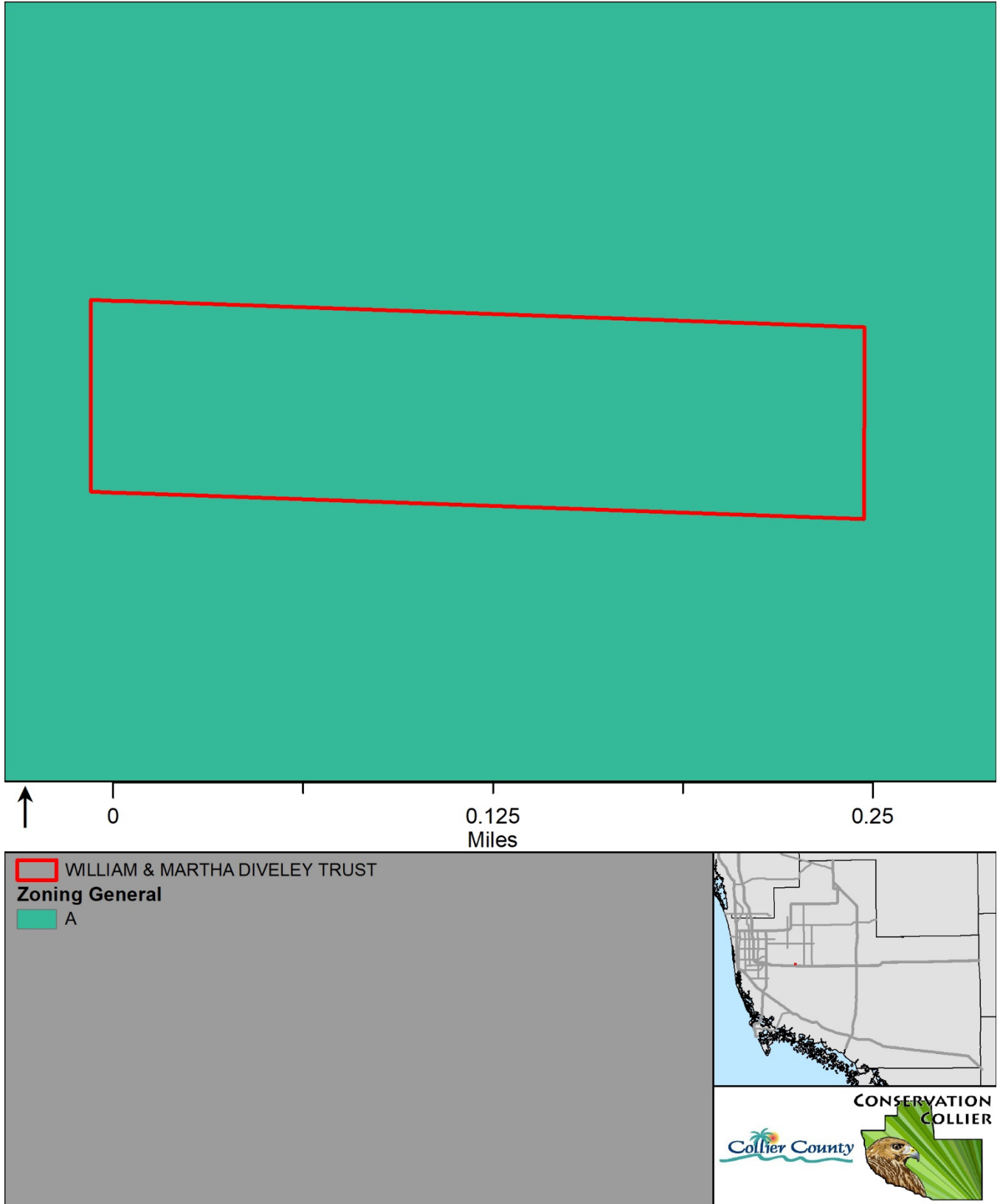


Figure 13 - Zoning

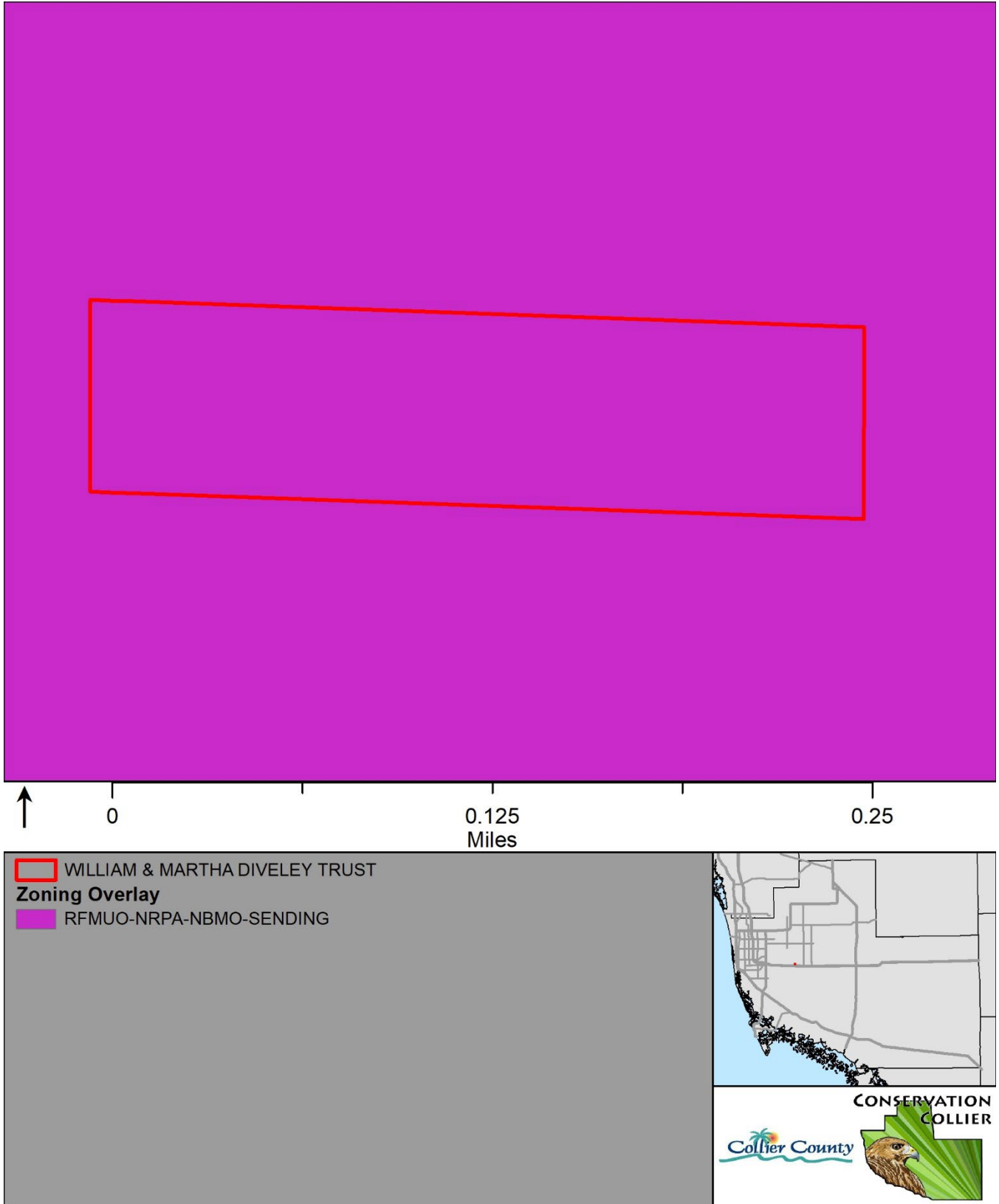


Figure 14 - Zoning Overlays

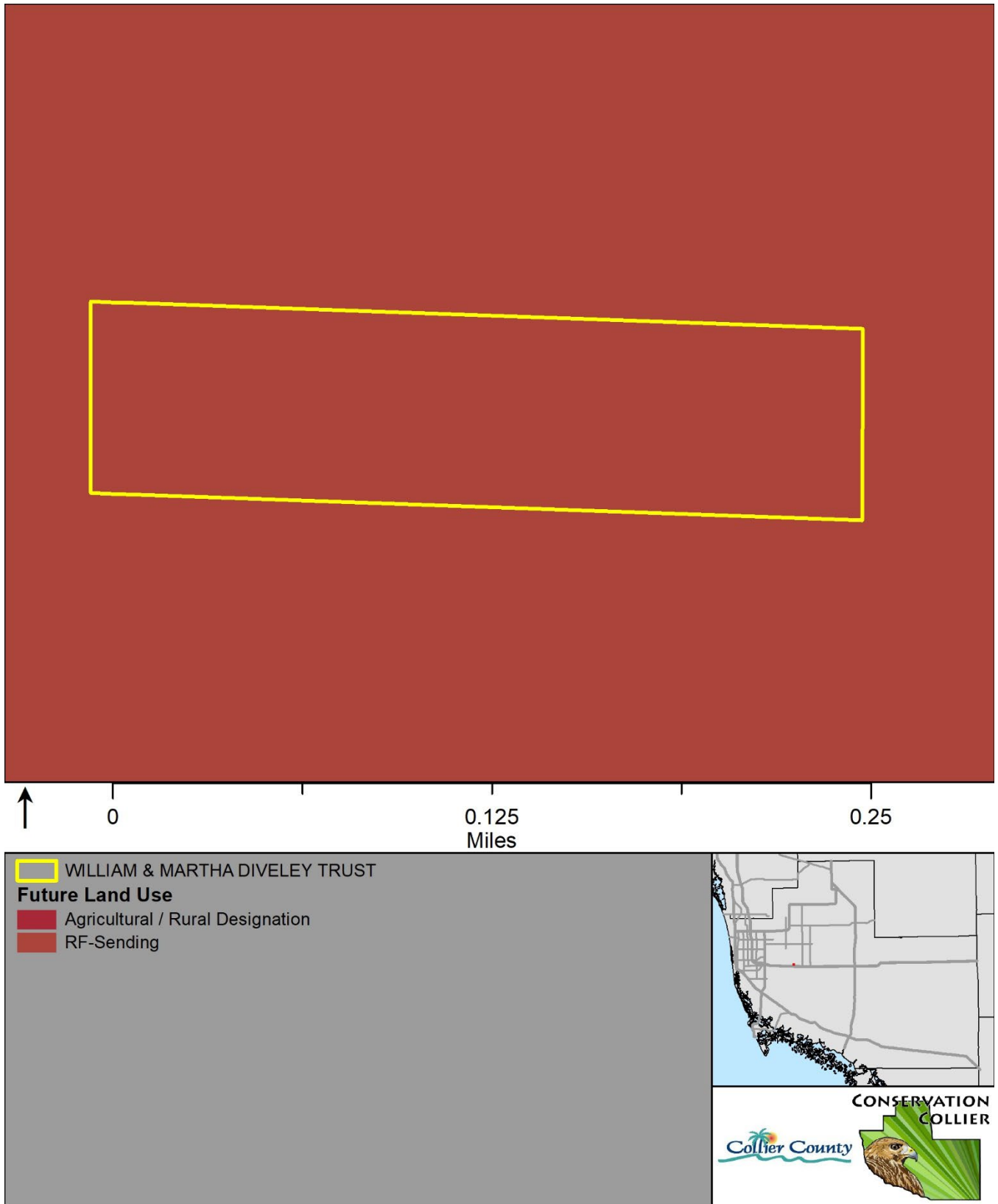


Figure 15 – Future Land Use

### 3.4.2 Development Plans

Currently, no development is planned for the parcel. Zoning favors conservation within RFMUD-Sending-NBMO-NRPA lands.

## 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.

No additional acquisition considerations exist.

## 5. Management Needs and Costs

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Cost</b>	<b>Comments</b>
Invasive Vegetation Removal	\$2,000	\$1,500	\$200/acre initial, \$150/acre recurring; 10 acres
Cabbage Palm Treatment	\$4,000	N/A	\$400/acre
Native Plant Installation	\$214	N/A	\$70/1,000 slash pine seedlings, \$1/tree installation. 200 pines
Trail/Firebreak Installation and Maintenance	\$5,000	\$1,000	Connecting established trails and installing firebreaks along property boundaries
Signage	\$200	N/A	
<b>Total</b>	<b>\$11,414</b>	<b>\$2,500</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> Diveley Trust			
<b>Target Protection Mailing Area:</b> N/A			
<b>Folio(s):</b> 00352640008			
<b>Secondary Criteria Scoring</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Percentage</b>
1 - Ecological Value	160	57	36
2 - Human Value	80	23	29
3 - Restoration and Management	80	64	80
4 - Vulnerability	80	7	8
<b>TOTAL SCORE</b>	<b>400</b>	<b>151</b>	<b>38</b>

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>50</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		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress/Cabbage Palm
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		
d. Parcel has 0 CLC listed plant species	0	0	none observed
<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	Red-cockaded Woodpecker, Florida Panther, gopher tortoise
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<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	adjacent to thousands of acres of undeveloped property
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>10</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		
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	0	

<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
a. Parcel has depressional or slough soils	10	10	PINEDA FINE SAND, LIMESTONE SUBSTRATUM
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
<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	CE's to the east and west
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>215</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>57</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>60</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20	20	
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>20</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		
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0	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		
d. No public parking available	0	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>40</b>	<b>0</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>80</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>23</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	ATV trespass issues predicted
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>5</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		
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	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		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	
d. Parcel is designated Conservation	0		

<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>10</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		
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>15</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>7</b>	

## 8. Additional Site Photos



Middle of parcel



West side of parcel



Northwest section of parcel



East side of parcel



East side of parcel



Top-killed cypress re-sprouting at base



Metal Storage Container in middle of parcel (property owner will remove is acquired by County)



Raised wooden platform in middle of parcel (property owner will remove is acquired by County)

## 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 8 - CLIP4 Potential Habitat Richness

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because Strategic Habitat Conservation Areas (SHCA)s 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 9 - 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.