

Conservation Collier Initial Criteria Screening Report



HHH Ranch section 33
36 parcels
252 acres
Staff Report Date: August 2021

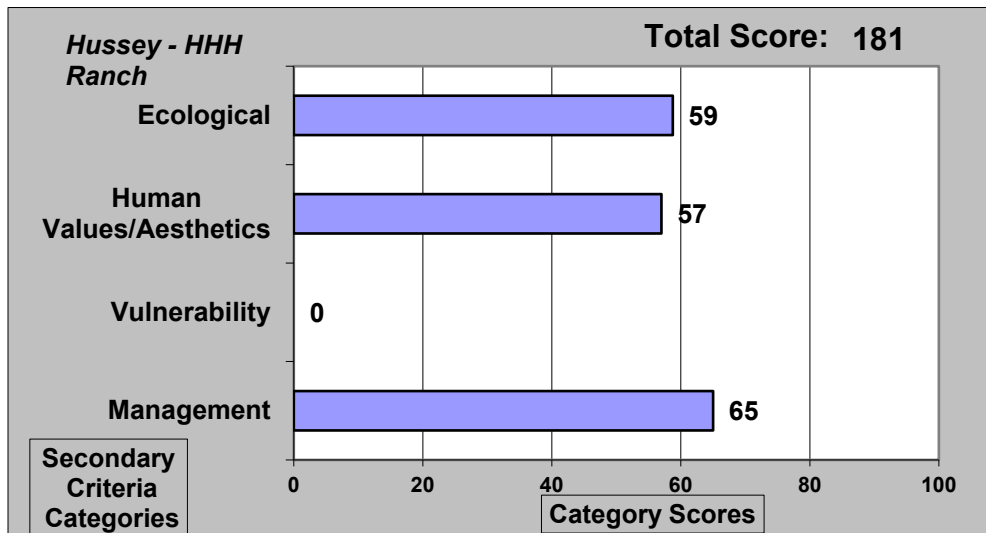


Table of Contents

Introduction.....	3
I. Summary of Property Information	4
Table 1. Summary of Property Information.....	4
Table 2. Property folio numbers and owners:.....	5
Figure 1. Location Map.....	5
Figure 2. Aerial Map.....	6
Summary of Assessed Value and Property Costs Estimates	8
Zoning, Growth Management and Conservation Overlays	8
II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics.....	10
III. Potential for Appropriate Use and Recommended Site Improvements	15
IV. Assessment of Management Needs and Costs.....	16
Table 3. Summary of Estimated Management Needs and Costs.....	18
V. Potential for Matching Funds.....	19
VI. Summary of Secondary Screening Criteria	20
Table 3. Tabulation of Secondary Screening Criteria.....	20
Exhibit A. FLUCCs Map	23
Exhibit B. Soils Map.....	24
Exhibit D. Listed Species Locations – RCW Observations and Florida Panther Telemetry.....	26
Exhibit E. Wellfield Protection and Aquifer Recharge Maps.....	27
Exhibit F. Habitat Priority.....	28
Exhibit G. Strategic Habitat Conservation Areas	29
Exhibit H. LIDAR Map	30
Exhibit I. Surface Water Priorities CLIP4 Map.....	31
Exhibit J. Landscape Integrity CLIP4 Map	32
Exhibit K. USFWS Listed Species Focal and Consultation Areas Maps.....	33
Exhibit L. Completed and Scored Secondary Criteria Screening Form (3 pages)	34
Exhibit M. Photographs	37

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 10th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. It provides objective data to demonstrate how properties meet the criteria defined by the ordinance. That is the sole purpose for this report and it is not meant for any other use.

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.

Not all CLIP4 Layers were used in this report. Those used include:

- Biodiversity
- Surface Water Priorities
- Landscape Integrity
- Priority Natural Communities
- Potential Habitat Richness (Vertebrates)
- Strategic Habitat Conservation Areas
- Aggregated Conservation Priorities

Following the first section, which looks more closely at initial criteria, additional sections address potential for appropriate public use, assessment of management needs and costs, potential for matching funds, and a summary of the secondary screening criteria.

I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	HHH Ranch	See list of folios and property owners on page 5
Folio Number	Unsure-from application	00342040003, 00341960003, and 00328560002
Target Protection Area	RFMUD	Rural Fringe Mixed Use District
Size	252 acres	36 parcels; staff calculates parcel totals to be 255.73 acres
Section, Township, Range	33 49 27	Section 33, Township 49S, Range 27E
Zoning Category/TDRs	A-RFMUO-NBMO-NRPA-Sending	Agricultural; Rural Fringe Mixed Use Overlay-North Belle Meade Overlay-Sending with a portion having Natural Resource Protection Area
FEMA Flood Map Category	AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Existing structures	Fencing	
Adjoining properties and their Uses	Rural residential, agricultural, federal highway, state conservation	
Development Plans Submitted	None	
Known Property Irregularities	USFWS Investigation; Cattle pond	Cattle pond will need to be tested prior to acquisition.
Other County Dept Interest	Transportation	Staff has set a meeting with Transportation and will report back to CCLAAC prior to ranking

Table 2. Property folio numbers and owners:

PARCEL	PARCEL ID _s	OWNERSHIP	ACREAGE	PARCEL	PARCEL ID _s	OWNERSHIP	ACREAGE
1	342880001	HHH LP	10	20	343560003	HHH LP	9.74
2	345160003	HHH Investments LTP PTNRSH	5	21	345200002	Hussey Jr., Francis D	9.22
3	344240005	Hussey Jr., Francis D & Mary P	5	22	345040000	Hussey Jr, Sean Meade	15.53
4	343760007	Hussey TR, Sean Meade	5	23	344480001	F Desmond Hussey III Trust	5
5	345280006	Hussey TR, Sean Meade	4.87	24	342200005	Hussey TR, Sean Meade	8.55
6	343080004	Hussey TR, Francis D & Mary P	4.87	25	342920000	Hussey Jr., Francis D & Mary P	9.87
7	342840009	Hussey TR, Francis D & Mary P	4.87	26	344520000	Hussey TR, Sean Meade	4.87
8	344040001	Hussey TR, Sean Meade	5	27	342600003	Hussey TR, Sean Meade	5
9	343480002	HHH Investments LTP PTNRSH	5	28	343200004	Hussey TR, Sean Meade	4.87
10	345360007	Hussey TR, Sean Meade	1.25	29	343840008	Hussey Jr, Francis D & Mary P	7.84
11	345120001	HHH Investments LTP PTNRSH	5	30	342760008	Hussey TR, Sean Meade	8.71
12	344960000	Hussey TR, Sean Meade	9.74	31	345400006	Hussey TR, Sean Meade	1.84
13	342080005	Hussey TR, Sean Meade	9.74	32	342120004	Hussey TR, Sean Meade	8.16
14	344760006	HHH Investments LP	19.47	33	344640003	Hussey TR, Sean Meade	5
15	344560002	Hussey TR, Sean Meade	4.87	34	344360008	Hussey TR, Sean Meade	4.87
16	345240004	Vega TR Hohn G	5	35	344160004	HHH Investments LTP PTNRSH	10
17	344600001	Hussey TR, Sean Meade	8.7	36	342520002	Hussey TR, Sean Meade	5
18	345000008	HHH Investments LTP PTNRSH	10				
19	343640004	HHH Investments LTP PTNRSH	5				
TOTAL: 252.45± Acres							

Figure 1. Location Map

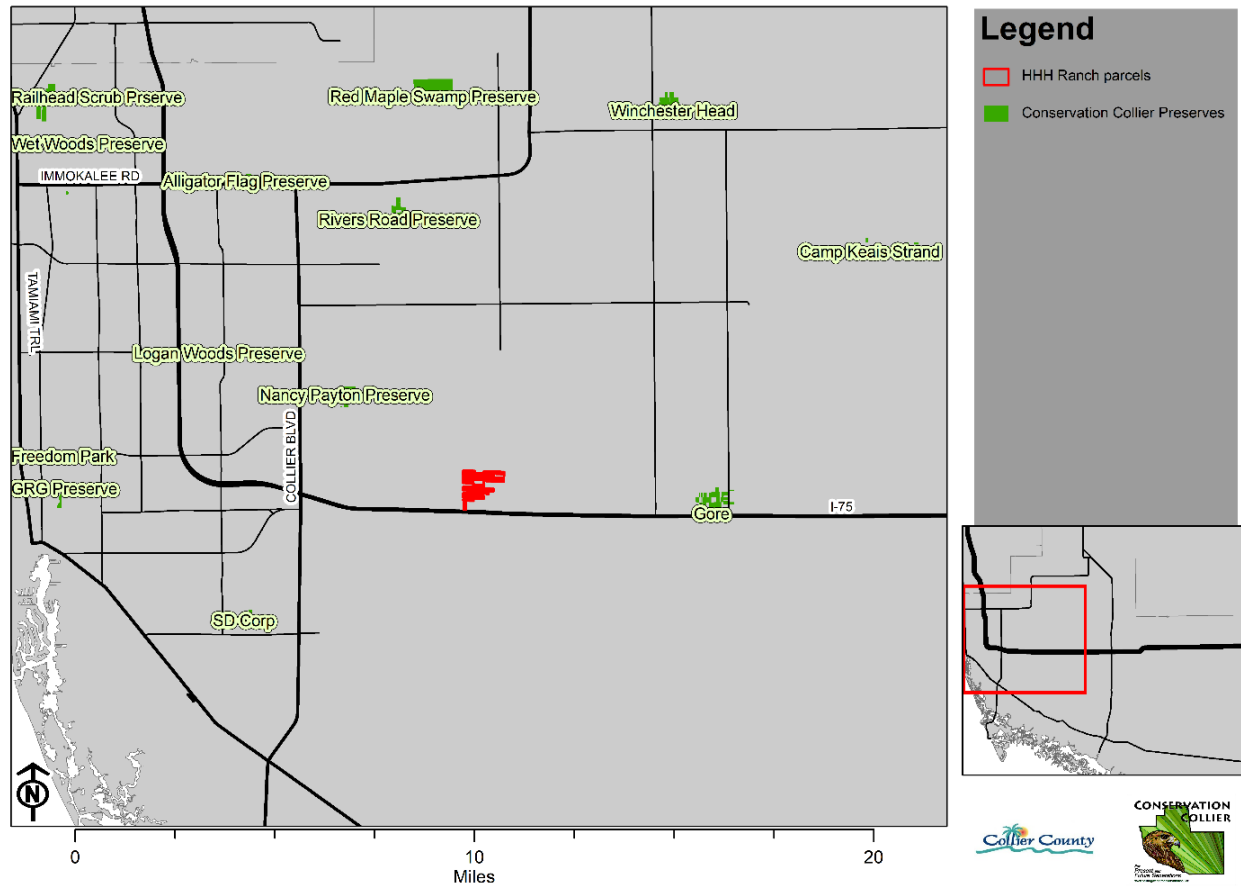


Figure 2. Aerial Map

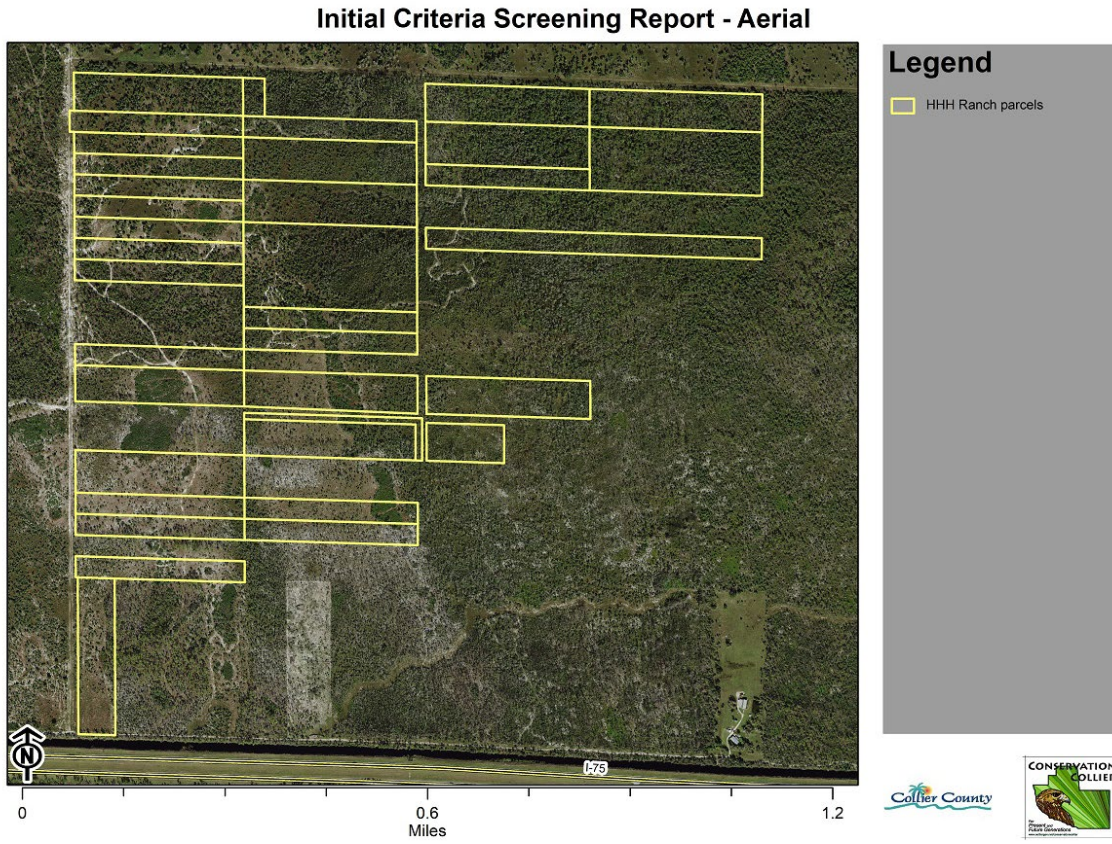
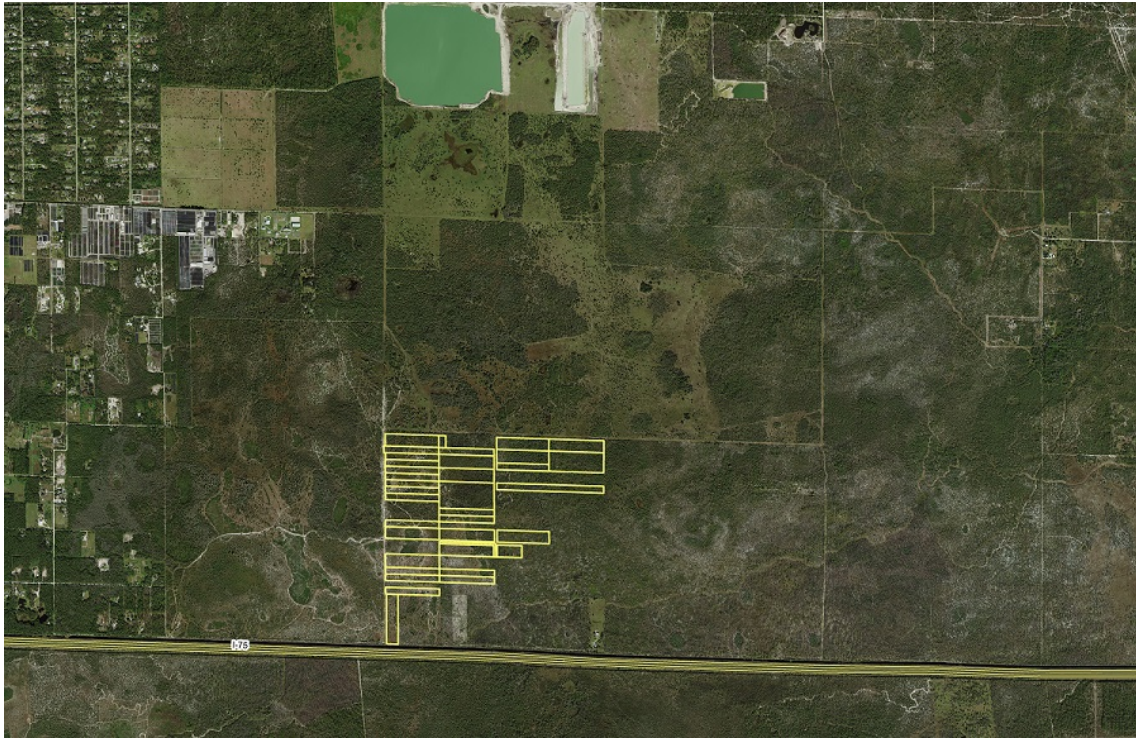


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised is fee simple “ as is “ for the purchase of the site(s). A value of the parcel was **estimated** using only one of the three traditional approaches to value, the sales comparison approach. Each 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 conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

Assessed Value: * \$711,900 estimated for 36 parcels

*Assessed values have been estimated using the average of the values of the 36 parcels. The Assessed Value is based off of the current use of the property.

Estimated Market Value: ** \$1,262,000

The adjusted per acre range of value for the subject property is \$3,200 to \$5,000 per acre for sending lands in the North Belle Meade market area.

ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

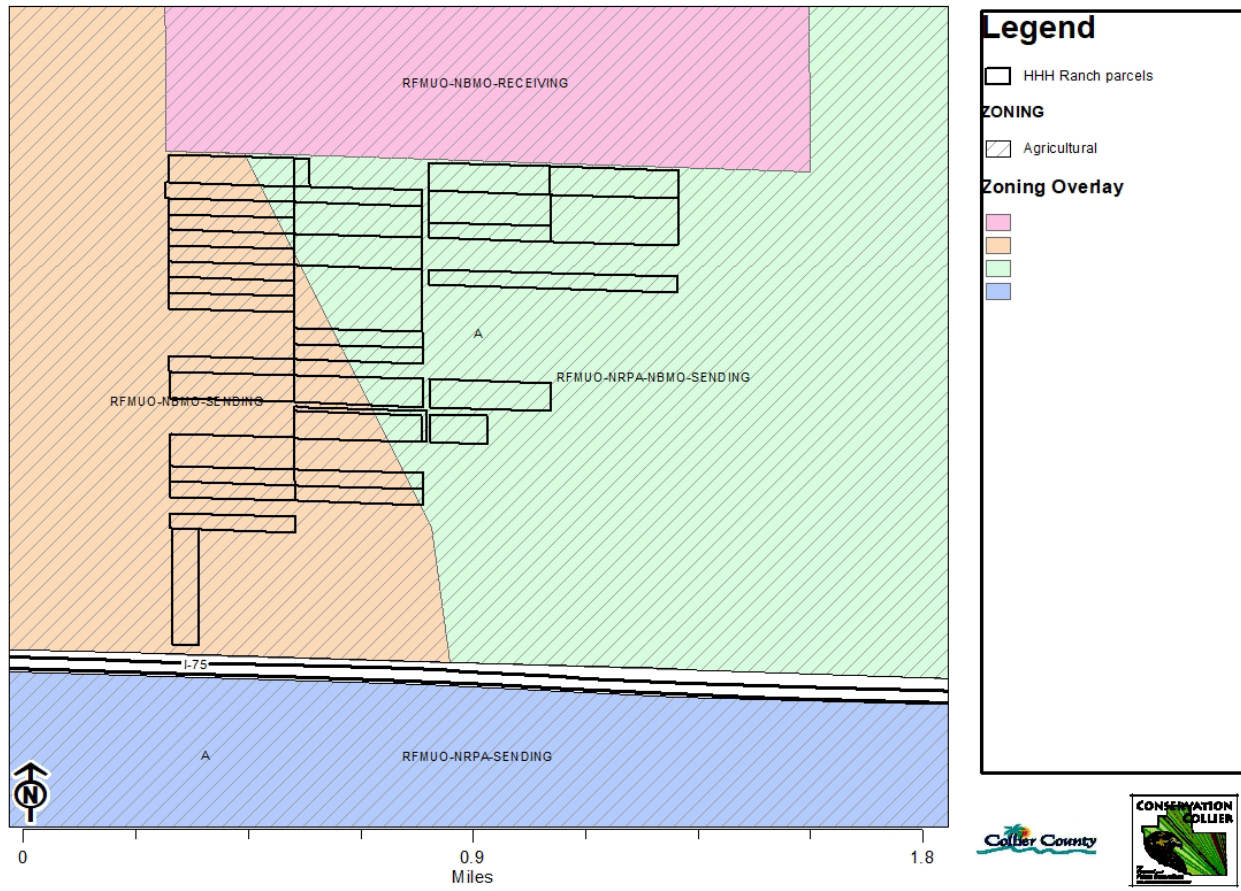
* Property Appraiser’s Website

** Collier County Real Estate Services Department

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned Agricultural. It is within an established growth management and/or overlay – the Rural Fringe Mixed Use District. The implications for acquisition are potential removal of TDRs.

Figure 4. Zoning Map



II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Conservation Collier Program staff conducted a site visit on April 21, 2021.

MEETS INITIAL SCREENING CRITERIA Yes Met 5 out of 6

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a) **Yes**

- | | |
|----------------------------------|------------|
| 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. Other native habitats | Yes |

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation’s Florida Land Use, Cover and Forms (FLUCCS) (1994/1995, Revised 2014) and field verification of same.

FLUCCS:

The electronic database identified:

LANDCOVER	ACRES
3100: Herbaceous (Dry Prairie)	32.78
3200: Shrub and Brushland	6.10
3300: Mixed Upland Nonforested	8.56
4110: Pine Flatwoods	22.47
6172: Mixed Shrubs	75.40
6200: Wetland Coniferous Forests	8.65
6210: Cypress	39.50
6250: Hydric Pine Flatwoods	36.53
6216: Cypress - Mixed Hardwoods	11.59
6410: Freshwater Marshes	14.15
Total acres	255.73

The following native plant communities were observed:

- 3210 Palmetto prairie
- 3300 Mixed Upland Nonforested
- 4110 Pine flatwoods
- 4280 Cabbage Palm
- 6240 Cypress/pine/cabbage palm

Characterization of Plant Communities present:

The following was obtained from a site visit report done by Environmental Services staff. Site visit: May 23, 2017; Report dated July 13, 2017. The report was based off of information provided by Synecological Analysts environmental consultant.

Palmetto prairie - This community is characterized by a very sparse S. Florida slash pine canopy. The shrub component includes Saw palmetto, with scattered Lyonia, Tarbush and Sumac. There are limited herbaceous components that included Bluestems, Wiregrass and Grape This community has few exotics. When exotics do occur, they are at the margins of this community and are essentially an edge effect.

Pine Flatwoods - The tree canopy is strongly dominated by S. Florida slash pine. This canopy is intermittent, but there is a large component of mature pine. The understory is primarily Saw palmetto. These communities evolved with periodic fires. In the absence of fire, this community would evolve to hardwoods. Controlled burns are critical to maintaining this FLUCCS type in any preserve areas going forward.

Cabbage palm - The dominance of this species has increased rapidly over time because of a combination of several environmental factors. The construction of large canals both north and south of HHH Ranch lowered the shallow water table that once supported both Cypress and hydric Slash pine/Cypress/Cabbage palm communities. The lower water table stressed the Slash pine and especially the Cypress trees.

These areas are dominated by Cabbage palm in both the canopy and shrub strata. There is often Brazilian pepper found at the drip line of shrub strata Cabbage palm. In recent years, sprouts from smaller logged Cypress have become an increasing component in many of these areas, especially in the southern portions of HHH Ranch. If rainfall patters and amounts of recent years become the norm, the Cypress should increase in dominance in these areas.

Cypress-Pine-Cabbage palm - This FLUCCS is the most extensive wetland community occurring on HHH Ranch. Herbaceous components include Swamp fern, Buttonbush, Wild coffee. Sawgrass is found at the margins or where the canopy is more open.

Statement for satisfaction of criteria:

These data indicate that native plant communities exist on the parcels.

2. **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?** Ord. 2002-63, Sec. 10 (1)(b) **YES**

Statement for satisfaction of criteria:

There is potential access in the future as there is currently no public right of way to access the properties. The County Manager's agency recently acquired the 960 acres to the west of the 252 acres.

3. **Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, and flood control?** Ord. 2002-63, Sec. 10 (1)(c) **YES**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The northern and western portions of the property consist more of the Hydric Pine Flatwoods, Cypress, and Mixed wetland areas.

Wetland dependent plant species (OBL/ FACW) observed:

Buttonbush (*Cephalanthus occidentalis*), Cypress (*Taxodium distichum*)
Swamp fern (*Blechnum serrulatum*), Red maple (*Acer rubrum*)

Wetland dependent wildlife species observed:

No wetland-dependent wildlife species were observed.

Other Hydrologic indicators observed:

Mature cypress trees are present on the properties; and cypress knees were observed. No surface water was observed at the time of the April 2021 site visit. However, standing water would be expected during the wet season.

Soils:

Soils data is from a digital soil survey and generally is the most detailed level of soil geographic data developed by the National Cooperative Soil Survey. Collier County soils data comes from the United States Department of Agriculture and Natural Resource Conservation Service 1990 Soil Survey of Collier County Area, Florida. See Exhibit B. Soils Map.

Aquifer recharge Potential: Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District*, Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida.

Lower Tamiami recharge Capacity:- 0"-<7" annually

Surficial Aquifer Recharge Capacity: Surficial- 43' to <56" annually

FEMA Flood map designation:

The property is within AH Flood Zone.

Statement for satisfaction of criteria:

Wetland habitats exist on the property. Low recharge for Lower Tamiami Aquifer – 0 to < 7 inches annually; Moderate recharge for Surficial Aquifer – 43 to < 56 inches annually.

4. Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?

Ord. 2002-63, Sec. 10 (1)(d) **YES**

Listed Plant Species: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at <https://www.fws.gov/endangered/>. The Florida state lists of protected plants are administered and maintained by the Florida Department of Agriculture and Consumer Services (FDACS) via chapter 5B-40, Florida Administrative Code (F.A.C.) and can be found on their [website](#). This list of at

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDACS	USFWS
Giant wild pine	<i>Tillandsia utriculata</i> L.	E	

E=Endangered, T=Threatened

Listed Wildlife Species:

Federal wildlife species protection is administered by the FWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: <https://www.fws.gov/endangered/>. FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.). A list of protected Florida wildlife species can be viewed on the [Florida Fish and Wildlife Conservation Commission website](#).

The following listed species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	FWS
Red Cockaded Woodpecker	<i>Picoides borealis</i>		

E=Endangered, T=Threatened

GIS mapped species and habitats: Florida Panther, Red Cockaded Woodpecker (in area) - see Exhibit D. Listed Species Locations – RCW Observations and Florida Panther Telemetry

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: Bonneted bat, Gopher Tortoise, Indigo Snake, Big Cypress Fox Squirrel, Wading birds, American Alligator

Non-listed species: Many bird species including the Bobwhite quail observed

Statement for satisfaction of criteria:

FWC Species Richness Maps show potential for 5-10 species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. Panther telemetry (from 1986-2020) shows consistent utilization of the site by radio-collared individuals, most recently a breeding female with kittens. FWC Panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the property and the Picayune Strand State Forest, with the most recent road mortalities between the site and the state forest occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers. There has been agricultural clearing including logging of cypress and pine within the property. Site inspection indicates recruitment of young pines is occurring within the logged area.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?

Ord. 2002-63, Sec. 10 (1)(e)

YES

Statement for satisfaction of criteria:

These parcels contribute to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Currently there is habitat connectivity between this site and the Conservation Collier Nancy Payton Preserve as evidenced by the home range map of radio-collared panther utilizing both sites several months apart. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Is the property within the boundary of another agency's acquisition project? NO

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, section 5.9:

Hiking:

There is significant potential for hiking on this property. Many trails already exist through forest and pasture lands.

Nature Photography:

There is significant potential for nature photography on this parcel. In addition to the abundant wildlife present, the large size of the property provides natural vistas including pinelands, marshes, cypress strands and meadows.

Birdwatching:

Numerous species of birds are documented on the ranch, showing potential for the ranch to be a bird watching destination.

Kayaking/Canoeing:

A kayak/canoe launch could be possible into the canal adjacent to the parcel, though there is a legal question about recreational use of the canal system. If there is an interest in this use staff can research in the future.

Swimming:

Areas for this type of recreation do not exist on the property.

Hunting:

Hunting would not be a recommended use for this property.

Fishing:

Fishing would be possible from the bank of the canal adjacent to the parcel, however, see above "kayaking/canoeing" for discussion about access to the canal. If there is an interest in this use staff can research in the future.

Recommended Site Improvements:

There is an existing trail through portions of the property, however, use of this parcel for recreation should follow recommendations made in after an RCW nesting and foraging study. Development of a parking area could be accomplished in an existing cleared area. Depending on the future use of the 960 acres to the west acquired by Collier County, there is potential for connections between the properties. Staff will coordinate with County Manager's office on potential connections as the agency develops the plans for the 960 acres.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, the construction of a trail system to allow the public to have access to selected portions of the property, and, potentially, management of native vegetation to maintain suitable habitat for red cockaded woodpeckers. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2009 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2009) can be viewed on-line at <http://www.fleppc.org/list/list.htm>. Category I plants are those that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

Category I & II		
Common Name	Scientific Name	Category
Brazilian pepper	<i>Schinus terebinthifolius</i>	I
Caesar's weed	<i>Urena lobata</i>	I
Cogon grass	<i>Imperata cylindrica</i>	I
False buttonweed	<i>Spermacoce verticillata</i>	II
Lantana	<i>Lantana strigocamara</i>	I
Melaleuca	<i>Melaleuca quinquinerva</i>	I

Staff observations are that less than 25% of the vegetative cover on this parcel consists of exotic invasive plants.

Exotic Vegetation Removal and Control

Based on the acreage involved, total initial removal costs would likely range from \$100,000 - \$125,000 for the parcel. Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year. These costs would likely decrease over time as the soil seed bank is depleted.

Restoration & Prescribed Burning:

Staff would suggest restoration of logged areas. Would monitor as regrowth already appears to be occurring. May need to remove some cabbage palms for fuel reduction.

Prescribed burning will need to be done a regular basis as is customary for the habitat types on the property.

Public Parking Facility:

The property would require an area for visitor parking. The cost of design and construction of a shell or gravel parking lot to accommodate approximately 10 cars would be approximately \$25,000. Additional costs would include Americans with Disabilities Act (ADA) requirements, design, permitting and any required land clearing.

Public Access Trails:

Existing trails exist on the property due the previous logging. If further trail cutting is needed to create a loop, this could be accomplished with a contractor.

Security and General Maintenance:

Existing field fence on boundary is in good condition. If fencing is needed, a type of fencing that would be used to identify boundaries, yet allow wildlife free movement across it. Field fencing, similar to that used by FL DOT along I-75 can be used. Cost including installation for this type of fencing as approx. \$6.00 per foot. Gates are approximately \$800.00. Signs can be placed at boundaries along public roads. Potential for trespass and poaching by ATV will need to be considered.

Table 3. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$125,000	\$50,000	
Parking Facility	\$25,000	t.b.d	Current estimates are \$20,000 minimum for a small parking lot. Additional costs would include engineering, permits and clearing.
Access Trails/ ADA	\$20,000	\$5,000	Trail cutting initial Annual fire breaks
Fencing	t.b.d	t.b.d	\$6.00 per foot Gates - \$800 each
Trash Removal	\$5,000	t.b.d.	Large items to be done one a lump sum contract basis with cost being site specific
Signs	\$3,000	\$200	Preserve entrance sign, interpretive signs, security signs
Total	\$178,000	\$55,200	

t.b.d. To be determined; cost estimates have not been finalized.

V. 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 (FCT) - 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.

Florida Forever Program:

Staff has been previously advised that the Florida Forever Program is concentrating on parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of ? out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	59	59%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	0	0%
Management	100	65	65%
Total Score:	400	181	45%

Summary of factors contributing to score

Total Score: 181 out of 400 possible points

Ecological: 59 out of 100 possible points

This property provides connections for wide-ranging species including the Florida Panther and Black bear. Staff did observe Red Cockaded Woodpecker on site and there are two historic on the HHH Ranch 960 acres adjacent owned by Collier County. These parcels are also adjacent to parcels that have had development rights severed.

Human Values/Aesthetics: 57 out of 100 possible points

This site provides vista views of native SWFL landscapes including pine flatwood, wet prairie, and cabbage palm forest. Mature pines hosting nesting and foraging habitat for Red cockaded woodpecker exist along the property edges. The plant community makeup of the parcels indicates that spring and fall native wildflowers would grow in abundance and enhance the aesthetic character of the property seasonally. See pictures in report.

Vulnerability: 0 out of 100 possible points

This property is in Rural Fringe Mixed Use Overlay (RFMUO) Sending overlay with a Natural Resource Protection Area (NRPA).

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 NRPA's 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 flowways. **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.

Management: 65 out of 100 possible points

Parcel could contain seasonably dry trails maintained through mowing; parcel will require initial installation of fire lines with machinery to be maintained annually along with routine maintenance treatment with herbicides to remove exotics.

Parcel Size: 252+/- acres

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to the Robert H Gore III preserve which is 170 acres.

EXHIBITS

Exhibits A – G were used for the Secondary Scoring

Exhibit H - K are additional maps for informational purposes

Exhibit L – Secondary Criteria Scoring Form

Exhibit I - Photographs

Exhibit B. Soils Map

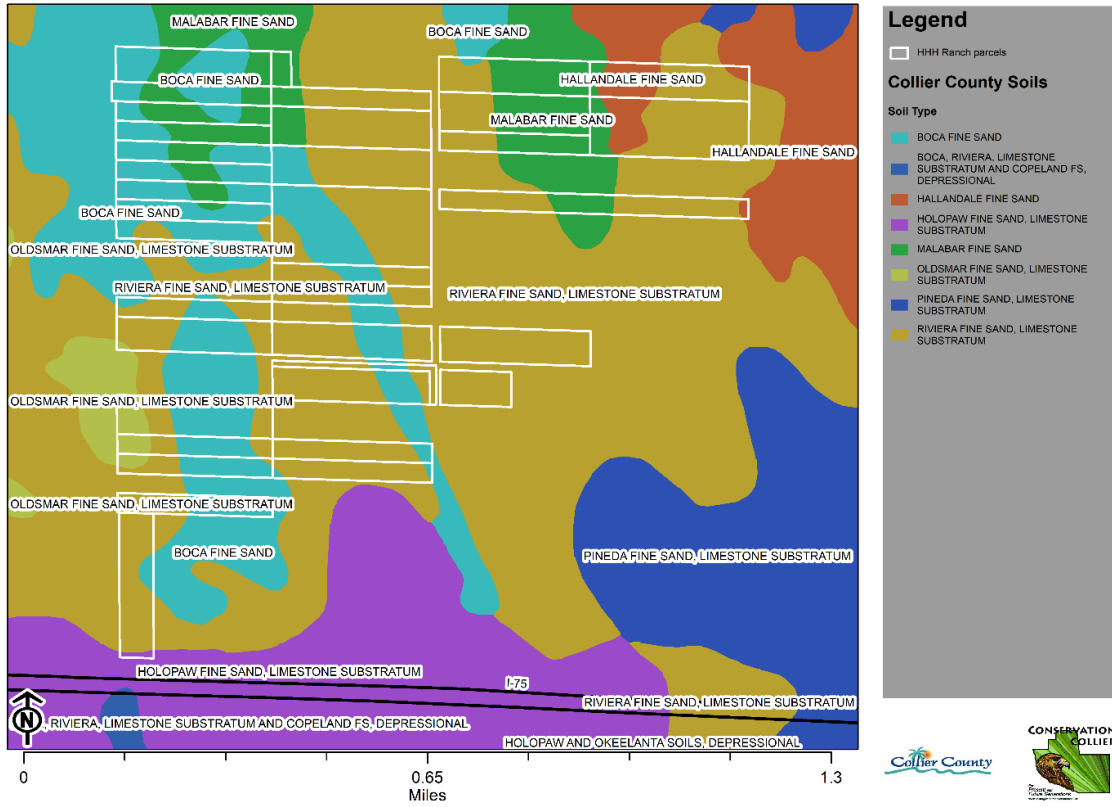


Exhibit C. Species Richness Map (Potential Habitat Richness CLIP4 Map)

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.

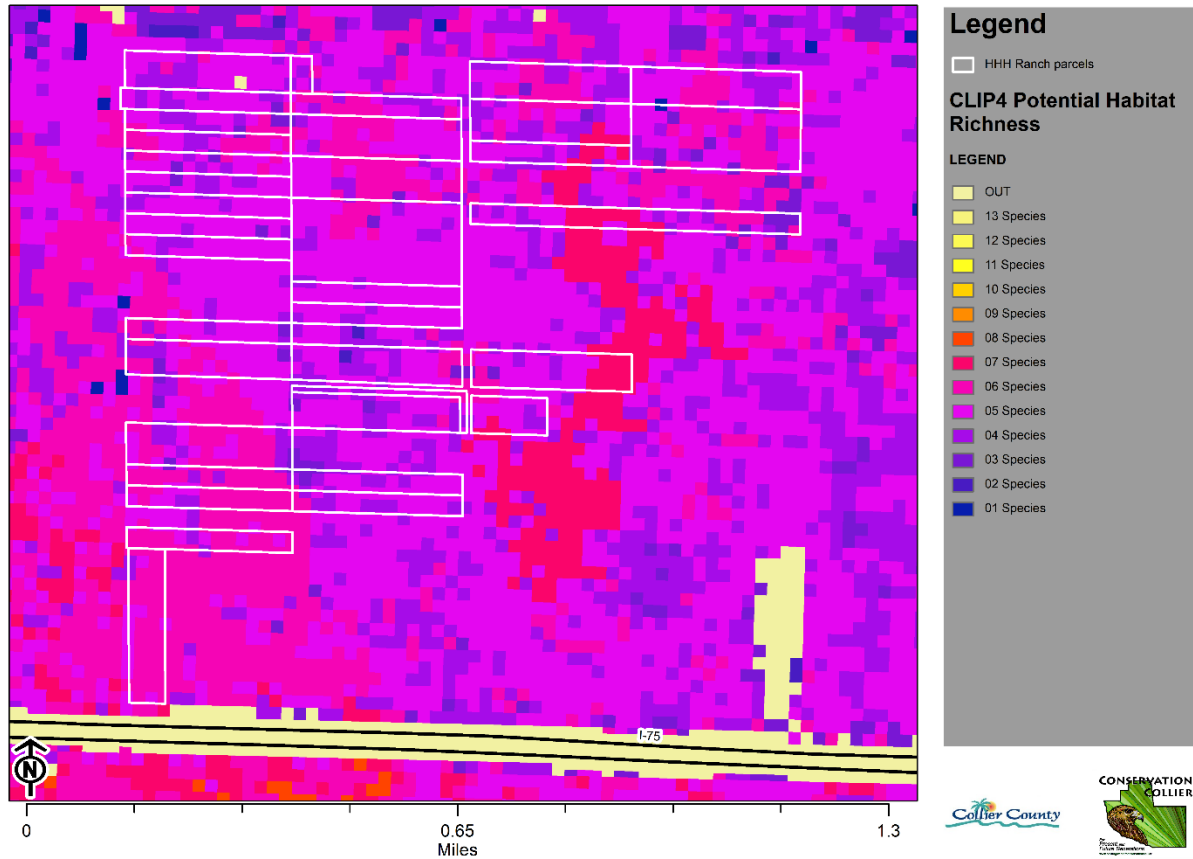


Exhibit D. Listed Species Locations – RCW Observations and Florida Panther Telemetry

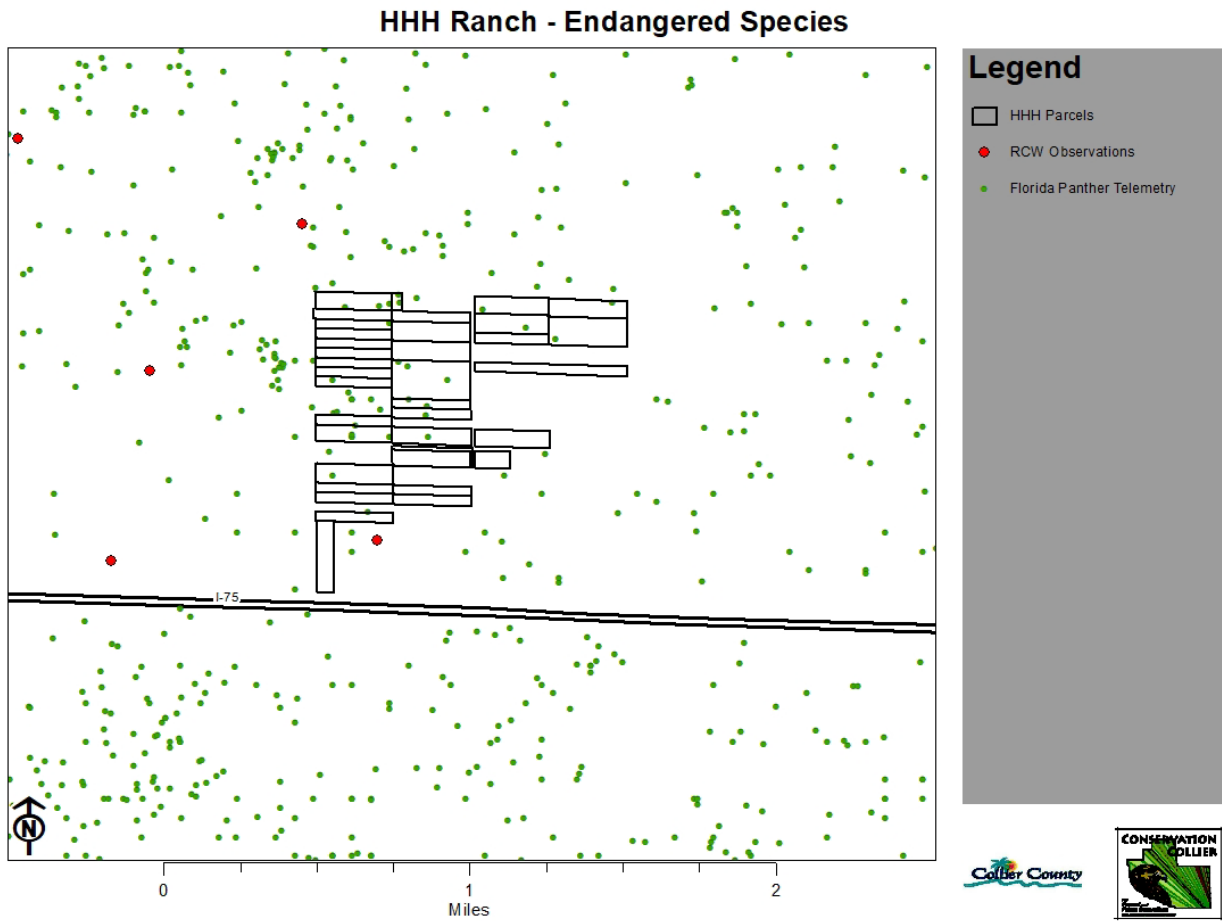
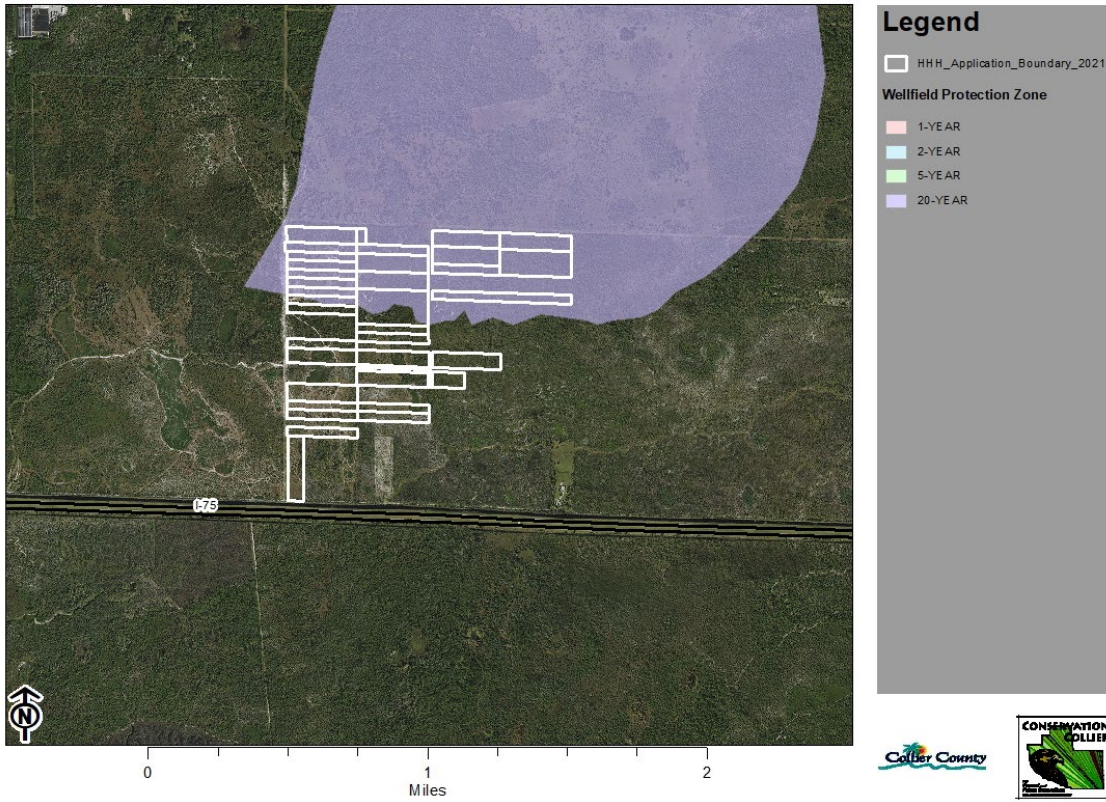


Exhibit E. Wellfield Protection and Aquifer Recharge Maps

HHH Ranch Initial Criteria Screening Report - CLIP Wetlands



HHH Ranch - Precipitation Recharge

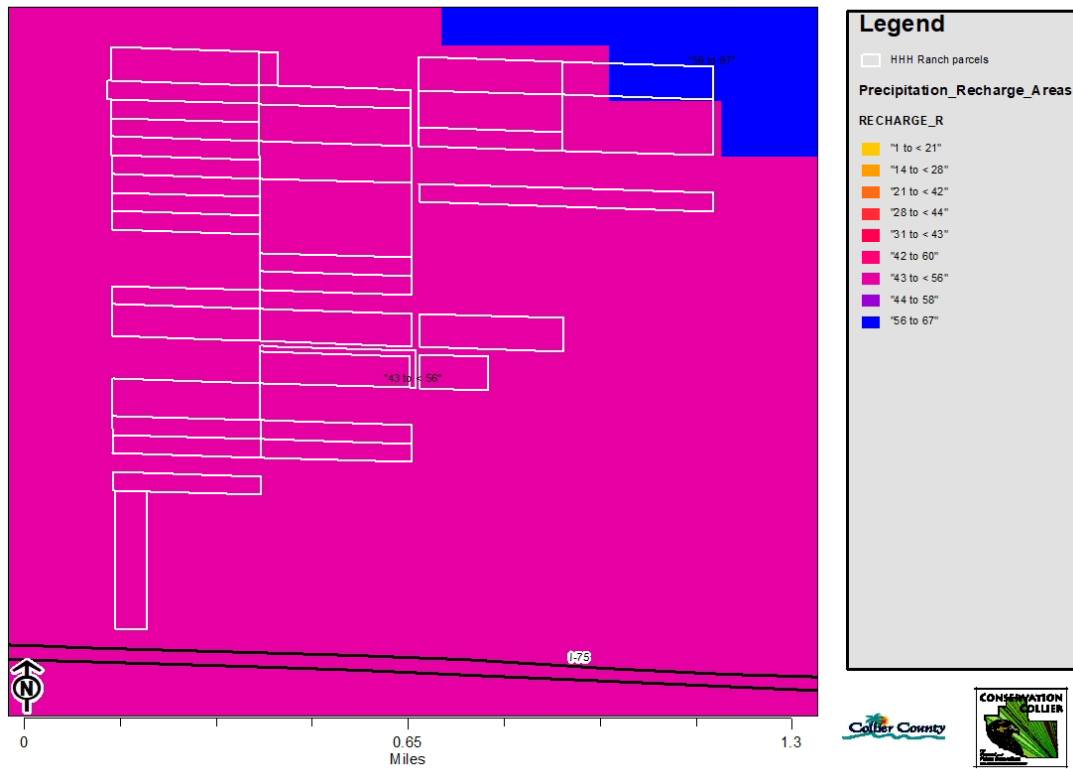


Exhibit F. Habitat Priority

The FNAIHAB model was designed to identify areas important for species habitat based on both species rarity and species richness. FNAI mapped occurrence-based potential habitat for 281 species of plants, invertebrates, and vertebrates, including aquatic species. Mapped habitat was classified as High, Medium, or Low Suitability for each species. For most species, suitable habitat was mapped only in the vicinity of known occurrences, so that if the state acquires lands based on these priorities they will be assured of protecting a known population of the species. Species were weighted by Global and State rarity rank. This CLIP v4.0 version of FNAIHAB uses a different species weighting system from the version used in the Florida Forever Conservation Needs Assessment. The Florida Forever version considers percent of each species' habitat protected on conservation lands in weighting species (higher weight given to species with more habitat on private lands, than for species with more habitat on conservation lands, all else being equal).

HHH Ranch - CLIP Habitat Priority

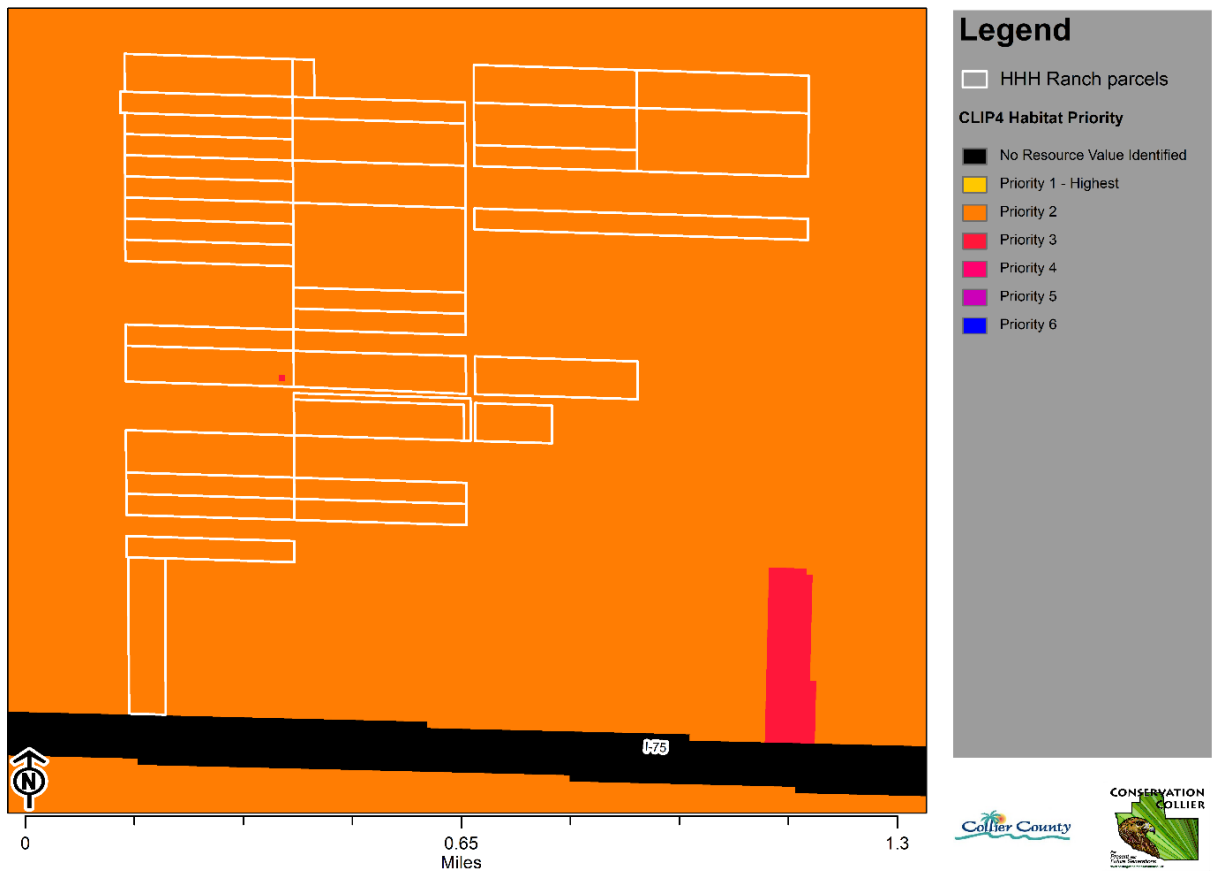


Exhibit G. Strategic Habitat Conservation Areas

For CLIP 4.0, the species priorities were updated based on current Global and State Ranks. The Florida Fish and Wildlife Conservation Commission originally identified strategic habitat conservation areas (SHCA) in the Commission report, "Closing the Gaps in Florida's Wildlife Habitat Conservation System" (Cox et al. 1994). The goal of the SHCA is to identify the minimum amount of land needed in Florida to ensure long-term survival of key components to Florida's biological diversity. In 2009, the SHCA underwent a significant revision based on a new suite of species, updated datasets, new datasets that did not exist when the original analysis was conducted, and improved analytical techniques including spatially explicit population viability analyses. A population risk assessment was conducted for 62 focal vertebrate species, of which 34 were shown to have additional protection needs in Florida. The SHCA identify important remaining habitat conservation needs on private lands for these 34 terrestrial vertebrates. The SHCA are prioritized based on global and state natural heritage ranks. Value 1 = Priority 1 (Highest): State Rank 1 and Global Rank 1-3 Value 2 = Priority 2: State Rank 1 and Global Rank 4-5 or State Rank 2 and Global Rank 2-3 Value 3 = Priority 3: State Rank 2 and Global Rank 4-5 or State Rank 3 and Global Rank 3 Value 4 = Priority 4: State Rank 3 and Global Rank 4 Value 5 = Priority 5: State Rank 3 and Global Rank 5 or State Rank 4 and Global Rank 4

HHH Ranch Initial Criteria Screening Report - CLIP Strategic Habitat Conservation Areas

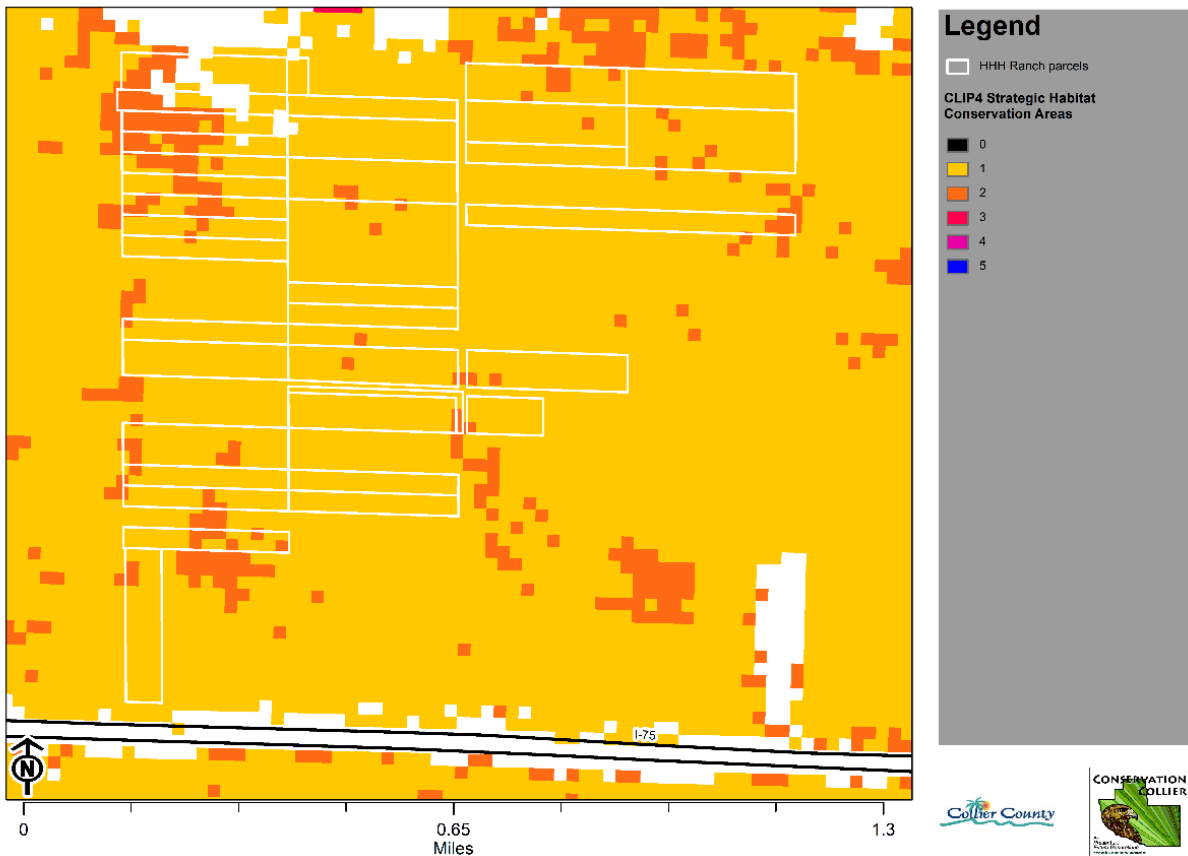


Exhibit H. LIDAR Map

2018 light detection and ranging surface elevation map.

HHH Ranch - LIDAR

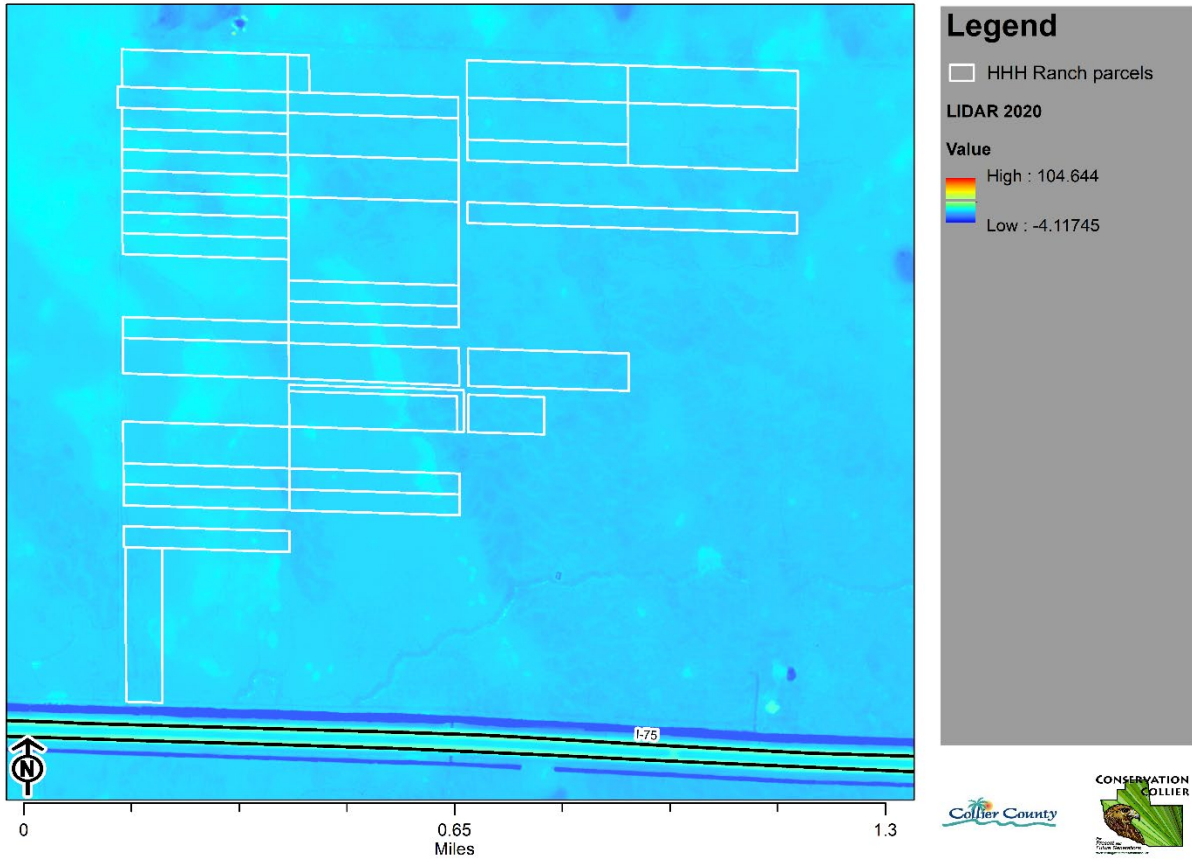


Exhibit I. Surface Water Priorities CLIP4 Map

Developed by FNAI in consultation with water resource experts from the water management districts, the Florida Department of Environmental Protection (DEP) Division of Water Resource Management, DEP Office of Coastal and Aquatic Managed Areas (CAMA), and Fish and Wildlife Conservation Commission we determined that this measure concerns the protection of surface waters that currently remain in good condition, as opposed to those in need of restoration. Restoration efforts are covered under other Florida Forever goals and measures. The types of surface water resources that are included as significant surface waters are shellfish harvesting areas, seagrass beds, Outstanding Florida Waters (OFWs), National Wild and Scenic Rivers, springs, estuaries included in the National Estuary Program, and water bodies important for imperiled fish (Hoehn 1998). For a complete description please refer to: Florida Forever Conservation Needs Assessment Technical Report, Version 4.1. Florida Natural Areas Inventory. Tallahassee, Florida (available online at www.fnai.org).

HHH Ranch Initial Criteria Screening Report - CLIP Surface Water

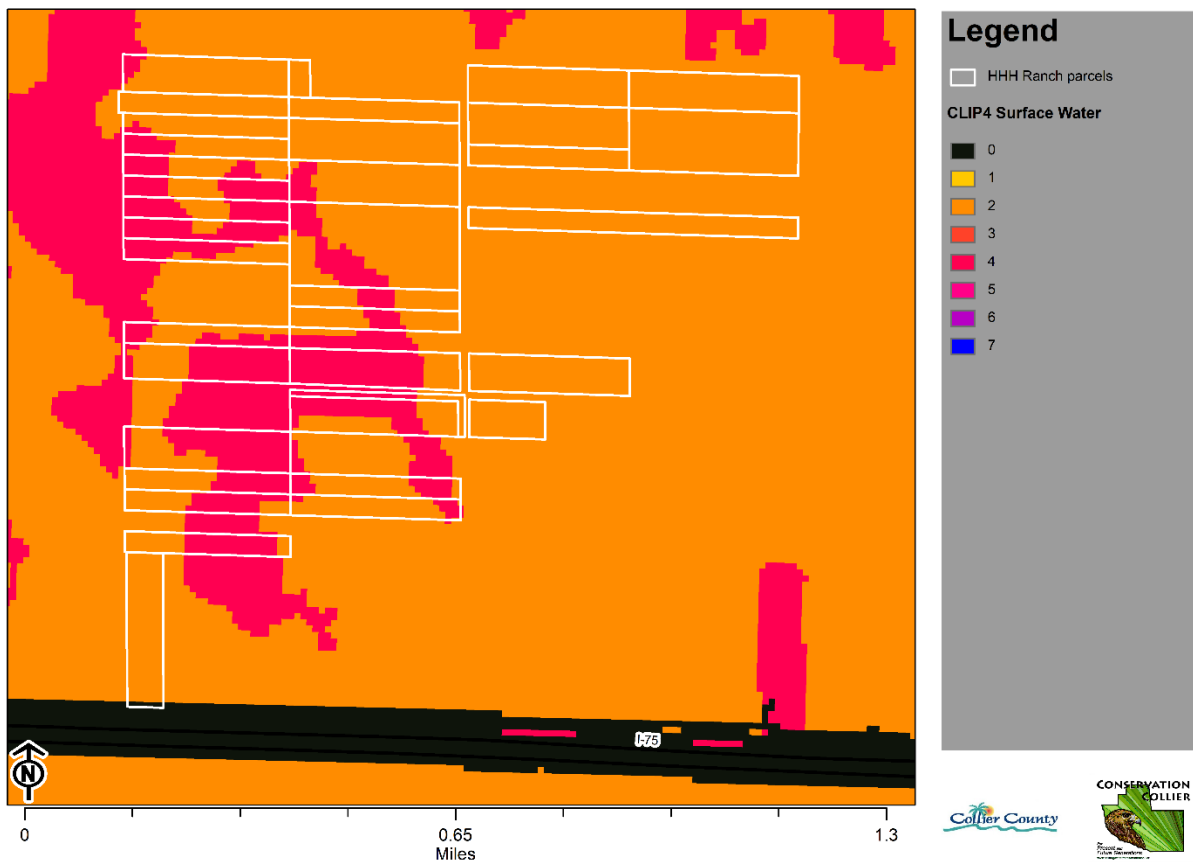


Exhibit J. Landscape Integrity CLIP4 Map

The landscape integrity layer is comprised of two related landscape indices assessing ecological integrity based on land use intensity and patch size of natural communities and semi-natural land uses. The land use intensity index characterizes the intensity of land use across the state based on five general categories of natural, semi-natural (such as rangelands and plantation silviculture), improved pasture, agricultural/low-intensity development, and high intensity development. The patch size index combines the land use data with major roads data (such as 4 land or wider roads and high traffic roads) to identify contiguous patches of natural and semi-natural land cover and ranks them based on area. The combination of the land use intensity and patch size indices was created by adding the two together and dividing by two to create a non-weighted average of the two indices. Values of 10 represent areas with the highest potential ecological integrity based on these landscape indices and 1 represents the lowest ecological integrity. Please note that this index is intended to primarily characterize terrestrial ecosystems and therefore values for large water bodies are not considered significant. CLIP version 4.0 of this data layer is updated based on latest land cover data - the Cooperative Land Cover version 3.1.

HHH Ranch - CLIP Landscape Integrity

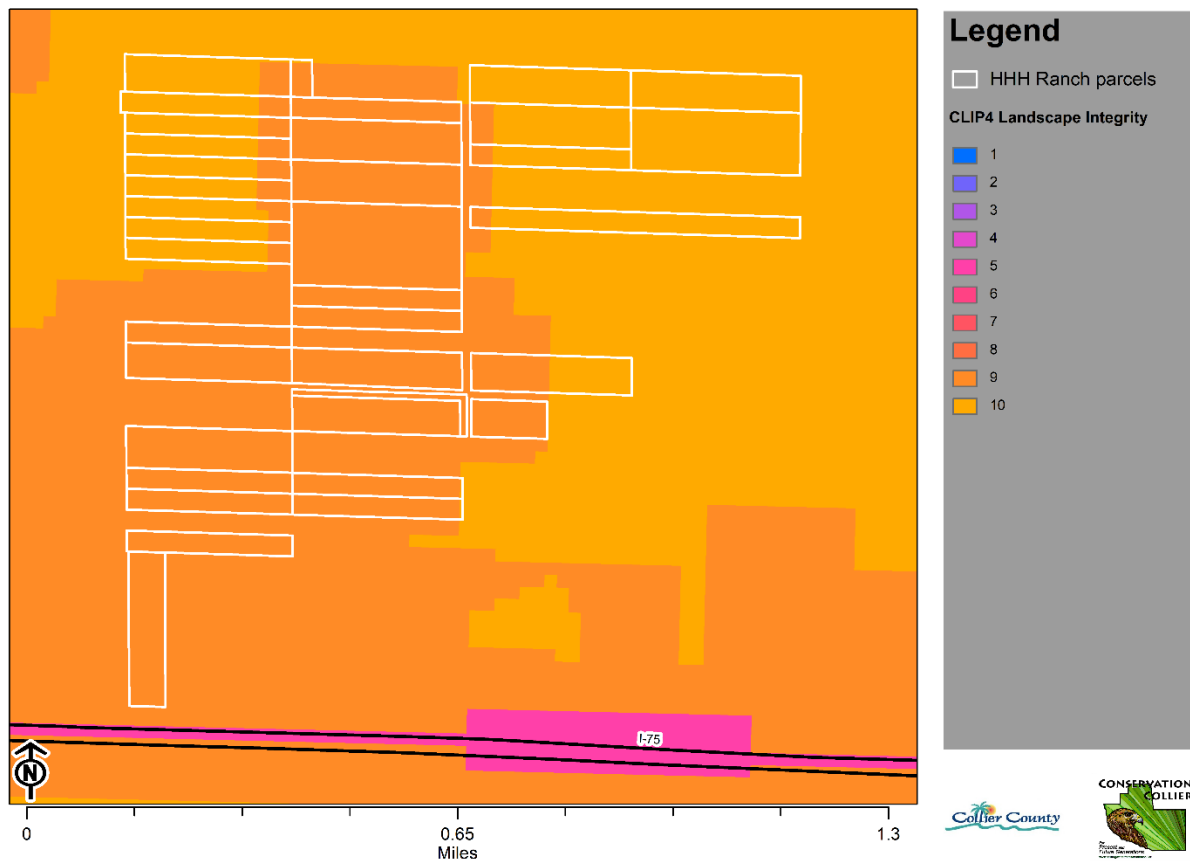


Exhibit K. USFWS Listed Species Focal and Consultation Areas Maps
2019 Florida bonneted bat consultation area

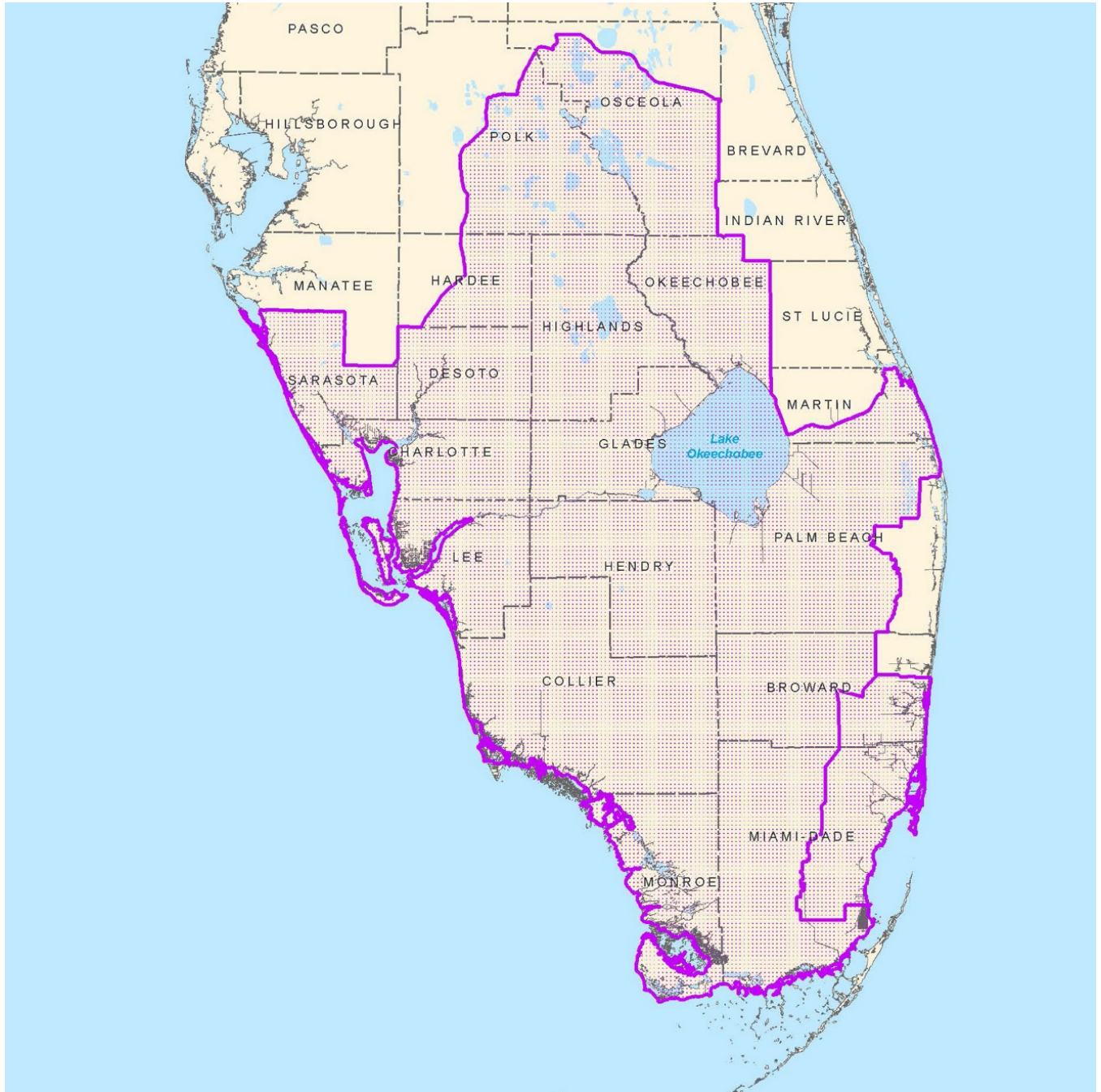


Exhibit L. Completed and Scored Secondary Criteria Screening Form (3 pages)

Property Name:				36 parcels
Geographical Distribution (Target Protection Area): Rural Fringe Sending				
1. Confirmation of Initial Screening Criteria (Ecological)				
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments	
<i>Select the highest Score:</i>				
1. Tropical Hardwood Hammock	90			
2. Xeric Oak Scrub	80			
3. Coastal Strand	70			
4. Native Beach	60			
5. Xeric Pine	50			
6. Riverine Oak	40			
7. High Marsh (Saline)	30			
8. Tidal Freshwater Marsh	20			
9. Other Native Habitats	10	10	saw palmetto, Cabbage Palm, Mixed wetland hardwoods, slash pine flatwoods, Cypress-Pine-Cabbage Palm;	
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each			
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5			
1.A. Total	100	10		
1.B Significance for Water Resources	Possible points	Scored points	Comments	
<i>1. Aquifer Recharge (Select the Highest Score)</i>				
a. Parcel is within a wellfield protection zone	100	100	20-year protection zone	
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		Surficial- 43' to <56" annually; Lower Tamiami = 0"-<7" annually	
c. Parcel would contribute minimally to aquifer recharge	25			
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0			
<i>2. Surface Water Quality (Select the Highest Score)</i>				
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100			
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75			
c. Parcel is contiguous with and provides buffering for an identified flowway	50			
d. Wetlands exist on site	25	25	Yes, confirmed	
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0			
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>				
a. Depressional soils	80			
b. Slough Soils	40		Boca fine sand; Riviera fine sand, limestone substratum;	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Oldsmar fine sand, limestone substratum; Malabar fine sand; hallandale fine sand	
Subtotal	300	145		
1.B Total	100	48	<i>Obtained by dividing the subtotal by 3.</i>	
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments	
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>				
a. The parcel has 5 or more FLUCCS native plant communities	100	100	see FLUCCS map	
b. The parcel has 3 or 4 FLUCCS native plant communities	75			
c. The parcel has 2 or less FLUCCS native plant communities	50			
d. The parcel has 1 FLUCCS code native plant communities	25			
<i>2. Listed species</i>				
a. Listed wildlife species are observed on the parcel	80	80	Observed Red Cockaded Woodpecker April 2021 site visit	
b. Listed wildlife species have been documented on the parcel by	70		<i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source FWC Panther telemetry</i>	
c. Species Richness score ranging from 10 to 70	70		<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map</i>	
d. Rookery found on the parcel	10			
e. Listed plant species observed on parcel - add additional 20 points	20			
<i>3. Restoration Potential</i>				

a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	This parcel can be restored to high ecological function with routine maintenance exotic treatments and canopy restoration plantings to restore portions of previously logged areas
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		
Subtotal	300	230	
1.C Total	100	77	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Twin Eagles mitigation parcels (6) adjacent confirmed with Collier County Planning Dept
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	100	
1. Ecological Total Score	100	59	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (<i>Select the Highest Score</i>)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	off White Lake Rd from the south and Kearney/Inez from the north
c. Parcel has seasonal access only or unimproved access easem	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (<i>Select the Highest Score</i>)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	Yes
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	1	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. Approx 1% of the perimeter can be seen from 1-75</i>

b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	This site provides vista views of native SWFL landscapes including pine flatwood, wet prairie, and cabbage palm forest. Mature pines hosting nesting and foraging habitat for Red cockaded woodpecker exist along the property edges. The plant community makeup of the parcels indicate that spring and fall native wildflowers would grow in abundance and enhance the aesthetic character of the property seasonally. See pictures in report.
Subtotal	300	171	
2. Human Social Values/Aesthetics Total Score	100	57	Obtained by dividing the subtotal by 3.
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit	40		
4. Zoning favors stewardship or conservation	0	0	Rural Fringe Sending
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	0	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such as a cut in an existing berm	75	75	This area holds water and provides sheet flow in the wet season.
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
5.A Total	100	75	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	per FLUCCS map Synecological - Observed minor exotics.
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40	40	Parcel could contain seasonably dry trails maintained through mowing, parcel will require initial installation of fire lines with machinery to be maintained annually along with routine maintenance treatment with herbicides to remove exotics.
4. Add 20 points if the maintenance by another entity is likely	20	0	
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	
5.C Total	100	40	
4. Feasibility and Management Total Score	100	65	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	181	

Exhibit M. Photographs

Hussey Parcels Site Visit Photos 4/21/2021

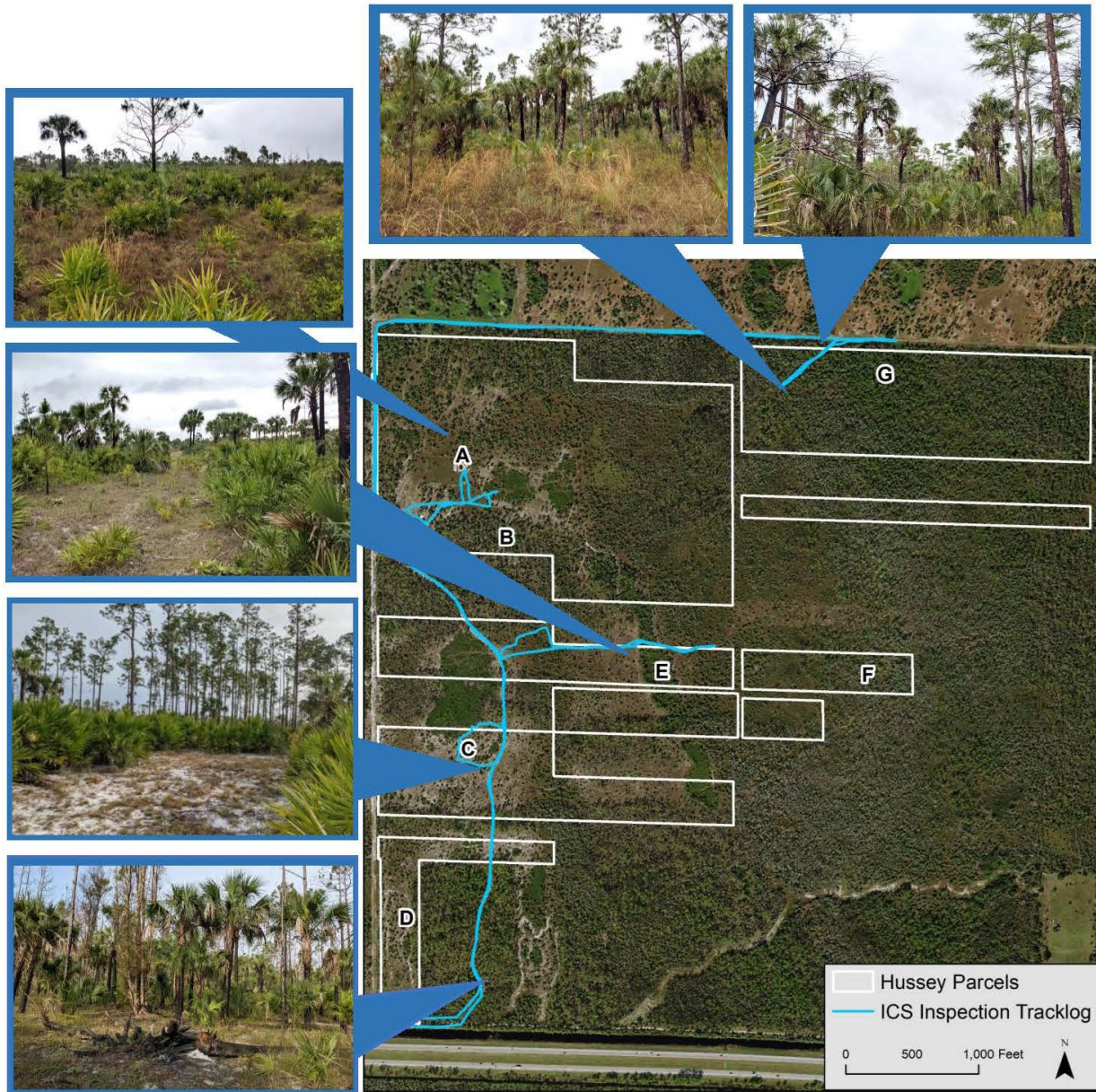


Photo 1. Pine Flatwoods with saw palmetto



Photo 2. Trees regenerating in previously logged areas



Photo 3. Area on central western portion of the property had burned in recent years. Saw palmetto regeneration nicely.



Photo 4. Cattle pond



Photo 5. Pine-Cypress-Cabbage Palm area



Photo 6. Northern property line



Photo 7. Nest in Cypress

