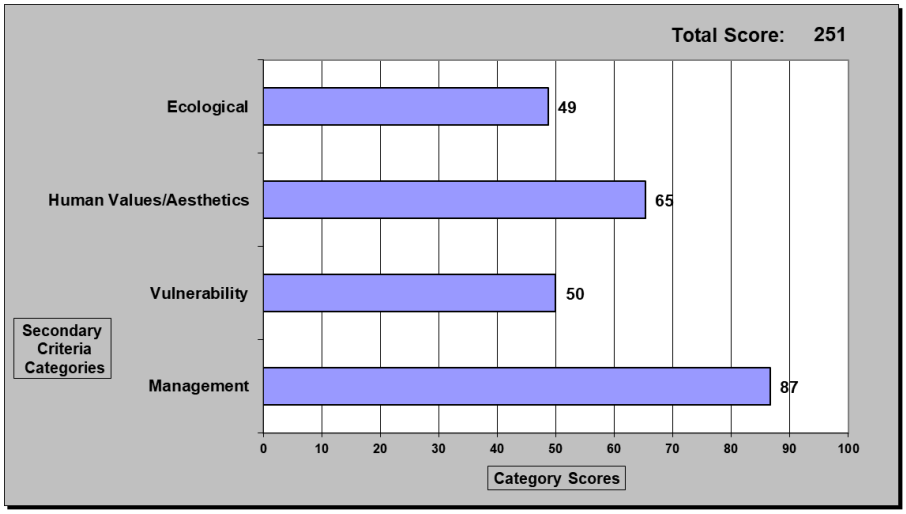
Conservation Collier
Initial Criteria Screening Report

Marco Island Parcels

Staff Report Date: November 8, 2021 CCLAAC Meeting



Addison Fischer score

Contents

I. 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. 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.

II. Summary of Property Information

Table 1: Summary of Property Information

Characteristic	Value	Comments
Name	Marco Island parcels	
Folio Numbers	See 4 folios below	
Target Protection Area	Urban	
Size	2.15 acres total	
Section, Township, and Range	S21 R26 Twn 52 S16 R26 Twn52	
Zoning Category/TDRs	RSF-3	Residential Single Family
FEMA Flood Map Category	AE & X (Inlet), VE & X (Inlet), mostly X & portion AE (Indian Hill St), mostly X & portion AE (Watson Rd)	
Existing structures	No	
Adjoining properties and their Uses	Single Family	
Development Plans Submitted	Not known	
Known Property Irregularities and Information	Agua Colina – known Cultural Resources WISC Investment on Inlet	Cultural Resources survey attached for Agua Colina The property is adjacent and contiguous to a homestead lot, 1734 Dogwood Dr., full of native plants that is in the process of being donated to Audubon Western Everglades by our mother for conservation and educational use. Conservation of this lot at 507 Inlet would build on the gift of that lot in providing a larger habitat corridor for the tortoise and could provide additional educational purpose.
Other County Dept Interest	No, not within unincorporated Collier	

Table 2: Marco Island parcel folio numbers:

Property name	Address & folio number	Acres
Addison M Fischer Rev Trust	1830 Watson Rd - 58103920000	0.63
Agua Colina	1929 Indian Hill St - 58105400007	0.63
WISC Investment Company LLC %Cathe Read	1810 Dade Ct - 57800720009	0.5
WISC Investment Company LLC %Cathe Read	507 Inlet Dr - 57800280002	0.39
	Total:	**2.15**

Figure 1: Location Overview

Figure 2: Location Overview Aerial with Surrounding Conservation Areas

Figure 3: Location Close-up Aerial – Addison Fischer property

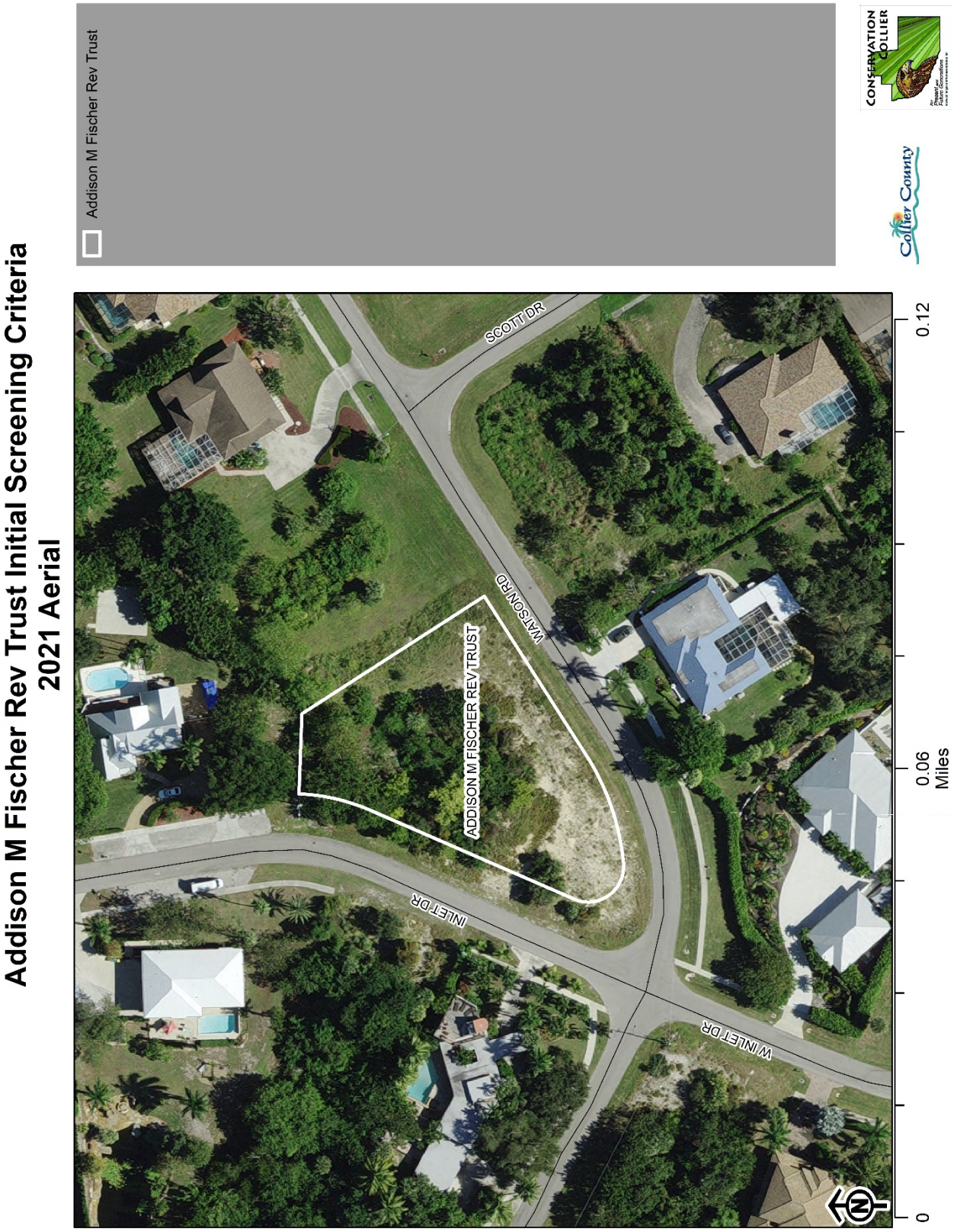


Figure 4: Location Close-up Aerial – Agua Colina property

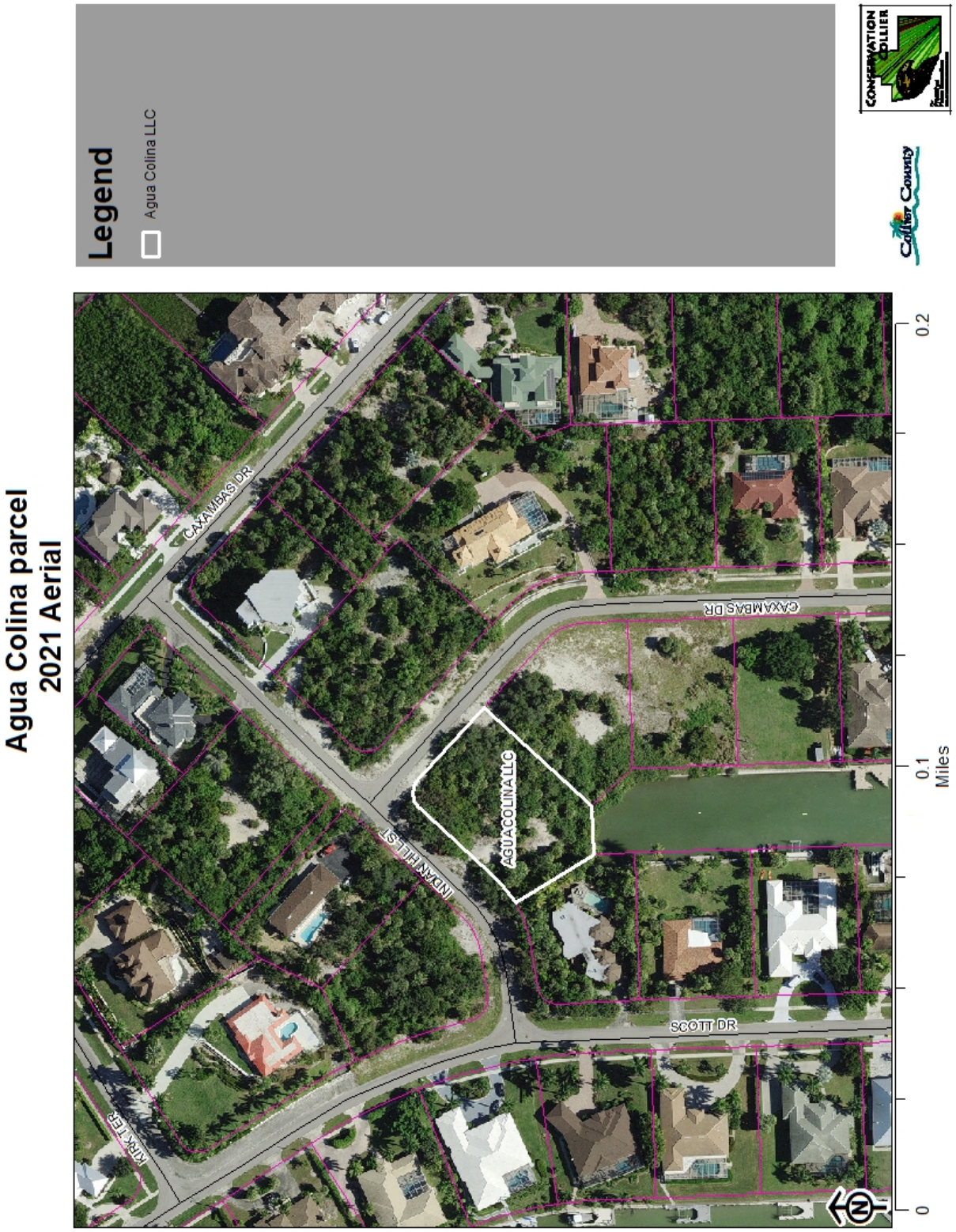


Figure 5: Location Close-up Aerial – WISC Investment properties

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.

If the Board of County Commissioners choose to acquire properties, the appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Agua Colina property which has an initial valuation is greater than $500,000; 2 independent Real Estate Appraisers will value the subject property and the average of the two appraisal reports will determine the actual value of the subject property. The other properties will have one appraisal obtained.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Addison M Fischer Rev Trust	1830 Watson Rd	0.63	$191,926	$384,200
Agua Colina	1929 Indian Hill St	0.63	$756,755	$1,427,000
WISC Investment Company LLC %Cathe Read	1810 Dade Ct	0.5	$203,632	$305,000
WISC Investment Company LLC %Cathe Read	507 Inlet Dr	0.39	$158,808	$237,800

* Assessed Value is obtained from the Property Appraiser's Website. The Assessed Value is based off the current use of the property.

**The Estimated Market Value for the Marco Island parcels was obtained from the Collier County Real Estate Services Department in October 2021. The increased value for the Agua Colina parcel is due to its' canal view/access.

Zoning, Growth Management and Conservation Overlays

These parcels are zoned RSF-3 which is Residential Single Family within the City of Marco Island.

III. Statements for Satisfying Initial Screening Criteria

The purpose of this section is to provide a closer look at how the property meets initial criteria. Conservation Collier Program staff conducted a site visit on [date]

Criteria 1: Native Habitats

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)

i.	Hardwood hammocks	**Yes**
ii.	Xeric oak scrub	**Yes**
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) and field verification of same.

FLUCCS: Characterization of Plant Communities Present

426 Tropical Hardwood (Hammock): This forest cover type is also referred to as tropical hammock. Some of the more common components of this category that were observed onsite include: some combination of gumbo limbo, stoppers, strangler fig, and sea grape.

322 Coastal Scrub: This scrub category represents a wide variety of species found in the coastal zone. Some of the more common components of this category that were observed onsite include: sand live oak, sea grape, and prickly pear.

Statement for Satisfaction of Criteria 1: These data indicate that one identified unique and endangered plant community – tropical hardwood hammock – does exist on the parcel, despite the presence of a large amount of invasive exotic vegetation.

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

Statement for Satisfaction of Criteria 2:

These parcels are in the Urban Target Protection Area and have access from a public road. Its natural features, associated with a rare ecosystem (tropical hardwood hammock), do enhance the aesthetic setting of Collier

County. Additionally, the significance of cultural features in this area of Marco Island. There is evidence of a shell mound dating back 1500 years which is of importance both aesthetically and culturally to Collier County.

All parcels provide wildlife viewing and greenspace in a neighborhood where nearly every lot is developed. The parcels are too small to accommodate extensive trails but can be enjoyed from the sidewalk/road.

Agua Colina - A Phase 2 Cultural Resources Assessment Survey *(Attachment 1)* was provided by the property owner. The report indicated that historically, the parcel contained an extensive shell and black-earth midden complex (8CR107) with prominent mounds and other shell-constructed prehistoric features, created by the local Indian inhabitants from two thousand years of shell refuse deposits.

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? Ord. 2002-63, Sec. 10 (1)(c) **NO**

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: The parcel and adjacent properties are comprised entirely of upland species. This section of Marco Island is the highest area of Collier County.

Wetland dependent plant species (OBL/ FACW) observed: None

Wetland dependent wildlife species observed: None

Other Hydrologic indicators observed: None

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire area to be urban land with fill materials.

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.

Table 4: Aquifer Recharge, Wellfield Protection, and FEMA Flood Zone Characteristics

Characteristic	Value	Comment
Lower Tamiami Recharge Capacity		No data available for Marco Island
Surficial Aquifer Recharge Capacity	43-56”	
Wellfield Protection Zone	no	

Statement for Satisfaction of Criteria

The properties overall do not significantly protect water resources. This parcel does not offer significant opportunities for protection of water resources, beyond adding to the surficial aquifer. However, Agua Colina is adjacent to the canal. Conservation of the property in lieu of a house would benefit water quality.

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

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.

Table 6 includes the native plants observed on the parcels and their listed status.

Table 5: Observed Plant Species

Scientific Name (prior name)	Common Names	Addison Fischer	Agua Colina	Wisc Investment - Dade Ct	Wisc Investment - Inlet Dr	Native	Not Native	State	FNAI	FLEPPC
Acanthocereus tetragonus (=Cereus tetragonus, C. pentagonus)	Barbed-wire cactus, Dildoe cactus				Y	N		T		
Bursera simaruba	Gumbo-limbo	Y	Y	Y	Y	N				
Callicarpa americana	Beautyberry	Y	Y	Y	Y	N				
Carica papaya	Papaya			Y		N				
Chrysobalanus icaco	Coco plum		Y		Y					
Coccoloba uvifera	Seagrape	Y	Y	Y - 15%		N				
Crotalaria pallida var. *obovata*	Smooth rattlebox			Y		N				
Dactyloctenium aegyptium	Crow's-foot grass, Durban crowfootgrass				Y					
Erythrina herbacea	Coralbean, Cherokee bean			Y		N				
Eugenia rhombea	red stopper				Y	N		E	S1	
Euphorbia pinetorum (=Poinsettia sp.)	Poinsettia or spurge			Y	Y					
Ficus aurea	Strangler fig, Golden fig			?		N				
Geobalanus oblongifolius (=Licania michauxii)	Gopher-apple	Y				N				
Myrsine cubana (=Rapanea punctata)	Myrsine, Colicwood			Y		N				
Nekemias arborea (=Ampelopsis arborea)	Peppervine			Y		N				
Piscidia piscipula	Jamaica-dogwood, Florida fishpoison tree		Y	Y		N				
Pithecellobium unguis-cati	Cat's-claw, Catclaw blackbead	Y				N				
Pinus elliottii var. *densa*	South Florida slash pine			Y-1 tree		N				
Psychotria nervosa	Shiny-leaved wild coffee	Y			Y	N				
Psychotria tenuifolia (=Psychotria sulzneri)	Shortleaf wild coffee	Y		Y		N				
Quercus geminata	Sand live oak	Y	Y							
Rivina humilis	Rougeplant			Y		N				
Sabal palmetto	Cabbage palm	Y	Y	Y		N				
Smilax bona-nox	Saw greenbrier	Y		Y		N				
Stachytarpheta jamaicensis	Porterweed	Y				N				
Tillandsia usneoides	Spanish-moss	Y				N				
Tillandsia utriculata	Giant wild-pine, Giant airplant	Y	Y			N		E		
Vitis rotundifolia	Muscadine, Muscadine grape			Y		N				
Zamia integrifolia L.f.	Florida Arrowroot;Coontie	Y								

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 at: https://myfwc.com/wildlifehabitats/wildlife/.

Table 6: Observed Listed Wildlife Species

Common Name	Scientific Name	State Status	Federal Status
Gopher Tortoise on Addison Fischer, WISC Inlet	*Gopherus polyphemus*	Threatened	--
Florida burrowing owl on Addison Fischer	*Athene cunicularia floridana*	Threatened	--

Table 7: Observed Listed Wildlife Species and habitat specific to parcels

See Figure 16 which shows Gopher Tortoise and Burrowing owl informal surveys.

Property name	Observations
Addison M Fischer - Watson Rd	This property has significant amount of active gopher tortoise burrows. A majority of the site consists of habitat suitable for gopher tortoises. A burrowing owl in its' burrow was also observed directly while on site (see *Photoset 1* for Addison Fischer property).
Agua Colina - 1929 Indian Hill St	This property has evidence of active gopher tortoise burrows. There are also a significant amount of gopher tortoise burrows and habitat observed on the parcels to the south.
WISC Investment Company – Dade Ct	This property had two burrows on site, but it is not determined if these are gopher tortoise burrows and whether they are active. The entire site is Tropical Hammock with dense coverage (75% exotic) not typical of gopher tortoise habitat.
WISC Investment Company – Inlet Dr	This property has significant amount of active gopher tortoise burrows. A majority of the site consist of habitat suitable for gopher tortoises. There is potential for burrowing owls to exist on this site.

Potential Listed Wildlife Species

Where Gopher Tortoise and their burrows exist, there is also the potential for other species to reside in their commensals. The listed species that could occur include the Eastern indigo snake (*Drymarchon couperi*) and Gopher frog (Rana capito). The burrows provide refuge for over 300 listed and non-listed species throughout their range.

There were no Bird Rookeries observed on the parcels. However, there is potential for rookeries to exist nearby as the areas managed by Rookery Bay are less than a mile from the parcels.

Statement for Satisfaction of Criteria 4

High amounts of gopher tortoise activity have been documented on three parcels except for the Dade Court parcel. Burrowing owls were observed on the Watson Road parcel. The Dade Ct. parcel contains hardwood hammock vegetation and has restoration potential with considerable site work. The parcels contain tropical uplands hammock and xeric scrub habitats.

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? Ord. 2002-63, Sec. 10 (1)(e) **No**

Is this property within the boundary of another agency's acquisition project? **No**

Statement for Satisfaction of Criteria

There is one undeveloped lot between the Dade Ct. parcel and land managed by the Rookery Bay National Estuarine Research Reserve.

IV. Potential Uses and Recommended Site Improvements

Potential Uses

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

Table 8: Appropriate Uses

Activity	Appropriate	Comments
Hiking	Yes	Some of the parcels accommodate a short walk year-round. Providing access with a short trail would be coordinated with Gopher Tortoise experts for the sites with high density of gopher tortoise burrows. It will need to be determined whether trails on the sites are compatible with the current wildlife utilization.
Photography	Yes	This can be accomplished from the roadside at minimum.
Birdwatching	Yes	
Kayaking/Canoeing	No	
Swimming	No	
Hunting	No	
Fishing	No	

Recommended Site Improvements

Agua Colina – none. The site has existing open areas to walk. There is not as much of a concern for keeping visitors off burrows as the two parcels discussed below.

Addison Fischer – Marked trail around the perimeter and east side of the parcel. This would only necessitate trail posts and most likely trail roping to keep visitors off gopher tortoise and owl burrows. No trail installation required; trail markers and roping would be placed in the existing barren areas.

WISC Investment %Cathe Read on Inlet Dr – Possibly a marked trail through portions of the parcel. This would only necessitate trail posts and most likely trail roping to keep visitors off gopher tortoise burrows. No trail installation required; trail markers and roping would be placed in the existing barren areas.

WISC Investment %Cathe Read on Dade Ct – No recommendations as this parcel has nothing of interest to install a trail.

Access

Each parcel is accessible via a paved road.

V. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control. 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.

Non-native Vegetation

Non-native, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2016 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 (2019) can be viewed on-line at
http://bugwoodcloud.org/CDN/fleppc/plantlists/2019/2019_Plant_List_ABSOLUTE_FINAL.pdf

Category I plants are those which 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.

Table 9: Non-native Plant Species Observed

Scientific Name (prior name)	Common Names	Addison Fischer	Agua Colina	Wisc Investment - Dade Ct	Wisc Investment - Inlet Dr	Native	Not Native	State	FNAI	FLEPPC
Acacia auriculiformis	Earleaf acacia				Y-1 tree		√			I
Agave sp.	Century Plant		Y		Y		√			
Commelina diffusa	Common dayflower				Y		√			
Crinum asiaticum	Poison bulb						√			
Crotalaria incana	Rattlesnake weed, Shakeshake						√			
Crotalaria spectabilis	Showy rattlebox				Y		√			
Cupaniopsis anacardioides	Carrotwood	Y-few		Y	Y		√			I
Dioscorea bulbifera	Air potato				Y		√			I
Dracaena hyacinthoides (=Sansevieria hyacinthoides)	Mother-in-law's tonge;Bowstring hemp				Y		√			II
Eugenia uniflora	Surinam-cherry			Y	Y		√			I
Eulophia graminea	Grass-leaved orchid						√			II
Euphorbia tirucalli	Pencil cactus, Indian tree spurge						√			
Ficus sp.	Banyan				Y		√			
Kalanchoe pinnata	Life plant, Cathedral bells		Y				√			II
Leucaena leucocephala	White leadtree			Y			√			II
Mangifera indica	Mango			Y	Y		√			
Momordica charantia	Balsampear, wild balsam-apple			Y	Y		√			II
Opuntia stricta	Pricklypear	Y	Y		Y		√			
Panicum repens	Torpedo grass				Y		√			I
Paspalum sp.	Bahiagrass	Y			Y		√			
Richardia sp.	Mexican richardia				Y		√			
Schinus terebinthifolia	Brazilian pepper	Y	Y	Y	Y		√			I
Sphagneticola trilobata (=Wedelia trilobata)	Creeping wedelia, Creeping oxeye				Y		√			II
Syzygium cumini	Java plum			Y-several			√			I
Urochloa maxima (=Panicum maximum)	Guineagrass				Y		√			II

Invasive Vegetation Removal and Control

Addison Fischer - Exotic plants constitute less than 25% of plant cover

Agua Colina - Exotic plants constitute between 25% and 50% of plant cover

WISC Investment %Cathe Read on Inlet Dr - Exotic plants constitute less than 25% of plant cover

WISC Investment %Cathe Read on Dade Ct - Exotic plants constitute more than 75% of plant cover

Public Parking

Visitors may park on the road shoulder in front of each parcel. If acquired, Conservation Collier will coordinate with the City of Marco Island regarding parking. Depending upon the parcel, the City of Marco Island has offered to assist in providing off-street parking on pervious material and the installation of signage consistent with the City's Land Development Codes.

Public Access Trails

Trails could be established as discussed in Section IV.

Security and General Maintenance

Parcels will have to be monitored for dumping and encroachment from neighbors. However, besides some yard waste dumping (most likely from adjacent development parcel) on Dade Ct, there was not significant dumping observed on any other parcel.

Table 10: Summary of Estimated Needs and Costs

Management Element	Initial/Annual Recurring Cost				Comments
	Addison Fischer	Agua Colina	Wisc Investment - Dade Ct	Wisc Investment - Inlet Dr	
Invasive Vegetation	$0	$3000; $1000	$5000; $1500	$200	Minimal exotic removal required on 2 parcels.
Parking Facility	$200	$200	$0	$200	Signage & roping; no parking lot. No access recommended for Dade Ct. parcel.
Trails	$200	$200	$0	$200	Signage & roping; no parking lot. No access recommended for Dade Ct. parcel.
Signs	$200	$200	$200	$200	A sign will be needed to mark each parcel
Total initial cost	$600	$3,600	$5,200	$800	
Total recurring cost		$1,000	$1,500		

There will be other recurring costs for all sites including but not limited to sign replacement. The initial and recurring costs do not include staff's costs and time.

VI. Acquisition Considerations

Staff has no Acquisition Considerations at this time. However, if the Advisory Committee has Considerations expressed during the review of the ICSR and/or the Ranking meeting, staff will carry those forward in the Executive Summary to the Board of County Commissioners.

VII. 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.

Florida Forever Program

Staff has been advised that the Florida Forever Program is concentrating on funding 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.

Additional Funding Sources

There are no additional funding sources known at this time.

VIII. Summary of Secondary Screening Criteria

Table 11: Secondary Criteria Scoring

Category	Subcategory	Scored Points				Possible Points
		Addison Fischer	Agua Colina	Wisc Investment - Dade Ct	Wisc Investment - Inlet Dr	
Ecological	**Total Score (Sum of 1a, 1b, 1c, 1d then divided by 4)**	**49**	**54**	**33**	**44**	**100**
	1a. Unique and Endangered Plant Communities	95	95	90	90	100
	1b. Significance for Water Resources	17	50	17	17	100
	1c. Resource Ecological/Biological Value	83	72	25	68	100
	1d. Protection and Enhancement of Current Conservation Lands	0	0	0	0	100
Human Values/Aesthetics	**Total Score (Obtained by dividing the subtotal by 3)**	**65**	**69**	**39**	**56**	**100**
	2a. Human Social Values/Aesthetics	196	208	118	169	300
Vulnerability to Development/Degradation	**Total Score (Sum of 3a)**	**50**	**50**	**50**	**50**	**100**
	3a. Zoning/Land Use Designation	50	50	50	50	100
Feasibility and Costs of Management	**Total Score (Sum of 4a, 4b, and 4c, then divided by 3)**	**87**	**80**	**60**	**87**	**100**
	4a. Hydrologic Management Needs	100	100	100	100	100
	4b. Exotics Management Needs	80	60	20	80	100
	4c. Land manageability	80	80	60	80	100
Total		251	254	182	237	**400**

Ecological

All of the parcels scored zero for no connection to conservation lands; and all but one score low for protection of water resources as these parcels are not wetland.

Addison Fischer – This parcel has significant habitat value for the gopher tortoise and burrowing owl that exist on the site in this developing residential neighborhood.

Agua Colina – The parcel scored higher than the others due to its' location on a canal with access to the Gulf of Mexico. The parcel does have gopher tortoise in portions of the property.

WISC Investment %Cathe Read on Inlet Dr - This parcel has significant habitat value for the significant gopher tortoise population that exists on the site in this developing residential neighborhood.

WISC Investment %Cathe Read on Dade Ct – This parcel scored the lowest for ecological as there are possibly no listed species residing on this parcel. In addition, this parcel will require considerably more work to restore ecological function, including exotic vegetation removal and restoration planting.

Human Values/Aesthetics

All parcels have access from a paved road and can provide limited hiking along so as not to disturb gopher tortoise burrows. Agua Colina and Addison Fischer scored the highest due to the cultural resources and frontage on two roads.

Vulnerability

All of these parcels are zoned single-family residential and have the potential for development.

Management

The WISC Investment parcel on Dade Court scored the lowest as exotic plants constitute more than 75% of plant cover on this parcel. The other properties scored well as minimal maintenance would be required beyond exotic maintenance. In fact, it would be wise to do little treatment on these parcels as to not disturb the gopher tortoises.

Parcel Size

While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred.

IX. Figures, Tables, and Photos

Critical Lands and Waters Identification Maps (CLIP)

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.

Figure 6. Biodiversity CLIP4 Map

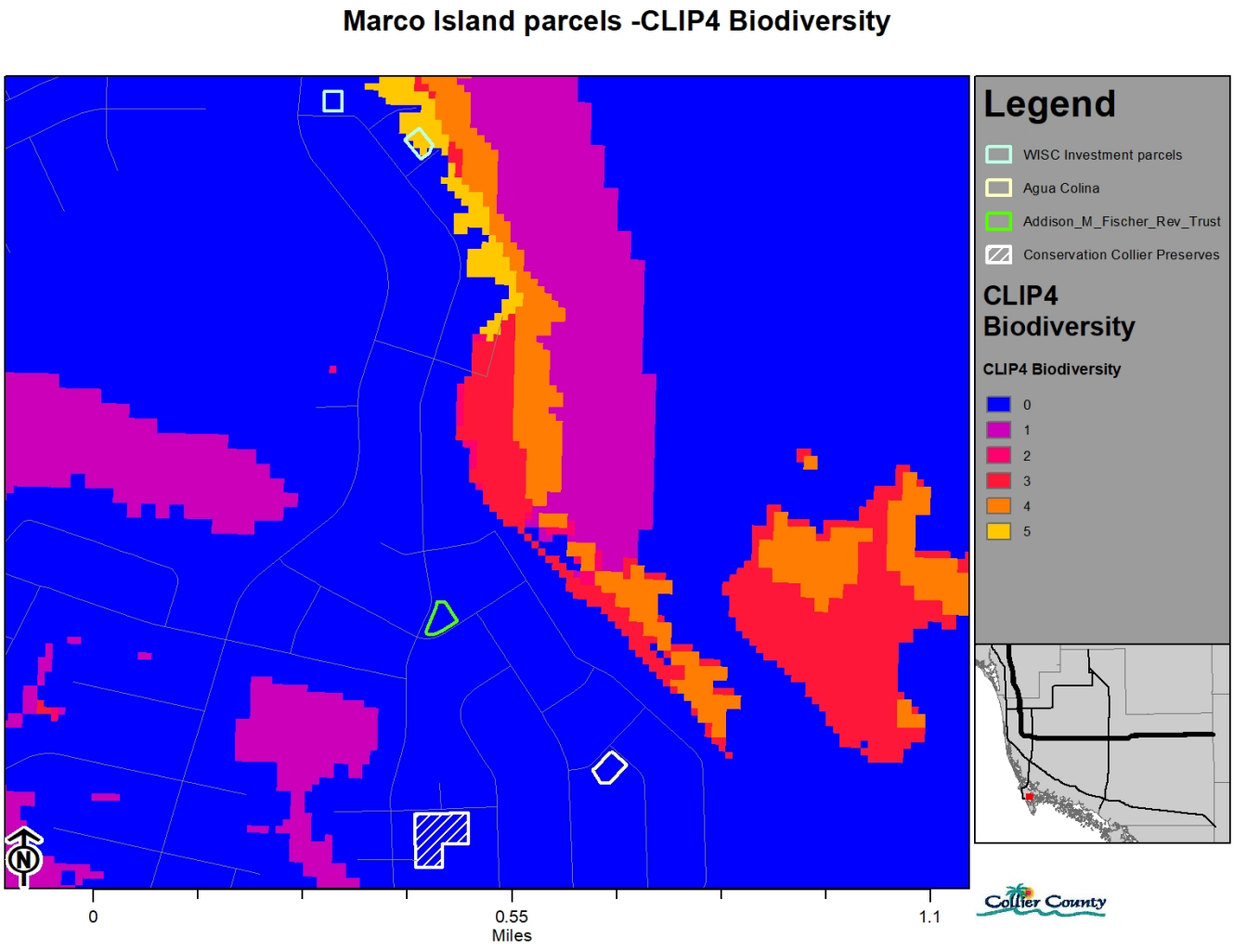
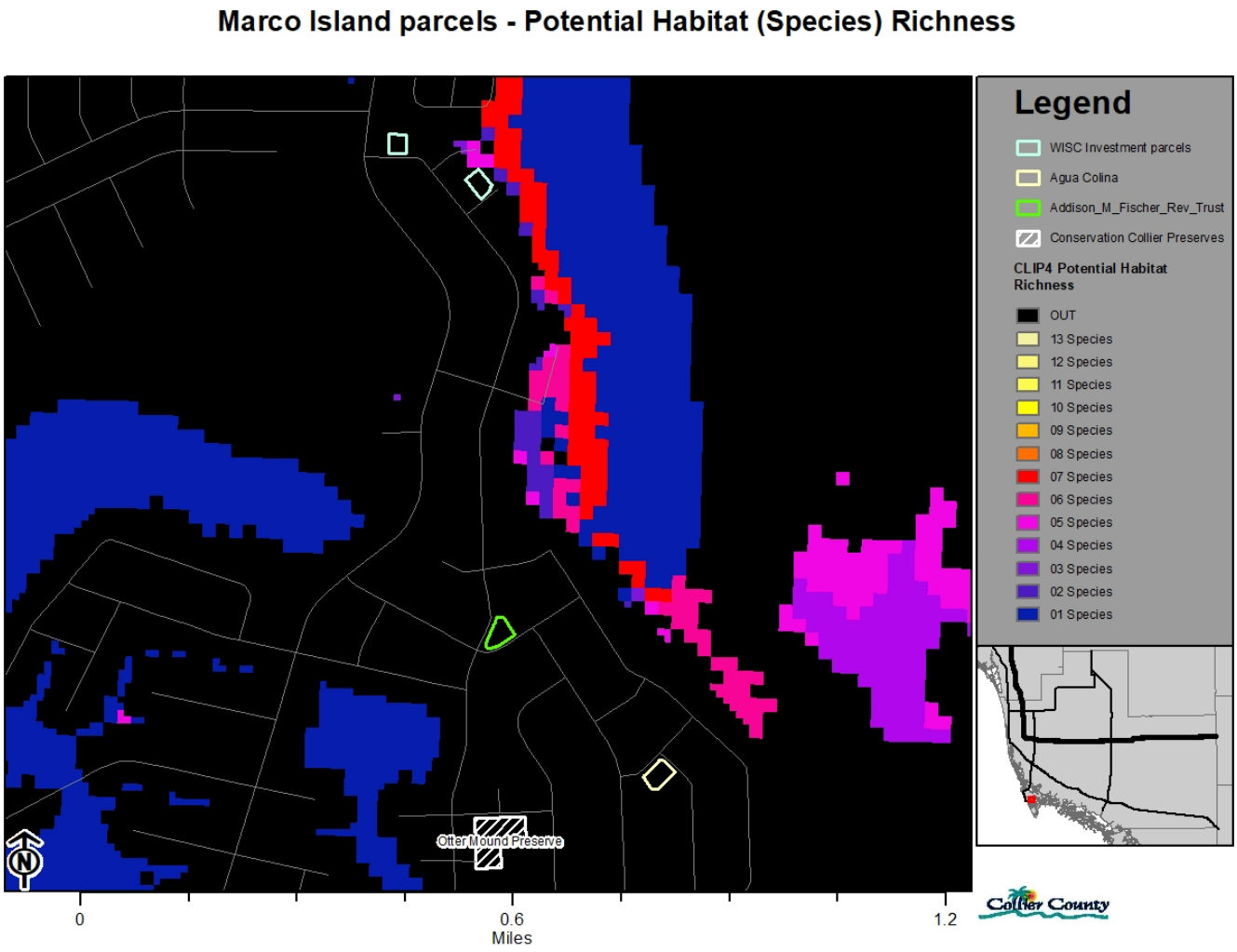


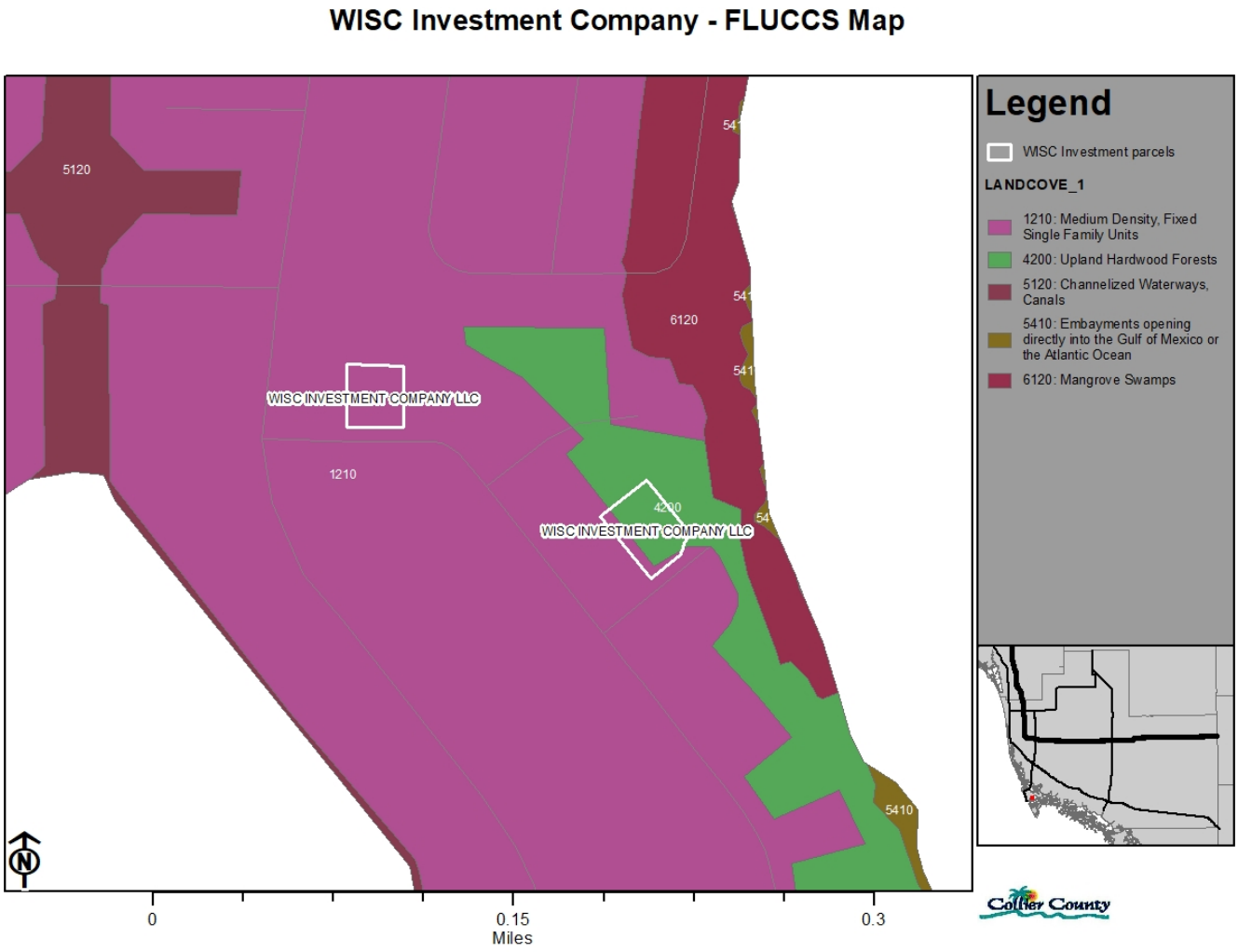
Figure 7. Potential Habitat Richness CLIP4 Map

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.



Vegetation and Habitat

Figure 8: Department of Environmental Protection and Water Management District Florida Land Use and Cover Classification System (FLUCCS)



Auga Colina and Fischer parcels - FLUCCS Map

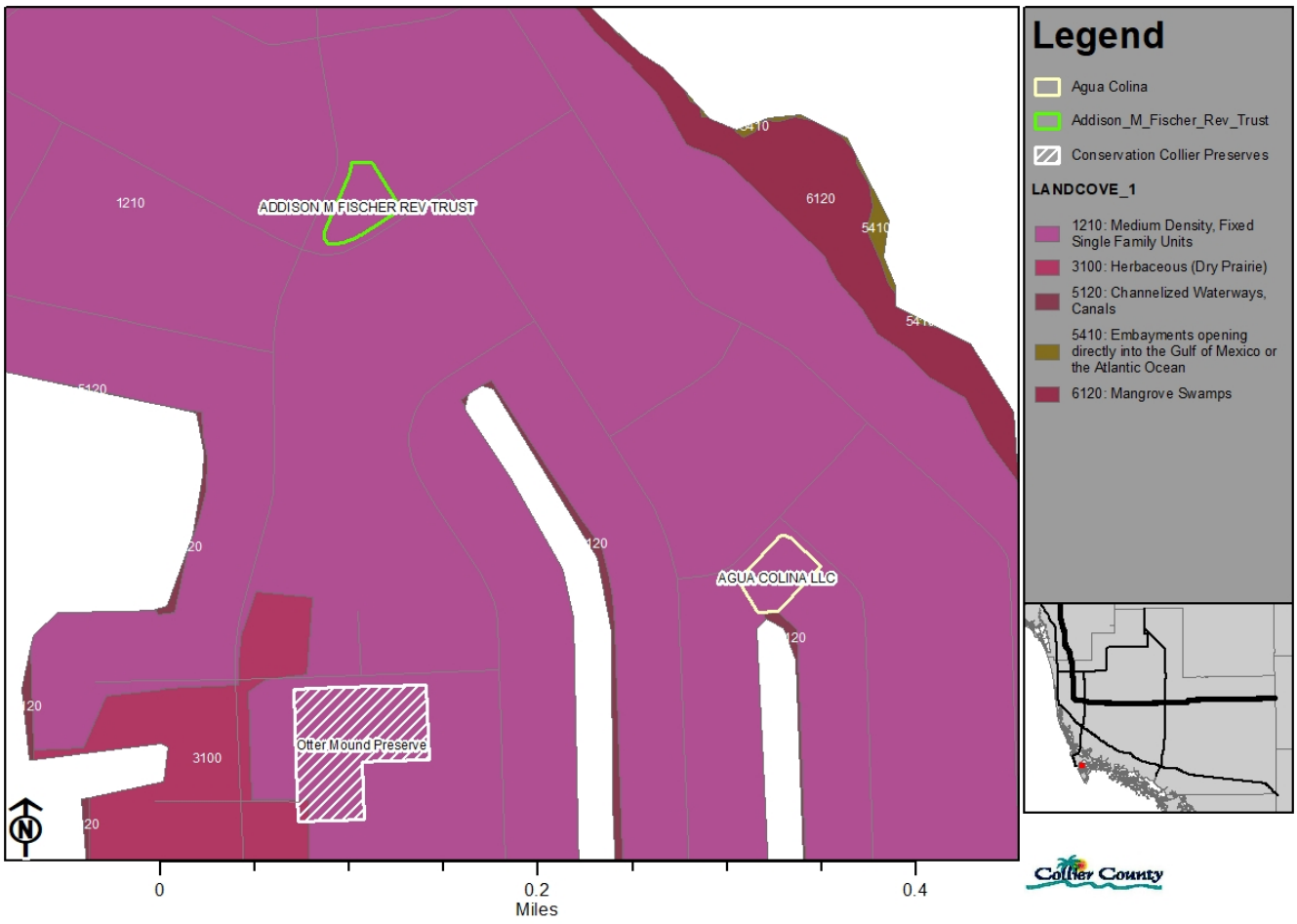


Figure 9: Historic Aerial Imagery

Marco Island parcels - 1975 aerial Wisc parcels

Marco Island parcels - 1975 aerial Fischer & Agua Colina

Photoset 1: Addison Fischer

View from roadside

One of many active gopher tortoise burrows

Florida burrowing owl burrow

Burrowing owl

Gopher tortoise burrow with tortoise tracks

View from top of hill looking east

View of trees on top of hill

Another view from top of ill looking southwest

View from east side of lot looking up the hill

More prickly pear and gopher tortoise burrows at bottom of hill on east side of hill

Roadside view from east side of parcel looking west up the hill

Gopher tortoise scute

Photoset 2: Agua Colina

View from Caxambas Drive looking north

View of oak canopy from Indian Hill Street

Oak canopy with air plants

Property has exclusive real estate listing

Photoset 3: WISC Investment – Dade Ct.

View of the Dade Ct. parcel from the street

Dense tropical hardwood canopy cover with 75% exotic vegetation cover throughout the site; yard waste from adjacent property

Dense canopy cover

Photoset 4: WISC Investment – Inlet Dr.

View from roadside looking north; several gopher tortoise burrows

Prickly pear

View of west side of parcel; tropical hammock canopy

North, rear of parcel

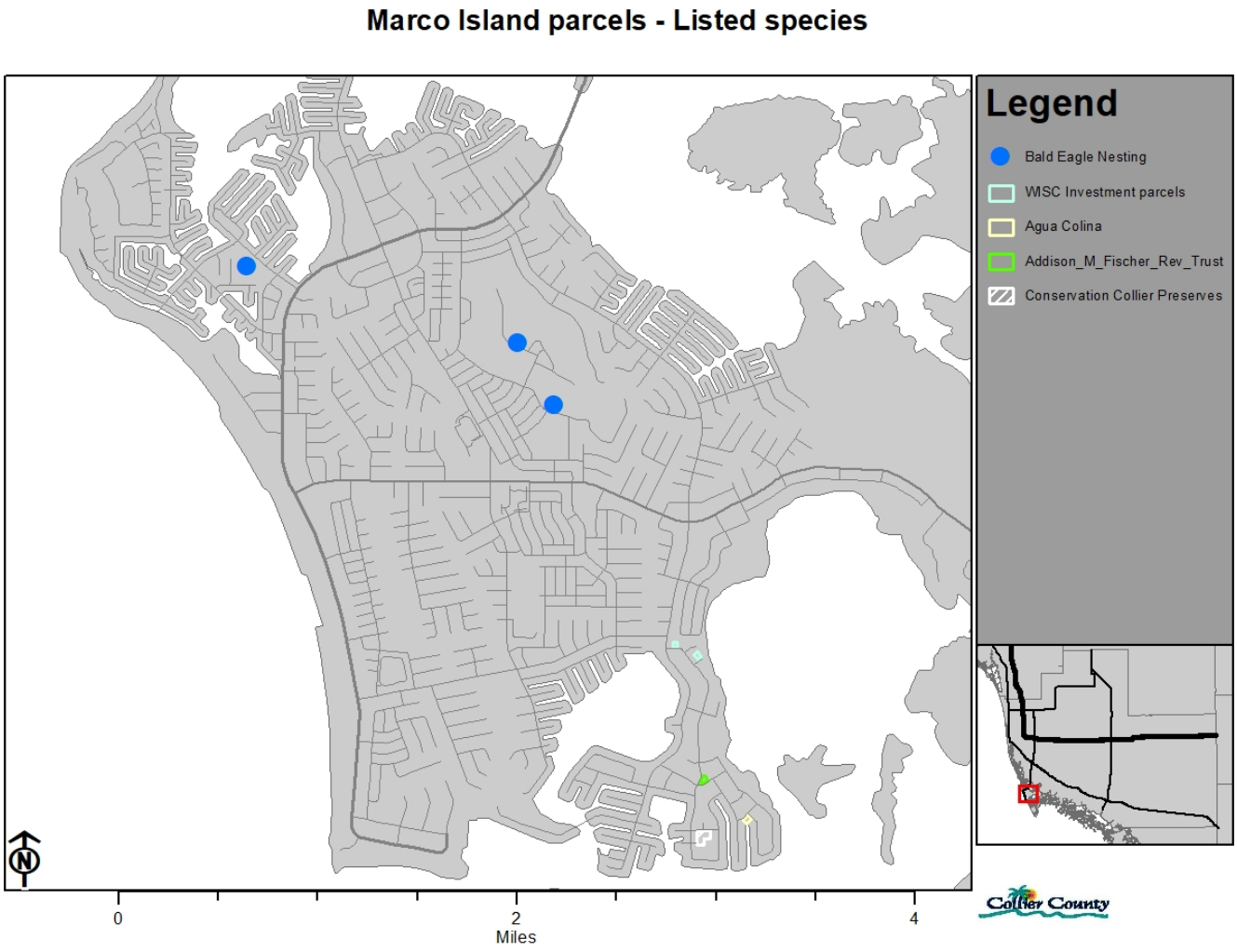
One of many Gopher Tortoise burrows on site

Wildlife

Table 12: USFWS Consultation Areas

USFWS Species Consultation Area	Designation
Audubon's Crested Caracara	No
Everglade snail kite	No
Florida bonneted bat	Yes
Florida panther	No

Figure 10: Wildlife Telemetry



There are no bald eagle nests documented within 660 feet of the parcels. Bald eagle nests occur on the northern portions of Marco Island as shown.

Soils, Elevation, and Hydrology

Figure 11: Soil Survey of Collier County

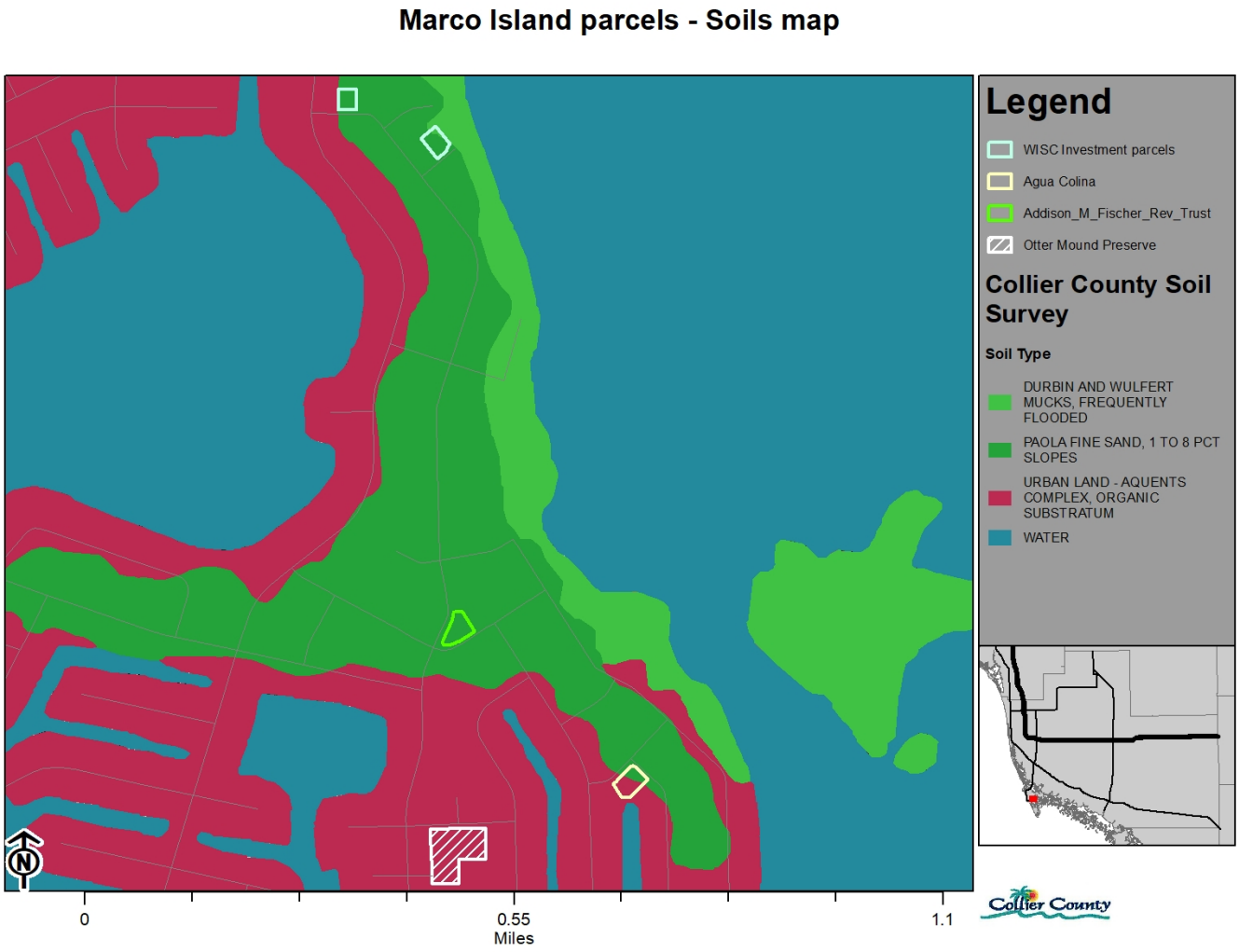
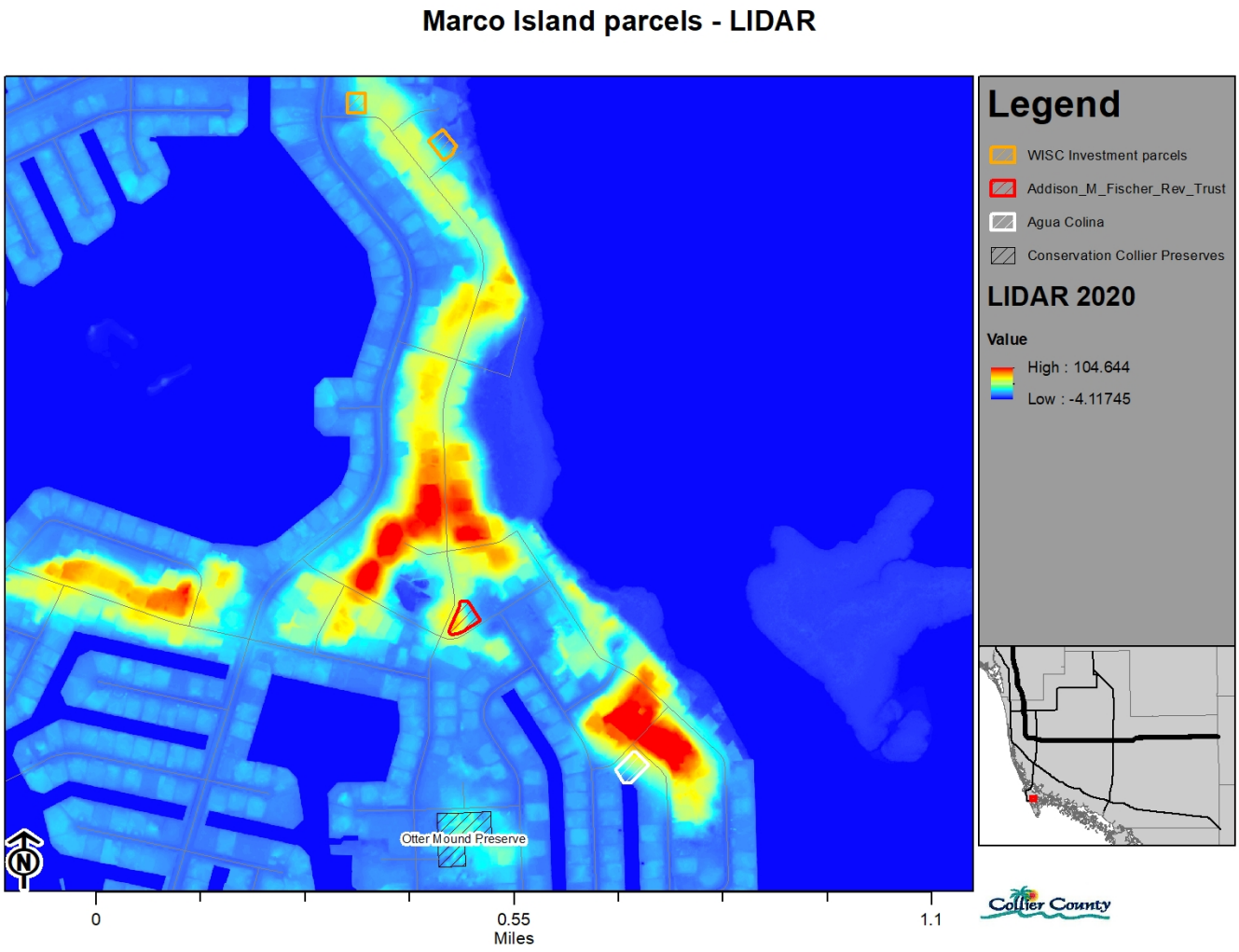


Figure 12: Light Detection and Ranging Surface Elevation Map (LIDAR)



Zoning

Figure 13: Collier County Growth Management Department Zoning Overlay

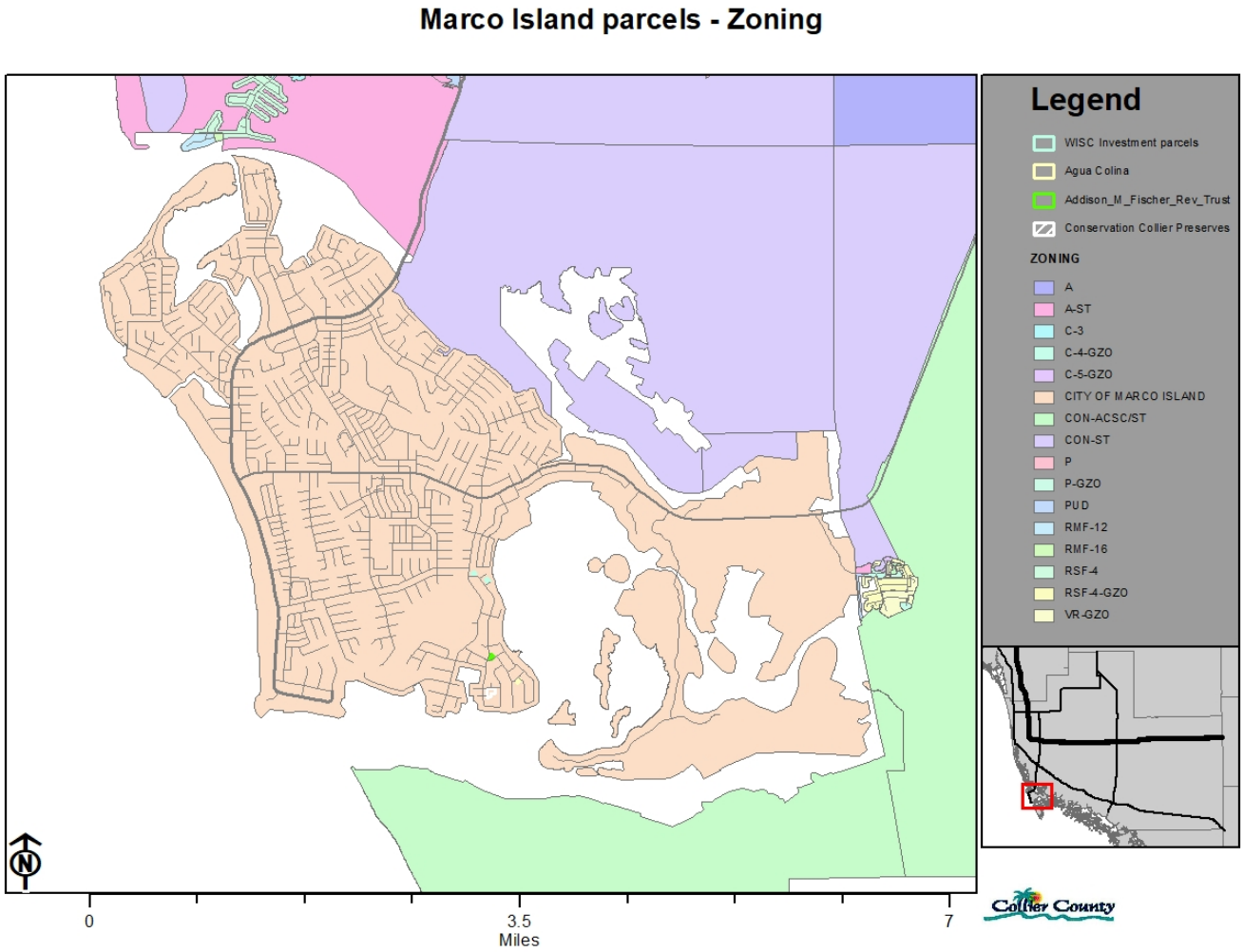


Figure 14: City of Marco Island Zoning Map

Figure 15. Gopher Tortoise Surveys from Audubon of the Western Everglades

The following are approximations and can be confirmed by staff or a consultant if any of the parcels are chosen for acquisition.

Wisc Investment - 1810 DADE CT.

3 Potentially Occupied burrows

Addison Fischer - 1830 WATSON RD.

Approximately information provided

144 Potentially Occupied Burrows

25 Abandoned Burrows

Nesting Burrowing Owls

Agua Colina - 1929 INDIAN HILL ST.

41 Potentially Occupied Burrows

Wisc Investment - 507 INLET DR.

Potentially Occupied Burrows: 56

Abandoned Burrows: 13

Estimated Tortoises: 28

Table 13: Secondary Scoring Criteria Form

(ON NEXT PAGE)

Property Name: Marco Island Parcels						Folio Numbers: 4 Folios
Geograhical Distribution (Target Protection Area): Urban						
1. Confirmation of Initial Screening Criteria (Ecological)		***Sored Points***				
1.A Unique and Endangered Plant Communities	**Possible points**	**Addison Fischer**	**Agua Colina**	**Wisc Investment - Dade Ct**	**Wisc Investment - Inlet Dr**	**Comments**
Select the highest Score:						
1. Tropical Hardwood Hammock	90	90	90	90	90	All properties have hardwood hammock and scrub components
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. Add additional 5 points for each additional FNAI critically imperilled to rare listed plant community found on the parcel	5 each	5	5			Shell mound (S2)
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***	***95***	***95***	***90***	***90***	
1.B Significance for Water Resources	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**
1. Aquifer Recharge *(Select the Highest Score)*						
a. Parcel is within a wellfield protection zone	100					No
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	50	50	50	43-56" surfical aquifer; no data for Lower Tamiami aquifer;
c. Parcel would contribute minimally to aquifer recharge	25					
d. Parcel will not contribute to aquifer recharge, eg., coastal locati	0					
2. Surface Water Quality *(Select the Highest Score)*						
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		100			Access on canal to Gulf
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					
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0					
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)*						
a. Depressional soils	80					
b. Slough Soils	40					

Property Name: Marco Island Parcels						Folio Numbers: 4 Folios
Geograhical Distribution (Target Protection Area): Urban						
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20					
Subtotal	300	50	150	50	50	
1.B Total	***100***	**17**	**50**	**17**	**17**	*Obtained by dividing the subtotal by 3.*
1.C Resource Ecological/Biological Value	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**
1. Biodiversity *(Select the Highest Score for a, b and c)*						
a. The parcel has 5 or more FLUCCS native plant communities	100					
b. The parcel has 3 or 4 FLUCCS native plant communities	75					
c. The parcel has 2 or or less FLUCCS native plant communities	50	50				Hammock and Scrub
d. The parcel has 1 FLUCCS code native plant communities	25		25	25	25	
2. Listed species						
a. Listed wildlife species are observed on the parcel	80	80			80	*Burrowing Owl & Gopher Tortoise observed on Addison Fischer; Gopher tortoise observed on Wisc - Inlet.*
b. Listed wildlife species have been documented on the parcel by wildlife professionals	70		70			*Gopher tortoise burrows on Agua Colina*
c. Species Richness score ranging from 10 to 70	70	0	0	0	0	*Zero for all*
d. Rookery found on the parcel	10					
e. Listed plant species observed on parcel - add additional 20 poi	20	20	20			*Tillandsia utriculata*
3. Restoration Potential						
a. Parcel can be restored to high ecological function with minimal alteration	100	100	100		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		significant amount of Brazilian pepper and other invasive exotic plants exist at edges and scattered throughout
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	250	215	75	205	
1.C Total	***100***	**83**	**72**	**25**	**68**	*Divide the subtotal by 3*
1.D Protection and Enhancement of Current Conservation Lands	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**
1. Proximity and Connectivity						
a. Property immediately contiguous with conservation land or conservation easement.	100					
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	0	0	0	0	
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20					

Property Name: Marco Island Parcels						Folio Numbers: 4 Folios
Geograhical Distribution (Target Protection Area): Urban						
1.D Total	*100*	0	0	0	0	
1. Ecological Total Score	**100**	**49**	**54**	**33**	**44**	*Sum of 1A, 1B, 1C, 1D then divided by 4*
2. Human Values/Aesthetics						
2.A Human Social Values/Aesthetics	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**
1. Access *(Select the Highest Score)*						
a. Parcel has access from a paved road	100	100	100	100	100	All have access from paved road
b. Parcel has access from an unpaved road	75					
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 *(Select the Highest Score)*						
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					
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50	50	50		50	hiking and wildlife observation /photography
d. Parcel does not offer opportunities for natural-resource based recreation	0			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	26	38	18	19	*Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.*
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	20			*Addison Fischer: most likely archeological sites and has burrowing owls. Agua Colina: archeological site.*
Subtotal	300	196	208	118	169	
2. Human Social Values/Aesthetics Total Score	**100**	**65**	**69**	**39**	**56**	*Obtained by dividing the subtotal by 3.*
3. Vulnerability to Development/Degradation						
3.A Zoning/Land Use Designation	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**

Property Name: Marco Island Parcels						Folio Numbers: 4 Folios
Geograhical Distribution (Target Protection Area): Urban						
1. Zoning allows for Single Family, Multifamily, industrial or commer	50	50	50	50	50	single family
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 un	40					
4. Zoning favors stewardship or conservation	0					
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**	**50**	**50**	**50**	**50**	
4. Feasibility and Costs of Management						
4.A Hydrologic Management Needs	**Possible points**	**Scored points**	**Scored points**	**Scored points**	**Scored points**	**Comments**
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	100	100	100	No hydrologic changes anticipated to sustain site characteristics
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75					
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 unlikley	0					
5.A Total	***100***	***100***	***100***	***100***	***100***	
4.B Exotics Management Needs	**Possible points**	**Scored points**	**Scored points**	**Scored 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			80	
c. Exotic plants constitute between 25% and 50% of plant cover	60		60			
d. Exotic plants constitute between 50% and 75% of plant cover	40					
e. Exotic plants constitute more than 75% of plant cover	20			20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20					
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20					
5.B Total	***100***	***80***	***60***	***20***	***80***	

Property Name: Marco Island Parcels						Folio Numbers: 4 Folios
Geograhical Distribution (Target Protection Area): Urban						
4.C Land Manageability	**Possible points**	**Scored points**	**Scored points**	**Scored 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	80	80		80	Minimal maintenance required beyond exotics control
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60			60		Propoerty has 75% or more exotic cover
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					
4. Add 20 points if the mainenance by another entity is likely	20					
5. Subtract 10 points if chronic dumping or trespass issues exist	-10					
5.C Total	***100***	***80***	***80***	***60***	***80***	
4. Feasibility and Management Total Score	**100**	**87**	**80**	**60**	**87**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**400**	**251**	**254**	**182**	**237**	

Attachments

Attachment 1 – Phase 2 Cultural Resources Assessment Survey of 1929 Indian Hill Street

AVAILABLE UPON REQUEST