

AGENDA
CONSERVATION COLLIER
LAND ACQUISITION ADVISORY COMMITTEE

November 5, 2025, 9:00 A.M.
Growth Management Community Development
Conference Room 609/610

All interested parties are invited to attend, and to register to speak. Individuals who would like to participate in person must complete and submit a speaker form. Members of the public who would like to participate remotely should register [HERE](#) complete the online speaker registration form. Remote participation is provided as a courtesy and is at the user's risk. **The County is not responsible for technical issues.** Individuals who register online will receive an email in advance of the public meeting detailing how they can participate remotely. For additional information about the meeting, call 239-252-2961 or email conservationcollier@collier.gov

1. Roll Call

A. Approval of CCLAAC members attending the meeting remotely

2. Approval of Agenda

3. Approval of October 1, 2025, Meeting Minutes

4. Old Business

A. Acquisition Updates

Current Acquisition Status report is updated monthly in advance of CCLAAC meeting and provided as part of the meeting packet. The report is posted online under Acquisition at: www.conservationcollier.com

5. New Business

A. Hendrix property

1. Interim Management Plan
2. Naming of Preserve

B. Initial Criteria Screening Reports (ICSRs) and Rankings

1. Nichols
2. Symphony Properties TPMA
 - a. Saintelmy – 5-acre
 - b. Saintelmy – 10-acre (just outside TPMA)
3. North Belle Meade Preserve TPMA
 - a. North Naples United Methodist Church Trust
4. I-75 and Everglades TPMA
 - a. Sit

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – last meeting October 1, 2025, next meeting – November 5, 2025 immediately following CCLAAC

B. Outreach – Chair, John Courtright - last meeting April 23, 2025

C. Ordinance, Policy and Rules – Chair, Michele Lenhard - last meeting December 18, 2023

7. Staff Communications to Committee

A. Miscellaneous

1. Gore Nature Center approval from Historical Archeological Preservation Board

B. Upcoming Events

1. 11/08/2025 - Guided Swamp Walk at Panther Walk Preserve
2. 11/13/2025 – Volunteer Open House of Grounds at Gore Preserve
3. 11/22 & 11/23 - Hog Hunt at Pepper Ranch

C. BCC Items Related to Conservation Collier

1. Previously Heard

- a. **10/14/2025:** No Items on BCC Agenda
- b. **10/28/2025:** No Items on BCC Agenda

2. Upcoming

- a. **11/10/2025:** AAL September & October 2025; Second Amendment to the Agreement for Sale and Purchase with Symphony Properties, LLC, a Conservation Collier acquisition.

8. Chair and Committee Member Comments

9. Public Comments

10. Staff Comments

11. Next Meeting December 3, 2025

12. Adjourn

.....

Committee Members: Please email conservationcollier@collier.gov no later than noon Monday, November 3, 2025, if you cannot attend this meeting or if you have a conflict and will abstain from voting on an agenda topic.



Collier County Government

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October 20, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting Conservation Collier Land Acquisition Advisory Committee Collier County, Florida

**November 5, 2025
9:00 am**

Notice is hereby given that the **Conservation Collier Land Acquisition Advisory Committee (CCLAAC)** will meet on **Wednesday, November 5, 2025, at 9:00 a.m.** This will be a Hybrid Remote meeting, and it will be held at the Growth Management Community Development Conference Room 609/610, 2800 North Horseshoe Drive Naples, Florida. The public may attend either remotely or in person.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item. Individuals who would like to participate remotely must complete and submit the online speaker registration form prior to the beginning of the discussion about the item.

Individuals who would like to participate remotely should register in advance of the meeting at <https://colliercountyfl.webex.com/weblink/register/r25f0df44df84bb908eef0f40f6b5dbf4> After registering, you will receive a confirmation email containing information about joining the meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of those boards, councils or agencies.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as

possible, but no later than 48 hours before the scheduled event. Such reasonable accommodation will be provided at no cost to the individual.

For more information, call (239) 252-2961 or email conservationcollier@collier.gov

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October 1, 2025

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, October 1, 2025

LET IT BE REMEMBERED, the Conservation Collier Land Acquisition Advisory Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00A.M. in REGULAR SESSION at the Growth Management Department Building, 2800 North Horseshoe Drive, Naples Florida with the following members present:

CHAIR: Michele Lenhard
VICE CHAIR: Ron Clark
Gary Bromley (via Zoom)
Rhys Watkins
John Courtright
Nick Pearson
Austin Howell
Oriany Brito
Christopher Satter

ALSO PRESENT:

Summer Araque, Environmental Supervisor, Conservation Collier
Melissa Hennig, Environmental Specialist, I
Jennifer Belpedio, Real Property Management
Sally Ashkar, Assistant County Attorney
Matthew Denison, Environmental Manager
Kathlene Drew, Administrative Support Specialist, II

1. Roll Call

Chair Lenhard called the meeting to order at 9:08 A.M. Roll call was taken and a quorum was established with 8 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

Mr. Howell moved to allow Mr. Bromley to attend the meeting remotely due to an extraordinary circumstance. Second by Mr. Pearson. Carried unanimously 8 – 0.

Mr. Bromley joined the meeting at 9:30 a.m.

2. Approval of Agenda

Mr. Howell moved to approve the agenda. Second by Mr. Clark. Carried unanimously 8 – 0.

3. Approval of the September 3, 2025, Meeting Minutes

Mr. Howell moved to approve the minutes of the September 3, 2025 meeting as presented. Second by Ms. Brito. Carried unanimously 8– 0.

4. Old Business

A. Acquisition Updates - *Current Acquisition Status report updated monthly in advance of CCLAAC meeting provided as part of meeting packet and under Acquisition News at www.conservationcollier.com for information purposes. The report will be updated monthly (last updated 9/18/25) including parcels the County has acquired to date, offers made by the County, pending acquisitions and those properties where the owner withdrew the application.*

Ms. Hennig presented the PowerPoint “*Conservation Collier Acquisition Update – October 1, 2025*” for information purposes: She noted:

- Closed: Symphony and Williams Farm.
- Upcoming: Golden Land Partners – closing scheduled for 10/22/25.
- Approved by BCC: HK Investments, Van Cleef, Wildflowerz and Wilson.
- Upcoming ICSR's: 2 for Symphony, 1 in North Belle Meade, 1 in the area of Williams Farm and 1 in the I75 area.
- Target Protection Mailing Area – letters to be sent out starting this week.
- New appraisals being ordered for 18 properties.
- The Program has acquired 6,651.48 acres and manages 28 Preserves.

Purchasing Policy

Ms. Araque noted the revised purchasing policy was approved by the Board of County Commissioners and when the document is legally finalized, she will forward it to the Committee for their records.

B. Everglades Outpost

Mr. Denison provided the update noting Staff investigated the issues raised at the prior meeting regarding the property being partially or completely encumbered by conservation easements. There is a conservation easement along northerly side of the northwest parcel. It comprises 0.4 acres and abuts the canal, however the entire parcel is not encumbered by the easement.

Ms. Belpedio reported as of yesterday, negotiations are on hold as another entity may be interested in purchasing the property. The County may revisit the acquisition in the future if the sale does not come to fruition.

Ms. Araque noted it would be beneficial to rank the property since it has been reviewed by the Committee and consideration of the acquisition by the County may be activated in the future.

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades noted the property is mainly comprised of mangroves, subject to flooding and has low potential for development. He recommends the property be placed on the C-List. If it does move forward, any appraisal conducted for the parcel should take into consideration the environmental characteristics of the property and its low potential for development.

Mr. Courtright moved to place the property on the C-List. Second by Mr. Clark. Carried unanimously 8 – 0.

The Committee noted the acquisition would not meet the goals of the Program.

Mr. Bromley joined the meeting and a quorum of 9 was present

5. New Business

A. Re-ranking of Active Acquisition List B-category properties

1. NGGE Scrub Cycle 12 TPMA Sept

a. McIntosh Family Trust

Ms. Hennig presented “Initial Criteria Screening Report - McIntosh Trust” last updated 10/1/25 noting the property is 2.73 acres in size, located on 50th Ave Ne, has a score of 209 of 400 and is 2/3 wetland. Staff recommends the property be placed on the C-List for acquisition as it is no longer part of a Target Protection Mailing Area, is isolated and contains a small amount of acreage.

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades supports acquisition of the property as it is an asset for future stormwater management given the historic flooding in the area during extreme rain events. He expressed concern the Target Protection Mailing Area was eliminated for the area.

Staff noted they support the area for target protection mailing however for 2 years following its designation, no applications were received, however its status may be revisited in the future.

During Committee discussions it was noted parcels in this area provide opportunities for transient movement of wildlife and denning habitat.

Mr. Bromley left the meeting and a quorum of 8 was present

Mr. Clark moved to place the property on the B-List for acquisition. Second by Mr. Satter. Motion carried 7 “yes” – 1 “no.” Mr. Watkins voted “no.”

2. North Belle Meade TPMA

a. Sarry Trust

Ms. Hennig presented “Initial Criteria Screening Report - Sarry Trust” last updated 10/1/25 noting the property is 13.3 acres in size, located on Blackburn Road, adjacent to I75, has a score

of 186 of 400. It is a seasonal wetland, surrounded by conservation easements and Staff recommends the property be placed on the A-List for Acquisition

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades noted the property is in a Target Protection Mailing Area, surrounded by conservation easements and provides linkage to the Florida Panther National Wildlife Refuge and Picayune Strand. He recommends the property be placed on the A-List for acquisition.

Mr. Courtright moved to place the property on the A-List for acquisition. Second by Mr. Pearson. Carried unanimously 8 – 0.

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – *Next Meeting 10/1/2025 Directly after the CCLAAC Meeting.*

Mr. Clark noted proposed Management Plans will be discussed at the meeting.

B. Outreach – Chair, John Courtright – Last meeting April 23, 2025

No update necessary.

C. Ordinance Policy and Rules – Chair, Michele Lenhard - Last meeting December 18, 2023

No update necessary.

7. Coordinator Communications

A. Miscellaneous

1. New Website Overview

Mr. Denison provided an overview of the new Collier County Government website noting work by Staff is ongoing to ensure the necessary parties have access to Conservations Collier's One Drive platform.

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades expressed concern about the user friendliness of the site and wants to ensure the public has easy access to documents.

Mr. Denison presented an update of a new website under construction which will provide access to a vast amount of information on Conservation Collier including links to each preserve, the amenities available, management plans, location, its characteristics, etc. There will also be information available on the individual purchases by the Program including timing, costs, financial data, etc. It is anticipated to be live in December.

B. Upcoming events

Ms. Araque highlighted the following events:

- 1. Sunflower Viewing October 8-12 at Pepper Ranch**
- 2. Florida Panther Festival November 1 at Zoo**

C. BCC Items Related to Conservation Collier

Ms. Hennig provided the following updates:

- 1. Previously Heard**
 - a. 9/09/2025: No Items on BCC Agenda**

- b. **9/23/2025: 2026 FWC Youth Hunt Memorandum of Agreement; Resolution Amending Resolution No. 2007-300 the Purchasing Policy for Conservation Collier.**

3. Upcoming

- a. **10/14/2025: Rails to Trails corridor property.**
b. **10/28/2025: No Items on BCC Agenda**

8. Chair/Committee Member Comments

Chair Lenhard noted Members should be aware during the Board of County Commissioners budget meetings, the idea of sending the Programs funding option back to the voters was discussed.

Staff noted the language contained in the ballots following the initial referendum are in the form of straw polls and not binding on the Board of County Commissioners. Even with a favorable vote by the public, they have the option of not annually funding the program.

9. Public General Comments

Brad Cornell **Brad Cornell, Audubon of Florida and Audubon of the Western Everglades** noted when the funding option appears on the ballot, it requires a campaign to educate the public on the program and encouraging them to vote to continue its funding. He expressed concern on the activity being undertaken by the County as it is time consuming and costly for the various groups supporting the Program.

10. Staff Comments

Ms. Araque reported at the November meeting, the Office of Management & Budget will address the Committee on the Fiscal Year 2026 budget and other financial matters involving the Program.

11. Next Meeting – November 5, 2025

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 10:42 A.M.

**Conservation Collier Land Acquisition
Advisory Committee**

Michele Lenhard, Chair

These minutes approved by the Committee on _____,
as presented _____ or as amended _____.

Property/Project Area Name	Size (ac)	CCLAAC Recommended Ranking	CCLAAC Ranking Date	Board Ranking	Board Ranking Date
Bennett - Nancy Payton	1.00	A	6/4/2025	A	8/26/2025
Dabreo - Brewers Landing	2.73	A	4/2/2025	A	5/27/2025
Dr. Robert H. Gore III	17.27				
Harden	2.73	A	3/5/2025	A	5/27/2025
Rivera	2.27	A	3/5/2025	A	5/27/2025
Perez	5.00	A	4/2/2025	A	5/27/2025
Reina	2.27	A	5/7/2025	A	8/26/2025
Castillo	5.00	A	9/3/2025	TBD	11/10/2025
Edwards Trust	65.00	A	1/8/2025	A	4/22/2025
Golden Land Partners	20.00	A	1/8/2025	A	4/22/2025
I-75/Everglades Blvd.	19.64				
Berman Trust parcel 1	5.00	A	2/5/2025	A	4/22/2025
Berman Trust parcel 2	1.59	A	2/5/2025	A	4/22/2025
Echavarria	3.05	A	2/5/2025	A	4/22/2025
Family Onyx	2.73	A	2/5/2025	A	4/22/2025
Morales	2.27	A	2/5/2025	A	4/22/2025
Tran	2.27	A	3/5/2025	A	5/27/2025
Pancham	2.73	A	5/7/2025	A	8/26/2025
Lucarelli	5.00	A	2/5/2025	A	4/22/2025
North Belle Meade	68.49				
D & J Investors	5.00	A	9/11/2024	A	10/22/2024
Golden Land Partners	6.25	A	9/11/2024	A	10/22/2024
Wilson	5.00	A	11/6/2024	A	1/14/2025
Simmons Trust	38.94	A	2/5/2025	A	4/22/2025
Sarry Trust	13.30	A	10/1/2025	TBD	11/10/2025
Wilcox - Panther Walk	1.59	A	3/5/2025	A	5/27/2025
Santamaria	61.10	A	4/3/2024	Property withdrawn	
Seminole Gulf Railway	15.51	A	7/2/2025	A	10/14/2025
Williams Farms	1,410.00	A	4/3/2024	A	5/14/2024
A-LIST TOTAL	1,626.23				
Dively Trust	10.00	B	5/1/2024	B	6/25/2024
McIntosh Family Trust	2.73	B	10/1/2025	TBD	11/10/2025
Parang Trust	2.73	B	10/2/2024	B	1/14/2025
B-LIST TOTAL	15.46				
B & G Landholdings	21.68	C	7/3/2024	C	10/22/2024
Bacon	0.86	C	9/11/2024	C	10/22/2024
Durr/Roemer	2.50	C	9/11/2024	C	10/22/2024
1063 Shadowlawn	1.89	C	12/4/2024	C	1/14/2025
Karlsson	0.33	C	1/8/2025	C	4/22/2025
C-LIST TOTAL	27.26				

Hendrix Preserve Interim Land Management Plan



Managed by:

**Collier County, FL
Conservation Collier Program**

**xxxxxx 2026 - xxxxx 2029
(Interim Plan)**

Prepared by: Collier County Conservation Collier Staff

Formerly known as Hendrix House or Hendrix Preserve. Name change approved by Board of
County Commissioners on xxxxxx, 2026



Conservation Collier Hendrix Preserve Interim Land Management Plan

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Conservation Collier Hendrix Preserve Interim Land Management Plan

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Land Management Plan Executive Summary

Lead Agency: Conservation Collier Program, Development Review Division, Collier County Growth Management Community Development Department

Properties included in this Plan: Hendrix Preserve

Preserve lands consist of 4 parcels located within Section 31, Township 49, and Range 28 in Collier County, Florida. Full legal descriptions are provided in the appendix (Table 12.2).

Total Acreage: 17.66 acres

Management Responsibilities: Collier County Conservation Collier Program staff

Designated Land Use: Preservation

Unique Features: Hendrix Preserve contributes to the conservation of ecologically sensitive lands within the North Belle Meade/Golden Gate Estates area of Collier County. The preserve contains mesic flatwoods ecosystems that provide habitat for the federally endangered Florida panther and a popash swamp ecosystem that provides habitat for several state-threatened and endangered orchids.

Desired Future Conditions:

Vegetation: A preserve with a matrix of high-quality hydric and mesic flatwoods, scrubby flatwoods, and mixed scrub shrub wetlands with mixed age trees, a reduced density of cabbage palms, diverse understory, and less than 10% infestation of non-native species.

Wildlife: A preserve with the appropriate vegetative communities, resource use, and connectivity to support wildlife species native to that habitat.

Recreation: A preserve with the amenities required for the public to safely engage in passive natural resource-based recreation

Preserve Safety and Security: A preserve free of littering, dumping, illicit activities, neighbor disturbances, unauthorized vehicles, and after-hours trespass.

Additional Resource Uses: A preserve with the opportunity for additional resource use that is not only compatible with, but also facilitates vegetation, wildlife, recreation, and site security management goals.

Public Involvement

As part of the Interim Land Management Plan drafting process, a public meeting will be held in October 2025 to gather input from members of the public and preserve stakeholders.

Introduction

The Hendrix Preserve is a 17.66-acre nature preserve located in the North Belle Meade/Golden Gate Estates areas in Collier County, FL. It is largely comprised of hydric flatwoods, scrubby flatwoods, cabbage palm forest, mixed scrub-shrub wetland, and popash swamp plant communities. Future access to the preserve may come from 40th Ave SE. The Preserve was purchased by Collier County in July 2025 with funds from the Conservation Collier Program acquisition fund. The County holds fee simple title. Prior to acquisition, the property was referred to as Hendrix House. Nature-based recreation is planned for the site. The Conservation Collier Program manages this parcel under authority granted by the Conservation Collier Ordinance 2002-63, as amended. Conservation, restoration, and passive public recreation are the designated uses of the property. Management activities allowed are those necessary to preserve and maintain this environmentally sensitive land for the benefit of present and future generations. Public use of this site must be consistent with these goals.

Table 1. Acquisition History and Status of the Hendrix Preserve

Year	Benchmark
2023	Acquisition Application submitted to the Conservation Collier Program for Hendrix House Section 31 parcels (4 parcels, 17.66 acres) on August 3 rd , 2023
2024	Hendrix House parcels recommended for Cycle 12 Acquisition A -List by the Conservation Collier Land Acquisition Advisory Committee on March 6 th , 2024
2025	Purchase agreement approved by Board of County Commissioners on April 22 nd , 2025 for \$502,500
2025	17.66 acres purchased by Conservation Collier on June 12 th , 2025
2025	Developed Interim Management Plan in August for review by subcommittee, committee, and BCC

Conservation Collier: Land Acquisition Program and Management Authority

The Conservation Collier Program was originally approved by voters in November 2002 and subsequently confirmed in the November 2006 by ballot referendum. On November 3, 2020, the Collier County electors approved the Conservation Collier referendum with a 76.5% majority which reestablished the acquisition portion of the Program. These voter-approved referendums enable the program to acquire environmentally sensitive lands within Collier County, Florida (Ordinance 2002-63, as amended). Properties must support at least two of the following qualities to qualify for consideration: rare habitat, aquifer recharge, flood control, water quality protection, and listed species habitat. The BCC appointed Conservation Collier Land Acquisition Advisory Committee (CCLAAC) to consider any selected or nominated properties that an owner has indicated a willingness to sell. The committee recommends property purchases for final approval by the BCC.

Lands acquired with Conservation Collier funds are titled to “COLLIER COUNTY, a political subdivision of the State of Florida, by and through its Conservation Collier program.” The Board of County Commissioners of Collier County (BCC) established the Conservation Collier Program to implement the program and to manage acquired lands. As such, Conservation Collier holds management authority for the Hendrix Preserve.

Purpose and Scope of Plan

The purpose of the interim plan is to provide short term management direction for the Hendrix Preserve by identifying the desired future conditions of each element and the appropriate tools to achieve these conditions. This plan seeks to balance natural resource conservation (listed species protection, habitat restoration, and invasive species management) with outdoor recreational and education use. This plan is divided into sections that include an introduction, parcel description, management element conditions, objectives, and potential tools, and a projected budget. This plan will expire upon the completion of the Final Management Plan in 2025.

Parcel Description

1. Location

1.1. Description

The Preserve is in the North Belle Meade/Golden Gate Estates area of Collier County, FL in Section 31, Township 49, and Range 28. The Preserve is situated immediately north of I-75, approximately 5 miles south of Golden Gate Blvd E, and 8 miles east of Collier Blvd (Figure 1.1.1). The Preserve is currently accessible via 40th Ave SE (Figure 8.3.1). The Preserve is comprised of 4 parcels ranging from 1.59 to 9.8-acres for a total of 17.66-acres (Table 12.2).

Conservation Collier Hendrix Preserve Interim Land Management Plan

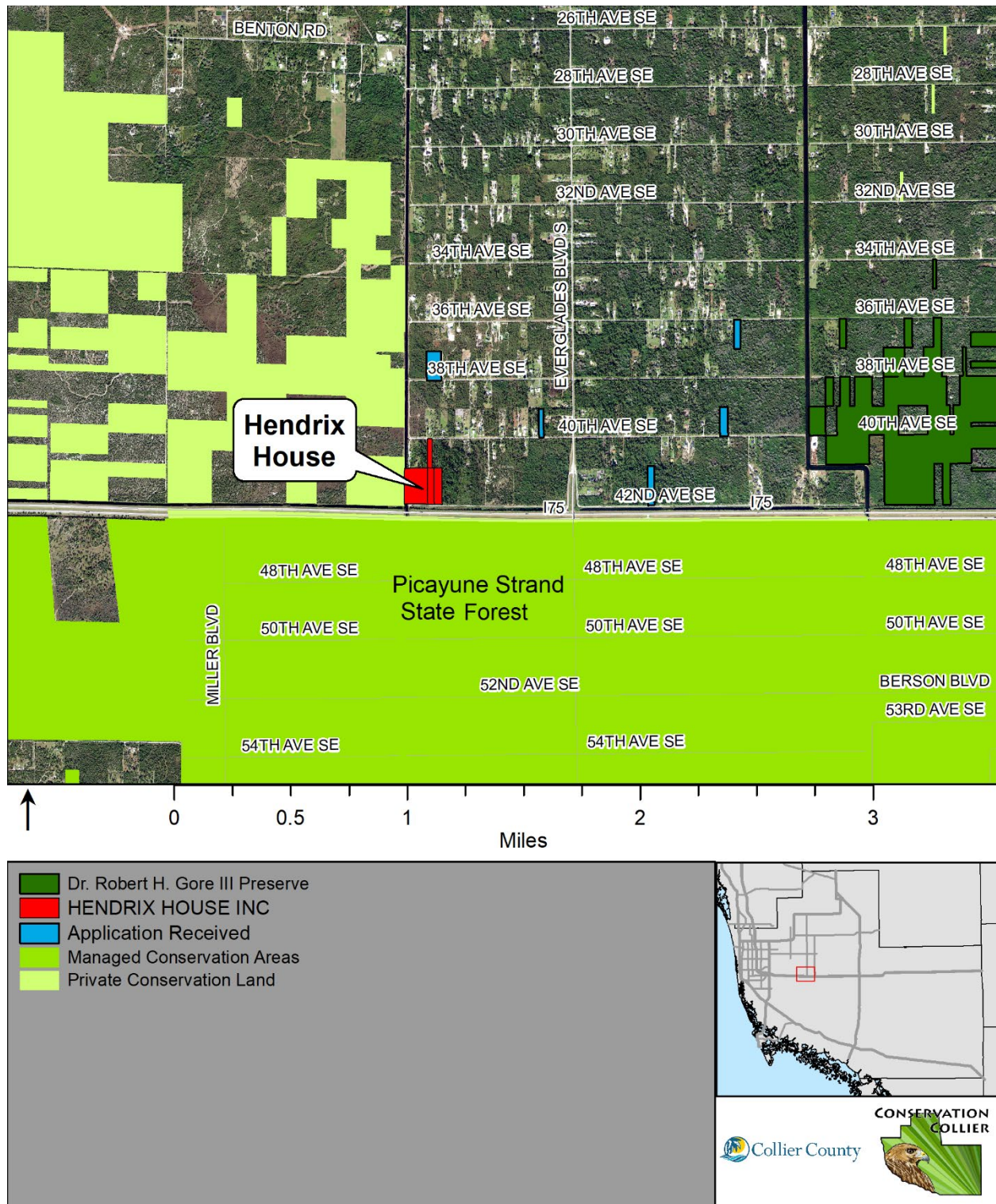


Figure 1.1.1. Overview map of Hendrix Preserve and surrounding conservation areas

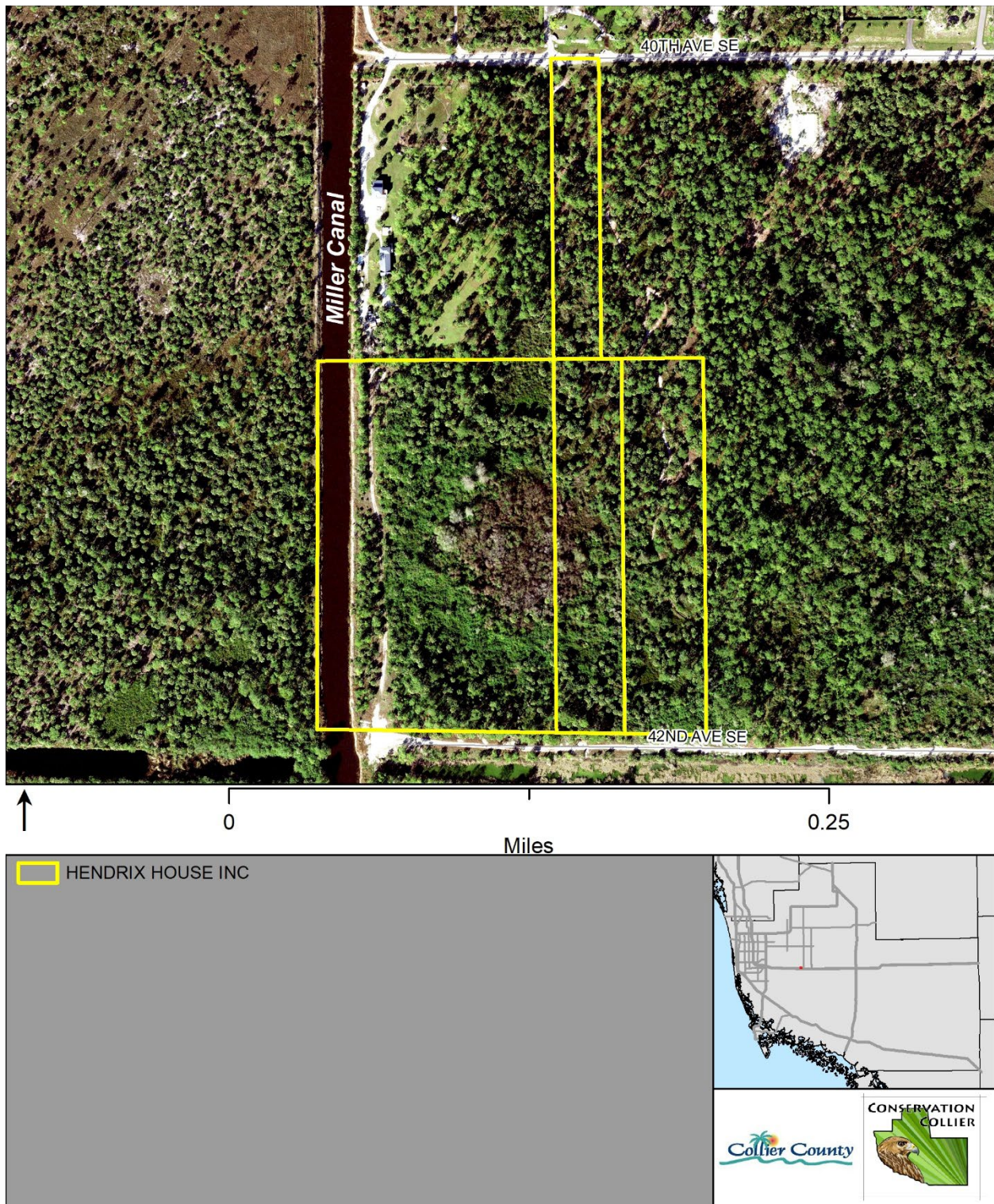


Figure 1.1.2. 2023 Aerial close-up

2. Physiography

2.1. Description

LIDAR and Surface Waters

A Light Detection and Ranging (LIDAR) map provides information about the elevation of the Earth's surface. The topographical map of the Preserve (Figure 2.1.1) indicates surface features of lower elevation in deepening shades of blue. A lower elevation area exists near the center of the preserve. The more yellow areas of the map are or were dominated by pine flatwoods. The darker sections are scrub-shrub wetlands. Most areas of the preserve experience surface water ponding at some point during the year. The preserve is located within the Henderson-Belle Meade watershed and drained by the Miller and I-75 canals along its western and southern boundaries.

Aquifer Recharge Potential

The preserve is within a Priority 6 CLIP4 Aquifer Recharge designation and is not included in any wellfield protection zones. The preserve protects portions of the surficial aquifer that are sensitive to contamination.

Soils

There are 2 soil types mapped within the preserve (Figure 2.1.3). Soils present are various types of fine sands: "Pineda fine sand, limestone substratum" – a hydric, nearly level, poorly drained soil that is associated with sloughs and poorly defined drainageways, and "Boca fine sand" – a non-hydric, nearly level, poorly drained soil that is associated with flatwoods. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). The highest areas of elevation near the north central part of the preserve are composed of Boca fine sands (Figure 2.1.1).

Conservation Collier Hendrix Preserve Interim Land Management Plan

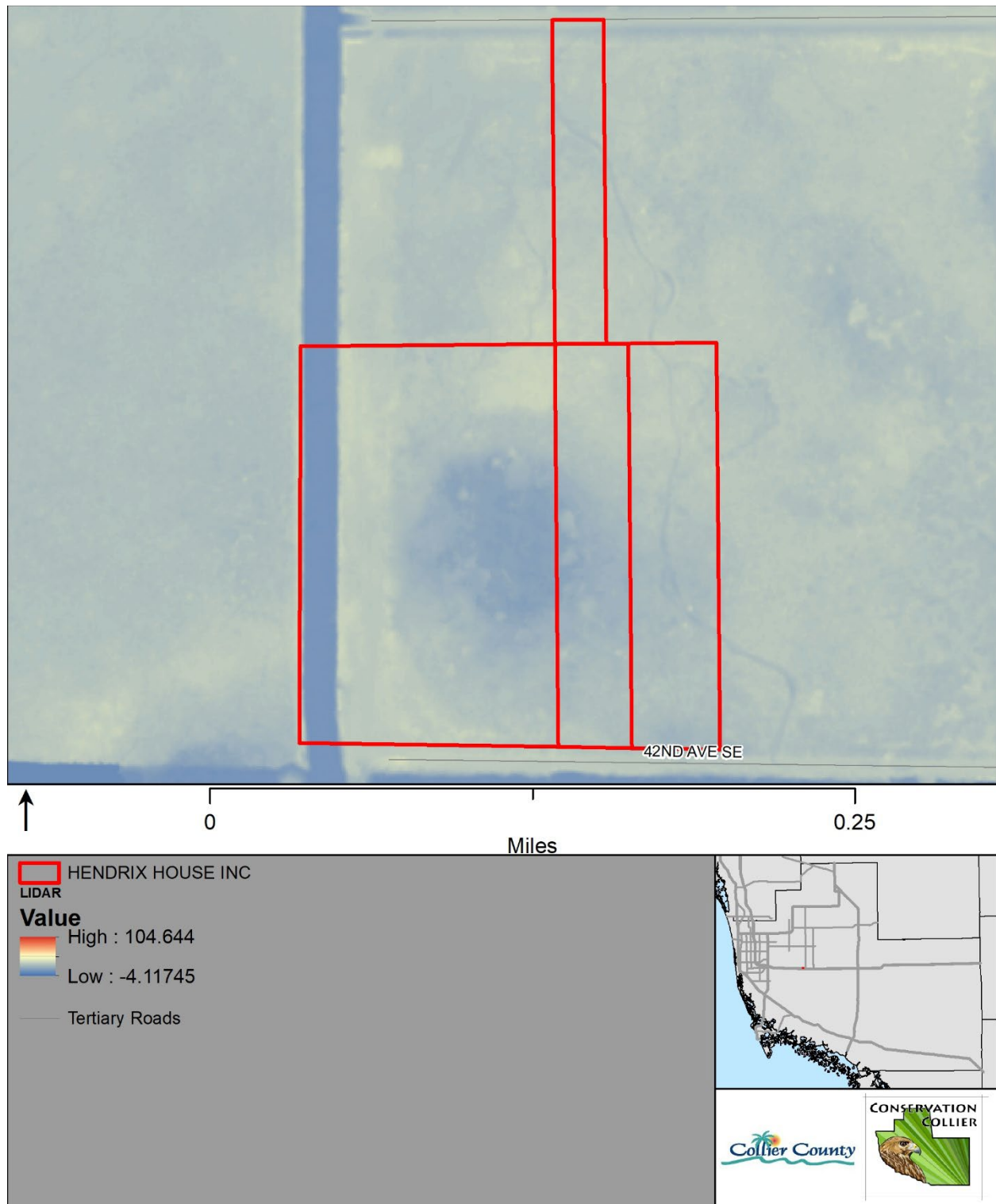


Figure 2.1.1. Topographical Map (LIDAR)

Conservation Collier Hendrix Preserve Interim Land Management Plan

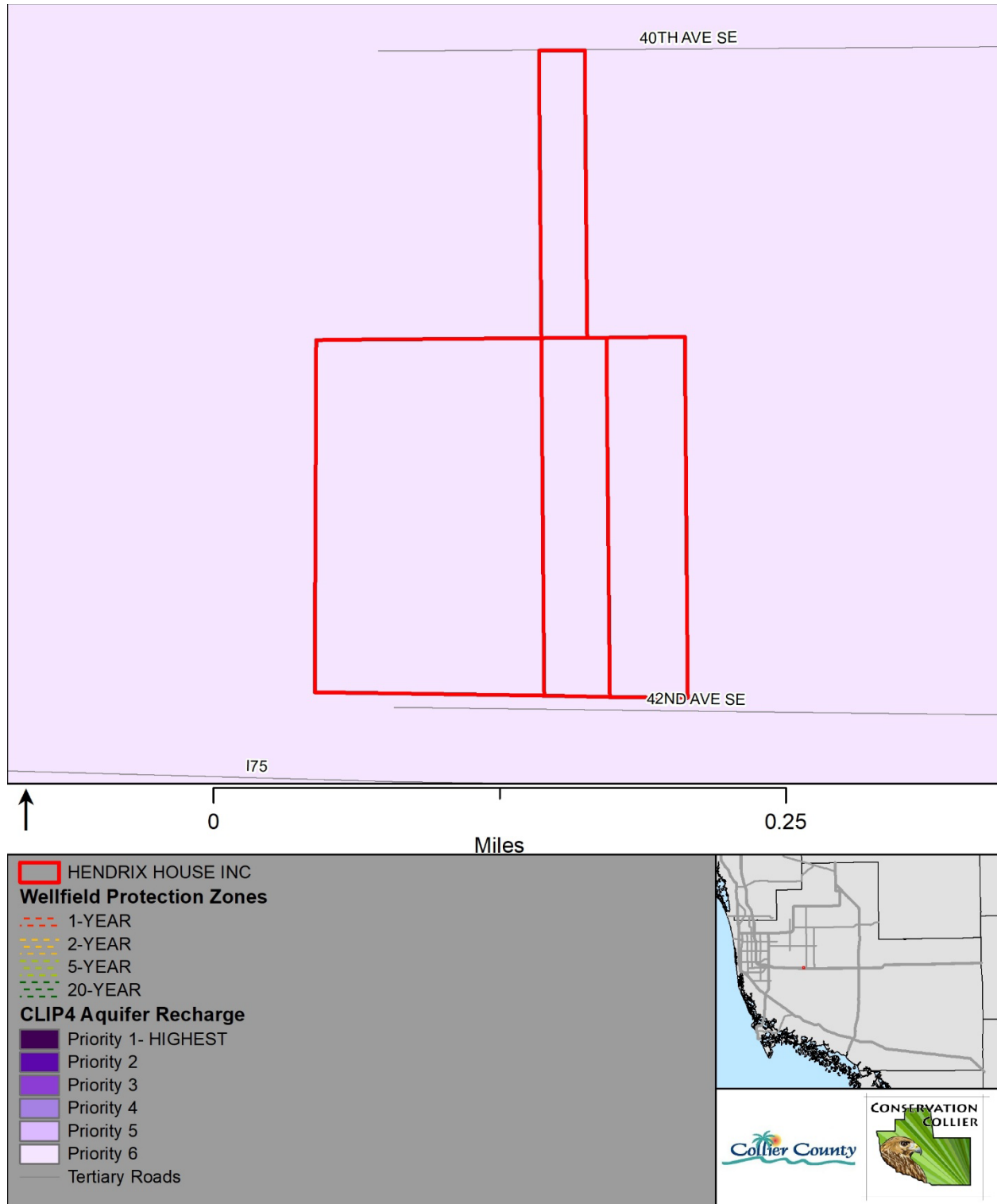


Figure 2.1.2. Aquifer Map (CLIP4 Aquifer Priority Map and Wellfield Protection Zones)

Conservation Collier Hendrix Preserve Interim Land Management Plan

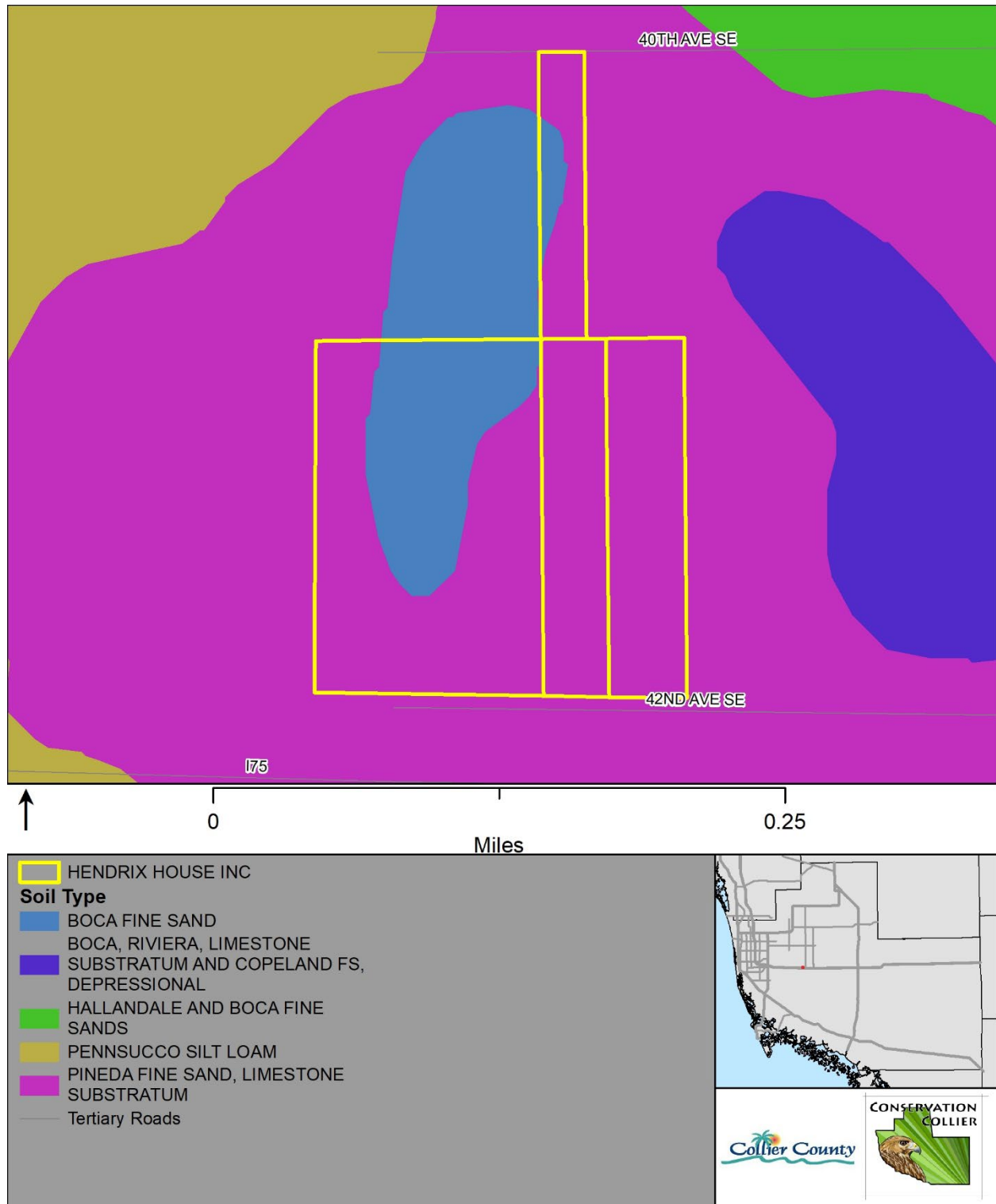


Figure 2.1.3. Hydric Soils Map (Collier County Soils Survey)

3. Historical Land Use

3.1. Description

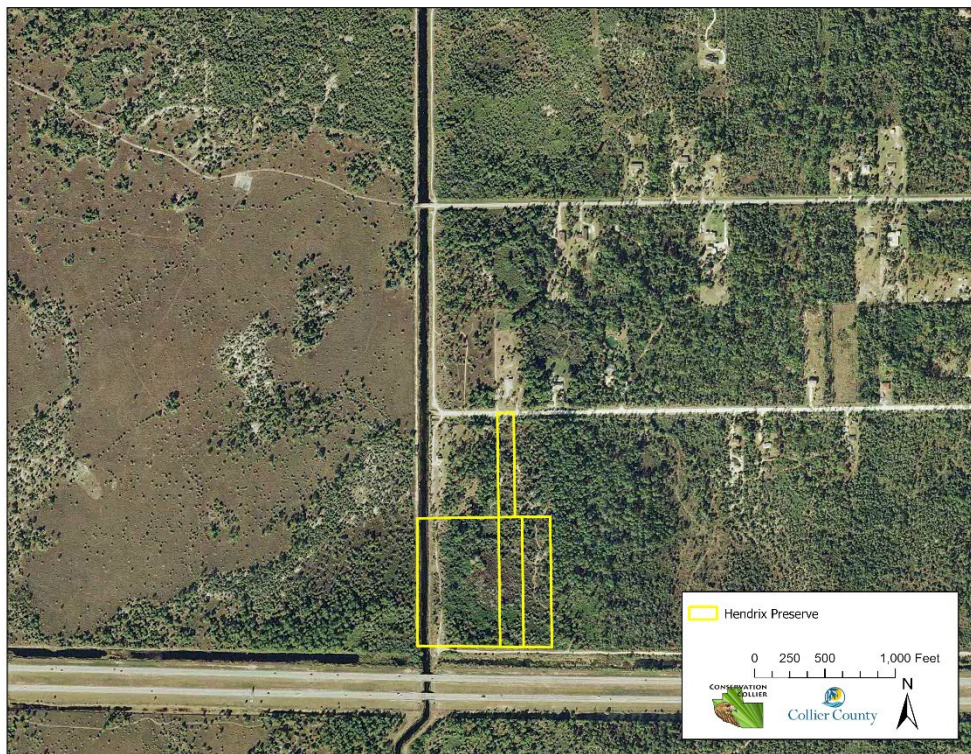
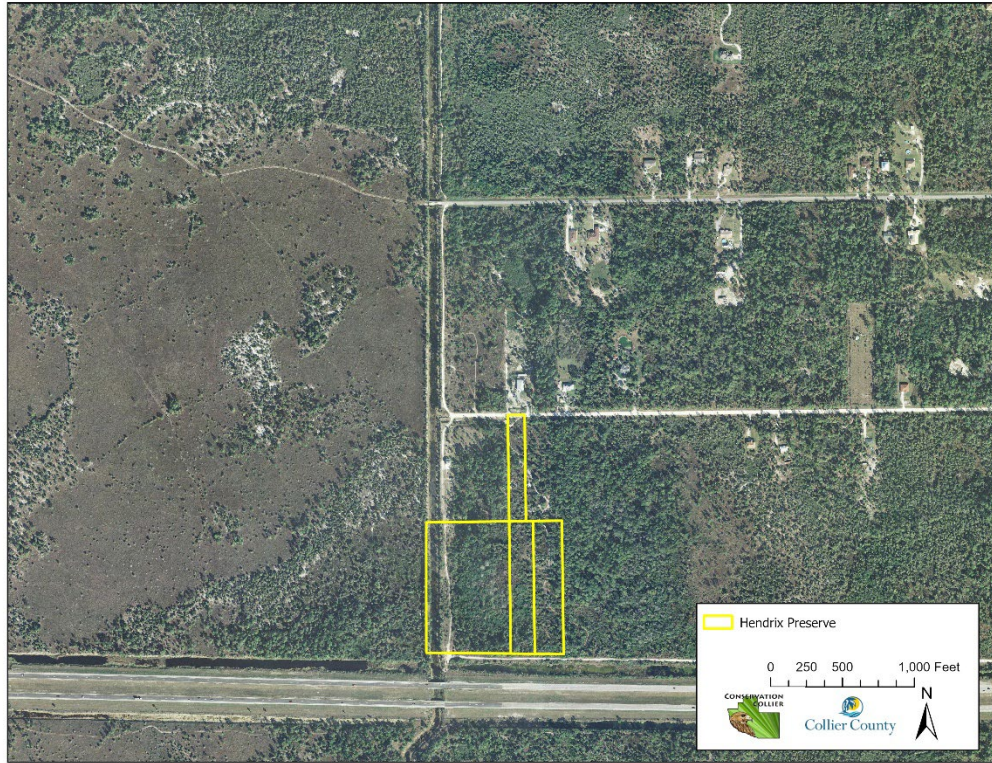
Historical aerial imagery (Photoset 3.1.1) between 1995 and 2025 shows the preserve contiguous with conservation lands to the west and to the south. Interstate 75 (also known as Alligator Alley) borders the preserve to the south. Construction of Alligator Alley finished in 1968, which included the installation of a canal between Alligator Alley and the preserve lands. Prior to the construction of these barriers, water on the preserve would sheet flow south to what is present day Picayune Strand State Forest. The installation of this canal, along with hydrological alterations to the north, significantly shortened the hydroperiod of the region. The preserve landscape has remained relatively unaltered between 2008-present, with only the clearing of a primitive trail on the east side and understory clearing in the early 90s. Present day lands surrounding the preserve to the west remain rural, while residential clearing and building increases to the east and north.

Photoset 3.1.1. Historical Aerial Imagery

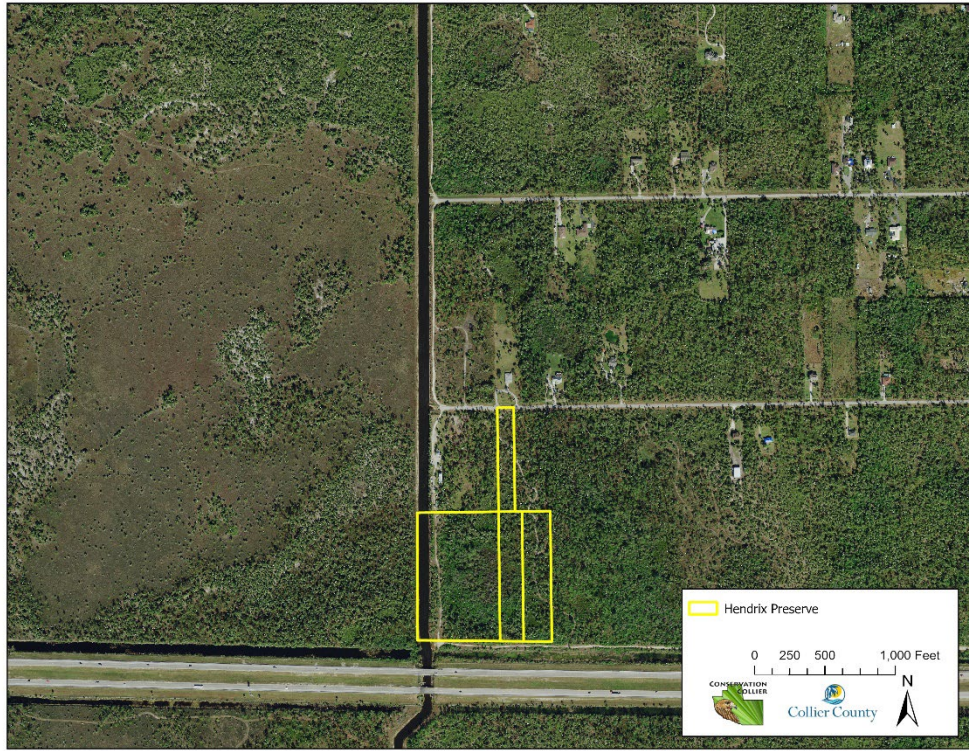


1995

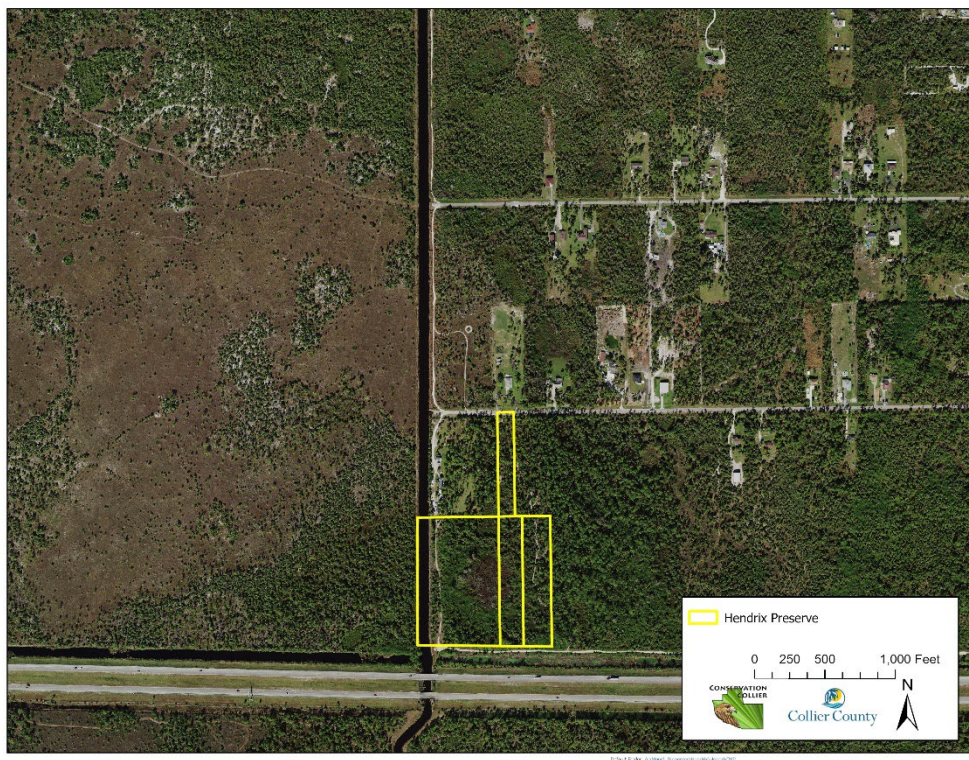
Conservation Collier Hendrix Preserve Interim Land Management Plan



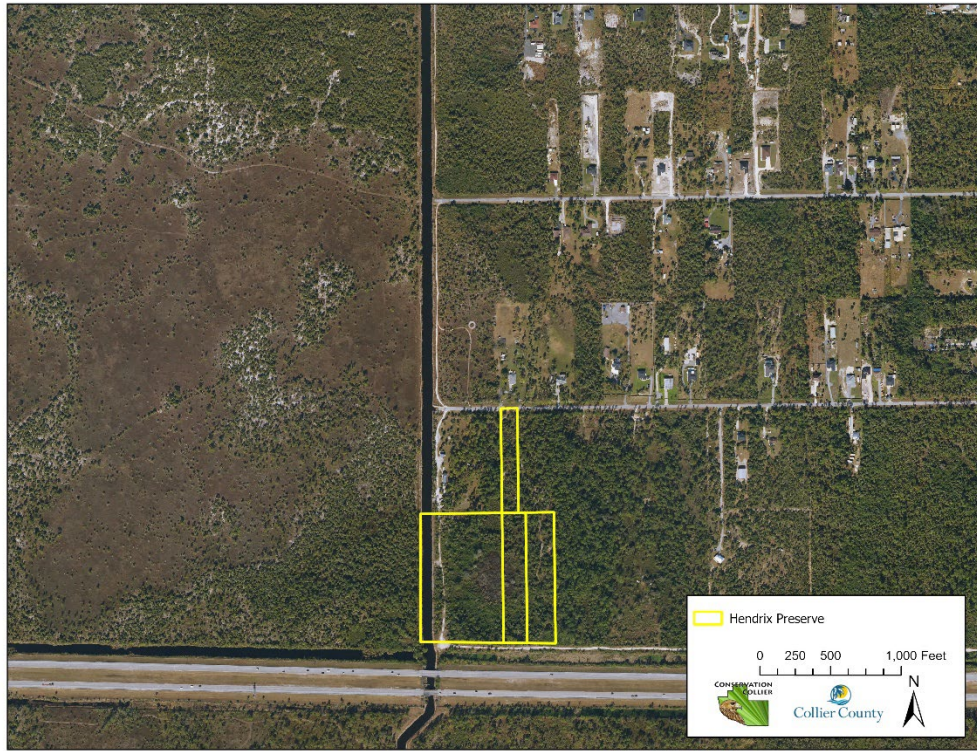
Conservation Collier Hendrix Preserve Interim Land Management Plan



2018



2022



2025

4. Adjacent Land Use

4.1. Description

Surrounding land uses include residential, transportation, and conservation. Nearby conservation lands include the Picayune Strand State Forest on the south side of I-75, Conservation Collier's Dr. Robert H. Gore III Preserve less than two miles to the east, and Conservation Collier's North Belle Meade Preserve three miles to the west of the preserve (Figure 1.1.1). There are several residential homes within Section 32 to the north and east of the preserve.

5. Acquisition and Expansion

5.1. Acquisition Description

In 2023, Frankie Hendrix applied for 4 parcels totaling 17.66 acres during Conservation Collier Acquisition Cycle 12. In 2024, the Conservation Collier Land Acquisition Advisory Committee recommended the parcels for the acquisition A-list. In 2025, the Board of County Commissioners approved the purchase of the parcels for \$502,500. Conservation Collier closed on the parcels on June 12th, 2025.

Table 5.1.1. Parcel Attributes Table

Folio(s)	Acreage	Seller	Acquisition Date	Price
41711000002	1.59	Hendrix House, Inc Restoration Church, Inc.	6/12/2025	\$502,500
41770120004	2.85			
41770080005	3.42			
41770040003	9.8			

5.2. Potential Preserve Expansion

Conservation Collier is looking to acquire additional parcels in this area, included in the I-75 & Everglades Target Protection Mailing Area (TPMA). Within this TPMA, there are 167 parcels totaling 510.9 acres. Acquiring additional parcels in this TPMA would create a larger protected wildlife corridor. The proximity to the wildlife underpass under I-75 makes this area particularly critical for corridor protection for Florida panthers, black bears, and others.

Management

6. Vegetation Management

6.1. Current Vegetative Community Conditions

The following are the Florida Land Cover Classification System habitats identified. Non-native species are denoted with an *. Plant communities identified statewide under this cooperative land cover system partially rely on aerial imagery for plant community classification.

22211 Hydric Pine Flatwoods – Forest with sparse to moderate canopy of slash pine. The understory is grasses, wiregrass, forbs, and at times with sparse saw palmetto.

Notes: Has been impacted lack of prescribed fire and the invasion of cabbage palm and non-native plant species.

Major Canopy Components: Slash pine (*Pinus elliotii*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), myrsine (*Myrsine cubana*)

Major Midstory Components: Cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), Brazilian pepper* (*Schinus terebinthifolia*), Rusty Staggerbush (*Lyonia fruticosa*), beauty berry (*Callicarpa americana*), winged sumac (*Rhus copallinum*), gallberry (*Ilex glabra*)

Major Understory Components: Wiregrass (*Aristida stricta*), muscadine grapevine (*Vitis rotundifolia*), torpedo grass* (*Panicum repens*), greenbriar (*Smilax* spp.), poison ivy (*Toxicodendron radicans*), Spanish needles (*Bidens alba*)

2112 Mixed Scrub-Shrub Wetlands – Wetlands that are dominated by woody vegetation less than 20ft in height. This can occur in many situations, but in most cases involves transitional or disturbed communities on dried sites. Persistent examples of shrub wetlands include shrub bogs and willow swamps.

Notes: This plant community has been impacted by the invasion of cabbage palm and non-native plant species.

Major Canopy Components: Cabbage palm (*Sabal palmetto*), Brazilian pepper* (*Schinus terebinthifolia*)

Major Midstory Components: Cabbage palm (*Sabal palmetto*), Brazilian pepper* (*Schinus terebinthifolia*), Guinea grass* (*Urochloa maxima*), nettletree* (*Trema micranthum*)

Major Understory Components: Muscadine grapevine (*Vitis rotundifolia*), torpedo grass* (*Panicum repens*), cogon grass* (*Imperata cylindrica*), bracken fern (*Pteridium aquilinum*), smut grass* (*Sporobolus sp.*), peppervine (*Nekemias arborea*)

Additionally, staff have recognized the following plant communities in the preserve:

22131 Dome Swamp – Small or large and shallow isolated depression in sand/marl/limestone substrate with peat accumulating toward center; occurring within a fire-maintained community; seasonally inundated; still water.

Notes: This plant community is being encroached upon by willows and sabal palms due to a lack of fire in the surrounding scrub-shrub habitat.

Major Canopy Components: popash (*Fraxinus caroliniana*), coastal plain willow (*Salix caroliniana*), and calusa grape (*Vitis shuttleworthii*)

Major Midstory Components: Cabbage palm (*Sabal palmetto*), swamp fern (*Telmatoblechnum serrulatum*)

1312 Scrubby Flatwoods – Flatland with sand substrate; xeric-mesic; widely scattered pine canopy over saw palmetto and scrub oaks, saw palmetto, and wiregrass.

Notes: This plant community has been affected by lack of fire, with encroaching vines and cabbage palms.

Major Canopy Components: popash (*Fraxinus caroliniana*), coastal plain willow (*Salix caroliniana*), and calusa grape (*Vitis shuttleworthii*)

Major Midstory Components: Cabbage palm (*Sabal palmetto*), winged sumac (*Rhus copallinum*), rusty staggerbush (*Lyonia fruticosa*)

Major Understory Components: wiregrass (*Aristida stricta*), pennyroyal (*Piloblephis rigida*), muscadine grape (*Vitis rotundifolia*)

Conservation Collier Hendrix Preserve Interim Land Management Plan

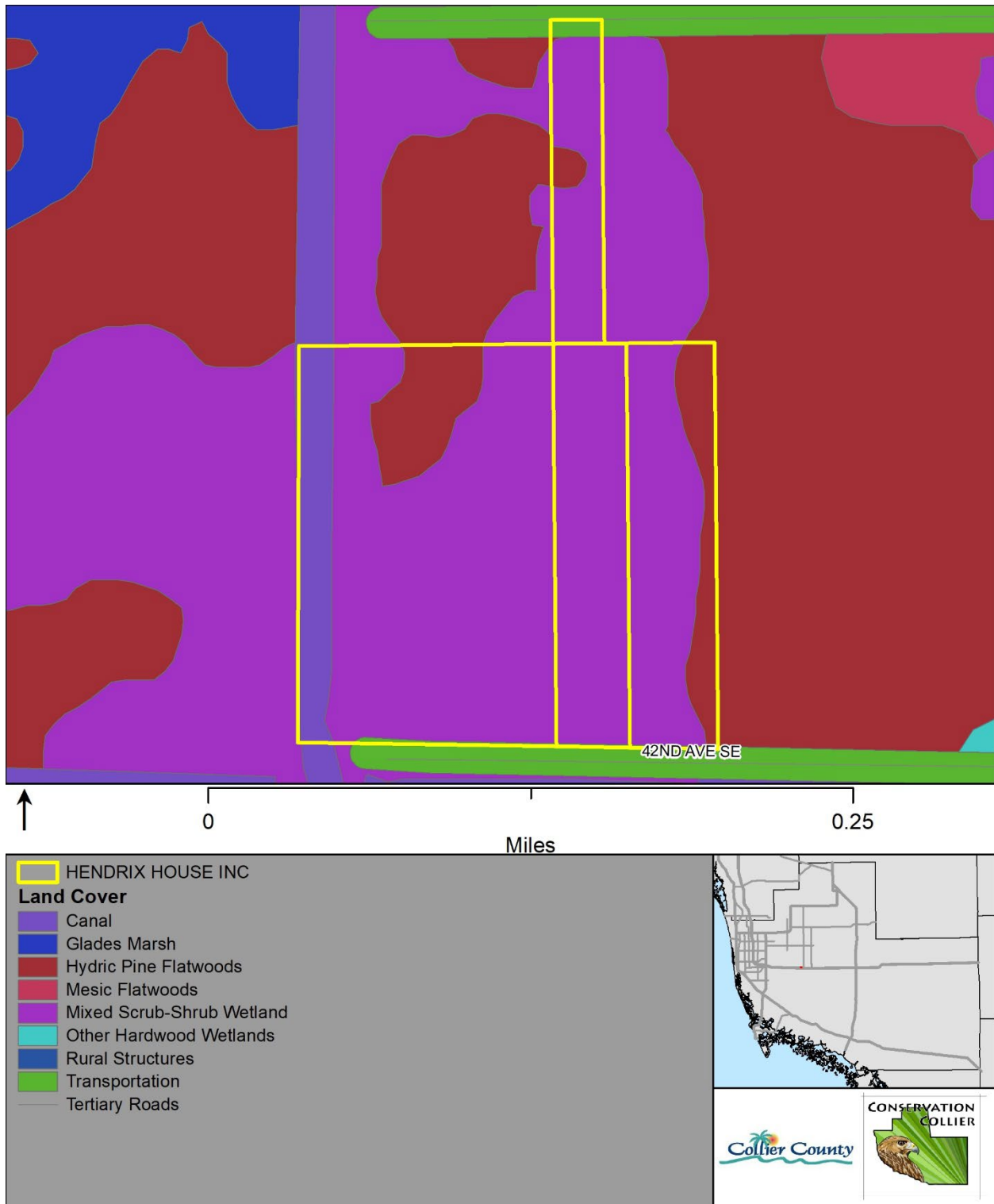


Figure 6.1.1. Florida Land Cover Classification Map

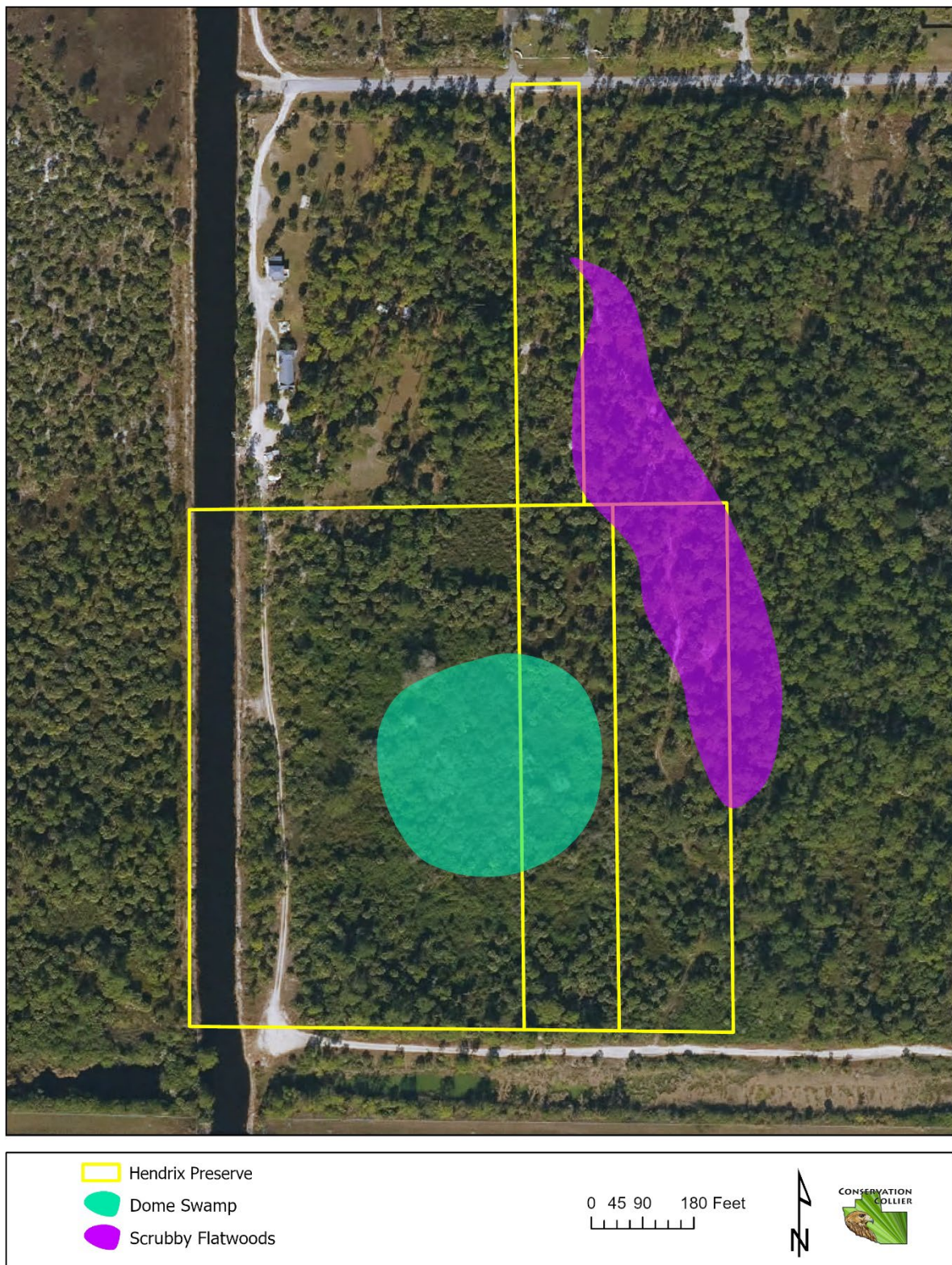


Figure 6.1.2. Additional habitats

Table 6.1.2. Threatened and Endangered Plant Species Table

Imperiled Plant Species		Conservation Status	
Common Name	Scientific Name	State	Federal
Giant Airplant	<i>Tillandsia utriculata</i>	Endangered	Not Listed
Cardinal Airplant	<i>Tillandsia fasciculata</i>	Endangered	Not Listed

6.1.3. Vegetation Management Concerns

Restoring native plant communities and reducing all Category I and II invasive plants are the primary vegetation management concerns on this preserve. Brazilian pepper (*Schinus terebinthifolia*) is the most prevalent non-native, invasive species found on the preserve. Florida's native cabbage palm (*Sabal palmetto*) has invaded pine flatwoods plant communities, outcompeting appropriate native mid-canopy species such as rusty staggerbush (*Lyonia fruticosa*) and winged sumac (*Rhus copallinum*). The cabbage palm canopy dominance is partially due to the region's altered hydroperiod and lack of prescribed burning.

The removal of Brazilian pepper and reduction of cabbage palm will allow large quantities of light to reach the forest floor, stimulating understory growth. This will create ideal growing conditions for non-native and invasive understory plants already present on the preserve, such as cogon grass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), and torpedo grass (*Panicum repens*). Special consideration should be made to monitor these treatment areas and plan for subsequent herbicide applications targeting these non-native and invasive species. Native plantings in these treated areas will be imperative.

6.2. Desired Future Conditions

A preserve with a matrix of high-quality hydric and mesic flatwoods, scrubby flatwoods, and mixed scrub shrub wetlands with mixed age trees, a reduced density of cabbage palms, diverse understory, and less than 10% infestation of non-native species.

6.3. Management Tools

6.3.1. Invasive Plant Removal

The preserve is ~35% infested with non-native, invasive plants, primarily Brazilian pepper (*Schinus terebinthifolia*), torpedo grass (*Panicum repens*), and Guinea grass (*Urochloa maxima*). In addition, the native cabbage palm (*Sabal palmetto*) on the preserve can be categorized as a nuisance in some areas. A combination of mechanical and repeated herbicidal treatments of all

Florida Invasive Species Council (FISC) Category I & II species, along with a reduction in cabbage palm density, will be implemented to achieve the desired future conditions.

6.3.2. Native Plant Restoration

Native plantings will be appropriately utilized following the reduction of non-native and invasive species by chemical and mechanical means. A combination of herbaceous plants, shrubs, and trees will be utilized to restore native plant communities as determined by Conservation Collier land managers.

6.3.3. Prescribed Fire

Plant communities within this preserve are dependent on varying fire return intervals. However, urban interface and local smoke sensitive areas make prescribed fire difficult to utilize. Before any prescribed fire can be utilized or even planned, installation of strong fire breaks and a reduction of cabbage palms (*Sabal palmetto*) is necessary.

6.3.4. Hydrological Restoration

The preserve sits within an extensively altered watershed. The historic northeast to southwest flow through the area has been intercepted and drained by canals and swales, resulting in a shorter hydroperiod. Due to the upstream and downstream hydrological alterations being largely off the property, the onsite flow cannot be restored to its pre-development state. The preserve must be managed to benefit the vegetative communities most suited for its current and future conditions.

6.4. Partnership Opportunities

Conservation Collier will continue to seek funding assistance from the Florida Fish and Wildlife Conservation Commission (FWC) Upland Invasive Exotic Plant Management Program. This program has been critical in conducting initial, and otherwise cost prohibitive, invasive plant removal projects over the past 20 years. Like other Conservation Collier preserves implementing prescribed fire management partnerships will continue to exist within the prescribed fire realm. In conducting prescribed burns, Conservation Collier will continue its partnerships with the Florida Forest Service, U.S. Fish and Wildlife Service, FWC, Greater Naples Fire Department, South Florida Water Management District, and the Florida Department of Environmental Protection. Staff will seek opportunities to partner with researchers from higher education institutions to enhance conservation efforts of the native plant communities found on the preserve.

7. Wildlife Management

7.1. Current Wildlife Community Conditions

The Hendrix Preserve is within a large matrix of undeveloped, residential, and conservation lands. This expanse provides habitat for wide ranging carnivores such as the federally endangered Florida panther (*Puma concolor coryi*), Florida black bear (*Ursus americanus floridanus*), and bobcat (*Lynx rufus*), as well as their prey such as white-tailed deer (*Odocoileus*

Conservation Collier Hendrix Preserve Interim Land Management Plan

virginianus) and feral hogs (*Sus scrofa*). The seasonally inundated portions of the property provide habitat for a variety of imperiled wading birds, reptiles, and amphibians. Ample opportunities exist to enhance the preserve's wildlife community conditions through habitat restoration activities and management.

Table 7.1.1. Observed Wildlife Species Table

Type	Common Name	Species	Protection Status
Mammals	Florida panther	<i>Puma concolor coryi</i>	Federally Endangered
	Bobcat	<i>Lynx rufus</i>	
	White-tailed deer	<i>Odocoileus virginianus</i>	
	Raccoon	<i>Procyon lotor</i>	
	Feral hog*	<i>Sus scrofa</i>	
	Gray squirrel	<i>Sciurus niger</i>	
	Eastern cottontail rabbit	<i>Sylvilagus floridanus</i>	
Birds	Red-bellied woodpecker	<i>Melanerpes carolinus</i>	
	Great-crested flycatcher	<i>Myiarchus crinitus</i>	
	Blue jay	<i>Cyanocitta cristata</i>	
	Northern mockingbird	<i>Mimus polyglottos</i>	
	Gray catbird	<i>Dumetella carolinensis</i>	
	Palm warbler	<i>Setophaga palmarum</i>	
	Blue-gray gnatcatcher	<i>Polioptila caerulea</i>	
	Northern cardinal	<i>Cardinalis cardinalis</i>	
	Boat-tailed grackle	<i>Quiscalus major</i>	
	European starling*	<i>Sturnus vulgaris</i>	
	Mourning dove	<i>Zenaidura macroura</i>	
	Common ground dove	<i>Columbina passerina</i>	
	Red-shouldered hawk	<i>Buteo lineatus</i>	
	Wild turkey	<i>Meleagris gallipavo</i>	
Reptiles	brown anole	<i>Anolis sagrei</i>	
	Gopher Tortoise	<i>Gopherus polyphemus</i>	State Threatened
Amphibians	Southern leopard frog	<i>Lithobates sphenocephalus</i>	

Table 7.1.2. Potential Threatened and Endangered Species Table

Type	Common Name	Species	Protection Status
Mammals	Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	State Threatened
	Florida bonneted bat	<i>Eumops floridensis</i>	Federally Endangered
Birds	Little blue heron	<i>Egretta caerulea</i>	State Threatened
	Roseate spoonbill	<i>Platalea ajaja</i>	State Threatened
	Tricolored heron	<i>Egretta tricolor</i>	State Threatened

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	Wood stork	<i>Mycteria americana</i>	Federally Threatened
Reptiles	American alligator	<i>Alligator mississippiensis</i>	Federally Threatened SA

Photoset 7.1.3. Wildlife Observations



White-tailed Deer track (*Odocoileus virginianus*)



Golden Silk Spider (*Trichonephila clavipes*)



Gopher Tortoise burrow (*Gopherus polyphemus*)

7.1.4. Wildlife Management Concerns

Wildlife communities utilizing the preserve are threatened by habitat degradation, fragmentation, and poaching. Infestation of nuisance native and invasive vegetation has altered vegetative communities to the detriment of wildlife by reducing plant diversity, habitat heterogeneity, and skewing forest age structure younger. Dense cabbage palms prevent pine recruitment through shading and intensify fires which kill any remaining canopy pines. Gopher tortoises, a federally protected species, are present on and nearby the preserve. Gopher tortoises are an “umbrella species” because managing land for their benefit improves habitat for a wide variety of other species. Managing the canopy and understory is important when considering the gopher tortoise population, as they need plenty of forage. While the preserve is not large enough to shelter any populations of large mammals such as bears and panthers, Hendrix Preserve plays an important role in the local wildlife corridor and should have quality managed habitat for these animals that utilize the preserve.

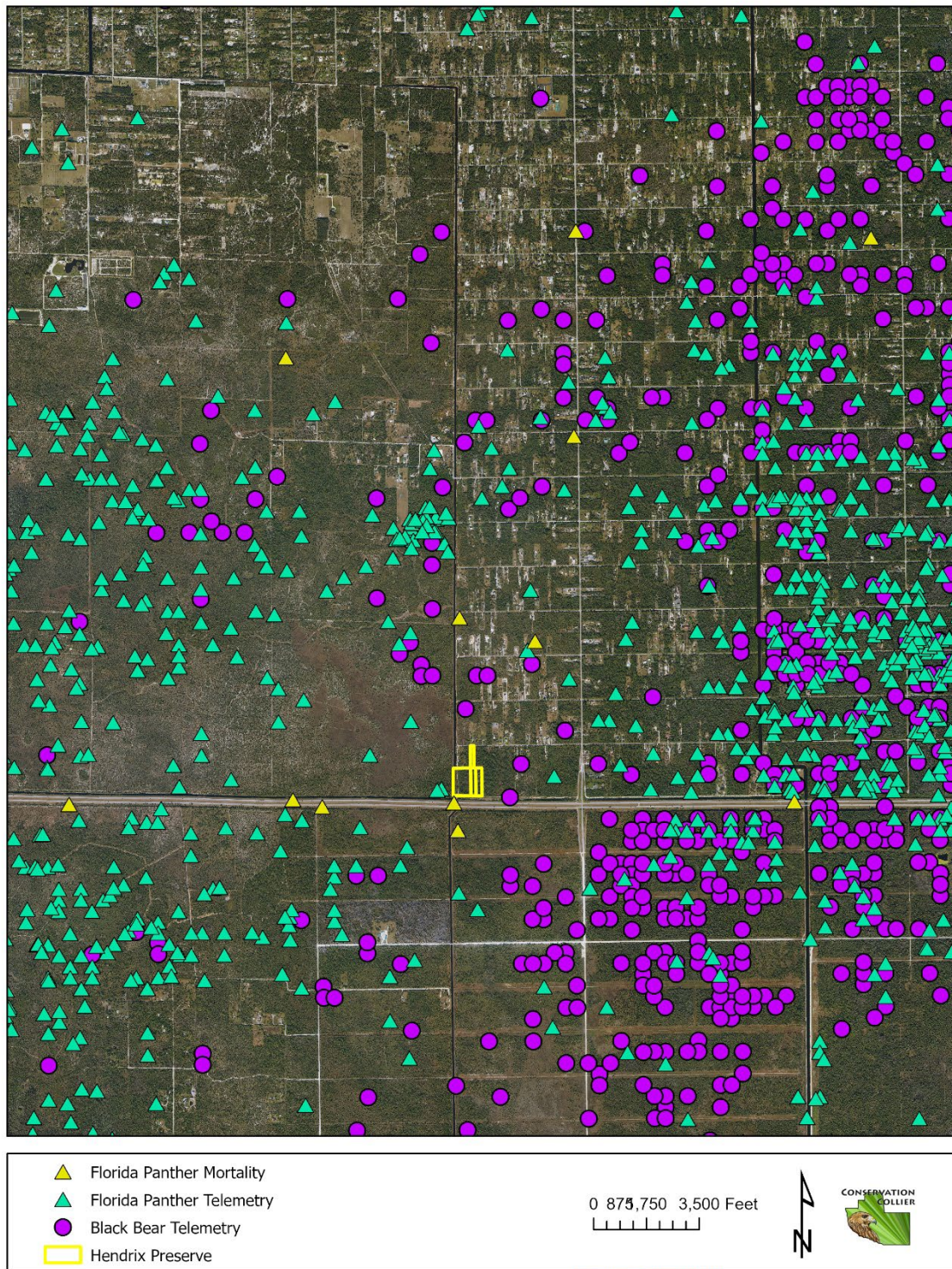


Figure 7.1.5 – Wildlife Spatial Data

7.2. Desired Future Conditions

A preserve with the appropriate vegetative communities, resource use, and connectivity to support wildlife species native to that habitat.

7.3. Management Tools

7.3.1. Habitat Improvements

Treatment and removal of invasive and nuisance plant species, primarily melaleuca, cogon grass, cabbage palm, and Brazilian pepper will allow desired native species to recover. Removal of guinea grass thickets in the scrub-shrub wetlands will create openings that improve foraging for wading birds and allow native forbs, such as sawgrass and pickerelweed, to grow. Treatment and thinning of cabbage palms will also create more favorable conditions for native plant regeneration. Once major treatments have been completed, regular exotics treatments and potential prescribed fire will help maintain a diverse understory and sparse midstory traditionally associated with pine flatwoods ecosystems.

7.3.2. Connectivity

Protecting land on both the north and south side of I-75 is integral for the wildlife corridor as Hendrix Preserve sits right at the crossroads with the wildlife underpass directly southwest of the preserve. The I-75 & Everglades TPMA is adjacent to the Gore TMPA, creating connectivity between Picayune Strand State Forest, Golden Gate Estates, and the Florida Panther Wildlife Refuge. Connecting the Golden Gate Estates area to Picayune Strand State Forest would greatly benefit many species, especially the Florida panther which has a well-documented history of highway mortality in this area (Figure 7.1.5). Protecting and managing quality habitat in these areas will directly impact this local wildlife corridor. Additional opportunities for wildlife crossings and underpasses can further improve this corridor.

7.3.3. Consumptive Wildlife Use

There is a plethora of game species present, most notably, white-tailed deer, feral hogs, and wild turkey. The restricted size and nearby residences and roadways would make managing hunters difficult. Safe hunting on this preserve cannot be accomplished due to local residences and roadways.

7.3.4. Monitoring

Conservation Collier staff will partner with the non-profit conservation organization called the fStop Foundation to install and maintain a network of motion-sensor trail cameras throughout the preserve to contribute to data collection for a wildlife utilization species inventory. Footage is shared with the FWC Panther Team and provides opportunities for researchers to track utilization by imperiled wildlife species. Cameras will continue to be deployed at the preserve to maintain passive monitoring of wildlife. Property restoration and invasive vegetation removal provide staff with an opportunity to utilize wildlife surveys to measure enhanced utilization of the preserve's

plant communities by wildlife in response to management and maintenance actions. Regular observational wildlife data will be helpful to update the species inventory. It is presumed that several additional listed species such as Florida bonneted bats and Big Cypress fox squirrels will be documented on the preserve.

7.4. Partnership Opportunities

Conservation Collier staff will continue to partner and share data and observations with wildlife management agencies such as the Florida Fish and Wildlife Conservation Commission as well as the United States Fish and Wildlife Service (USFWS) where possible. Grant funding may be available to enhance imperiled wildlife species habitat such as the USFWS Partners Grant. Staff will continue to partner with organizations such as the fStop Foundation for monitoring and outreach opportunities. Staff will seek opportunities to partner with researchers from higher education institutions to enhance conservation efforts of the wildlife species that utilize the preserve.

8. Recreation Management

8.1. Current Recreational Opportunity Conditions

The preserve is currently closed to the public. The preserve can be easily accessed via 40th Ave SE where there is a preexisting trail that is likely used by locals on off road vehicles. Additionally, there is a cleared area along the canal that has been used for fishing.

8.2. Desired Future Conditions

A preserve with the amenities required for the public to safely engage in a variety of natural resource-based recreational activities.

Table 8.2.1. Compatible Recreational Activities

Recreational Activity	Compatible Use
Passive nature-based recreation (hiking, photography, wildlife viewing, environmental education, etc.)	Yes
Hunting	No
Fishing	Yes
Water-based Recreation (paddling, swimming, etc.)	No
Biking	No

8.3. Management Tools

8.3.1. Amenity Installation/Enhancement

A public hiking trail will be planned and installed to allow hikers to visit the different ecosystems within the preserve. Staff will also maintain a fishing area along the western canal, installing and maintaining a short trail to the canal access point. Amenities to improve visitor experience include benches and interpretive signage. Trails and amenities will be designed in such a way as to minimize disturbance to sensitive species and habitats.

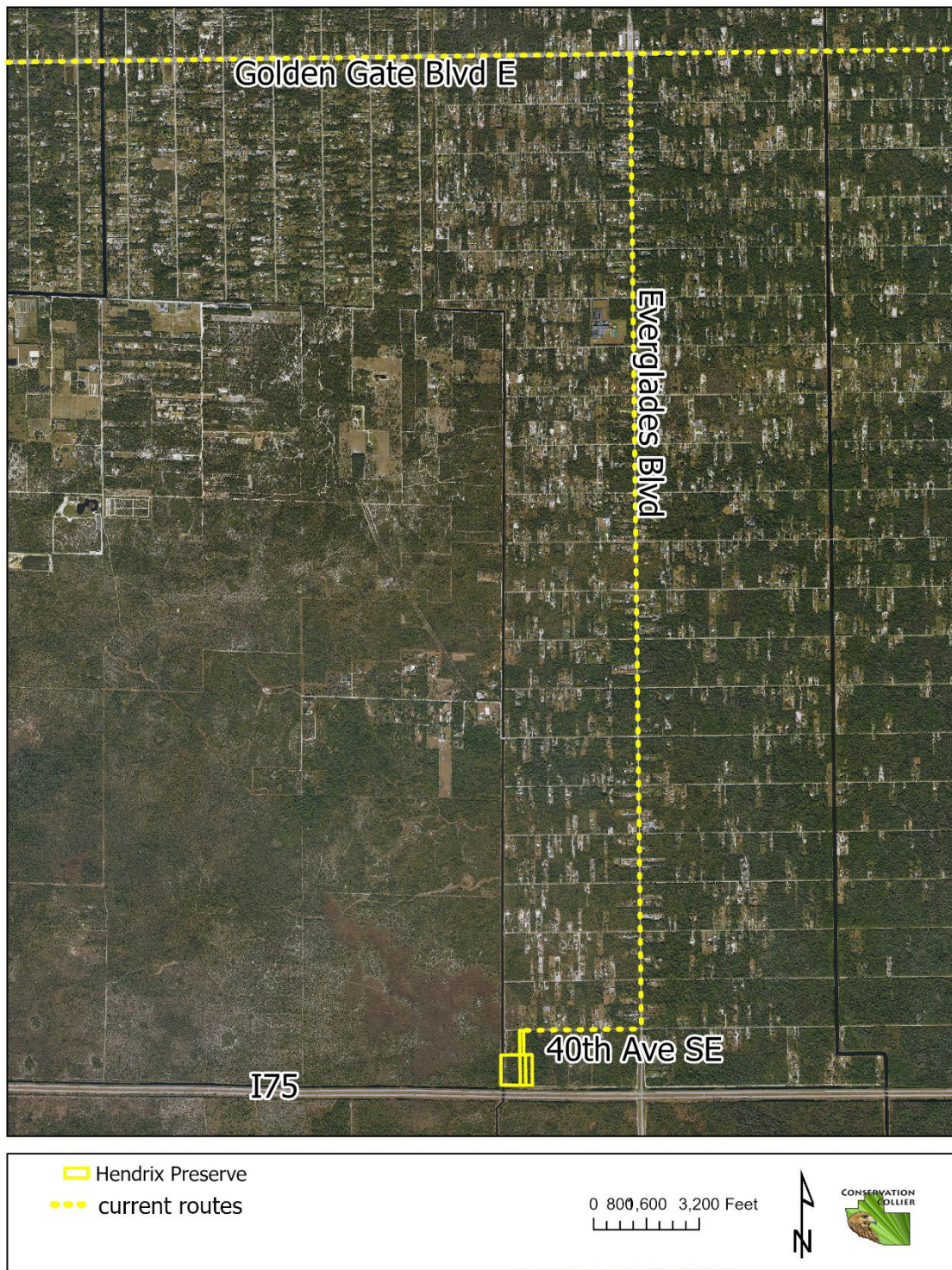


Figure 8.3.1. Current Routes to Hendrix Preserve

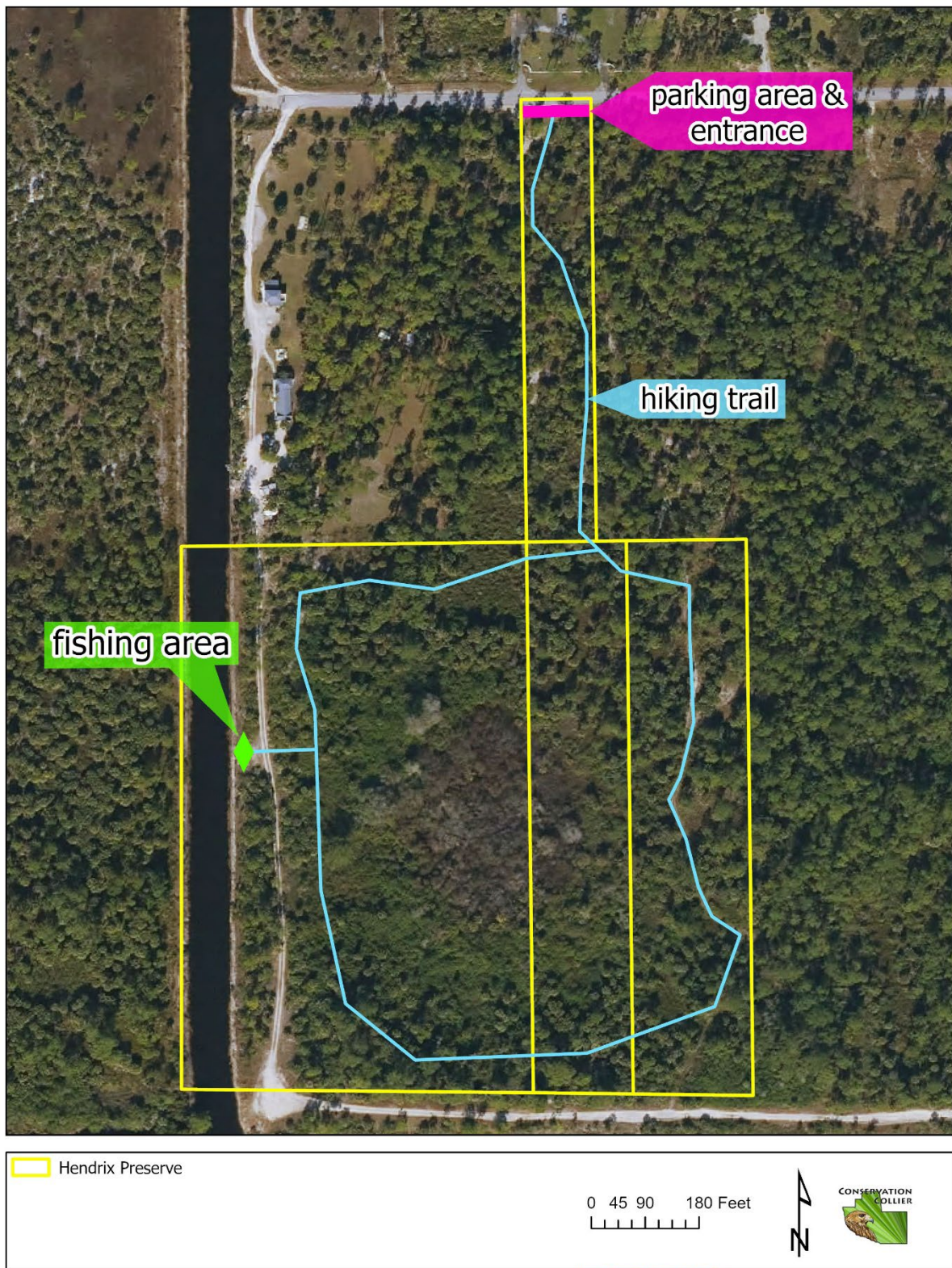


Figure 8.3.2. Proposed amenities for public use

9. Preserve Safety and Security Management

9.1. Current/Predicted Human Conflict Conditions

Like other secluded, public properties, the preserve may attract those wishing to trespass and engage in illicit activities. There are trails throughout the Preserve and the surrounding areas, including a wide, driven road to the south in between the canal and the preserve. These are likely being used by offroad vehicle trespassers. The cleared “fishing” location on the west side of the property has evidence of bonfires and potential camping. If this is a regularly used site, staff may need to combat future use of people expecting to have continued use of this established spot.

Photoset 9.1.1: Human use



Cleared fishing area with bonfire remnants and trash can



Unauthorized vehicle tracks

9.2. Desired Future Conditions

A preserve free of littering, illicit activities, neighbor disturbances, unauthorized vehicles, and after-hours trespass.

9.3. Management Tools

9.3.1. Site Security Improvements

Staff will monitor for signs of trespass/illegal activities. Staff will collaborate with adjacent landowners to address issues as they arise. Site security may be enhanced by installing and locking gates whenever feasible, and removable bollards at trailheads.

9.4. Partnership Opportunities

Staff will collaborate with both the Collier County Sheriff's Office and FWC Law Enforcement to both prevent and respond to any criminal site security and safety issues as they present themselves.

10. Budget

Table 10.1. Projected Expenditures Table

Projected Operating Costs	2026	2027	2028
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Conservation Collier Hendrix Preserve Interim Land Management Plan

Vegetation Treatment/Removal	\$25,000	\$15,000	\$15,000
Equipment and Supplies	\$4,000	\$1,000	\$1,000
Trail/Firebreak Maintenance	\$3,000	\$1,000	\$1,000
Fencing and Gates	\$15,000	\$1,000	\$1,000
Total Projected Costs	\$47,000	\$18,000	\$18,000

12. Appendix

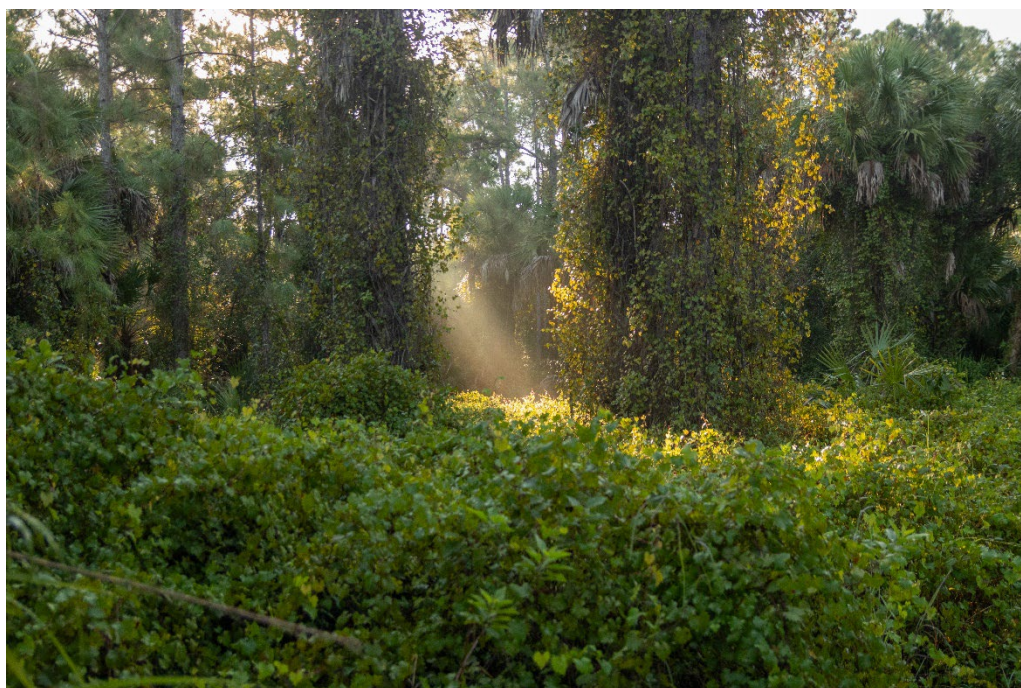
Photoset 12.1: Representative Site Photos



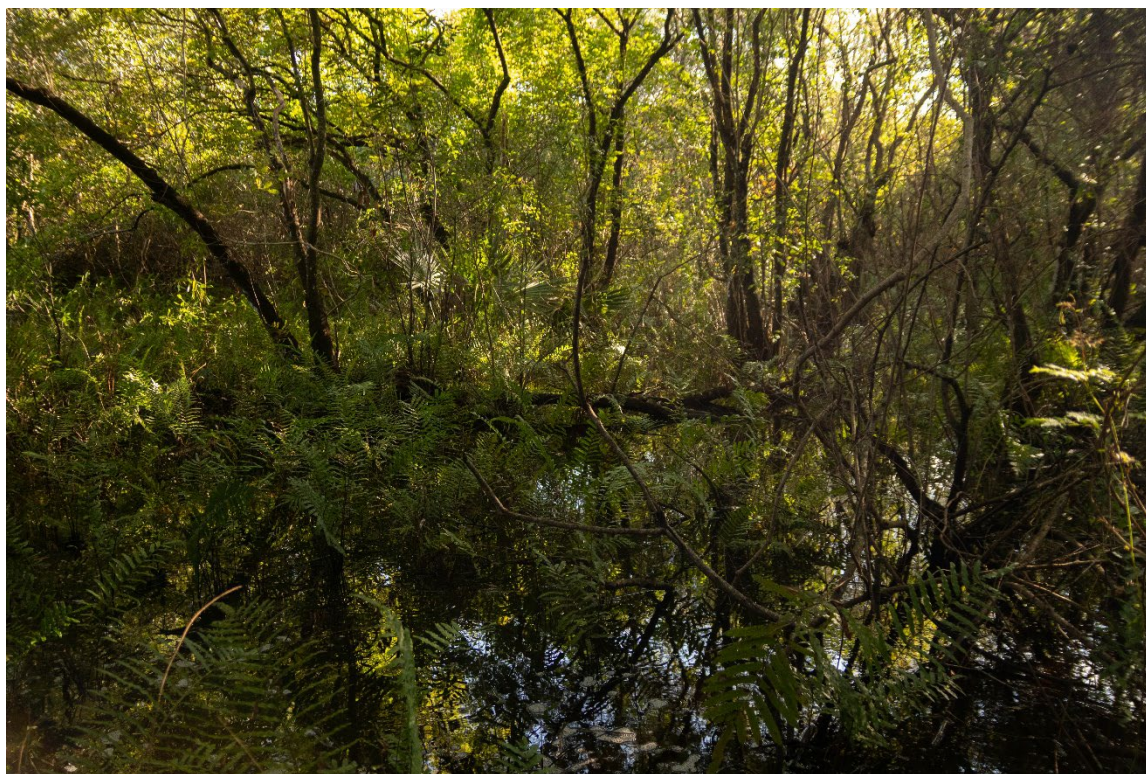
Hydric flatwoods



Scrub-shrub wetlands with few exotics



Hydric flatwoods with muscadine overgrowth



Dome swamp dominated by popash trees, calusa grapevine, and swamp fern

Table 12.2. Legal Description

Folio	Total Acres	Legal Description
41711000002	1.59	GOLDEN GATE EST UNIT 93 W 105FT OF TR 16 OR 2065 PG 1722
41770120004	2.85	GOLDEN GATE EST REPLAT UNIT 93A W 150FT OF TR 130 OR 2065 PG 1723
41770080005	3.42	GOLDEN GATE EST REPLAT UNIT 93A E 180FT OF TR 130 OR 2065 PG 1722
41770040003	9.8	GOLDEN GATE EST REPLAT UNIT 93A TR 129

12.3. Public Meeting Comments and Staff Responses

Questions, comments, and concerns from the public meeting will be addressed in this section

Name suggestions from the public included Bear Ridge Preserve, Big Bear Preserve, and Popash Swamp Preserve. Other suggestions from the public included to keep the preserve as natural as possible, consider stroller-friendly paths, and to add benches to the trail. One neighbor suggested that Conservation Collier create a reinforced parking area, such as with gravel, and that they would enjoy interpretive signage. Another neighbor wanted to ensure that any preserve fencing would allow wildlife to pass in and out of the preserve. Several neighbors said they would like to spread the word to vacant land owners in the area about the TPMA. Questions included if dogs would be allowed on the preserve (yes, on leash) and if hunting will be allowed (no).



Memorandum

To: Conservation Collier Land Acquisition Advisory Committee

From: Conservation Collier Staff

Date: October 29, 2025

Subject: Naming of Hendrix property (November 5, 2025, CCLAAC meeting)

Attached is a Land Evaluation and Management Subcommittee (LEMS) approved draft of the Hendrix property Interim Management Plan. This preserve does not currently have an official name designated, and it is temporarily being referred to as the Hendrix property within the interim management plan document based on the seller of the parcel at the time of acquisition.

In an effort to increase public involvement and awareness of Conservation Collier Preserves staff created a public poll for members of the community to vote on one of three names proposed by staff.

On October 23, 2025, a Conservation Collier webpage was advertised to community followers on social media with information about the new preserve and an opportunity to vote on one of the following three names:

1. Black Bear Path Preserve
2. Wildcat Crossing Preserve
3. Hidden Swamp Preserve

Submissions are being collected through November 1st at the following [webpage location](#).

As of October 29, Black Bear Path Preserve has over a majority of the votes. Staff will provide a final count and recommendation to CCLAAC during the November 5, 2025, meeting. Staff will provide the CCLAAC recommendation to the Board of County Commissioners (BOCC) for approval companion with the Interim Management Plan.

Conservation Collier Initial Criteria Screening Report

Nichols



Owner Name: Kathryn M. Nichols

Size: 9.1 acres

Folio Number: 00058880007, 00058920006, 00058960008, 00059120009, 00059240002

Staff Report Date: November 5, 2025

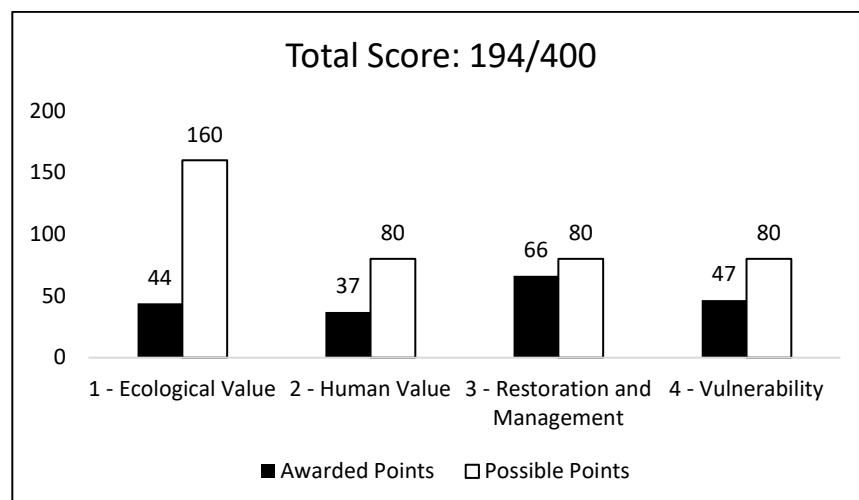


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property



Figure 1 - Parcel Location Overview

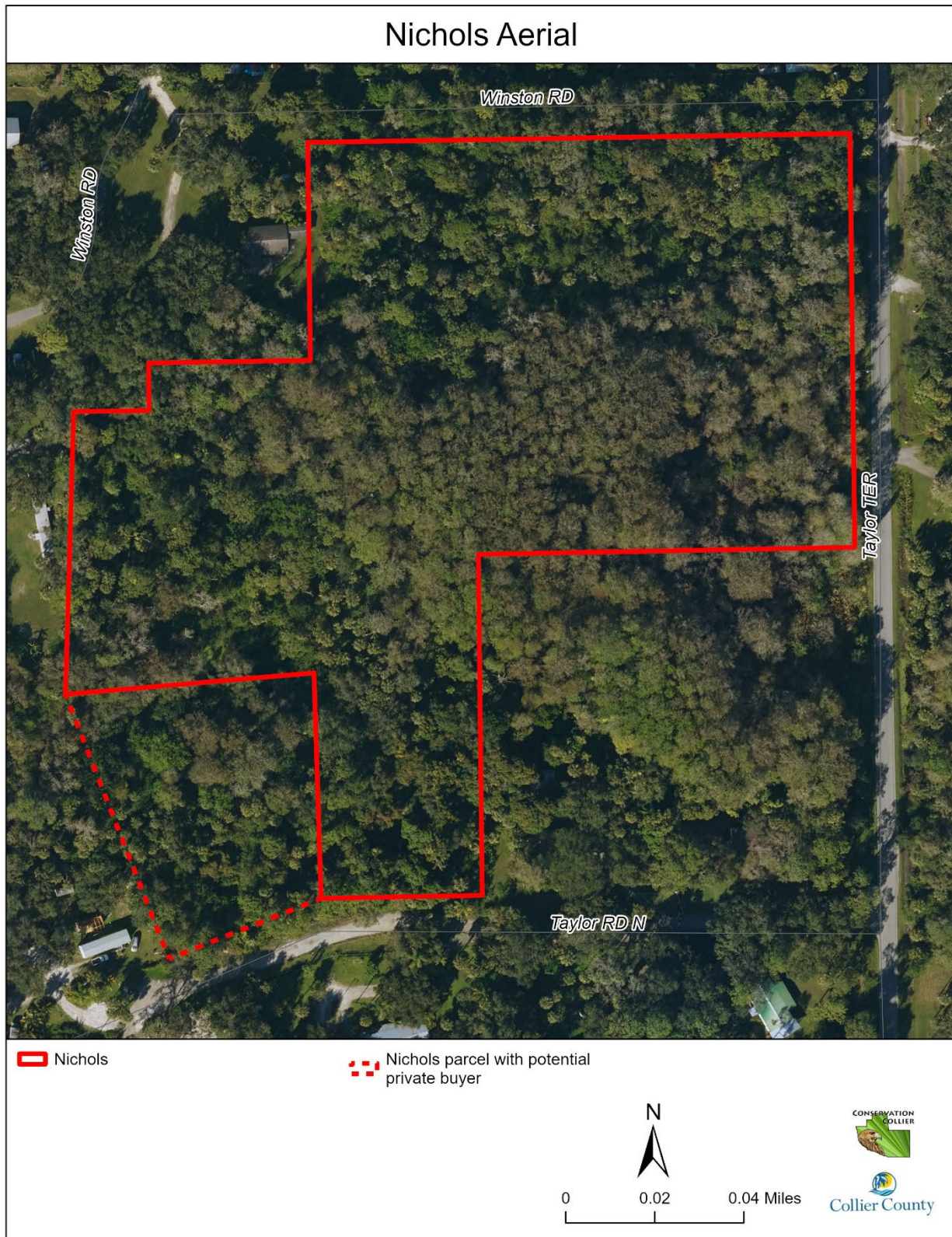


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Nichols	Kathryn M. Nichols
Folio Number	5	00058880007, 00058920006, 00058960008, 00059120009, 00059240002
Target Protection Area	Urban	Not within a Program Target Protection Mailing Area
Size	9.1 acres	
Section, Township, and Range	S36, Twn 46, R28	
Zoning Category/TDRs	A-MHO	Maximum density is 1 unit per 5 acres
FEMA Flood Map Category	AH	1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.
Existing structures	None	
Adjoining properties and their Uses	Undeveloped; Low density, single family; and developed RSF-3 lots	Low density developed single family homes to the east west, and south; Undeveloped to the south on east side; Undeveloped road easement to the north with developed RSF-3 single family homes north of the easement
Development Plans Submitted	None	
Known Property Irregularities	Archeological feature	Potential archeological mound within SE corner of property
Other County Dept Interest	None	

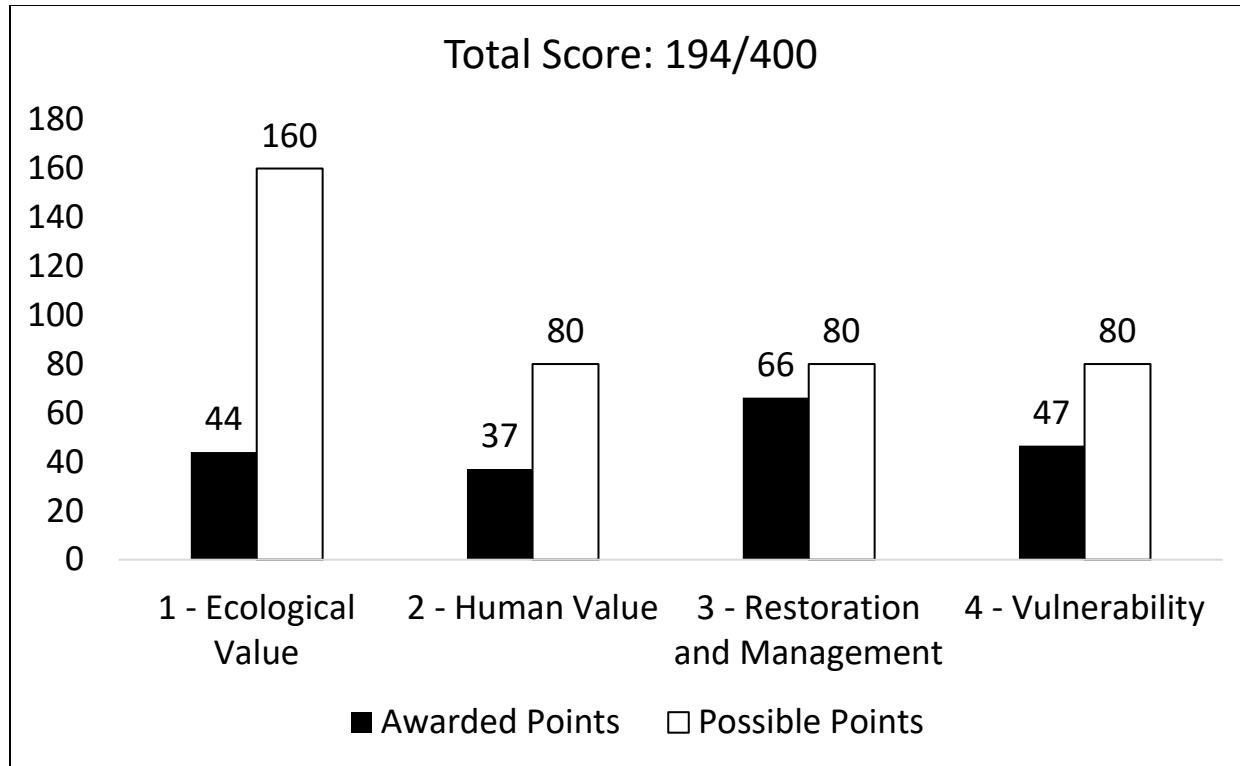


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	44	160	28%
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	13	27	50%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	7	53	13%
2 - Human Values	37	80	46%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	9	11	75%
3 - Restoration and Management	66	80	83%
3.1 - Vegetation Management	43	55	79%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	47	80	58%
4.1 - Zoning and Land Use	47	58	81%
4.2 - Development Plans	0	22	0%
Total	194	400	49%

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

Criteria 1: CLIP Priority 1 Natural Community

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

Criteria 2: CLIP Priority 2 Natural Community

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

Criteria 3: Other Native, Natural Communities

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

Cypress and Mixed Wetland Hardwoods

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **YES**

The property is visible and accessible from Taylor Ter., a paved public road. It also contains a probable archaeological mound in the SE corner.

Criteria 5: Water Resources

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

Yes, contains wetlands and holds water during the wet season, providing stormwater storage for surrounding homes.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

The property provides little wildlife habitat due to its relatively small size; however, it does provide refuge to raccoons, black bears, and bobcats. Removal of exotic vegetation would provide foraging habitat for listed wading bird species.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link, or habitat corridor? **NO**

Property is not adjacent to conservation land.

Criteria 8: Target Area

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

The Nichols property met 3 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property consists of Cypress and Mixed Wetland Hardwoods. Nearly half the property contains Cypress, which has a canopy of cypress (*Taxodium* sp.); a midstory of some scattered red maple (*Acer rubrum*) and Pond apple (*Annona glabra*); and groundcover consisting primarily of alligatorflag (*Thalia geniculata*) and swamp fern (*Telmatoblechnum serrulatum*).

Mixed Wetland Harwoods surround the Cypress. Cypress, Slash pine (*Pinus elliotii*), and laurel oak (*Quercus laurifolia*) are present in the canopy. Although the midstory is dominated by the non-native, invasive plant shoebutton ardisia (*Ardisia elliptica*), red maple, pond apple, cabbage palm (*Sabal palmetto*), strangler fig (*Ficus aurea*), wild coffee (*Psychotria nervosa*), and myrsine (*Myrsine cubana*) are also present in the midstory. The groundcover vegetation includes primarily swamp fern with some muscadine (*Vitis rotundifolia*).

Several non-native, invasive plants were observed within the property including: shoebutton ardisia, air potato (*Dioscorea bulbifera*) – which is very prevalent in the southern parcel, Brazilian pepper (*Schinus terebinthifolia*), old-world climbing fern (*Lygodium microphyllum*), rosary pea (*Abrus precatorius*), bishopwood (*Bischofia javanica*), twoleaf night shade (*Solanum diphyllum*), wedelia (*Sphagneticola trilobata*), strawberry guava (*Psidium cattleianum*), climbing cassia (*Senna pendula* var. *glabrata*), java plum (*Syzygium cumini*), and schefflera (*Heptapleurum actinophyllum*).

Table 3. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Cardinal air plant	<i>Tillandsia fasciculata</i>	Endangered	Not Listed

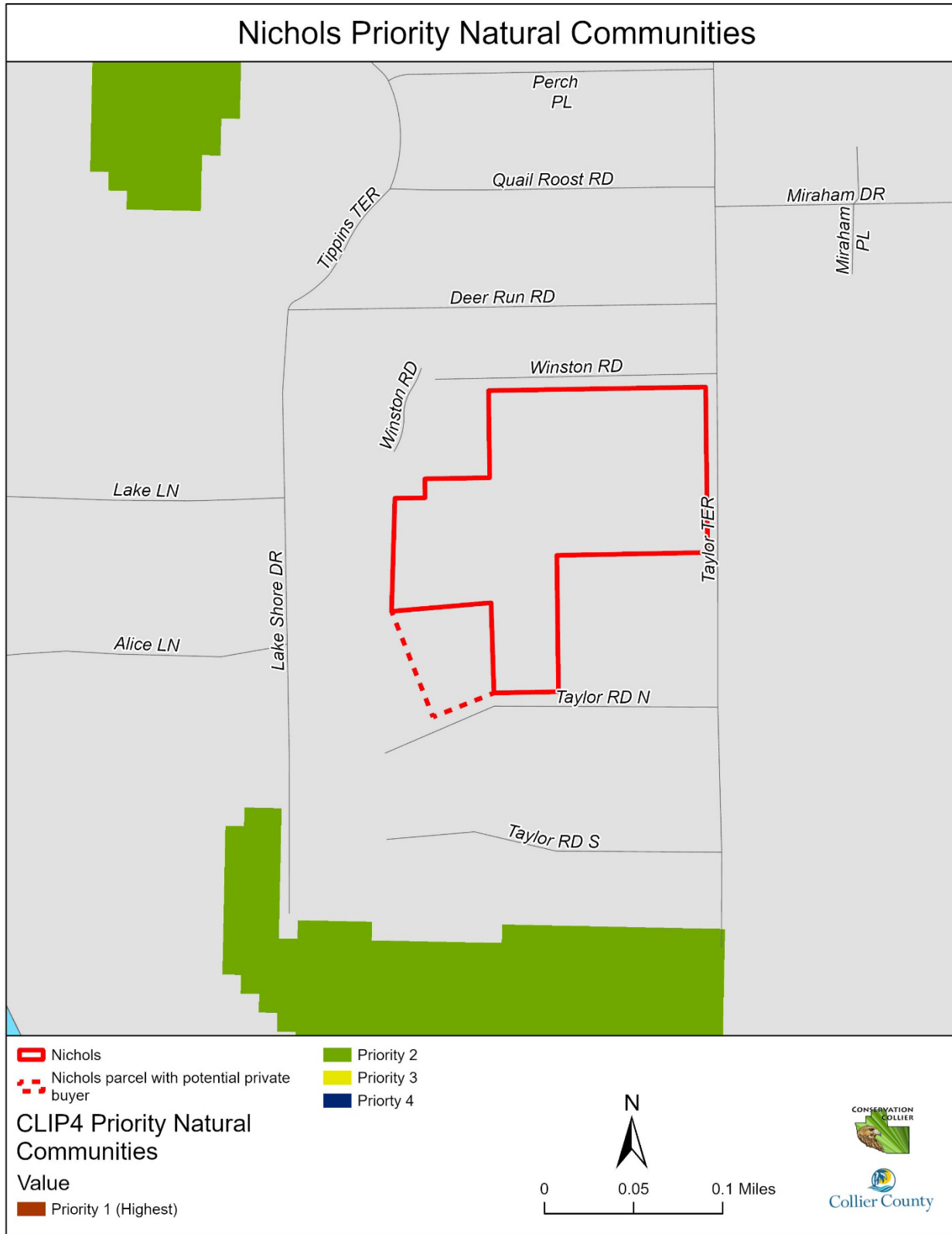


Figure 4 - CLIP4 Priority Natural Communities

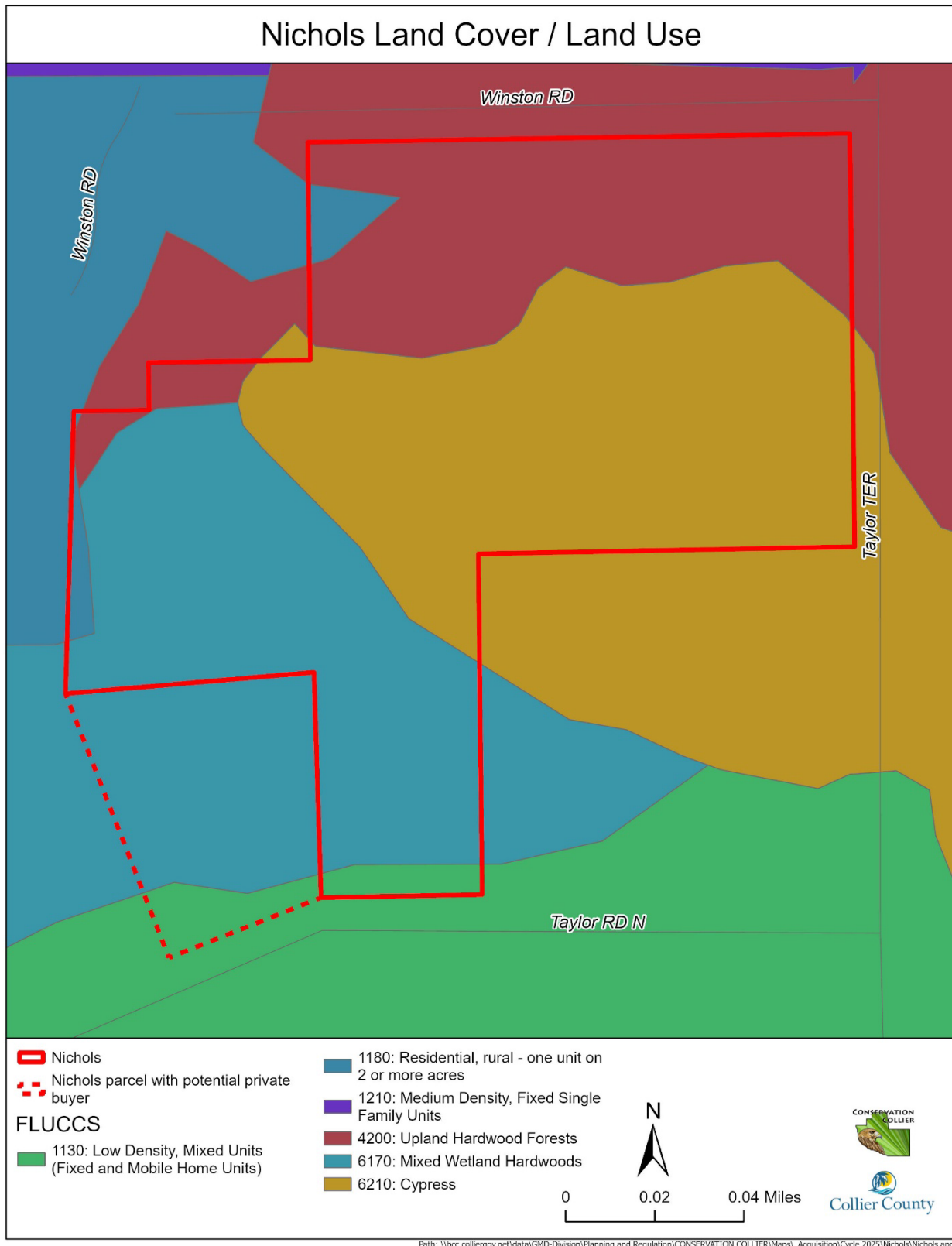


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Mixed Wetland Hardwoods



Figure 7 – Cypress

3.1.2 Wildlife Communities

The property could provide limited foraging habitat for listed wading birds after the removal of invasive exotic species.

No listed wildlife was observed on the property. It is likely that bobcats, black bears, and raccoons use the property.

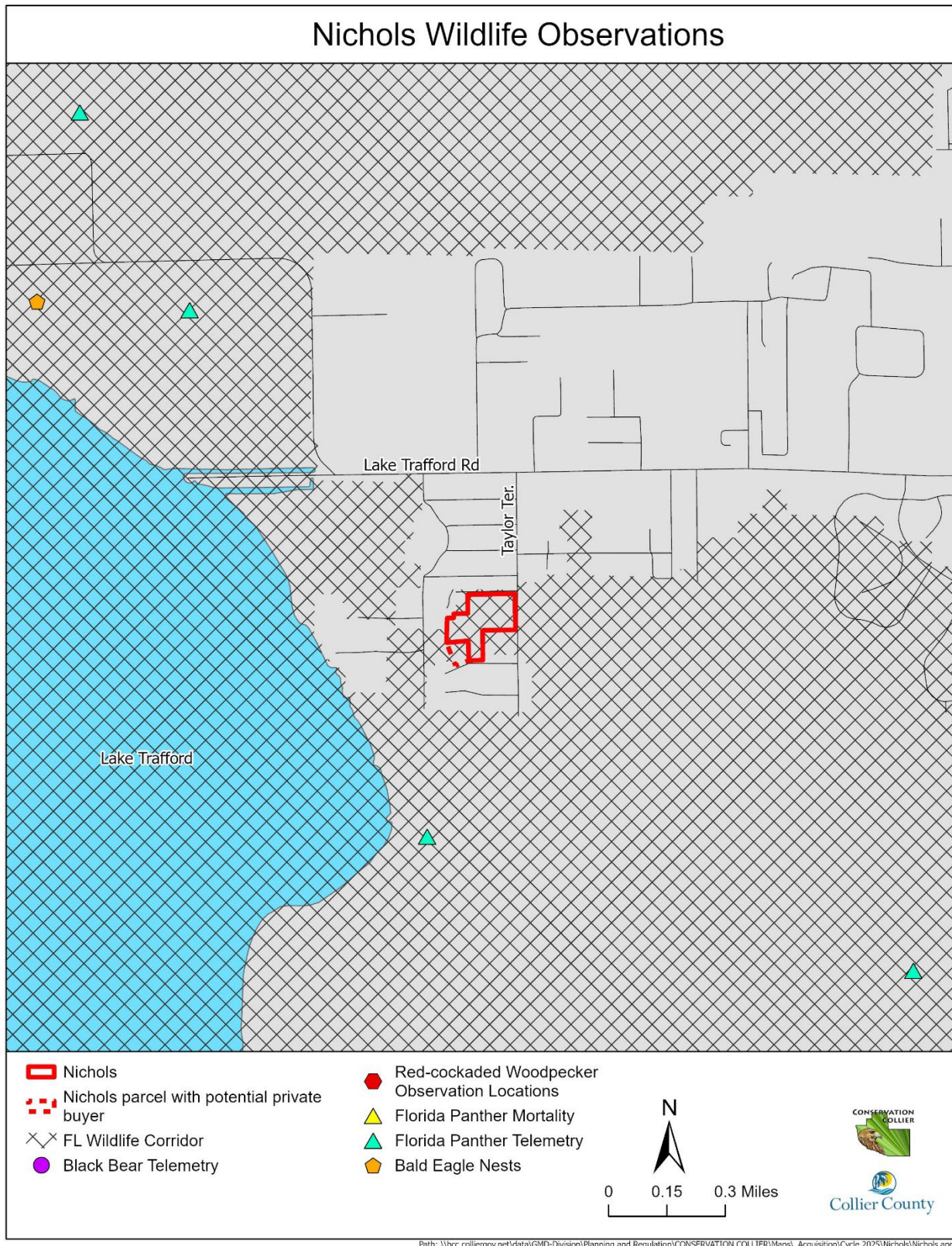


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

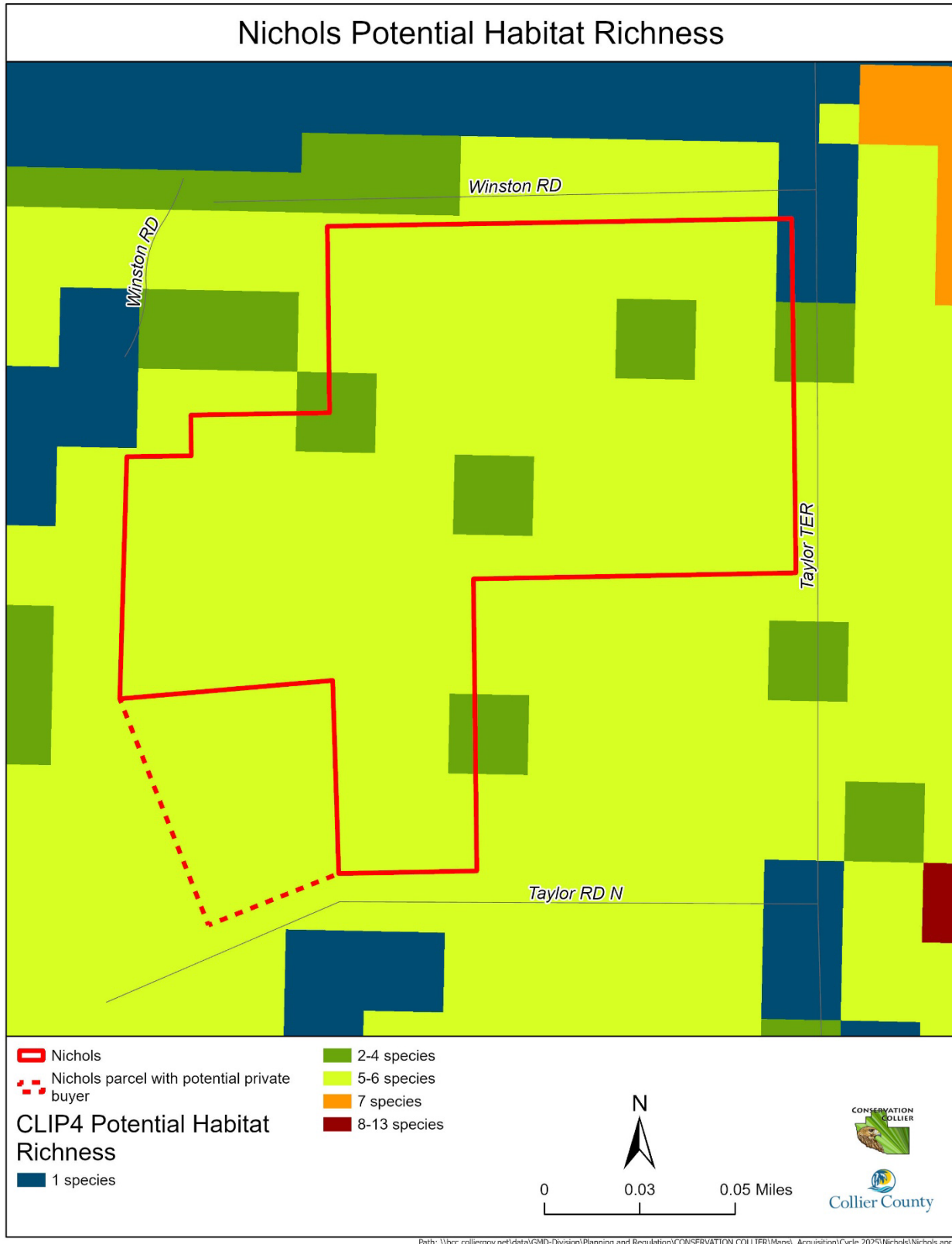


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The property holds water during the rainy season and is lower than surrounding developed parcels. Seasonal water levels fluctuate between 2-8 inches, with water potentially deeper within the Cypress towards the center of the property.

The property also provides moderate aquifer recharge capacity. Despite the fact that nearly the entire property is mapped as having non-hydric “Tusawilla Fine Sand” soil – a nearly level, poorly drained soil associated with flatwoods and hammocks - the property is a wetland.

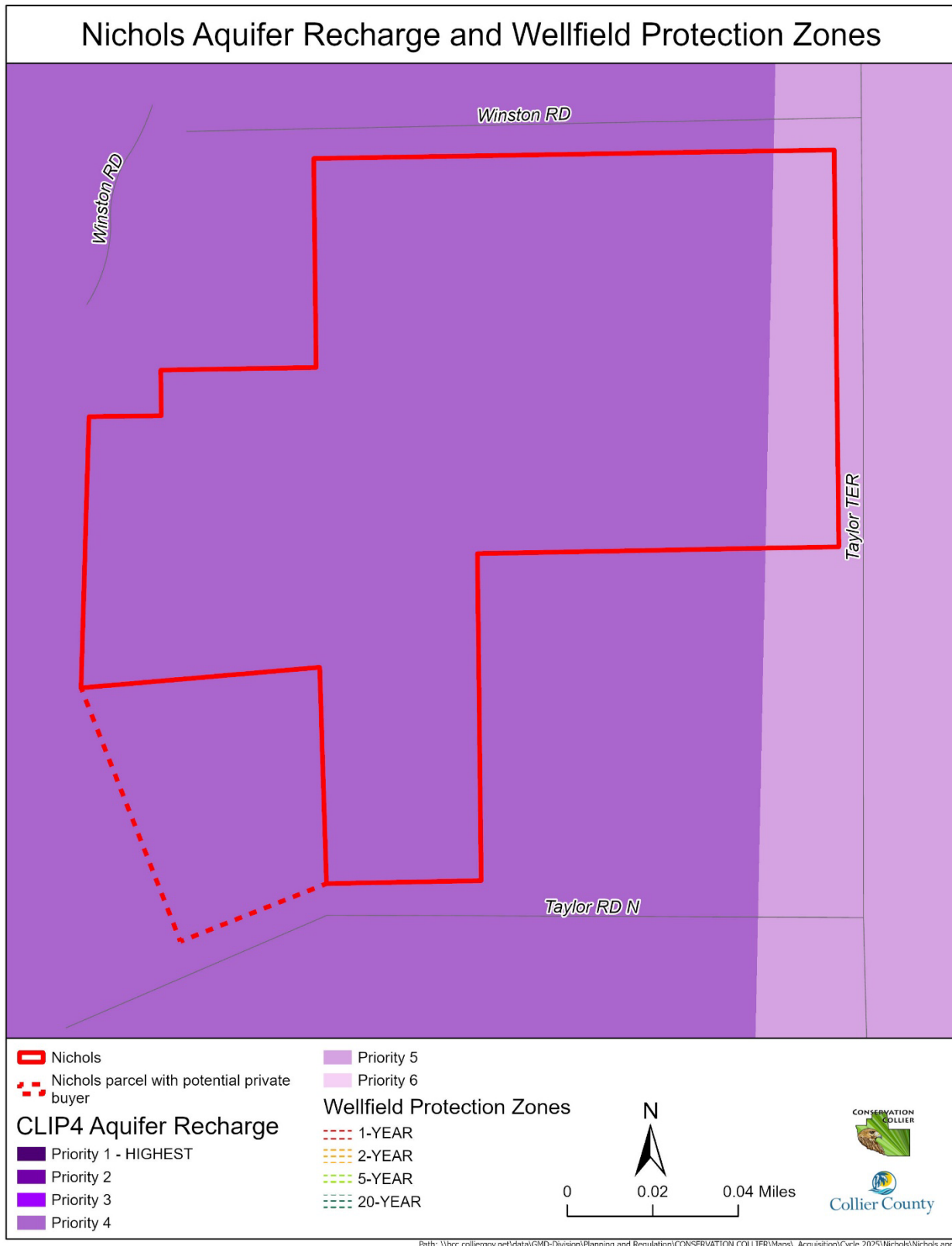


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

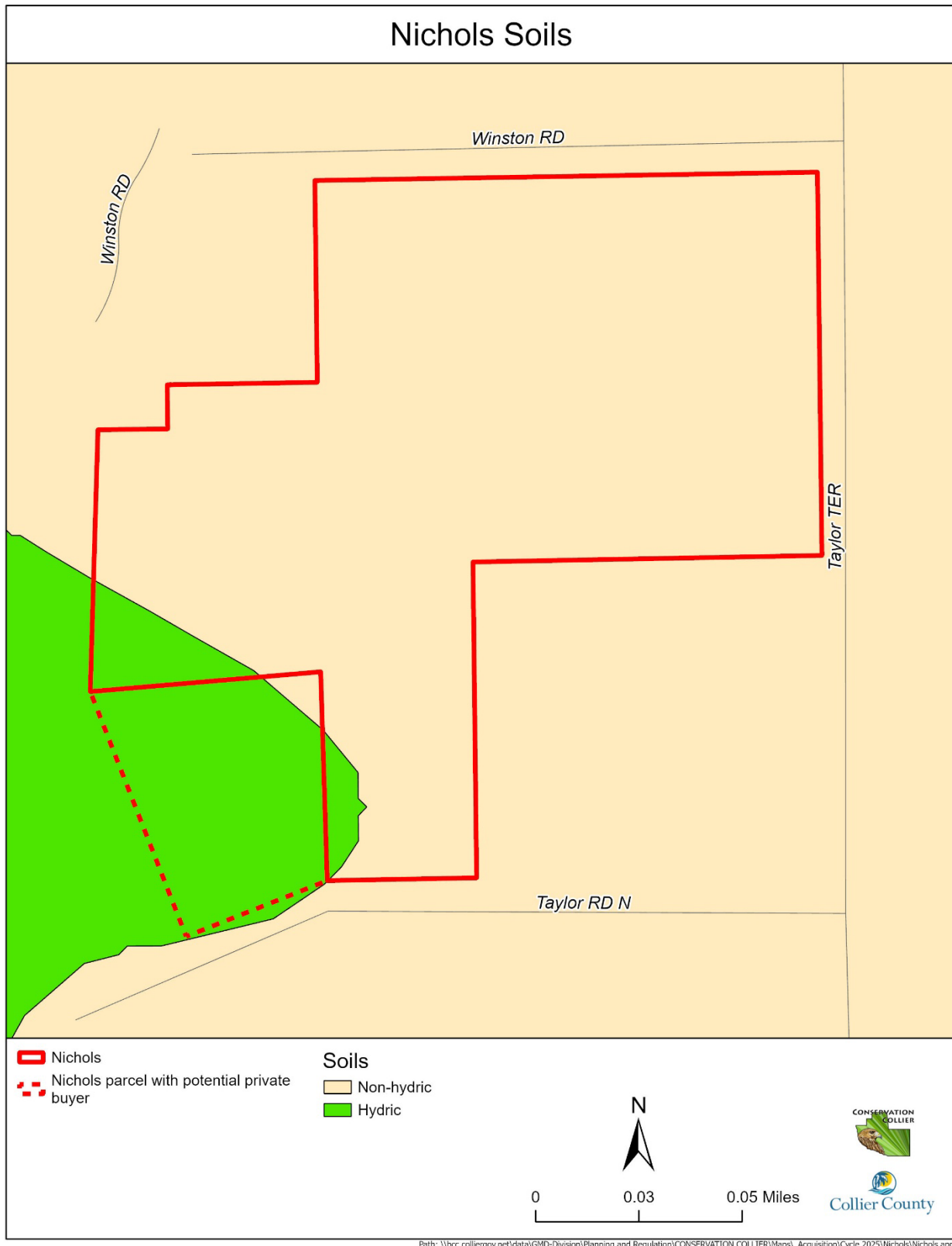


Figure 11 - Collier County Soil Survey

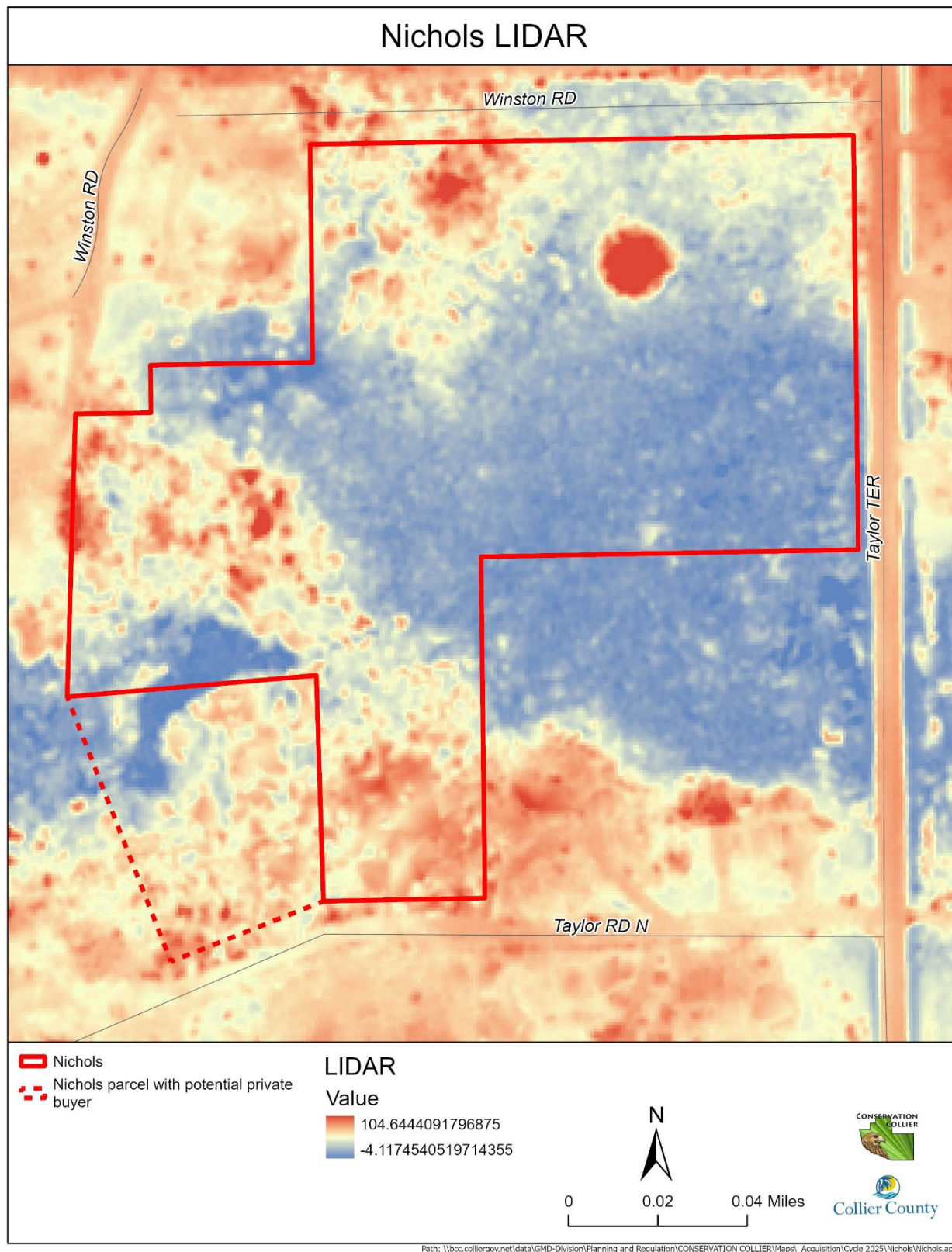


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This property is not adjacent to conservation land; however undeveloped parcels to the east between it and Williams Farms (which is approximately 400 feet away) are undeveloped.

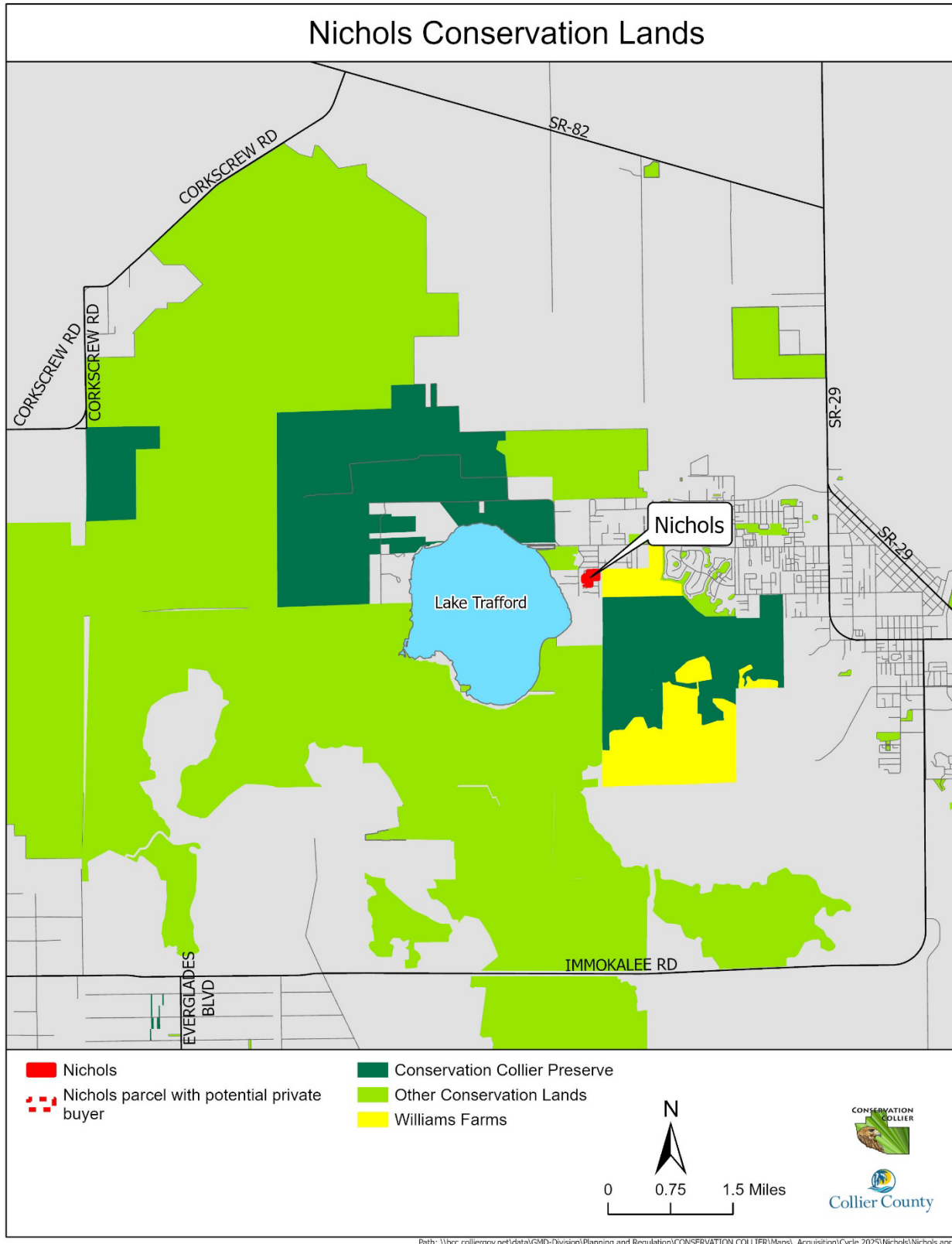


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

The property could be used for limited, seasonal hiking as it holds water for most of the rainy season.

3.2.2 Accessibility

The site is directly accessible from Taylor Terrace and Taylor Rd. N.; however, street parking would be discouraged at this location due to the residential nature of the street, and creation of on-site parking would be discouraged due to considerable wetland impacts. A trail could be created to be accessible to pedestrians.

3.2.3 Aesthetic/Cultural Enhancement

This property is visible from a paved, public road. It contains very good examples of mature cypress trees. There is also a probable archaeological mound feature within the northeast corner of the property.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation rates are between 25-40% on this property, with varying densities throughout. Shoebutt ardisia (*Ardisia elliptica*) is present and dense throughout the midstory of the Mixed Wetland Hardwoods. Air potato (*Dioscorea bulbifera*) blankets areas of the Mixed Wetland Hardwoods in the southern-most parcel. Other exotics observed include Brazilian pepper (*Schinus terebinthifolia*), old-world climbing fern (*Lygodium microphyllum*), rosary pea (*Abrus precatorius*), bishopwood (*Bischofia javanica*), twoleaf night shade (*Solanum diphyllum*), wedelia (*Sphagneticola trilobata*), strawberry guava (*Psidium cattleianum*), climbing cassia (*Senna pendula* var. *glabrata*), java plum (*Syzygium cumini*), and schefflera (*Heptapleurum actinophyllum*).

3.3.1.2 Prescribed Fire

The wet nature of the site would not be compatible with the use of prescribed fire.

3.3.2 Remediation and Site Security

The property requires exotic plant removal. Site security issues could include trespass, but is not anticipated to be unmanageable. Primary issue observed was trash that appeared to be drug into the property by animals.

3.3.3 Assistance

No management assistance is anticipated with this property, but staff may seek funding assistance from the state's Invasive Plant Management Section.

3.4 Vulnerability

3.4.1 Zoning and Land Use

This property is zoned A-MHO, which allows 1 unit per 5 acres; however, because the property consists of 5 parcels, 5 dwelling units could potentially be built within the property.

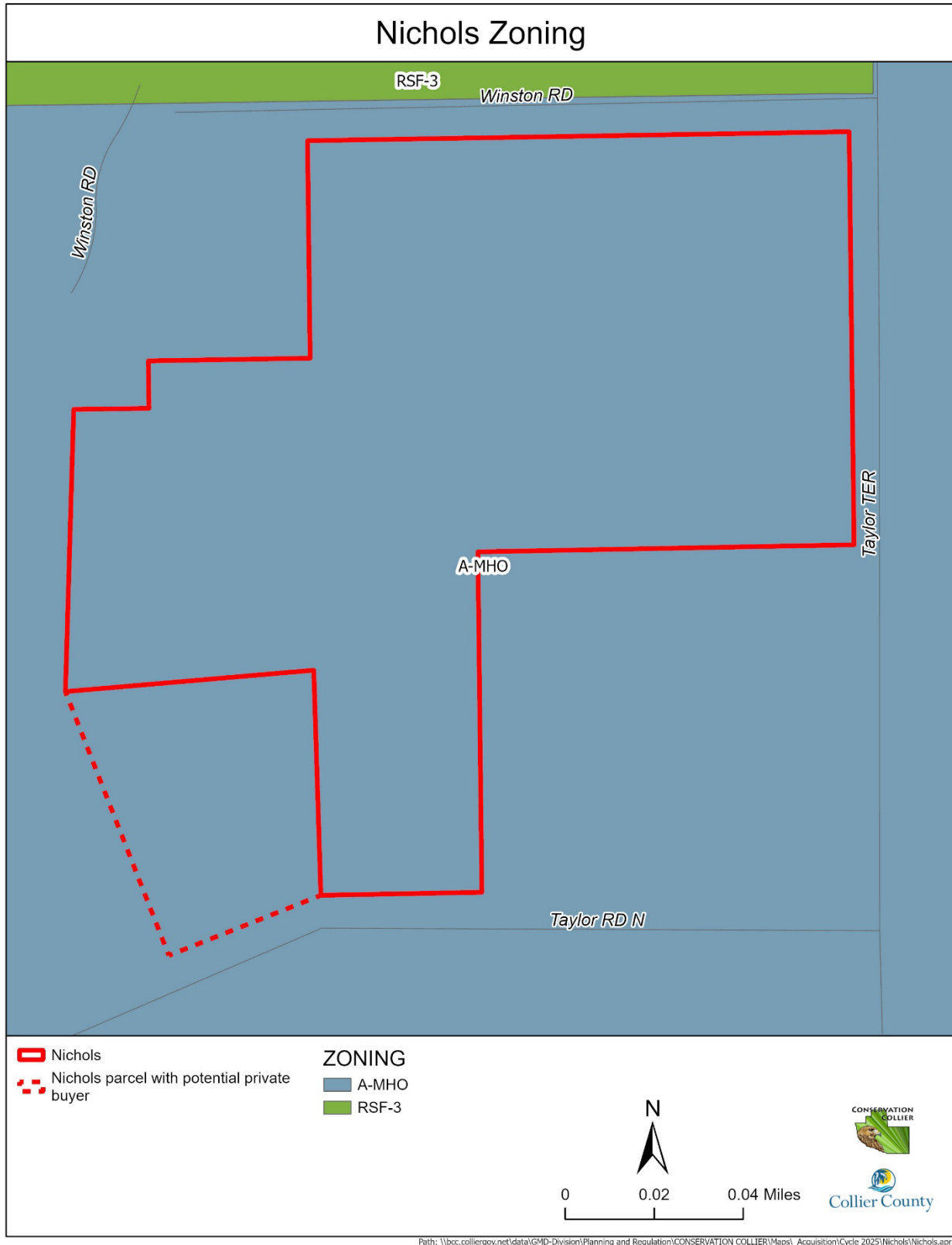


Figure 14 - Zoning

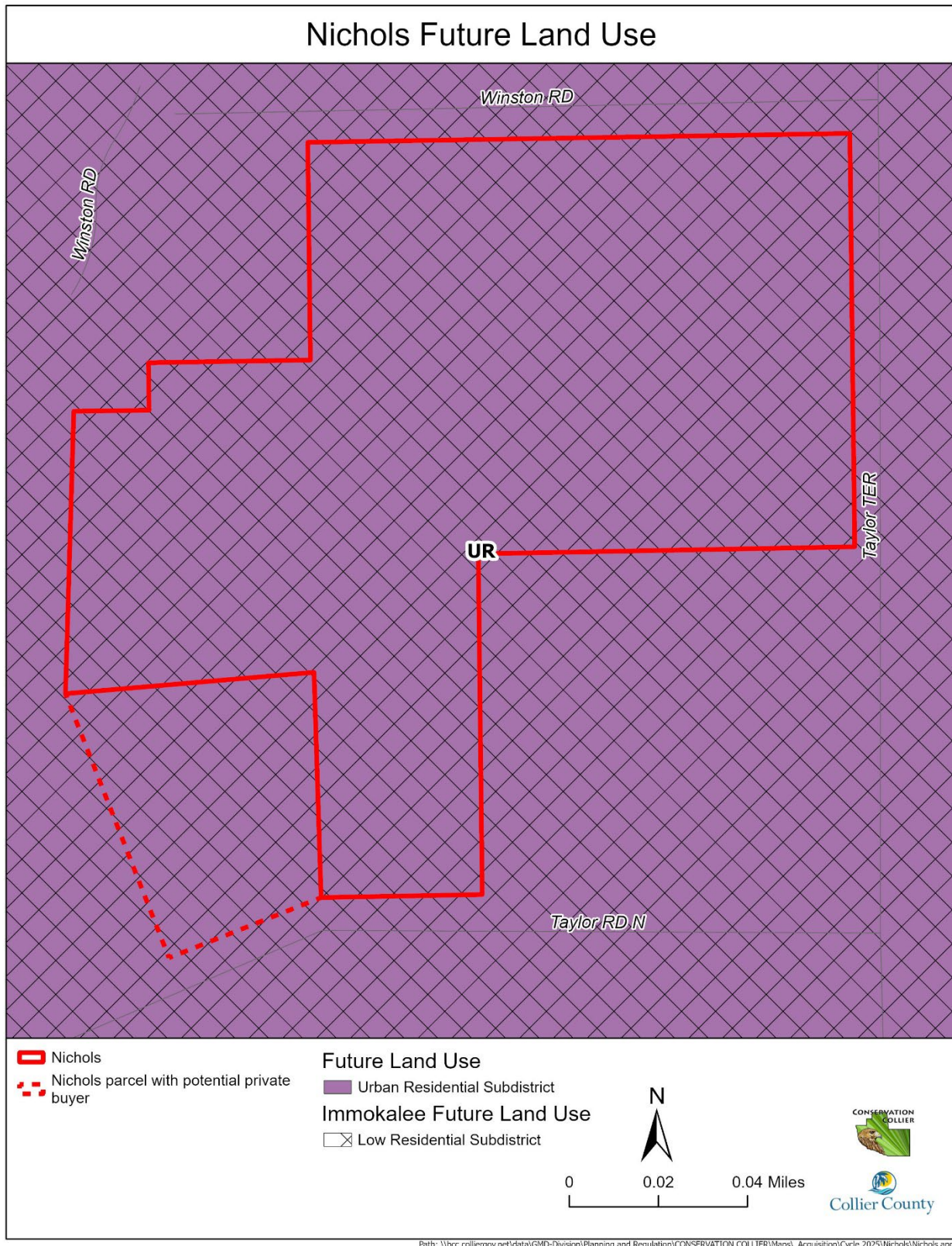


Figure 15 – Future Land Use

3.4.2 Development Plans

No development plans exist on any of the 5 parcels of the property.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

No additional acquisition considerations.

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$4,600	\$1,800	Initial removal assumes a combination of cutting and removing from site, cutting and stacking, and treat in place – average cost estimated to be \$500 per acre. Recurring cost estimated to be \$200 per acre.
Signage	\$200	N/A	
Total	\$4,800	\$1,800	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: Nichols			
Target Protection Mailing Area: N/A (near Williams Farms)			
Folio(s): 00058880007, 00058920006, 00058960008, 00059120009, 00059240002			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	44	28
2 - Human Value	80	37	46
3 - Restoration and Management	80	66	83
4 - Vulnerability	80	47	58
TOTAL SCORE	400	194	49
1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	50	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress; Mixed wetland hardwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	T. fasciculata
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			

a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30	30	
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	50	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40	40	
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	40	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0	0	
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10		
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	25	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		

b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25	25	
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	165	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	44	
2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	80	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	10	
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50	50	Taylor Ter.
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10	10	
d. No public parking available	0	0	

2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10	10	Lake Trafford Shores
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	30	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15	15	
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	130	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37	
3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	95	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75	75	
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		

c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	145	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	66	
4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	105	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	0	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	105	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	47	

8. Additional Site Photos



Air potato in south parcel



View into property from Taylor Terrace



Mixed Wetland Hardwoods



Mixed Wetland Hardwoods



Mixed Wetland Hardwoods



Looking up to archaeological mound



Cypress on property with Lake Trafford behind



View looking north



View looking north



View looking southwest with Lake Trafford behind

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

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

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

Figure 9 - CLIP4 Potential Habitat Richness

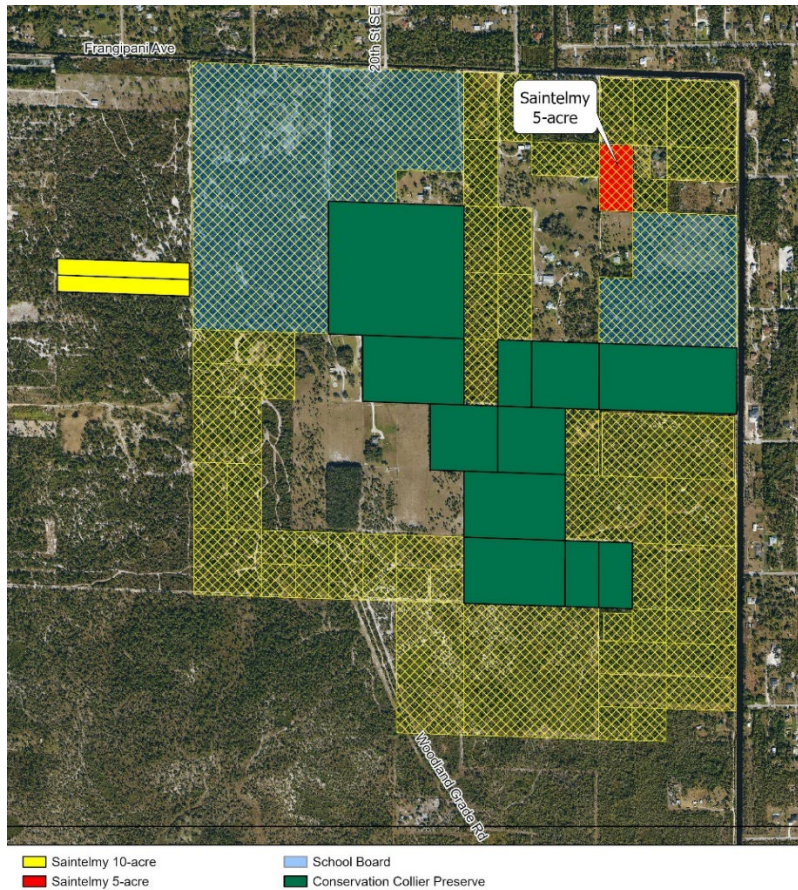
This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because Strategic Habitat Conservation Areas (SHCA)s do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC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

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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

Conservation Collier Initial Criteria Screening Report

Saintelmy 5-acres



Owner: Wilson Saintelmy

Acreage: 5.00 ac.

Folio: 00301800200

Staff Report Date: November 5, 2025

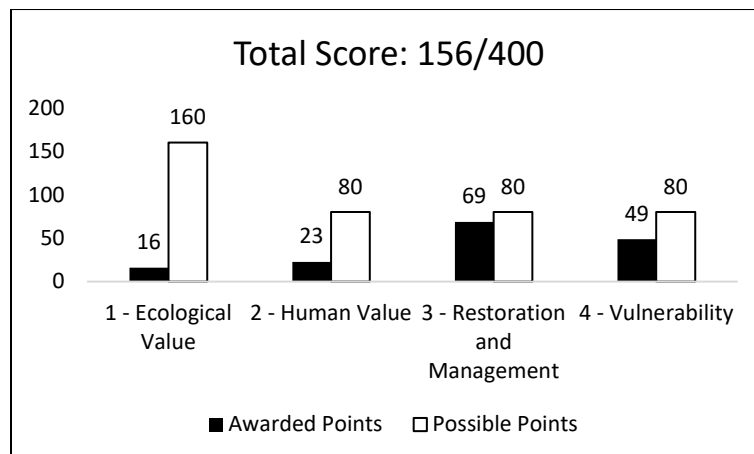


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

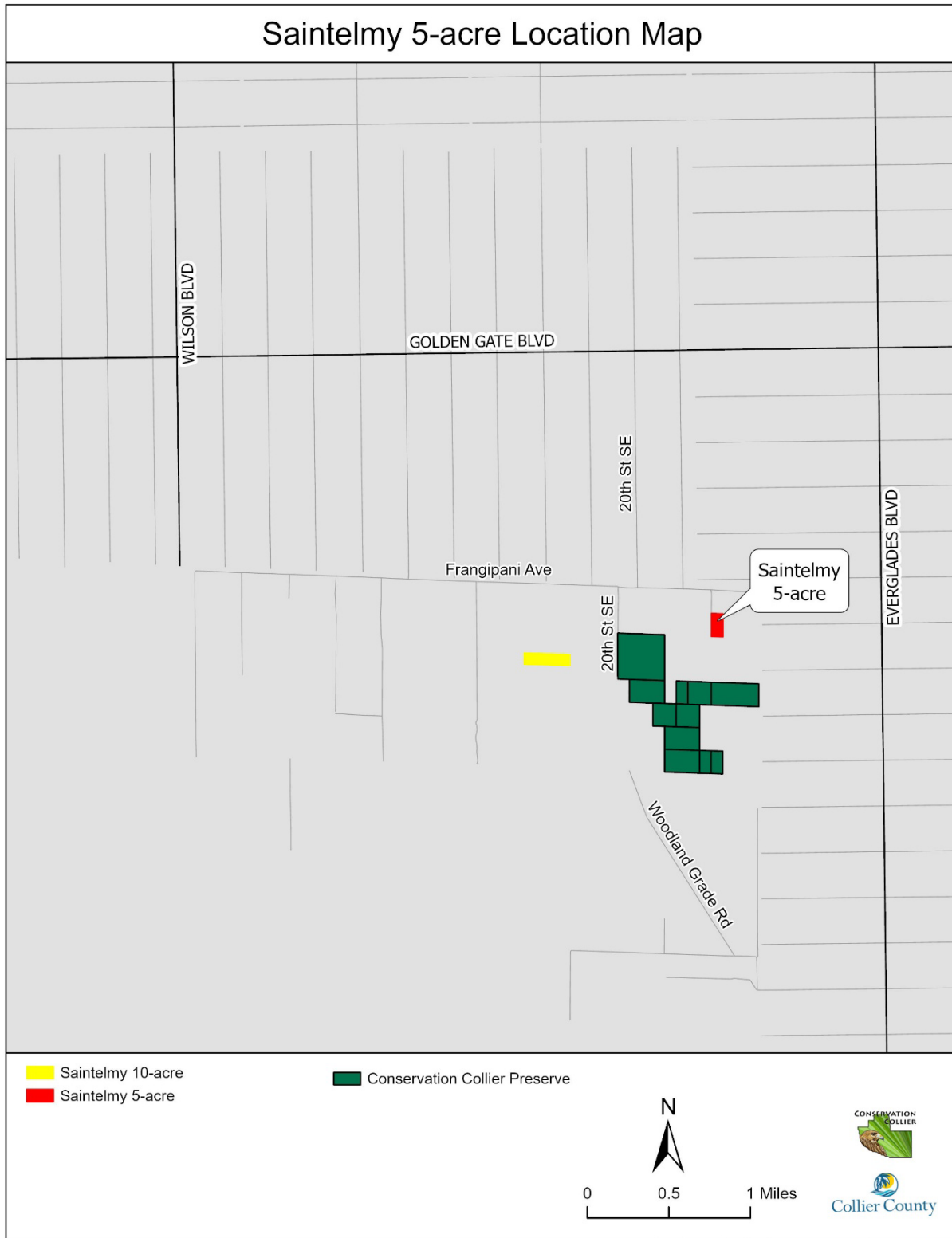


Figure 1 - Parcel Location Overview



Figure 2 - Parcel Close-up

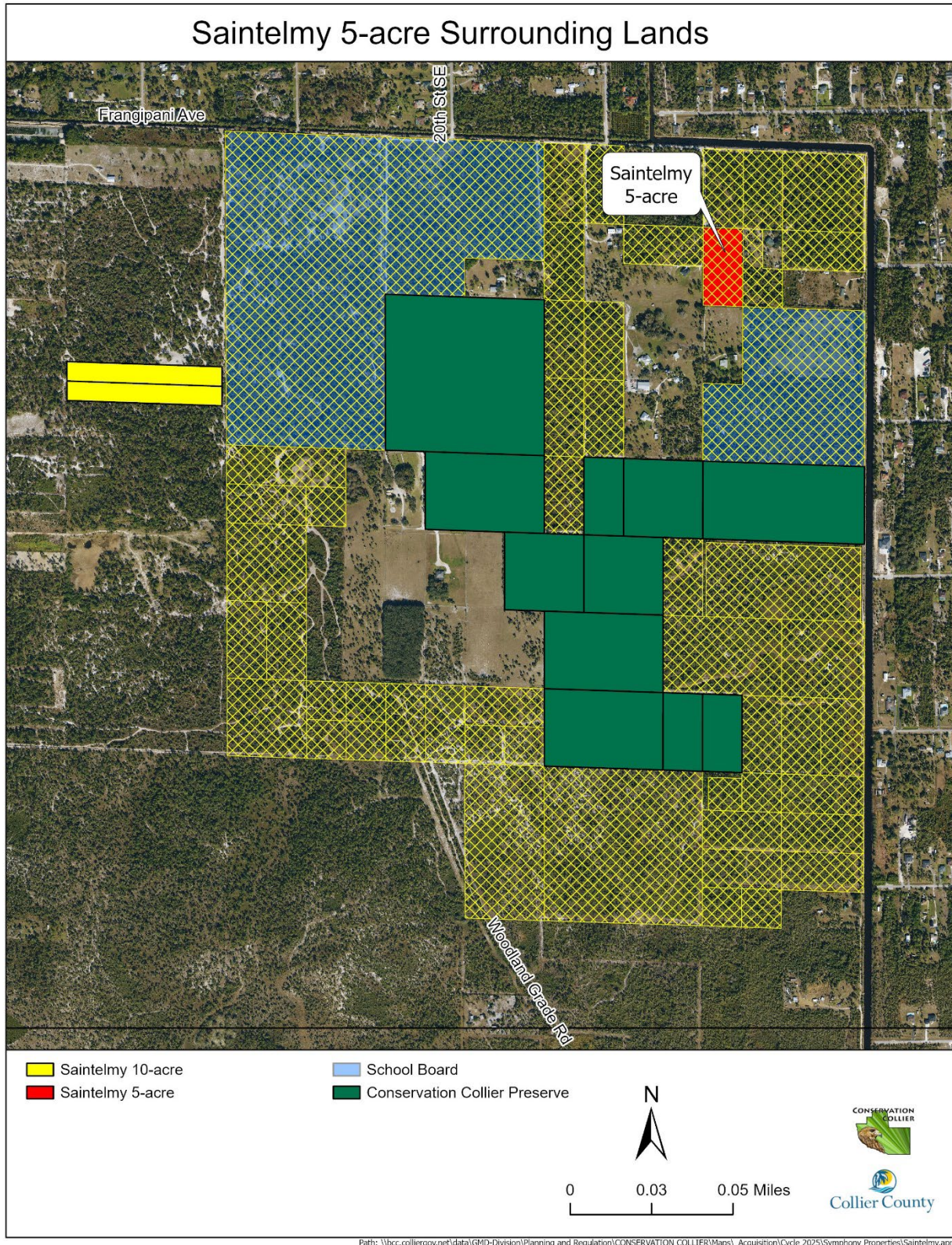


Figure 3 – Surrounding Lands

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Saintelmy 5-acres	Wilson Saintelmy
Folio Number	00301800200	
Target Protection Area		North Belle Meade TPMA
Size	5.00 acres	
Section, Township, and Range	S14, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NBMO-Neutral	Base Zoning is Agricultural; Neutral Lands within Rural Fringe Mixed Use District within the North Belle Meade Overlay; Allowable use is 1 residential dwelling per 5 acres.
Existing structures	None	
Adjoining properties and their Uses	Residential, Conservation, undeveloped	Single Family Residence adjacent to the west; private Conservation Easements to the south; undeveloped Neutral Lands to the north and east - east is undeveloped School Board property that will become a H.S. and Elementary School that are not in the 5-year plan.
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential mitigation for Veterans Memorial Blvd. Project depending on basin

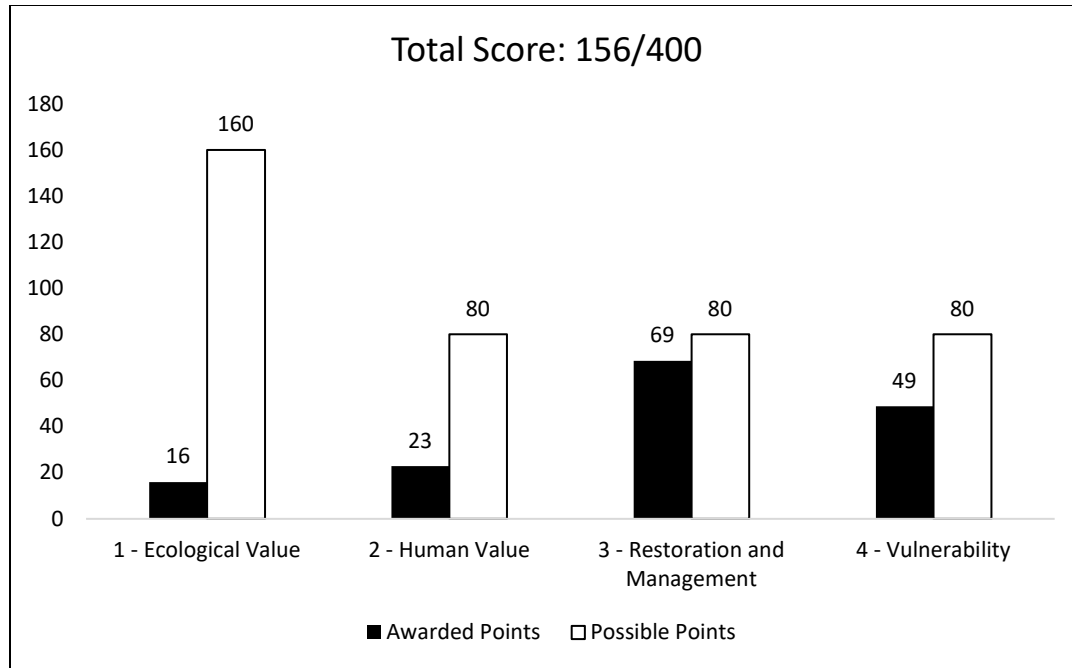


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	16	160	10%
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	0	27	0%
1.3 - Water Resources	3	27	10%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	23	80	29%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	11	34	33%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	69	80	86%
3.1 - Vegetation Management	46	55	83%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	49	80	61%
4.1 - Zoning and Land Use	44	58	77%
4.2 - Development Plans	4	22	20%
Total	156	400	39%

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

Criteria 1: CLIP Priority 1 Natural Community

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

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Property contains disturbed Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **NO**

Property does not contain other native, natural communities

Criteria 4: Human Social Values

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

The property is not visible or readily accessible from a public roadway. There is potential access in the future when the school is built, but there is currently no public access the property.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **NO**

The property is mapped as containing nearly 100% hydric soils, but no wetlands appear to exist on site.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

The parcel is small and overgrown. It is surrounded by cleared and developed properties to the east, west, and south.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **NO**

This property is not adjacent to a conservation land.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **YES**

The parcel is within the Symphony Properties TPMA.

The Saintelmy 5-acre property met 2 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The vegetative community found on the Saintelmy 5-acre property is similar to some areas on the Symphony Properties Preserve to the south.

The primary plant community present can best be described as Pine Flatwoods, Disturbed. The area is mapped as Improved and Unimproved pasture and Mixed Shrubs, but vegetation suggests that the parcel is a Pine Flatwood that is beginning to succeed to hammock. The canopy is dominated by slash pine (*Pinus elliottii*). However, in the northern portions of the parcel some clearing has occurred and what appears to be fire damage has killed several slash pine trees. The midstory is dominated by cabbage palm (*Sabal palmetto*) with some oak (*Quercus* sp), American beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), and winged sumac (*Rhus copallinum*) present. The ground cover is a mix of grasses, sedges, and herbaceous plants in the groundcover including muscadine (*Vitis rotundifolia*), bracken fern (*Pteridium aquilinum*), and greenbriar (*Smilax* sp).

Invasive plants encountered include Caesar weed (*Urena lobata*), Brazilian pepper (*Schinus terebinthifolia*), lantana (*Lantana strigocamara*), and rosary pea (*Abrus precatorius*). The cleared area in the north is dominated by missiongrass (*Cenchrus polystachios*), natalgrass (*Melinis repens*), sida (*Sida cordifolia*) and Caesar weed.

No listed plant species were observed on the property during the site visit.

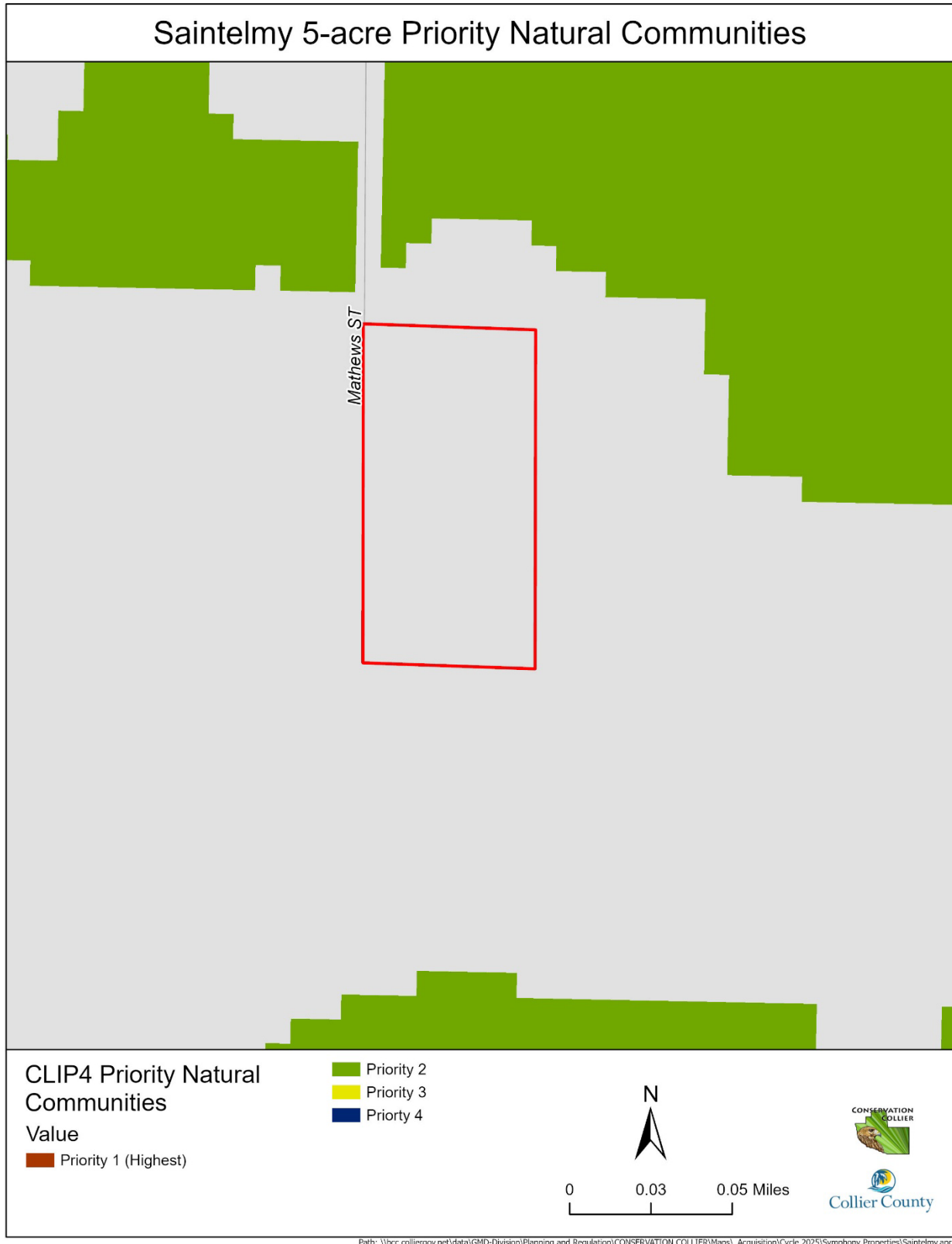


Figure 5 - CLIP4 Priority Natural Communities



Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Disturbed pine flatwood

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 4 focal 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. The property could become nesting/foraging habitat for endangered red-cockaded woodpeckers in the future if existing clusters to the south expand north, and fuel in the property is reduced.

No listed species were observed or have been documented on the parcel.

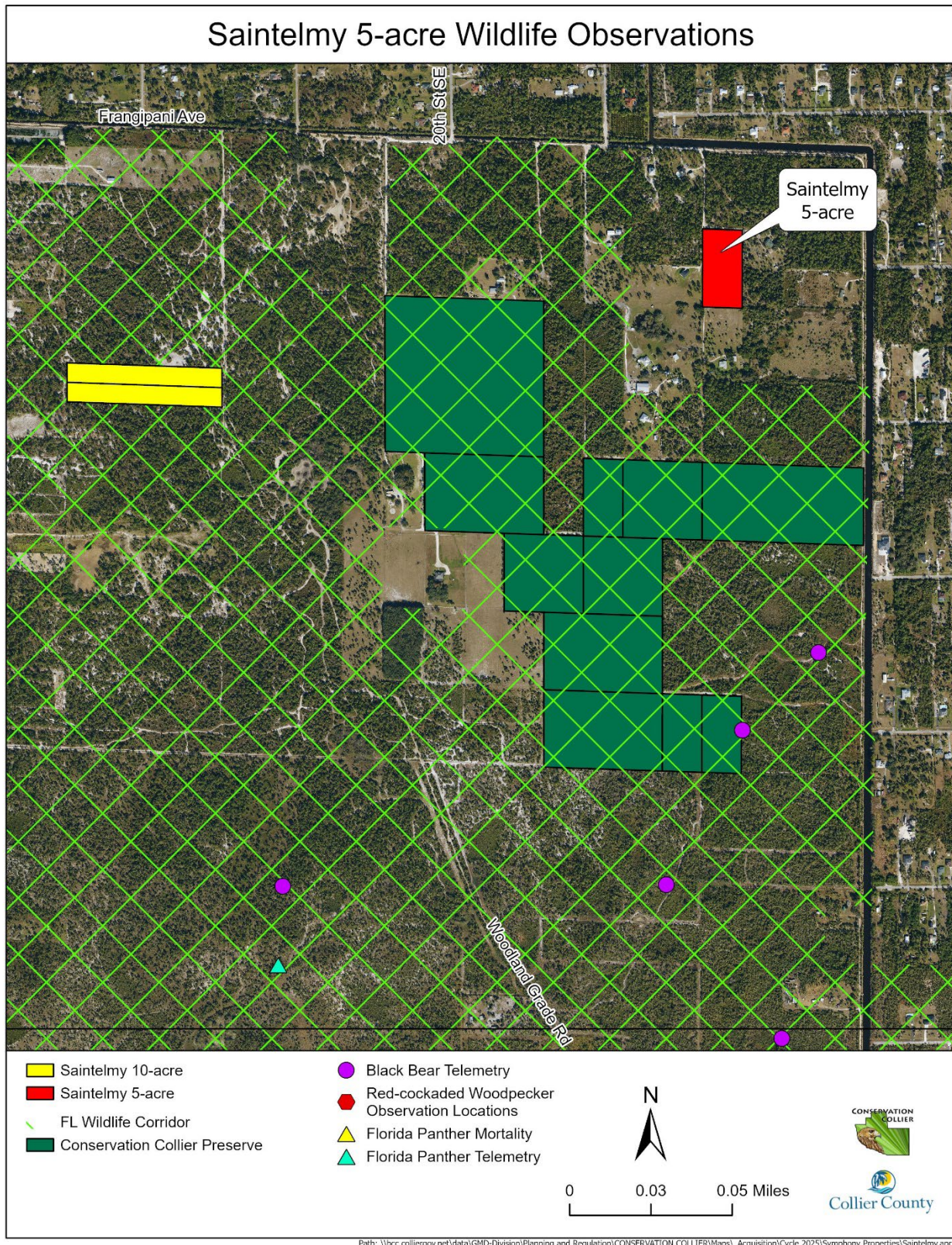


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

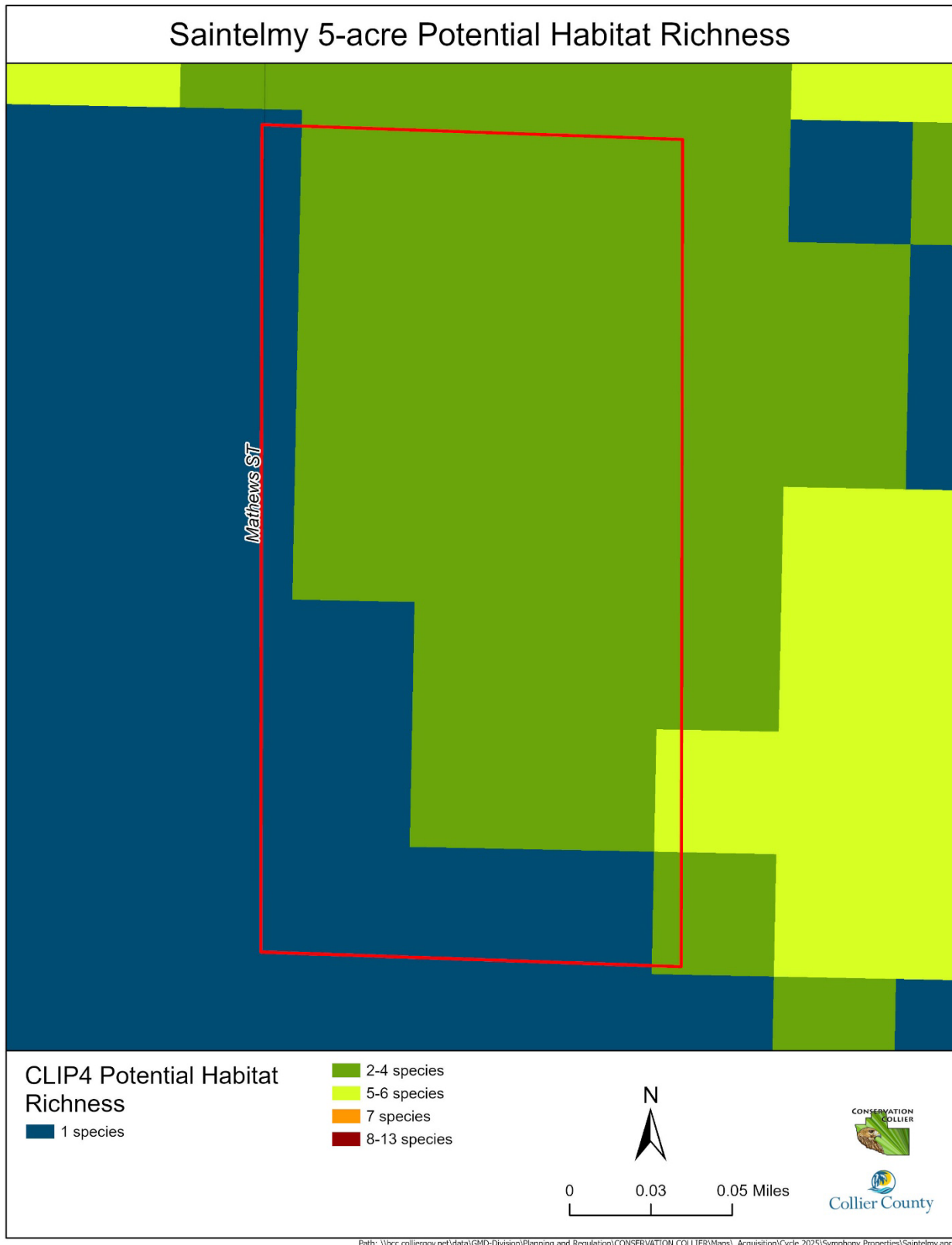


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The entire property is mapped as containing the hydric soil “Pineda Fine Sand, limestone substratum”, which is associated with sloughs and broad, poorly defined drainageways. However, no sloughs, drainageways, or wetlands were observed on site.

This parcel does not provide significant aquifer recharge capacity.

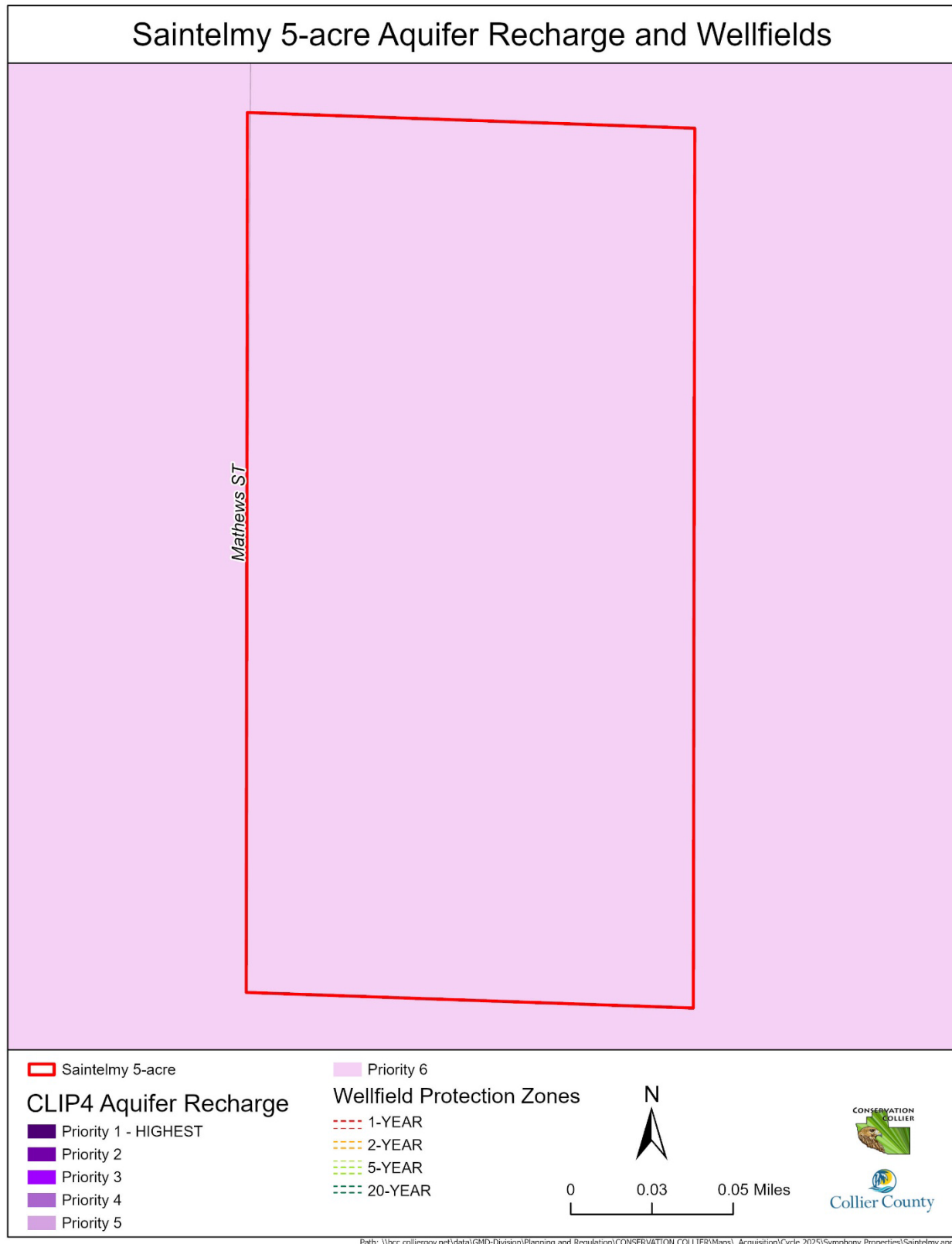


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

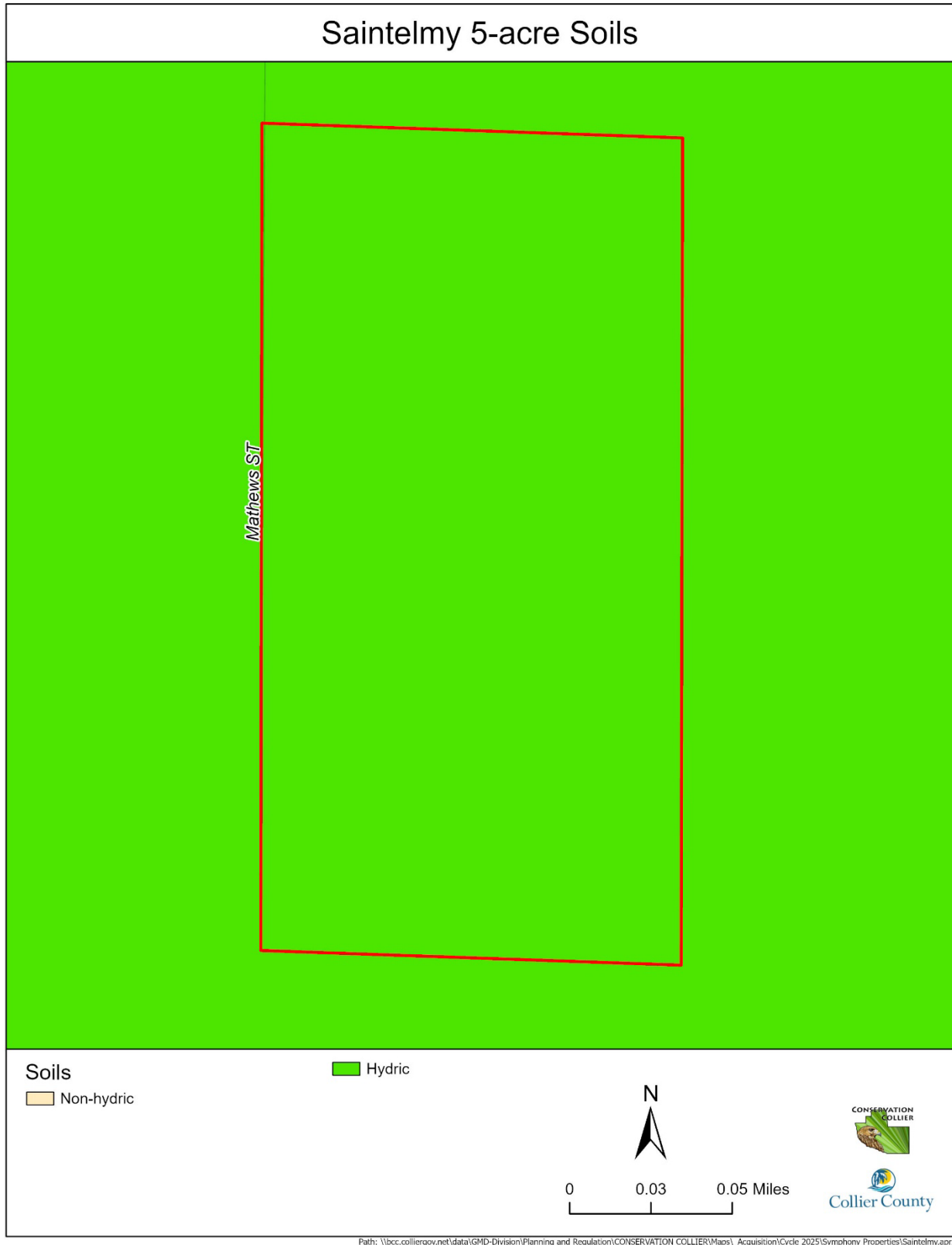


Figure 11 - Collier County Soil Survey

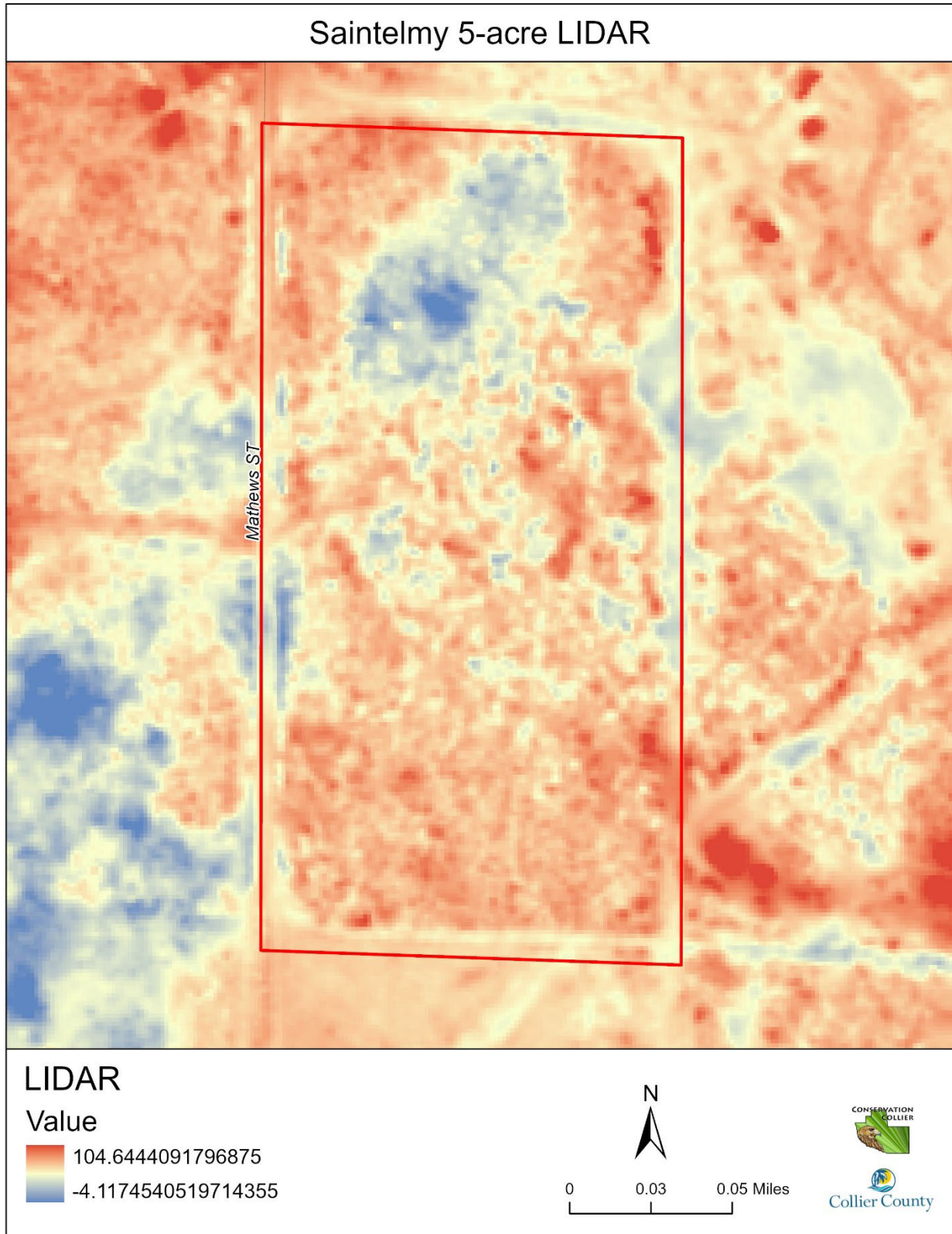


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels do not directly connect to conservation lands. Low density residential lots to the south exist between this parcel and Symphony Properties and undeveloped Neutral and Sending Lands of the North Belle Meade area. Telemetry data shows Florida panther use this general area to cross between Golden Gate Estates and larger conservation areas to the south and the east.

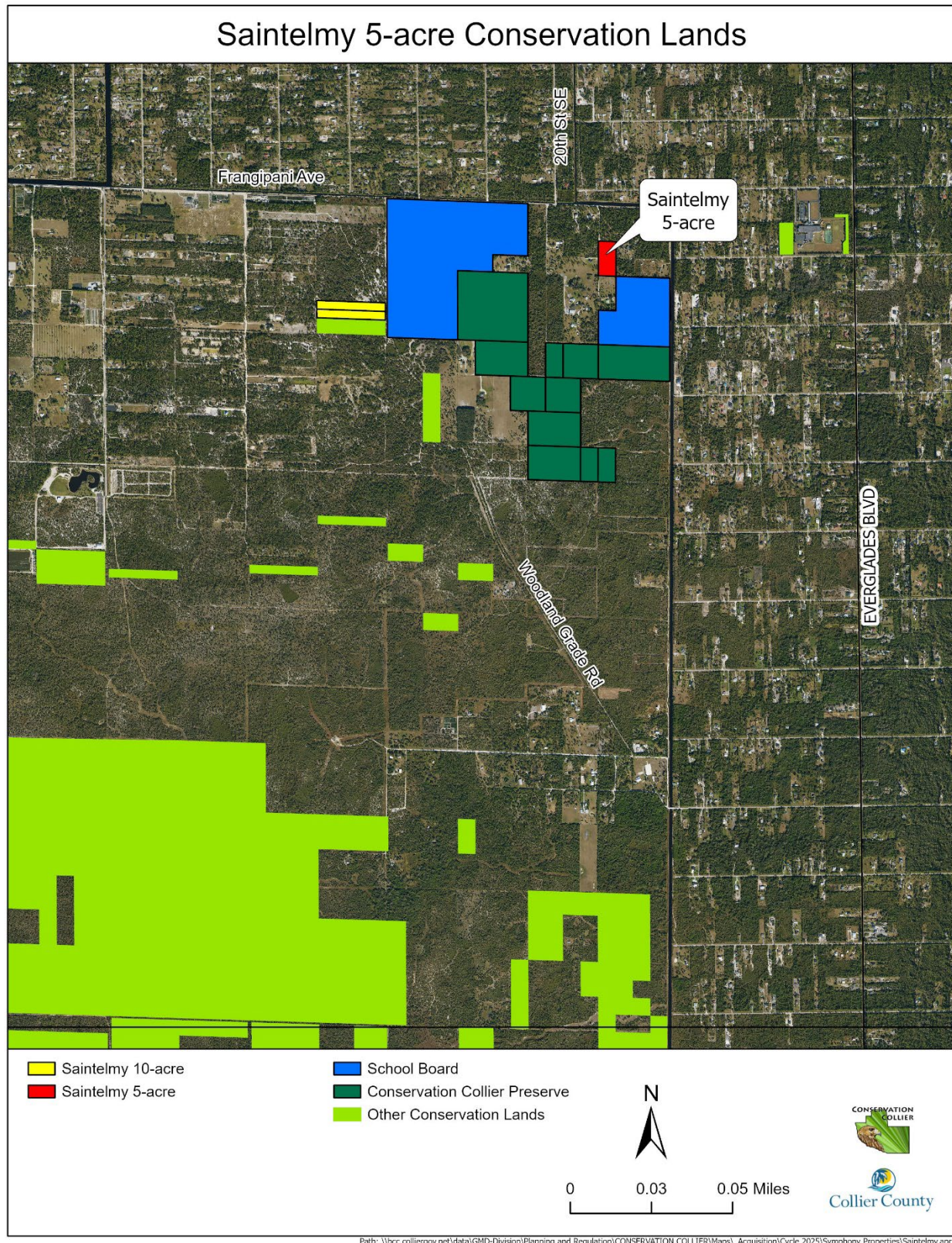


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for recreational activities including but not limited to hiking and horseback riding.

3.2.2 Accessibility

The property is currently accessible along a private, unpaved road heading south off Frangipani Ave. Public access would not be advised and would not be necessary since public access to similar habitat will be available approximately ¼ mile away at Symphony Properties.

3.2.3 Aesthetic/Cultural Enhancement

These parcels do not present any unique aesthetic or cultural enhancements.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is approximately 25% on this parcel. Caesar weed (*Urena lobata*), Brazilian pepper (*Schinus terebinthifolia*), lantana (*Lantana strigocamara*), and rosary pea (*Abrus precatorius*) are present in varying densities throughout the parcel. The cleared area in the north is dominated by missiongrass (*Cenchrus polystachios*), natalgrass (*Melinis repens*), sida (*Sida cordifolia*) and Caesar weed.

3.3.1.2 Prescribed Fire

This parcel would benefit from regular prescribed burning. Its relatively small size and thick fuels limit, but do not bar, the application of prescribed fire. Although native, cabbage palms can create an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. Cabbage palms on the property have to be chemically or mechanically thinned in order to maintain the slash pine canopy during prescribed fire. Firebreaks would need to be installed along the eastern and southern boundary lines, and fuel reduction would be advised prior to re-introduction of fire.

3.3.2 Remediation and Site Security

No site security issues were observed on the parcel. Some planting of native canopy trees may be needed within areas of the north that were previously cleared.

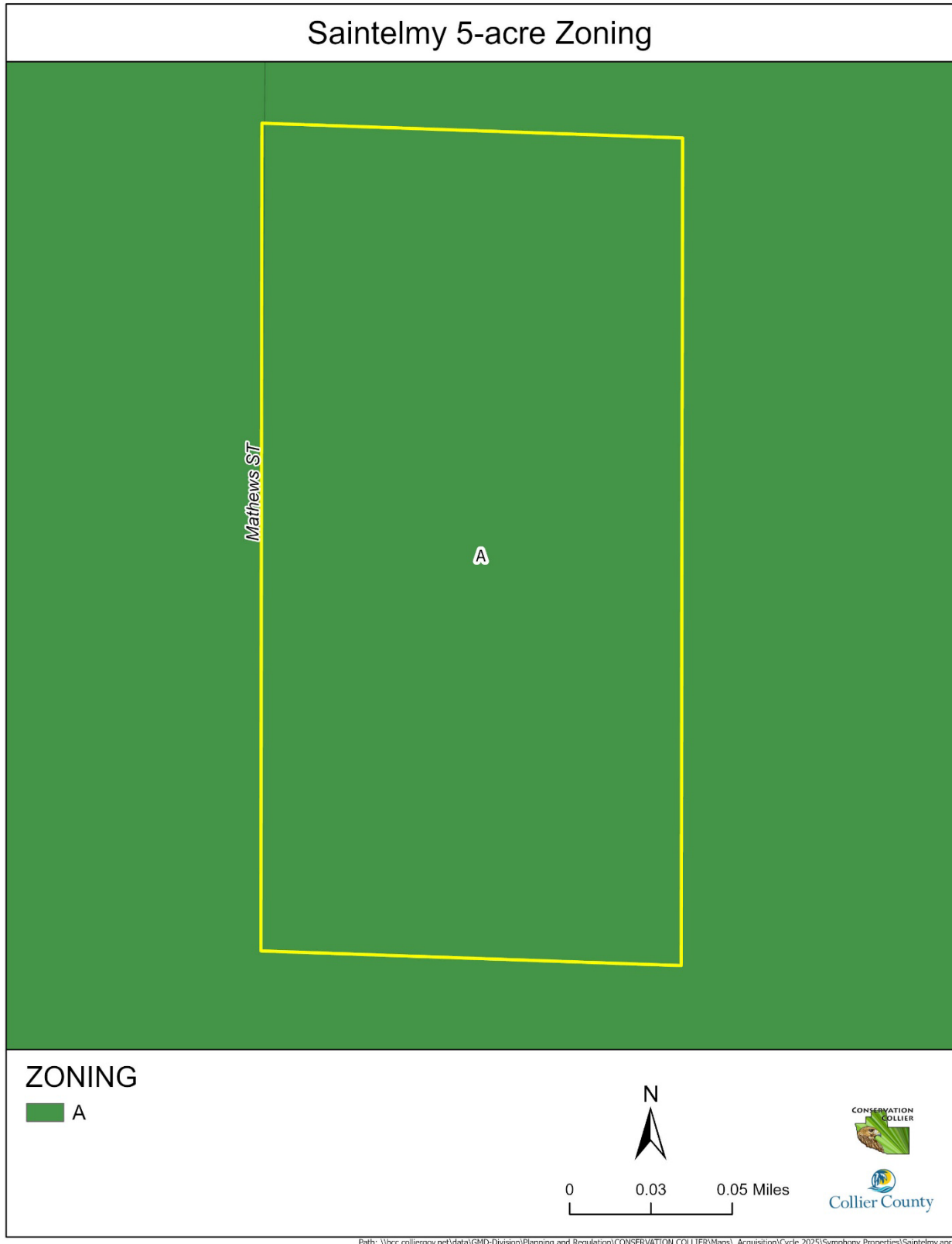
3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

This parcel is designated as Neutral Lands in the Rural Fringe Mixed Use Overlay (RFMUO) with a North Belle Meade Overlay. RFMUO Neutral Lands designation allows for 1 dwelling unit per 5 acres, or 1 dwelling unit per parcel if the parcel is under 5 acres. Therefore, one dwelling unit could be developed on this Saintelmy parcel.



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Figure 14 - Zoning



Figure 15 - Zoning Overlays



Figure 16 – Future Land Use

3.4.2 Development Plans

No development plans currently exist on the property.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

Transportation Planning is currently looking for mitigation lands that could satisfy requirements for development of the Veterans Memorial Blvd. Project. Although it is unlikely that this parcel could satisfy the requirement because it is located within a different basin, Transportation is checking with their consultants to determine any possibility.

5. Management Needs and Costs

Table 3 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$2,000	\$750	\$400/acre initial, \$150/acre recurring. 5.00-acres; treatments would occur with Symphony Properties treatments
Cabbage Palm Treatment	\$2,000	N/A	\$400/acre – approximately 5 acres needing treatment
Trail/Firebreak Installation and Maintenance	\$5,000	\$750	Installing firebreaks along eastern and southern property boundaries
Total	\$9,000	\$1,500	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: Saintelmy 5-acres			
Target Protection Mailing Area: Symphony Properties TPMA			
Folio(s): 00301800200			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	16	10
2 - Human Value	80	23	29
3 - Restoration and Management	80	69	86
4 - Vulnerability	80	49	61
TOTAL SCORE	400	156	39

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	50	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Pine Flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		

d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	0	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0	0	
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	10	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0	0	
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	0	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		

d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	60	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	16	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	40	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30		
c. Public access via private road	20	20	Matthews St.
d. No public access	0	0	
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0	0	
2.2.4 - Pedestrian access (Select the highest score)			

a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	80	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	23	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	100	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20		
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0	0	
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		

d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	150	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	69	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	100	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	10	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	110	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	49	

8. Additional Site Photos



North boundary looking south



Cleared area on north side



Cleared area on north side



Cleared area on north side



Interior of property



East side of property looking south



East side of property looking west



West side of property looking east



Southern interior



Southern interior

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 5 - CLIP4 Priority Natural Communities

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

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

Figure 9 - Potential Habitat Richness CLIP4 Map

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

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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

Conservation Collier Initial Criteria Screening Report

Saintelmy 10-acres



Owner: Wilson Saintelmy

Acreage: 10.09 ac

Folios: 00301960001, 00301920009

Staff Report Date: November 5, 2025

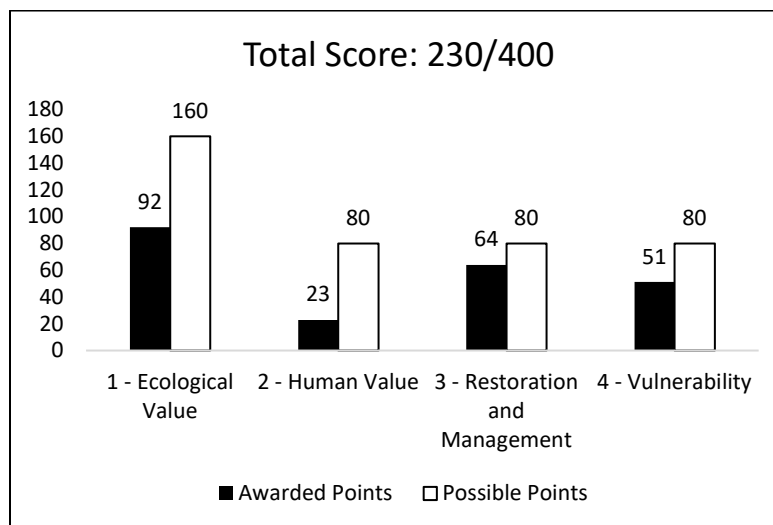


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

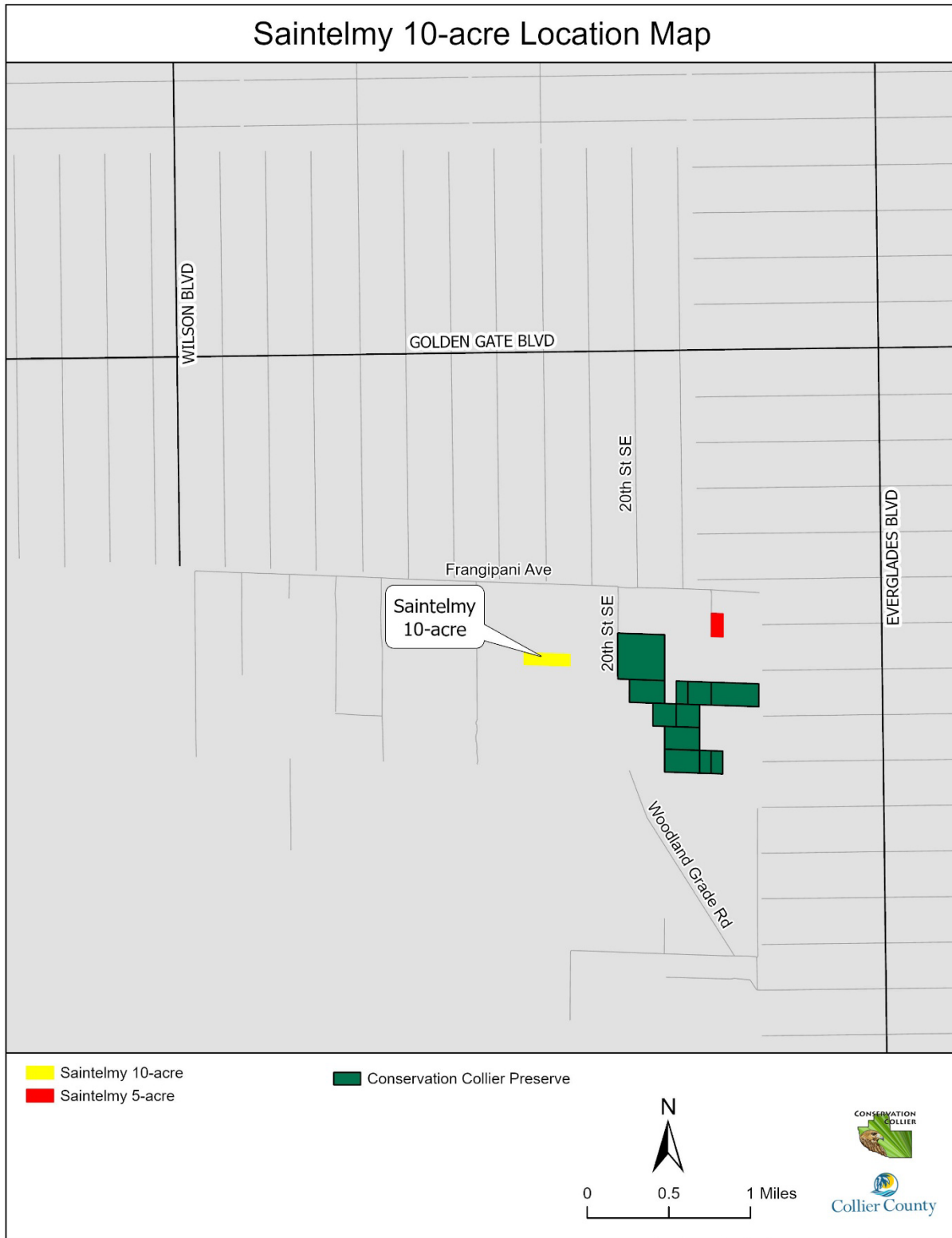


Figure 1 - Parcel Location Overview



Figure 2 - Parcel Close-up

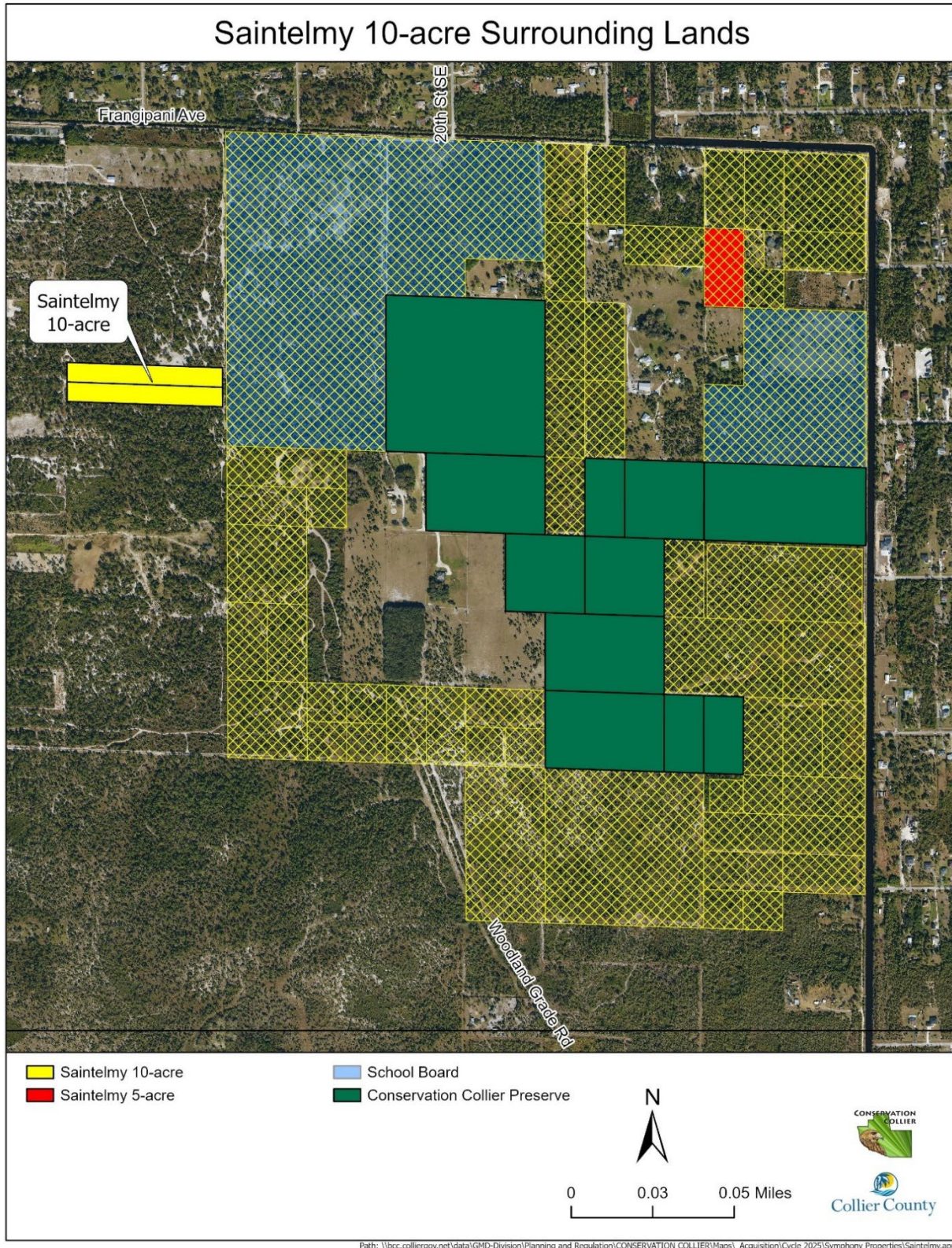


Figure 3 – Surrounding Lands

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Saintelmy 10-acres	Wilson Saintelmy
Folio Number	Two	00301960001, 00301920009
Target Protection Area	N/A	Just outside North Belle Meade TPMA
Size	10.09 acres	
Section, Township, and Range	S14, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NBMO-Neutral	Base Zoning is Agricultural; Neutral Lands within Rural Fringe Mixed Use District within the North Belle Meade Overlay; Allowable use is 1 residential dwelling per 5 acres.
Existing structures	None	
Adjoining properties and their Uses	Residential, Conservation, undeveloped	Single Family Residence adjacent to the west; private Conservation Easements to the south; undeveloped Neutral Lands to the north and east - east is undeveloped School Board property that will become a H.S. and Elementary School that are not in the 5-year plan.
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential mitigation for Veterans Memorial Blvd. Project depending on basin

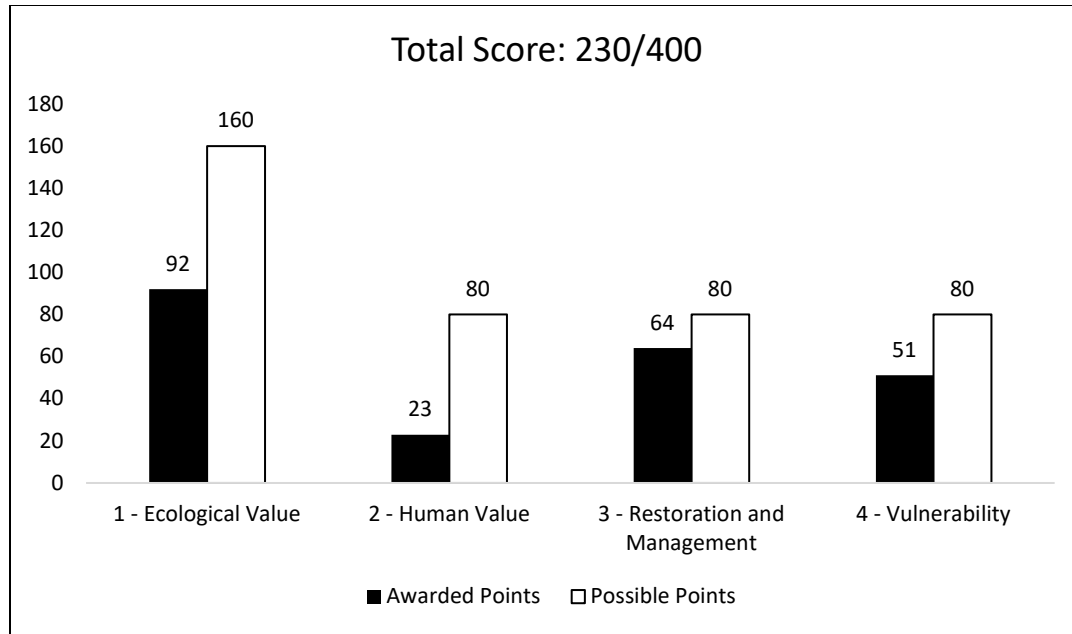


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	92	160	58%
1.1 - Vegetative Communities	32	53	60%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	19	27	70%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	23	80	29%
2.1 - Recreation	17	34	50%
2.2 - Accessibility	6	34	17%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	64	80	80%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	51	80	64%
4.1 - Zoning and Land Use	44	58	77%
4.2 - Development Plans	7	22	30%
Total	230	400	57%

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

Criteria 1: CLIP Priority 1 Natural Community

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

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Property contains Mesic Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **NO**

Property does not contain other native, natural communities

Criteria 4: Human Social Values

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

The property is not visible or readily accessible from a public roadway. There is potential access in the future when the schools are built, but there is currently no public access the property.

Criteria 5: Water Resources

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

The property is mapped as containing nearly 100% hydric soils and most likely holds water in small low areas during the wet season.

Criteria 6: Biological and Ecological Value

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

The parcels provide FL panther habitat, FL black bear habitat and potential Big Cypress fox squirrel, red-cockaded woodpecker, and gopher tortoise habitat.

Criteria 7: Enhancement of Current Conservation Lands

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

This property is adjacent to a 10-acre private conservation easement to the south. Currently there is habitat connectivity between this site and the Conservation Collier Symphony Properties Preserve. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Criteria 8: Target Area

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

The Saintelmy 10-acre property met 4 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The vegetative community found on the Saintelmy 10-acre property is similar to that found on the Symphony Properties Preserve to the west.

The primary plant community present can best be described as Mesic Pine Flatwoods. The area is mapped as Hydric Pine Flatwoods and does contain occasional buttonbush (*Cephalanthus occidentalis*) and cypress (*Taxodium* spp.), but hydrology changes have caused encroachment of more upland vegetation, such as winged sumac (*Rhus copallinum*) and American beautyberry (*Callicarpa americana*). The canopy is dominated by slash pine (*Pinus elliottii*). The midstory is dominated by cabbage palm (*Sabal palmetto*). Saw palmetto (*Serenoa repens*) and oak (*Quercus* sp) are also present. The ground cover is a mix of grasses, sedges, and herbaceous plants in the groundcover including sawgrass (*Cladium jamaicense*) in lower areas, muscadine (*Vitis rotundifolia*) wiregrass (*Aristida stricta*), bracken fern (*Pteridium aquilinum*), black root (*Pterocaulon pycnostachyum*), and greenbriar (*Smilax* sp).

Invasive plants encountered include melaleuca (*Melaleuca quinquenervia*), Caesar weed (*Urena lobata*), Brazilian pepper (*Schinus terebinthifolia*), lantana (*Lantana strigocamara*), and earleaf acacia (*Acacia auriculiformis*).

No listed plant species were observed on the property during the site visit.

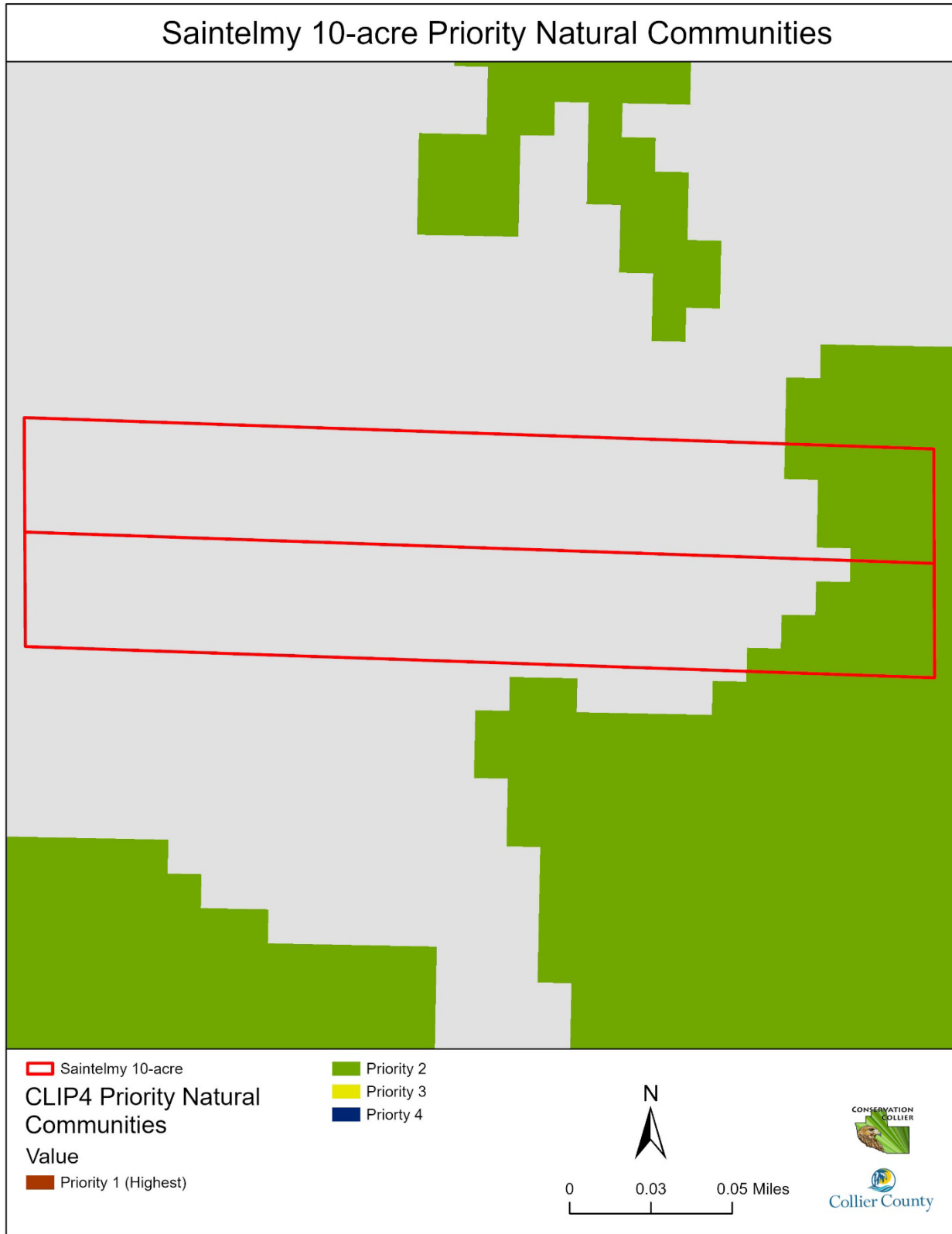


Figure 5 - CLIP4 Priority Natural Communities

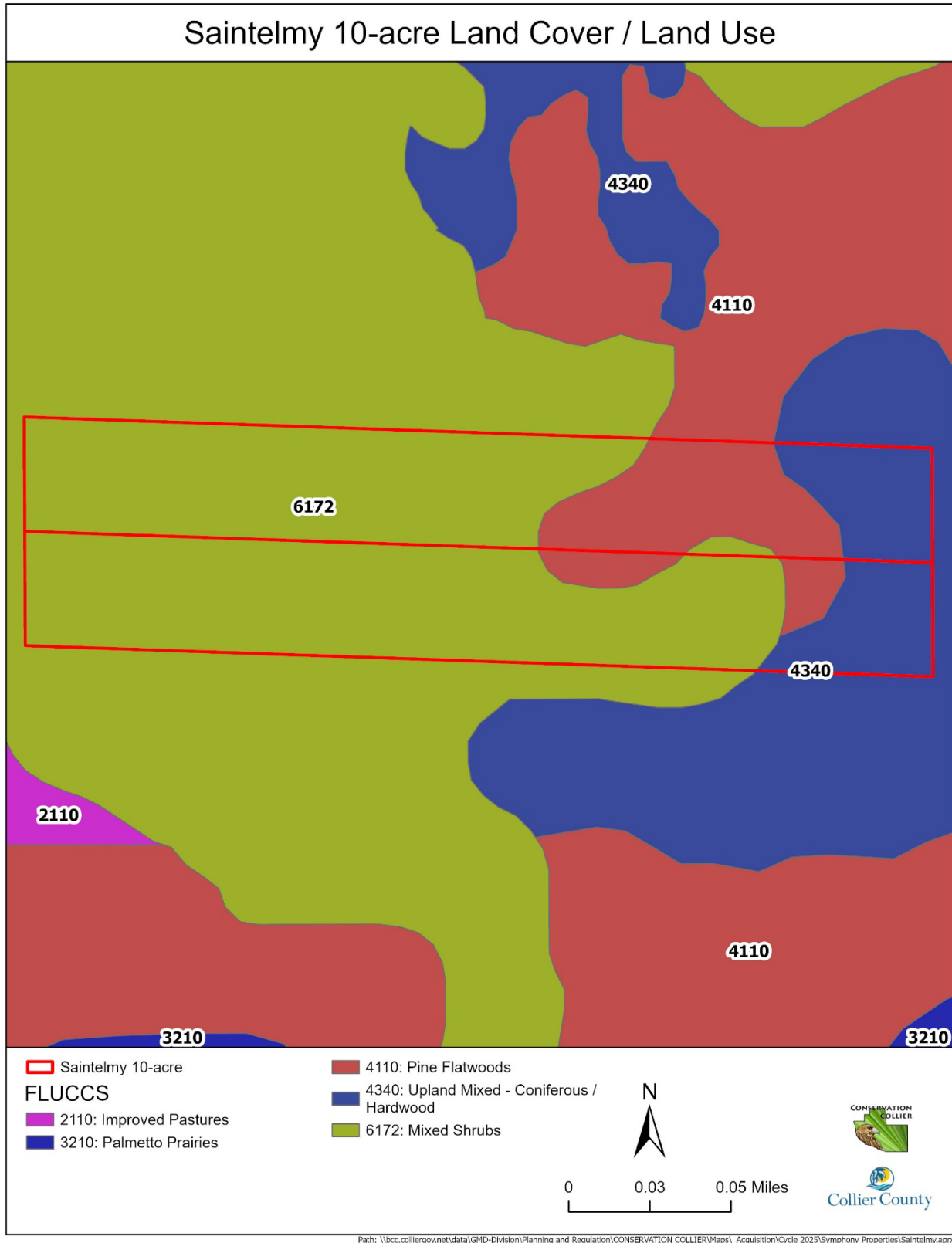


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Mesic pine flatwood

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 5-6 focal 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. The property could become nesting/foraging habitat for endangered red-cockaded woodpeckers in the future if existing clusters to the south expand north.

Table 3 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	Not listed	Active burrow observed

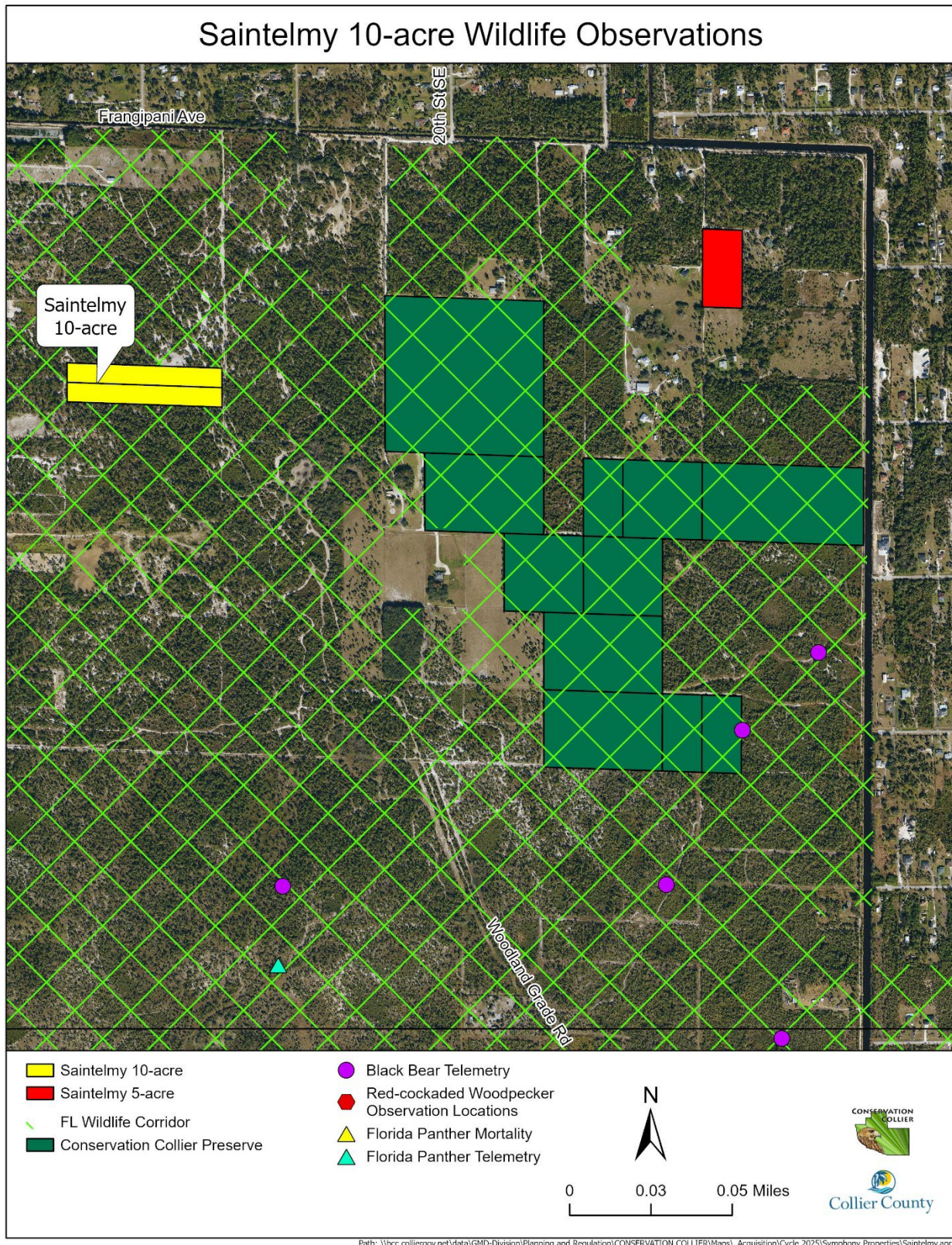


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

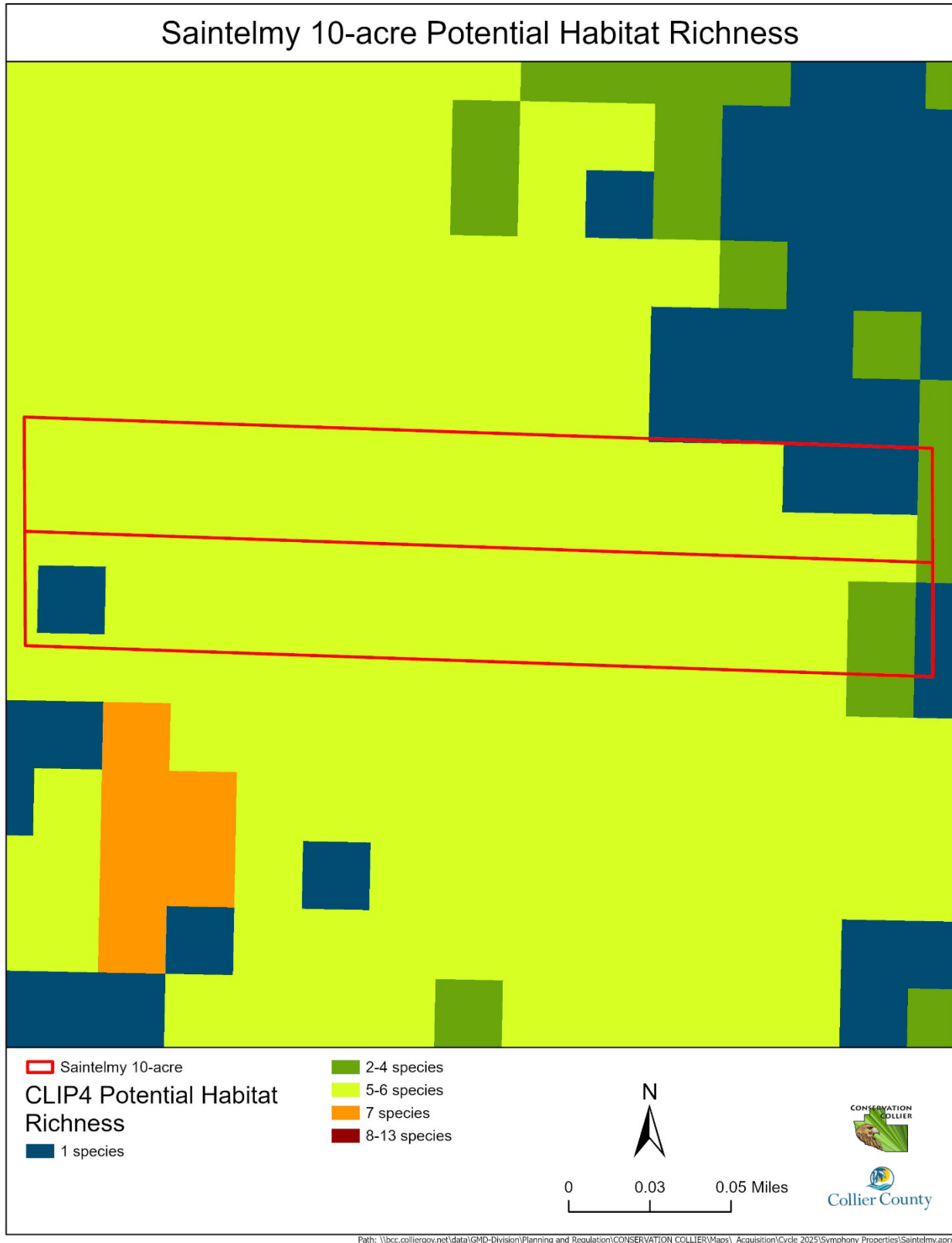


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

Low areas within the property hold shallow surface water during the wet season. This may provide some seasonal habitat for wetland dependent species such as toads and frogs. Nearly the entire property is mapped as containing the depressional soil “Holopaw Fine Sand, limestone substratum”, which is associated with sloughs and broad, poorly defined drainageways. However, no sloughs or drainageways were observed on site. A small portion of the eastern side of the property is mapped as containing “Oldsmar fine sand”, a non-hydric soil associated with flatwoods

These parcels do not provide significant aquifer recharge capacity. However, both parcels are within the 20-year flood zone protection area of the Golden Gate Wellfield. Contaminants spilled on the surface of these properties would take approximately 20 years to reach the groundwater associated with the well.

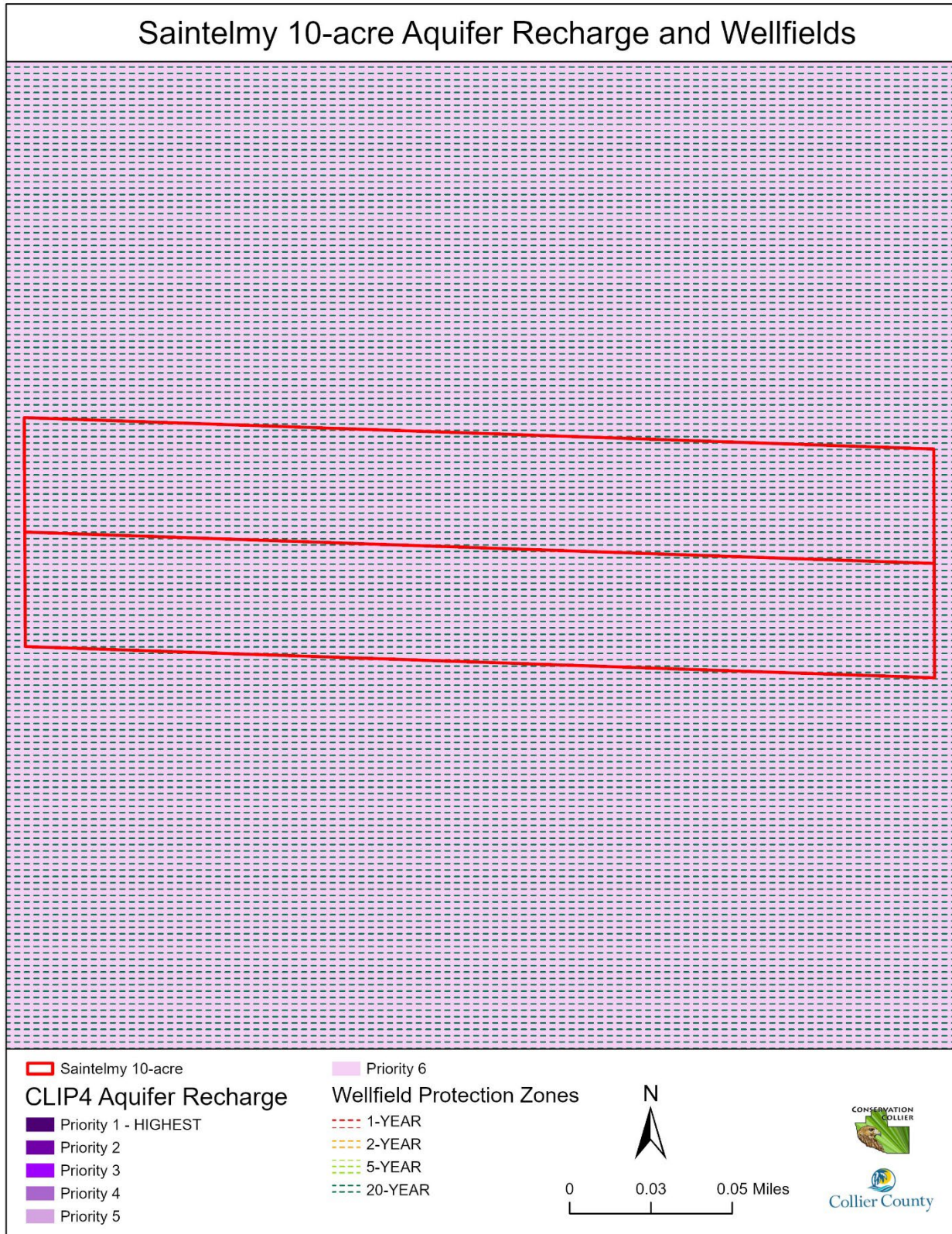


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

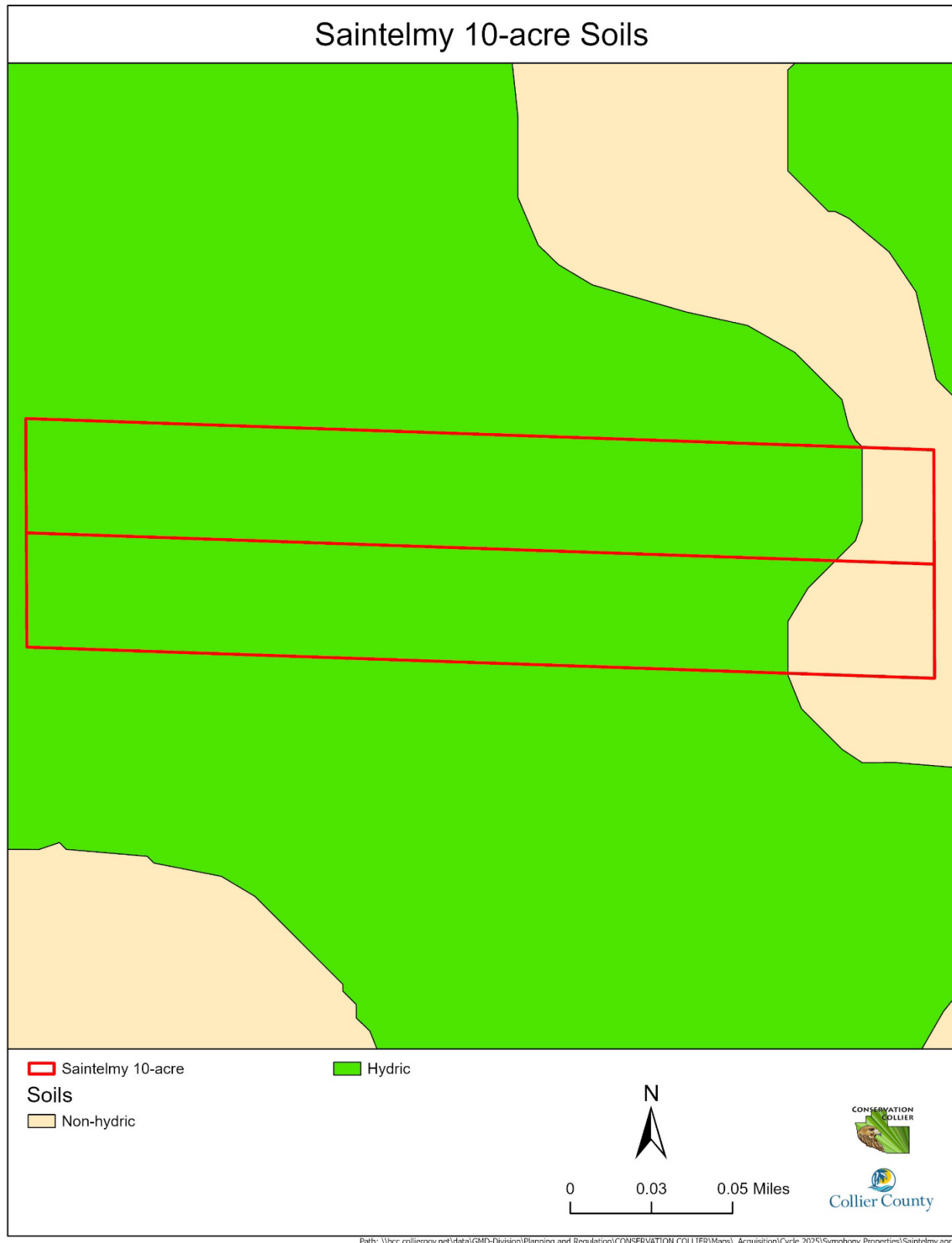


Figure 11 - Collier County Soil Survey

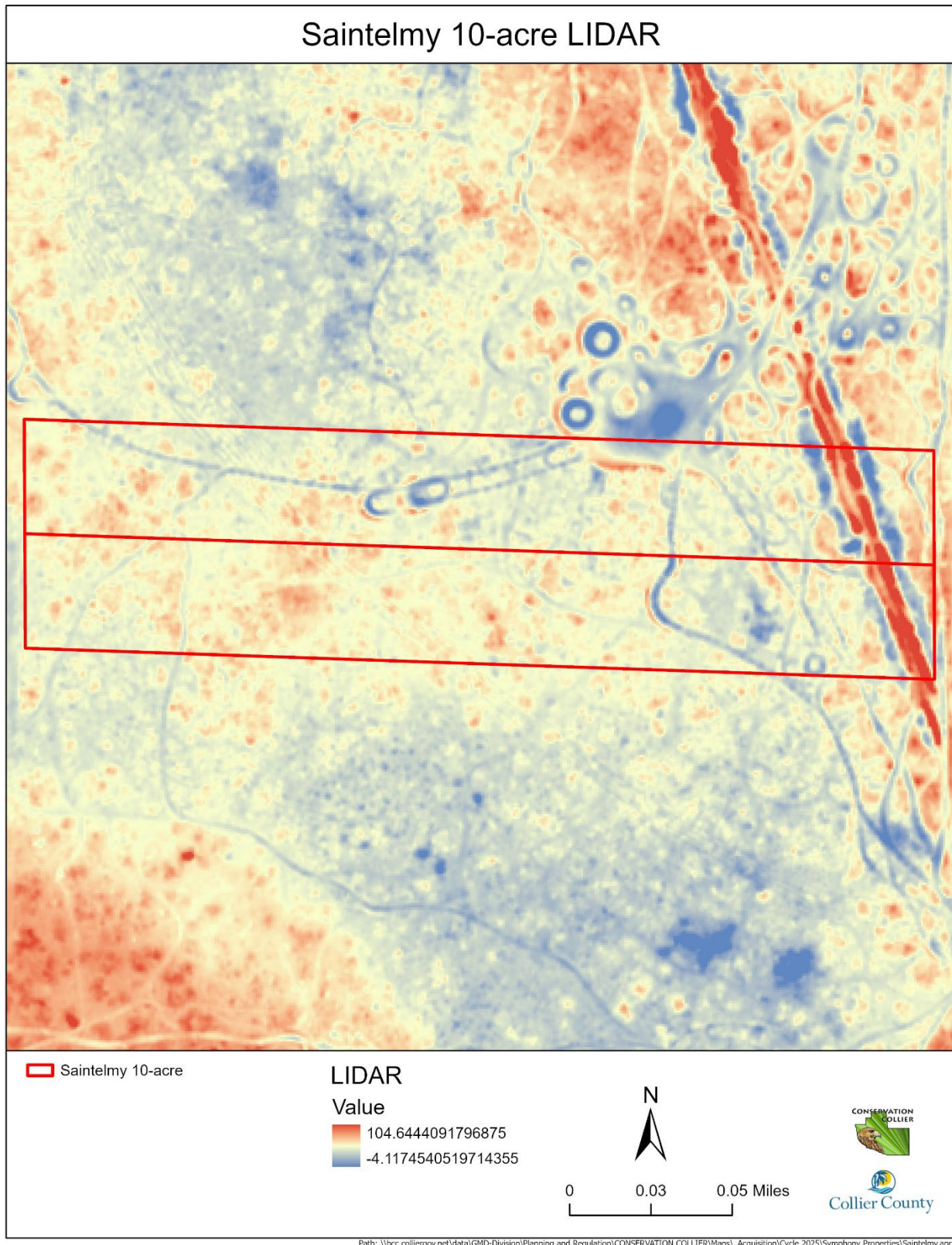


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels directly connect to a 10-acre conservation easement to the south and to undeveloped Neutral and Sending Lands of the North Belle Meade area. The conservation easement is held by the US Fish and Wildlife Service for preservation related to the Estates of Twin Eagles. Telemetry data shows Florida panther use this area to cross between Golden Gate Estates and larger conservation areas to the south and the east.

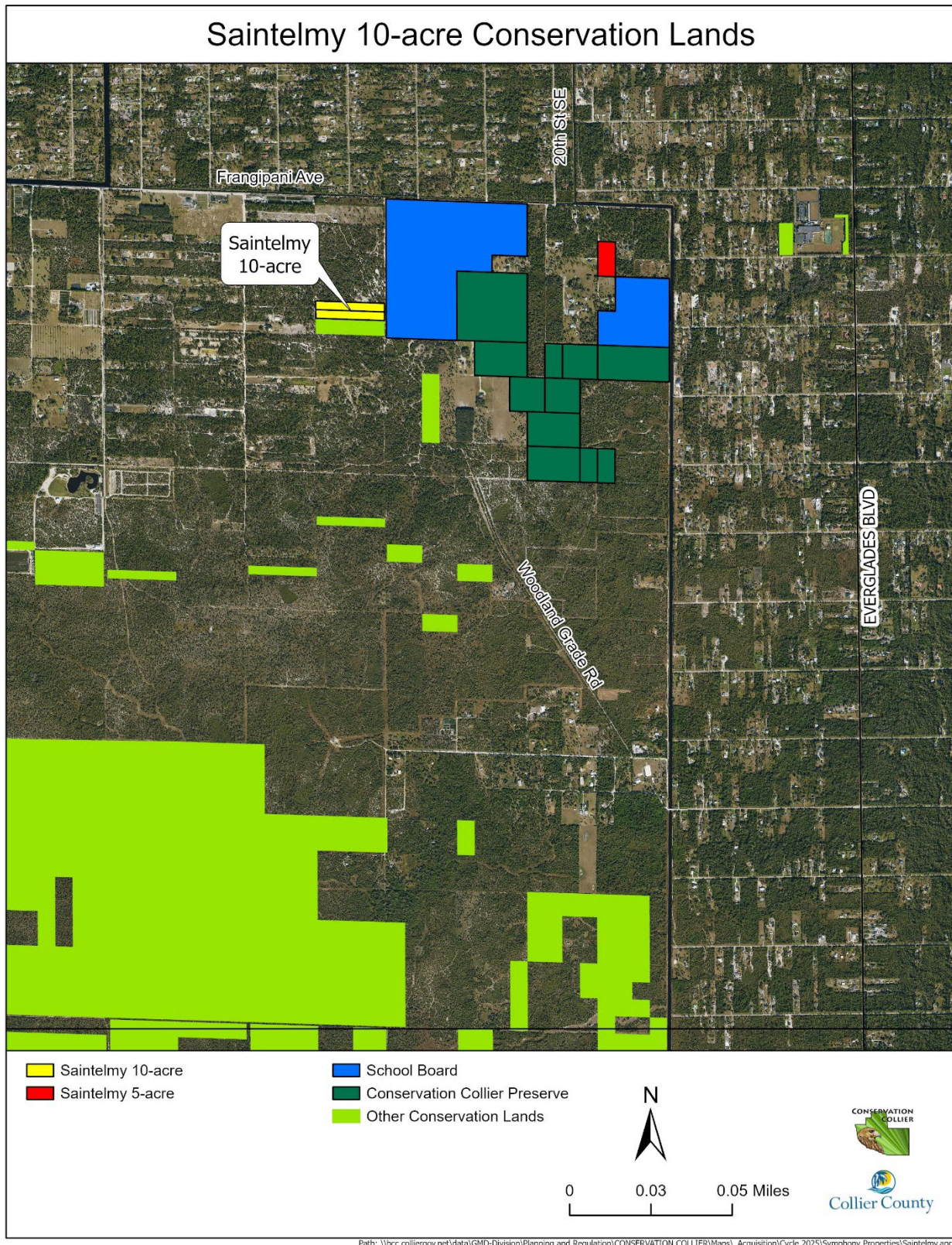


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for recreational activities including but not limited to hiking and horseback riding. Hunting could be a potential use if enough adjacent lands were acquired. The open landscape provides opportunities for wildlife viewing.

3.2.2 Accessibility

The property is currently accessible along a sugar sand trail heading south off Frangipani Ave. Public access would not be advised and would not be necessary since public access to similar habitat will be available approximately ¼ mile away at Symphony Properties.

3.2.3 Aesthetic/Cultural Enhancement

These parcels do not present any unique aesthetic or cultural enhancements.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is not terribly high in these parcels, at approximately 10%. There are some varying sizes of melaleuca (*Melaleuca quinquenervia*) which appears to be the most widespread invasive plant encountered. Other invasives present include Caesar weed (*Urena lobata*), Brazilian pepper (*Schinus terebinthifolia*), lantana (*Lantana strigocamara*), and earleaf acacia (*Acacia auriculiformis*).

3.3.1.2 Prescribed Fire

These parcels would benefit from regular prescribed burning. Their relatively small size limits, but does not bar, the application of prescribed fire. Although native, cabbage palms can create an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. Some cabbage palms on the property may have to be chemically or mechanically thinned in order to maintain the slash pine canopy during prescribed fire. Firebreaks would need to be installed along all four boundary lines.

3.3.2 Remediation and Site Security

Off-road vehicle trespass is occurring within the property and surrounding parcels. A shotgun shell was observed on the northern side of the property.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are designated as Neutral Lands in the Rural Fringe Mixed Use Overlay (RFMUO) with a North Belle Meade Overlay. RFMUO Neutral Lands designation allows for 1 dwelling unit per 5 acres, or 1 dwelling unit per parcel if the parcel is under 5 acres. Therefore, two dwelling units could be developed on each of the Saintelmy parcels.

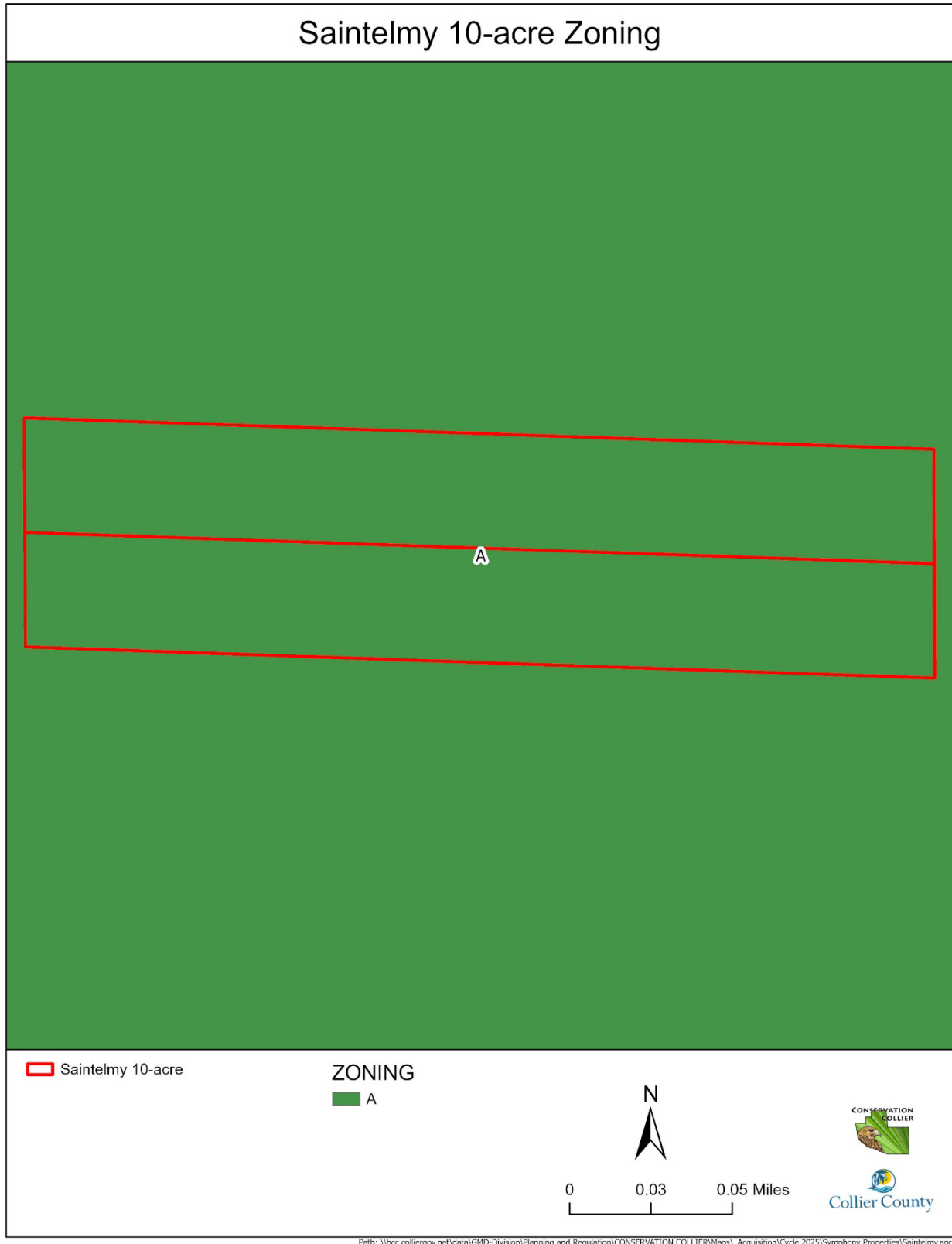


Figure 14 - Zoning



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Figure 15 - Zoning Overlays



Figure 16 – Future Land Use

3.4.2 Development Plans

No development plans currently exist on the property.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

Transportation Planning is currently looking for mitigation lands that could satisfy requirements for development of the Veterans Memorial Blvd. Project. Although it is unlikely that these parcels could satisfy the requirement because they are located within a different basin, Transportation is checking with their consultants to determine any possibility.

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$3,000	\$1,500	\$300/acre initial, \$150/acre recurring. 10.09-acres; treatments would occur with Symphony Properties treatments
Cabbage Palm Treatment	\$2,000	N/A	\$400/acre – approximately 5 acres needing treatment
Trail/Firebreak Installation and Maintenance	\$10,000	\$1,500	Installing firebreaks along property boundaries
Total	\$15,000	\$3,000	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: Saintelmy 10-acres			
Target Protection Mailing Area: N/A			
Folio(s): 00301960001, 00301920009			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	92	58
2 - Human Value	80	23	29
3 - Restoration and Management	80	64	80
4 - Vulnerability	80	51	64
TOTAL SCORE	400	230	57

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	120	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Mesic Pine Flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Mesic Pine Flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50	50	
b. 10 - 25% infestation	40		

c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	gopher tortoise burrow
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to CE and hundreds of undeveloped acres
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	70	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40	40	
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	

c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	65	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is \geq 300 acres	150		
b. Parcel is \geq 100 acres	100		
b. Parcel is \geq 50 acres	75		
c. Parcel is \geq 25 acres	25		
d. Parcel is \geq 10 acres	15	15	
e. Parcel is $<$ 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	600	345	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	92	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	60	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20	20	
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	20	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0	0	
2.2.3 - Parking Availability (Select the highest score)			

a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0	0	
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	0	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	80	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	23	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		

3.2 - REMEDIATION AND SITE SECURITY	50	20	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	Vehicle trespass
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	140	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	64	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	100	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	15	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	

b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	115	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	51	

8. Additional Site Photos



Interior of property



Low area on property with sawgrass



Interior of property



Interior of property



Interior of property



Interior of property



North boundary of property looking west – property is on right side



Drone view of property



Looking west



Looking south

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 5 - CLIP4 Priority Natural Communities

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

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

Figure 9 - Potential Habitat Richness CLIP4 Map

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

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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

Conservation Collier Initial Criteria Screening Report

North Naples Church



Owner: North Naples United Methodist Church Trust

Acreage: 8.5 ac

Folios: 00349880004

Staff Report Date: November 5, 2025

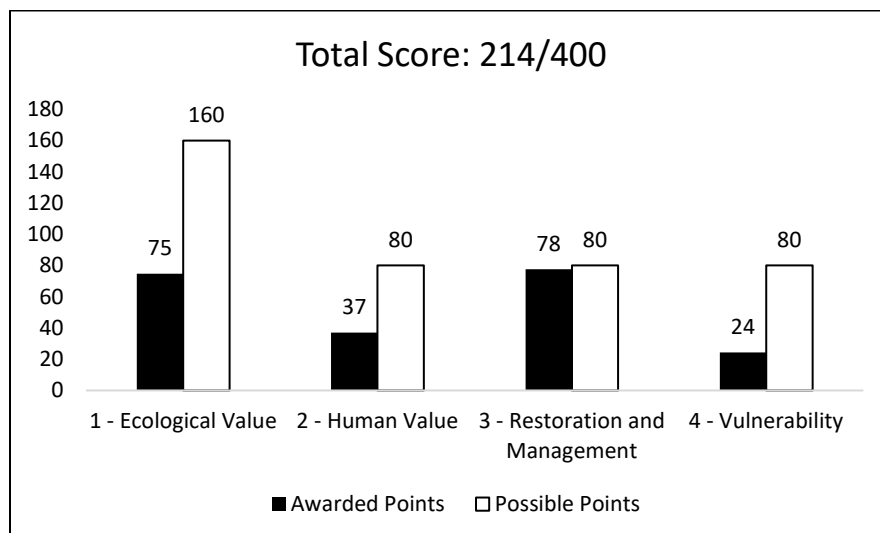


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

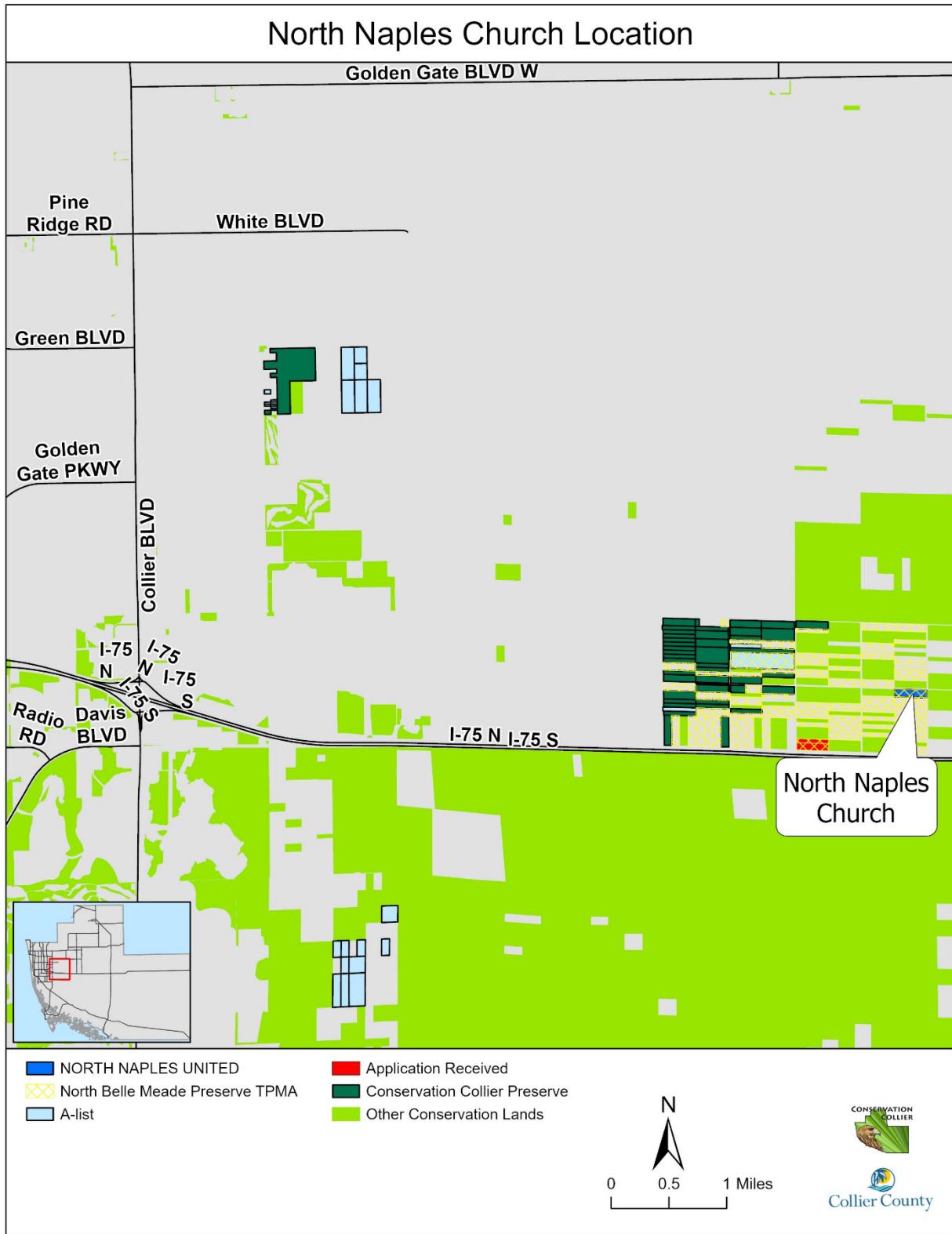


Figure 1 - Parcel Location Overview

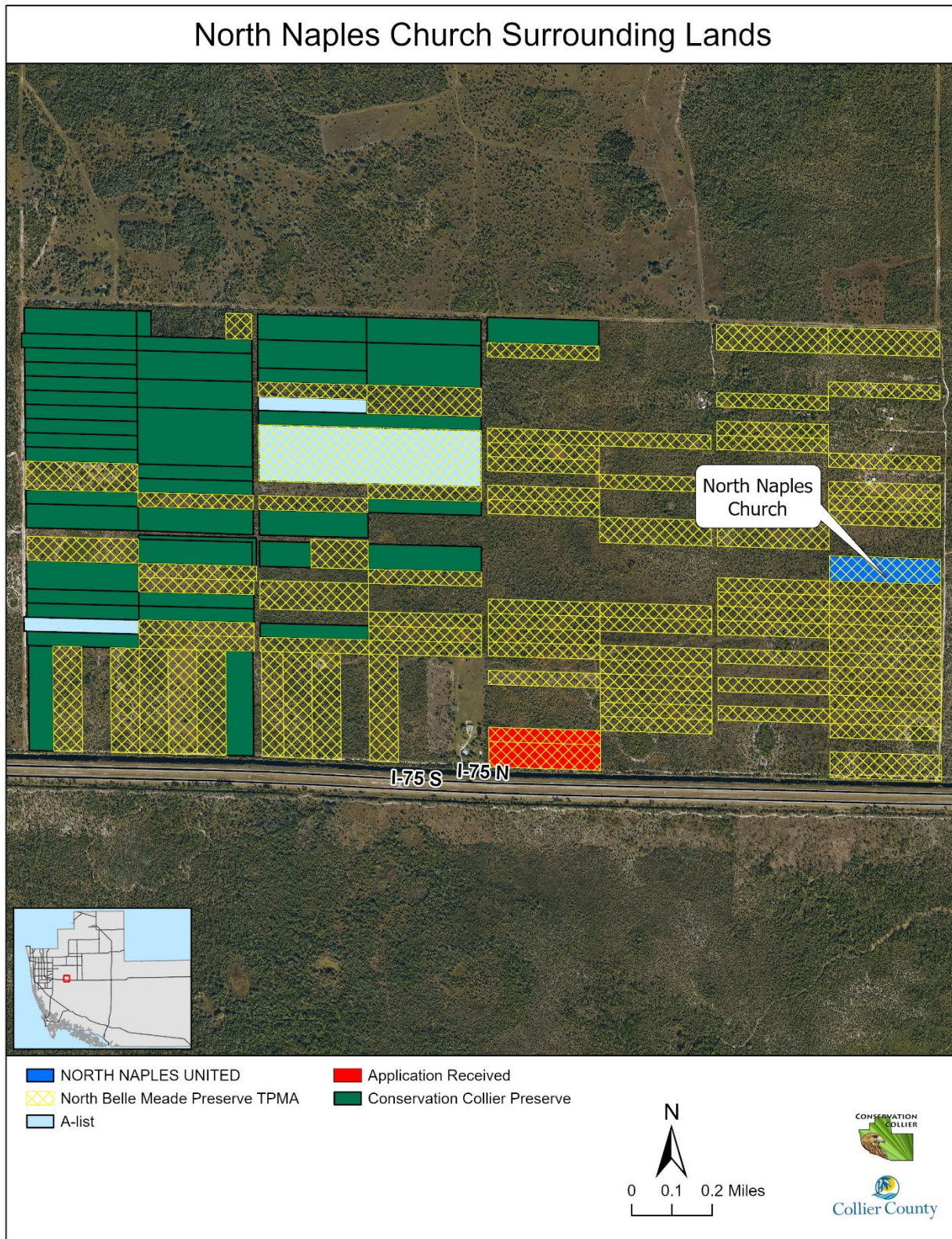


Figure 2 – Surrounding Lands



Figure 3 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	North Naples Church	North Naples United Methodist Church Trust
Folio Number	00349880004	
Target Protection Area	RFMUD-Sending	Within North Belle Meade TPMA
Size	8.5 acres	
Section, Township, and Range	S34, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NRPA-NBMO-Sending	Base Zoning is Agricultural; Sending Lands within Rural Fringe Mixed Use District within a Natural Resource Protection Area and with a North Belle Meade Overlay; Allowable use is 1 residential dwelling per parcel
Existing structures	None	
Adjoining properties and their Uses	Conservation, undeveloped	Private Conservation Easements to the north, west, and east; undeveloped property to the south
Development Plans Submitted	None	
Known Property Irregularities	Old firebreak	An old bulldozer trail exists from E to W through the property that is approx. 60 ft. wide. There is little to no build-up of soil along both sides of the trail. Could be replanted or left to revegetate from surrounding seed sources
Other County Dept Interest	Transportation	Potential Wilson corridor extension – although most likely outside of the project area

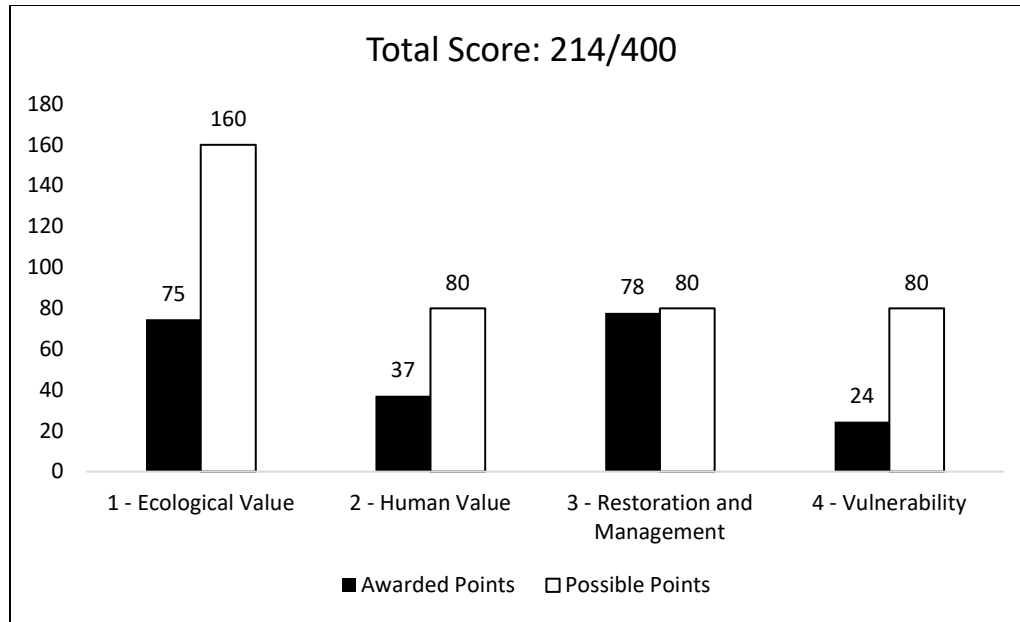


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	75	160	47%
1.1 - Vegetative Communities	29	53	55%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	13	53	25%
2 - Human Values	37	80	46%
2.1 - Recreation	17	34	50%
2.2 - Accessibility	19	34	54%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
3 - Restoration and Management	78	80	97%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	0	2	0%
4 - Vulnerability	24	80	31%
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	0	22	0%
Total	214	400	53%

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

Criteria 1: CLIP Priority 1 Natural Community

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

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Property contains Hydric Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **NO**

Property does not contain any other native, natural communities.

Criteria 4: Human Social Values

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

The property is not visible or readily accessible from a public roadway. There is potential access in the future but there is currently no public right of way to access the property. The County Manager's agency and Conservation Collier own parcels to the west.

Criteria 5: Water Resources

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

The property is mapped as containing 100% hydric soils and most likely holds water during the wet season.

Criteria 6: Biological and Ecological Value

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

The parcel provides FL panther habitat, FL black bear habitat and potential Big Cypress fox squirrel, and red-cockaded woodpecker habitat.

Criteria 7: Enhancement of Current Conservation Lands

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

This property is adjacent to a private conservation easement to the north, east, and west. This property also contributes 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. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **YES**

The North Naples Church property met 5 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The vegetative community found on the North Naples Church property is similar to those found on the North Belle Meade Preserve to the west; however, the wildfire that passed through the area several years ago did not cause severe canopy and mid-story mortality within the North Naples Church property, and the hydrology of the area does not appear to have been severely affected by the I-75 canal to the south.

The primary canopy species within the parcel are slash pine (*Pinus elliotti* var. *densa*) and cabbage palm (*Sabal palmetto*). Cabbage palm, Saw palmetto (*Serenoa repens*), and occasional small cypress (*Taxodium* spp.) are present in the midstory. A mix of grasses, sedges, and herbaceous plants are present in the groundcover including sawgrass (*Cladium jamaicense*), wiregrass (*Aristida stricta*).

Invasive plants encountered include primarily melaleuca (*Melaleuca quinquenervia*), in both the midstory and canopy, with cogon grass (*Imperata cylindrica*), torpedo grass (*Panicum repens*), Caesar weed (*Urena lobata*), ear-leaf acacia (*Acacia auriculiformis*), and shrubby false buttonwood (*Spermacoce verticillata*) also observed.

No listed plant species were observed on the property during the site visit.

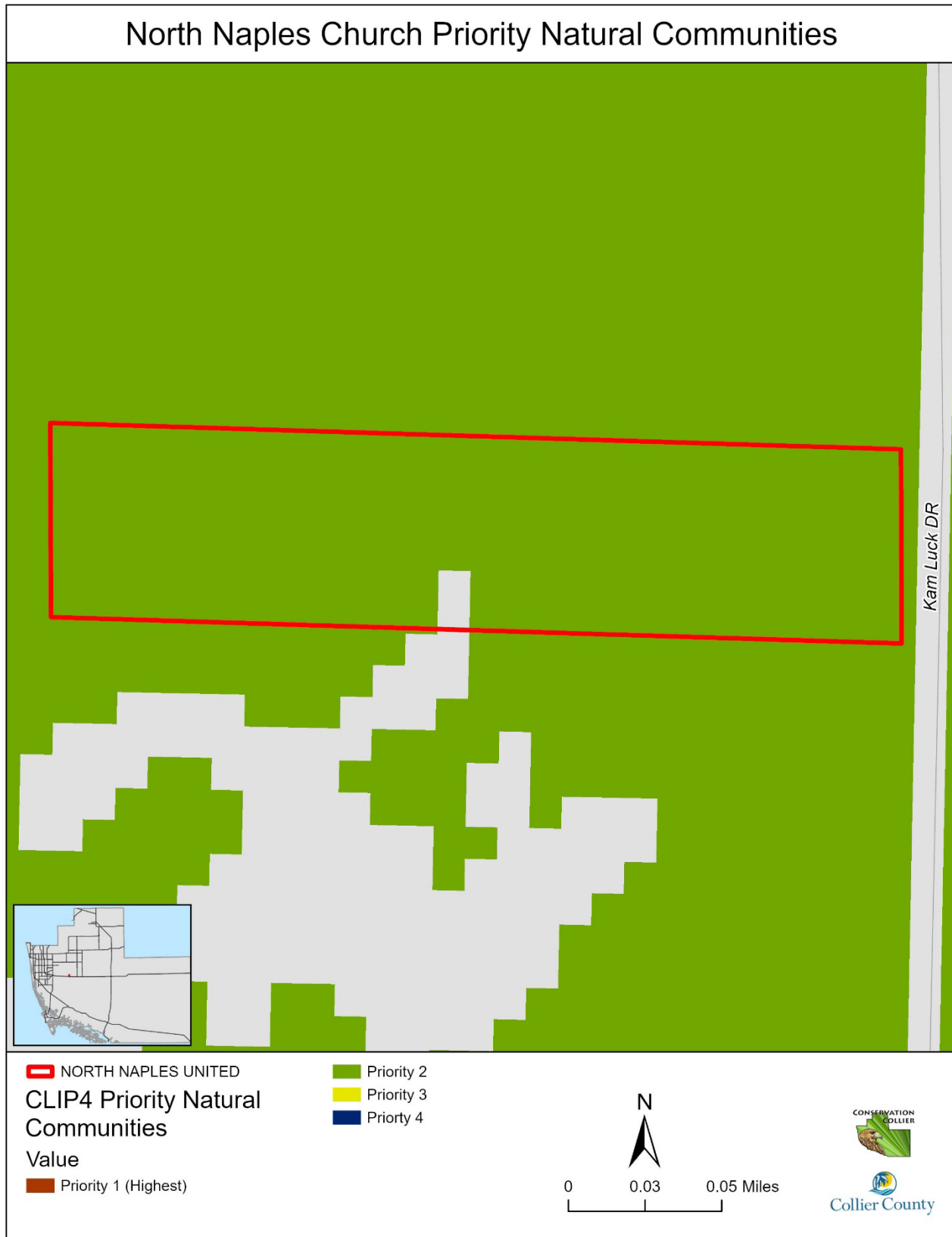


Figure 5 - CLIP4 Priority Natural Communities

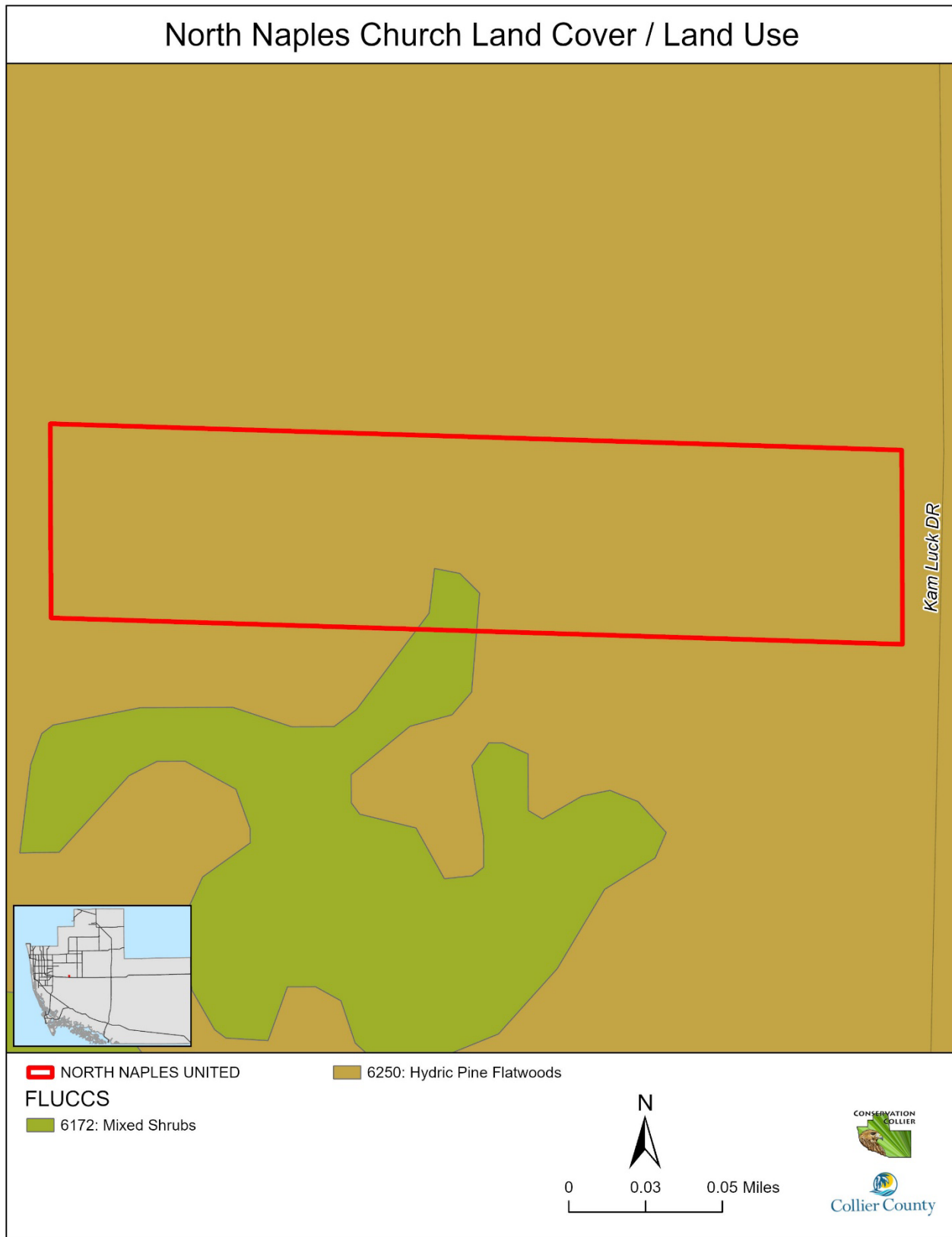


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – Hydric Pine Flatwoods with melaleuca in midstory



Figure 8 – Pine canopy

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 3-6 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Big Cypress fox squirrel. A radio collared panther was tracked on the property in 2017, and panther telemetry from 1986-2020 shows consistent utilization of the surrounding area by radio-collared individuals. FWC panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the site, the surrounding lands and the Picayune Strand State Forest, with the most recent road mortalities occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers.

Table 3 – Listed Wildlife Detected

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

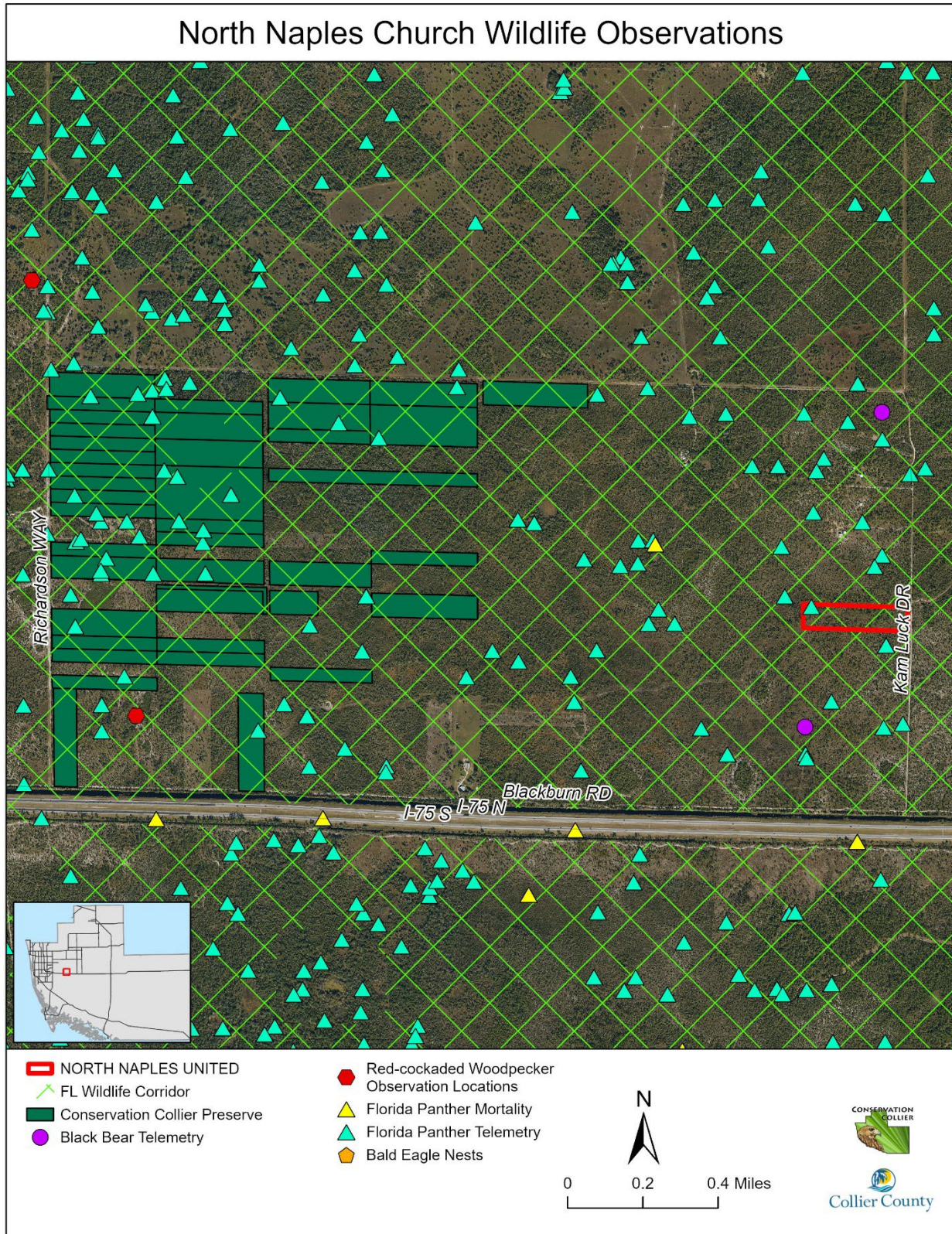


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

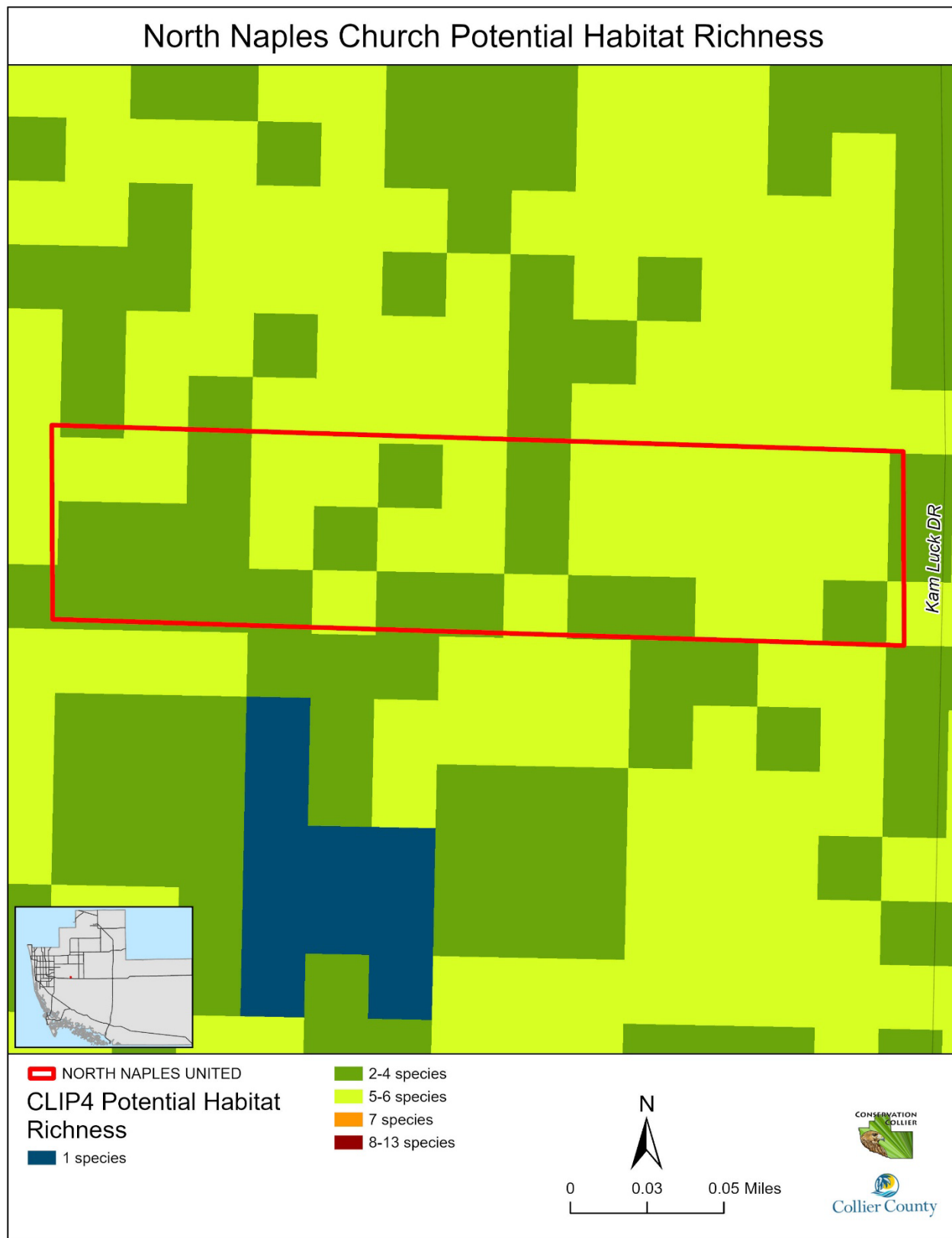


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The property holds shallow surface water during the wet season. This provides seasonal habitat for wetland dependent species, especially wading birds. The entire property is mapped as containing the depressional soil, *Pineda fine sand, limestone substratum* which is associated with sloughs and poorly defined drainageways. This parcel does not provide significant aquifer recharge capacity.

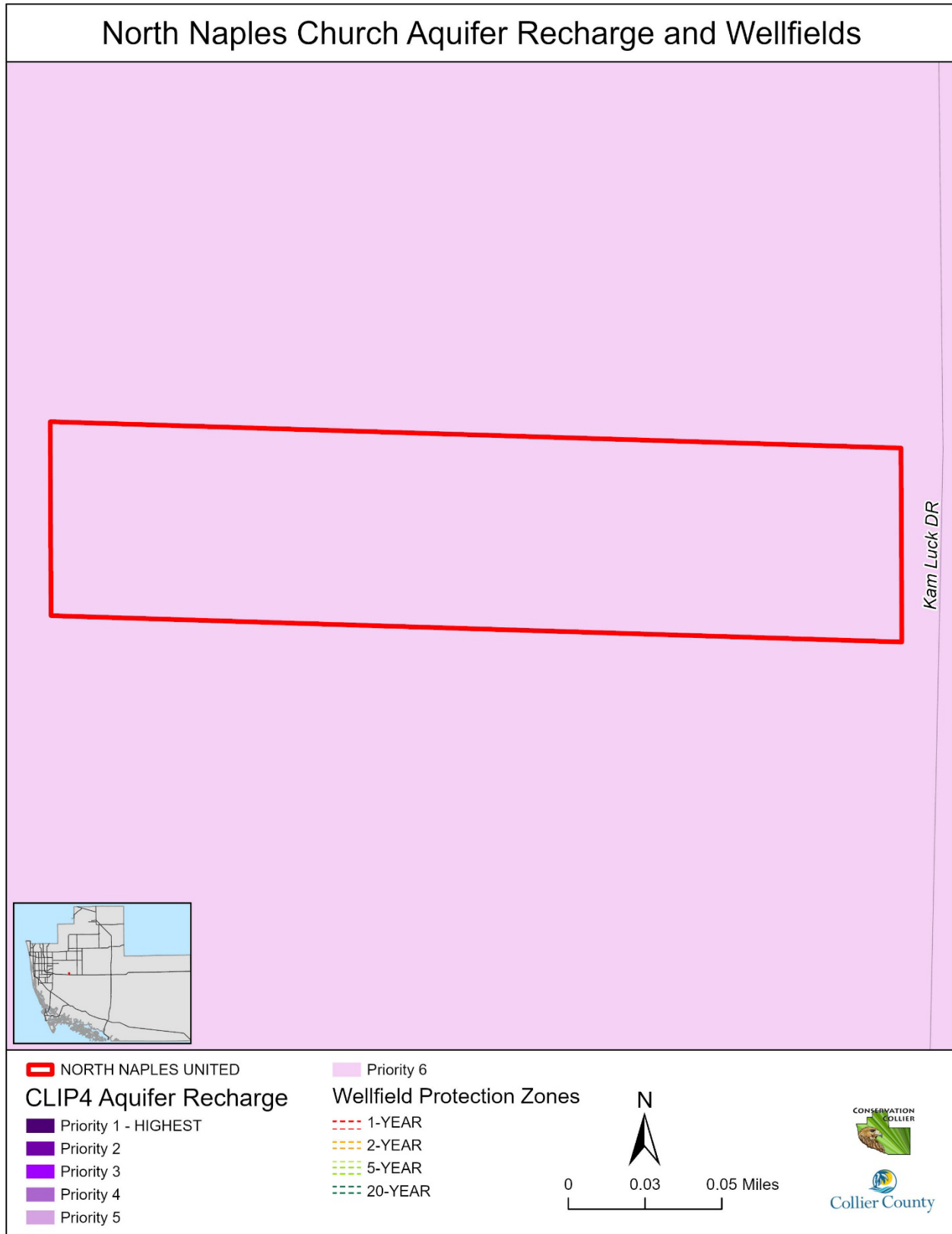


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

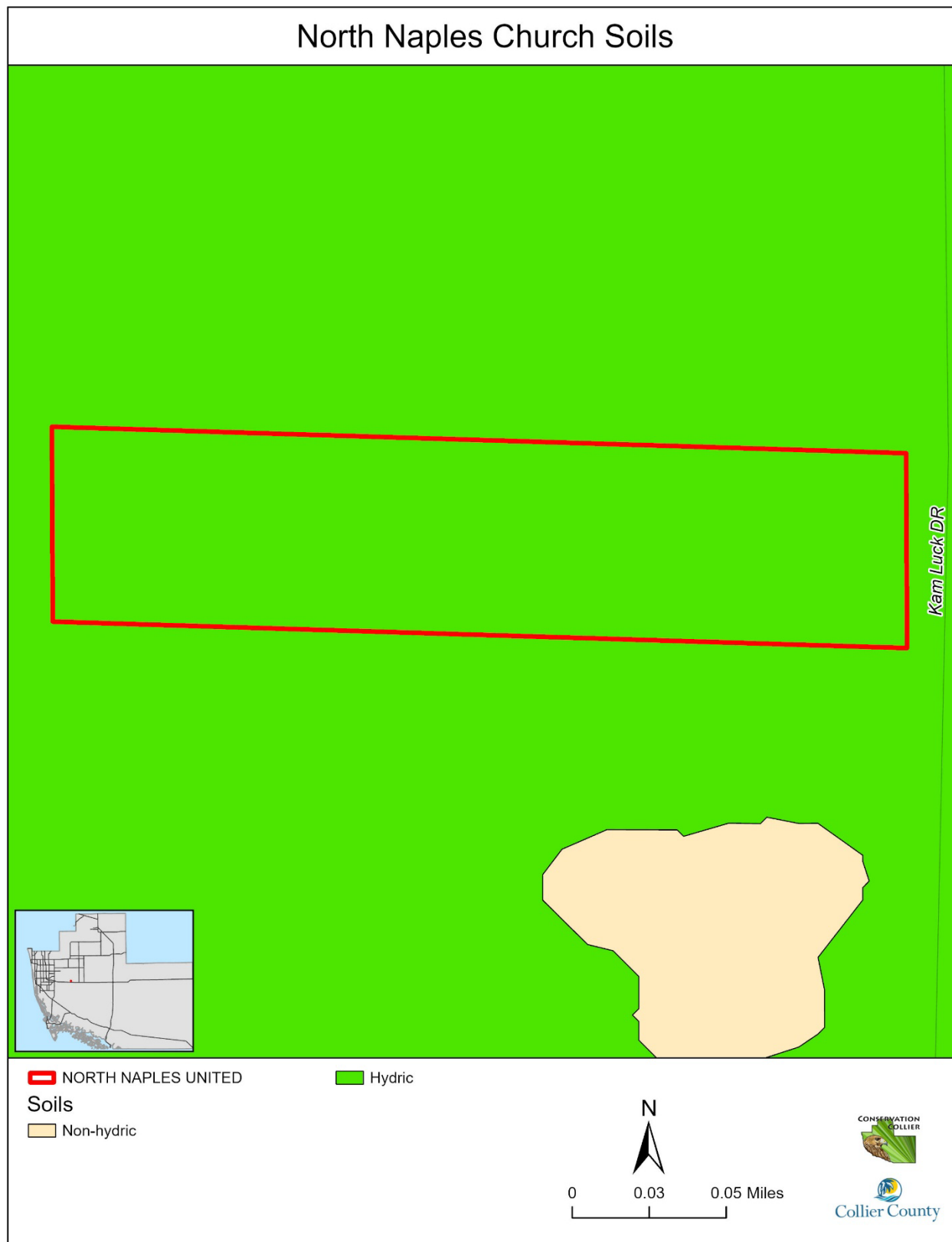


Figure 12 - Collier County Soil Survey

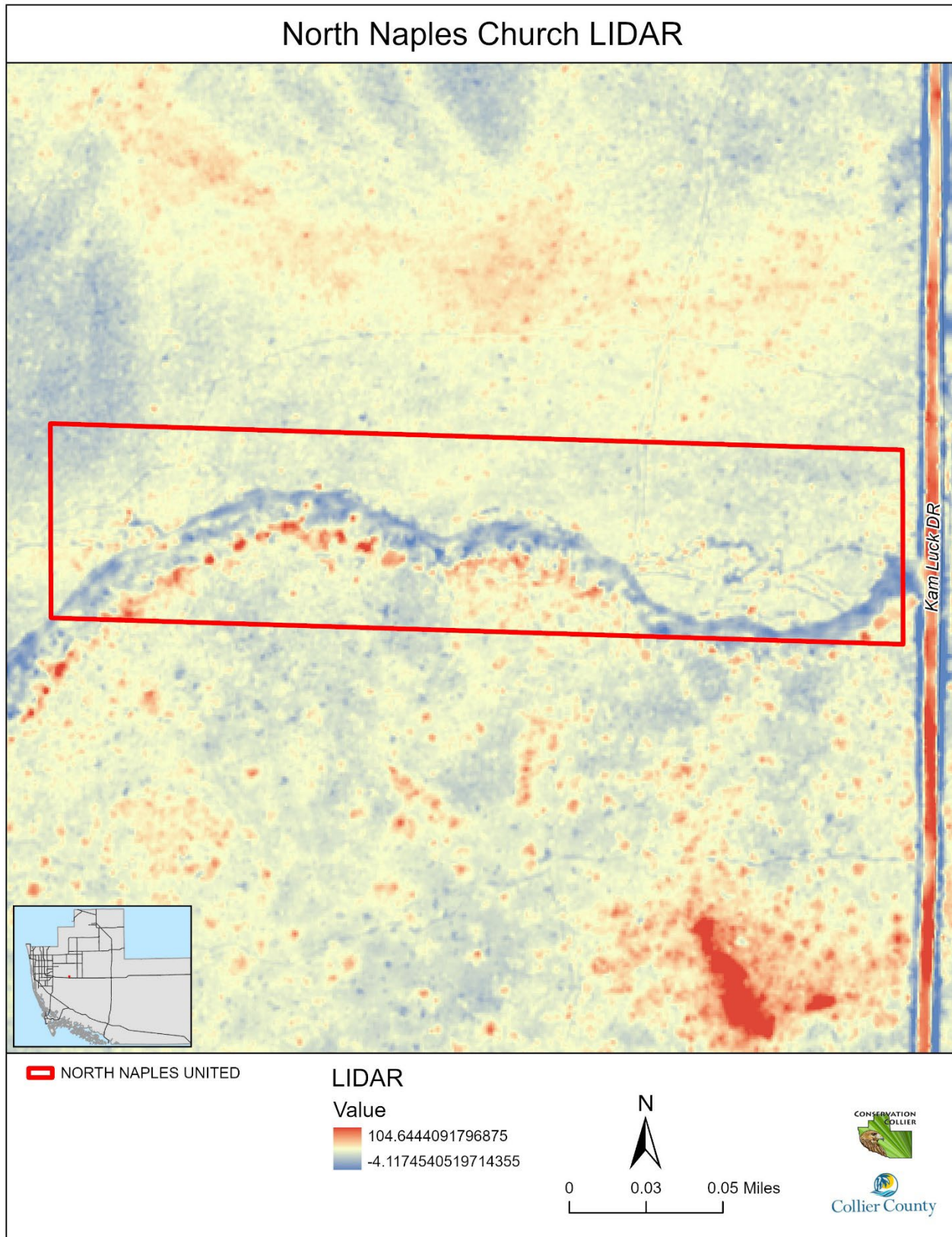


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel directly connects to conservation easements to the north, east, and west and to the remaining undeveloped portions of the Golden Gate Estates to the north, east, and west. The conservation easements are held by the US Fish and Wildlife Service for preservation related to the Section 20 Mine and the Estates of Twin Eagles. Telemetry data shows Florida panther use this area to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. This parcel also provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

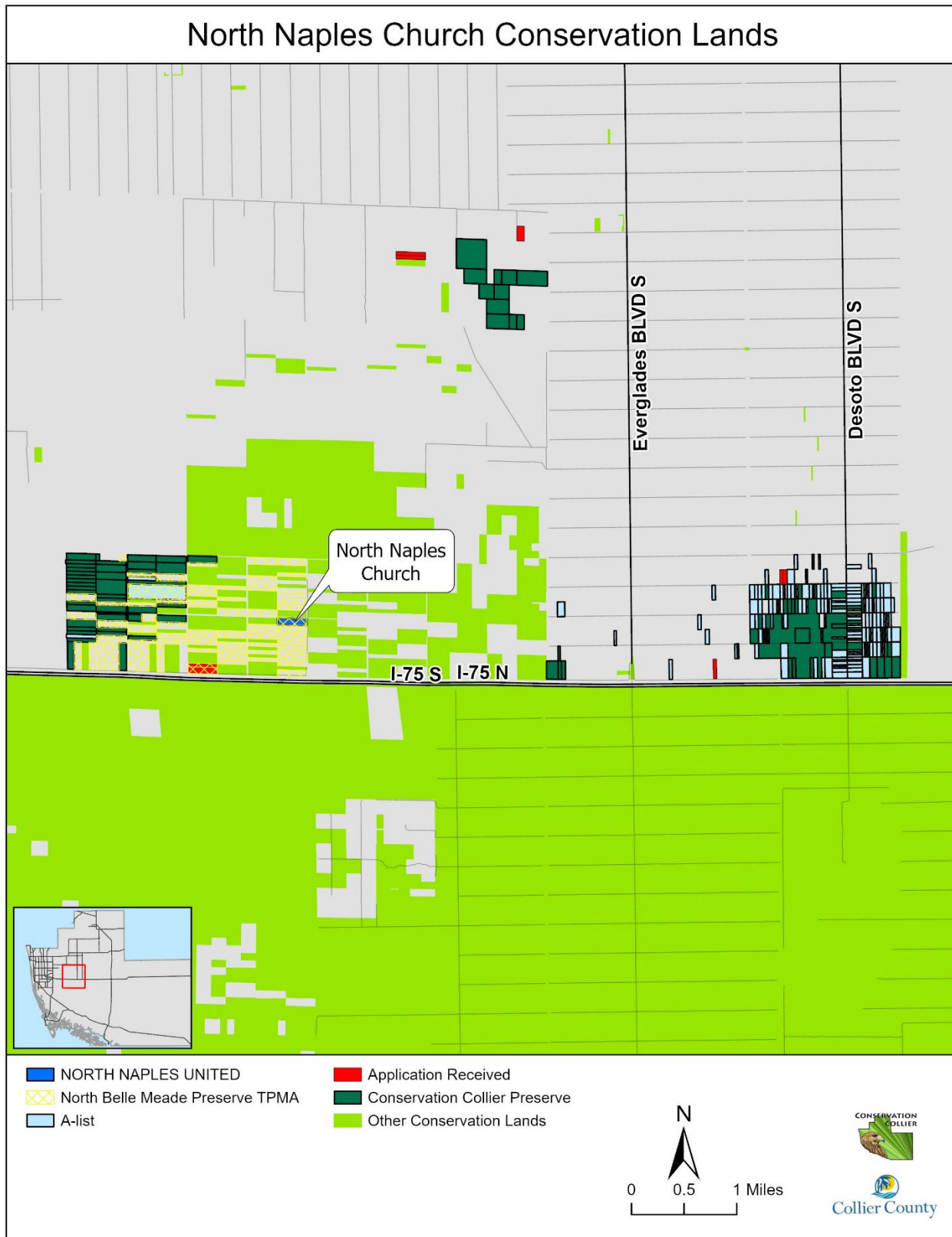


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel could provide year-round access for recreational activities including but not limited to hunting, horseback riding, and hiking. Hunting and horseback riding would only be feasible if additional surrounding parcels were acquired. The open landscape provides opportunities for wildlife viewing.

3.2.2 Accessibility

The property is accessed through a gate on Blackburn Rd which is closed to the public.

3.2.3 Aesthetic/Cultural Enhancement

This parcel currently provides a good example of mature slash pines.



Figure 15 – View of slash pine canopy on property

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is not terribly high on this parcel, at approximately 15%. There are a few large melaleuca (*Melaleuca quinquenervia*) trees in the west portion of the parcel, and smaller melaleuca exist throughout the midstory. Other invasives present include cogon grass (*Imperata cylindrica*), torpedo grass (*Panicum repens*), Caesar weed (*Urena lobata*), ear-leaf acacia (*Acacia auriculiformis*), and shrubby false buttonwood (*Spermacoce verticillata*).

3.3.1.2 Prescribed Fire

This parcel would benefit from regular prescribed burning. The small size of the parcel limits, but does not bar, the application of prescribed fire. Although native, the high density of cabbage palms creates an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. This reduction in canopy cover creates desirable conditions for cabbage palm recruitment which in turn increases intensity of subsequent fires. Cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval in order to maintain the slash pine canopy. Firebreaks would need to be installed along the west, north, and south boundary lines.

3.3.2 Remediation and Site Security

Invasive species and cabbage palms will need to be controlled. The remoteness of the parcel and existing entrance gate on Blackburn Rd. limits trespass. Most off-road traffic within the surrounding parcels is suspected to be done by those accessing private property; however, there have been reports of poaching on lands to the west in the recent past.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

This parcel is designated as Sending Land in the Rural Fringe Mixed Use Overlay (RFMUO) within a Natural Resource Protection Area (NRPA), with a North Belle Meade Overlay. RFMUO Sending Lands designation allows for 1 dwelling unit per 40 acres, or 1 dwelling unit per parcel if the parcel is under 40 acres. Therefore, one dwelling unit could be developed on the North Naples Church parcel.

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

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

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

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

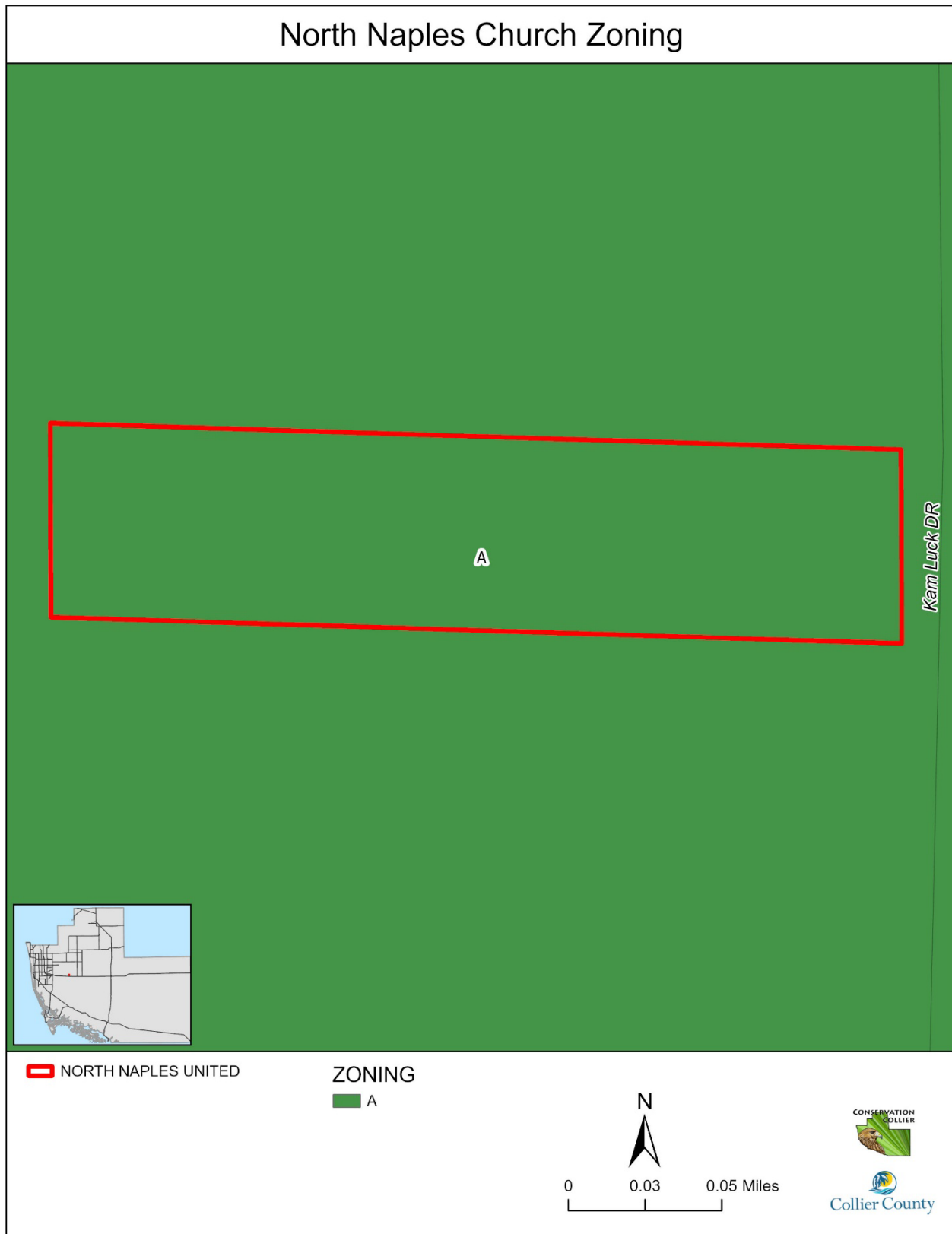


Figure 16 - Zoning

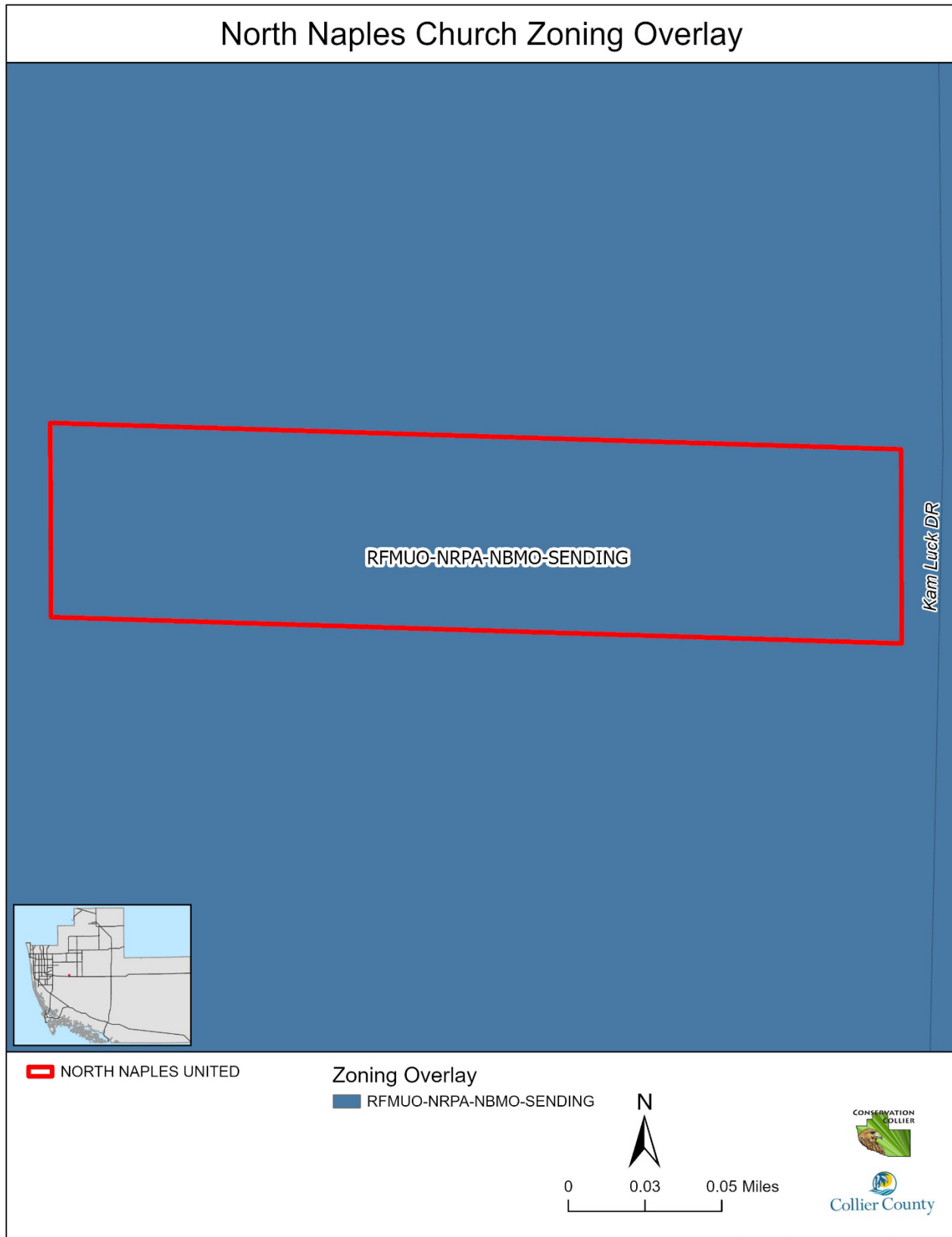


Figure 17 - Zoning Overlays

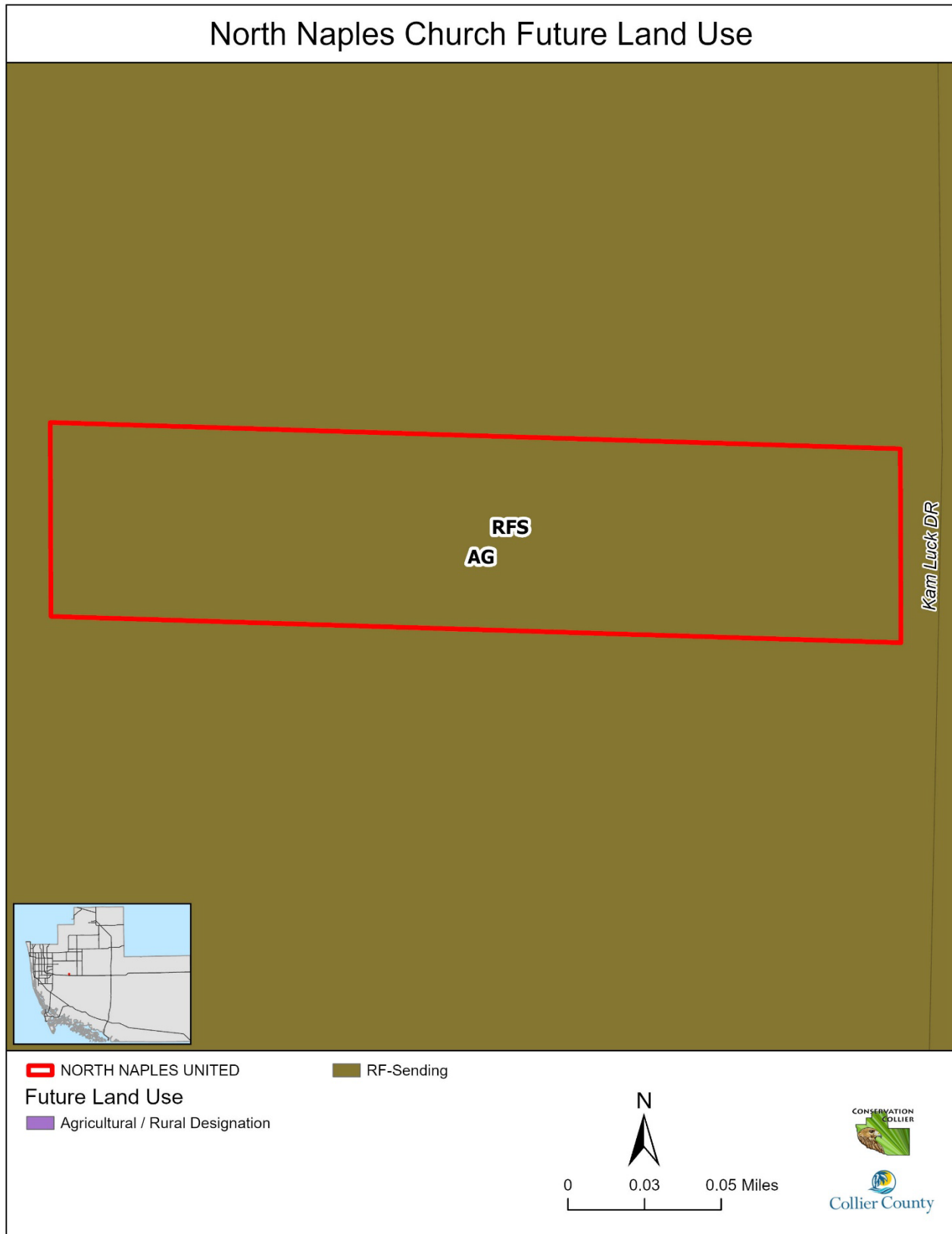


Figure 18 – Future Land Use

3.4.2 Development Plans

No development plans currently exist on the property. Although the zoning of the property favors agricultural use and low-density residential dwellings, the Wilson Corridor Extension may be aligned to the west of this parcel. Once the corridor is constructed surrounding lands may transition from agricultural to more intensive forms of use.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

Although unlikely, this parcel could be within the alignment of the future Wilson Benfield Road Extension. If this property is approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, when applicable, language will be memorialized in the Purchase Agreement and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the property from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$3,400	\$1,275	\$400/acre initial, \$150/acre recurring. 8.5-acres
Cabbage Palm Treatment	\$3,400	N/A	\$400/acre
Trail/Firebreak Installation and Maintenance	\$5,000	\$1,000	Installing firebreaks along property boundaries
Total	\$11,800	\$2,275	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: North Naples United Methodist Church			
Target Protection Mailing Area: N/A			
Folio(s): 00349880004			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	75	47
2 - Human Value	80	37	46
3 - Restoration and Management	80	78	97
4 - Vulnerability	80	24	31
TOTAL SCORE	400	214	53
1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	110	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Hydric Pine Flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Hydric Pine Flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	melaleuca
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		

e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	Florida Panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to hundreds of undeveloped acres
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	50	

1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	600	280	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	75	
2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	60	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20	20	
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	65	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30		
c. Public access via private road	20	20	
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25	25	
b. Public parking available nearby or on adjacent preserve	20		

c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	5	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	Slash pines
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	130	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37	
3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		

c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	170	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	78	
4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	55	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	0	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	55	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	24	

8. Additional Site Photos



Melaleuca seedlings



Groundcover



Firebreak



Mature melaleuca on west side



Looking west on the property



View looking south from above property



View looking north from above property



Interior of parcel

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 5 - CLIP4 Priority Natural Communities

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

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

Figure 10 - Potential Habitat Richness CLIP4 Map

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

Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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

Conservation Collier

Initial Criteria Screening Report

Sit



Owner Names: Anita Sit
Folio Number: 41660840106
Size: 3.35 acres
Staff Report Date: November 5, 2025

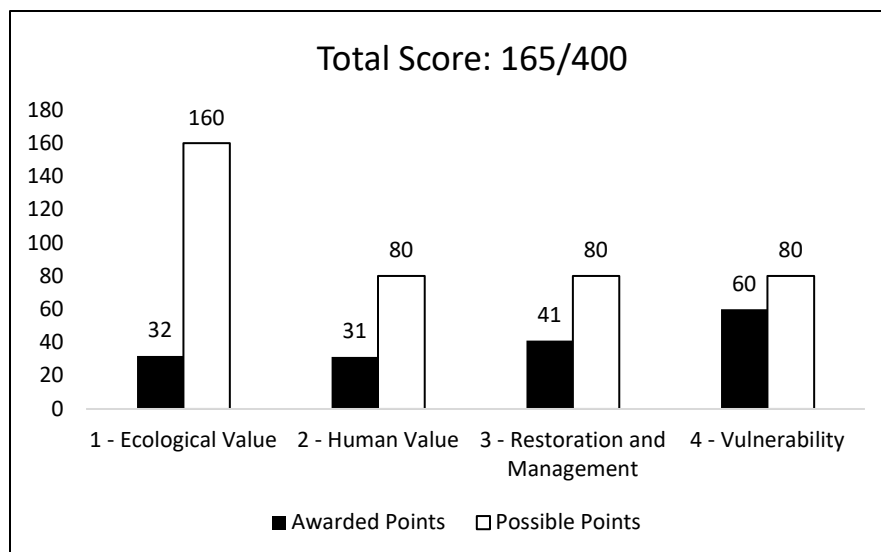


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

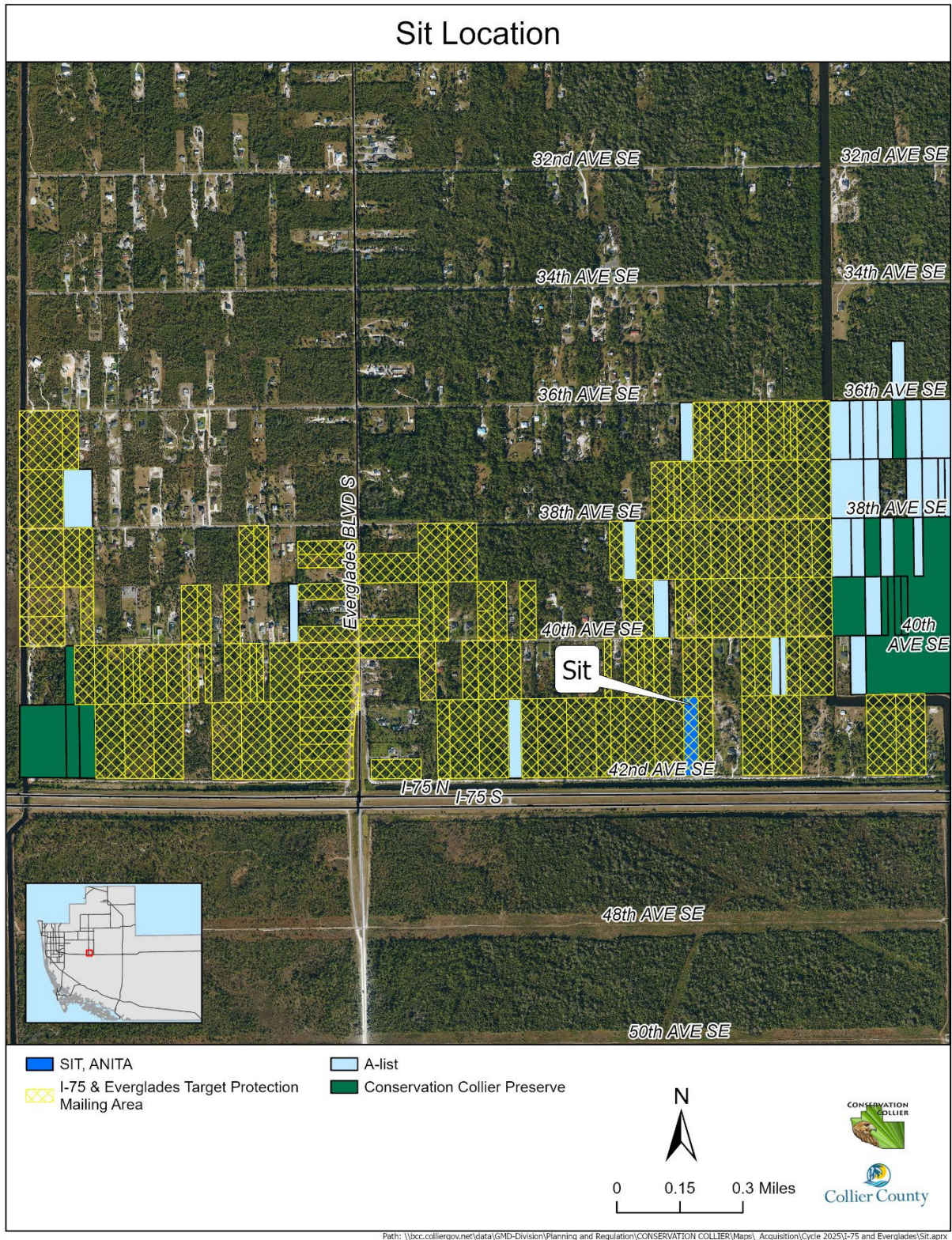


Figure 1 - Parcel Location Overview



Path: \\bcc.colliergov.net\data\GMD-Division\Planning and Regulation\CONSERVATION COLLIER\Maps_Acquisition\Cycle 2025\I-75 and Everglades\Sit.aprx

Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Sit	Anita Sit
Folio Numbers	41660840106	
Target Protection Area	NGGE	I-75 and Everglades Blvd. Target Protection Mailing Area
Size	3.35 acres	
Section, Township, and Range	S32, T49, R28	
Zoning Category/TDRs	Estates	1 unit per 2.25 acres
FEMA Flood Map Category	AH	1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.
Existing structures	None	
Adjoining properties and their Uses	Undeveloped; road and canal	Bordered by undeveloped lots to the E, W, and N; Southern third of lot adjacent to the east is cleared; Bordered on south side by 42 nd Ave SE., then a canal, then I-75
Development Plans Submitted	None	
Known Property Irregularities	None	
Other County Dept Interest	Transportation	Parcel is in the study area for the I-75 interchange between Everglades and Desoto Blvds.

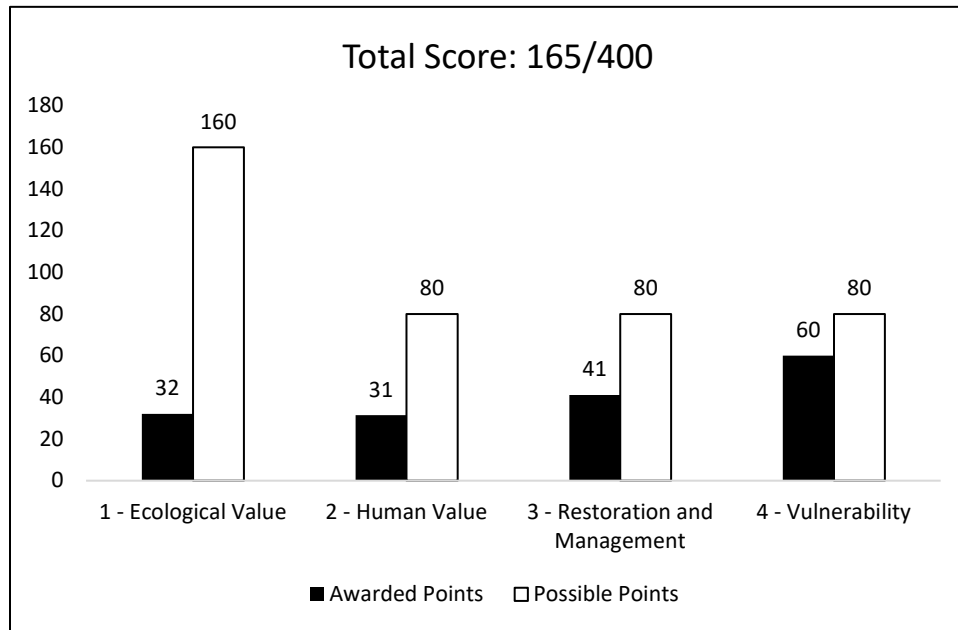


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	32	160	20%
1.1 - Vegetative Communities	11	53	20%
1.2 - Wildlife Communities	16	27	60%
1.3 - Water Resources	5	27	20%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	31	80	39%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	17	34	50%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	41	80	51%
3.1 - Vegetation Management	32	55	58%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	60	80	75%
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	4	22	20%
Total	165	400	41%

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

Criteria 1: CLIP Priority 1 Natural Community

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

Criteria 2: CLIP Priority 2 Natural Community

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

Criteria 3: Other Native, Natural Communities

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

The parcel contains cabbage palm/oak hammock.

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **YES**

The parcel is visible and readily accessible from a public roadway and can be accessed year-round.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **NO**

No wetlands appear to exist on site, and the parcel is mapped as containing non-hydric soils.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

Because of its small size, this parcel individually does not offer significant biological values.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **NO**

The parcel is not adjacent to any conservation lands.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **YES**

I-75 and Everglades Blvd. TPMA

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

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The parcel is mapped as Mixed Shrubs and Mixed Wetland Hardwoods, but the vegetative community present is Cabbage Palm/Oak Hammock.

The Cabbage Palm/Oak Hammock canopy is dominated by cabbage palm (*Sabal Palmetto*) and laurel oak (*Quercus laurifolia*). The midstory consists primarily of Brazilian pepper (*Schinus terebinthifolia*), with some wild coffee (*Psychotria nervosa*), shortleaf wild coffee (*Psychotria tenuifolia*), mysine (*Myrsine cubana*), and cabbage palm. The understory consists of muscadine (*Vitis rotundifolia*) greenbriers (*Smilax* spp.), and swamp fern (*Telmatoblechnum serrulatum*). An open area consisting primarily of bracken fern (*Pteridium aquilinum*) was also observed on the southeastern side of the parcel.

Exotic plants are present at a total estimated density of approximately 50-75%. The primary invasive plant observed was Brazilian pepper. Lantana (*Lantana strigocamara*), guinea grass (*Urochloa maxima*), missiongrass (*Cenchrus polystachios*), and rose natal grass (*Melinis repens*) are also present.

The state endangered cardinal air plant (*Tillandsia fasciculata*) species was observed on the property during the site visit.

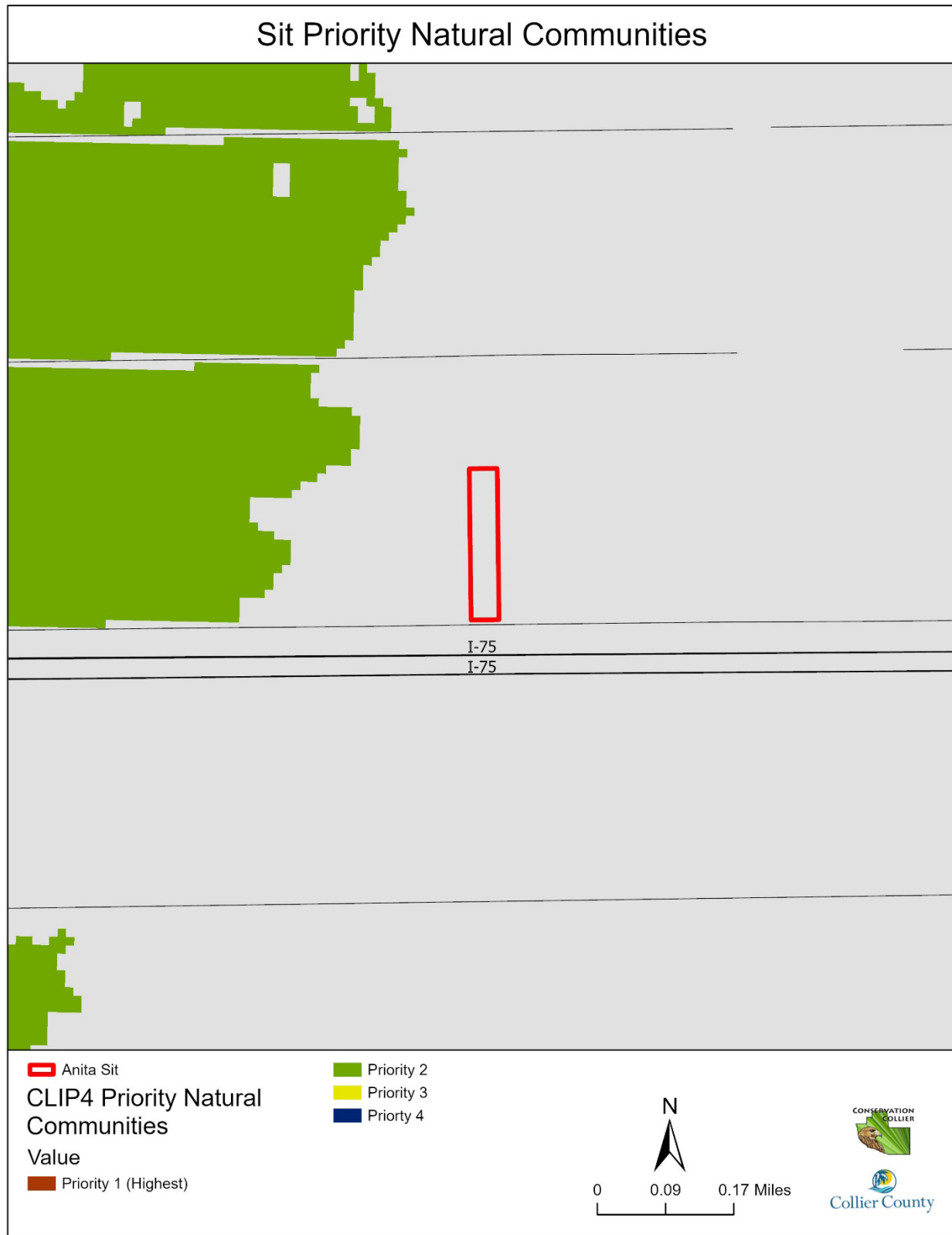


Figure 4 - CLIP4 Priority Natural Communities

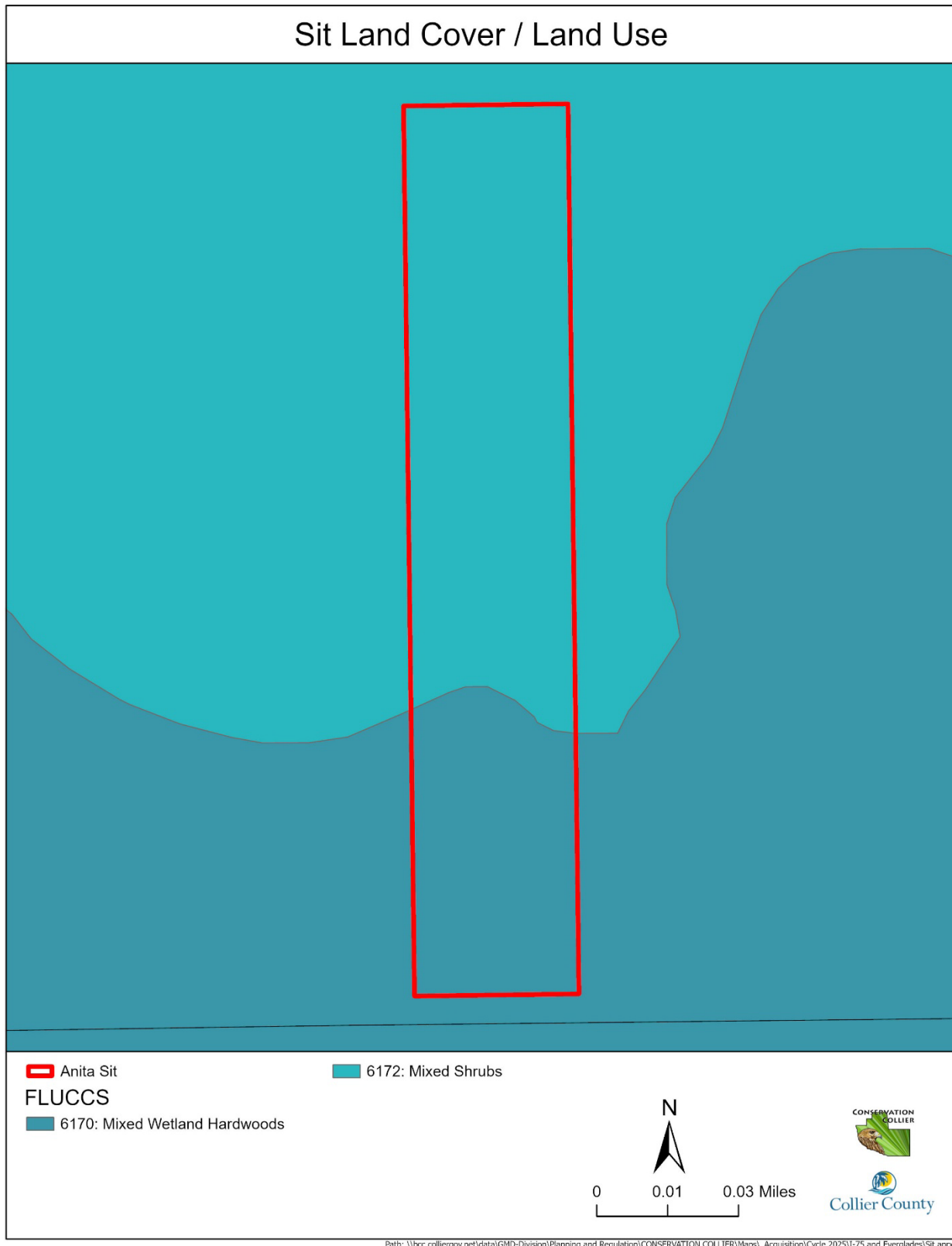


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Cabbage Palm / Oak Hammock understory

3.1.2 Wildlife Communities

Multiple Florida panther (*Puma concolor coryi*) and Florida black bear (*Ursus americanus floridanus*) telemetry points have been noted around the parcel.

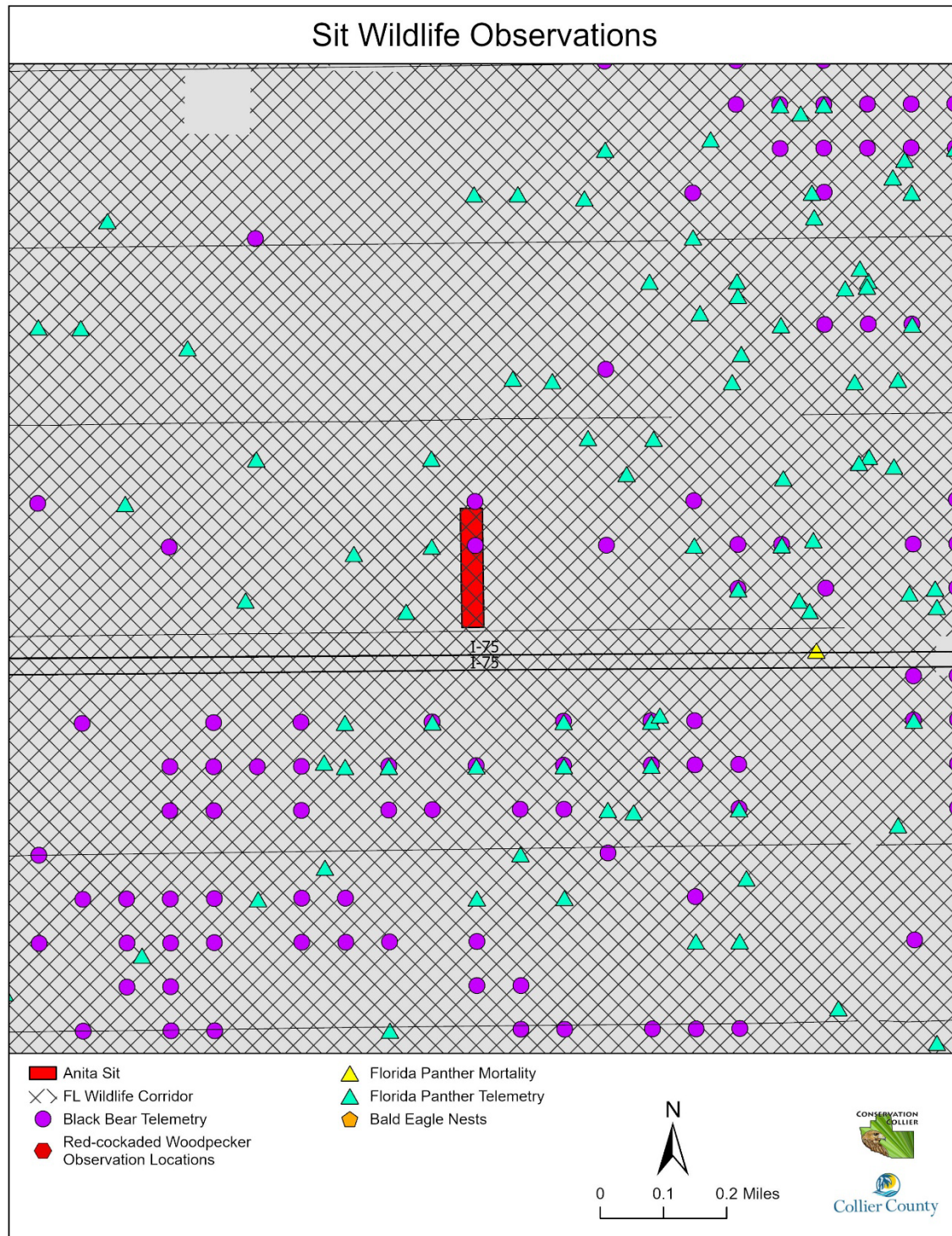


Figure 7 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

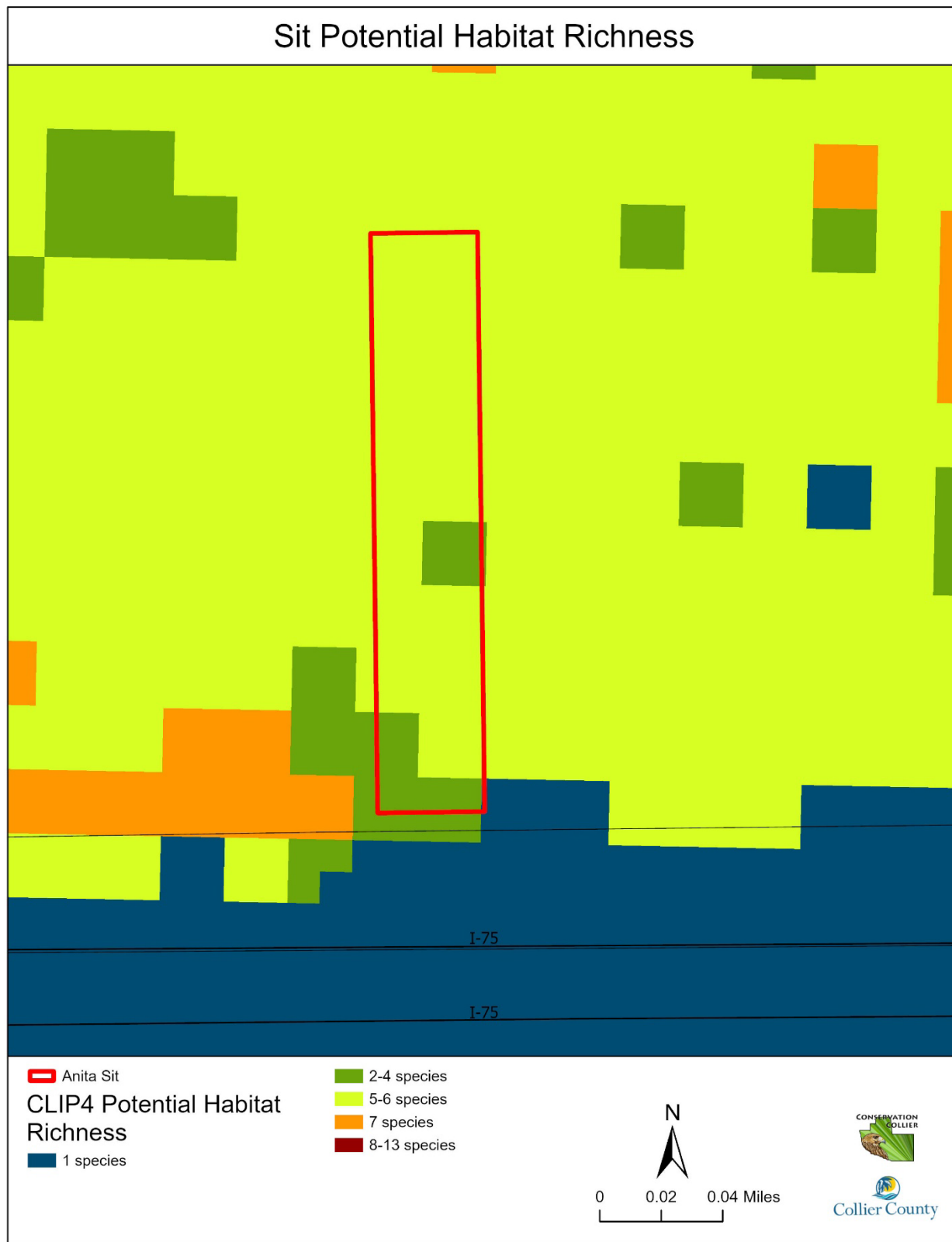


Figure 8 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcel does little to protect water resources. It is mapped as containing non-hydric soils and does not appear to contain wetlands. Aquifer recharge mapping indicates very little contribution to recharge; however, the parcel does provide some buffering to the I-75 canal to the south.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils mapped on the parcel are non-hydric. Mapped soil is "Hallandale Fine Sand" (nearly level, poorly drained soil associated with flatwoods).

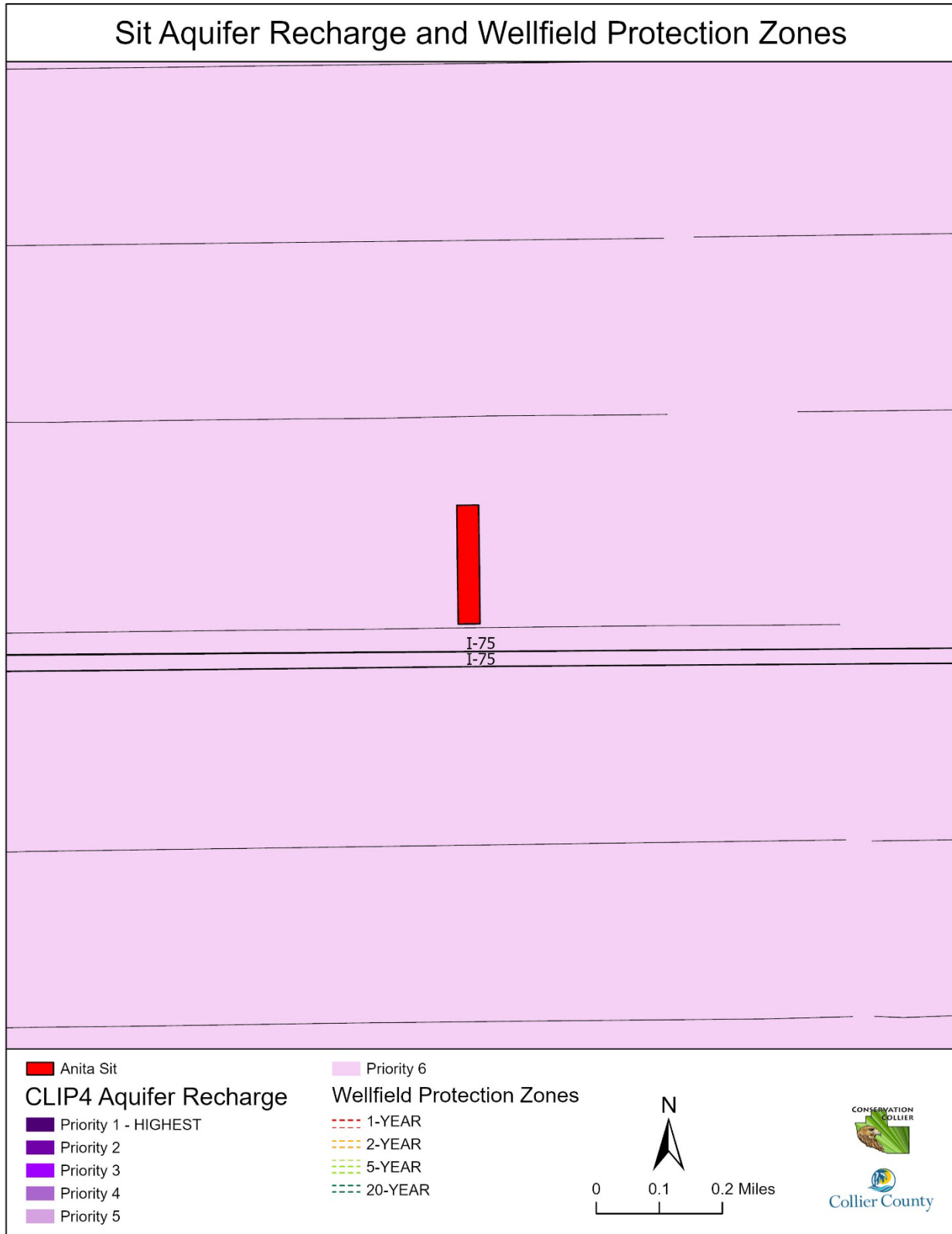


Figure 9 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

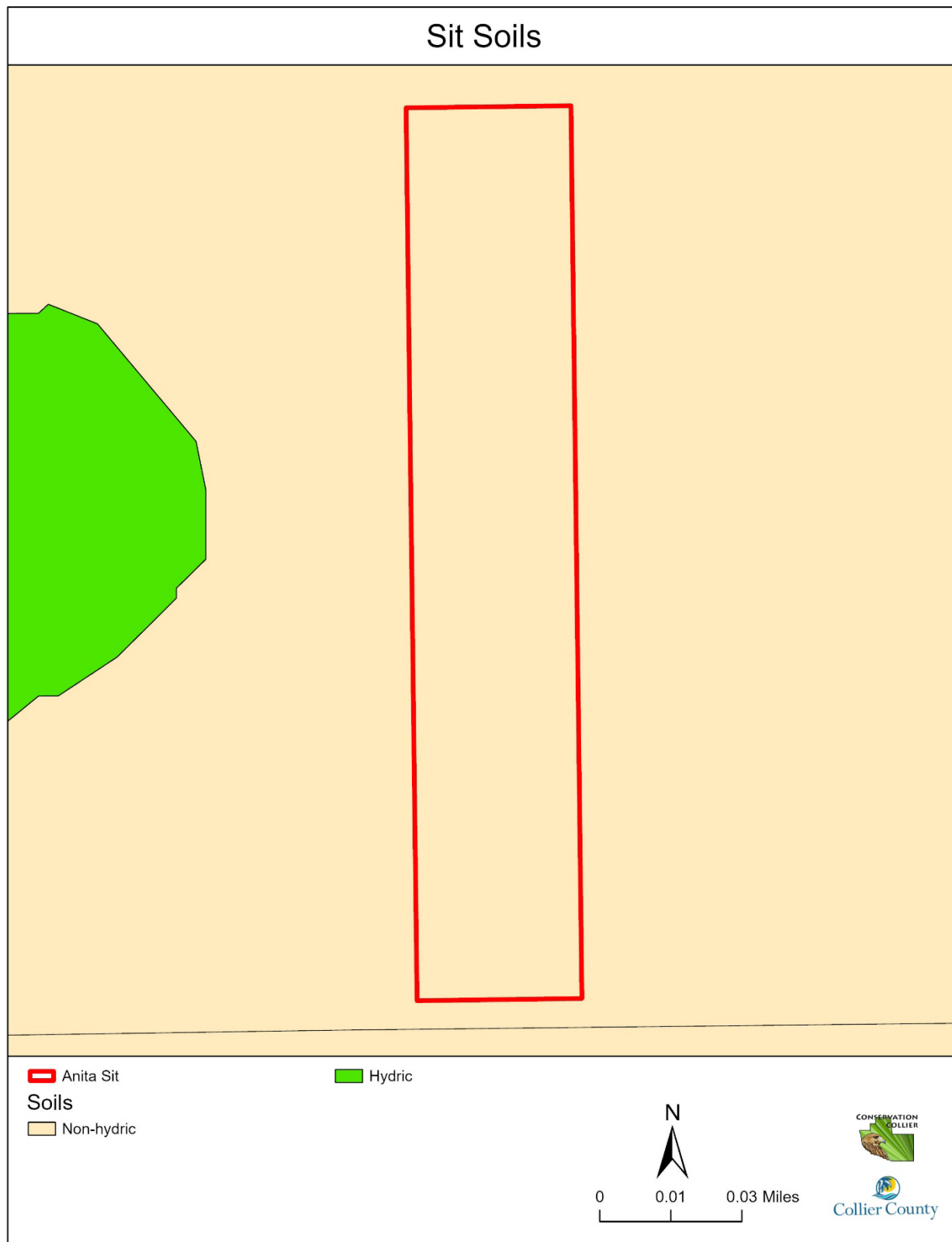


Figure 10 - Collier County Soil Survey

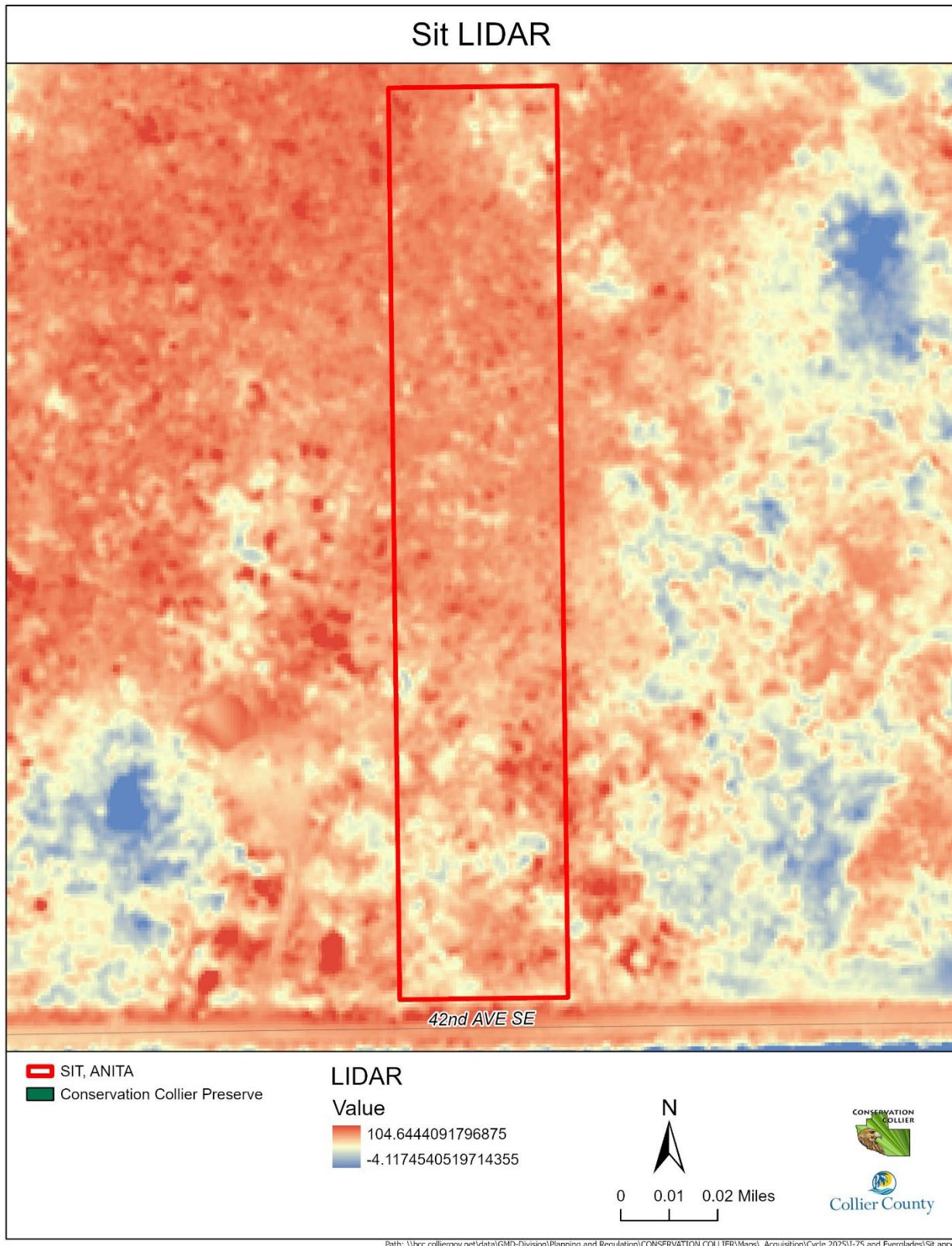


Figure 11 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel is not directly adjacent to conservation lands; however, the low-density nature of development in this area allows wildlife to move relatively unimpeded across the landscape. Picayune Strand State Forest is to the south across I-75 with a wildlife underpass west of the parcel, along the eastern side of the Miller Canal.

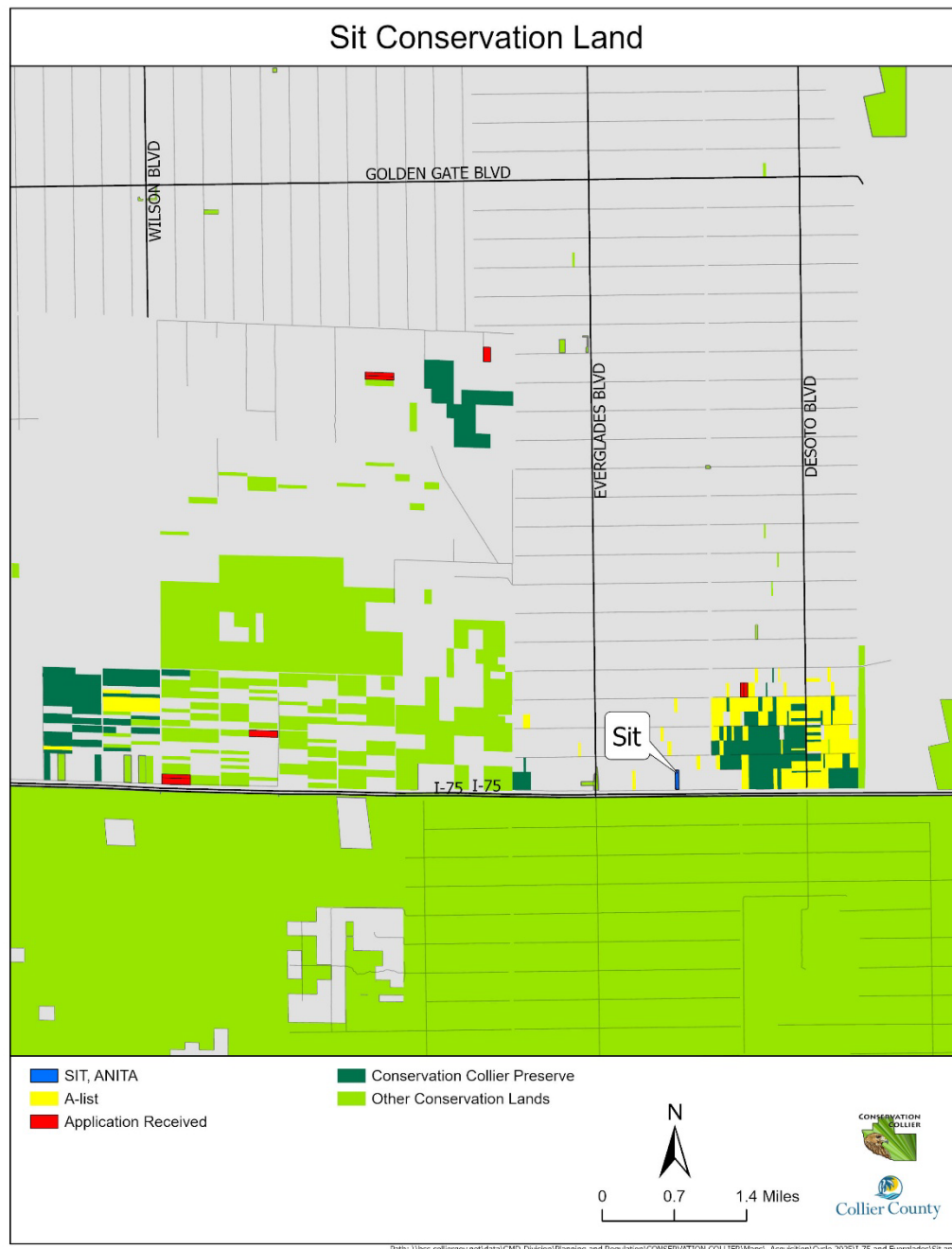


Figure 12 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel could provide year-round access for passive, recreational activities including equestrian, and hiking.

3.2.2 Accessibility

The parcel is accessible via an unpaved road. Parking is available along 42nd Ave. SE.

3.2.3 Aesthetic/Cultural Enhancement

The parcel is visible from a public road.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Exotic plants are present at a total estimated density of approximately 70%. The primary invasive plant observed was Brazilian pepper throughout the property. Other invasive plants observed include Lantana, guinea grass, missiongrass, and rose natal grass.

3.3.1.2 Prescribed Fire

The natural community would benefit from fire; however, due to the parcel's small size and location, prescribed fire is not likely.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel. ATV trespass could become an issue if the parcel is opened up for public access.

3.3.3 Assistance

No management assistance is anticipated.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned Estates and have an allowable density of 1 unit per 2.25 acres.

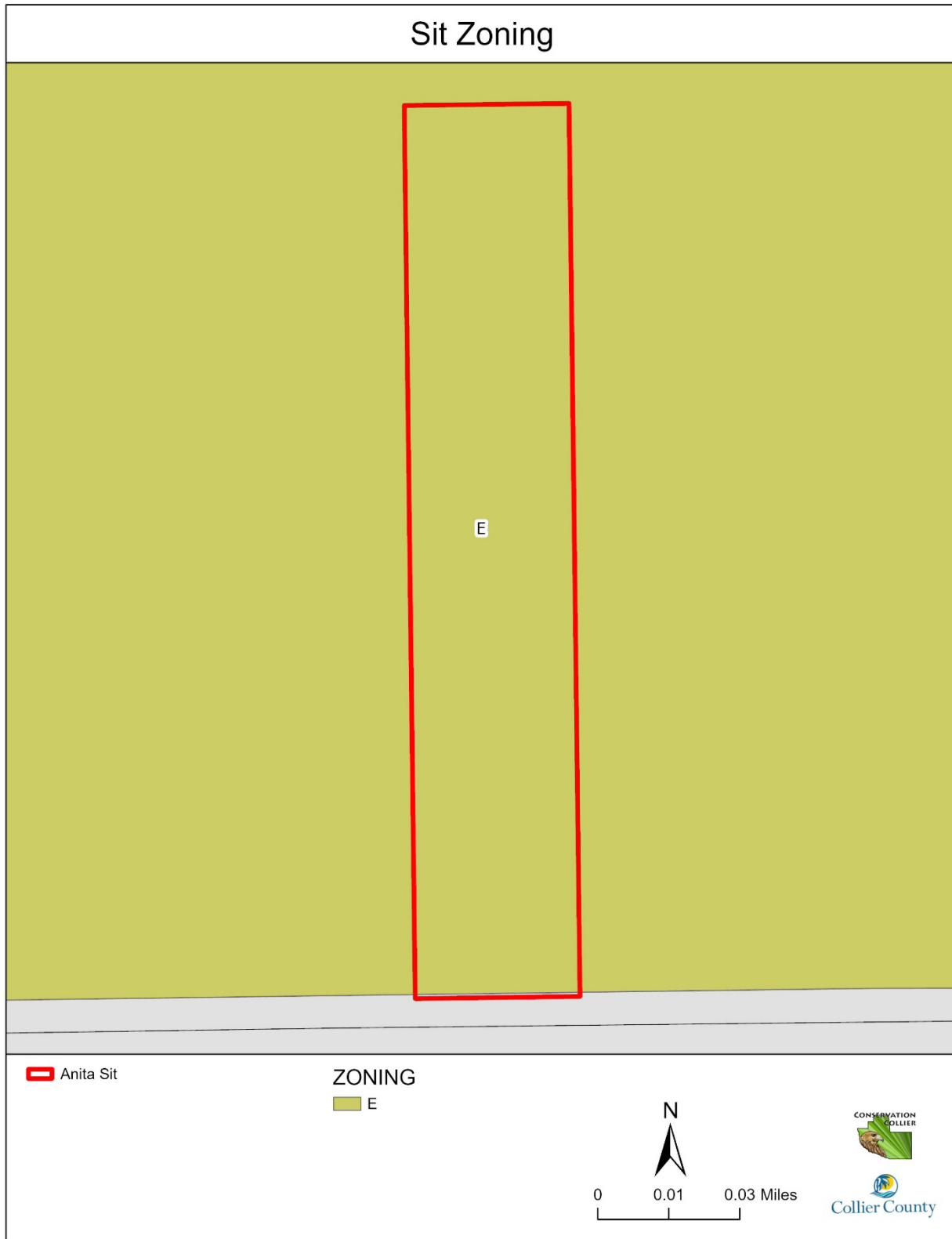


Figure 13 – Zoning

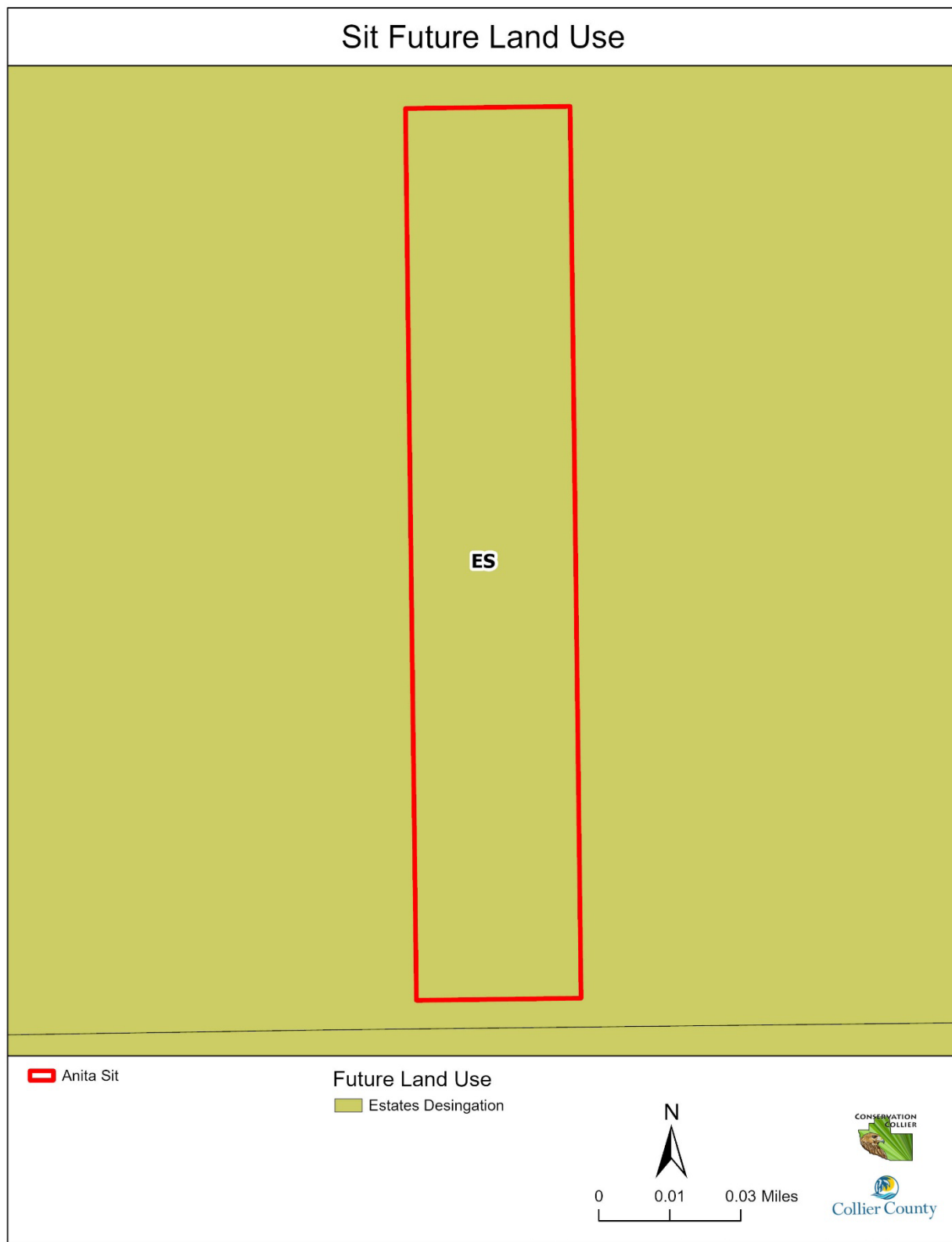


Figure 14 – Future Land Use

3.4.2 Development Plans

The parcel is not currently planned for development.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following items may not have significantly affected the scoring but are worth noting.

This parcel is within the study area for the I-75 interchange. The properties in this location could be impacted by future right-of-way needs or for stormwater ponds to support the right-of-way. If this property is approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, when applicable, language will be memorialized in the Purchase Agreement and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the property from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

5. Management Needs and Costs

Table 3 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$2,010	\$500	Initial assumes \$600/acre; recurring assumes \$150/acre
Cabbage Palm reduction	\$1,340	N/A	Assumes \$400/acre
TOTAL	\$3,350	\$500	

6. Potential for Matching Funds

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

Florida Communities Trust - Parks and Open Space Florida Forever grant program: The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

Florida Forever Program: 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.

7. Secondary Criteria Scoring Form

Property Name: Sit			
Target Protection Mailing Area: I-75 and Everglades Blvd.			
Folio(s): 41660840106			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	32	20
2 - Human Value	80	31	39
3 - Restoration and Management	80	41	51
4 - Vulnerability	80	60	75
TOTAL SCORE	400	165	41
1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	40	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cabbage Palm/Oak Hammock
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	tillandsia fasciculata
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		

c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20	20	
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	60	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	FL panther
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	20	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20	20	
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10		
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0	0	
1.4 - ECOSYSTEM CONNECTIVITY	200	0	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		

c. Parcel is \geq 25 acres	25		
d. Parcel is \geq 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	120	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	32	
2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	60	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30	30	
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10	10	
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		

b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	110	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	31	
3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	70	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50	50	Exotics and Cabbage Palm reduction
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	20	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	Potential ATV trespass

c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	90	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	41	
4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	125	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	10	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	135	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	60	

8. Additional Site Photos



View from 42nd Ave. SE



Understory



Cabbage palms and oaks with Brazilian pepper in foreground



View from east side of parcel looking west



Drone photo looking south



Drone photo looking down into middle of property



Drone photo looking south



Drone photo looking north

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

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

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

Figure 8 - Potential Habitat Richness CLIP4 Map

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

Figure 9 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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