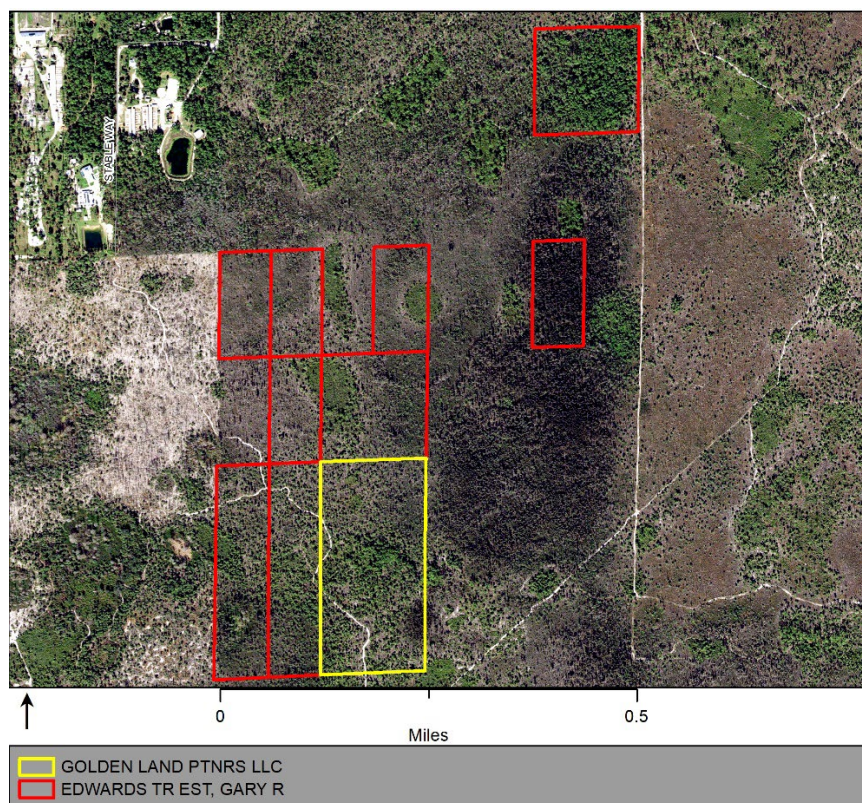


Conservation Collier

Initial Criteria Screening Report

Edwards Trust and Golden Land Partners



Owner Names: Gary R. Edwards Tr/Section Land Tr/Section 12-A Tr/Section 12-F Land/Section 12-G Land Tru/Section 12-J Land Tr/Triangle Land Tr /Circle Land Tr and Golden Land Partners, LLC
 Folio Numbers: 00411840008, 00412040001, 00412160004, 00412360008, 00412400007, 00413040000, 00413200002, 00413520009, 00413600000, and 00412200003

Size: 85 acres

Staff Report Date: January 8, 2025

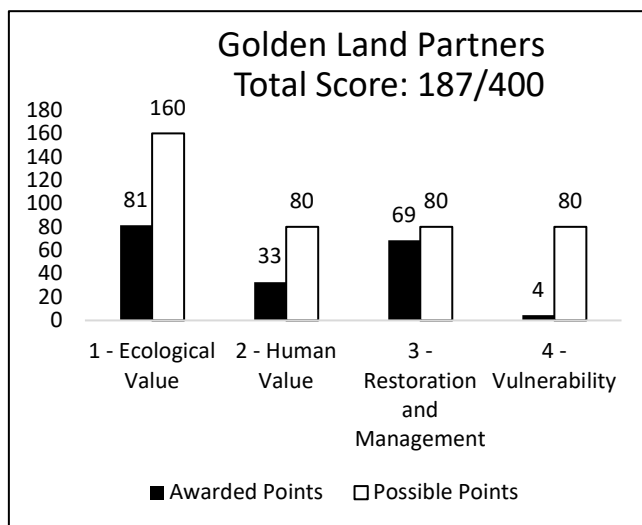
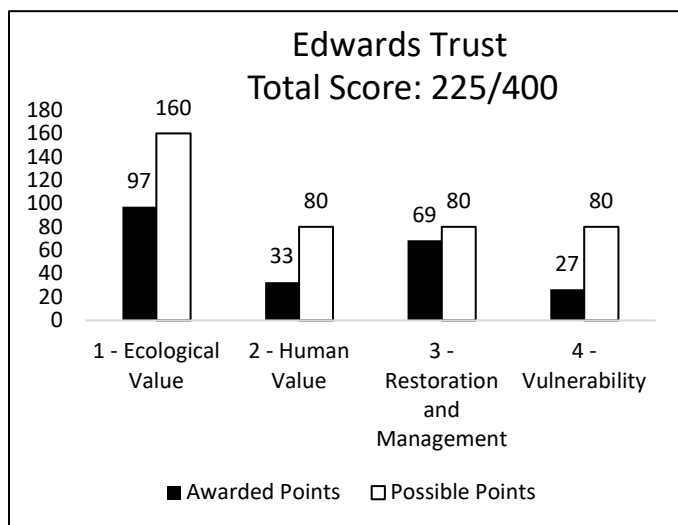


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1. Introduction

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 and assessed value, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

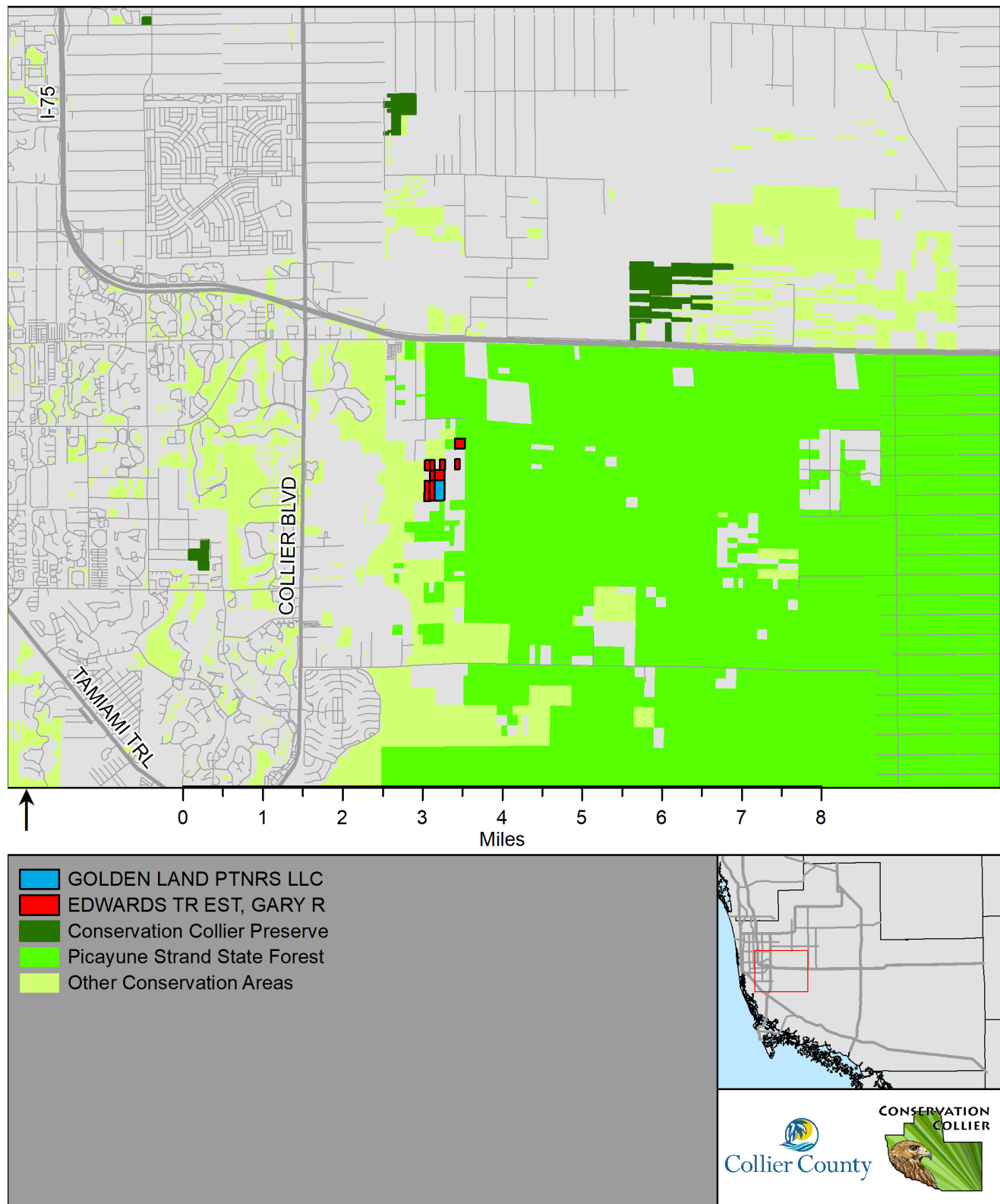


Figure 1 - Parcel Location Overview

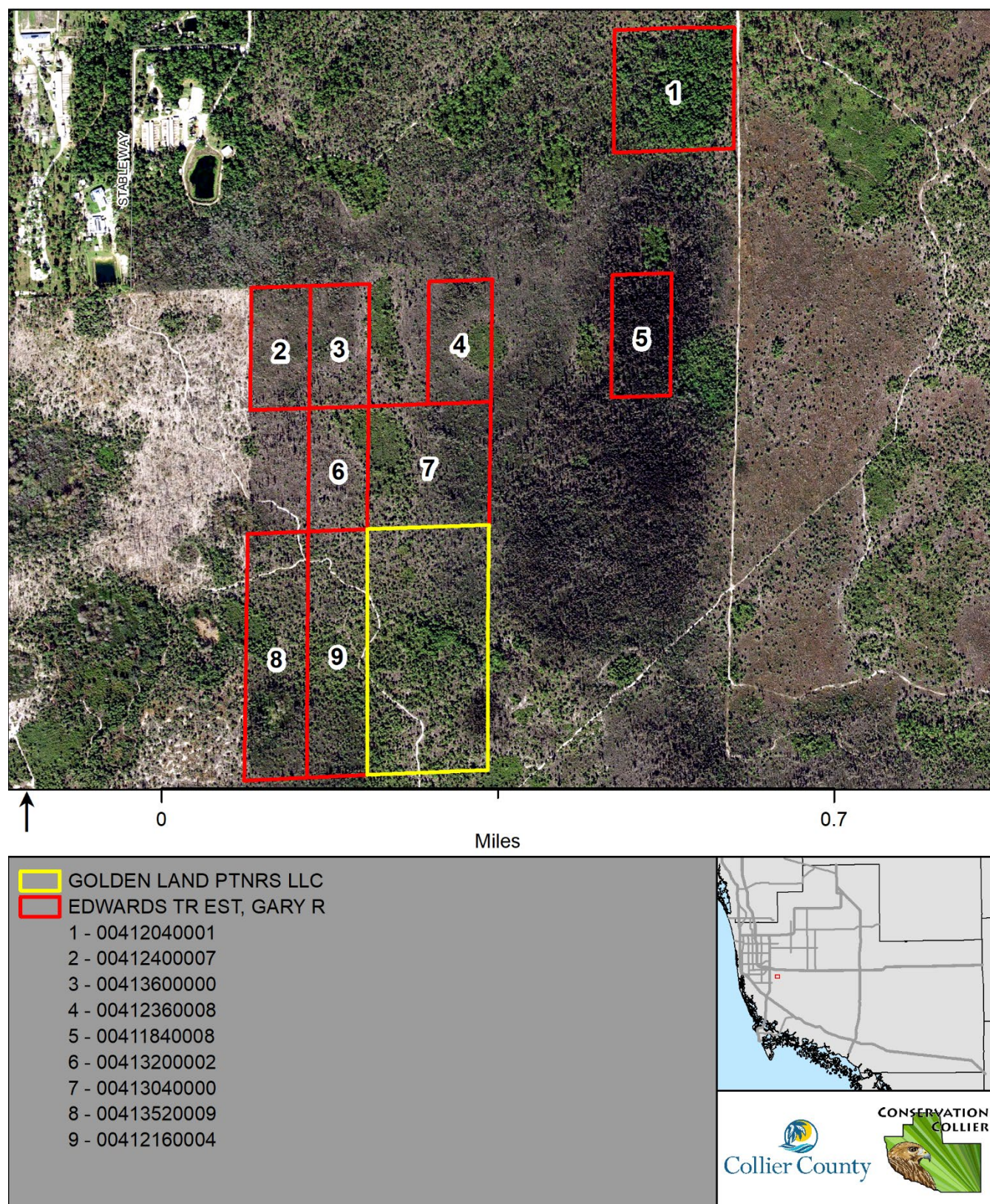


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Edwards Trust and Golden Land Partners	Edwards Trust - Gary R. Edwards Trust and Section 12-J Land Trust Golden Land Partners – Golden Land Partners LLC
Folio Numbers	Multiple	Edwards Trust - 00411840008, 00412040001, 00412160004, 00412360008, 00412400007, 00413040000, 00413200002, 00413520009, 00413600000 Golden Land Partners – 00412200003
Target Protection Area	RFMUD	Not within a Target Protection Mailing Area
Size	85 acres	70 contiguous acres – 50 Edwards Trust acres and 20 Golden Land Partners acres; 10-acre and 5-acre Edwards Trust stand-alone parcels
Section, Township, and Range	S12, Twn 50, R26	
Zoning Category/TDRs	A-RFMUD-NRPA - Sending	Agricultural - Rural Fringe Mixed Use District – Natural Resource Protection Area – Sending Lands; Zoning allows 1 unit per 40 acres; 90% native vegetation preservation requirement; Golden Land Partners has first 2 TDRs stripped from their 20-acre parcel
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	Conservation; undeveloped	The parcels are adjacent to private conservation easements, Picayune Strand State Forest, and undeveloped Sending Lands
Development Plans Submitted	None	
Known Property Irregularities	None	
Other County Dept Interest	Transportation	Parcels are in the proposed Benfield Road Extension area which is included in the LRTP as a need from The Lords Way to City Gate Blvd. N. These properties in this location could be impacted by future right-of-way needs or for stormwater ponds to support the right-of-way.

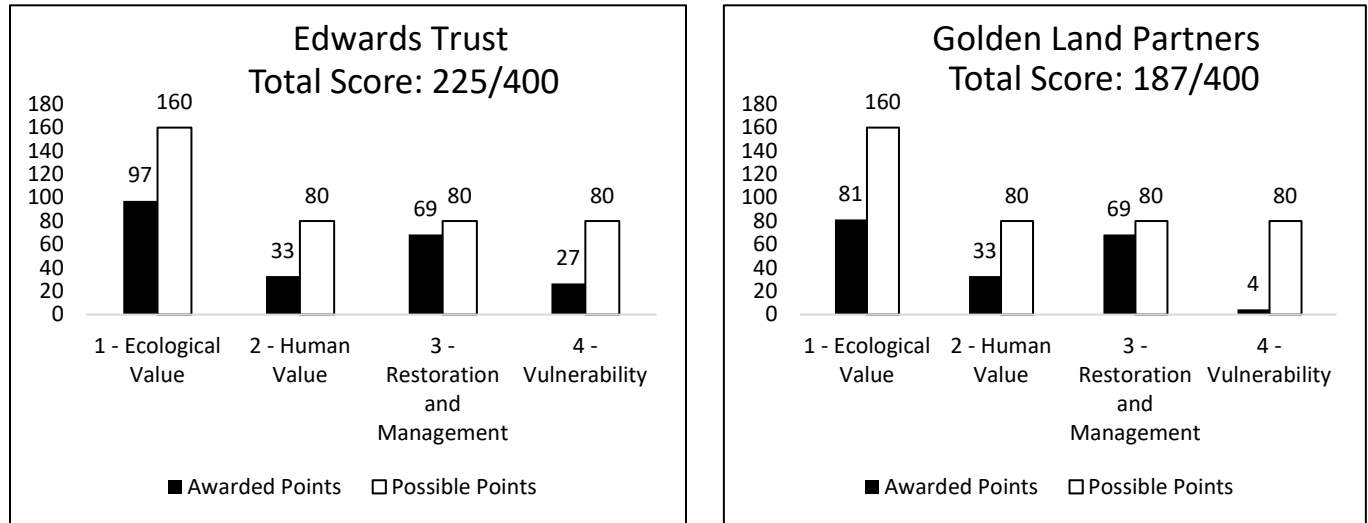


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Edwards Trust:

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	97	160	61%
1.1 - Vegetative Communities	29	53	55%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	33	53	63%
2 - Human Values	33	80	41%
2.1 - Recreation	23	34	67%
2.2 - Accessibility	9	34	25%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
3 - Restoration and Management	69	80	86%
3.1 - Vegetation Management	43	55	79%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	27	80	33%
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	2	22	10%
Total	225	400	56%

Golden Land Partners:

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	81	160	51%
1.1 - Vegetative Communities	29	53	55%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	33	80	41%
2.1 - Recreation	23	34	67%
2.2 - Accessibility	9	34	25%
2.3 - Aesthetics/Cultural Enhancement	1	11	13%
3 - Restoration and Management	69	80	86%
3.1 - Vegetation Management	43	55	79%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	4	80	6%
4.1 - Zoning and Land Use	2	58	4%
4.2 - Development Plans	2	22	10%
Total	187	400	47%

2.2 Summary of Assessed Value and Property Cost Estimates

The interest being appraised is fee simple “as is” for the purchase of the site. A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. It is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relies upon information solely provided by program staff. The valuation conclusion is limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Possible access concerns or limits to uses within the property unknown at the time of estimation will be taken into consideration at time of appraisal.

If the Board of County Commissioners chooses to acquire these properties, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Edwards Trust property, which has an initial valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of the two appraisal reports will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owners	Folio #	Acreage	Assessed Value*	Estimated Value**
Gary R. Edwards Trust/Triangle Land Trust	00411840008	5.00	\$27,000	TBD
Gary R. Edwards Trust/Section Land Trust	00412040001	10.00	\$54,000	TBD
Gary R. Edwards Trust/Section 12-G Land Trust	00412160004	10.00	\$54,000	TBD
Gary R. Edwards Trust/Section 12-F Land Trust	00412360008	5.00	\$27,000	TBD
Gary R. Edwards Trust/Section 12-J Land Trust	00412400007	5.00	\$27,000	TBD
Gary R. Edwards Trust/Section 12-F Land Trust	00413040000	10.00	\$54,000	TBD
Gary R. Edwards Trust/Circle Land Trust	00413200002	5.00	\$27,000	TBD
Gary R. Edwards Trust/Section 12-G Land Trust	00413520009	10.00	\$54,000	TBD
Gary R. Edwards Trust/Section 12-A Trust	00413600000	5.00	\$27,000	TBD
Edwards Tr. TOTAL		65.00	\$351,000	TBD
Golden Land Partners, LLC	00412200003	20.00	\$2,000	TBD

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

**The Estimated Market Value for the Edwards Trust and Golden Land Partners properties will be obtained from the Collier County Real Estate Services Department prior to Board of County Commissioners ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcels are zoned Agricultural but in Sending Lands within the Rural Fringe Mixed Use District (RFMUD) with a Natural Resource Protection Area Overlay. All the parcels, except for the Golden Land Partners parcel, have an allowable density of 1 unit per 40 acres with a 90% native preservation requirement. The Golden Land Partners parcel has had the first 2 TDRs / 5 acres stripped. Therefore, development within the parcel is not an allowable use.

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? **YES**

Both properties contain Hydric pine flatwoods and Mesic pine flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **N/A**

The parcels also contain other native natural communities, but already contain CLIP Priority 2 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 parcels are not visible or readily accessible from a public roadway. They are accessible via a rough trail that traverses other private parcels.

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**

Hydric soils exist on the majority of the parcels and wetland plant communities are found throughout the parcels.

Criteria 6: Biological and Ecological Value

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

FWC Species Richness Maps show potential for 2-6 species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. Panther telemetry (from 1986-2020) shows consistent utilization of the site by radio-collared individuals. The property is

included within known historic nesting/foraging habitat for the endangered red-cockaded woodpecker.

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**

These parcels are adjacent Picayune Strand State Forest and private conservation lands.

Criteria 8: Target Area

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

The Edwards Trust and Golden Land Partners parcels met 4 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The parcels are mapped as Wet Flatwoods, Mesic Flatwoods, and Mixed Hardwood Coniferous Swamps; however, staff observed Wet Flatwoods, Mesic Flatwoods, Mesic Hammock, Cypress/Pine/Cabbage Palm, and Melaleuca Forest. Due to 2017 Lee-Williams Fire, a significant thermal thinning of the slash pine (*Pinus elliotti* var. *densa*) canopy exists throughout all the parcels. Areas within the Melaleuca Forest, Wet Flatwoods, Mesic Flatwoods, and Cypress/Pine/Cabbage Palm where the Florida slash pine canopy was removed by fire are dominated by a cabbage palm (*Sabal palmetto*) midstory.

Exotic plants are present at a total estimated density of 25% - at varying densities throughout. The melaleuca forest, wet flatwoods, and cypress/pine/cabbage palm communities are more heavily infested than other areas of the properties. Primary invasive plants observed were melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), and downy rosemyrtle (*Rhodomyrtus tomentosa*). Other exotic plants present include Brazilian pepper (*Schinus terebinthifolia*), torpedograss (*Panicum repens*), cogongrass (*Imperata cylindrica*), Caesarweed (*Urena lobata*), and shrubby false buttonweed (*Spermacoce verticillata*)

No listed plant species were observed during the site visit.

Table 4 – Mapped Native Vegetative Communities

Community	Location	Description
Cypress/Pine/Cabbage Palm	Edwards Trust - Parcel 1	Cypress (<i>Taxodium distichum</i>), Cabbage Palm (<i>Sabal palmetto</i>), and very sparse slash pine (<i>Pinus elliottii</i>) in canopy; primarily earleaf acacia in midstory with some myrsine (<i>Myrsine cubana</i>), American beauty berry (<i>Callicarpa americana</i>), and cabbage palm; saw palmetto (<i>Serenoa repens</i>), wire grass (<i>Aristida stricta</i>), bracken fern (<i>Pteridium aquilinum</i>) in groundcover
Melaleuca Forest	Edwards Trust – Parcel 5	Melaleuca canopy, cabbage palm midstory, swamp fern (<i>Telmatoblechnum serrulatum</i>) groundcover

Wet Flatwoods	Golden Land Partners and Edwards Trust – Parcels 2-9	Very sparse slash pine canopy; cabbage palm and melaleuca understory with some earleaf acacia, downy rosemyrtle, wax myrtle (<i>Morella cerifera</i>) and saw palmetto; wire grass, maidencane (<i>Amphicarpum muehlenbergianum</i>) yellow-eyed grasses (<i>Xyris</i> spp.), broom-sedge (<i>Andropogon</i> sp.), cogongrass, and torpedo grass in ground cover
Mesic Flatwoods	Golden Land Partners and Edwards Trust – Parcels 4,6,7,8, and 9	Very sparse slash pine canopy; saw palmetto, galberry (<i>Ilex glabra</i>), rusty lyonia (<i>Lyonia fruticosa</i>), winged-sumac (<i>Rhus copallinum</i>) American beautyberry and occasional earleaf acacia in mid-story; wild pennyroyal (<i>Piloblephis rigida</i>) and in wiregrass groundcover
Mesic Hammock	Edwards Trust – Parcels 8 and 9	Occasional cabbage palm in canopy; myrsine, white indigoberry (<i>Randia aculeata</i>), wax myrtle, firebush (<i>Hamelia patens</i>), Florida bully (<i>Sideroxylon tenax</i>), red bay (<i>Persea borbonia</i>) in midstory; snowberry (<i>Chiococca alba</i>), bracken fern, wiregrass, sawgrass (<i>Cladium jamaicense</i>), sand cordgrass (<i>Spartina bakeri</i>), golden rod (<i>Solidago</i> sp.) in ground cover

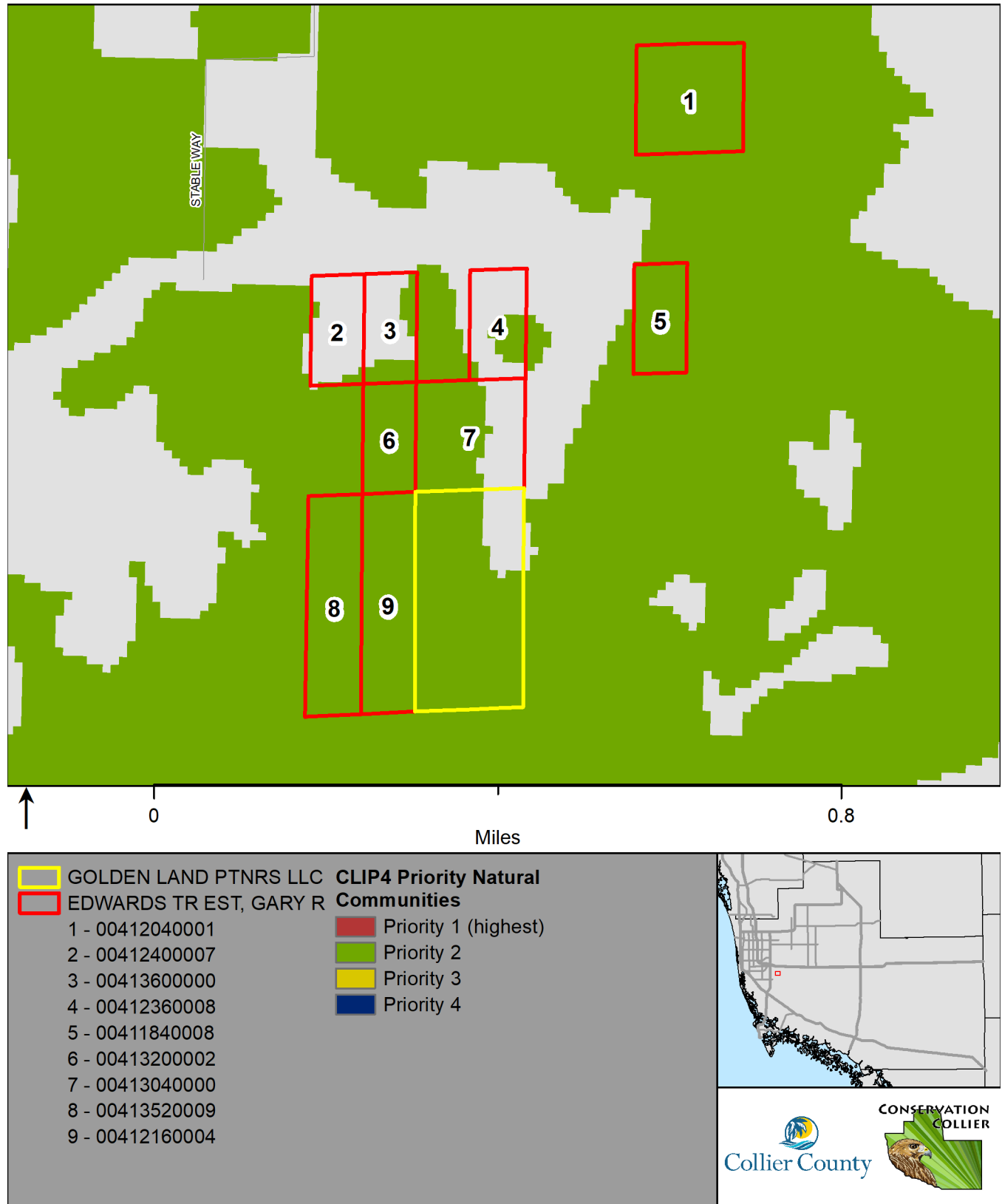


Figure 4 - CLIP4 Priority Natural Communities

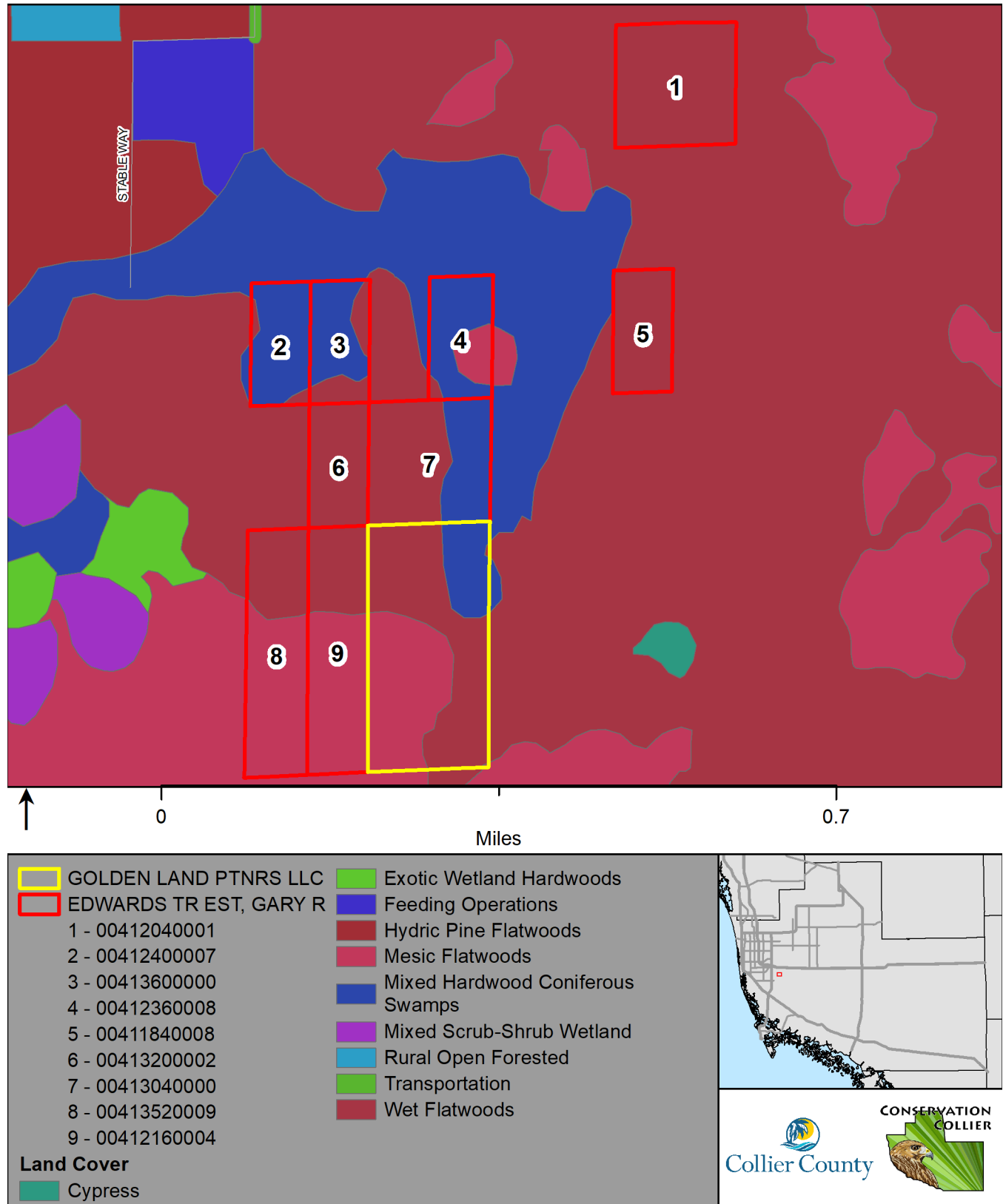


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Wet Flatwoods



Figure 7 –Mesic flatwood

3.1.2 Wildlife Communities

The parcel is just outside the western edge of Picayune Strand State Forest. Multiple Florida panther (*Puma concolor coryi*) telemetry points have been noted in and around the parcels. The parcels are also within known historic nesting/foraging habitat for the endangered red-cockaded woodpecker.

Table 5 – Listed Wildlife Detected

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

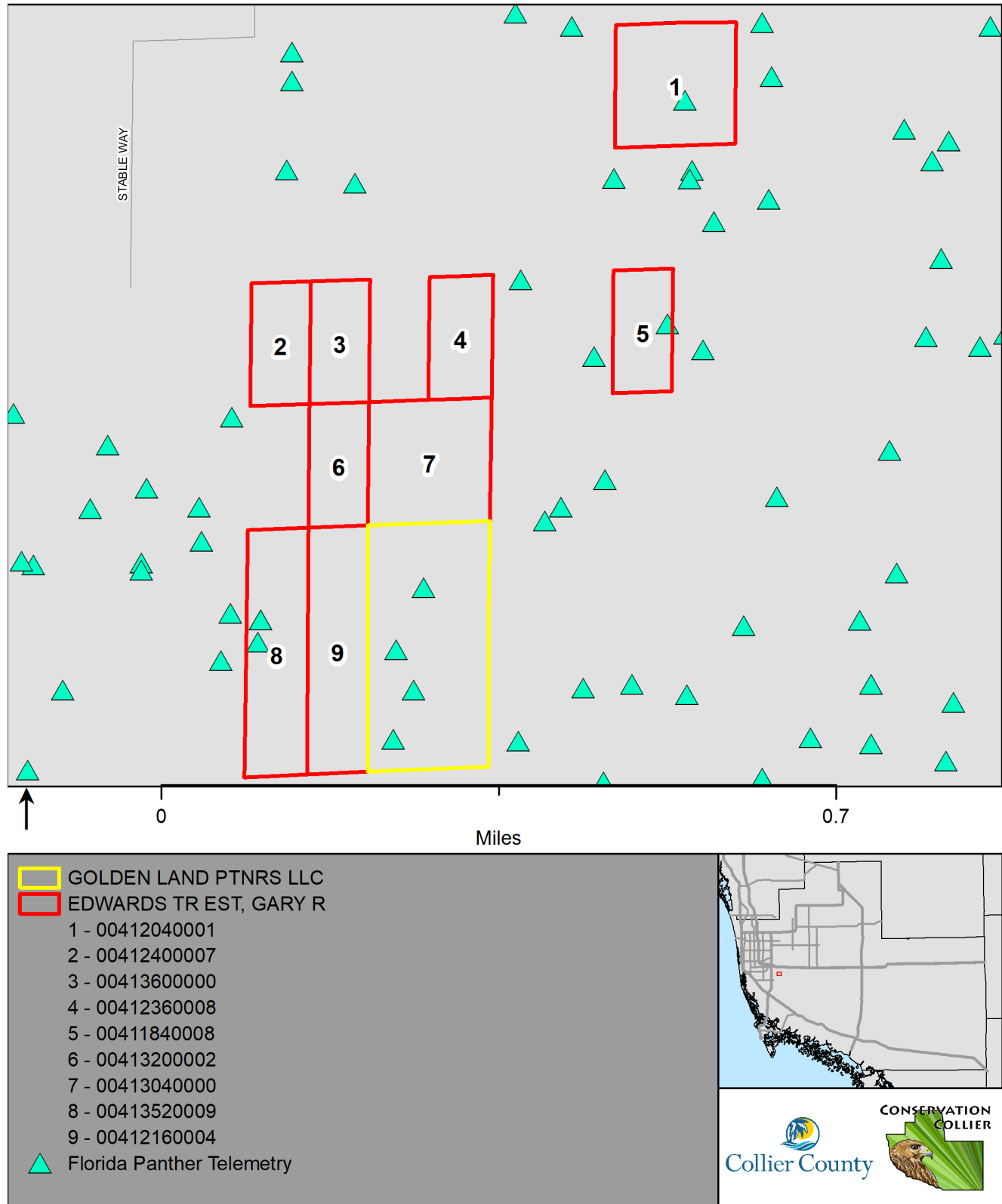


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

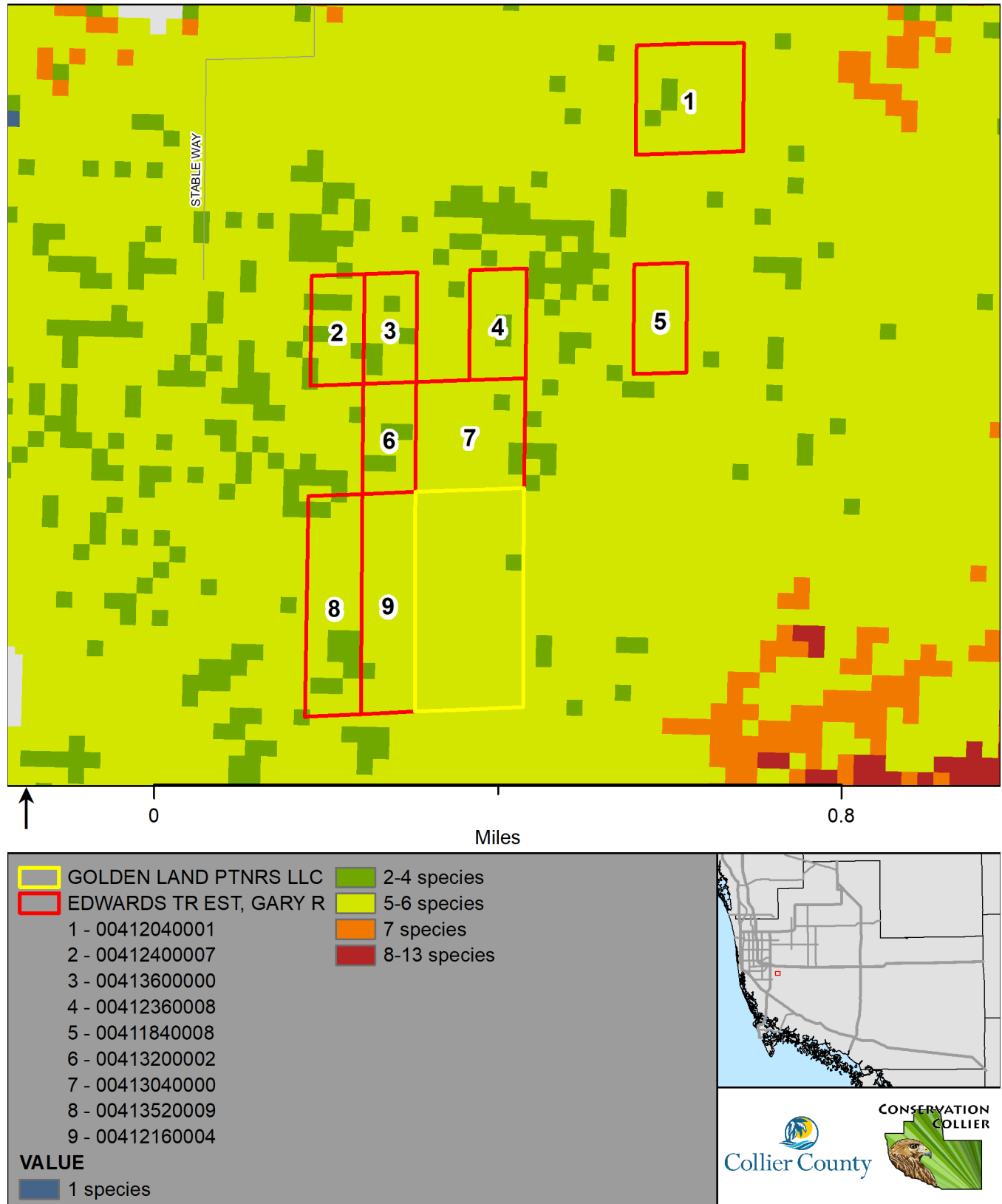


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcels significantly protect water resources. They are comprised of a majority of wetland plant communities, holds significant amounts of water during the rainy season, and provides important habitat for many wetland dependent species.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils mapped on this parcel primarily hydric. Mapped hydric soils include “Pineda Fine Sand, Limestone Substratum” (a poorly drained soil associated with sloughs and poorly defined drainageways). Non-hydric soils include “Boca Fine Sand” and “Oldsmar Fine Sand, Limestone Substratum”. Both these soils are nearly level, poorly drained soils associated with flatwoods.

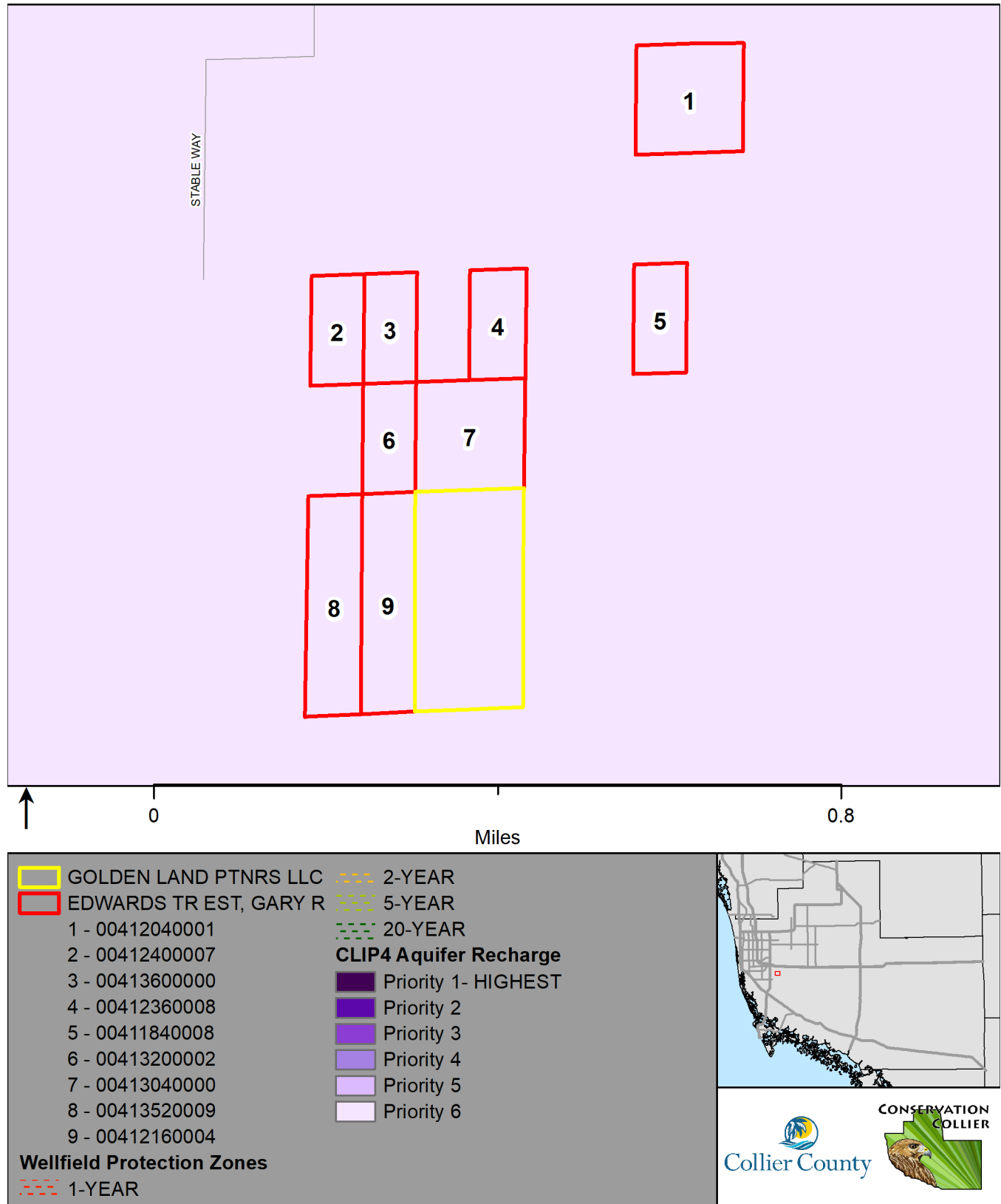


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

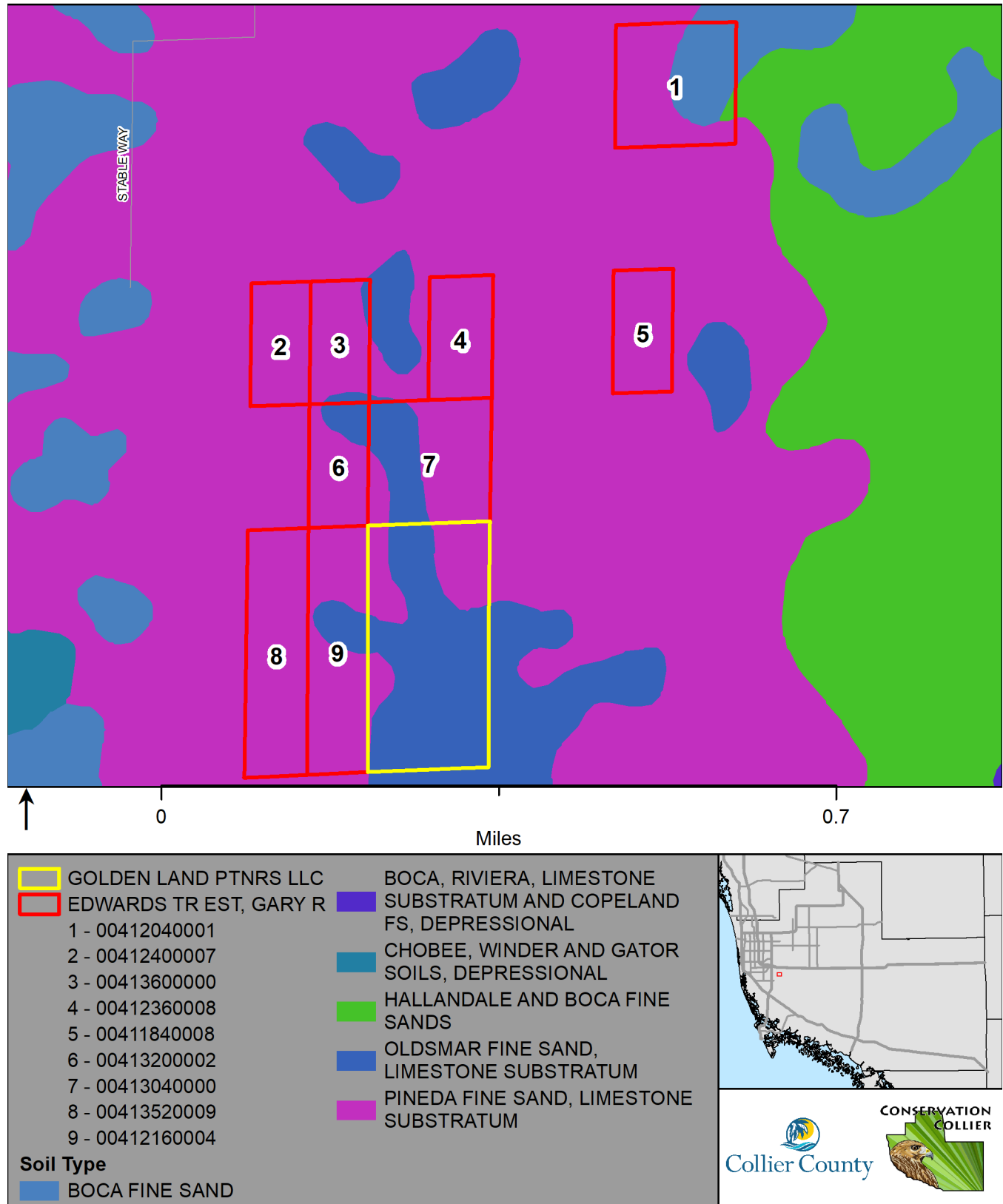


Figure 11 - Collier County Soil Survey

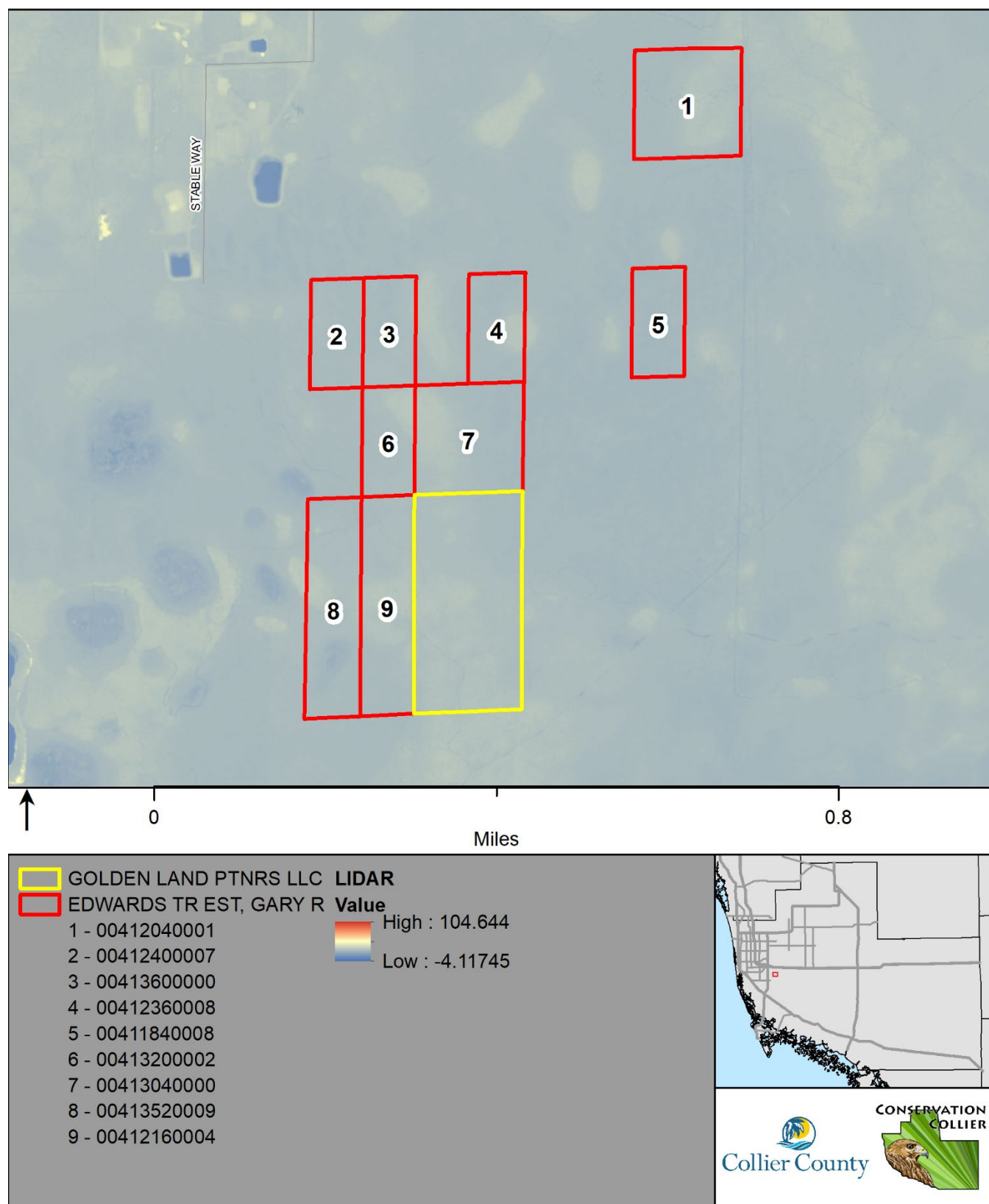


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

Picayune Strand State Forest lies to the north, east, and south of these parcels – with undeveloped parcels between them and Picayune, with the exception of Edwards Trust parcel 1 and the Golden Land Partners parcel, which are both adjacent to Picayune. Edwards Trust parcels 2, 3, 4, and 8 are also adjacent to private conservation easements to the west and north.

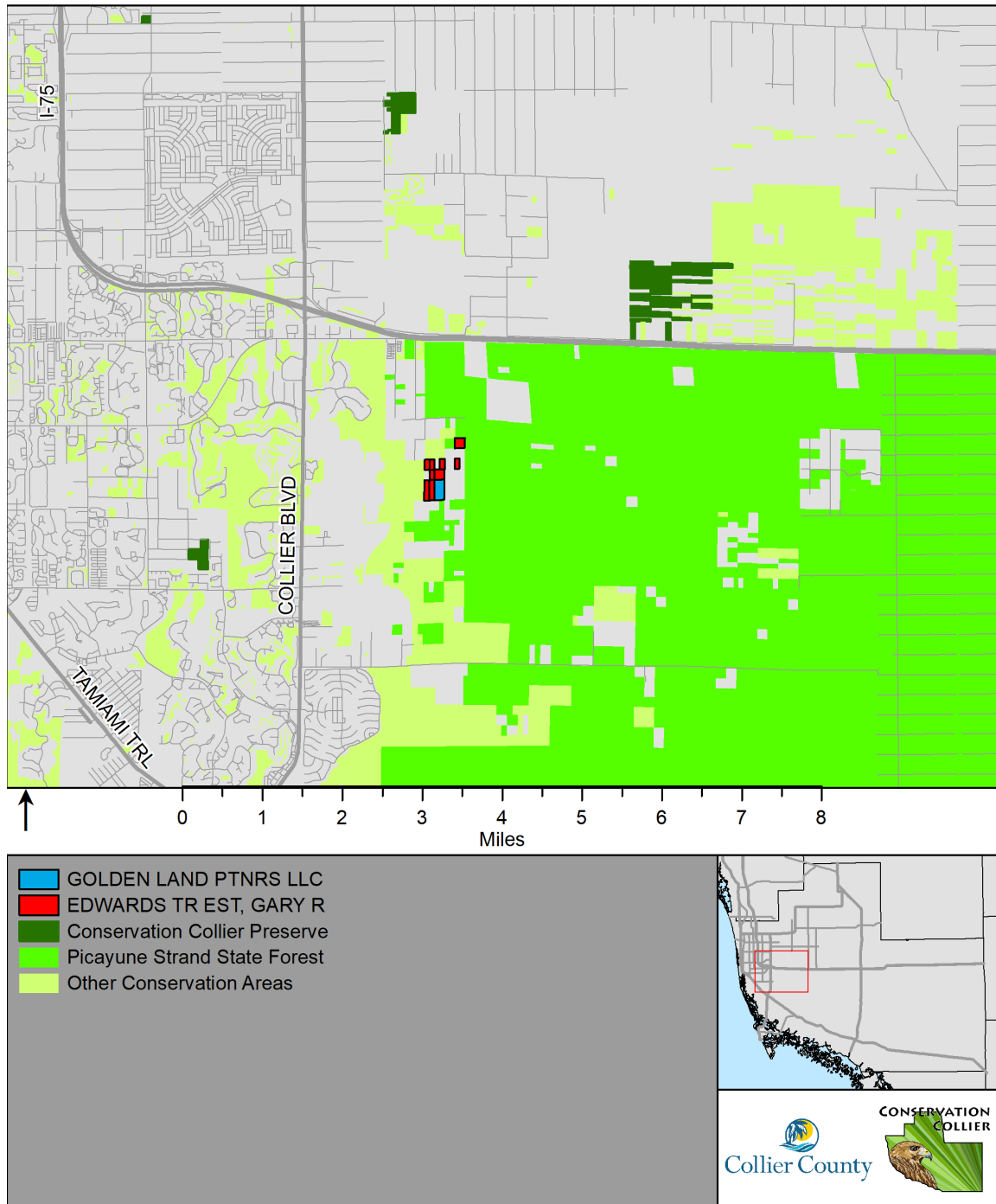


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide seasonal access for a variety of recreational activities including hunting, equestrian, cycling, and hiking. The area is flooded during the wet season.

3.2.2 Accessibility

The parcels are somewhat accessible via the Picayune Strand State Forest yellow trails (Figure 15). The parcels are located approximately 1 mile south of the Picayune trailhead and parking area off Newman Dr. and could be incorporated into the Picayune trail system if Conservation Collier were to acquire four parcels between the yellow trail and the parcels.

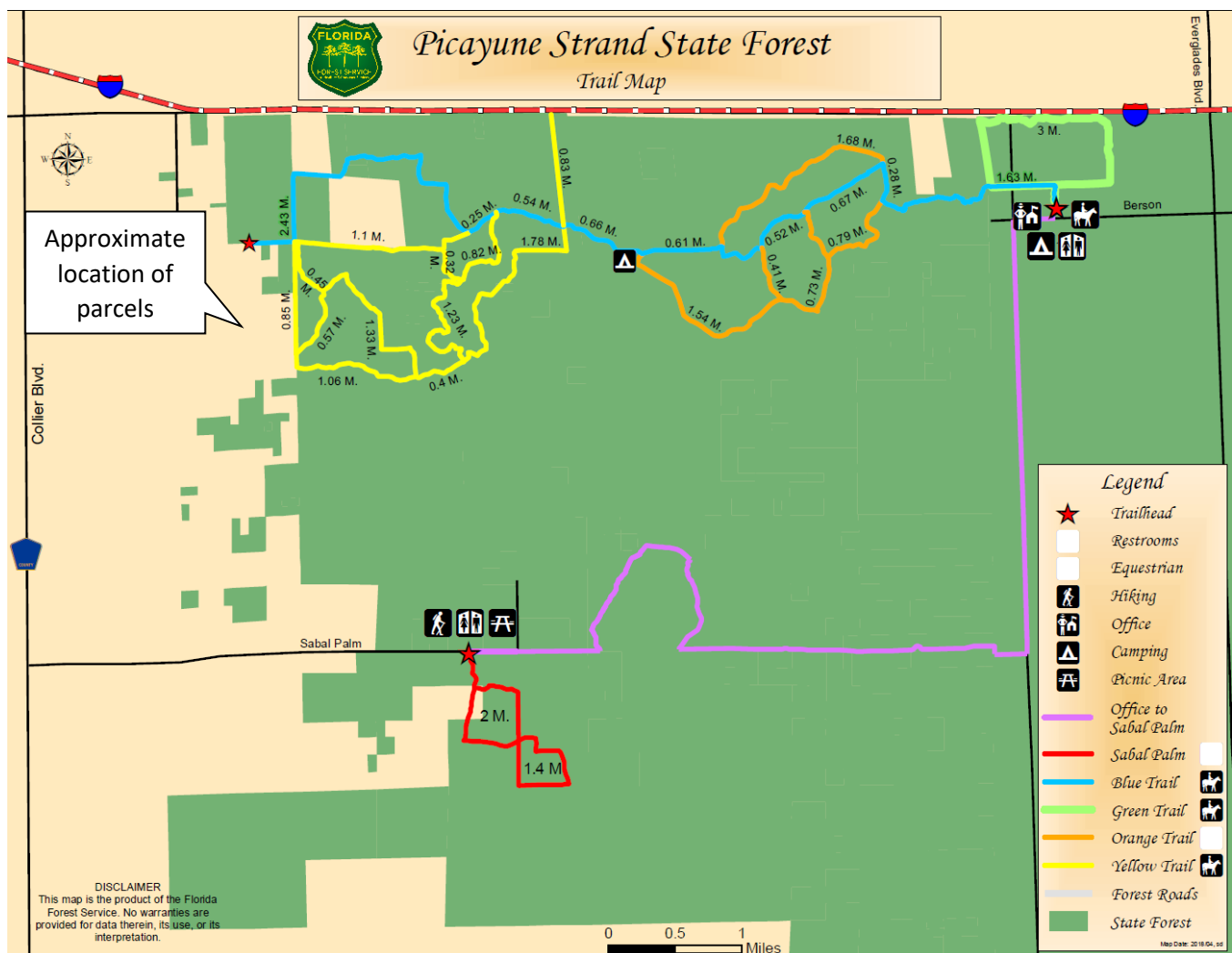


Figure 14 – Picayune Strand State Forest Trail System



Figure 15 – Picayune Strand State Forest Newman Dr. Trailhead and Parking Lot

3.2.3 Aesthetic/Cultural Enhancement

The parcels contain scenic vistas that enhance the aesthetics of Collier County.



Figure 16 – View looking north along trail within Golden Land Partners parcel

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 25% - at varying densities throughout. The melaleuca forest, wet flatwoods, and cypress/pine/cabbage palm communities are more heavily infested than other areas of the properties. Primary invasive plants observed were melaleuca, earleaf acacia, and downy rosemyrtle. Other exotic plants present include Brazilian pepper, torpedograss, cogongrass, Caesarweed, and shrubby false buttonweed.

3.3.1.2 Prescribed Fire

The Lee-Williams Fire burned through the parcels in 2017, killing a majority of the slash pine canopy. Prescribed fire would be an important management tool for this property. Thinning of cabbage palms would be necessary within portions of Staff would work with the Florida Forest Service (FFS) to ensure coordinated fire management.

3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel.

3.3.3 Assistance

Prescribed fire assistance from the FFS and other agencies is anticipated. Staff would also seek to incorporate the property into the Picayune Strand Wildlife Management Area in order to facilitate hunting and coordinate exotic plant and RCW management. Staff would also pursue funding assistance through the FWC Invasive Plant Management Section to offset exotic plant control costs.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcels are zoned Agricultural and are Sending Lands within the Rural Fringe Mixed Use District (RFMUD) with a Natural Resource Protection Area Overlay. All the parcels, except for the Golden Land Partners parcel, have an allowable density of 1 unit per 40 acres with a 90% native preservation requirement. The Golden Land Partners parcel has had the first 2 TDRs stripped / 5 acres stripped. Therefore, development within the parcel is not an allowable use.

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

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

LDC section 2.03.08.B provide the description of **NRPA's**:

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. NRPA's 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 NRPA's 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.

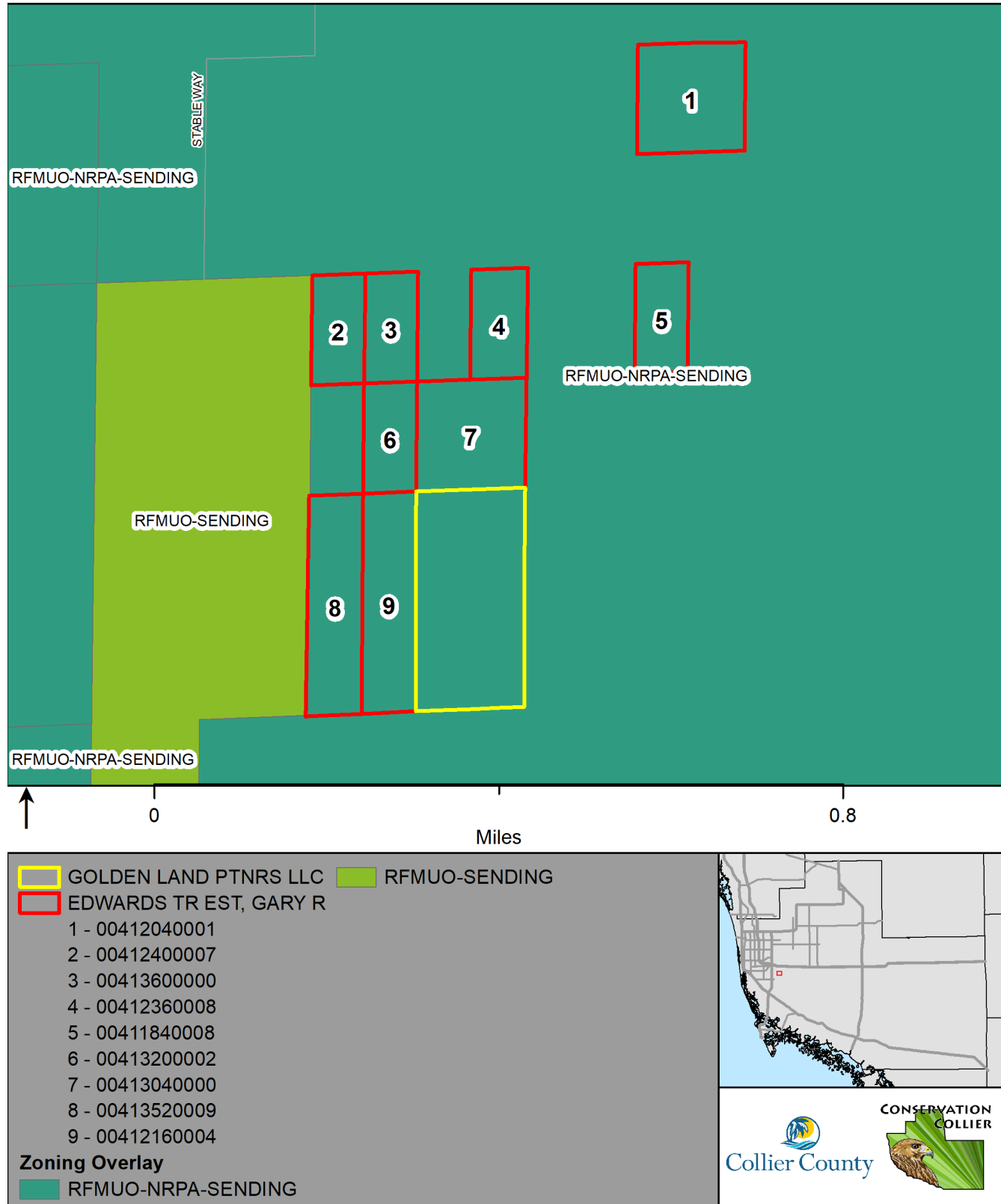


Figure 17 – Zoning Overlay

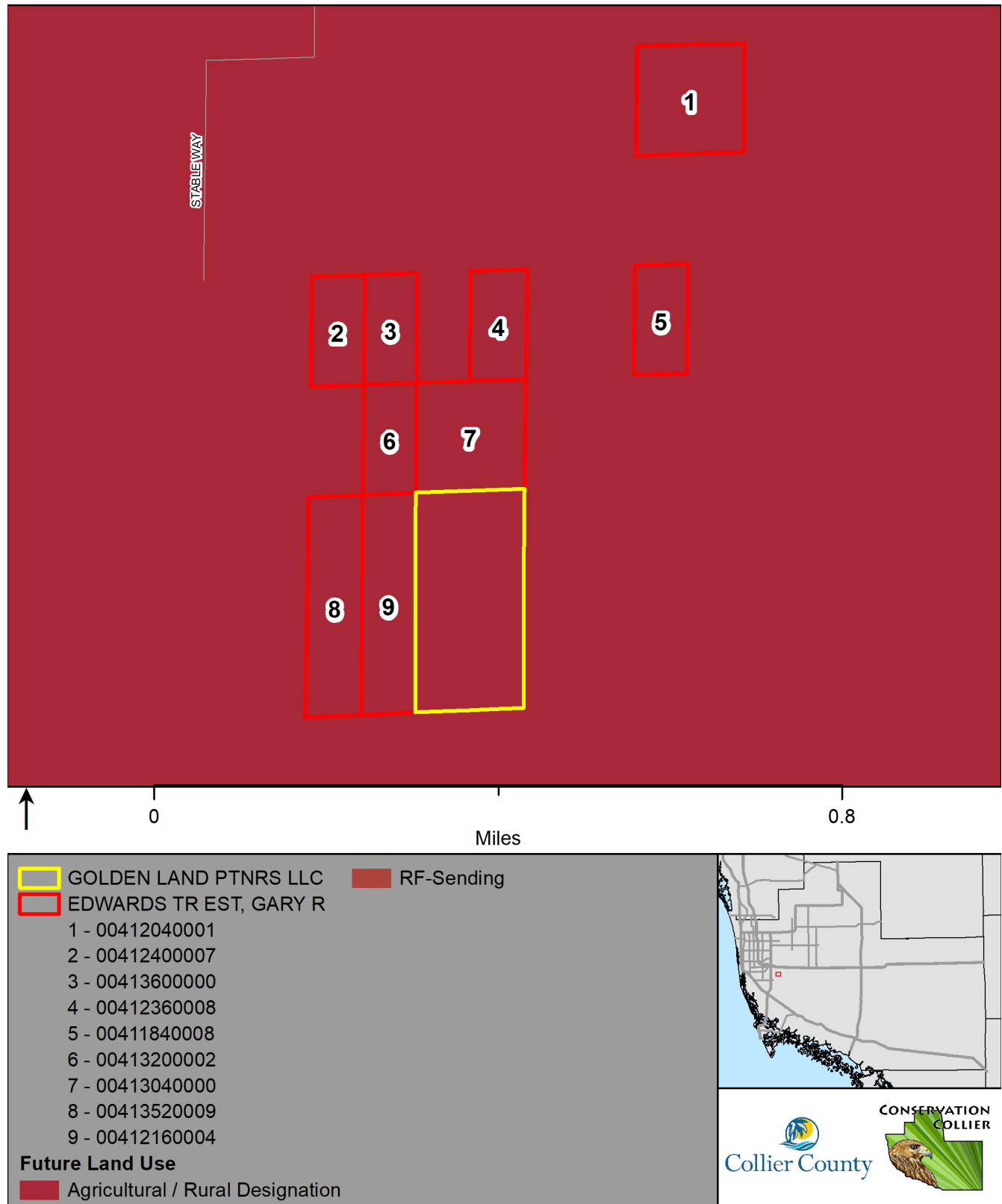


Figure 18 – Future Land Use

3.4.2 Development Plans

None of the parcels are 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.

These parcels are within the proposed Benfield Road Extension area which is included in the Long Range Transportation Plan (LRTP) as a need from The Lords Way to City Gate Blvd. N. 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 these properties are 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 Agreements and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the properties from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

Edwards Trust Parcels 1 and 6 and the Golden Land Partners parcel are within the state's FL Forever Acquisition Boundary; however, the state is not currently acquiring land within this area of Florida.

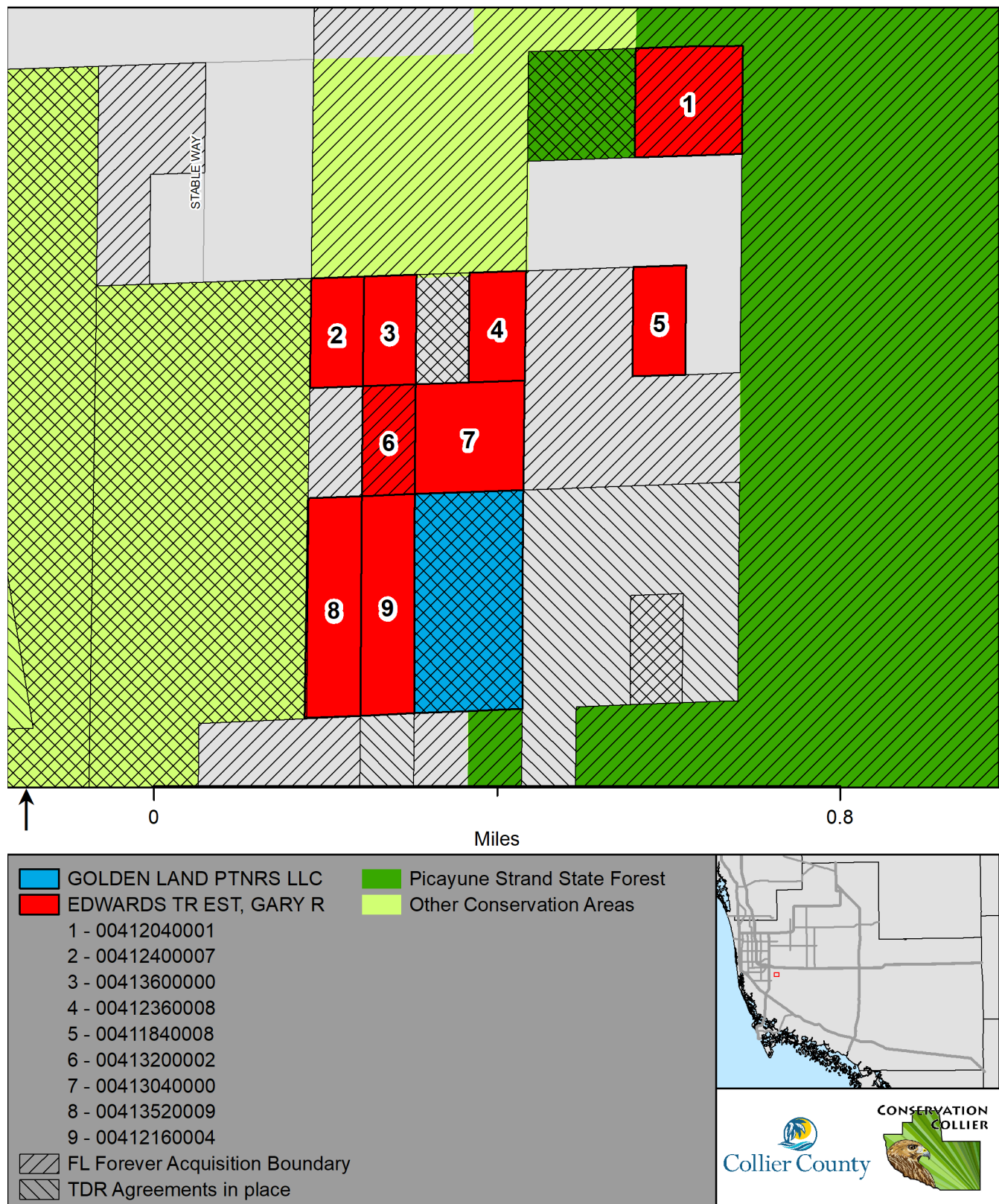


Figure 19 – Florida Forever Boundary and TDR Agreements

5. Management Needs and Costs

Table 6 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$72,250	\$12,750	Initial assumes \$850/acre; recurring assumes \$150/acre
Cabbage Palm Treatment	\$24,000	n/a	Assumes \$400/acre for 60 acres
TOTAL	\$96,250	\$12,750	

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: This parcel is within the Belle Meade Florida Forever Project Area boundary, and state Real Estate Services staff has expressed interest in pursuing the property, depending on owner expectations of process and price. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Additional Funding Sources: There are no additional funding sources known at this time.

7. Secondary Criteria Scoring Form

EDWARDS TRUST

Property Name: Edwards Trust			
Target Protection Mailing Area: N/A			
Folio(s): 00411840008, 00412040001, 00412160004, 00412360008, 00412400007, 00413040000, 00413200002, 00413520009, 00413600000			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	97	61
2 - Human Value	80	33	41
3 - Restoration and Management	80	69	86
4 - Vulnerability	80	27	33
TOTAL SCORE	400	225	56

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	Mesic and hydric flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	mesic hammock, mesic and hydric flatwoods
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		

c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	
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	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	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		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20	20	
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	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	125	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75	75	65 acres
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	Private CE and Picayune
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	365	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	97	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	80	
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	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	30	
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		
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	20	
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	5	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	115	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	33	

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	Exotics and cabbage palms
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	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	
b. Management assistance by other entity unlikely	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	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	5	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	

4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	60	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	27	

GOLDEN LAND PARTNERS

Property Name: Golden Land Partners			
Target Protection Mailing Area: N/A			
Folio(s): 00412200003			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	81	51
2 - Human Value	80	33	41
3 - Restoration and Management	80	69	86
4 - Vulnerability	80	4	6
TOTAL SCORE	400	187	47

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	Mesic and Hydric 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	

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	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	FL 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	20	20 acres adjacent to Picayune
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	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	65	
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	15	
e. Parcel is < 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	Picayune
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	305	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	81	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	80	
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	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	30	
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		
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	20	
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	5	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	115	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	33	

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	Invasives and cabbage palms
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	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	Forestry
b. Management assistance by other entity unlikely	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	5	
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		
d. Zoning favors stewardship or conservation	0	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	5	
4.2.1 - Development plans (Select the highest score)			

a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	10	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	4	

8. Additional Site Photos



Eastern Boundary of Edwards Trust Parcel 1



Edwards Trust Parcel 1



Edwards Trust Parcel 5



Tall melaleuca of Edwards Trust Parcel 5 in background



Picayune Strand State Forest Yellow Trail that leads to parcels



Edwards Trust Mesic Hammock



Area of thicker melaleuca within Wet Flatwoods



Mesic Pine Flatwoods



Transition area between wet and mesic flatwoods



Wet flatwoods



Wet flatwoods showing extent of dead pines



Golden Land Partners



Golden Land Partners

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 - 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.