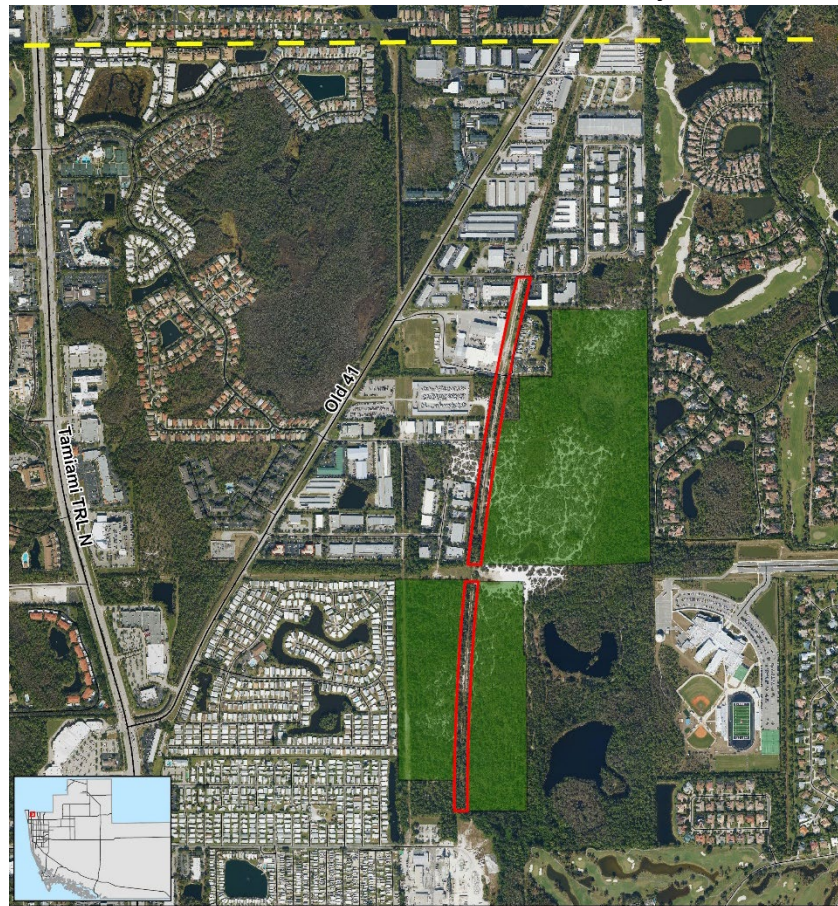


# Conservation Collier Initial Criteria Screening Report

## Seminole Gulf Railway



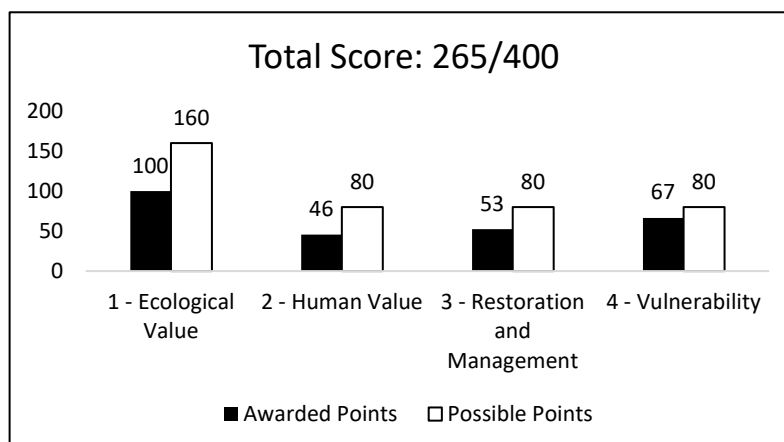
■ Seminole Gulf Railway      ■ County Boundary      ■ Conservation Collier Preserve

Owner Name: Seminole Gulf Railway LP

Size: ±19.3 acres

Folio Number: 00145681504

Staff Report Date: July 2, 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

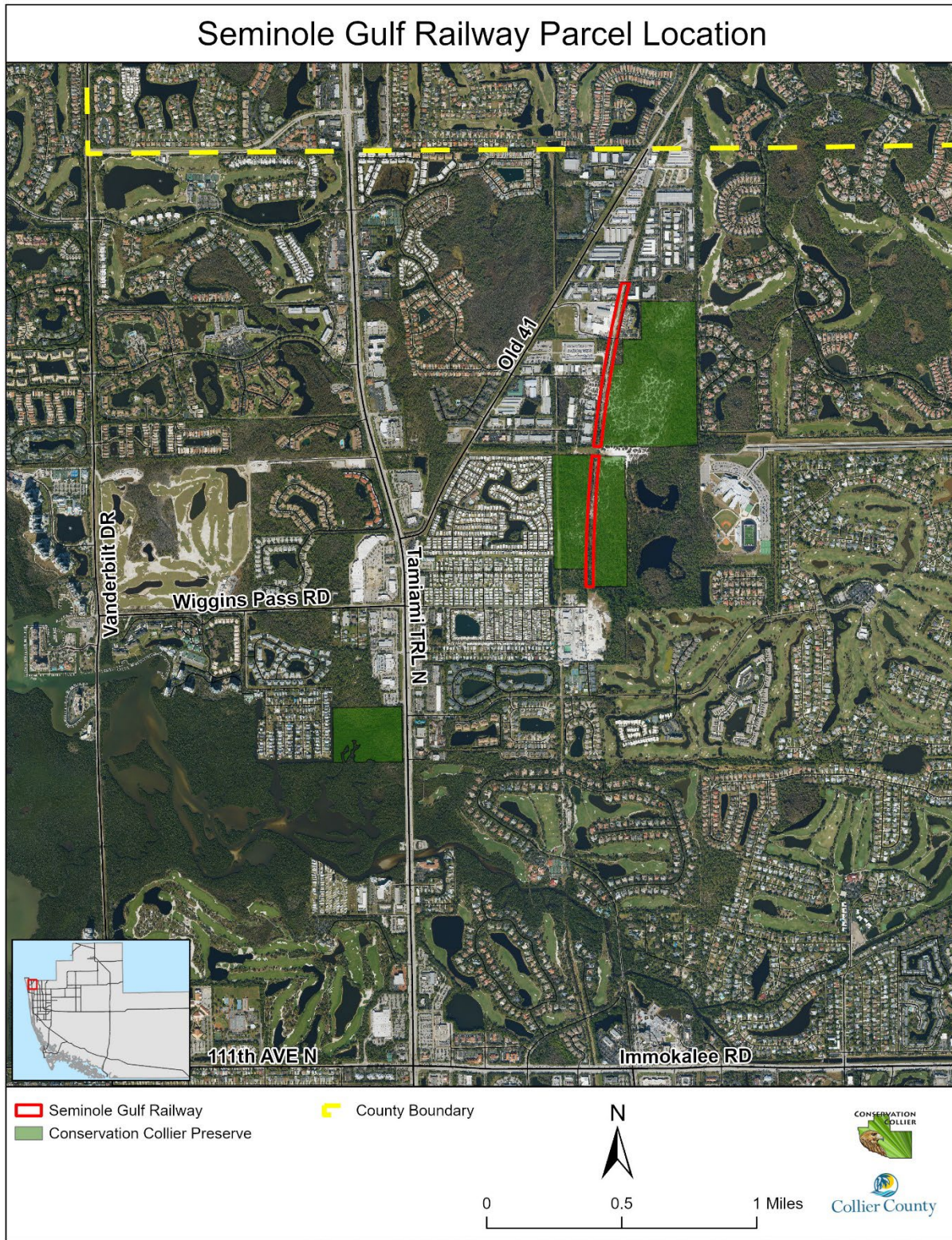


Figure 1 - Parcel Location Overview



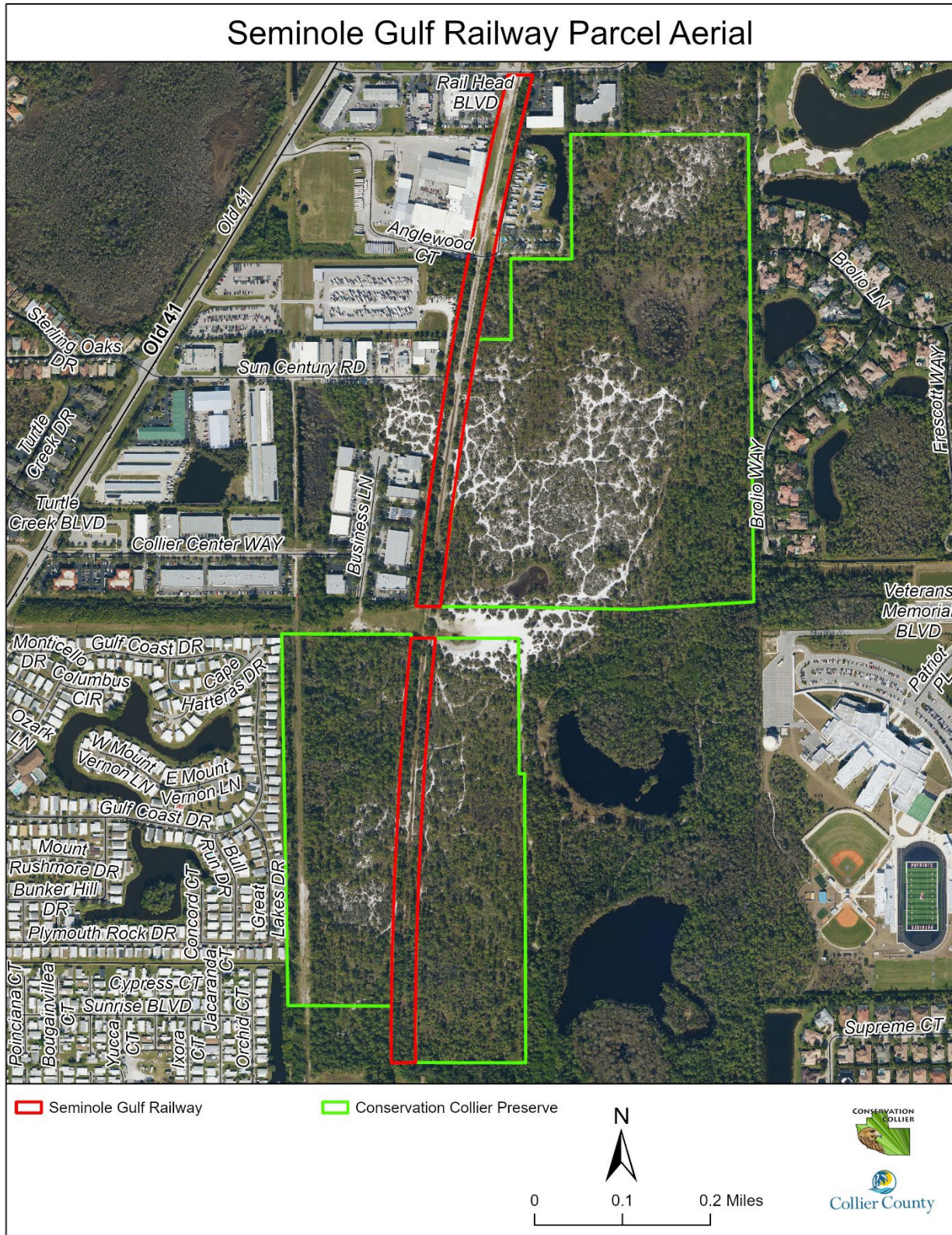


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Seminole Gulf Railway	A ±19.3-acre portion of the railroad within Collier County
Folio Number	00145681504	
Target Protection Area	Urban	Within Railhead Scrub Preserve TPMA
Size	±19.3 acres	Exact acreage will be calculated at time of acquisition
Section, Township, and Range	S 10 and 15, Twn 48, R25	Sections 10 and 15 in Township 48 Range 25
Zoning Category/TDRs	I and A	North parcel is zoned Industrial; South parcel is zoned agricultural
FEMA Flood Map Category	AE	High-risk flood zone with a 1% annual chance of flooding
Existing structures	Railroad	A developed railroad exists through the middle of both parcels.
Adjoining properties and their Uses	Conservation, commercial, multi-family residential, roadway	Railhead Blvd. is to the north of the northern parcel; industrial commercial businesses and 2 conservation easements exist to its west; industrial commercial, multi-family residential, and Railhead Scrub Preserve exist to its east; and the future Veteran's Memorial Blvd. exists to its south. The future Veteran's Memorial Blvd. is to the north of the southern parcel; Railhead Scrub Preserve exists to its east and west; and a portion of the railway that will contain a proposed cell tower exists to its south.
Development Plans Submitted	None	The portion of the railway property just south of these parcels is proposed for a cell tower, and therefore excluded from this potential acquisition
Known Property Irregularities	Railroad	The railroad would be removed and developed into a hiking/biking trail in the future, becoming a part of the larger Bonita/Estero Rails to Trails project.
Other County Dept Interest	None	Transportation is interested in buying the portion of the railway property that spans Veteran's Memorial Blvd., which is why that portion is excluded from this potential acquisition.

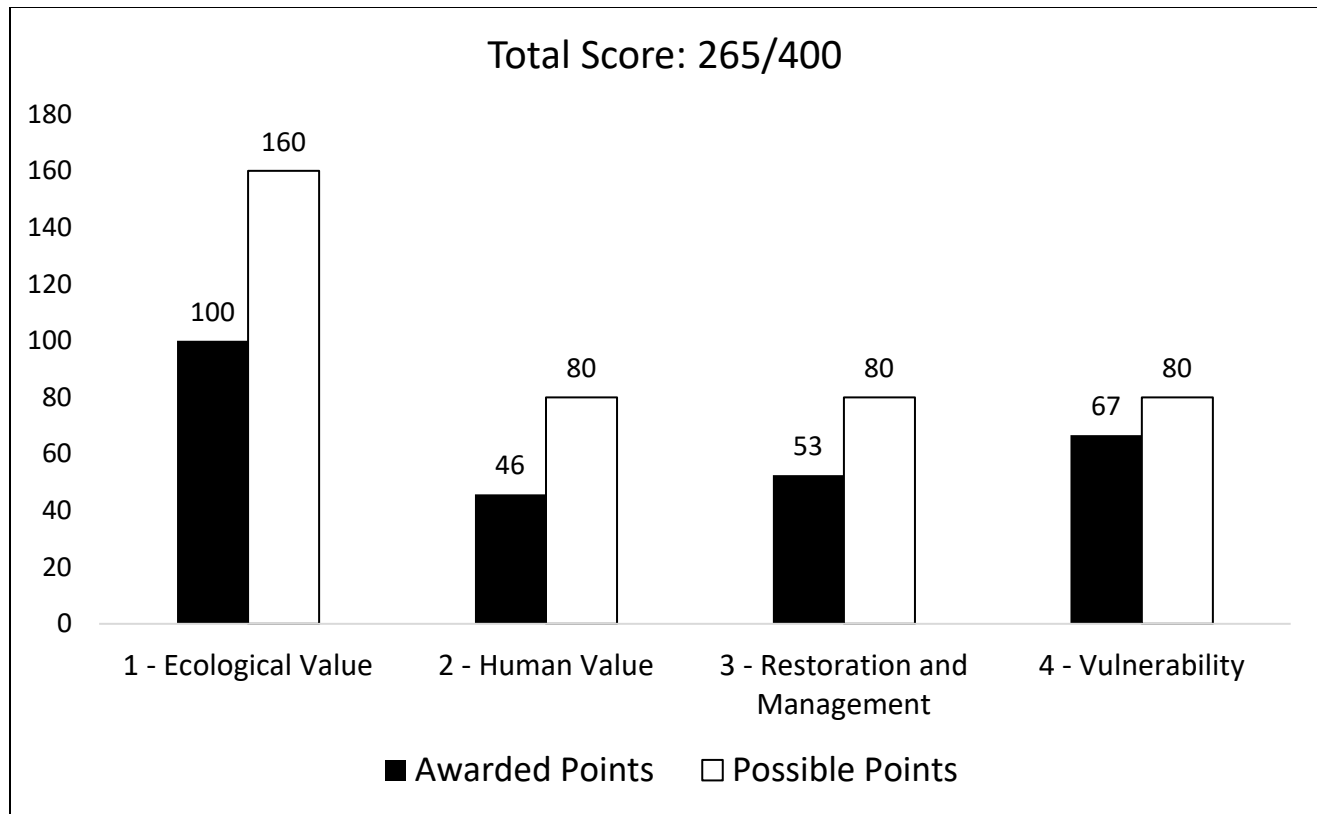


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>100</b>	<b>160</b>	<b>63%</b>
1.1 - Vegetative Communities	43	53	80%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	13	27	50%
1.4 - Ecosystem Connectivity	17	53	33%
<b>2 - Human Values</b>	<b>46</b>	<b>80</b>	<b>57%</b>
2.1 - Recreation	11	34	33%
2.2 - Accessibility	30	34	88%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
<b>3 - Restoration and Management</b>	<b>53</b>	<b>80</b>	<b>66%</b>
3.1 - Vegetation Management	43	55	79%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>67</b>	<b>80</b>	<b>83%</b>
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	9	22	40%
<b>Total</b>	<b>265</b>	<b>400</b>	<b>66%</b>



## 2.2 Property Cost Estimate

The entire portion of the railway within Collier County was appraised in 2020. The estimated value of the 2 parcels proposed for acquisition by Conservation Collier is based on the value obtained from this appraisal. The entire stretch of railway within Collier County is 1.5 miles and was appraised at \$13,781,660. The portion proposed for acquisition by Conservation Collier is  $\pm 1.1$  miles, which would have had a calculated appraised value of  $\pm \$10,106,550$ .

If the Board of County Commissioners choose to acquire this property, appraisals by separate independent Real Estate Appraisers will be obtained at that time for the entire Railroad property within Collier County, with the possible exception of the southernmost portion with a proposed cell tower. Conservation Collier's portion will be calculated from these appraisals. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Seminole Gulf Railway parcels, which have an initial estimated valuation over \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of those two appraisal reports will be used to determine the offer made to the seller.

Table 3. Assessed & Estimated Value

Property owner	Address	Linear miles	Estimated Value
Seminole Gulf Railway	N/A	$\pm 1.1$	$\pm \$10,106,550$

### 2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The north parcel is zoned Industrial; The south parcel is zoned agricultural.

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

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

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **YES**

Portions of the property contain Scrubby Flatwood.

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

Does the property contain Pine Flatwoods or Coastal Wetlands? **N/A**

Parcels also contain Pine Flatwoods but already contains CLIP Priority 1 Natural Community

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

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

Parcels also contain Cypress but already contains CLIP Priority 1 Natural Community.

### **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 accessible to pedestrians or bicyclists from Railhead Blvd. and Sun Century Ave. Parcels will be a section of the larger Collier/ Bonita /Estero Rails to Trails greenway.

### **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.

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

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

The parcels contain several gopher tortoise burrows, and gopher tortoises frequent the property.

### **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**

Parcels are adjacent to Railhead Scrub Preserve and small conservation easements.

**Criteria 8: Target Area**

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

The Seminole Gulf Railway parcels met 6 out of the 8 Initial Screening Criteria.



### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The railroad, along with vehicle trails on both sides, is 40-50 feet wide and runs through the middle of the parcels. No vegetation exists along the west side of the railroad tracks between the Garguilo plant and Railhead Blvd. A portion of heavily disturbed pine flatwoods exists on the east side of the railroad just south of Railhead Blvd. On both sides of the railroad, south of the Garguilo tomato plant, vegetation coverage is between 40-45 feet in width. This vegetation consists of Scrubby Flatwood, Pine Flatwoods, Freshwater Marsh, and Cypress. Each plant community is summarized below.

Scrubby Flatwoods – Canopy: sparse slash pine (*Pinus elliotii*). Midstory: sand-live oak (*Quercus geminata*), Florida rosemary (*Ceratiola ericoides*), saw palmetto (*Serenoa repens*), pricklypear (*Opuntia mesacantha*), rusty lyonia (*Lyonia fruticosa*), tarflower (*Bejaria racemosa*). Groundcover: wild pennyroyal (*Piloblephis rigida*), wiregrass (*Aristida stricta*), reindeer lichen (*Cladonia rangiferina*).

Pine Flatwoods – Canopy: slash pine, earleaf acacia (*Acacia auriculiformis*). Midstory: saw palmetto, cabbage palm (*Sabal palmetto*), Groundcover: wiregrass, broomsedge (*Andropogon* sp.)

Freshwater Marsh – Canopy: sparse melaleuca (*Melaleuca quinquenervia*). Groundcover: swamp fern (*Telmatoblechnum serrulatum*), St. John's wort (*Hypericum* sp.)

Cypress – Canopy: cypress (*Taxodium* sp.), melaleuca. Midstory: dahoon holly (*Ilex cassine*), myrsine (). Groundcover: swamp fern

Non-native, invasive plants make up approximately 50% of the vegetation within the parcels. The primary non-native, invasive plants within the parcels are earleaf acacia and melaleuca. Other invasives observed include Brazilian pepper (*Schinus terebinthifolia*), downy rosemyrtle (*Rhodomyrtus tomentosa*), guineagrass (*Urochloa maxima*), rose natalgrass (*Melinis repens*), tanglehead (*Heteropogon contortus*), and rosary pea (*Abrus precatorius*).

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Sand dune spurge	<i>Euphorbia cumulicola</i>	Endangered	Not Listed

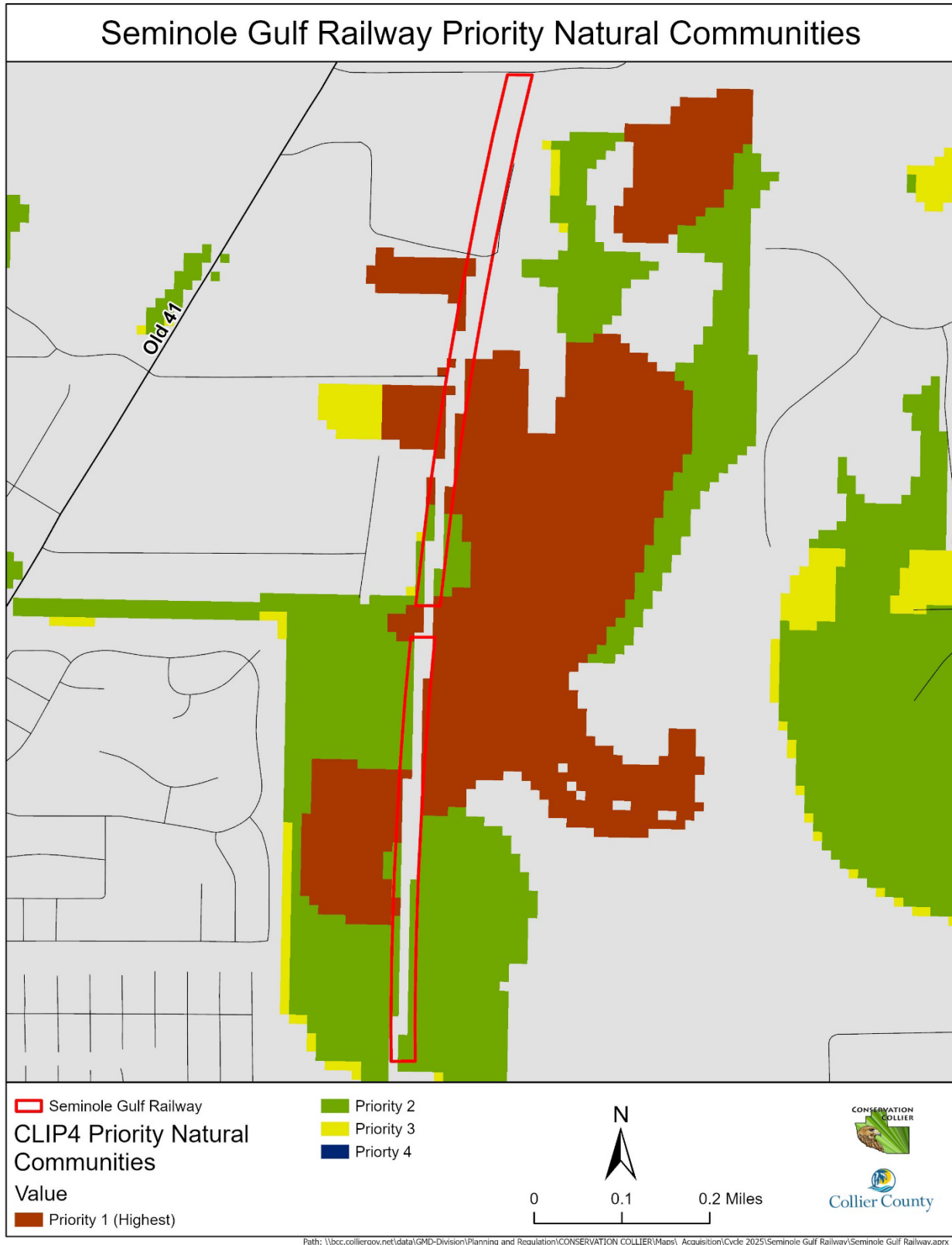


Figure 4 - CLIP4 Priority Natural Communities

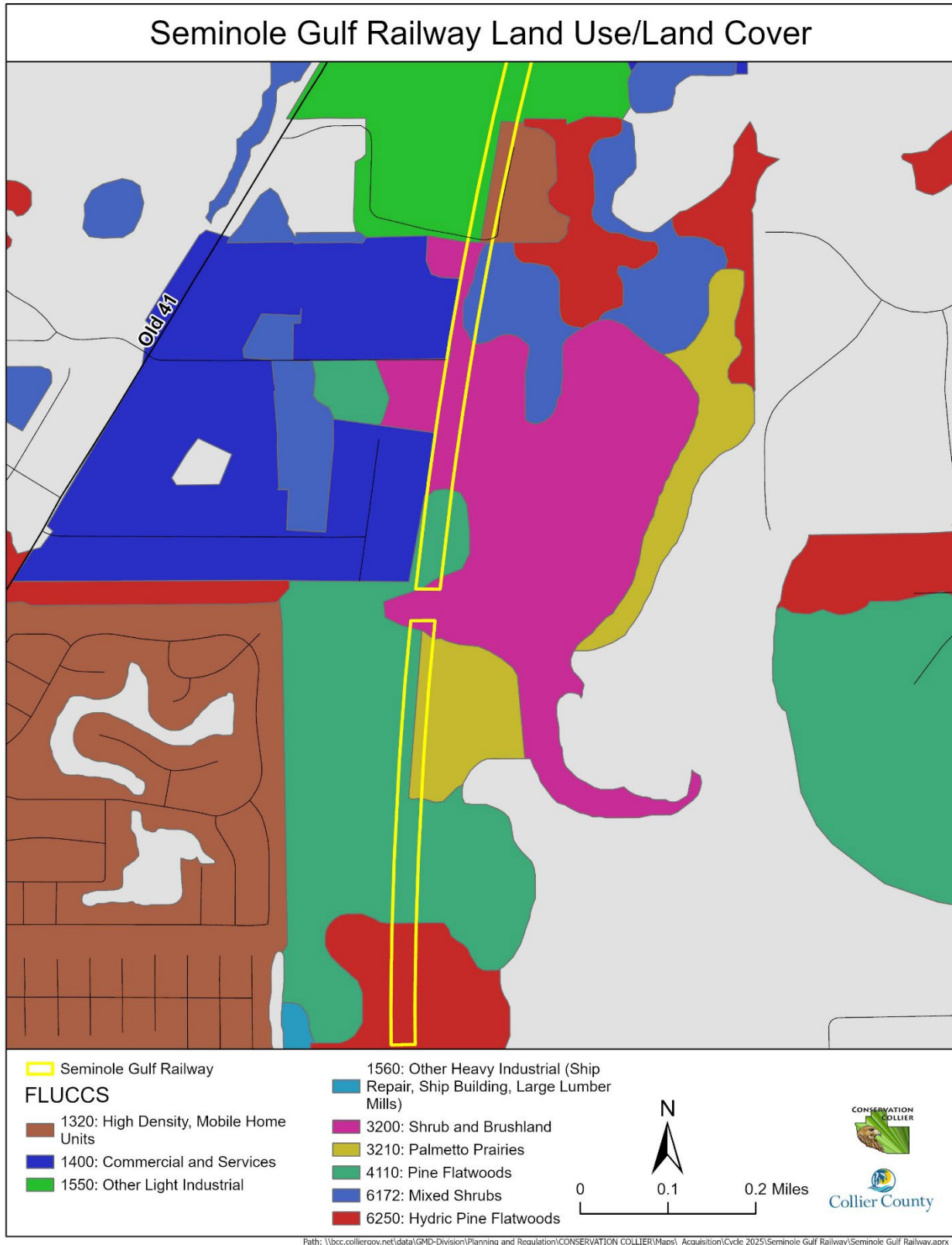


Figure 5 - Florida Cooperative Land Cover Classification System





*Figure 6 – View of scrubby flatwoods looking east just south of Sun Century*

### 3.1.2 Wildlife Communities

The parcels provide foraging and burrowing habitat for gopher tortoises. The parcels also provide an important wildlife link for species such as bobcat, black bear, and white-tailed deer between the two southern sides of Railhead Scrub Preserve and between Railhead Scrub Preserve and private conservation lands to the west.



*Figure 7 – Gopher tortoise burrow in railroad tracks*



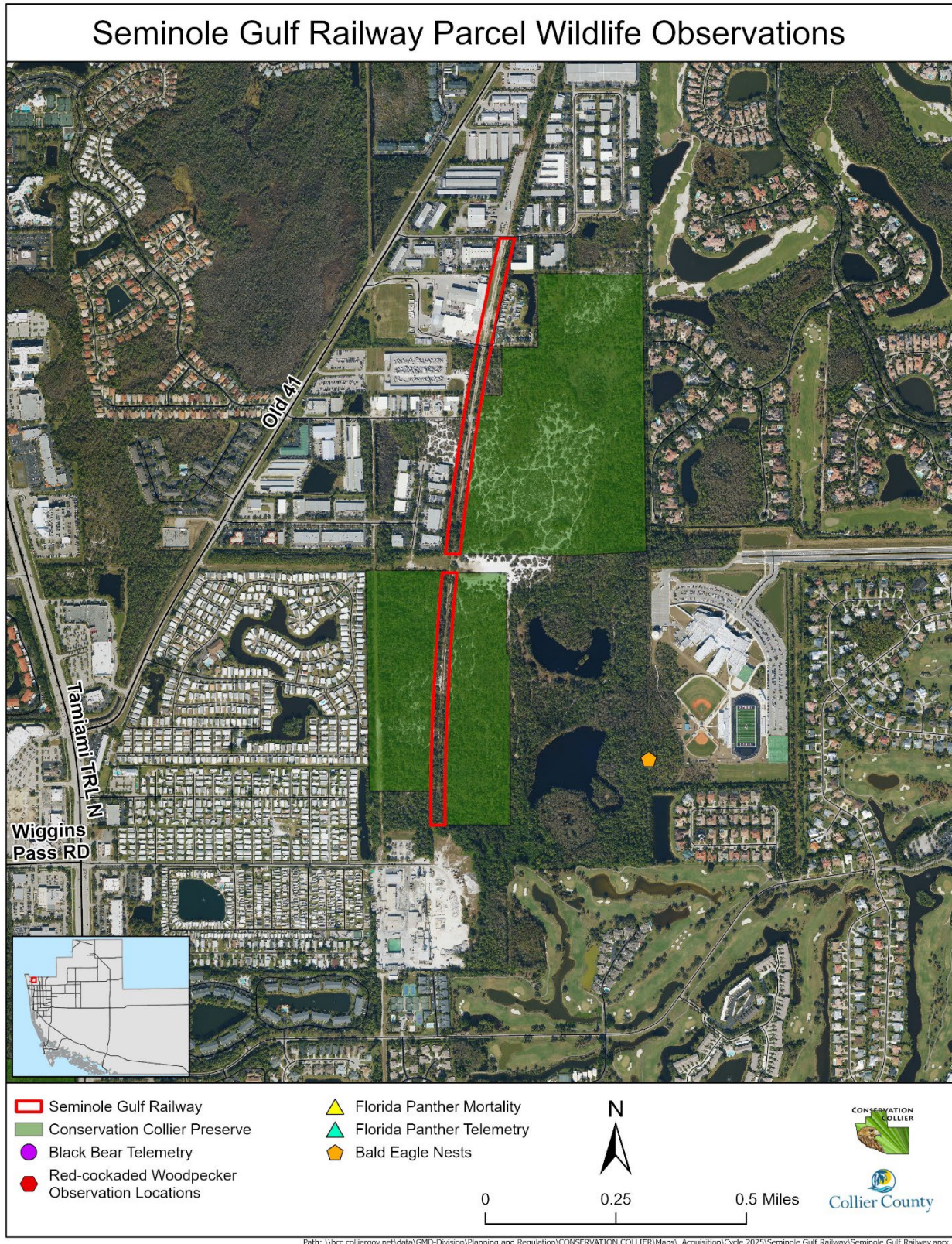


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)



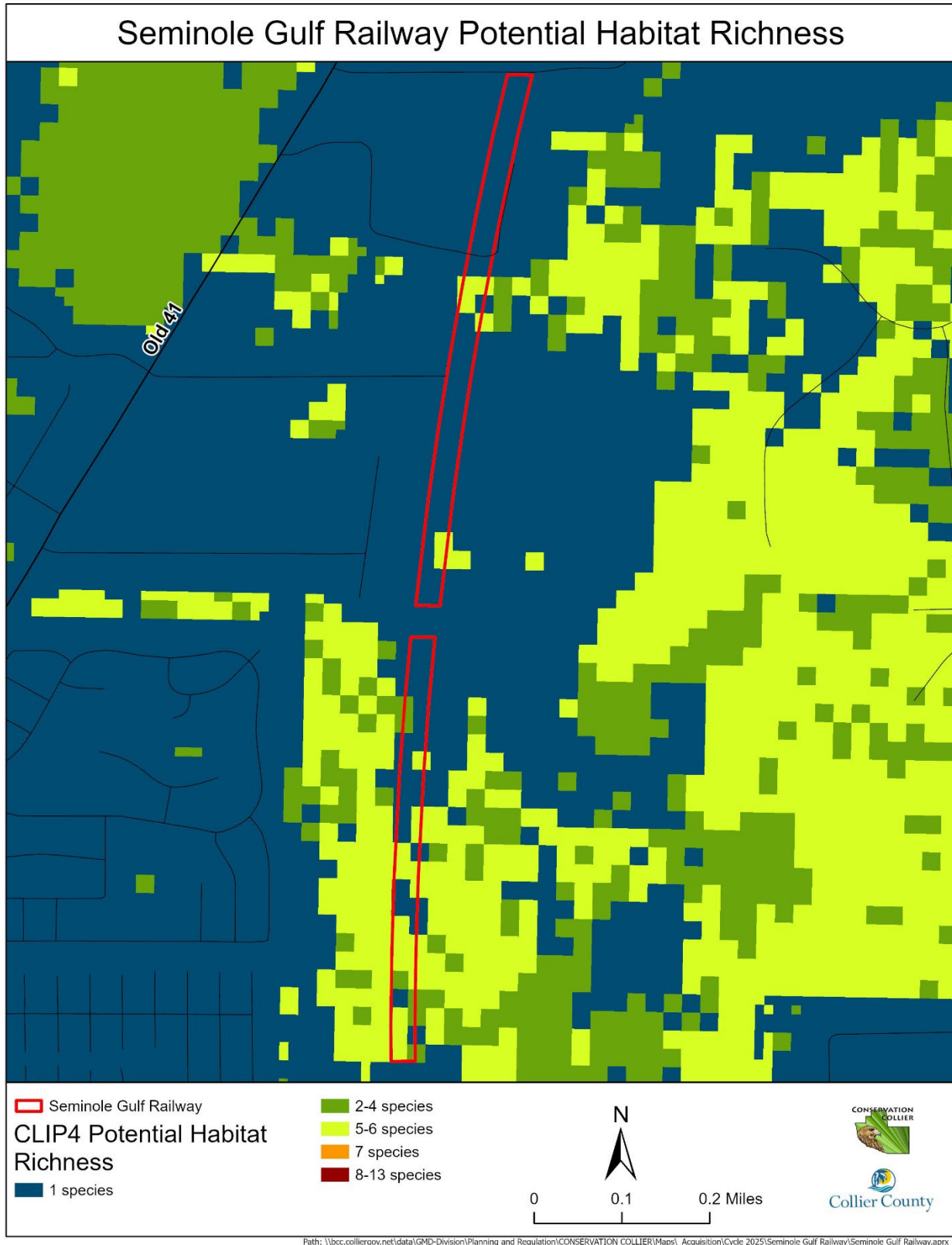


Figure 9 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The parcels hold water in a few different places during the rainy season. The elevation on both sides of the railroad within the southern portion of the northern parcel has been lowered by several feet due to UTV and vehicle trespass. This area ponds considerably during the wet season - 4-5 feet deep.

The parcels also provide moderate aquifer recharge capacity. Only about 5% of the parcels are mapped as having hydric “Basinger Fine Sand” soil – a nearly level, poorly drained soil associated with sloughs.



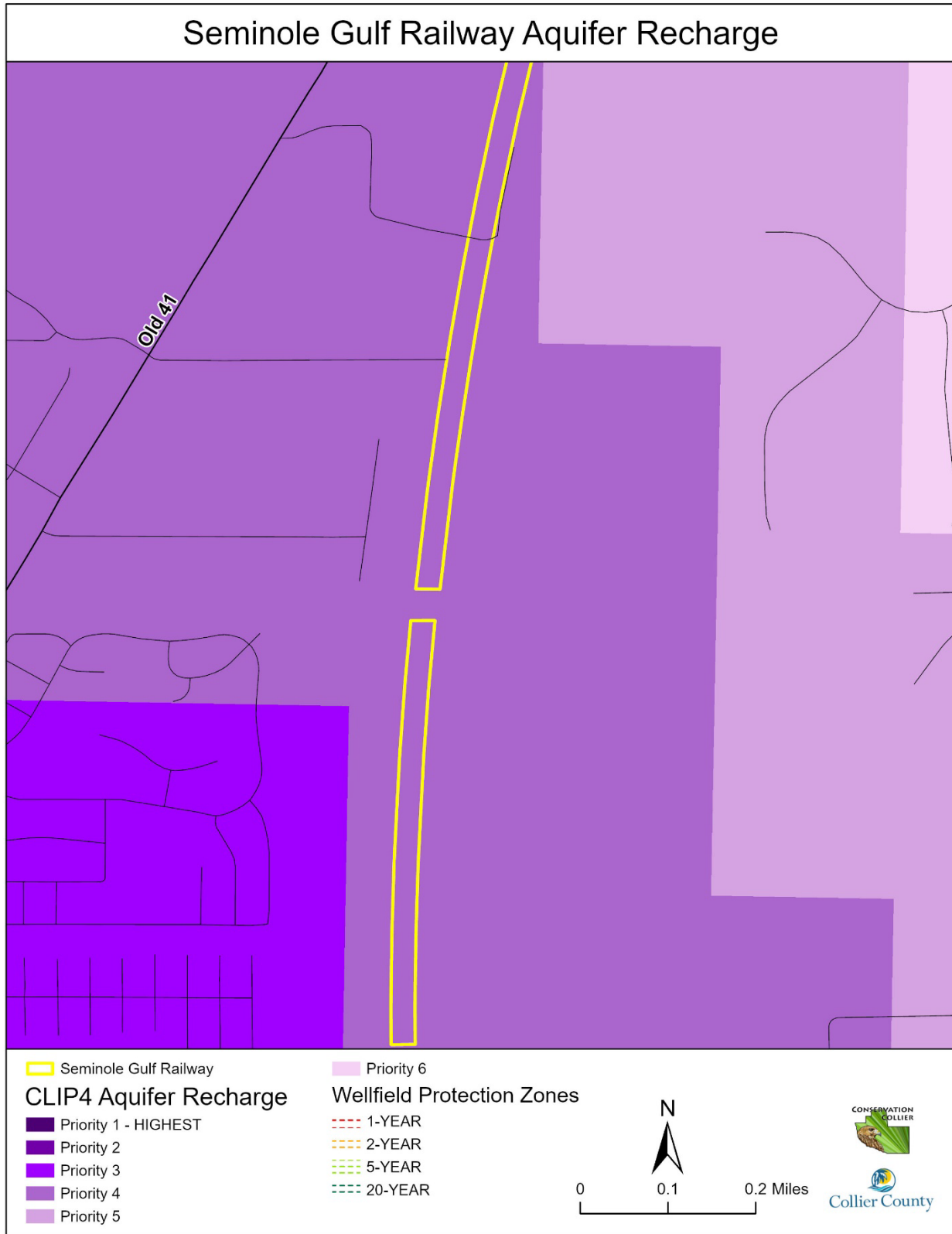


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

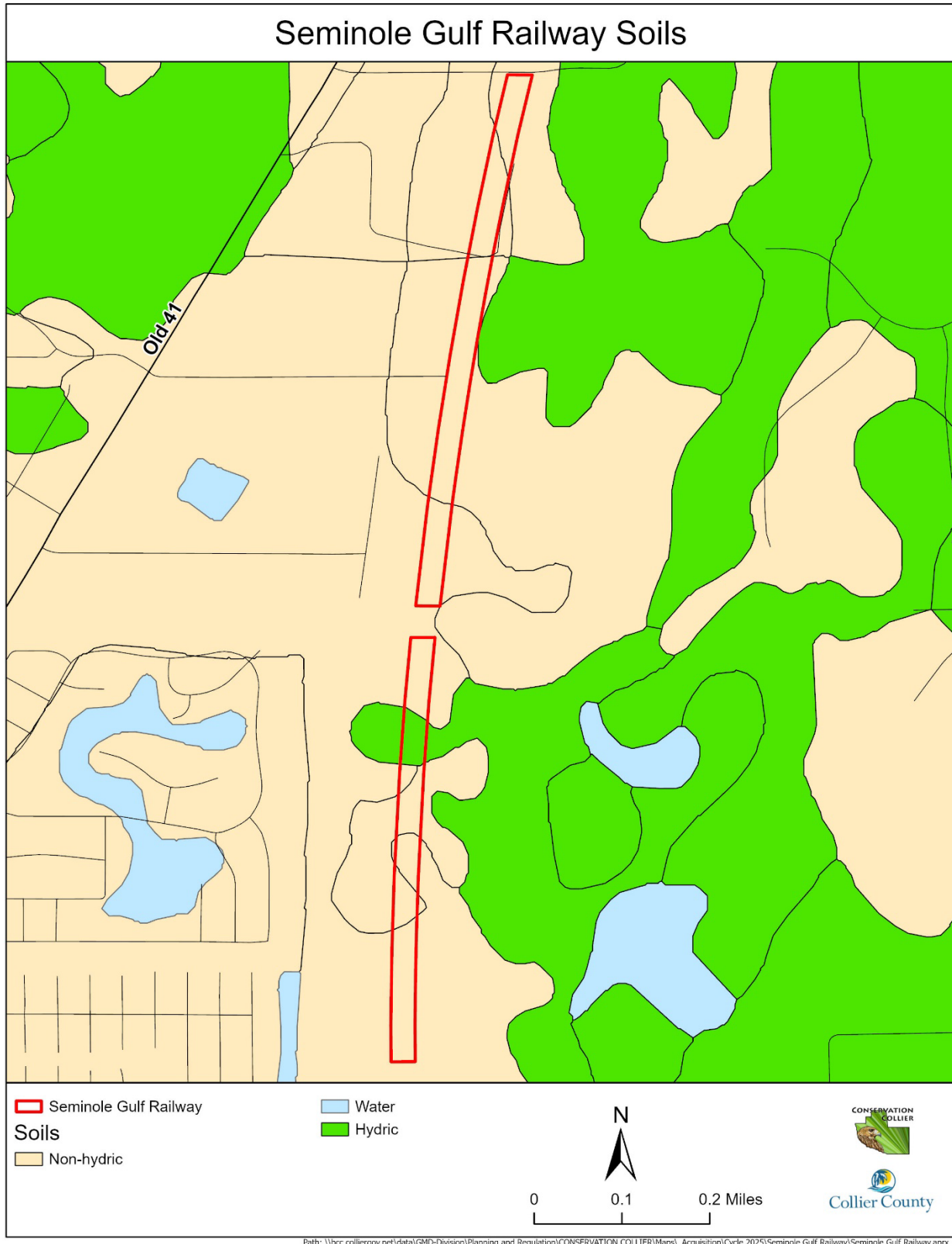


Figure 11 - Collier County Soil Survey

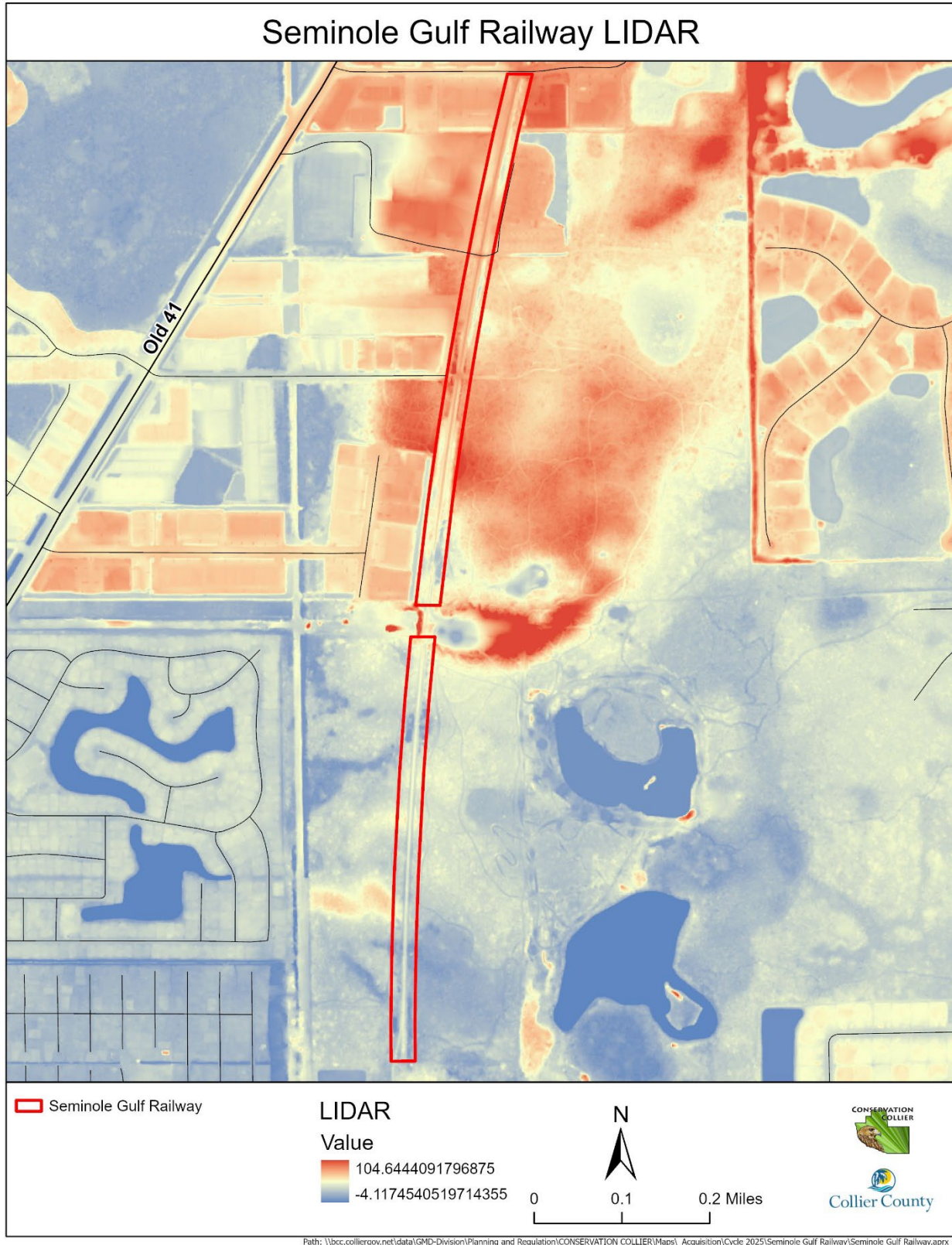


Figure 12 - LIDAR Elevation Map

#### 3.1.4 Ecosystem Connectivity

Both parcels are adjacent to Railhead Scrub Preserve, with the southern parcel running through the middle of the preserve. The northern parcel is adjacent to two small conservation easements on its west side and one on its west side. It also connects to Railhead Scrub Preserve and another Conservation Easement via a grassy open area just north of the Garguilo housing development. The southern parcel is adjacent to a small conservation easement on the west side.



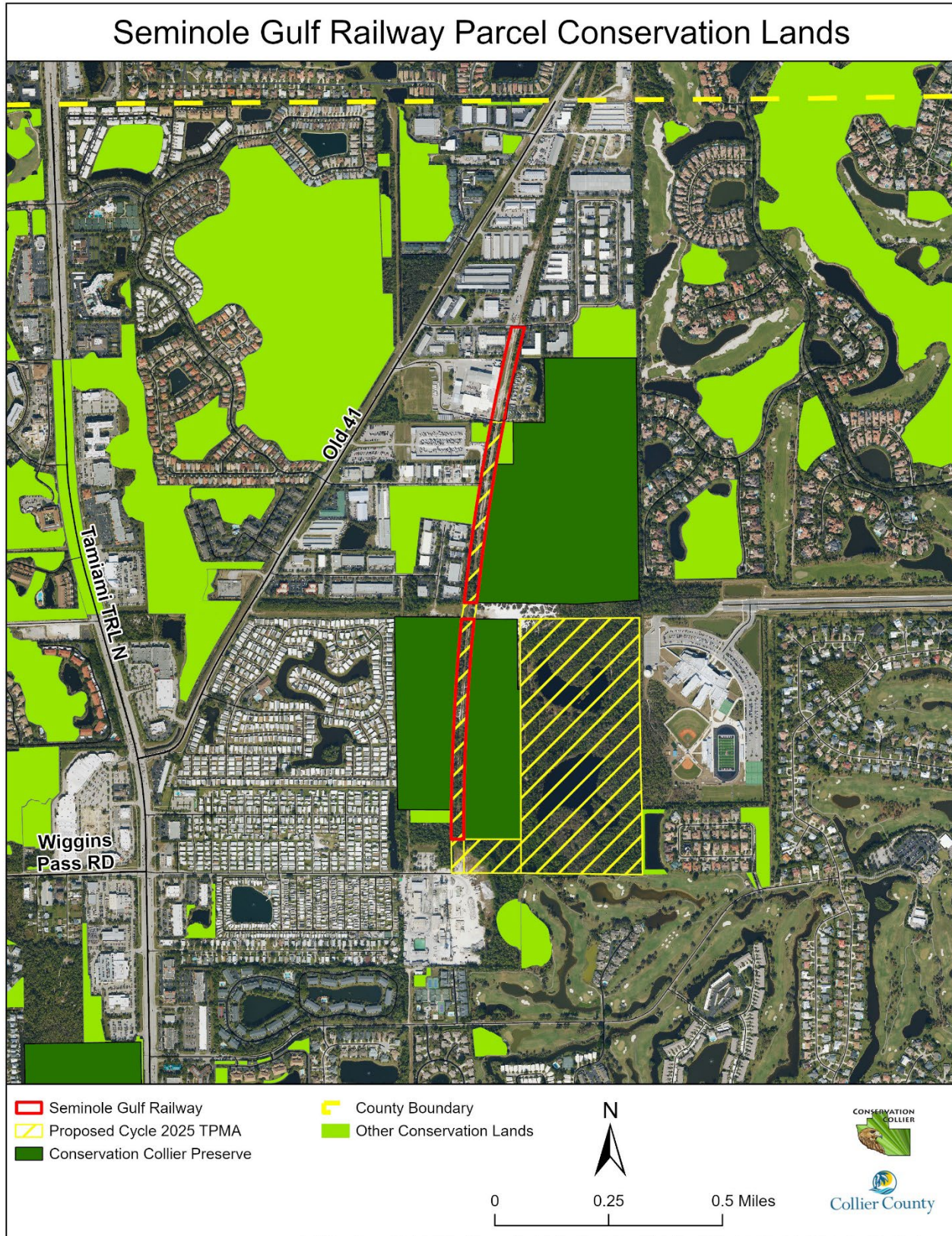


Figure 13 - Conservation Lands

## 3.2 Human Values

### 3.2.1 Recreation

The property could be used year-round for hiking and biking. A 12-ft wide asphalt trail could replace the railroad tracks north of Veteran’s Memorial Blvd., while a smaller, natural trail/maintenance road could exist south of Veteran’s Memorial Blvd.

### 3.2.2 Accessibility

The site is directly accessible from Railhead Blvd. A small parking area, restroom, and picnic pavilion could be developed directly south of Railhead Blvd. Cleared land and railroad comprise approximately 7 acres of the property. Creation of a 12-ft wide trail on the north parcel, 10-ft wide trail on the south parcel, restroom building, picnic pavilion, parking area for 15 vehicles, and paved entrance into the parking area will require approximately 1-acre of land. The trail would be a part of the 11-mile regional Rails-to-Trails project running north through Bonita Springs and Estero.

### 3.2.3 Aesthetic/Cultural Enhancement

These parcels are visible from a paved, public road. They contain very good examples of a scrubby flatwoods community and provide scenic vistas of Railhead Scrub Preserve.



## Railhead Rails to Trails

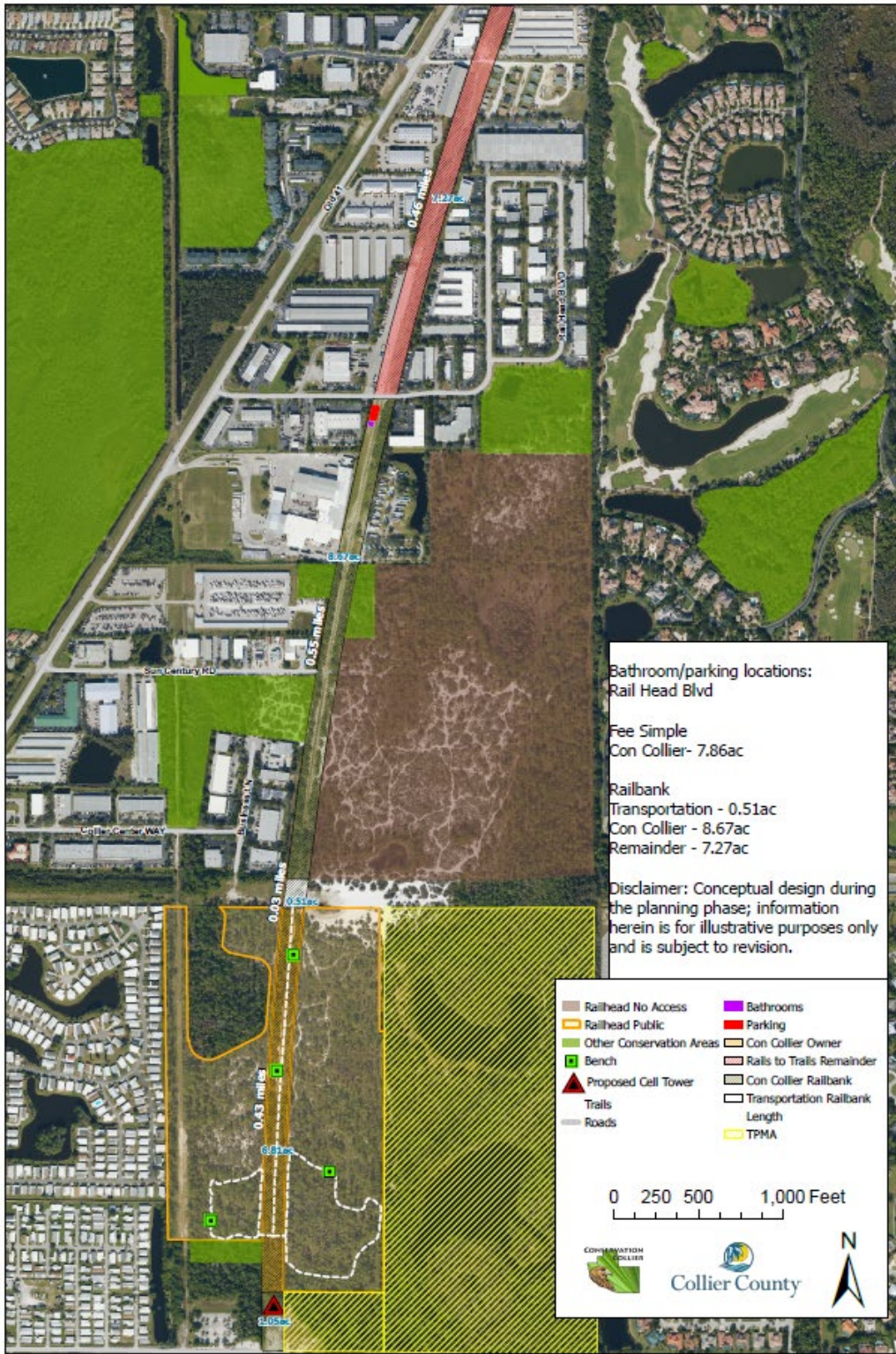


Figure 14 – Conceptual Site Plan





Figure 15 – Bonita Estero Rail Trail

### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### *3.3.1.1 Invasive Vegetation*

Non-native, invasive plants make up approximately 50% of the vegetation within the parcels. The primary non-native, invasive plants within the parcels are earleaf acacia and melaleuca. Other invasives observed include Brazilian pepper, downy rosemyrtle, guineagrass, rose natalgrass, tanglehead, and rosary pea. Very little invasive plant coverage exists within the scrubby flatwoods and pine flatwoods adjacent to the preserve; melaleuca is the predominant canopy species within the cypress portion of the southern parcel; guineagrass is dense within the scrubby flatwoods on the west side of the northern parcel; earleaf acacia dominates the pine flatwoods within the northern and western sides of the northern parcel; and tanglehead is the dominate groundcover within the railroad.

Treatment would most likely involved complete removal as this is anticipated to be a well-traveled multi-use trail.

##### *3.3.1.2 Prescribed Fire*

The communities within the parcels would benefit from prescribed fire. Although it would be difficult because of adjacent uses, the parcels could be incorporated into the Railhead Scrub Preserve burn rotation.

#### 3.3.2 Remediation and Site Security

The parcels require exotic plant removal and potentially re-planting of natives if the existing seed source does not encourage significant recruitment of natives. Because dumping has occurred historically in the area, it is likely that removal of invasive plants will uncover debris that will need to be taken off-site and disposed. Site security issues would include vehicular trespass, which historically has occurred along both sides of the railroad tracks. Acquiring the parcels would allow for a long-term solution, such as bollards and/or fencing to limit the trespass issues.

#### 3.3.3 Assistance

Multiple federal and state grants are available to develop the infrastructure and amenities associated with the regional trail system. Conservation Collier would work with other County Departments to develop and fund the trail. No land 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 northern parcel is zoned industrial, and the southern parcel is zoned agricultural.



Figure 16 - Zoning

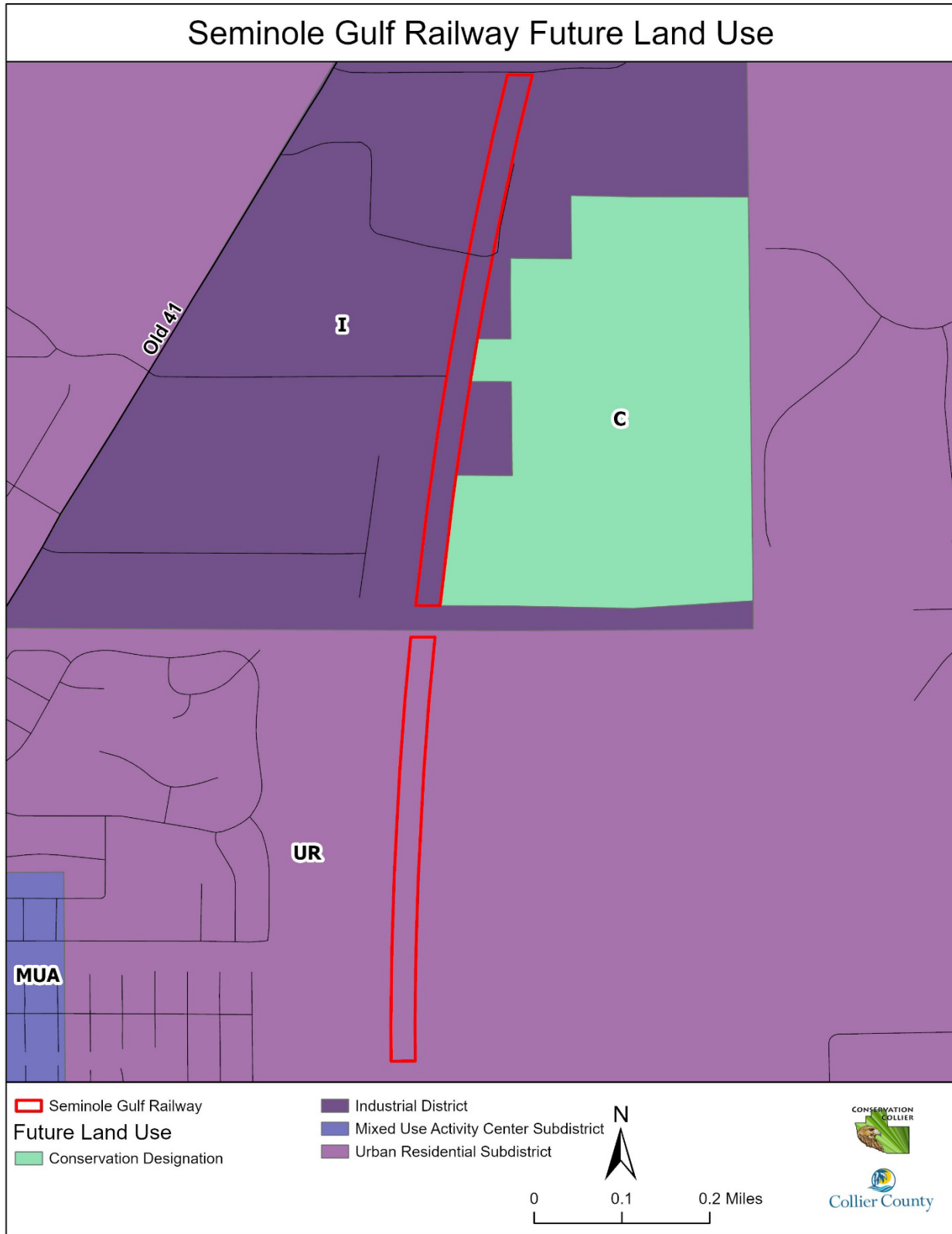


Figure 17 – Future Land Use

### 3.4.2 Development Plans

No development plans currently exist within the two parcels proposed for acquisition by Conservation Collier.

## 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.

These parcels are only a small section of the larger Rails to Trail project contemplated for Collier and Lee Counties, which would connect to more trails to the north as part of a regional greenway for hiking and biking.

## 5. Management Needs and Costs

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

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Cost</b>	<b>Comments</b>
Invasive Vegetation Removal	\$12,300	\$2,500	Initial removal assumes cutting and removing from site – average cost estimated to be \$1,000 per acre. Recurring cost estimated to be \$200 per acre. Assumes treatment of 12.3 acres.
Signage	\$10,000	N/A	Interpretive signage
Restroom	TBD	TBD	
Parking area	TBD	TBD	
Asphalt trail	TBD	TBD	
Picnic pavilion	TBD	TBD	
<b>Total</b>	<b>\$22,300</b>	<b>\$2,500</b>	

## 6. Potential for Matching Funds

The Trust For Public Land is looking to leverage 50% of the funds required for acquisition if Collier County will pledge to cover 50% of the acquisition cost. Bonita Springs and Estero have already made the pledge.

## 7. Secondary Criteria Scoring Form

<b>Property Name:</b> Seminole Gulf Railway			
<b>Target Protection Mailing Area:</b> Railhead Scrub Preserve			
<b>Folio(s):</b> 00145681504			
<b>Secondary Criteria Scoring</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Percentage</b>
<b>1 - Ecological Value</b>	<b>160</b>	<b>100</b>	<b>63</b>
<b>2 - Human Value</b>	<b>80</b>	<b>46</b>	<b>57</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>53</b>	<b>66</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>67</b>	<b>83</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>265</b>	<b>66</b>

<b>1 - ECOLOGICAL VALUES (40% of total)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>1.1 VEGETATIVE COMMUNITIES</b>	<b>200</b>	<b>160</b>	
<b>1.1.1 - Priority natural communities (Select highest score)</b>			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100	100	Scrubby Flatwoods
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Scrubby Flatwoods; pine flatwoods; cypress; freshwater marsh
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	<i>Euphorbia cumulicola</i>



d. Parcel has 0 CLC listed plant species	0		
<b>1.1.4 - Invasive Plant Infestation (Select highest score)</b>			
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		
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>100</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80	80	gopher tortoise
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20	20	quite a few tortoise burrows
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>50</b>	
<b>1.3.1 - Aquifer recharge (Select the highest score)</b>			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
<b>1.3.2 - Surface Water Protection (Select the highest score)</b>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
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		
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>65</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	15	
e. Parcel is < 10 acres	0		
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>375</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>100</b>	

<b>2 - HUMAN VALUES (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>2.1 - RECREATION</b>	<b>120</b>	<b>40</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20	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		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>105</b>	
<b>2.2.1 - Seasonality (Select the highest score)</b>			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
<b>2.2.2 - Vehicle access (Select the highest score)</b>			
a. Public access via paved road	50	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		

d. No public access	0		
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25	25	
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
<b>2.2.4 - Pedestrian access (Select the highest score)</b>			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10	10	
b. Parcel is not easily accessible to pedestrians	0		
<b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>	<b>40</b>	<b>15</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5	5	
c. Frontage enhances aesthetics of public thoroughfare	10	10	Railhead Blvd.; Sun Century
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>160</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>46</b>	

<b>3 - RESTORATION AND MANAGEMENT (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>3.1 - VEGETATION MANAGEMENT</b>	<b>120</b>	<b>95</b>	
<b>3.1.1 - Invasive plant management needs (Select the highest score)</b>			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
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		
<b>3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)</b>			

a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
<b>3.2 - REMEDIATION AND SITE SECURITY</b>	<b>50</b>	<b>20</b>	
<b>3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)</b>			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	potential dumping and trespass
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>0</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>115</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>53</b>	

<b>4 - VULNERABILITY (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>4.1 - ZONING AND LAND USE</b>	<b>130</b>	<b>130</b>	
<b>4.1.1 - Zoning and land use designation (Select the highest score)</b>			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	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		
<b>4.1.2 - Future Land Use Type (Select the highest score)</b>			
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		



<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>20</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>150</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>67</b>	

## 8. Additional Site Photos



Railroad at north end of Railhead Scrub Preserve



Looking south from Garguilo crossing





Looking north towards Railhead Blvd from Garguilo crossing



Looking south from Railhead Blvd.





Pine flatwoods on east side of railroad



Slash pine, gopher apple, wire grass, and tangletail growing in the railroad in the southern parcel





Pine flatwoods on west side of railroad



Rosemary in scrubby flatwoods on east side of railroad near Sun Century Rd.





Garguilo crossing north to Railhead Blvd.



View looking east – Sun Century crossing near middle of photo





Looking south towards future Veteran's Memorial Parkway



Future Veteran's Memorial Parkway

## 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.

## APPENDIX 2 – FLUCCS and Subdivision Plans