

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

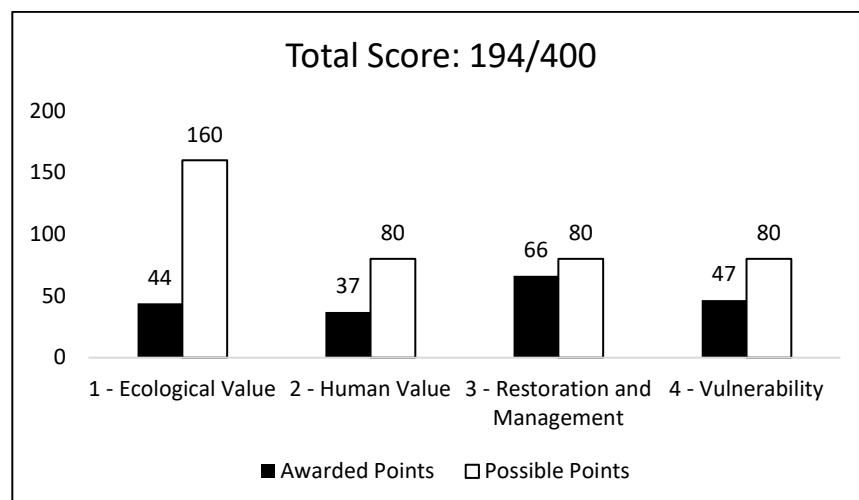


Table of Contents

Table of Contents	2
1. Introduction	4
2. Summary of Property	5
Figure 1 - Parcel Location Overview	5
Figure 2 - Parcel Close-up.....	6
2.1 Summary of Property Information	7
Table 1 – Summary of Property Information.....	7
Figure 3 - Secondary Criteria Score	8
Table 2 - Secondary Criteria Score Summary	8
2.2 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)	9
3. Initial Screening Criteria	11
3.1 Ecological Values	11
3.1.1 Vegetative Communities	11
Table 3. Listed Plant Species.....	11
Figure 4 - CLIP4 Priority Natural Communities	12
Figure 5 - Florida Cooperative Land Cover Classification System	13
Figure 6 – Mixed Wetland Hardwoods.....	14
Figure 7 – Cypress	14
3.1.2 Wildlife Communities	15
Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc).....	16
Figure 9 - CLIP4 Potential Habitat Richness.....	17
3.1.3 Water Resources	18
Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones	19
Figure 11 - Collier County Soil Survey.....	20
Figure 12 LIDAR Elevation Map	21
3.1.4 Ecosystem Connectivity	22
Figure 13 - Conservation Lands	23
3.2 Human Values	24
3.2.1 Recreation	24
3.2.2 Accessibility	24
3.2.3 Aesthetic/Cultural Enhancement	24
3.2 Restoration and Management	25

3.3.1 Vegetation Management	25
3.3.1.1 Invasive Vegetation	25
3.3.1.2 Prescribed Fire	25
3.3.2 Remediation and Site Security	25
3.3.3 Assistance	25
3.4 Vulnerability	25
3.4.1 Zoning and Land Use	25
Figure 14 - Zoning	26
Figure 15 – Future Land Use	27
3.4.2 Development Plans	28
4. Acquisition Considerations	28
5. Management Needs and Costs	28
Table 4 - Estimated Costs of Site Remediation, Improvements, and Management	28
6. Potential for Matching Funds	28
7. Secondary Criteria Scoring Form	29
8. Additional Site Photos	34
APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions	39

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

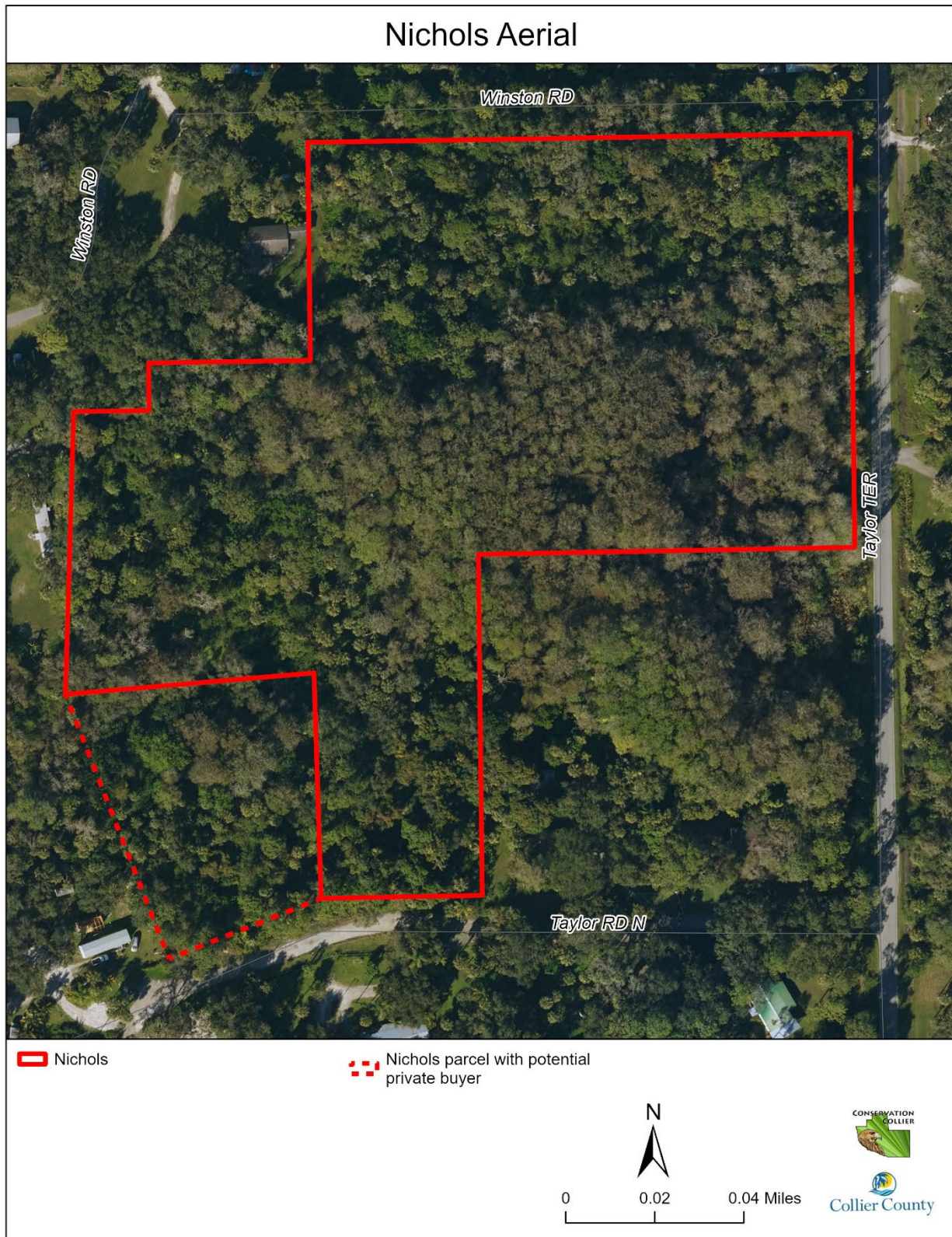


Figure 2 - Parcel Close-up

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	

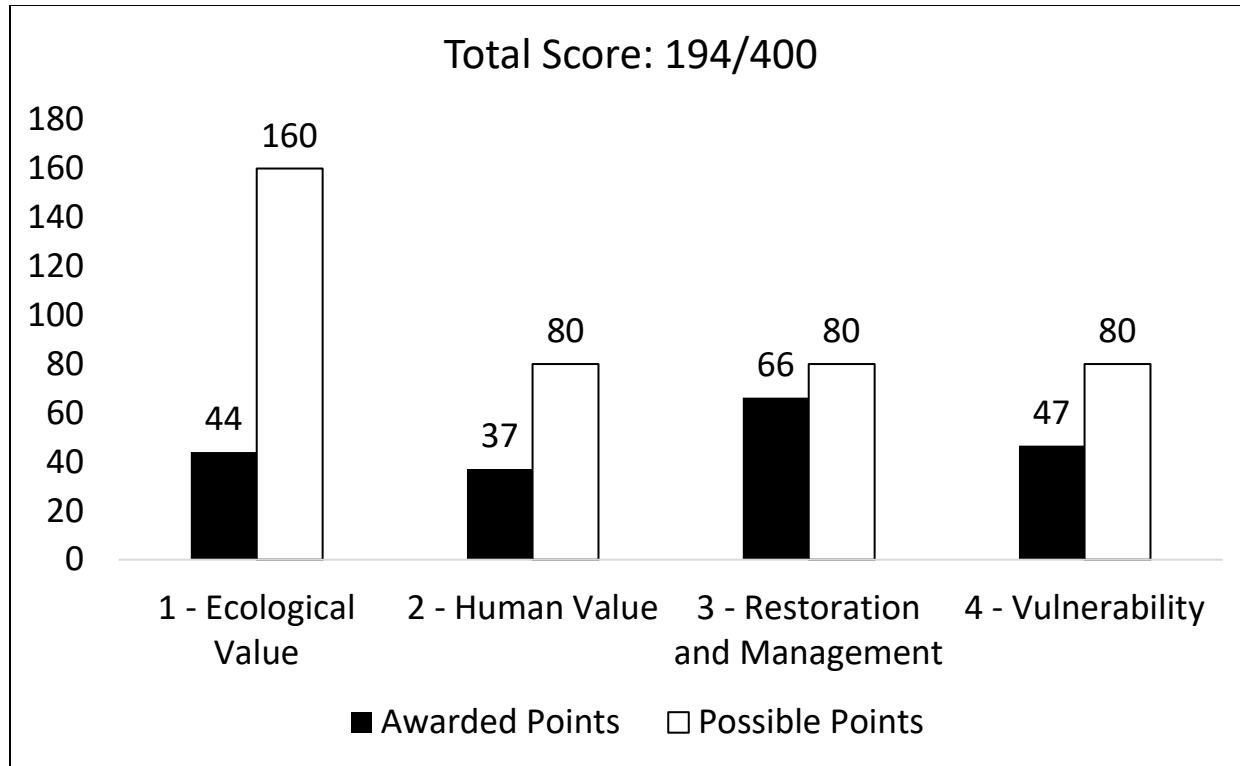


Figure 3 - Secondary Criteria Score

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 elliottii*), 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

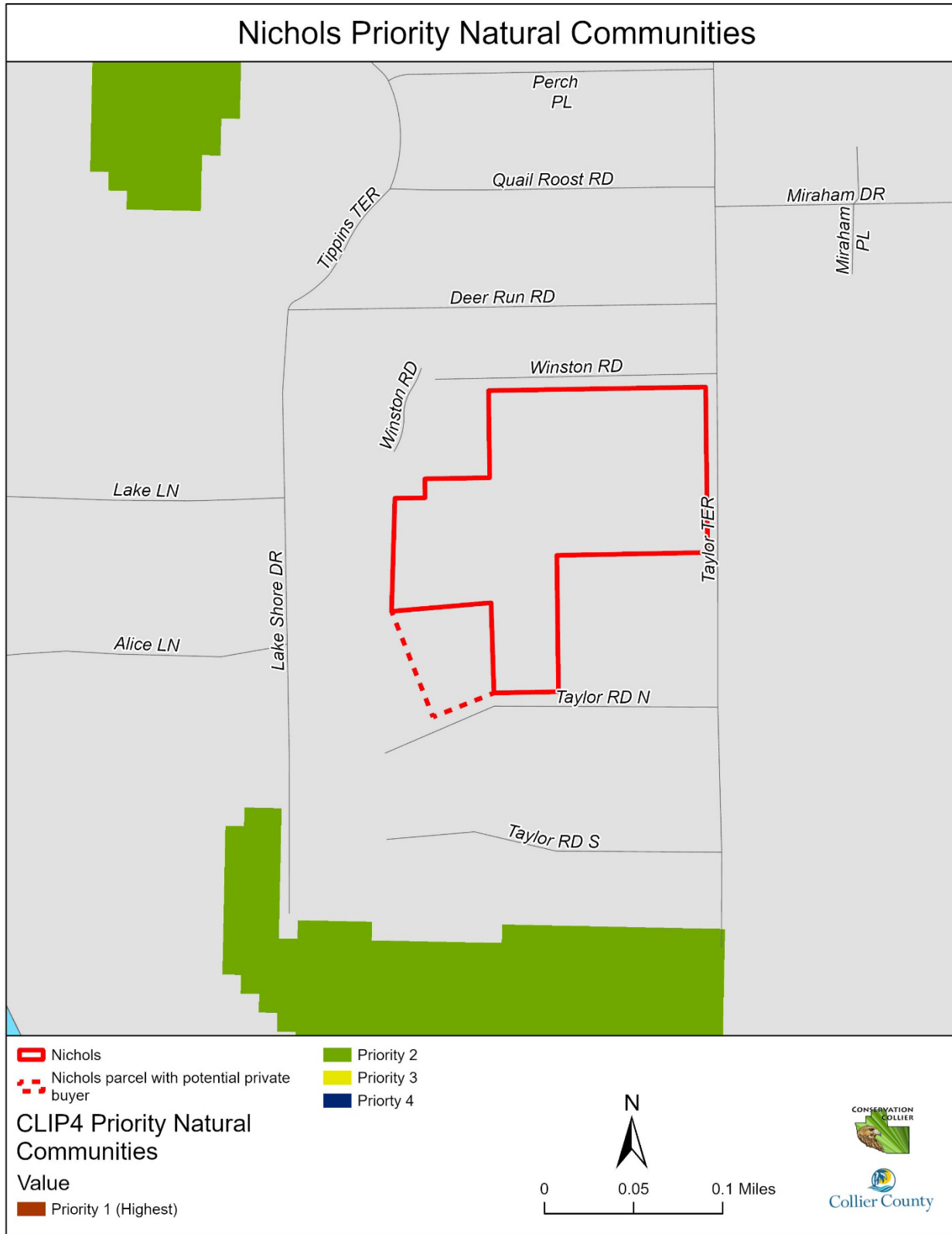


Figure 4 - CLIP4 Priority Natural Communities

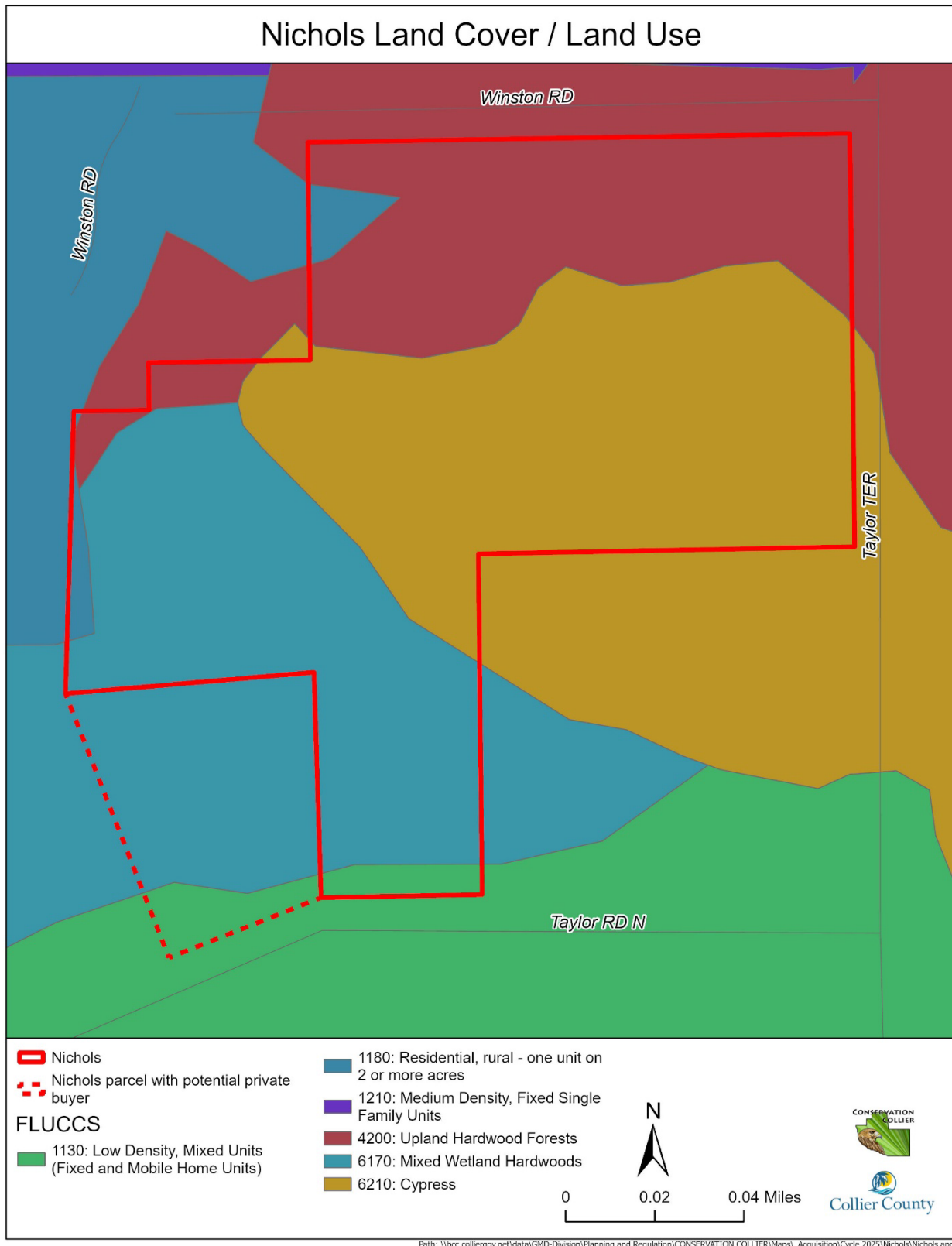


Figure 5 - Florida Cooperative Land Cover Classification System



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.

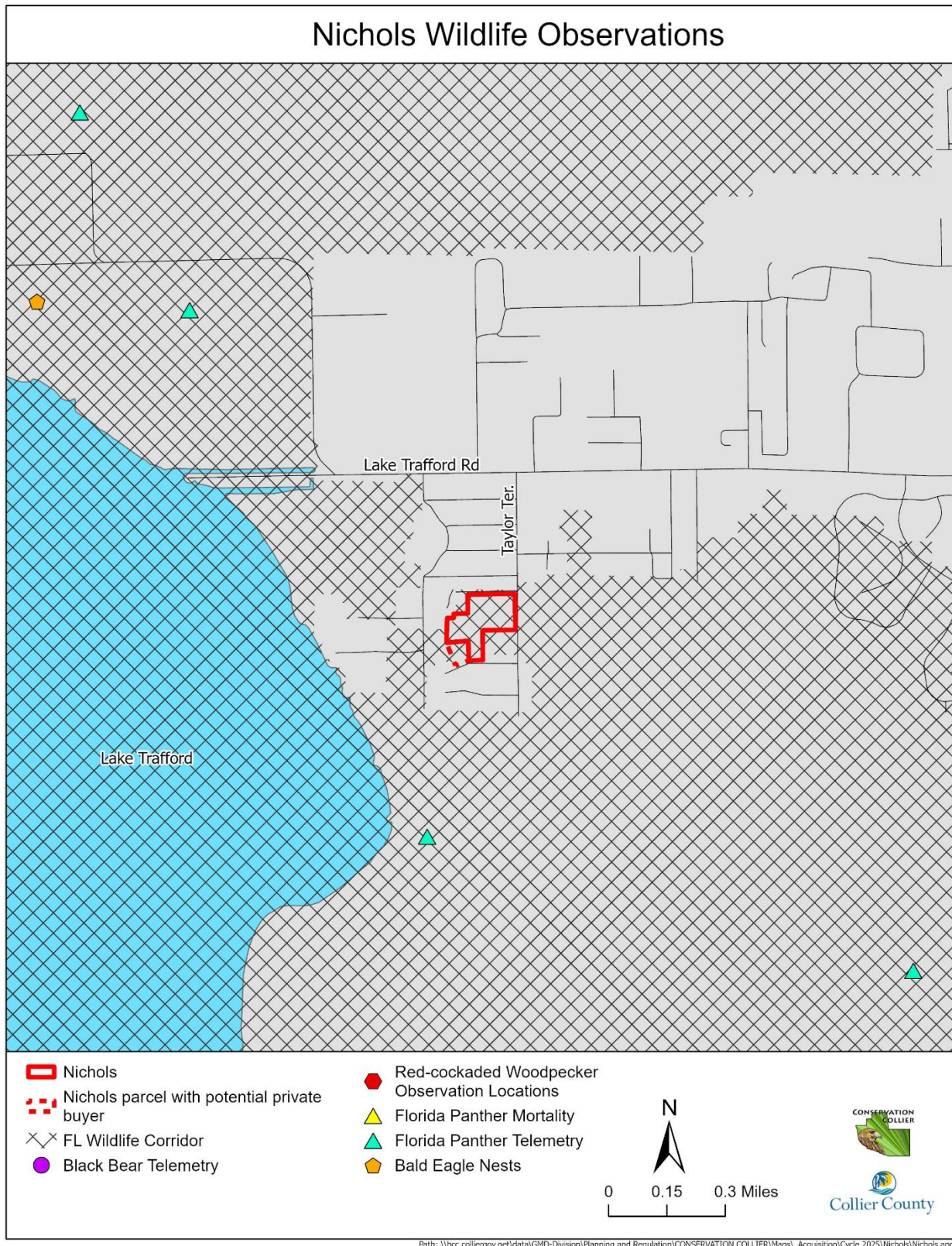


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

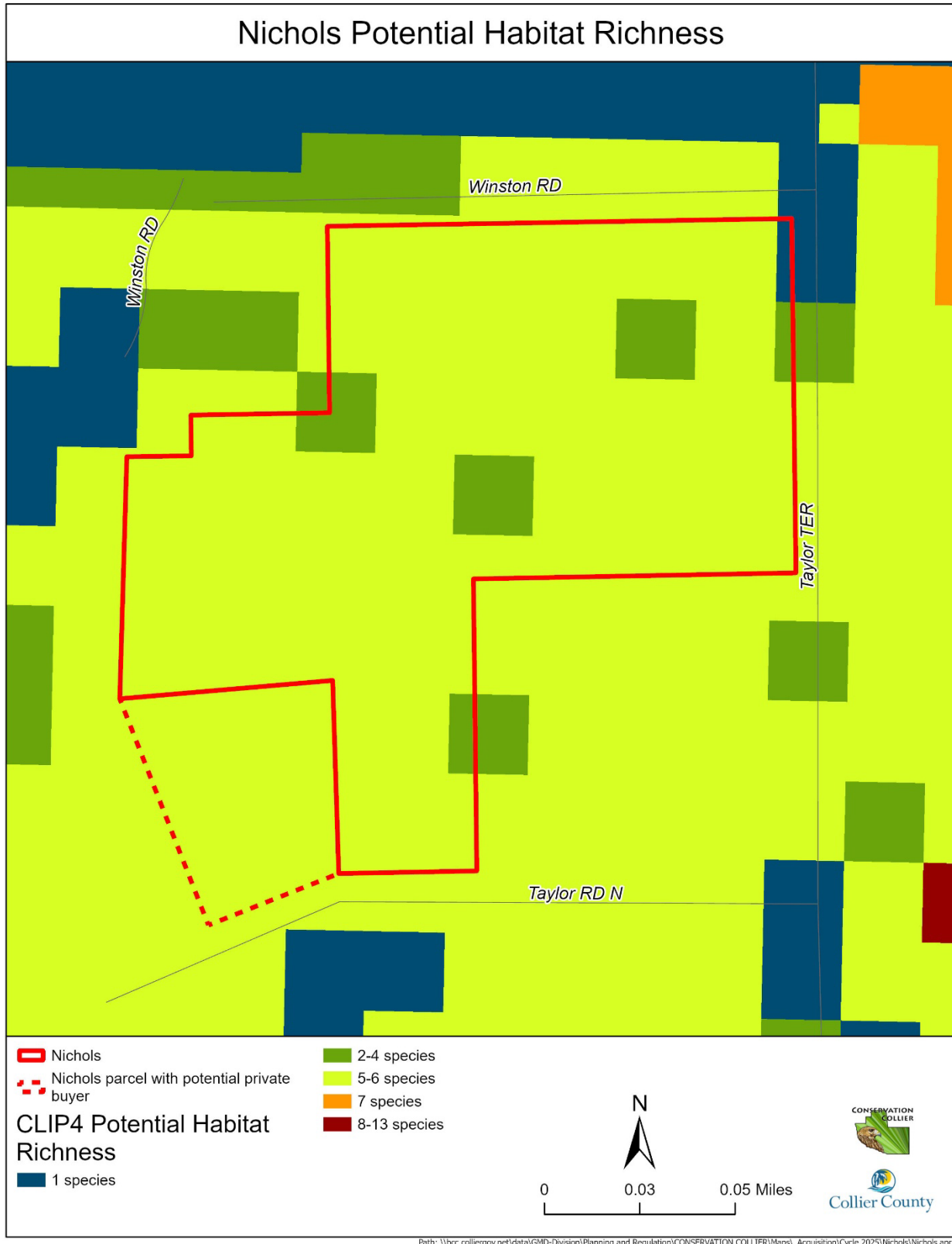


Figure 9 - CLIP4 Potential Habitat Richness

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.

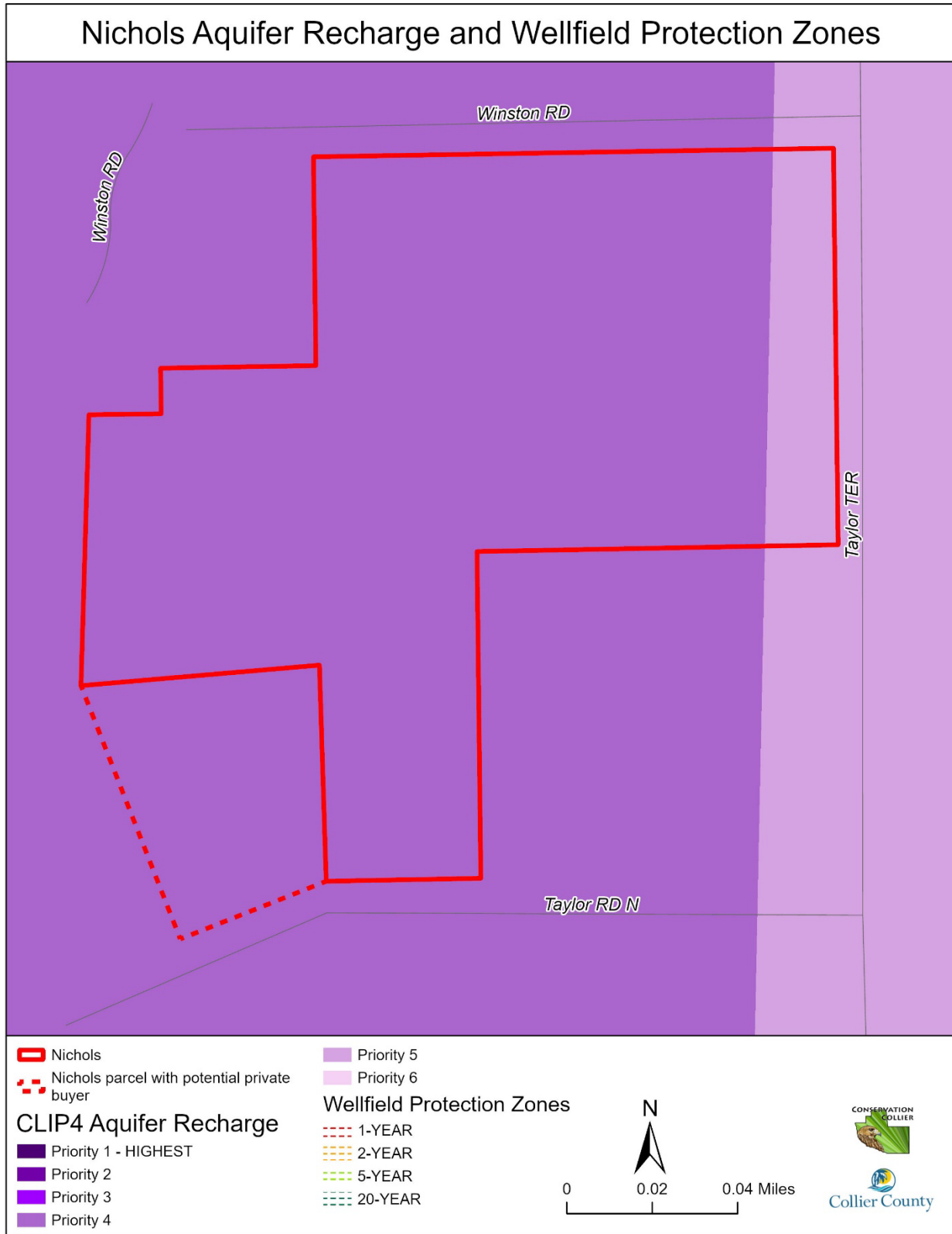


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

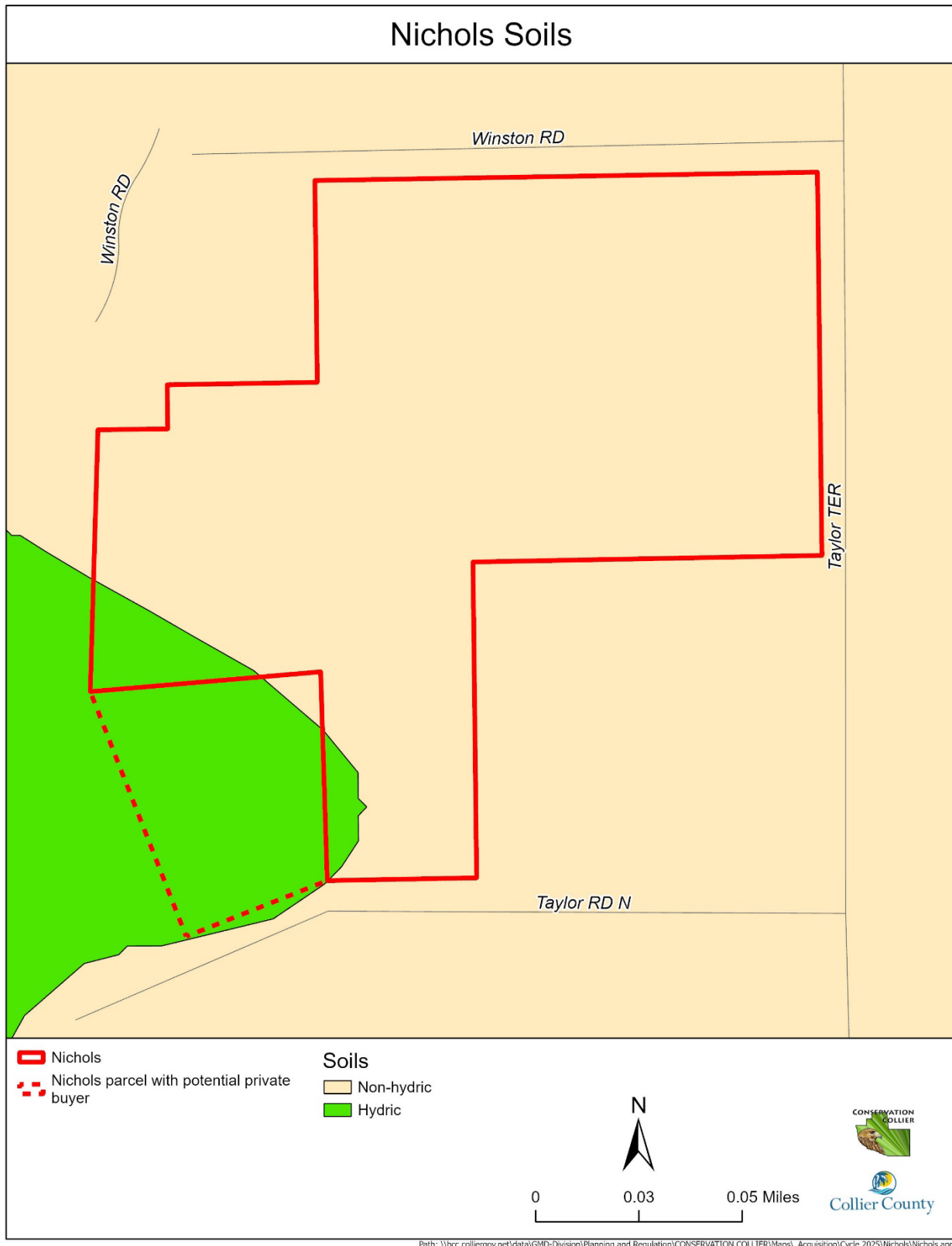


Figure 11 - Collier County Soil Survey

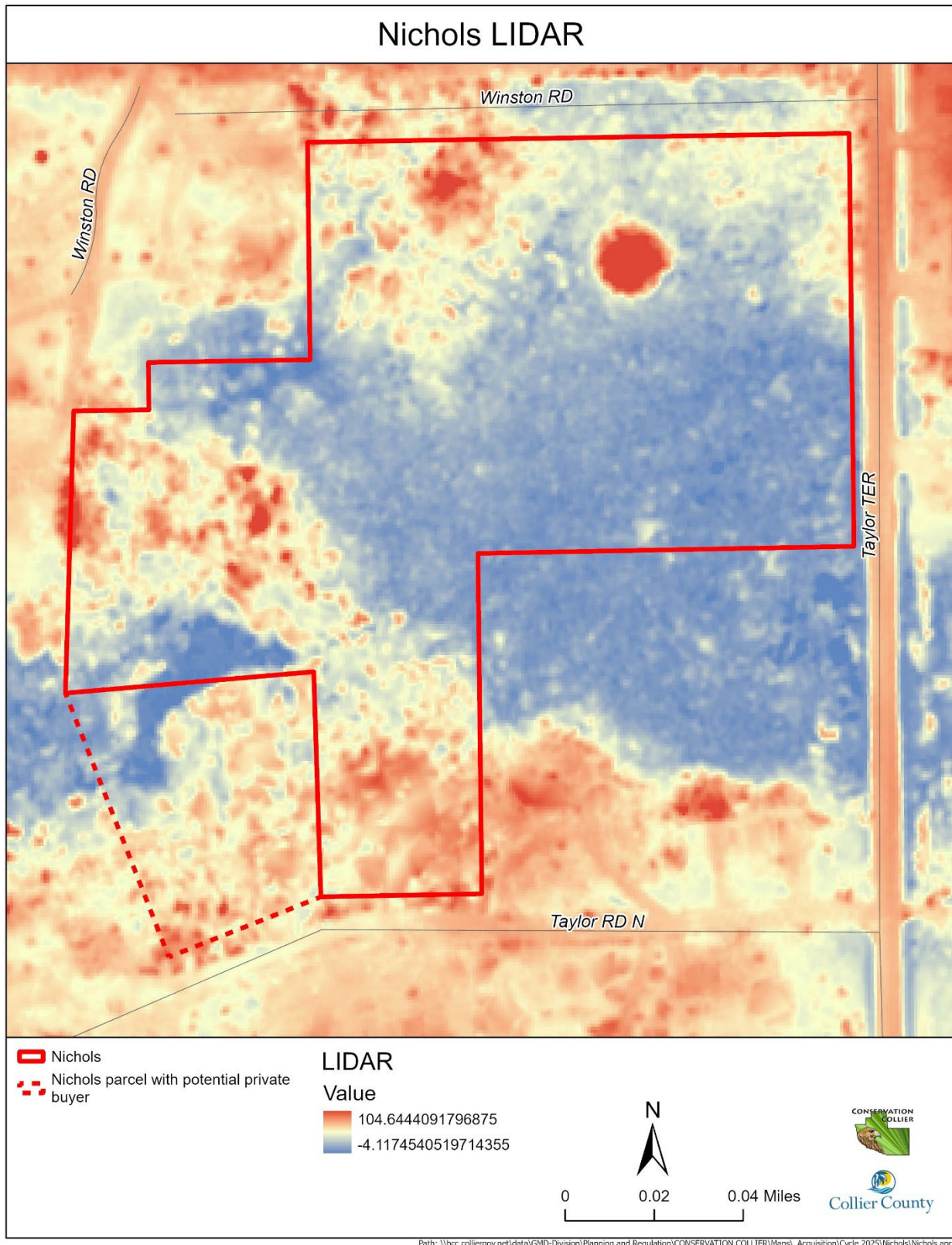


Figure 12 LIDAR Elevation Map

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.

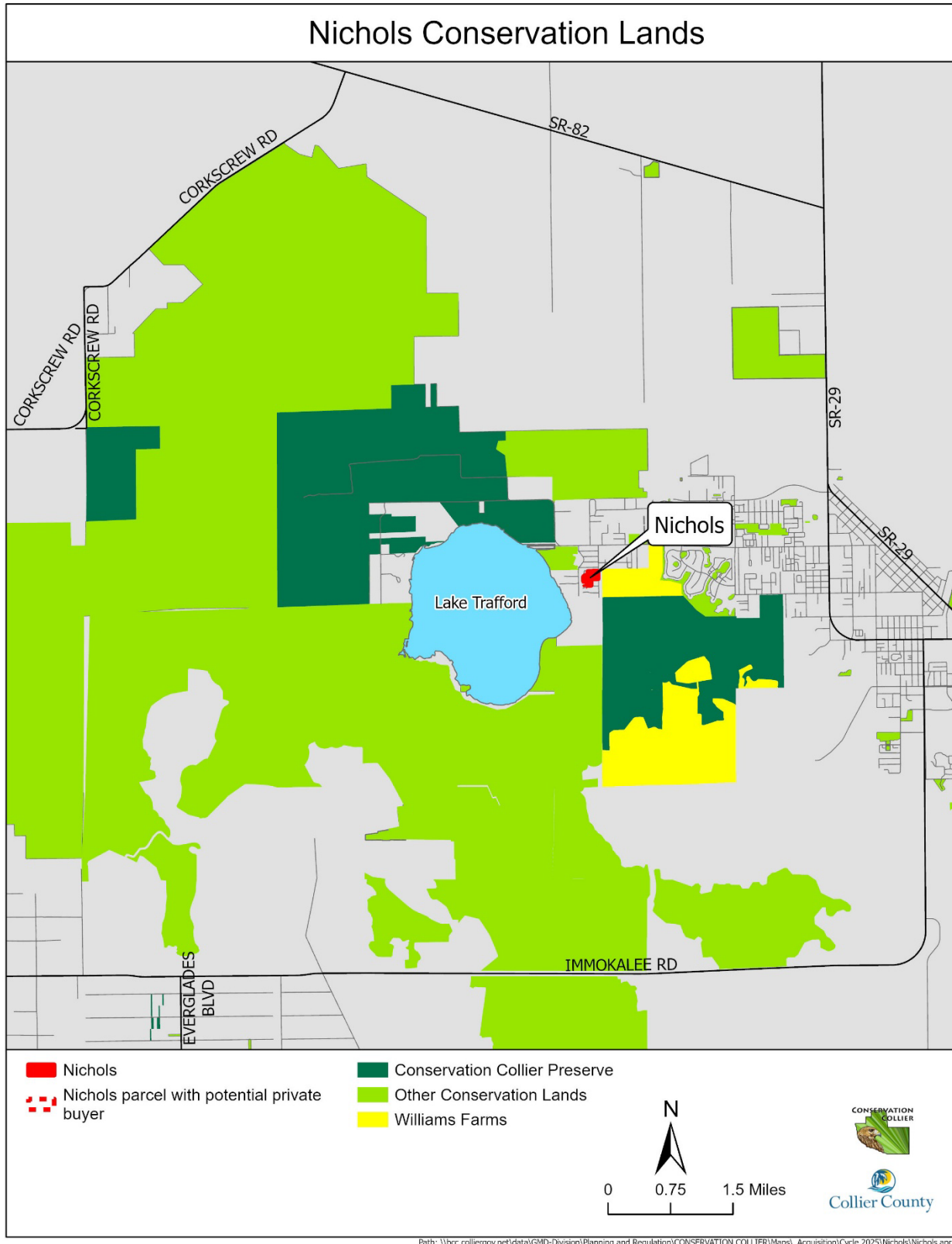


Figure 13 - Conservation Lands

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. Shoebuttan 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.

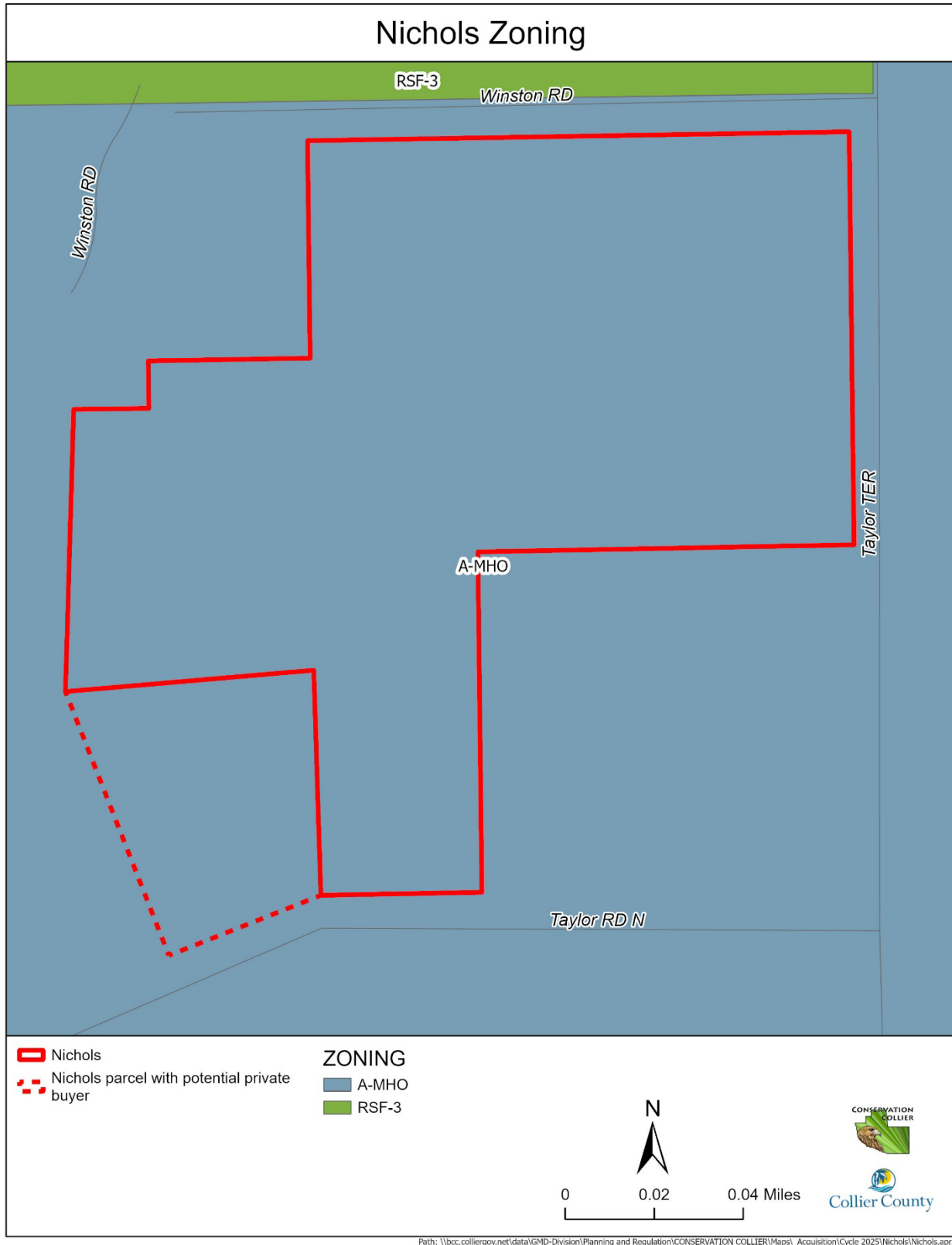


Figure 14 - Zoning

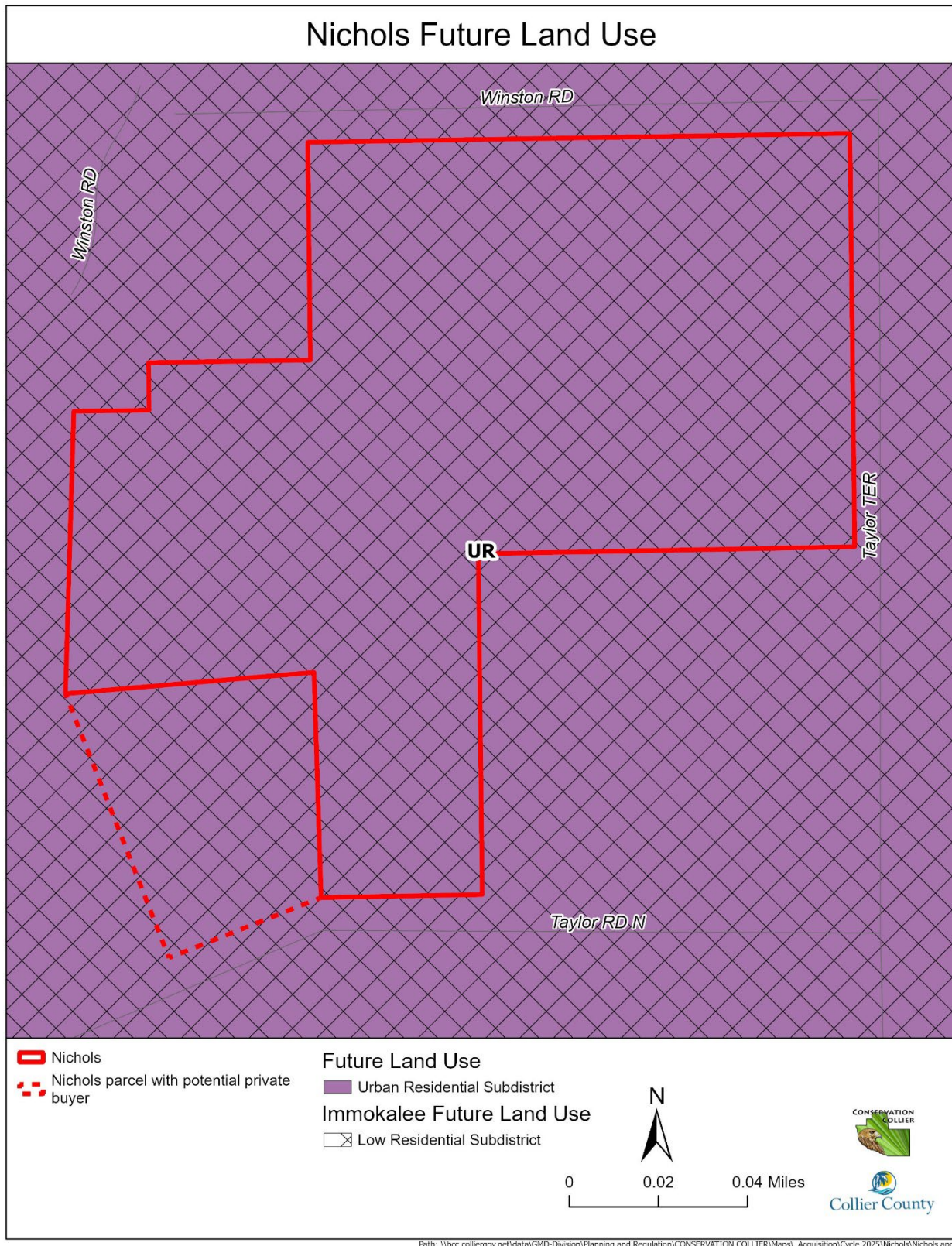


Figure 15 – Future Land Use

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 Natural Areas 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.