

# Conservation Collier Initial Criteria Screening Report Foster

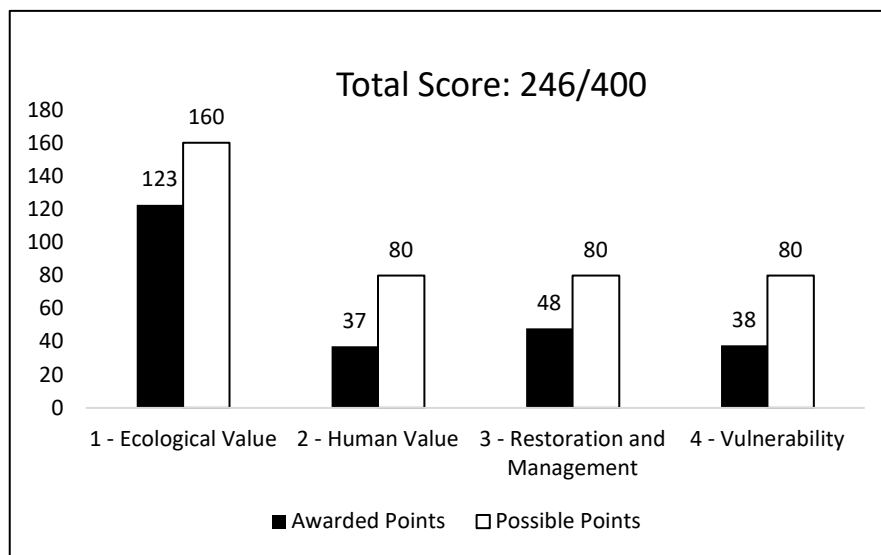


Owner Name: Doug Foster/Snowblind, Inc.

Folio Numbers: 00775240001, 00775280003, 00775760109, 00775760206

Size: 157.55 acres

Staff Report Date: December 3, 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

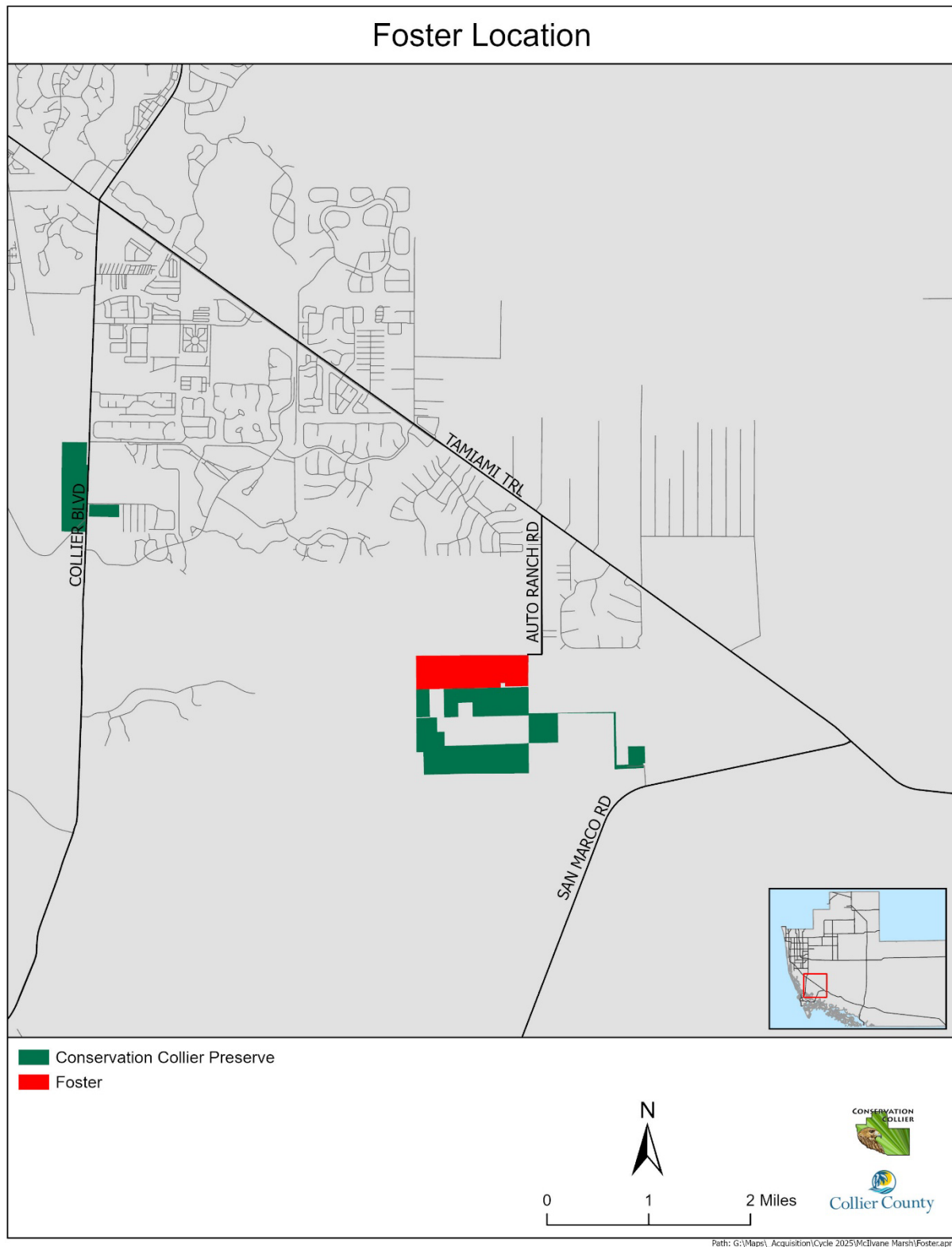


Figure 1 - Parcel Location Overview

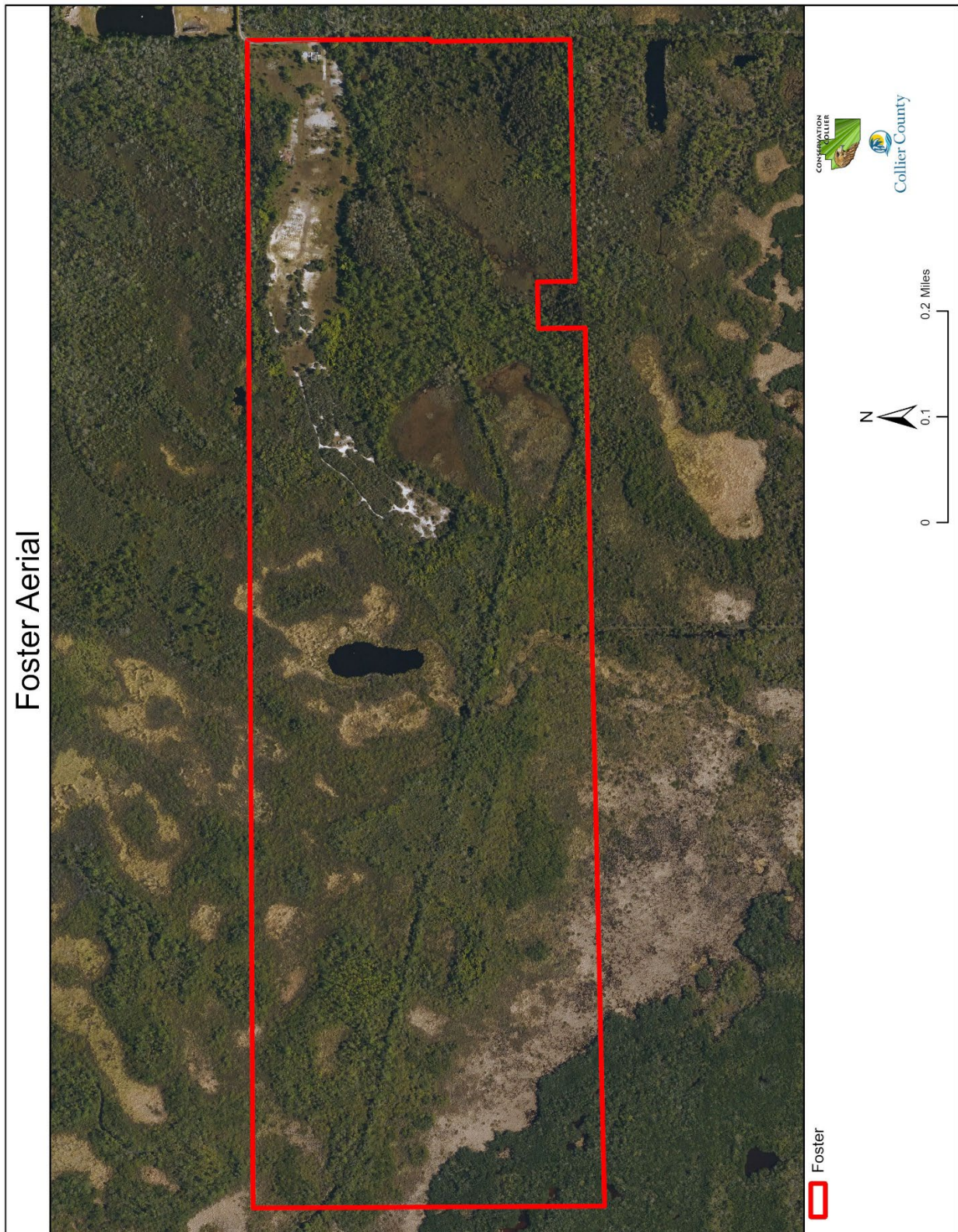


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

| Characteristic                      | Value  | Comments   |
|-------------------------------------|--|--|
| Name                                | Foster   | Douglas E. Foster/Snowblind, Inc.  |
| Folio Numbers                       | 41614040004  | 00775240001, 00775280003, 00775760109, 00775760206   |
| Target Protection Area              | N/A  | Within McIlvane Marsh TPMA   |
| Size                                | 157.55 acres   |  |
| Section, Township, and Range        | S30, T51, R27  |  |
| Zoning Category/TDRs                | Agricultural   | 1 unit per 5 acres   |
| FEMA Flood Map Category             | AE with small amount of X500                                     |  |
| Existing structures                 | Old building and cinderblock observation area                    | Dilapidated cinderblock building; cement slab at entrance and in middle of property; circular cinderblock structure on top of middle cement slab   |
| Adjoining properties and their Uses | Undeveloped PUD to the N and E; Conservation Land to the W and S | The property is surrounded by undeveloped land, PUD to the north and east, Rookery Bay NERR land to the west, and Conservation Collier and private conservation easement land to the south   |
| Development Plans Submitted         | None   |  |
| Known Property Irregularities       | Previous auto junk yard/salvage yard; historic road              | The eastern side of the property was used as an auto junk yard since the 1960's, beginning sometime between 1962 and 1969, based on historical aerials. See Section 4 of this report for more information; The historic Old Marco Junction Road transects the property from east to west |
| Other County Dept Interest          | None known   |  |

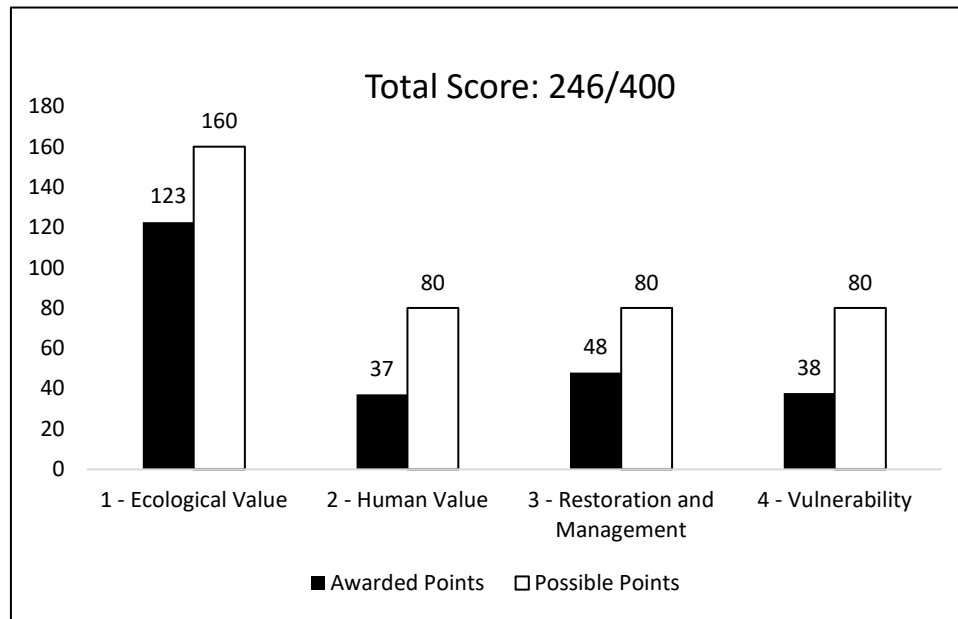


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

| Criteria                              | Awarded Weighted Points | Possible Weighted Points | Awarded/Possible Points |
|---------------------------------------|-------------------------|--------------------------|-------------------------|
| <b>1 - Ecological Value</b>           | <b>123</b>              | <b>160</b>               | <b>77%</b>              |
| 1.1 - Vegetative Communities          | 40                      | 53                       | 75%                     |
| 1.2 - Wildlife Communities            | 27                      | 27                       | 100%                    |
| 1.3 - Water Resources                 | 16                      | 27                       | 60%                     |
| 1.4 - Ecosystem Connectivity          | 40                      | 53                       | 75%                     |
| <b>2 - Human Values</b>               | <b>37</b>               | <b>80</b>                | <b>46%</b>              |
| 2.1 - Recreation                      | 11                      | 34                       | 33%                     |
| 2.2 - Accessibility                   | 23                      | 34                       | 67%                     |
| 2.3 - Aesthetics/Cultural Enhancement | 3                       | 11                       | 25%                     |
| <b>3 - Restoration and Management</b> | <b>48</b>               | <b>80</b>                | <b>60%</b>              |
| 3.1 - Vegetation Management           | 43                      | 55                       | 79%                     |
| 3.2 - Remediation and Site Security   | 2                       | 23                       | 10%                     |
| 3.3 - Assistance                      | 2                       | 2                        | 100%                    |
| <b>4 - Vulnerability</b>              | <b>38</b>               | <b>80</b>                | <b>47%</b>              |
| 4.1 - Zoning and Land Use             | 33                      | 58                       | 58%                     |
| 4.2 - Development Plans               | 4                       | 22                       | 20%                     |
| <b>Total</b>                          | <b>246</b>              | <b>400</b>               | <b>61%</b>              |



## 2.2 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**

The property contains Scrubby Flatwoods.

### **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? **N/A**

The property contains several other native, natural communities.

### **Criteria 4: Human Social Values**

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

The property can be accessed year-round, and provides an excellent example of Scrubby Flatwoods.

### **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, the property contains majority wetland habitats, is adjacent to Rookery Bay NERR (an Outstanding Florida Waterbody), and provides storm surge protection.

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

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

The property provides habitat for multiple upland and wetland species and several listed species including gopher tortoise, Florida panther, and listed wading birds.

### **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**

The property is adjacent to Conservation Collier's McIlvane Marsh Preserve and a private conservation easement to the south and Rookery Bay NERR to the west.

**Criteria 8: Target Area**

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

McIlvane Marsh TPMA

The Foster property met 6 out of the 8 Initial Screening Criteria.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

The property contains several vegetative communities including scrubby flatwoods, mangrove swamp, salt marsh, freshwater marsh, hydric pine flatwoods, cypress, wetland forested mixed, and mixed shrubs.

The scrubby flatwoods are dominated by sand live oak (*Quercus geminata*) and saw palmetto (*Serenoa repens*) in the midstory with occasional slash pine (*Pinus elliotii*) in the canopy. Gopher apple (*Geobalanus oblongifolius*) and some muscadine (*Vitis rotundifolia*) are present in the groundcover.

The remaining plant communities were only observed via drone, midstory and groundcover species were not ground truthed.

The mangrove swamp is dominated by red mangrove (*Rhizophora mangle*) with buttonwood (*Conocarpus erectus*) forests in upper tidal areas. Giant leather fern (*Acrostichum danaeifolium*) is most likely present in the understory

The salt marsh consists of coastal plain willow (*Salix caroliniana*) Black needle rush (*Juncus roemerianus*), saltgrass (*Distichlis spicata*), cordgrass (*Spartina* sp.), sawgrass (*Cladium jamaicense*), and common cattail (*Typha latifolia*)

The freshwater marsh contains varying densities of the following Sawgrass (*Cladium jamaicensis*), common cattail, arrowhead (*Sagittaria* sp.), maidencane (*Panicum hemitomon*), Buttonbush (*Cephalanthus occidentalis*), Cordgrass, Switchgrass (*Panicum virgatum*), Bulrush (*Scirpus* sp.), Needlerush (*Juncus effusus*), Common Reed (*Phragmites* sp.), and alligator flag (*Thalia geniculata*)

The hydric pine flatwoods canopy consists of slash pine, cabbage palm (*Sabal palmetto*), and laurel oak (*Quercus laurifolia*), the midstory consists of wax myrtle (*Myrica cerifera*), buttonbush (*Cephalanthus occidentalis*), and Dahoon holly (*Ilex cassine*). Understory components include swamp fern (*Telmatoblechnum serrulatum*), broomsedge (*Andropogon* spp.), grapevine (*Vitis* spp.), and greenbriar (*Smilax* spp.).

The cypress community contains cypress (*Taxodium* sp.) and most likely swamp fern, sawgrass, and alligator flag in the understory.

The wetland forested mixed community contains a canopy of slash pine, red maple (*Acer rubrum*), laurel oak, and cypress. Dahoon (*Ilex cassine*), swamp bay (*Persea palustris*), wax myrtle are most likely in the understory with a very sparse groundcover.

The mixed shrubs community is similar to the wetland forested mixed community; however, the canopy is sparser.

Exotic plants are present at a total estimated density of about 30%. The primary invasive plants observed were Brazilian pepper (*Schinus terebinthifolia*), earleaf acacia (*Acacia auriculiformis*), old world climbing fern (*Lygodium microphyllum*), and melaleuca (*Melaleuca quinquenervia*). Mahoe (*Talipariti tiliaceum*),

cogongrass (*Imperata cylindrica*), torpedograss (*Panicum repens*), and white lead tree (*Leucaena leucocephala*) were also observed.

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



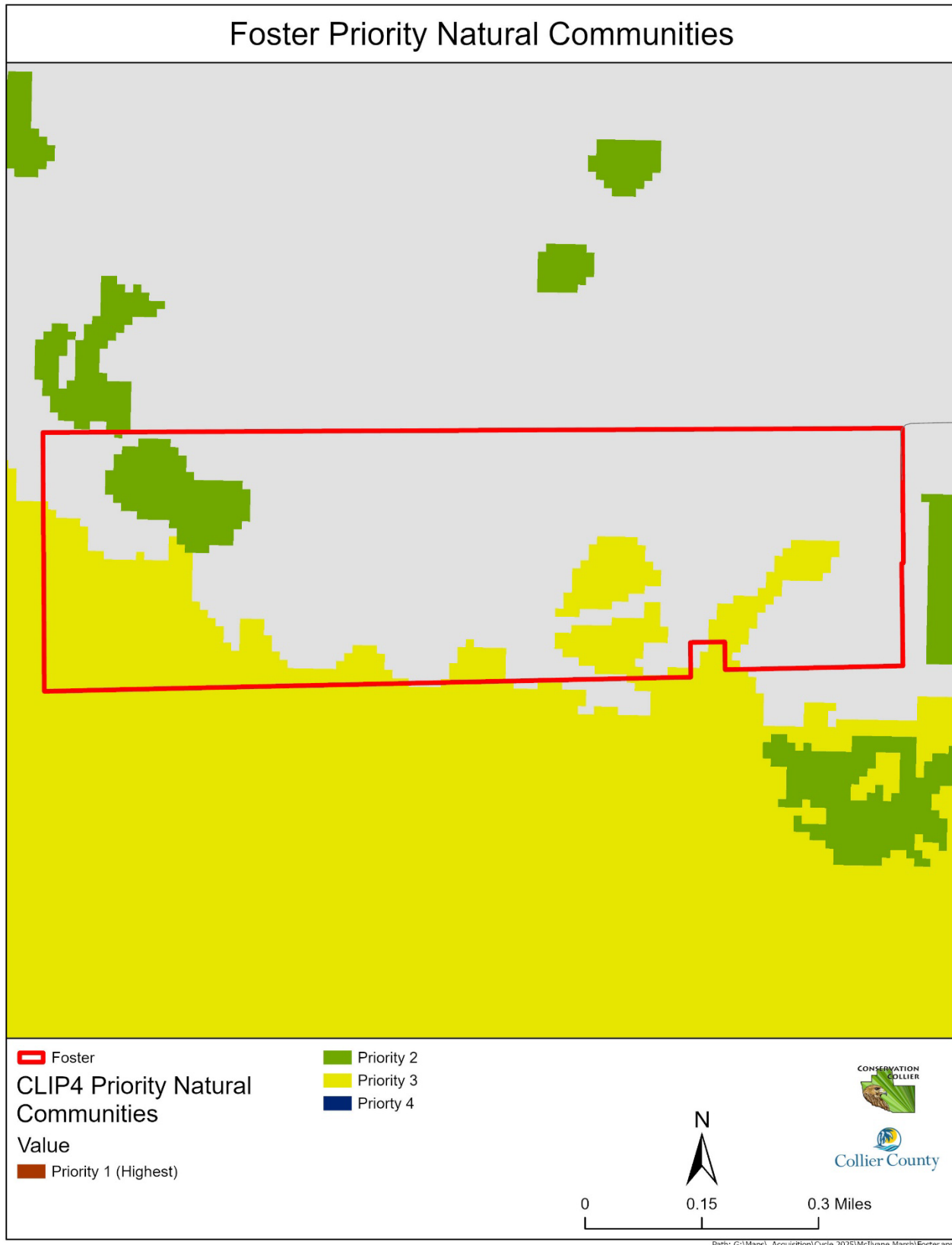


Figure 4 - CLIP4 Priority Natural Communities

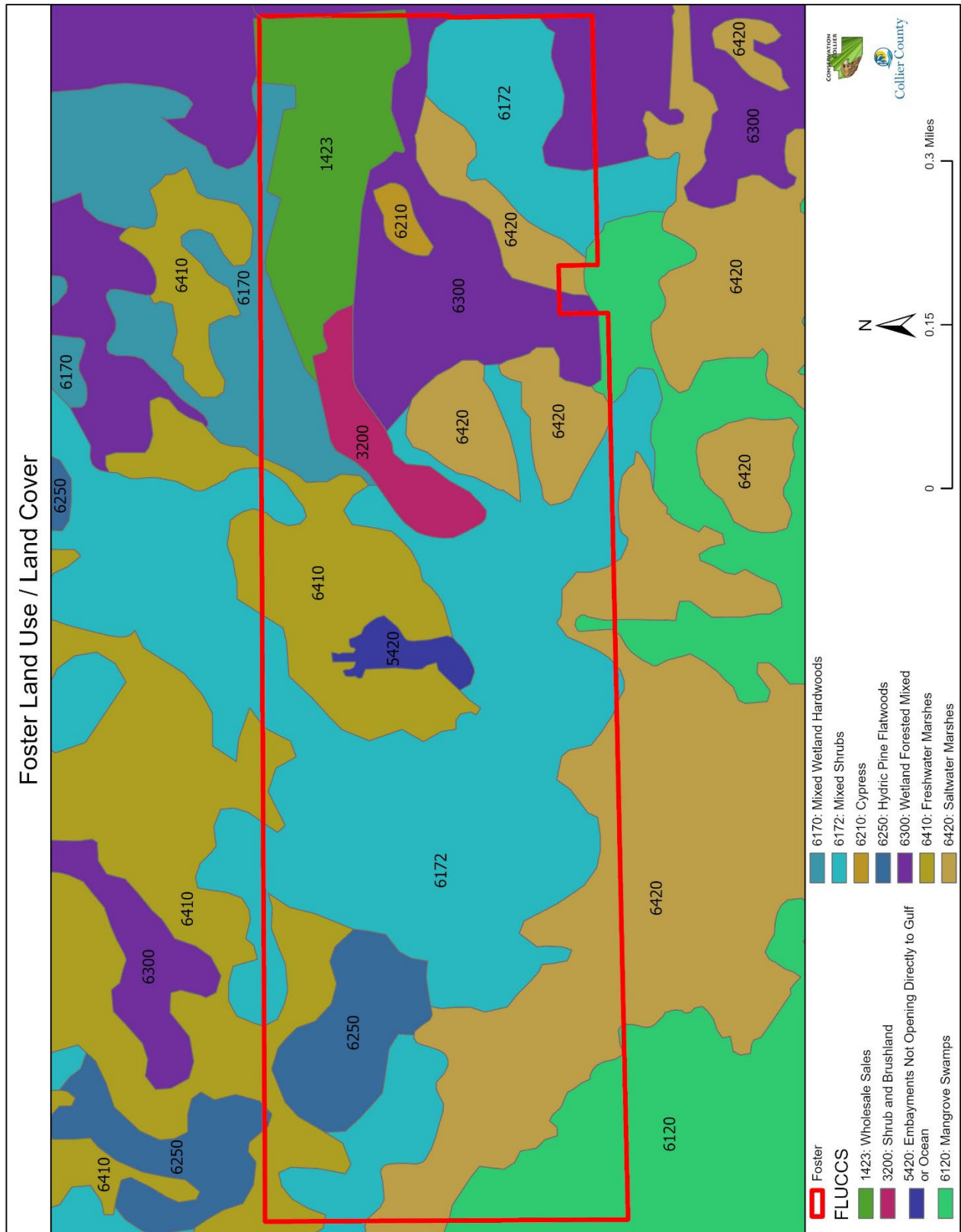


Figure 5 - Florida Cooperative Land Cover Classification System





*Figure 6 – Scrubby Flatwoods*



*Figure 7 – Hydric Pine Flatwoods and Wetland Forested Mixed*



### 3.1.2 Wildlife Communities

Multiple Florida panther (*Puma concolor coryi*) and Florida black bear (*Ursus americanus floridanus*) telemetry points have been noted on and around the property, and a large, active gopher tortoise burrow was observed within the property.

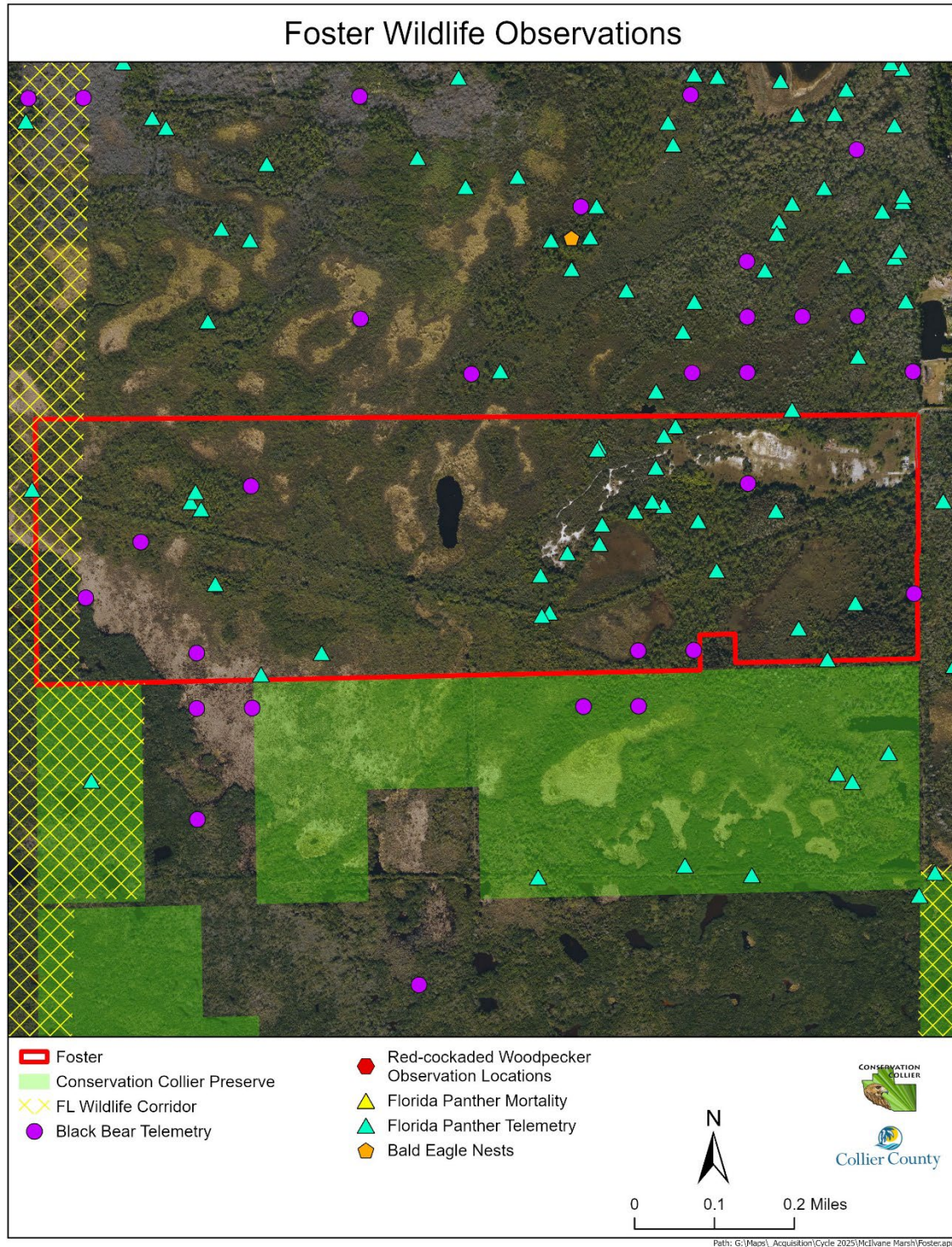


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

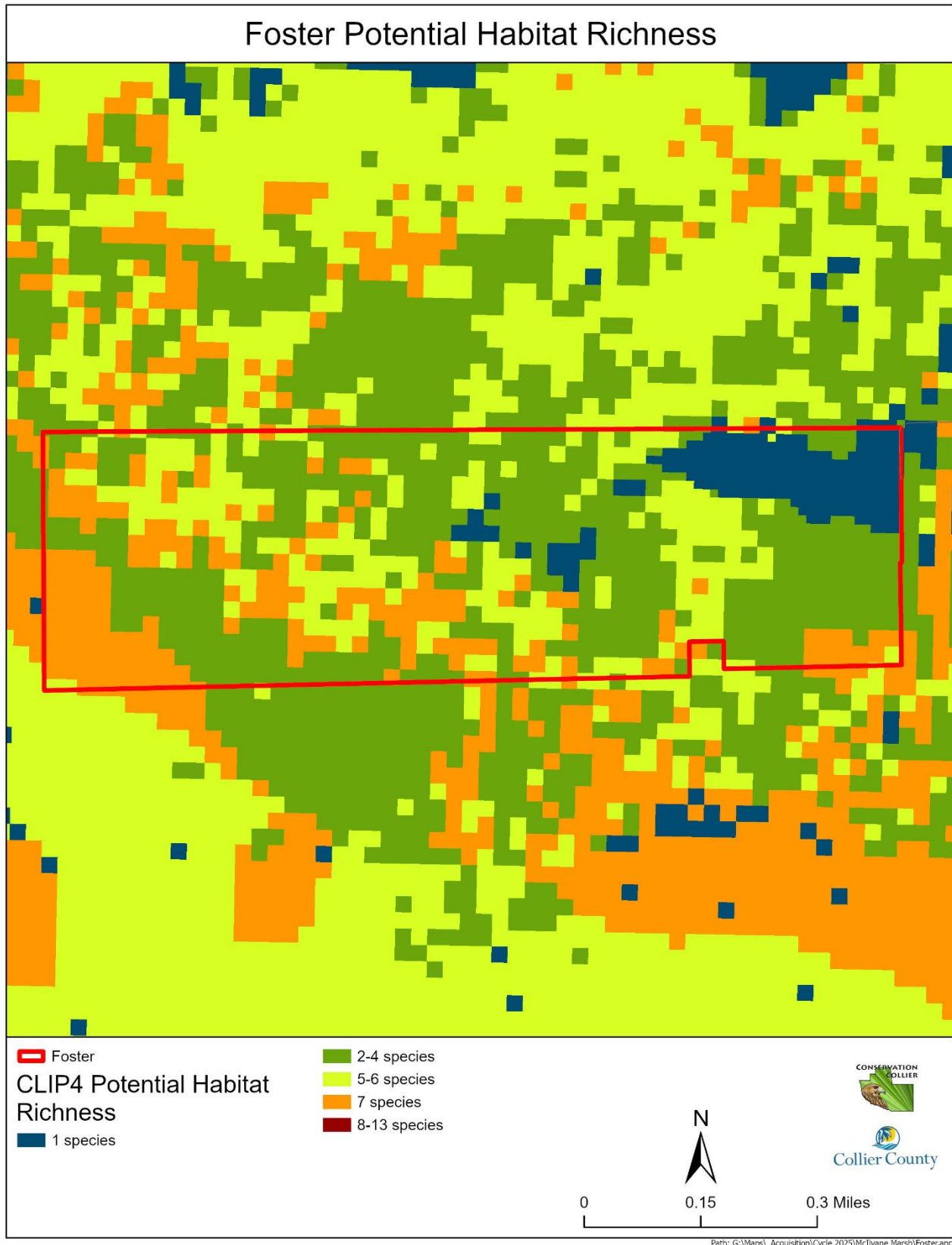


Figure 9 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The property is mapped as containing hydric soils and contains a majority of wetlands. It is also adjacent to Rookery Bay NERR, which is an Outstanding Water Body. However, aquifer recharge mapping indicates very little contribution to recharge.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soils mapped on the property are mainly hydric. Mapped soils include primarily “Estero and Peckish Soils, Frequently Flooded” (level, very poorly drained soil associated with frequently flooded tidal marshes). Other hydric soils include “Basinger Fine Sand, Occasionally Flooded” (nearly level, poorly drained soil associated with occasionally flooded low ridges that are surrounded by tidal marshes), “Durbin and Wulfert Mucks, Frequently Flooded” (level, very poorly drained soil associated with tidal mangroves), and “Holopaw Fine Sand” (nearly level, poorly drained soil associated with sloughs and poorly defined drainageways).



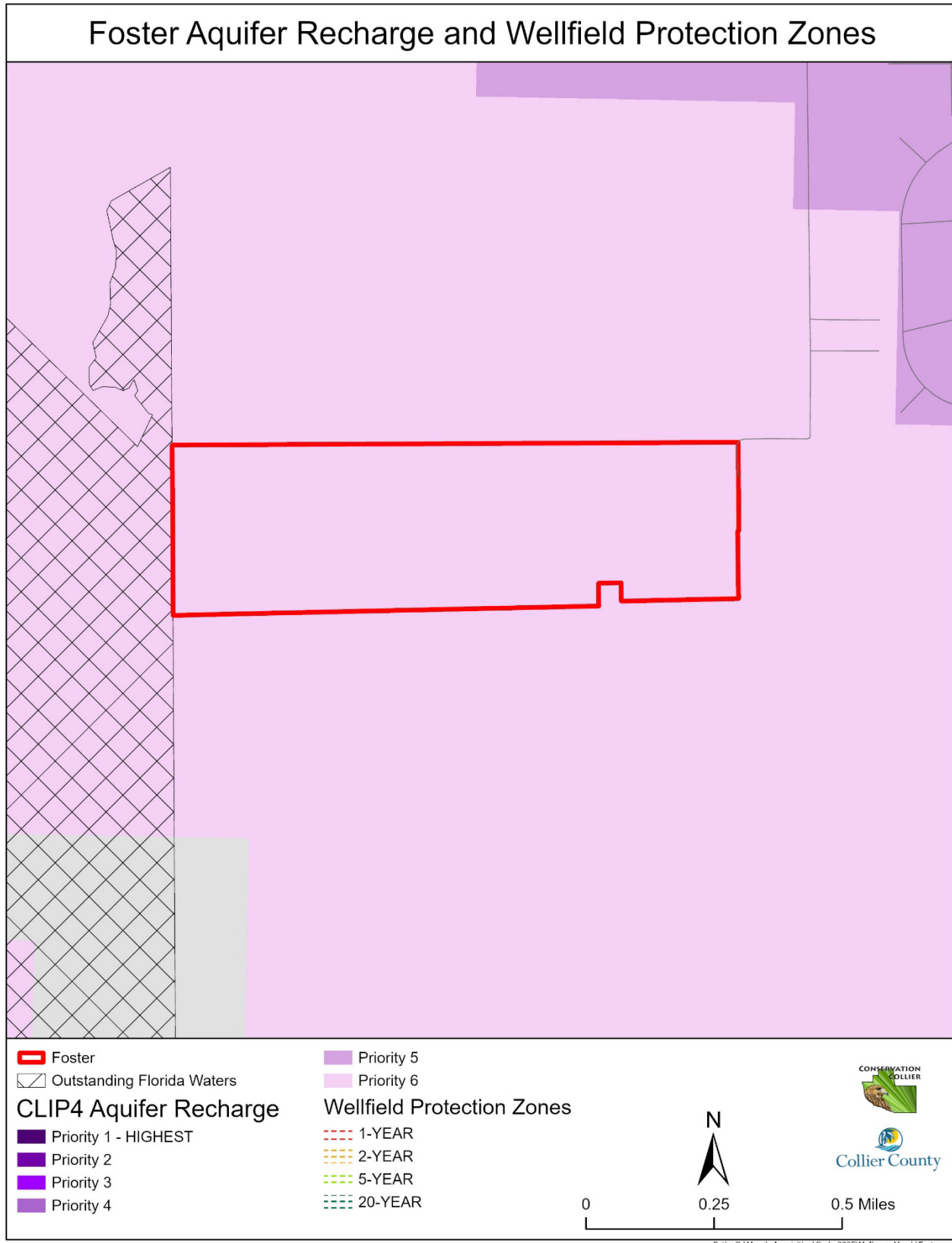


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

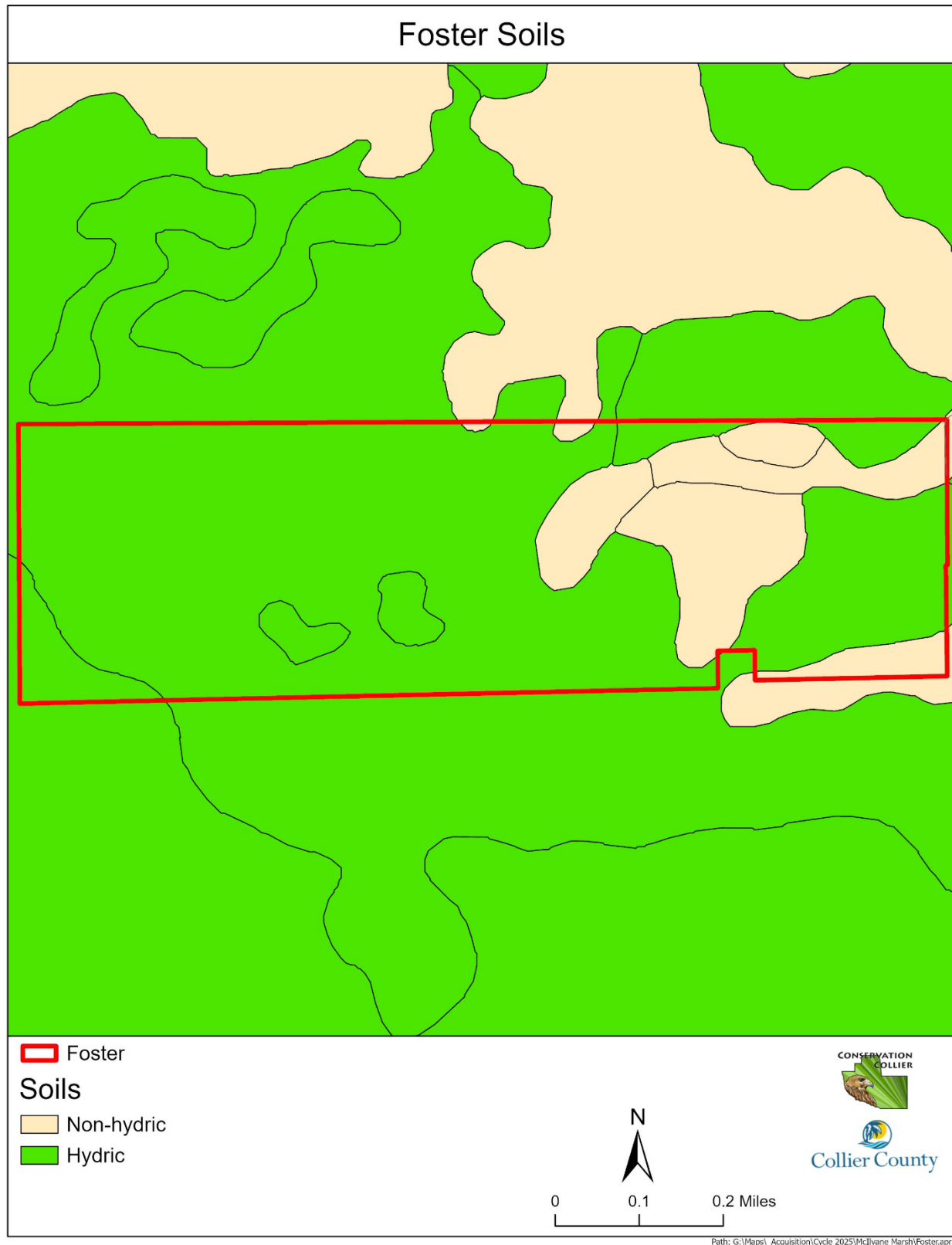


Figure 11 - Collier County Soil Survey



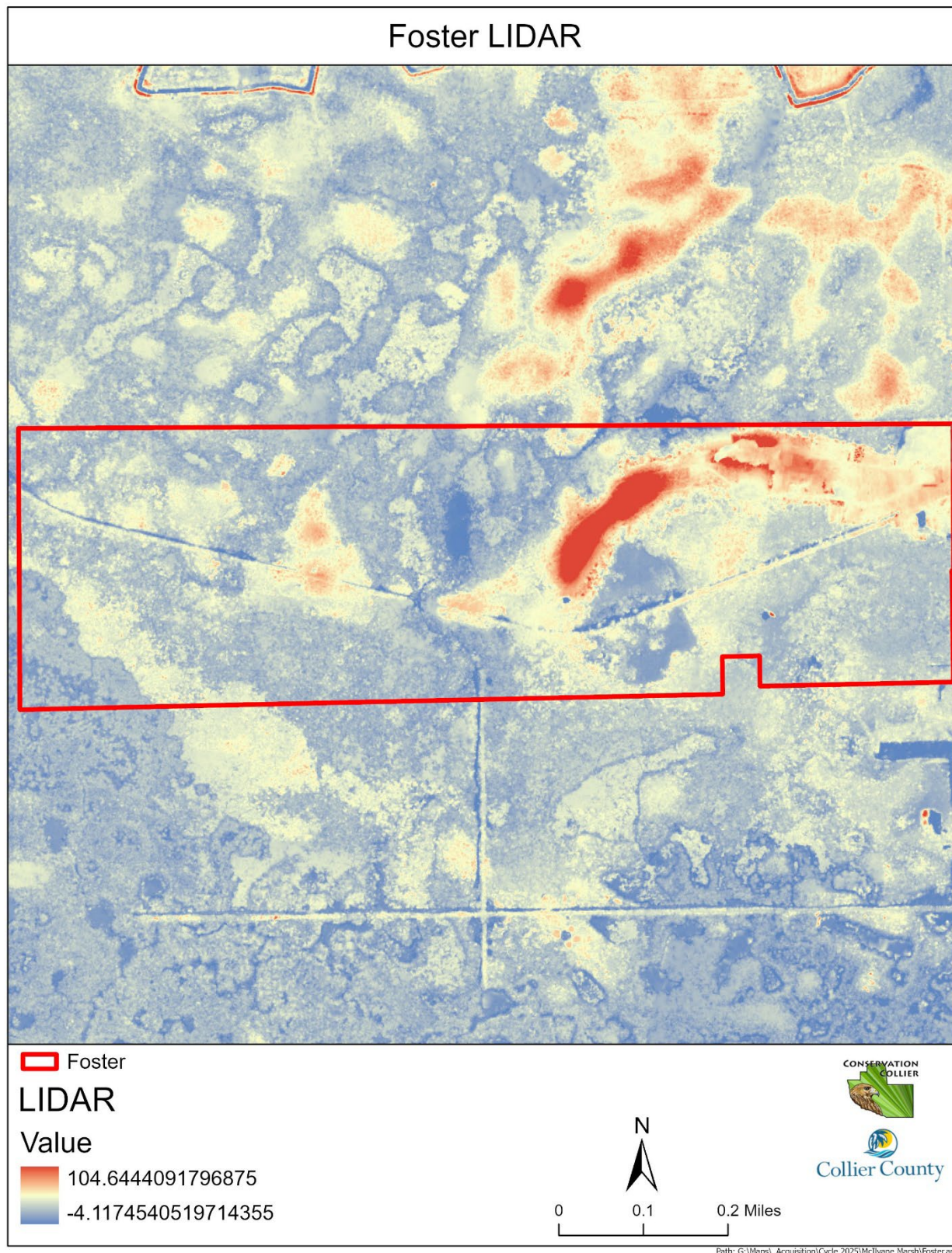


Figure 12 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

This property is directly connected to Conservation Collier's McIlvane Marsh Preserve to the south and Rookery Bay NERR to the west. These lands form a contiguous block of conservation lands that span thousands of miles west, south and east and include Rookery Bay NERR, The Ten Thousand Islands NWR, and Collier Seminole State Park.

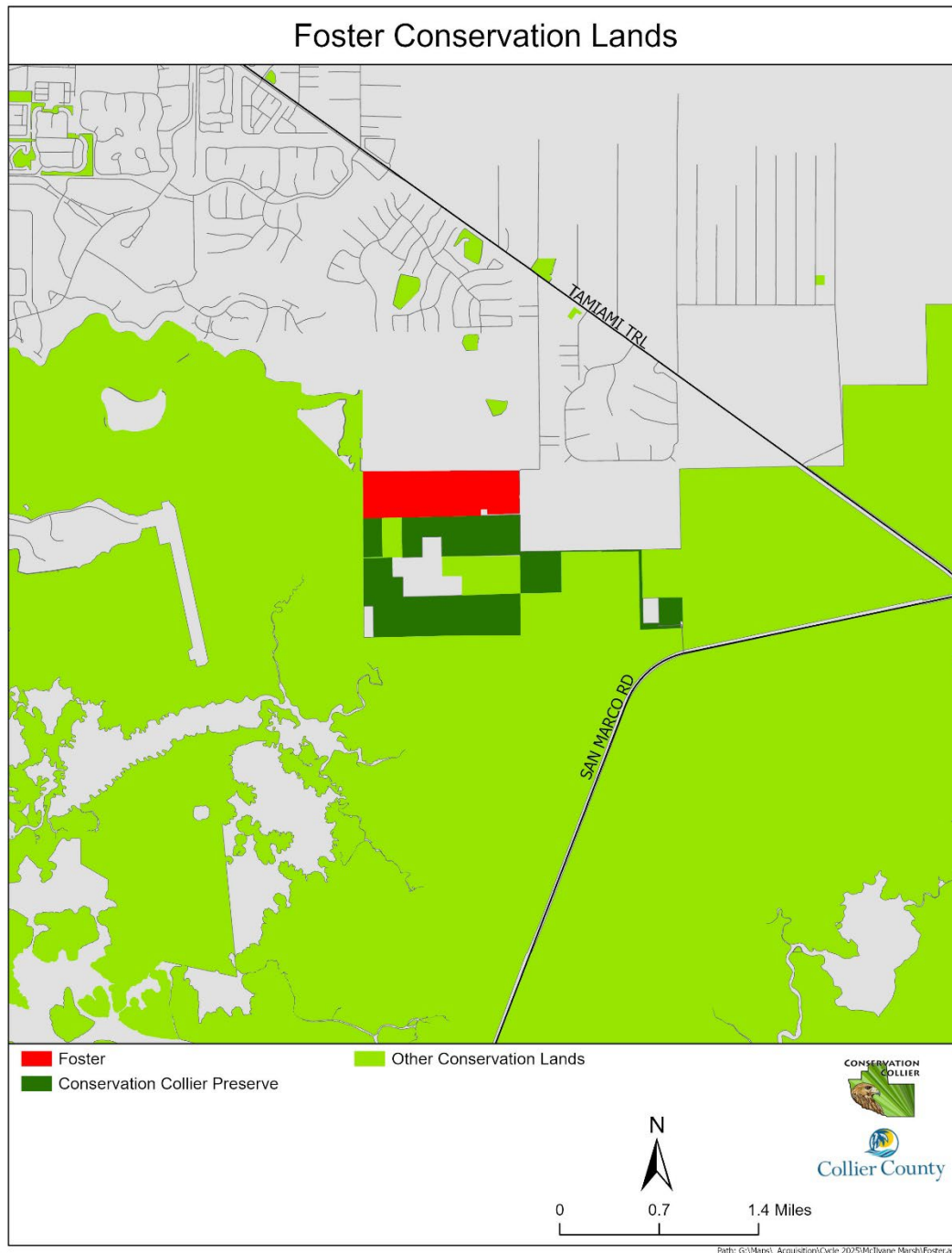


Figure 13 - Conservation Lands

## 3.2 Human Values

### 3.2.1 Recreation

This property could provide year-round access for passive, recreational activities like hiking and potentially hunting.

### 3.2.2 Accessibility

The property is accessible via a private road behind a locked gate off Auto Ranch Rd. Parking is available on-site

### 3.2.3 Aesthetic/Cultural Enhancement

The property contains good examples of scrubby flatwood habitat and extensive vista views from the high point in the scrub

## 3.2 Restoration and Management

### 3.3.1 Vegetation Management

#### 3.3.1.1 Invasive Vegetation

Exotic plants are present at a total estimated density of about 30%. The primary invasive plants observed were Brazilian pepper (*Schinus terebinthifolia*), earleaf acacia (*Acacia auriculiformis*), old world climbing fern (*Lygodium microphyllum*), and melaleuca (*Melaleuca quinquenervia*). Mahoe (*Talipariti tiliaceum*), cogongrass (*Imperata cylindrica*), torpedograss (*Panicum repens*), and white lead tree (*Leucaena leucocephala*) were also observed. The old-world climbing fern is quite dense in some areas of the property. Treatment of exotics within most of the property will be difficult due to the thick vegetation and tough terrain.

#### 3.3.1.2 Prescribed Fire

The natural communities on the property would benefit from fire. Firebreak installation would be required prior to application of fire.

### 3.3.2 Remediation and Site Security

The eastern side of the property has been an auto junk yard/salvage yard since at least 1969. Soil and groundwater testing is necessary to identify the extent, if any, of environmental contamination. Remediation could be costly and difficult. The old building and piles of roofing tiles need to be removed before acquisition, or cost of removal should be deducted from sale price. Additionally, trespass occurs on the property. Individuals trespass and use the old building as target practice.

### 3.3.3 Assistance

Prescribed fire management assistance is anticipated from Rookery Bay NERR and Collier Seminole State Park.

## 3.4 Vulnerability

### 3.4.1 Zoning and Land Use

Current Zoning is Agricultural, which allows 1 unit per 5 acres. A Zoning Certification Letter request was made in June 2021 by a potential buyer that was looking to verify whether a re-zone of the property to

Travel Trailer and Recreational Vehicle (TTRVC) would likely be approved. Notes on Collier CityView portal website indicate that County staff would support changing the property to TTRVC as it would be a much better use of the property.

#### 3.4.2 Development Plans

The property is not currently planned for development.

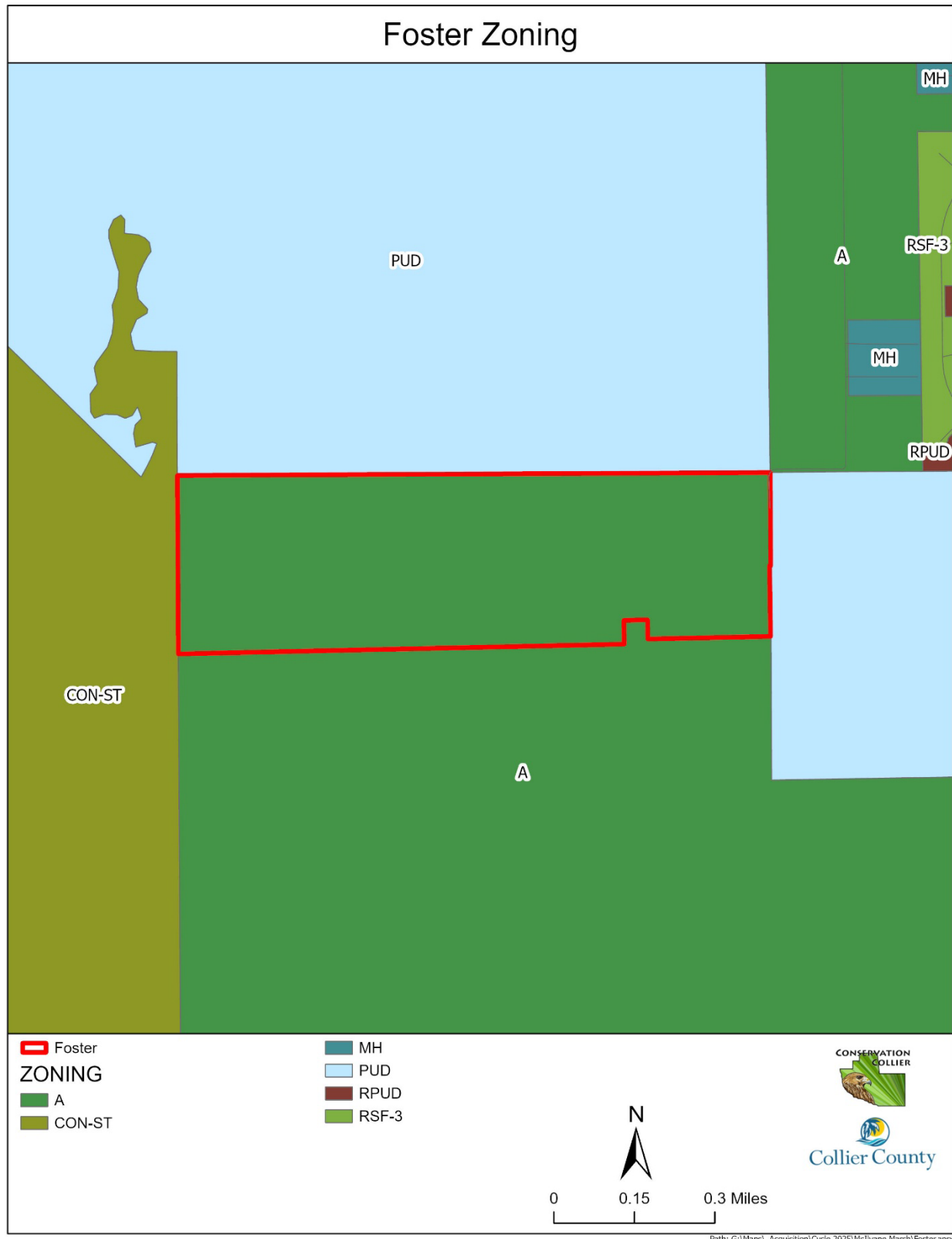


Figure 14 – Zoning



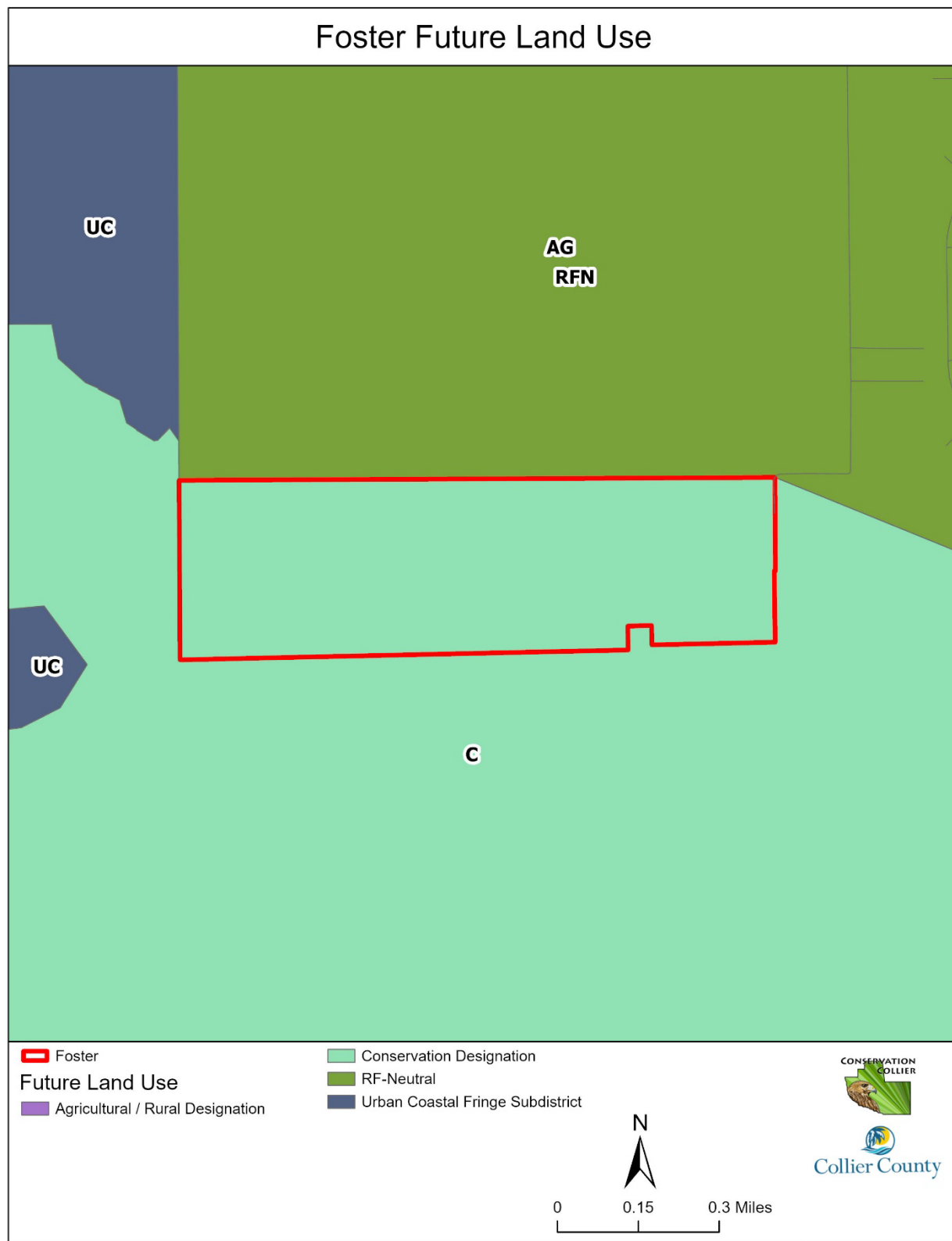


Figure 15 – Future Land Use

## 4. Acquisition Considerations

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

The eastern side of the property was used as an auto junk yard since the 1960's, beginning sometime between 1962 and 1969, based on historical aerals. Cars were present throughout the scrubby flatwoods in a 1985 aerial photo. When the current owner acquired the property in the early 1990's, he worked with the FDEP to clean up the operation and remove solid waste throughout the property. He continued to run a car salvage operation on the property until 2021. The salvage operation was monitored by FDEP for stormwater discharge of Aluminum, Iron, Lead, and Suspended Solids under Multi-Sector Generic Permits for Stormwater Discharge Associated with Industrial Activity. The operation exceeded stormwater discharge requirements during 2008 and 2010, but met all stormwater discharge requirements during 2003, 2013 and 2018, which resulted in no requirement for stormwater discharge monitoring in 2005, 2015 or 2020. There is no evidence of additional soil or groundwater testing, which would need to be completed prior to acquisition. Piles of roofing tiles and the old building would need to be removed, and any identified environmental contamination would need to be cleaned up to FDEP standards prior to acquisition by Conservation Collier,



Figure 16 – Front of building



Figure 17 – Back of building



*Figure 18 – Underneath back of building*



*Figure 19 – Underneath back of building*



*Figure 20 – Crushed roofing tiles spread on sugar sand*



*Figure 21 – Pile of roofing tiles*





Figure 22 – 1985 aerial



Figure 23 – 2025 aerial

## 5. Management Needs and Costs

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

| Management Element                  | Initial Cost     | Annual Recurring Cost | Comments   |
|-------------------------------------|------------------|-----------------------|--|
| Invasive Vegetation Removal         | \$110,300        | \$25,000              | Initial assumes \$700/acre (comparable to McIlvane Marsh; recurring assumes \$150/acre       |
| Firebreak Installation              | \$10,000         | \$5,000               | Assumes \$2,000/acre initial and \$1,000/acre maintenance                                    |
| Potential Environmental Remediation | TBD              | TBD                   | Phase I and II Environmental Site Assessments will be obtained if moving towards acquisition |
| <b>TOTAL</b>                        | <b>\$120,300</b> | <b>\$30,000</b>       |  |

## 6. Potential for Matching Funds

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

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

**Florida Forever Program:** The Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

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

## 7. Secondary Criteria Scoring Form

|   |                        |                       |                   |
|---|------------------------|-----------------------|-------------------|
| <b>Property Name:</b> Foster  |                        |                       |                   |
| <b>Target Protection Mailing Area:</b> McIlvane Marsh   |                        |                       |                   |
| <b>Folio(s):</b> 00775240001, 00775280003, 00775760109, 00775760206   |                        |                       |                   |
| <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>123</b>            | <b>77</b>         |
| <b>2 - Human Value</b>  | <b>80</b>              | <b>37</b>             | <b>46</b>         |
| <b>3 - Restoration and Management</b>   | <b>80</b>              | <b>48</b>             | <b>60</b>         |
| <b>4 - Vulnerability</b>  | <b>80</b>              | <b>38</b>             | <b>47</b>         |
| <b>TOTAL SCORE</b>  | <b>400</b>             | <b>246</b>            | <b>61</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>150</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 $\geq 3$ CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)   | 20                     | 20                    |                   |
| b. Parcel has $\leq 2$ 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 $\geq 5$ CLC listed plant species   | 30                     |                       |                   |
| b. Parcel has 3-4 CLC listed plant species  | 20                     |                       |                   |
| c. Parcel has $\leq 2$ CLC listed plant species   | 10                     |                       |                   |
| d. Parcel has 0 CLC listed plant species  | 0                      | 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. $\geq 75\%$ 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         | GOTO;<br>panther |
| b. Listed wildlife species documented on adjacent property   | 60         |            |                  |
| c. CLIP Potential Habitat Richness $\geq 5$ 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         |                  |
| 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>60</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         |            |                  |
| d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area   | 0          | 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         | 30         |                  |
| b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body  | 20         |            |                  |
| c. Parcel is contiguous with and provides buffering for an identified flowway  | 15         |            |                  |
| d. Wetlands exist on site  | 10         |            |                  |
| e. Parcel does not provide opportunities for surface water quality enhancement   | 0          |            |                  |
| <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         | 10         |                  |
| d. Parcel does not provide floodplain management benefits  | 0          |            |                  |
| <b>1.4 - ECOSYSTEM CONNECTIVITY</b>  | <b>200</b> | <b>150</b> |                  |
| <b>1.4.1 - Acreage (Select Highest Score)</b>  |            |            |                  |
| a. Parcel is $\geq 300$ acres  | 150        |            |                  |
| b. Parcel is $\geq 100$ acres  | 100        | 100        |                  |
| b. Parcel is $\geq 50$ acres   | 75         |            |                  |

|   |                        |                       |                 |
|---|------------------------|-----------------------|-----------------|
| c. Parcel is $\geq$ 25 acres  | 25                     |                       |                 |
| d. Parcel is $\geq$ 10 acres  | 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>460</b>            |                 |
| <b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>  | <b>160</b>             | <b>123</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                     | 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                      |                       |                 |
| <b>2.2 - ACCESSIBILITY</b>  | <b>120</b>             | <b>80</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                     |                       |                 |
| b. Public access via unpaved road   | 30                     |                       |                 |
| c. Public access via private road   | 20                     | 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                     | 40                    |                 |
| b. Major improvements necessary to provide on-site parking (Requires site development plan)                         | 25                     |                       |                 |
| b. Public parking available nearby or on adjacent preserve  | 20                     |                       |                 |
| c. Street parking available   | 10                     |                       |                 |
| d. No public parking available  | 0                      |                       |                 |
| <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                     |                       |                 |

|  |                        |                       |   |
|--|------------------------|-----------------------|---|
| b. Parcel is not easily accessible to pedestrians  | 0                      | 0                     |   |
| <b>2.3 - AESTHETICS/CULTURAL ENHANCEMENT</b>   | <b>40</b>              | <b>10</b>             |   |
| <b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>  |                        |                       |   |
| a. Mature/outstanding native vegetation  | 5                      | 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                      |                       |   |
| <b>HUMAN VALUES TOTAL SCORE</b>  | <b>280</b>             | <b>130</b>            |   |
| <b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>   | <b>80</b>              | <b>37</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>5</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                     |                       |   |
| c. Major site remediation or human conflict issues predicted (Please describe)   | 5                      | 5                     | Trespassing and potential environmental cleanup |
| d. Resolving site remediation or human conflict issues not feasible  | 0                      |                       |   |



|   |                        |                       |                 |
|---|------------------------|-----------------------|-----------------|
| <b>3.3 - ASSISTANCE</b>   | <b>5</b>               | <b>5</b>              |                 |
| <b>3.4.1 - Management assistance by other entity</b>  |                        |                       |                 |
| a. Management assistance by other entity likely   | 5                      | 5                     | RBNERR fire     |
| b. Management assistance by other entity unlikely   | 0                      |                       |                 |
| <b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>   | <b>175</b>             | <b>105</b>            |                 |
| <b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>                | <b>80</b>              | <b>48</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>75</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                    |                       |                 |
| b. Zoning allows for density of no greater than 1 unit per 5 acres                                  | 75                     | 75                    | Ag              |
| 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                     |                       |                 |
| 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                      | 0                     |                 |
| <b>4.2 - DEVELOPMENT PLANS</b>  | <b>50</b>              | <b>10</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                     |                       |                 |
| 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>85</b>             |                 |
| <b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>                             | <b>80</b>              | <b>38</b>             |                 |

## 8. Additional Site Photos



Trail through scrubby flatwoods



Cinderblock "observatory" on cement slab in middle of property





Interior of cinderblock "observatory"



View of property looking west just south of the building





Edge of wetland forested mixed community



Edge of scrubby flatwoods where vehicles were stored





Old-world climbing fern, earleaf acacia, and cogongrass



Large patch of old-world climbing fern





Eastern side of property where vehicles were stored looking east



Middle of scrubby flatwoods – concrete slab and cinderblock “observatory” visible





Mixed shrubs community



Mixed shrubs in foreground with wetland forested mixed and freshwater marsh in background





Mixed shrubs in foreground with freshwater marsh and pond in background



From right to left – scrubby flatwoods, hydric pine flatwoods, freshwater marsh – note light green lygodium

## 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.