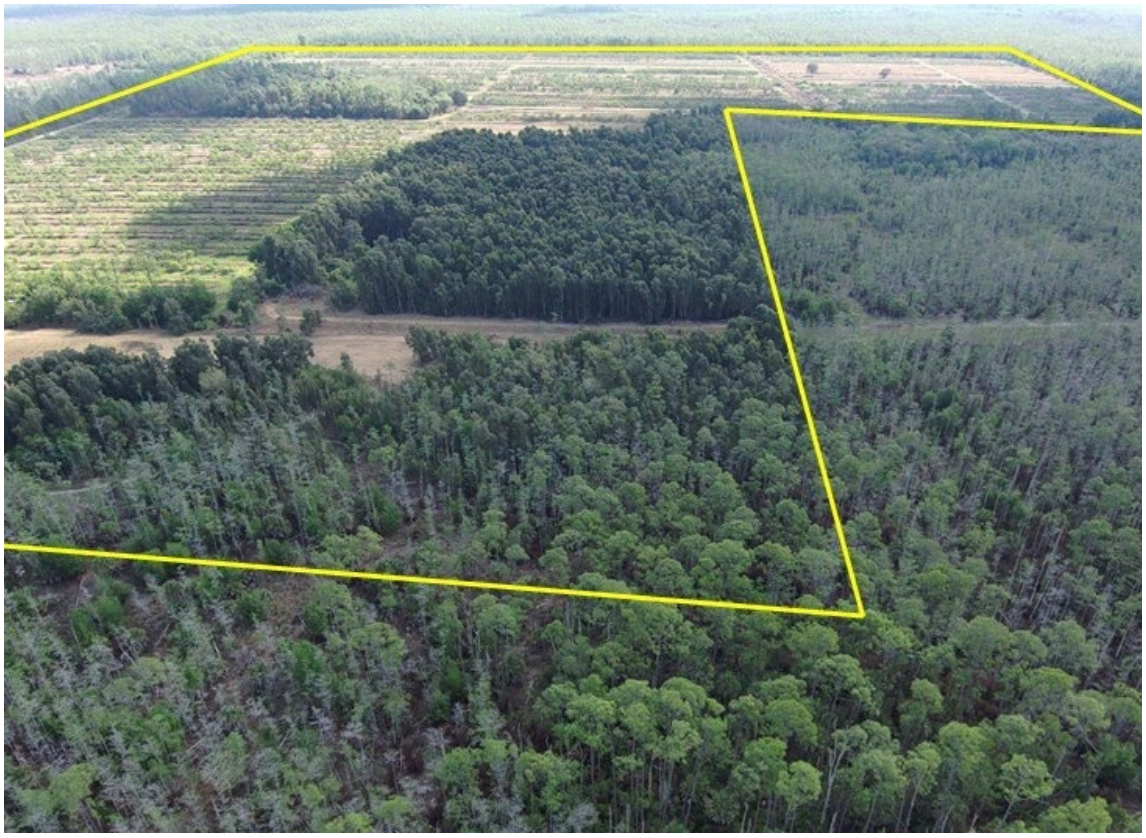
Conservation Collier Initial Criteria Screening Report
Smits



Owner: Jerry J, Robert J, and Pamela Smits et al.
Acreage: 166.63 ac
Folio: 00438400007
Staff Report Date: April 1, 2026

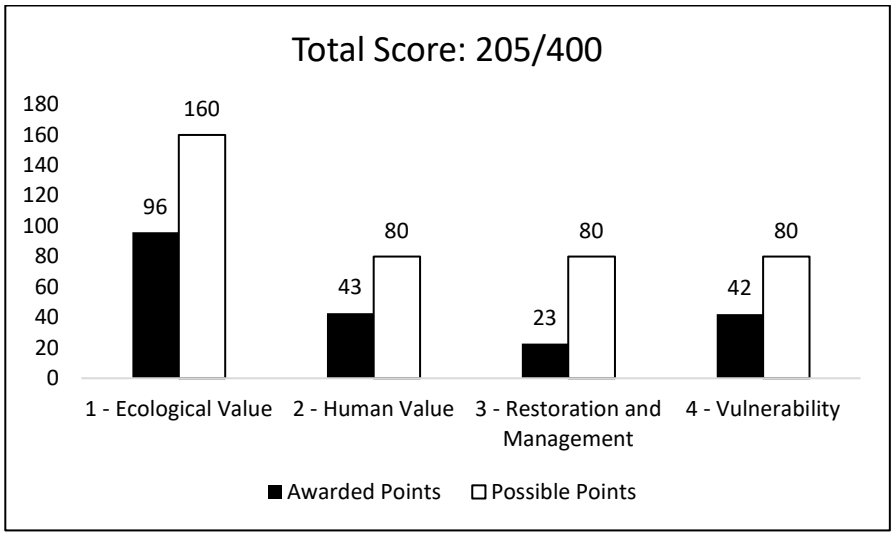


Table of Contents

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. Much of the information about natural communities and on-site conditions in this report was provided by the Turrell, Hall & Associates, Inc. Environmental Supplement for the property dated August 2024 (APPENDIX 2).

2. Summary of Property

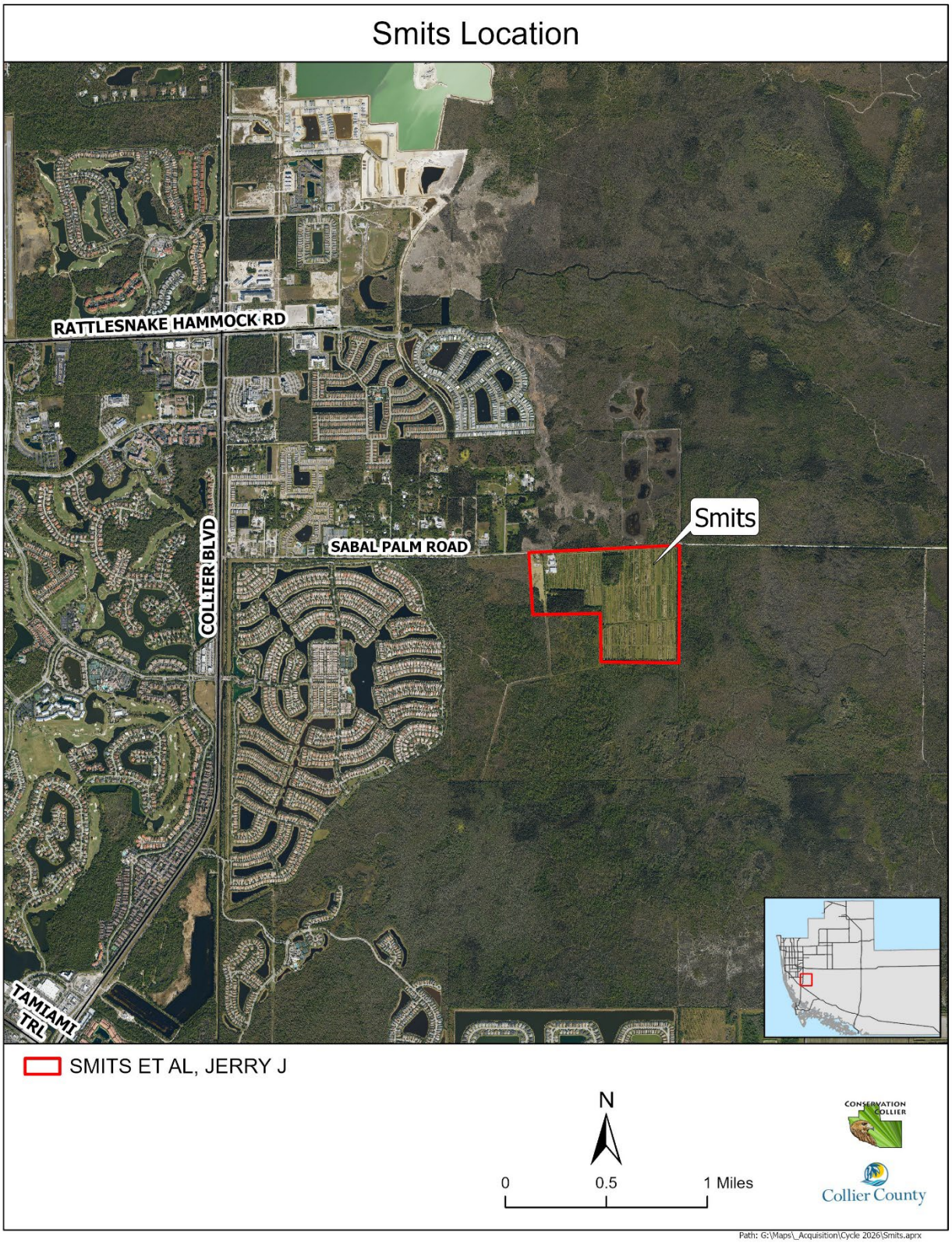


Figure 1 - Parcel Location Overview

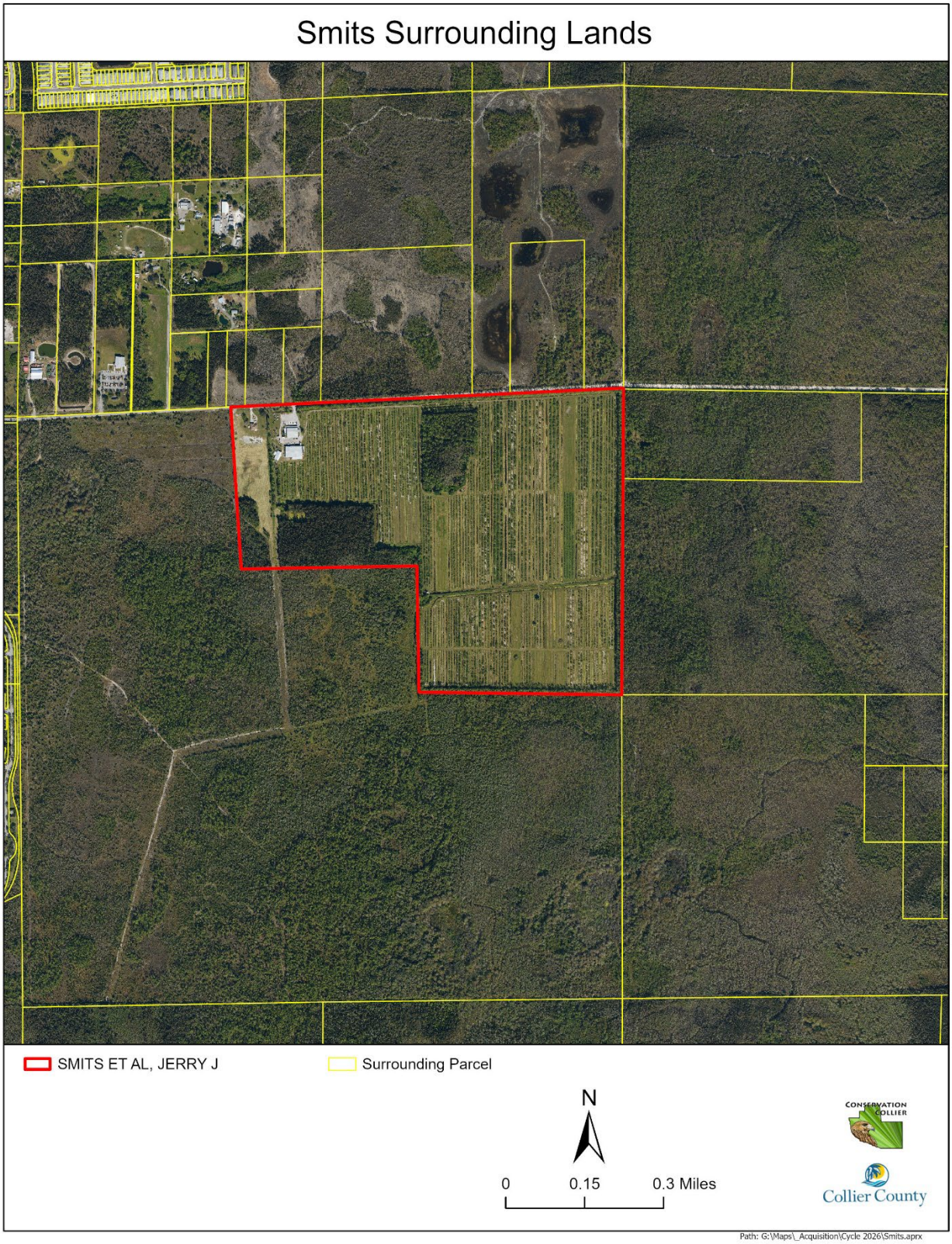


Figure 2 – Surrounding Lands

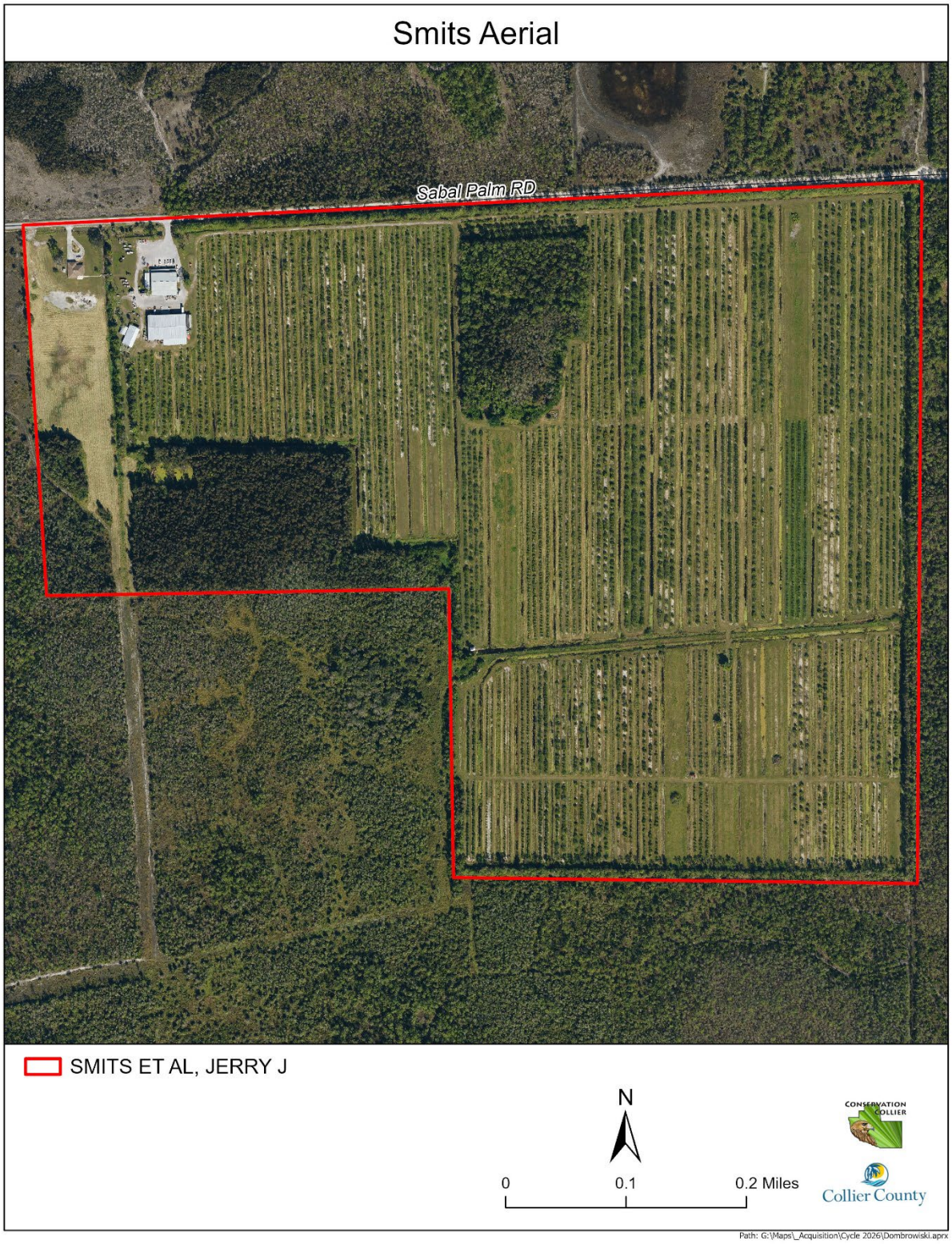


Figure 3 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Smits	Jerry J, Robert J, and Pamela Smits et al.
Folio Number	00438400007	
Target Protection Area	RFMUD-Sending	Not within a TPMA
Size	166.63 acres	22.09 acres of native plant communities and 107.30 acres of citrus groves
Section, Township, and Range	S25, Twn 50, R26	
Zoning Category/TDRs	A – RFMUD-NRPA-Sending	Base Zoning is Agricultural; Sending Lands within Rural Fringe Mixed Use District within a Natural Resource Protection Area; 1 residential dwelling per 40 acres
Existing structures	Multiple	2 large pole barns, 2 smaller pole barns, a shed, a residence being used as an office, and a small, roofed structure covering a pump station and 2 above ground fuel storage tanks; all structures except the small, roofed structure are within the northwest corner of the property
Adjoining properties and their Uses	Conservation, undeveloped	Private Conservation Easement to the north, west and south; Picayune Strand State Forest and undeveloped property with first 2 TDRs stripped to east
Development Plans Submitted	Rezone	Owners have petitioned the Board to change property to RFMUD – Receiving so that property can be developed with homes.
Known Property Irregularities	Citrus grove and ditches	Citrus with swales and ditches between rows of trees within 107.30 acres of the property
Other County Dept Interest	None known	

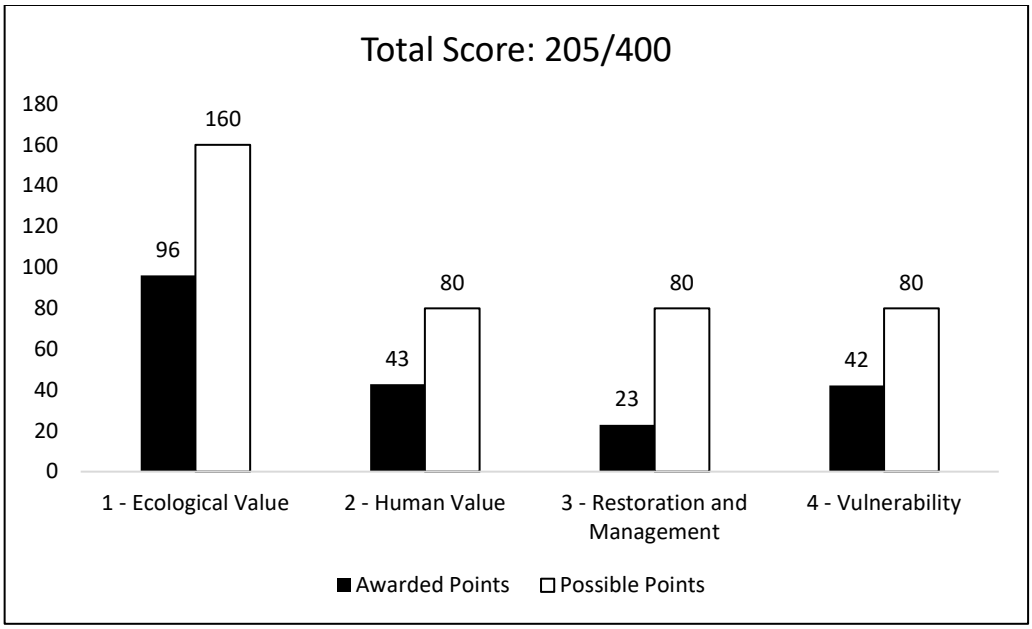


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**96**	**160**	**60%**
1.1 - Vegetative Communities	24	53	45%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	40	53	75%
2 - Human Values	**43**	**80**	**54%**
2.1 - Recreation	17	34	50%
2.2 - Accessibility	26	34	75%
2.3 - Aesthetics/Cultural Enhancement	0	11	0%
3 - Restoration and Management	**23**	**80**	**29%**
3.1 - Vegetation Management	21	55	38%
3.2 - Remediation and Site Security	2	23	10%
3.3 - Assistance	0	2	0%
4 - Vulnerability	**42**	**80**	**53%**
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	18	22	80%
Total	**204**	**400**	**51%**

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

Criteria 1: CLIP Priority 1 Natural Community

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

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

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

Property contains Hydric Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

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

Property contains Cypress, but already contains Priority 2 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 visible and readily accessible from a public roadway. Hiking and bike trails could be incorporated into the existing orange grove rows.

Criteria 5: Water Resources

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

The property is mapped as containing a majority of hydric soils. Water collects within the non-orange grove areas of the property and the ditches and swales within the orange groves provide wetland species habitat.

Criteria 6: Biological and Ecological Value

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

The parcel provides FL panther, Big Cypress fox squirrel, American alligator, and American Kestrel habitat, and is adjacent to conservation lands on all sides.

Criteria 7: Enhancement of Current Conservation Lands

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

This property is adjacent to a private conservation easement to the north, west and south and Picayune Strand State Forest.

Criteria 8: Target Area

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

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

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

Native vegetative communities found on the Smits parcel cover approximately 13% of the parcel (22.09 acres) and include Cypress and Hydric Pine Flatwoods. The primary land use on the property is Citrus Groves, covering approximately 63% of the parcel (107.30 acres).

The primary native canopy species within the Cypress community are bald cypress (*Taxodium distichum*), pop ash (*Fraxinus caroliniana*), cabbage palm (*Sabal palmetto*), and strangler fig (*Ficus aurea*). Mid-story natives consist of cabbage palm, strangler fig, swamp bay (*Persea palustris*), and coco plum (*Chrysobalanus icaco*). Groundcover natives consist of pop ash, swamp fern (*Telmatoblechnum serrulatum*), false nettle (*Boehmeria cylindrica*), buttonbush (*Cephalanthus occidentalis*), giant leather fern (*Acrostichum danaeifolium*), and American burnweed (*Erechtites hieraciifolius*).

The primary native canopy species within the Hydric Pine Flatwoods are slash pine (*Pinus elliottii*), bald cypress, and cabbage palm. Mid-story natives consist of bald cypress, cabbage palm, coco plum, and myrsine (*Myrsine cubana*). Groundcover natives consist of bald cypress, coco plum, and swamp fern (*Telmatoblechnum serrulatum*)

Invasive plants within the native plant communities cover approximately 75% in varying densities. Invasive plants encountered include primarily melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), and climbing fern (*Lygodium* spp.), with Caesar weed (*Urena lobata*), java plum (*Syzygium cumini*) and shrubby false buttonwood (*Spermacoce verticillata)* also observed.

No listed plant species were observed on the property.

More detailed descriptions of the plant communities and invasive plant coverage can be found in APPENDIX 2.

Figure 5 - CLIP4 Priority Natural Communities

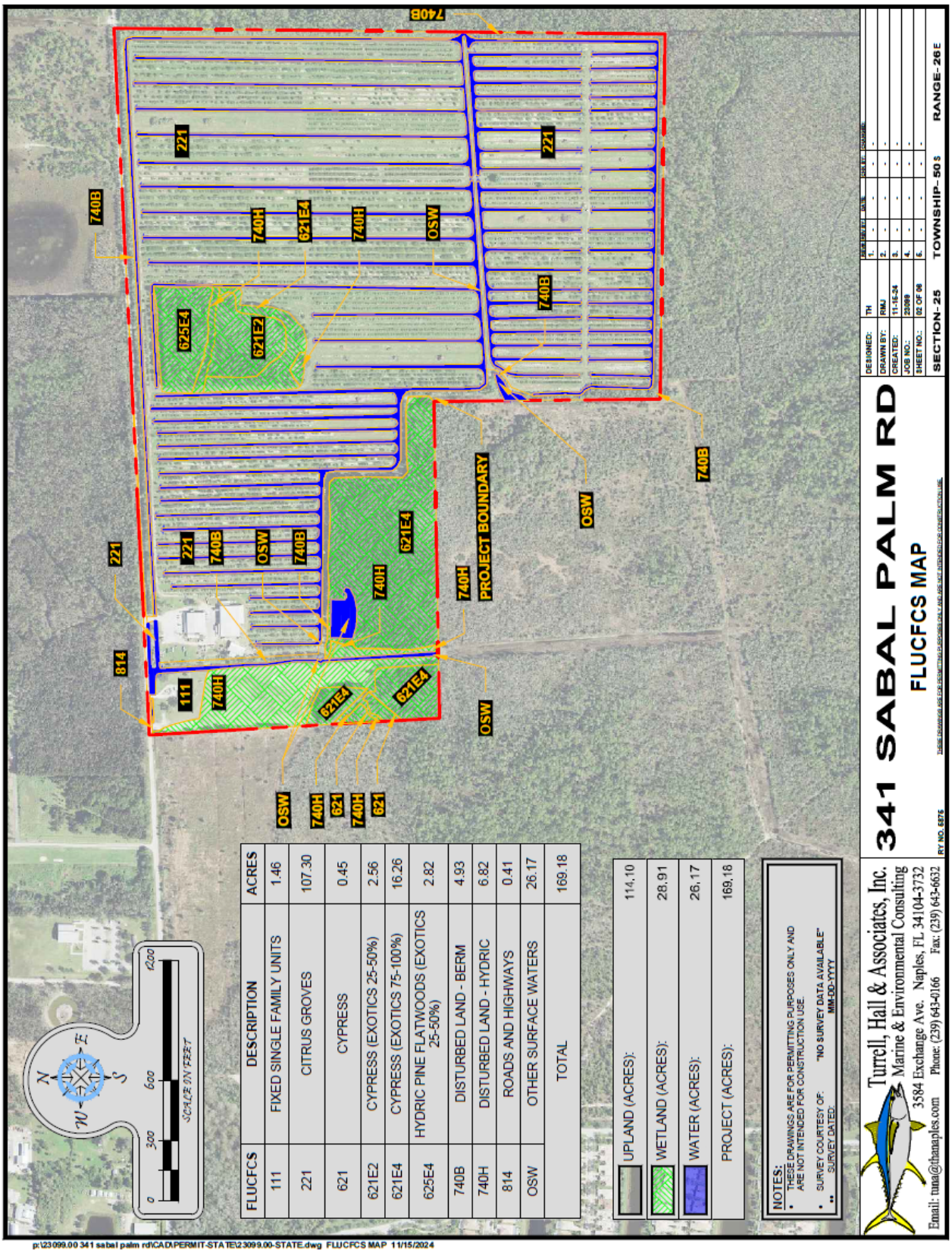


Figure 6 - Florida Cooperative Land Cover Classification System

Figure 7 – Cypress community with melaleuca

Figure 8 – Hydric Pine Flatwoods

3.1.2 Wildlife Communities

Panther telemetry from 1986-2024 shows consistent utilization of the surrounding area and occasional use of the Smits parcel by radio-collared individuals. Although not ideal habitat for wildlife, orange groves do provide some forage and hunting uses for wildlife present within adjacent conservation lands. Additionally, the hydric disturbed land within the parcel provides habitat for turkey, sandhill crane, and killdeer. Turrell, Hall & Associates, Inc. (THA) staff also observed two Big Cypress fox squirrel nests within the Cypress community.

Table 3 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	*Puma concolar coryi*	Endangered	Endangered	FWC Telemetry
American alligator	*Alligator mississippiensis*	Threatened	Not Listed	Observed by THA staff
Big Cypress fox squirrel	*Sciurus niger avicennia*	Threatened	Not Listed	Observed by THA staff
Little blue heron	*Egretta caerulea*	Threatened		Observed by THA staff

THA staff also observed an American kestrel foraging from citrus trees. Per THA staff, “although it could be possible, it is unlikely that the kestrel that was seen was a southeastern American kestrel (*Falco sparverius paulus*)”.

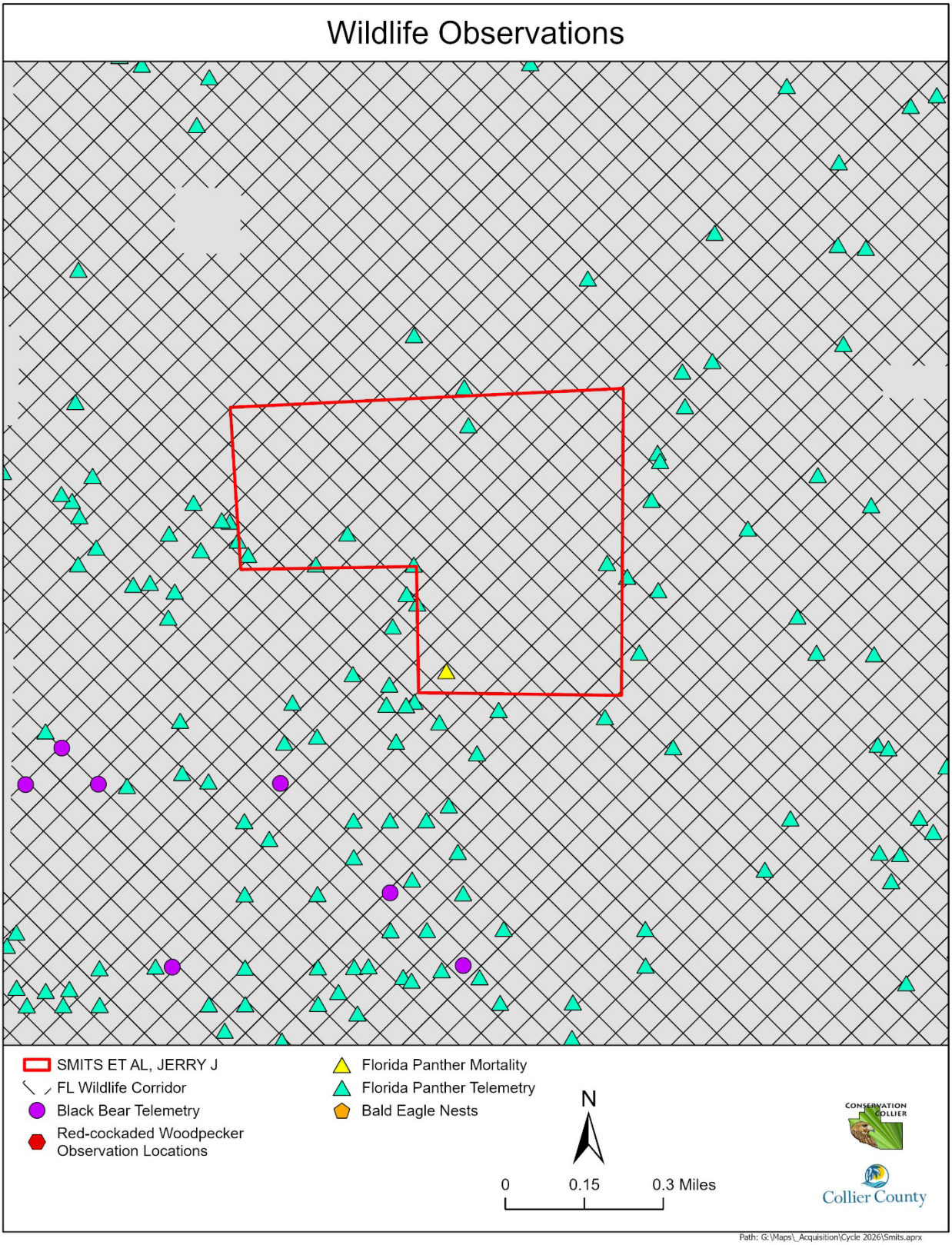


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

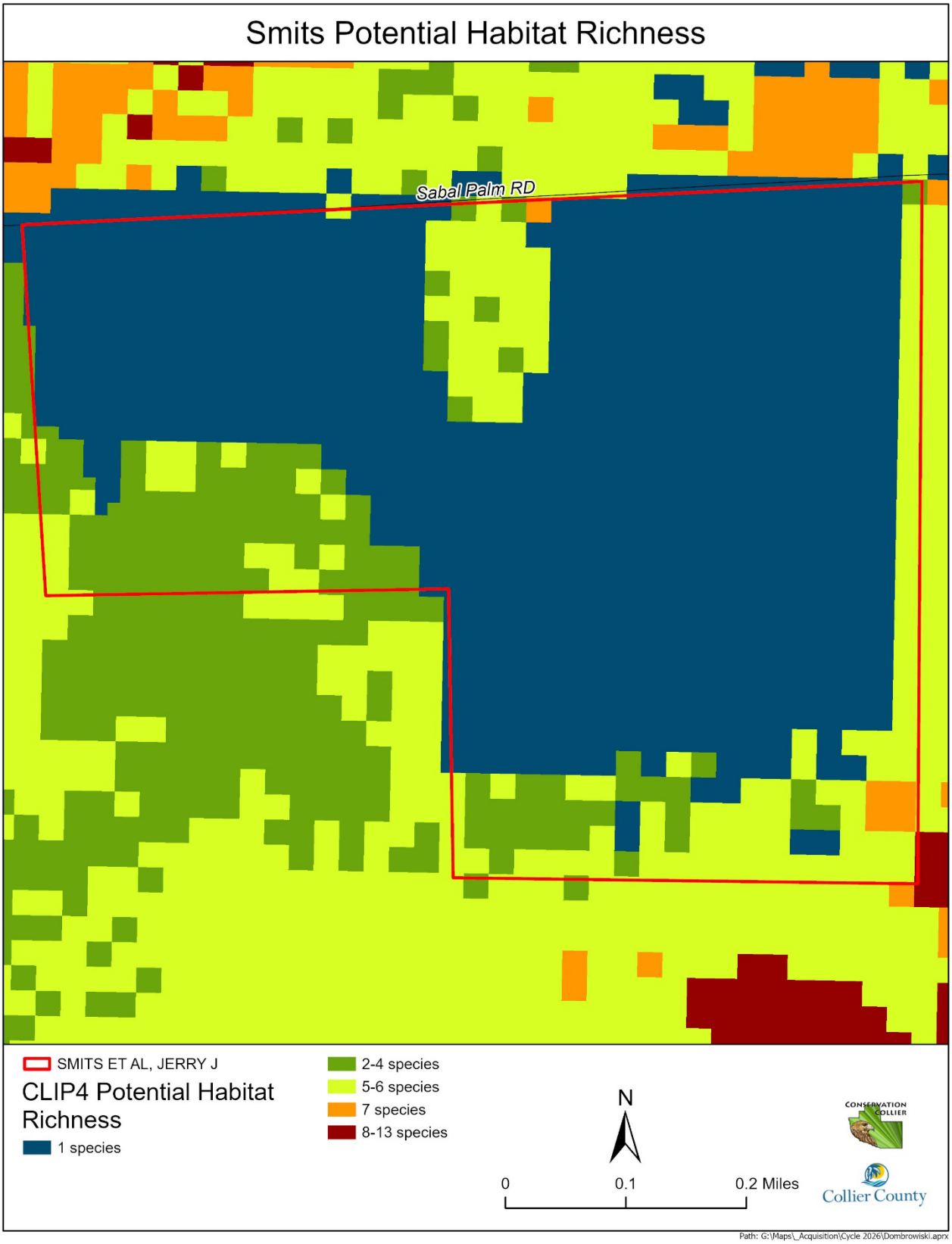


Figure 10 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The natural areas and hydric disturbed land within the property hold water during the wet season; however, ditches and swales within the citrus grove facilitate the draining of this portion of the property. The majority of the property is mapped as containing hydric soils including: "*Holopaw fine sand, limestone substratum"* (nearly level, poorly drained soil associated with sloughs and broad poorly defined drainage ways), "*Boca fine sand*" (nearly level, poorly drained soil associated with flatwoods), and "*Boca, Riviera, limestone substratum and Copeland fine sands, depressional"* (level, very poorly drained soils associated with depressions, cypress swamps and marshes). This parcel does not provide significant aquifer recharge capacity.

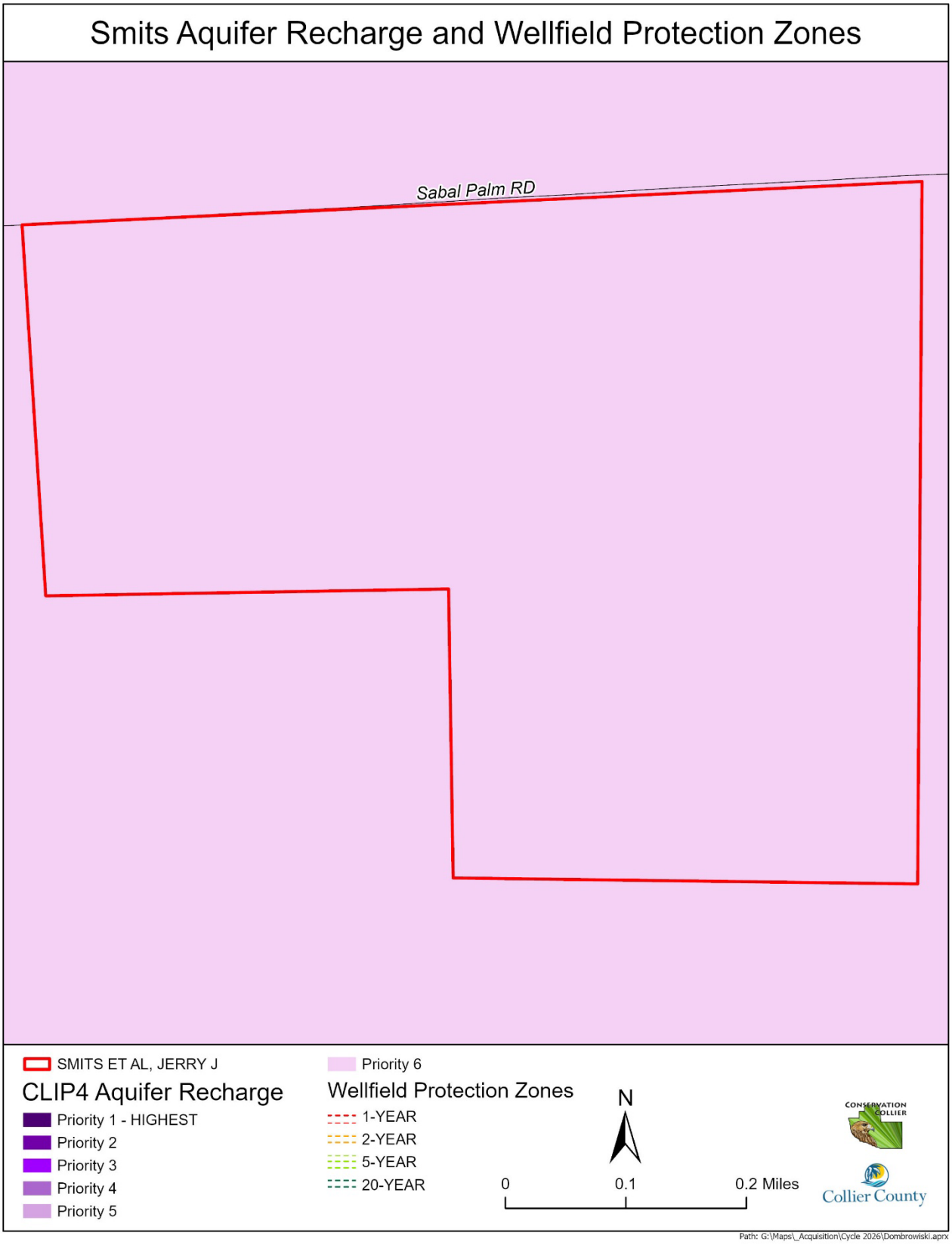


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

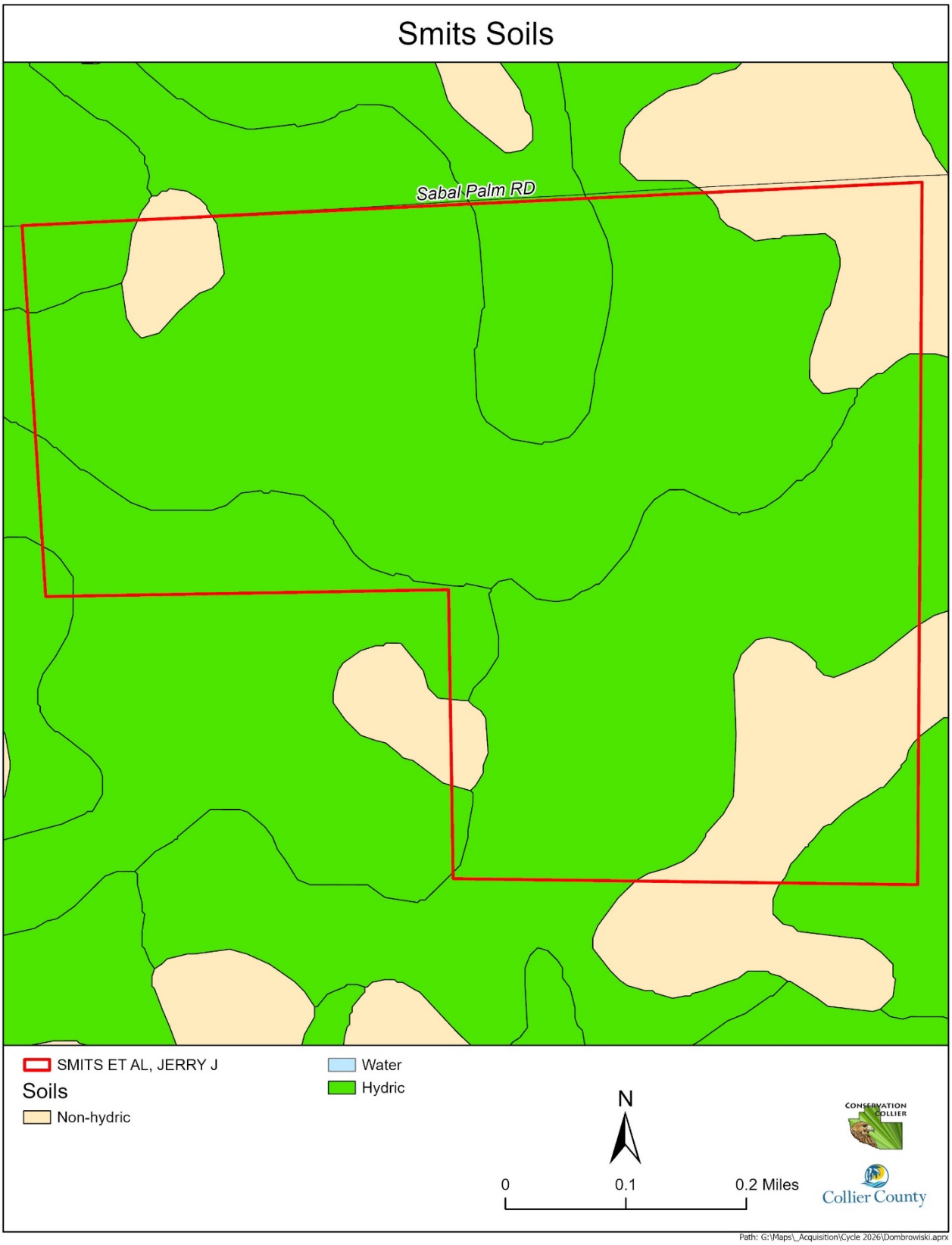


Figure 12 - Collier County Soil Survey

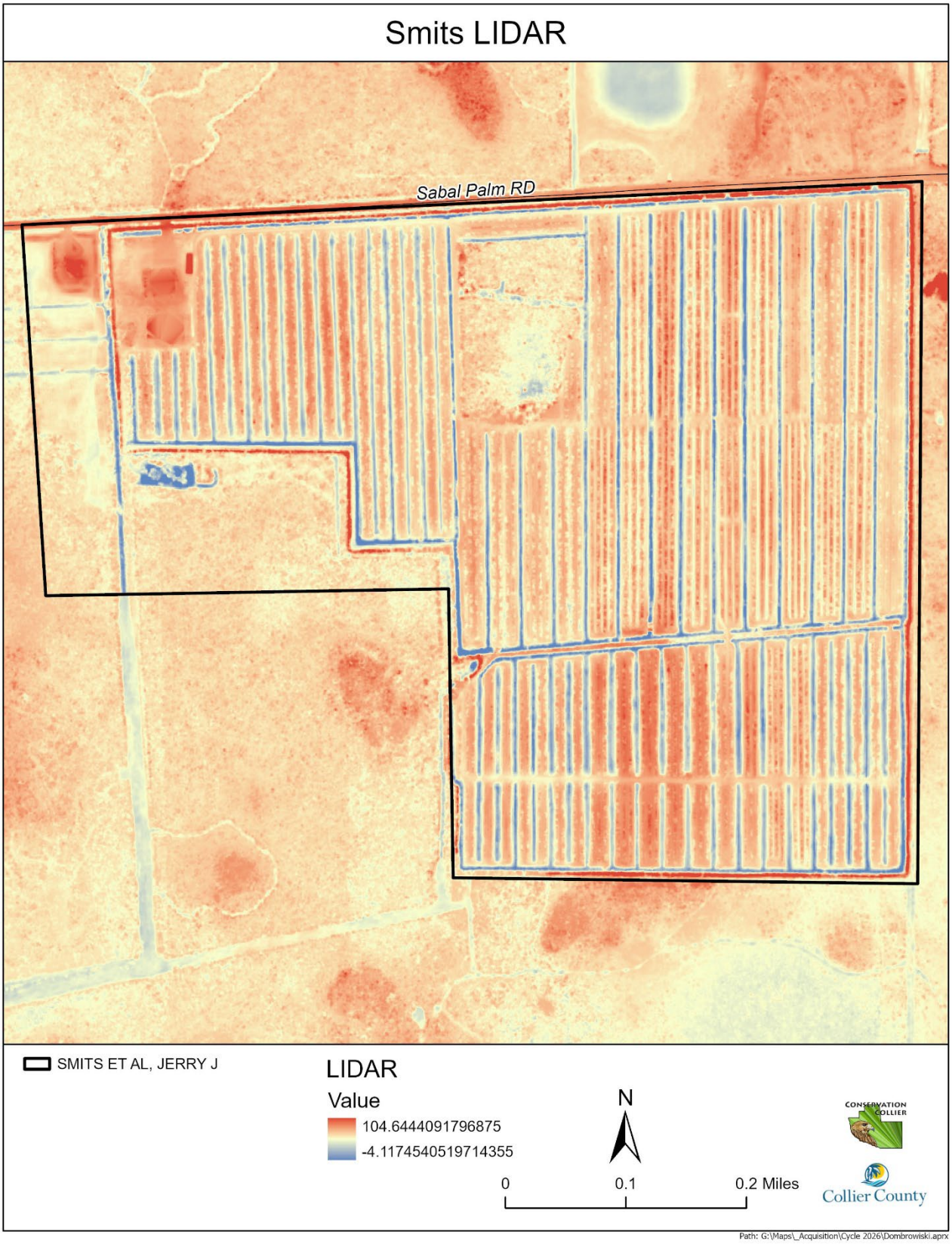


Figure 13 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel directly connects to a conservation easement to the north, west, and south and to Picayune Strand State Forest to the east. The conservation easement is held by the US Fish and Wildlife Service for preservation related to Hacienda Lakes of Naples, LLC. Additionally, the privately-owned 40-acre parcel, directly east of the Smits property and north of Picayune Strand State Forest, has entered into an agreement with Collier County stripping the first Transfer of Development Rights credits from the parcel, which limits allowable uses.

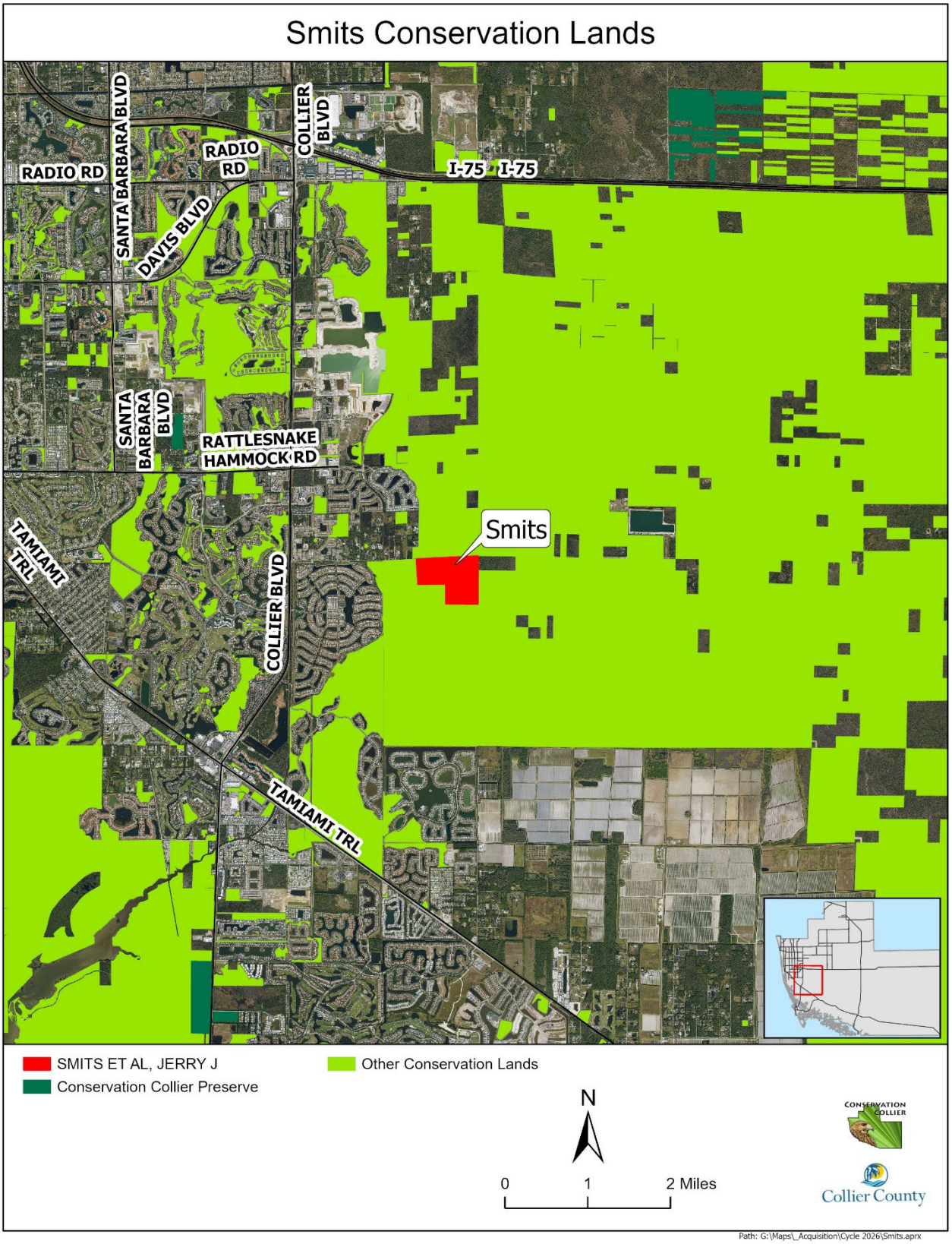


Figure 14 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel could provide year-round access for recreational activities including but not limited to horseback riding, hiking, and bicycling.

3.2.2 Accessibility

The property is accessed from Sabal Palm Rd., and has an existing parking area.

3.2.3 Aesthetic/Cultural Enhancement

This parcel does not provide any significant aesthetic or cultural enhancements.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is approximately 75% within the natural communities on this parcel, in varying densities. Large melaleuca and Brazilan pepper exist within the communities, along with areas of thick climbing-fern. Other invasives present include Java plum, Caesar weed, and shrubby false buttonwood.

3.3.1.2 Prescribed Fire

Prescribed fire would be feasible in the natural communities once invasive, exotic removal has been completed. Burning mature melaleuca would result in catastrophic fire that would destroy native canopy trees. If the citrus grove were converted to pasture, prescribed fire could be used in conjunction with mowing to manage the grassland.

3.3.2 Remediation and Site Security

Invasive species will need to be controlled within the native plant communities. Full restoration may not be feasible within the citrus grove. Conversion to pasture through cattle leasing or restoration through grant funding could be options.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

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

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

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

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

> The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may

include major wetland systems and regional flow-ways. **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.** Accordingly, allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply tin the underlying zoning district.

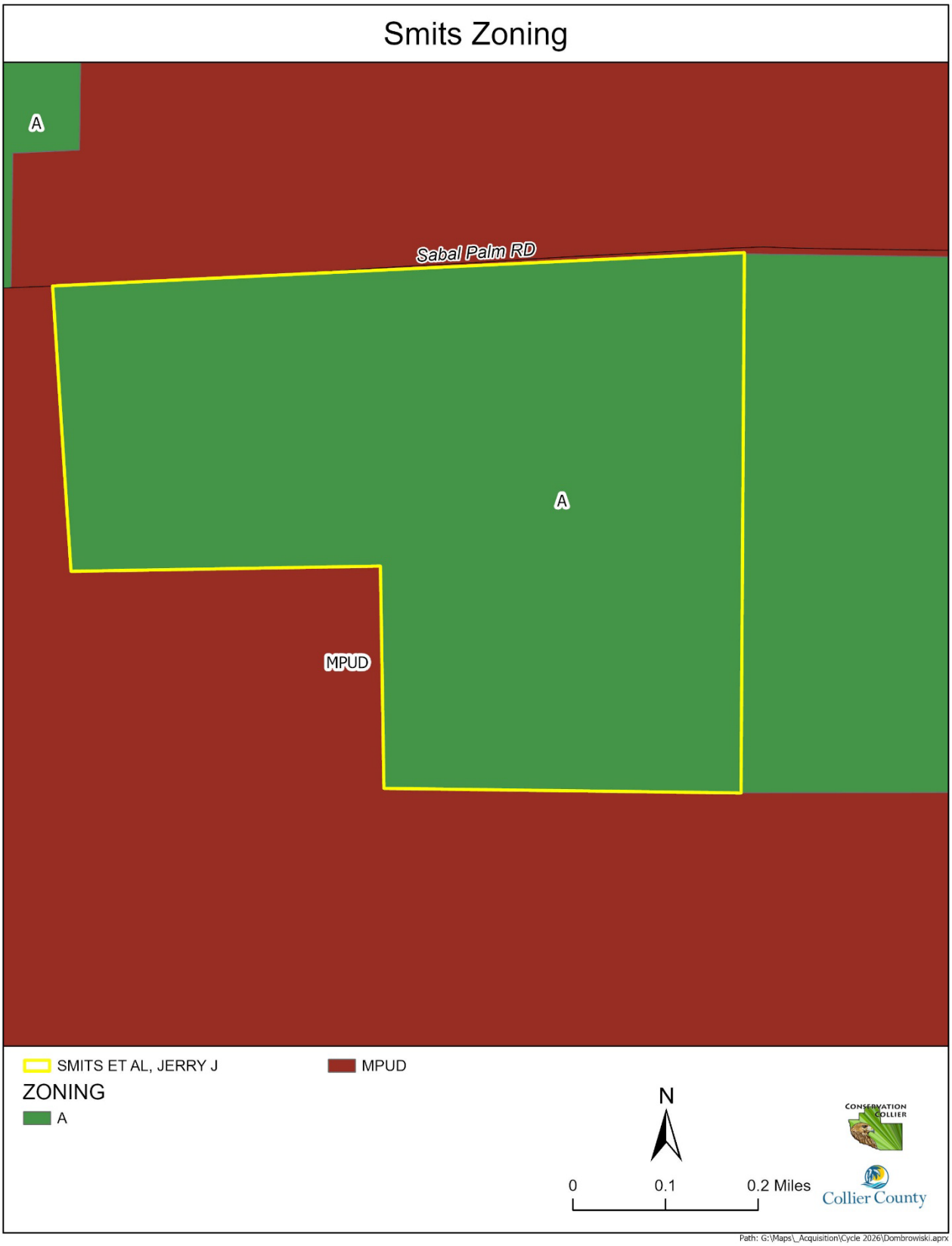


Figure 15 - Zoning

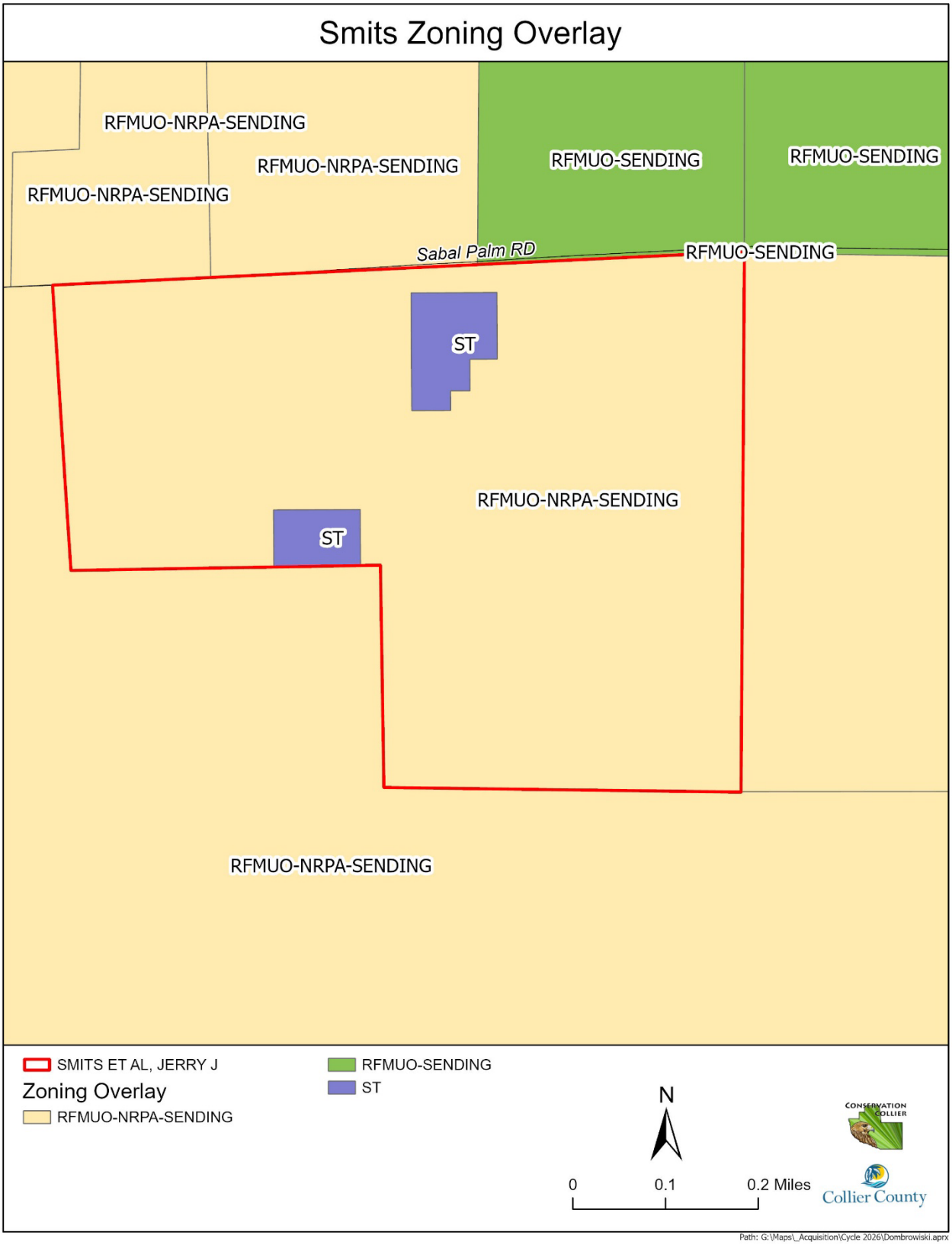


Figure 16 - Zoning Overlays

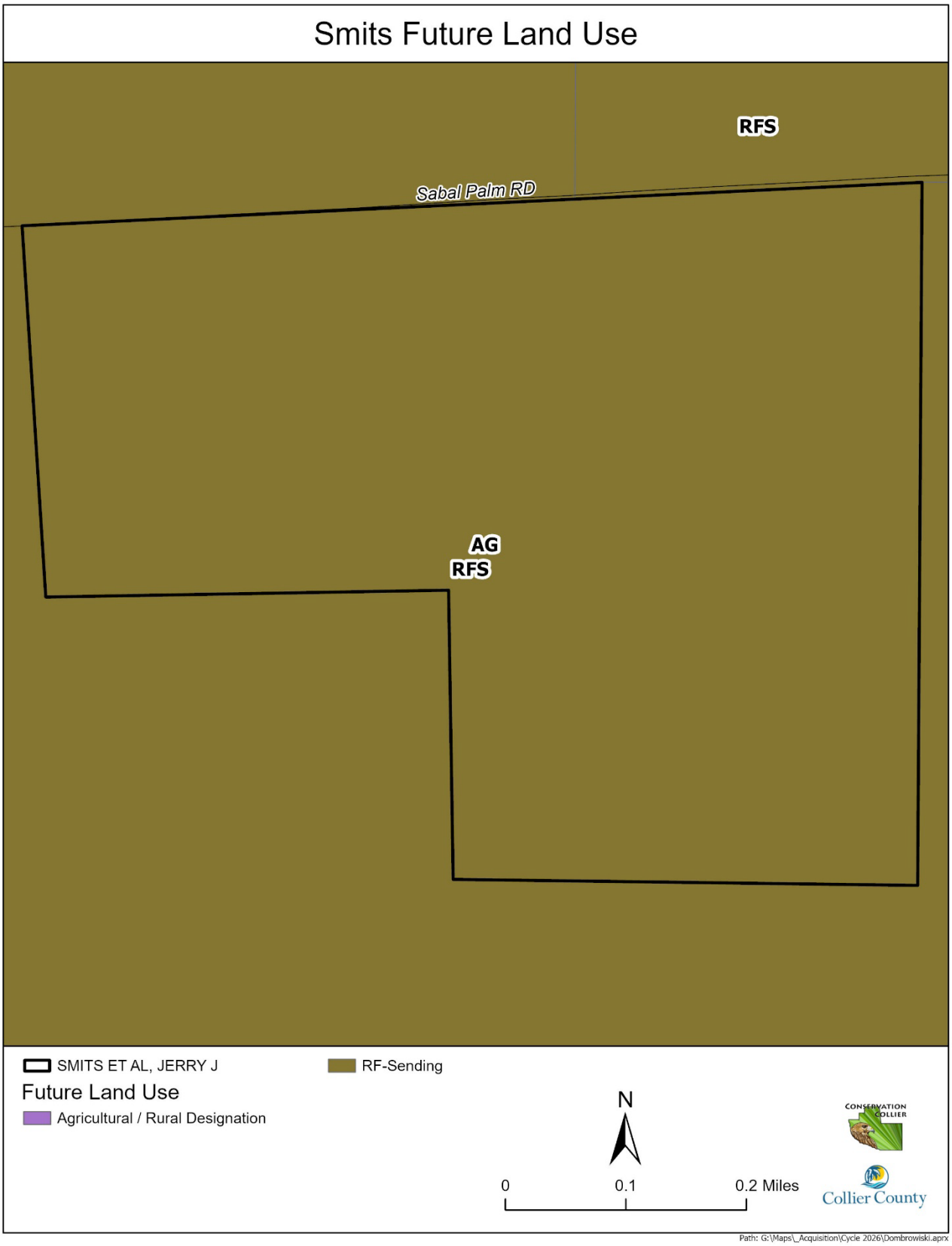


Figure 17 – Future Land Use

3.4.2 Development Plans

Although the zoning of the property currently favors agricultural use and low-density residential dwellings, the property owners have petitioned the Board of County Commissioners to re-classify the parcel as RFMUD Receiving, which would allow for development.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following 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.

Several buildings exist on the property – 2 large pole barns, 2 smaller pole barns, a shed, a residence being used as an office, and a small, roofed structure covering a pump station and 2 above ground fuel storage tanks.

Most of the buildings could be utilized by Conservation Collier for equipment storage; however, the smaller pole barns may need to be demolished. The residence could potentially be converted to staff offices or housing for a Sheriff or Florida Fish and Wildlife Conservation Commission officer.

Because of the historic agricultural uses on the property, a Phase I and potentially a Phase II Environmental Site Assessment is recommended prior to acquisition.

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	$22,000	$4,400	$1,000/acre initial, $200/acre recurring - 22-acres
Mowing	$4,000	$4,000	Quarterly @ $25/acre – approx. 40 acres
Citrus Grove Clearing	TBD		
Total	**$26,000**	**$8,400**	

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: Smitts			
Target Protection Mailing Area: N/A			
Folio(s): 00438400007			
Secondary Criteria Scoring	**Possible Points**	**Awarded Points**	**Percentage**
1 - Ecological Value	**160**	**96**	**60**
2 - Human Value	**80**	**43**	**54**
3 - Restoration and Management	**80**	**23**	**29**
4 - Vulnerability	**80**	**42**	**53**
TOTAL SCORE	**400**	**204**	**51**
1 - ECOLOGICAL VALUES (40% of total)	**Possible Points**	**Awarded Points**	**Comments**
1.1 VEGETATIVE COMMUNITIES	**200**	**90**	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	Hydric Pine Flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress, Hydric Pine Flatwoods
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	None observed
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		

c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20	20	
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	**100**	**90**	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	multiple
b. Listed wildlife species documented on adjacent property	60		
c CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	**100**	**30**	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15	10	
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	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**	**150**	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		

b. Parcel is ≥ 100 acres	100	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		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	**600**	**360**	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	**160**	**96**	
2 - HUMAN VALUES (20%)	**Possible Points**	**Awarded Points**	**Comments**
2.1 - RECREATION	**120**	**60**	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20	20	
e. Equestrian	20	20	
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	**120**	**90**	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		
b. Public access via unpaved road	30	30	
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40	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		

2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	**40**	**0**	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10		
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0	0	
HUMAN VALUES TOTAL SCORE	**280**	**150**	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**43**	
3 - RESTORATION AND MANAGEMENT (20%)	**Possible Points**	**Awarded Points**	**Comments**
3.1 - VEGETATION MANAGEMENT	**120**	**45**	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100		
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25	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**	**5**	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		

c. Major site remediation or human conflict issues predicted (Please describe)	5	5	restoration of citrus groves
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	0
RESTORATION AND MANAGEMENT TOTAL SCORE	**175**	**50**	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**23**	
4 - VULNERABILITY (20%)	**Possible Points**	**Awarded Points**	**Comments**
4.1 - ZONING AND LAND USE	**130**	**55**	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	**50**	**40**	
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	15	
c. Parcel has no current development plans	0		
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	10	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	
VULNERABILITY TOTAL SCORE	**180**	**95**	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**42**	

8. Additional Site Photos

Cypress on west side of parcel

Cypress and trail between cypress on west side of parcel

Hydric Disturbed Land on west side of parcel

Cypress

Cypress

Cypress

Climbing fern

Cleared Citrus Grove

Ditch in Citrus Grove

Edge of Hydric Pine Flatwoods

Edge of Hydric Pine Flatwoods

Pile of dead citrus trees

Citrus in foreground, Hydric Pine Flatwoods in background

Ditch in Citrus Grove

Citrus Grove

Ditch in Citrus Grove

Roofed structure covering a pump station and 2 above ground fuel storage tanks

Large pole barn market area

2nd large pole barn behind market area

Small pole barn

2nd small pole barn

Shed

Area between the 2 large pole barns

Residence built in 1987

Aerial view looking southwest

Aerial view looking east

Aerial view looking west

Aerial view looking east

Aerial view looking south

Aerial view looking north

Southwest side of Smits parcel to the left, adjacent parcel restored cypress to the right

Aerial view of cypress on west side of parcel

Aerial view of Hydric Pine Flatwoods behind cypress in middle of parcel

Aerial view of Cypress with climbing fern in middle of parcel

Aerial view of Hydric Pine Flatwoods in middle of parcel

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

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

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

Figure 5 - CLIP4 Priority Natural Communities

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

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

Figure 10 - Potential Habitat Richness CLIP4 Map

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

Figure 11 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

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

APPENDIX 2 – Turell, Hall & Associates, Inc. Environmental Supplement (found as separate document associated with this report)