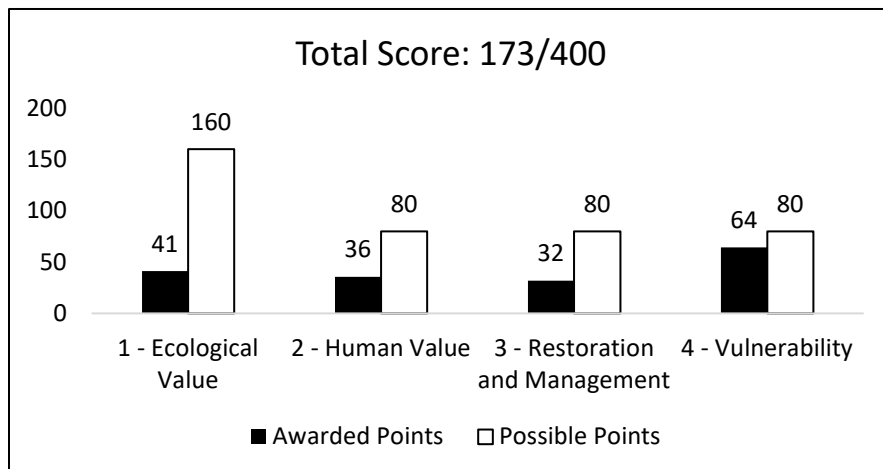


# Conservation Collier Initial Criteria Screening Report Van Cleave Parcel



Owner Name: Matthew VanCleave  
Folio Number: 00218840007  
Size: 0.5 acre  
Staff Report Date: August 3, 2022



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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 in its 11th acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

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

## 2. Summary of Property

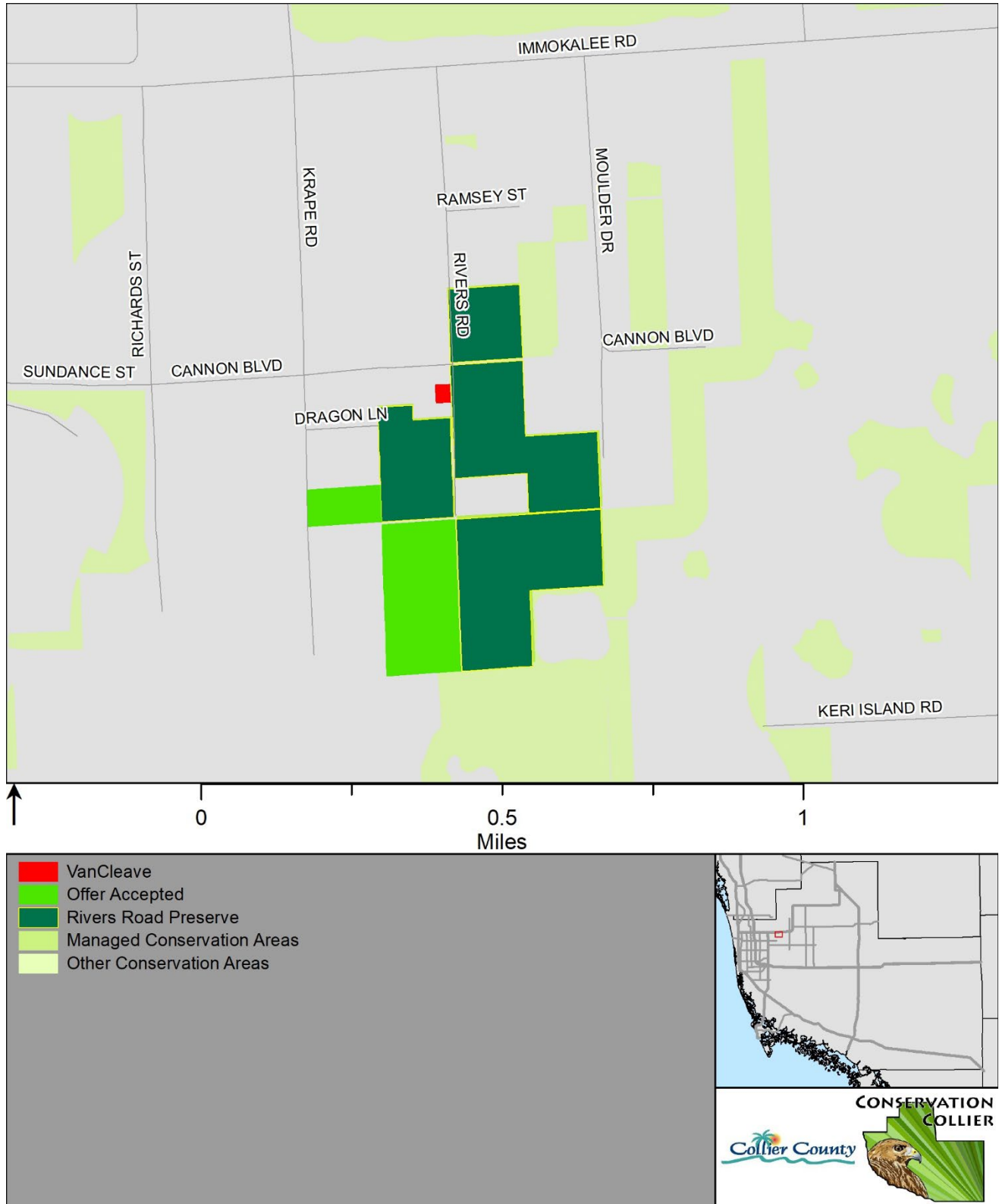


Figure 1 - Parcel Location Overview

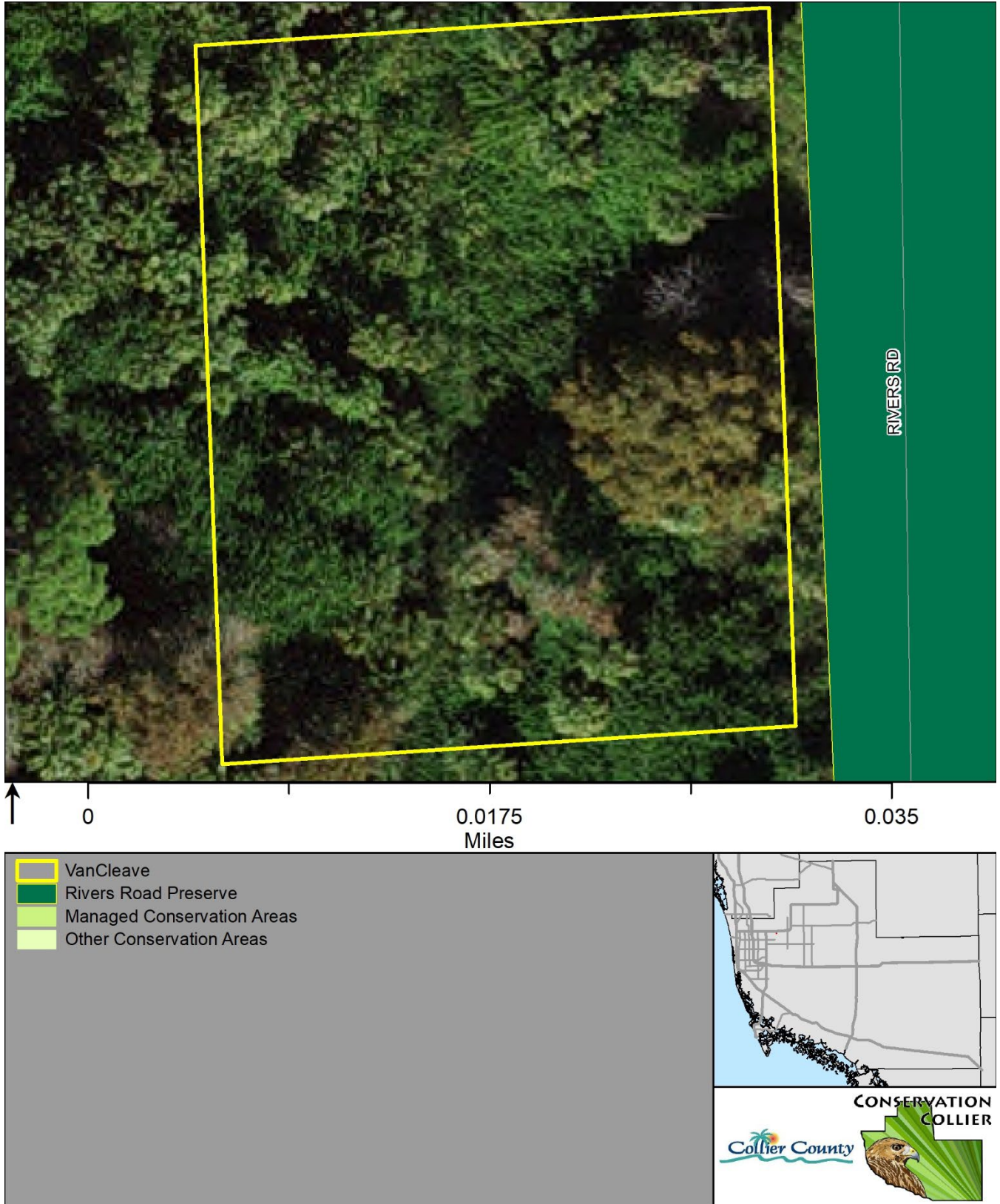


Figure 2 - Parcel Close-up

## 2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Van Cleave	Matthew Van Cleave
Folio Number	00218840007	Address: 2065 Rivers Rd., Naples
Target Protection Area	RFMUD	Rural Fringe Mixed Use District – Receiving
Size	0.50 acres	
Section, Township, and Range	S30, Twn 48, R27	
Zoning Category/TDRs	AMHO-RFMUD-Receiving	1 unit per acre with TDR credits and 0.2 units per acre (1 unit per 5 acres) without TDR credits.
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	Residential, Undeveloped, roadway, preserve	Single family residences to the south and west, undeveloped parcel to the north, unpaved road (Rivers Rd.) to the east – with Rivers Road Preserve east of Rivers Rd.
Development Plans Submitted	None	
Known Property Irregularities	Septic tank and well present	Old septic tank and well associated with trailer that had been removed; some debris
Other County Dept Interest	None	

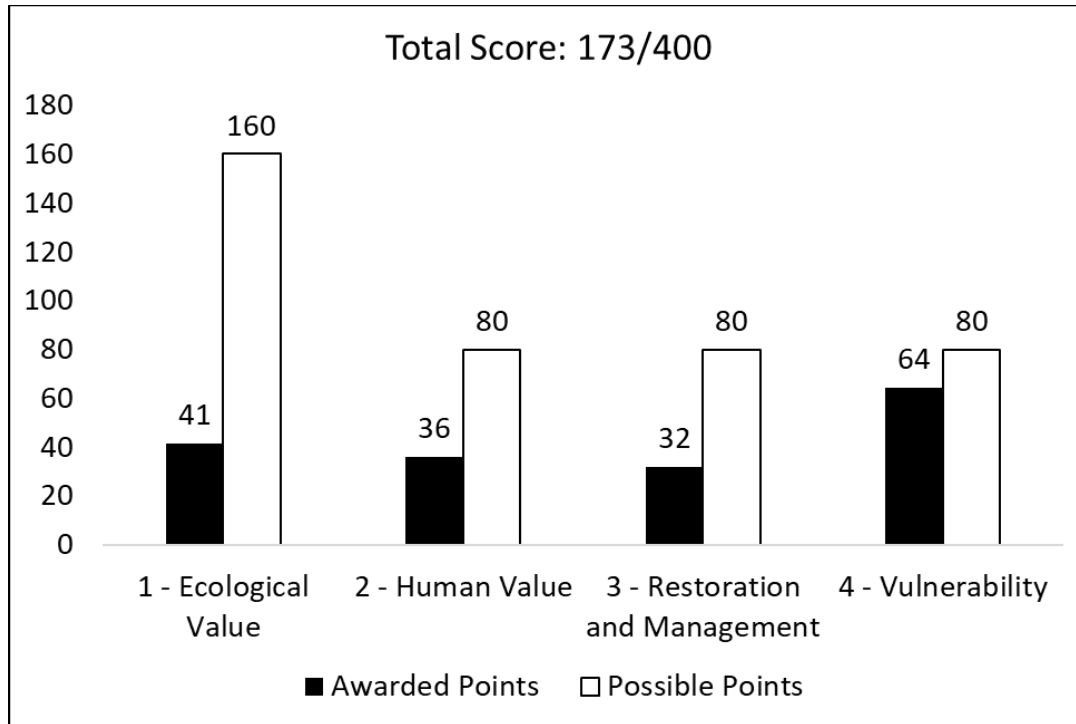


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
<b>1 - Ecological Value</b>	<b>41</b>	<b>160</b>	<b>26%</b>
1.1 - Vegetative Communities	3	53	5%
1.2 - Wildlife Communities	19	27	70%
1.3 - Water Resources	7	27	25%
1.4 - Ecosystem Connectivity	13	53	25%
<b>2 - Human Values</b>	<b>36</b>	<b>80</b>	<b>45%</b>
2.1 - Recreation	11	34	33%
2.2 - Accessibility	20	34	58%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
<b>3 - Restoration and Management</b>	<b>32</b>	<b>80</b>	<b>40%</b>
3.1 - Vegetation Management	23	55	42%
3.2 - Remediation and Site Security	9	23	40%
3.4 - Assistance	0	2	0%
<b>4 - Vulnerability</b>	<b>64</b>	<b>80</b>	<b>81%</b>
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	7	22	30%
<b>Total</b>	<b>173</b>	<b>400</b>	<b>43%</b>



## 2.2 Summary of Assessed Value and Property Cost Estimates

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

If the Board of County Commissioners choose to acquire the property, an appraisal by an independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, one appraisal is required for the Van Cleave parcel, which has an initial valuation less than \$500,000; 1 independent Real Estate Appraiser will value the subject property and that appraisal report will determine the actual value of the subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Matthew Van Cleave	2065 Rivers Rd.	0.50	\$25,000	\$35,000

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

\*\*The Estimated Market Value for the Van Cleave parcel was obtained from the Collier County Real Estate Services Department in July 2022.

### 2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. The parcel is zoned Agricultural with Mobile Home Overlay (A-MHO) but is Receiving Land within the Rural Fringe Mixed Use District (RFMUD). The maximum building density is 1 dwelling unit per acre with redemption of Transfer of Development Rights (TDR) credits and 0.2 units per acre (1 unit per 5 acres) without redemption of TDR credits.

### 2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 10)

#### **Criteria 1: Native Habitats**

Are any of the following unique and endangered plant communities found on the property?  
Order of preference as follows: **NO**

- |       |                        |    |
|-------|------------------------|----|
| i.    | Hardwood hammocks      | No |
| ii.   | Xeric oak scrub        | No |
| iii.  | Coastal strand         | No |
| iv.   | Native beach           | No |
| v.    | Xeric pine             | No |
| vi.   | Riverine Oak           | No |
| vii.  | High marsh (saline)    | No |
| viii. | Tidal freshwater marsh | No |
| ix.   | Other native habitats  | No |

**Statement for Satisfaction of Criteria 1:** The parcel consists primarily of Brazilian pepper with some scattered native and other exotic species

#### **Criteria 2: Human Social Values**

Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? **YES**

**Statement for Satisfaction of Criteria 2:** This parcel has access from and can be viewed from a public road, with a large laurel oak adjacent to road. Trails on the parcel could be incorporated into existing Rivers Road Preserve trails.

#### **Criteria 3: 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, and flood control? **NO**

**Statement for Satisfaction of Criteria 3:** Although the eastern edge of the property does hold some water after rain events, the parcel does not significantly protect water resources.

#### **Criteria 4: Biological and Ecological Value**

Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? **YES**

**Statement for Satisfaction of Criteria 4:** The parcel is adjacent to Rivers Road Preserve and is most likely utilized by the Florida panther.

**Criteria 5: 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**

Is this property within the boundary of another agency's acquisition project? **No**

**Statement for Satisfaction of Criteria 5:** There are no known conservation lands adjacent to this parcel. It abuts homes on the west and north, a road to the east, and undeveloped land to the south.

### 3. Initial Screening Criteria

#### 3.1 Ecological Values

##### 3.1.1 Vegetative Communities

Although the southeastern half of the parcel is mapped as hydric pine flatwoods, it consists primarily of mature Brazilian pepper (*Schinus terebinthifolia*), containing scattered native plants and other exotics. The canopy contains some scattered cabbage palm (*Sabal palmetto*) and cypress (*Taxodium distichum*), with one red maple (*Acer rubrum*), one pop ash (*Fraxinus caroliniana*), and one large laurel oak (*Quercus laurifolia*) along the eastern edge. Other plants observed in the midstory and groundcover include cabbage palm, wild coffee (*Psychotria nervosa*), myrsine (*Myrsine cubana*), swamp fern (*Telmatoblechnum serrulatum*), shoestring fern (*Vittaria lineata*), golden polypody (*Phlebodium aureum*), St. Johns wort (*Hypericum* sp.), and St. Augustingrass (*Stenotaphrum secundatum*).

Brazilian pepper covers over 75% of the parcel. Other non-native plant species present include java plum (*Syzygium cumini*), caesarweed (*Urena lobata*), bamboo and grapefruit (*Citrus x aurantium*).

No listed plant species were observed.

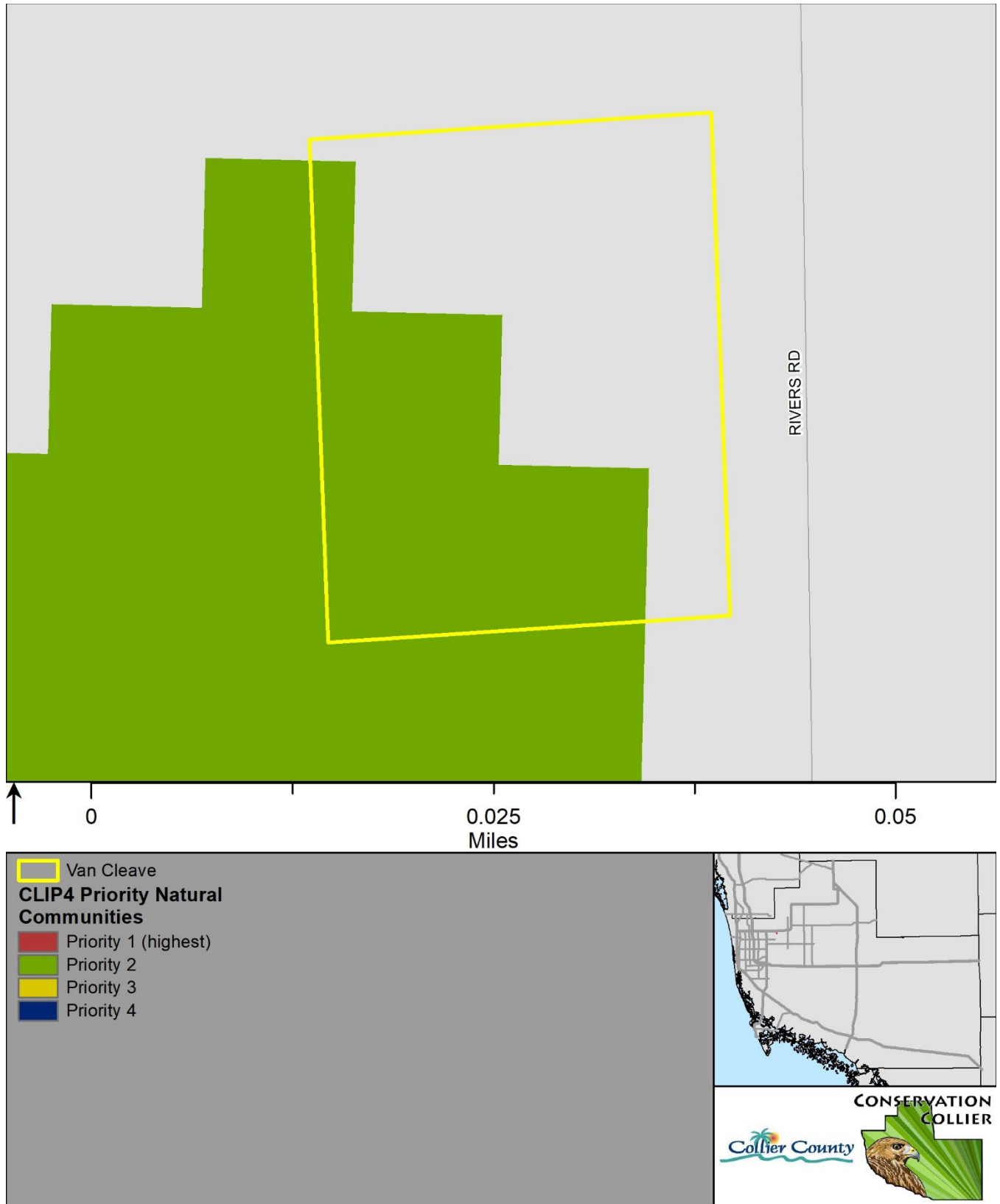


Figure 4 - CLIP4 Priority Natural Communities

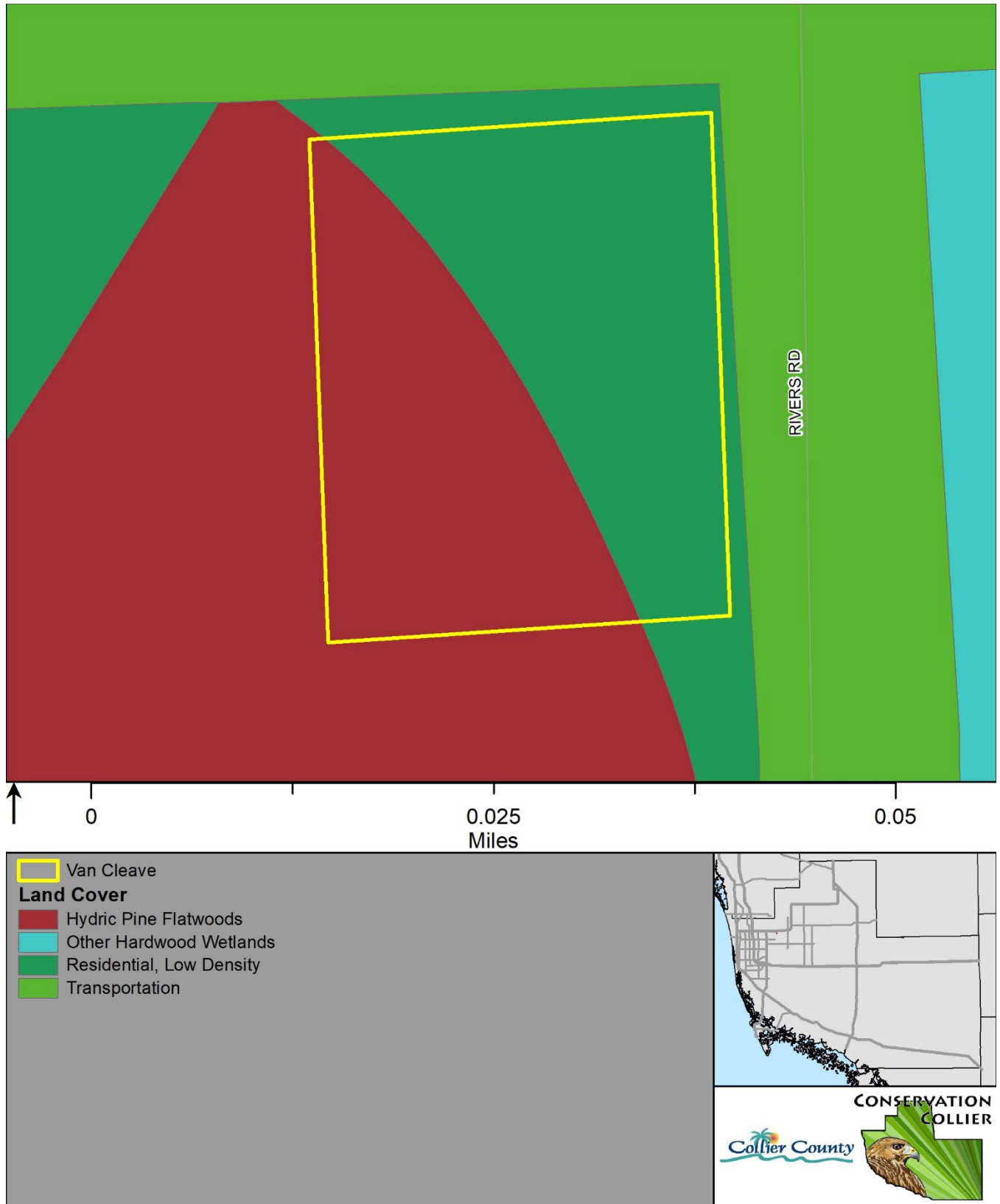


Figure 5 - Florida Cooperative Land Cover Classification System



*Figure 6 – Swamp fern and cabbage palm under Brazilian pepper*



*Figure 7 – Wild coffee, cabbage palm, and java plum*

### 3.1.2 Wildlife Communities

No wildlife was observed within the parcel; however, a swallowtail kite (*Elanoides forficatus*) was present above the parcel. Florida panther and Florida black bear (*Ursus americanus floridanus*) are commonly observed in the properties surrounding the parcel.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida panther	<i>Puma concolor coryi</i>	Endangered	Endangered	Game camera on adjacent parcels



Figure 8 – Typical view of understory



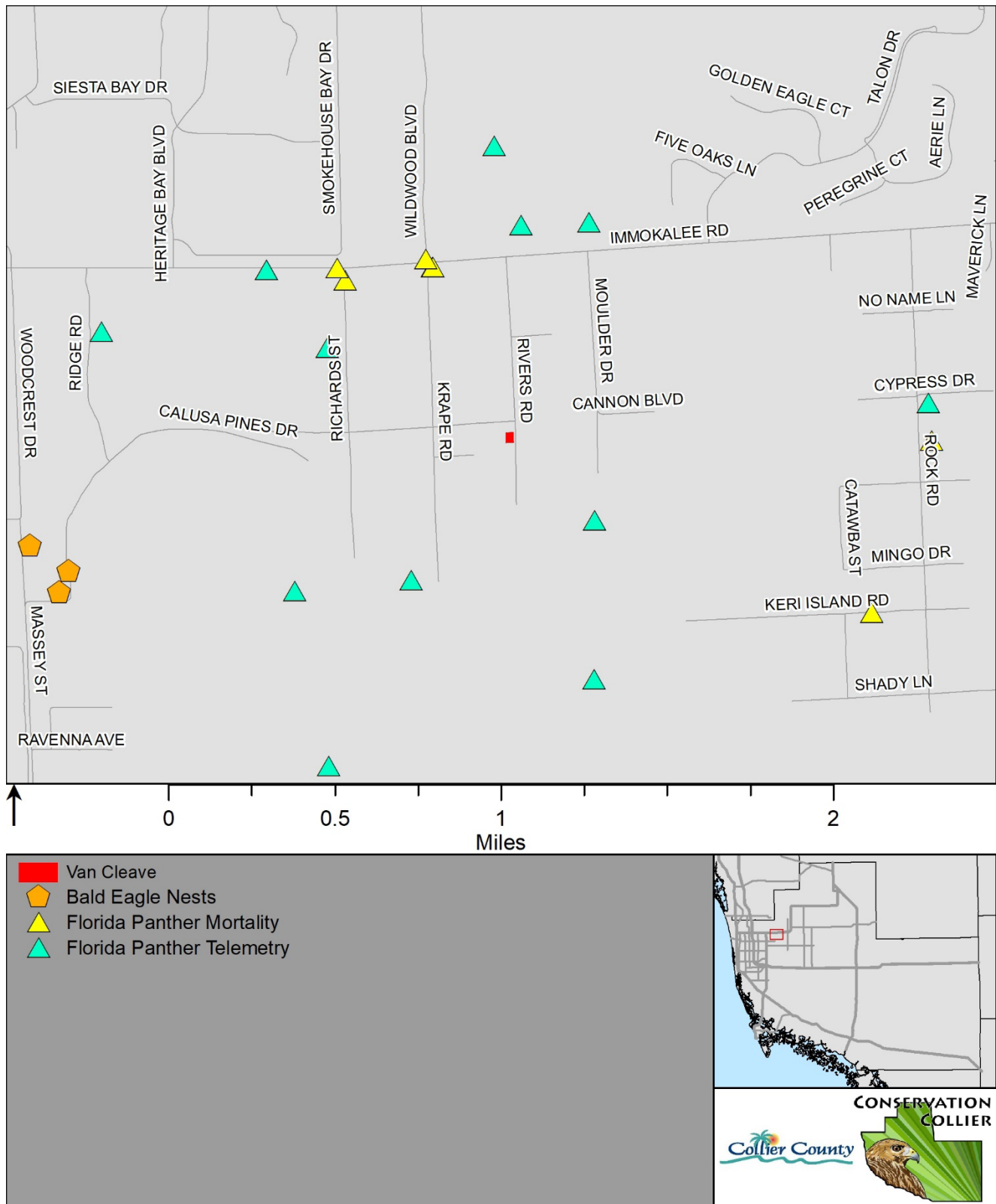


Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

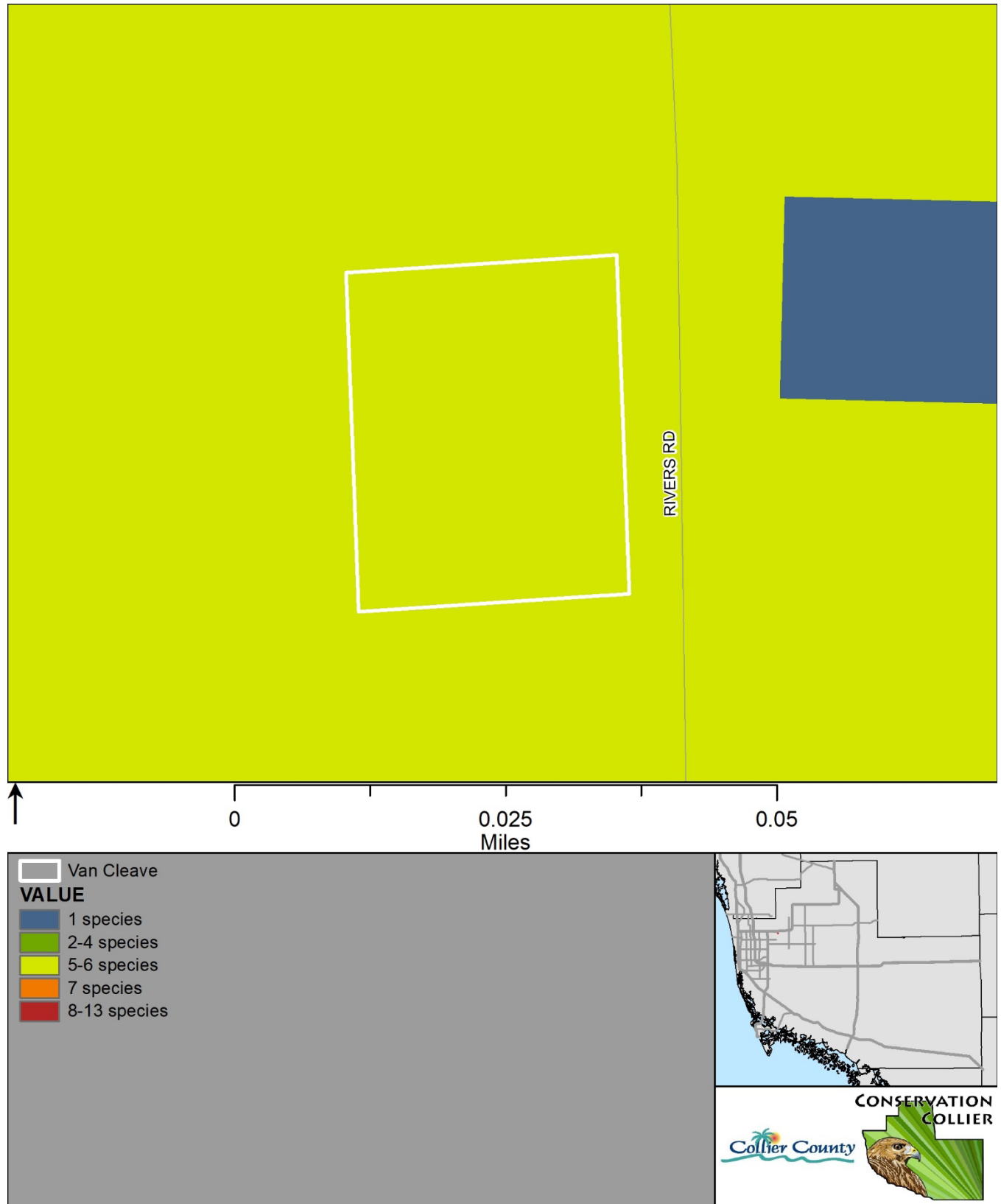


Figure 10 - CLIP4 Potential Habitat Richness

### 3.1.3 Water Resources

The parcel does not significantly protect water resources, beyond adding very minimally to the surficial aquifer. The parcel and adjacent properties are comprised nearly entirely of uplands. Wetlands exist on the very eastern edge, where water occasionally accumulates during the rainy season.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the entire site to be non-hydric Boca Fine Sand fine sand – a poorly drained soil found on flatwoods.

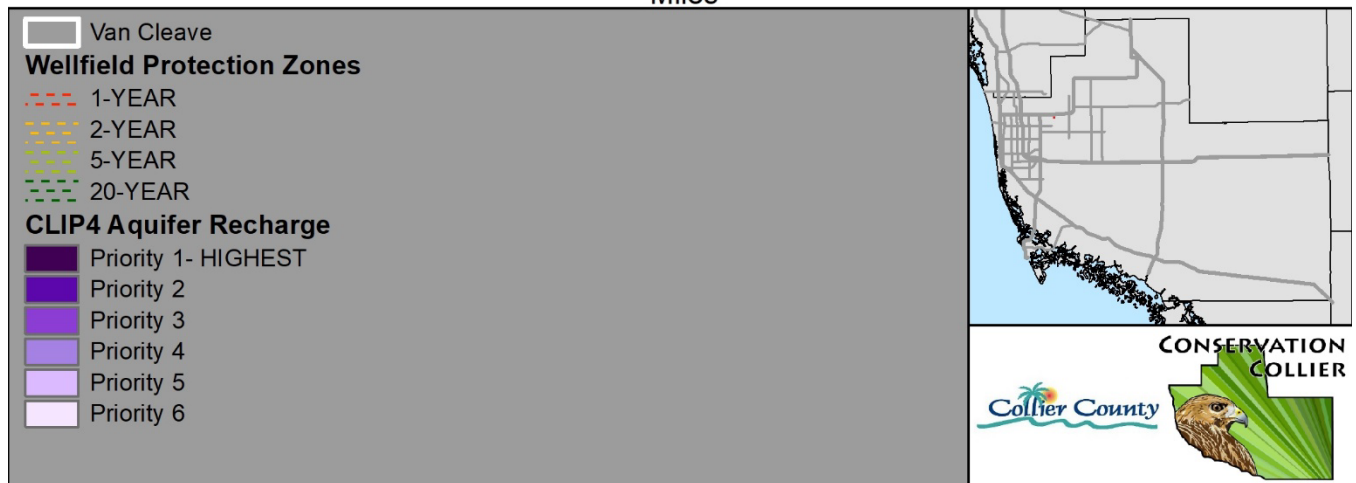
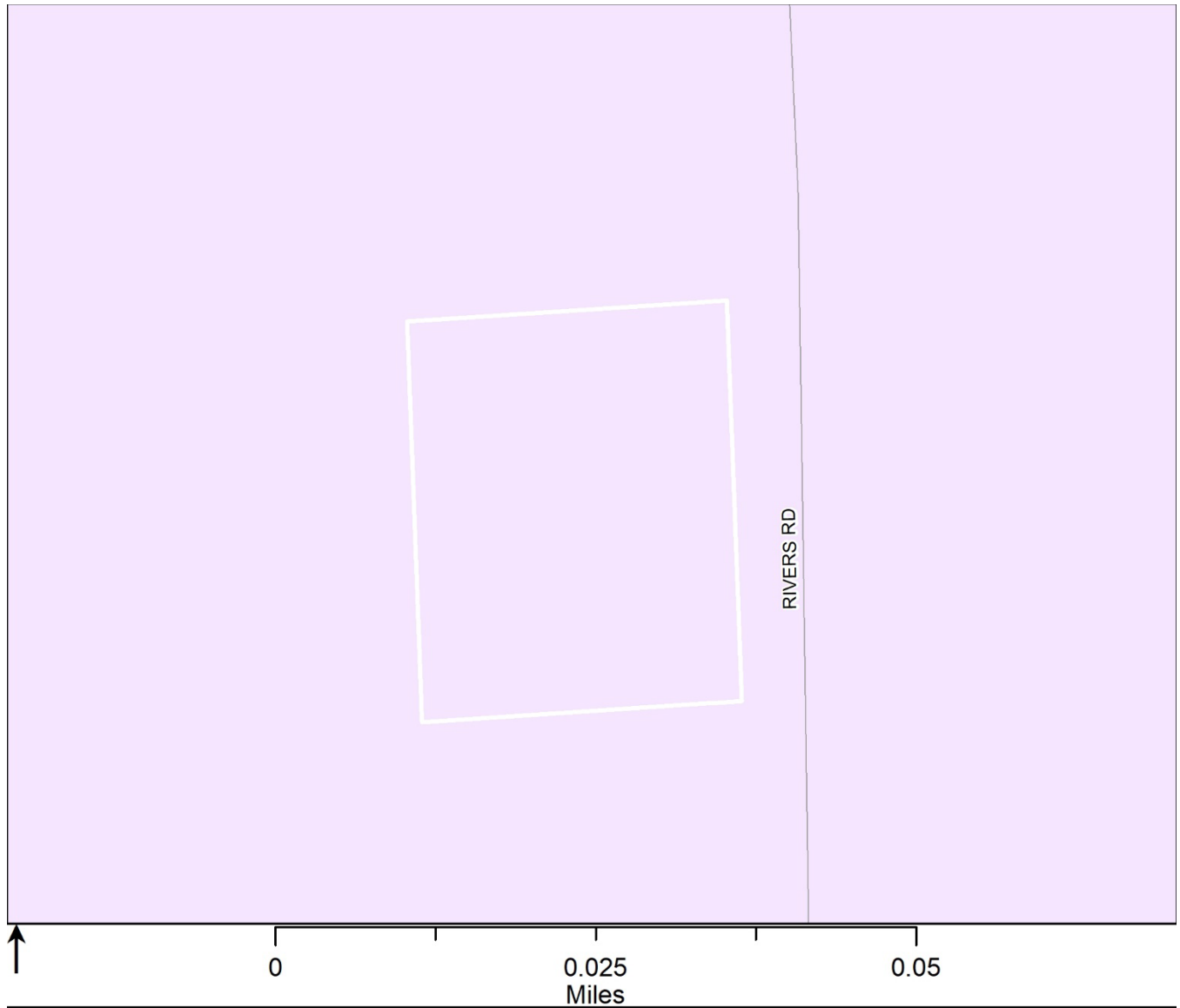


Figure 11 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

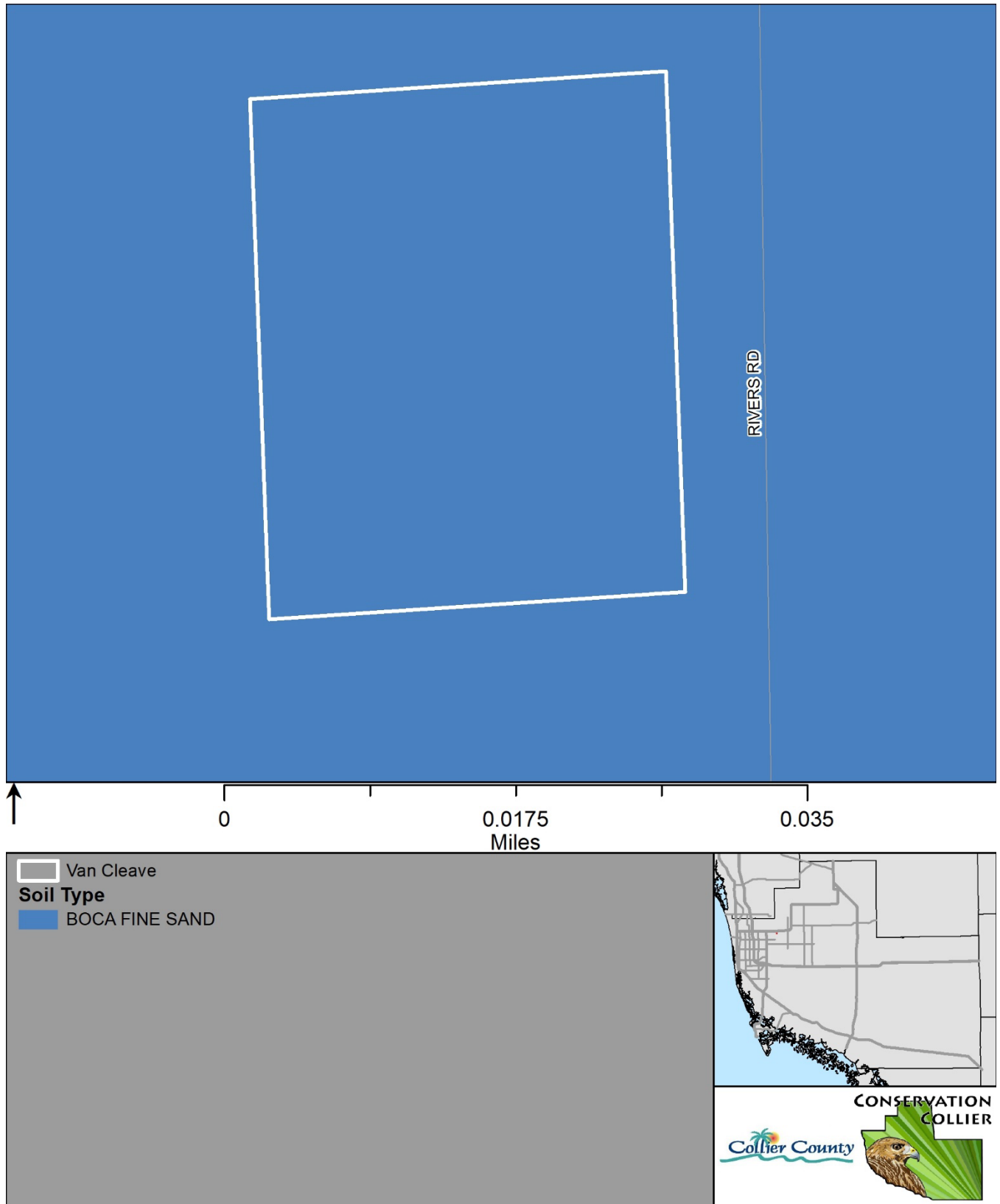


Figure 12 - Collier County Soil Survey

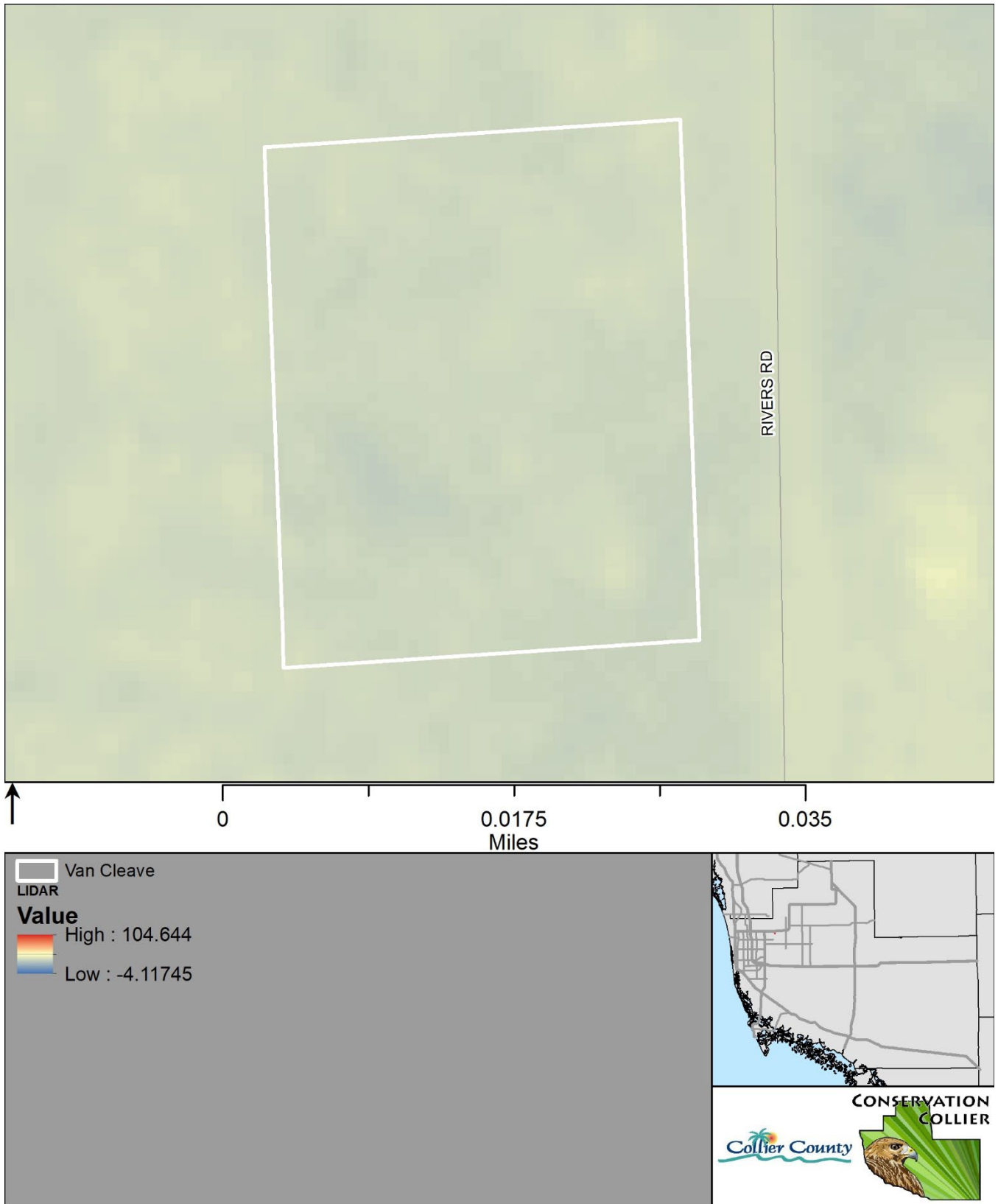


Figure 13 LIDAR Elevation Map

### 3.1.4 Ecosystem Connectivity

This parcel expands the Rivers Road Preserve which protects a wildlife corridor that connects the Golden Gate Estates to the Corkscrew Regional Ecosystem Watershed. This corridor is utilized by a variety of animals including umbrella species such Florida panther and black bear.

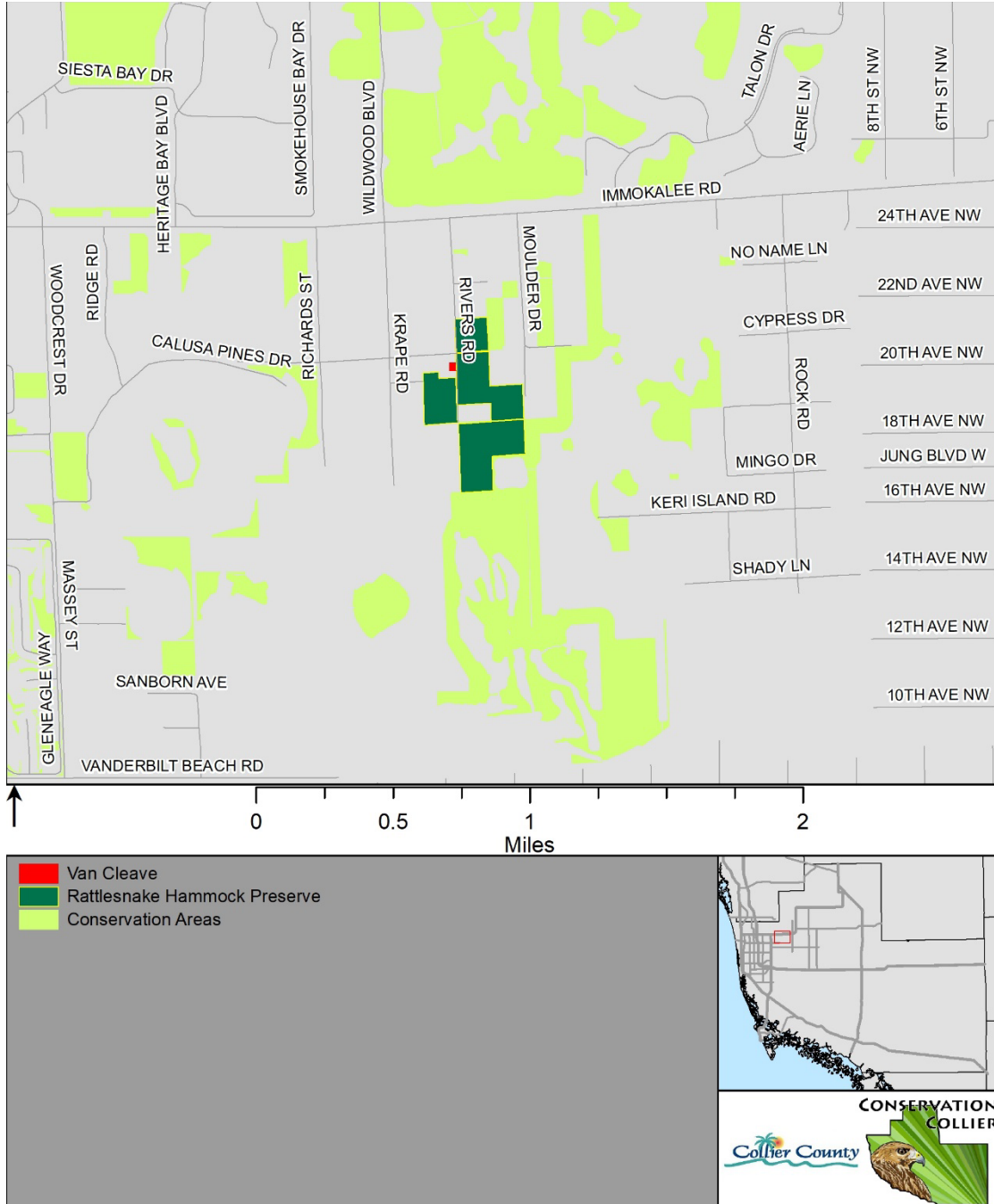


Figure 14 - Conservation Lands

### 3.2 Human Values

#### 3.2.1 Recreation

This parcel is bordered by a road along its entire eastern edge. Birdwatching and photography would be encouraged from the road right of way and a short trail for hikers and horseback riders through the parcel that connects to existing Rivers Road Preserve trails could be possible.

#### 3.2.2 Accessibility

The parcel would be visible from a public road. Year-round access would be available. Creating parking within the parcel would not be necessary because a Rivers Road Preserve parking area already exists less than 750 feet to the south.

#### 3.2.3 Aesthetic/Cultural Enhancement

This parcel has access and is visible from an unpaved road and has a large laurel oak visible from the road. The parcel would expand Rivers Road Preserve in an area of the County that is rapidly developing.



*Figure 15 – Large laurel oak on eastern edge of parcel*



### 3.3 Restoration and Management

#### 3.3.1 Vegetation Management

##### *3.3.1.1 Invasive Vegetation*

Over 75% of the parcel is covered with invasive vegetation – primarily Brazilian pepper. Other non-native, invasive plants are scattered throughout the parcel including java plum and caesarweed. Non-native bamboo and a grapefruit tree were also observed in the northeast and southwest corners of the parcel, respectively.

##### *3.3.1.2 Prescribed Fire*

Once the Brazilian pepper is removed from the parcel, prescribed fire would be beneficial but unlikely due to its small size and proximity to homes.

#### 3.3.2 Remediation and Site Security

No site security issues appear to exist within the parcel. A septic tank associated with a trailer no longer on the parcel would need to be removed/crushed and the well associated with the trailer located and capped (if not capped already). Scattered debris piles will also need to be removed. Historically, dumping occurred within the parcels along Rivers Road. The scattered debris does not appear recent but appears to be associated with this historic dumping.

#### 3.3.3 Assistance

Assistance from other agencies or organizations is not anticipated.

### 3.4 Vulnerability

#### 3.4.1 Zoning and Land Use

The parcel is zoned A-MHO but is Receiving Land within the RFMUD. The maximum building density is 1 dwelling unit per acre with redemption of TDR credits and 0.2 units per acre (1 unit per 5 acres) without redemption of TDR credits. The area around this parcel is rapidly developing, as the urban area expands eastward. Although many species of plants and wildlife can thrive in low-density residential environments, undeveloped patches of habitat serve as crucial refugia

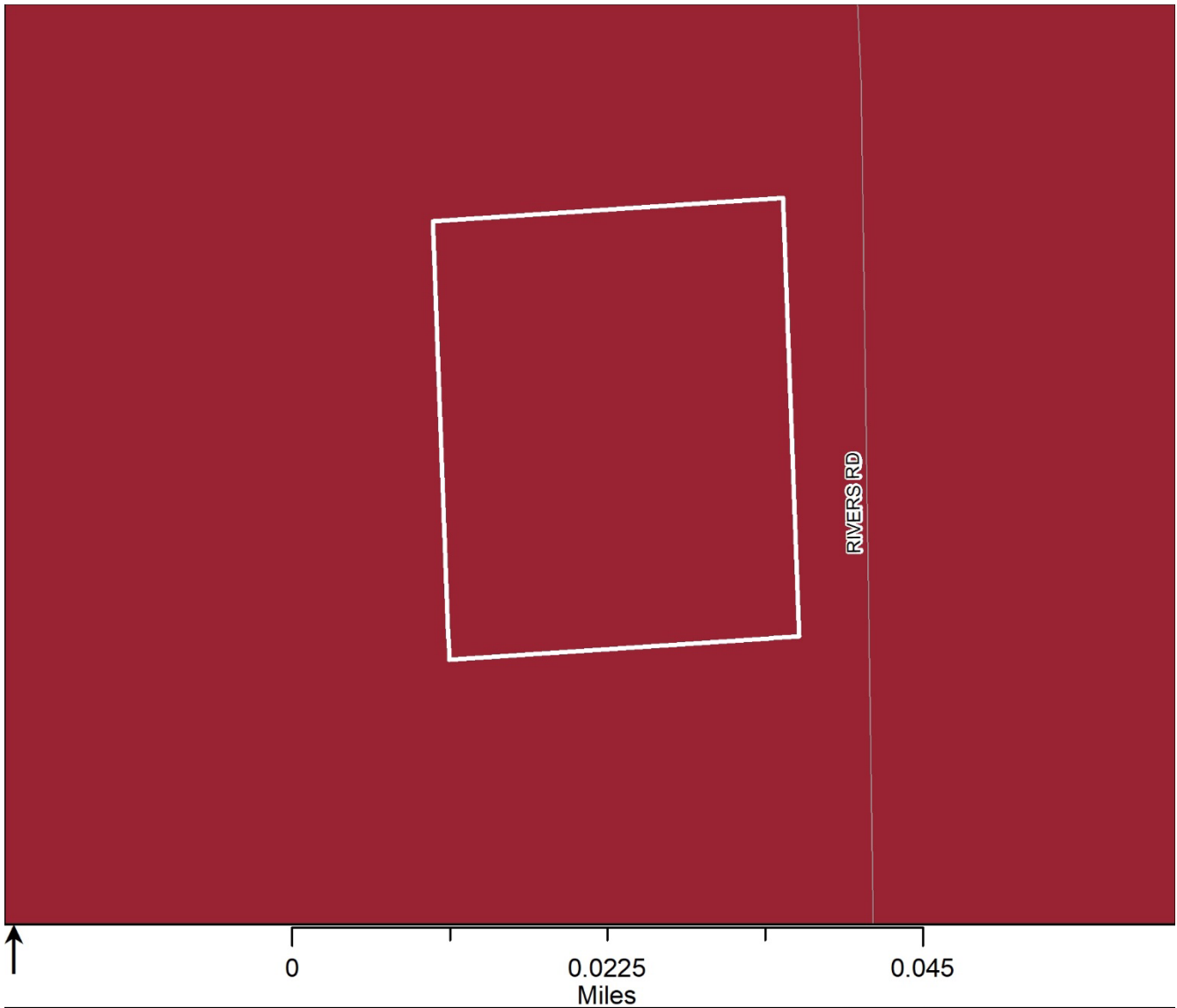


Figure 16 – Zoning

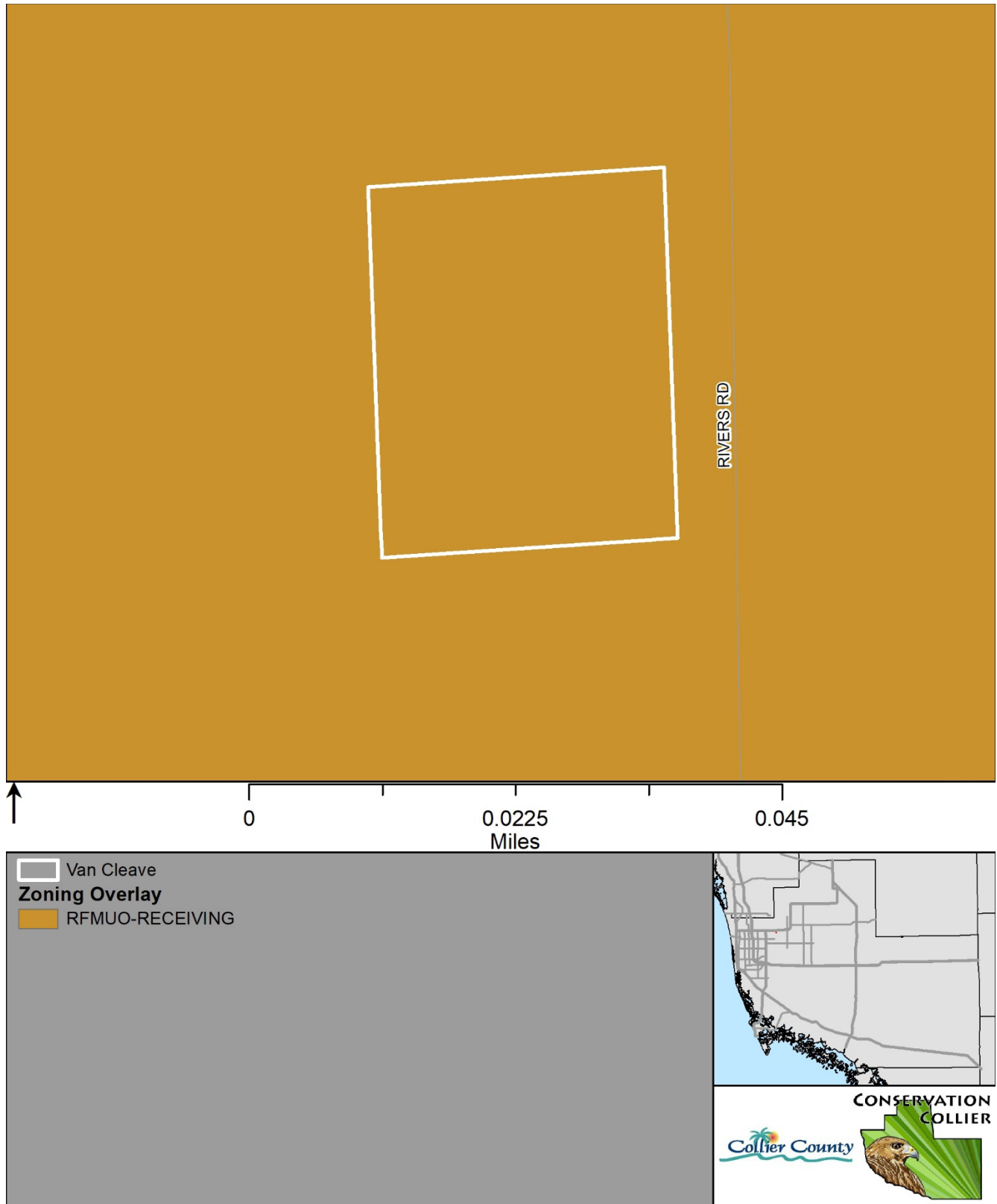


Figure 17 – Zoning Overlay

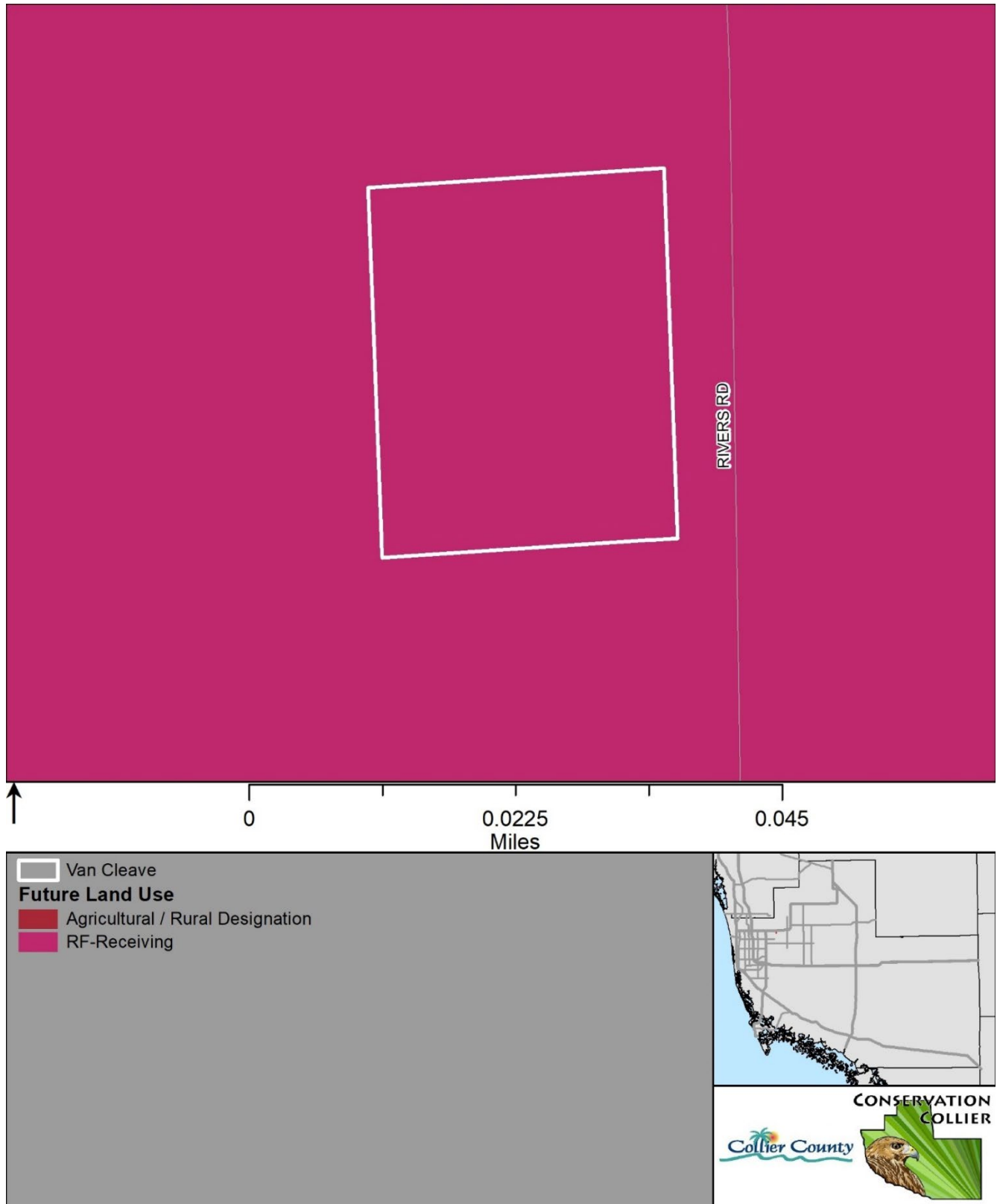


Figure 18 – Future Land Use

### 3.4.2 Development Plans

The parcel is not currently planned for development; however, its location within receiving lands and near developed residential lots along a roadway makes it vulnerable to development.

## 4. Acquisition Considerations

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

A septic tank associated with a trailer no longer on the parcel would need to be removed/crushed and the well associated with the trailer located and capped (if not capped already). Minor dumping was also uncovered during the site visit to the property. This scattered debris will also need to be removed. Historically, dumping occurred within the parcels along Rivers Road. The scattered debris does not appear recent but appears to be associated with this historic dumping. A Phase 1 Environmental Assessment would be recommended as part of the due diligence associated with acquiring this parcel, and staff recommends that the old septic tank be remediated by the seller.

Staff does not believe the septic tank and debris should preclude this parcel from acquisition as these issues can be remediated. The area around this parcel is rapidly developing, as the urban area expands eastward, and acquiring this parcel would increase the size of Rivers Road Preserve.



*Figure 19 - Debris including bucket, flower pots, glass and plastic bottles, empty quart oil containers and Christmas lights*



*Figure 20 - Old Septic Tank*

## 5. Management Needs and Costs

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

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$5,000	\$1,000	Initial assumes cut and remove based on previous costs
Septic Tank Remediation	\$1,000	n/a	Would be difficult to remediate prior to exotic plant removal
Signage	\$500	\$100	Educational signage and signage denoting the property as Conservation Collier preserve
<b>TOTAL</b>	<b>\$6,500</b>	<b>\$1,100</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:** Staff has been advised that the Florida Forever Program is concentrating on funding parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

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

## 7. Secondary Criteria Scoring Form

<b>Property Name: Van Cleave</b>			
<b>Target Protection Mailing Area: Rivers Road Preserve</b>			
<b>Folio(s): 00218840007</b>			
<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>41</b>	<b>26</b>
<b>2 - Human Value</b>	<b>80</b>	<b>36</b>	<b>45</b>
<b>3 - Restoration and Management</b>	<b>80</b>	<b>32</b>	<b>40</b>
<b>4 - Vulnerability</b>	<b>80</b>	<b>64</b>	<b>81</b>
<b>TOTAL SCORE</b>	<b>400</b>	<b>173</b>	<b>43</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>10</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		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		Brazilian pepper with remnant Cabbage Palm community
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
<b>1.1.2 - Plant community diversity (Select the highest score)</b>			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0	0	Brazilian pepper
<b>1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)</b>			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		



d. Parcel has 0 CLC listed plant species	0	0	No listed plants observed
<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		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10	10	Primarily BP, some java plum, and bamboo
<b>1.2 - WILDLIFE COMMUNITIES</b>	<b>100</b>	<b>70</b>	
<b>1.2.1 - Listed wildlife species (Select the highest score)</b>			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	60	Florida panther in area
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
<b>1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)</b>			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to Rivers Road Preserve
c. Parcel does not enhance significant wildlife habitat	0		
<b>1.3 - WATER RESOURCES</b>	<b>100</b>	<b>25</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		
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	15	eastern edge of parcel
e. Parcel does not provide opportunities for surface water quality enhancement	0	0	
<b>1.3.3 - Floodplain Management (Select all that apply)</b>			
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	eastern edge of parcel holds water
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0	0	
<b>1.4 - ECOSYSTEM CONNECTIVITY</b>	<b>200</b>	<b>50</b>	
<b>1.4.1 - Acreage (Select Highest Score)</b>			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	0.5 acres
<b>1.4.2 - Connectivity (Select highest score)</b>			
a. Parcel is immediately contiguous with conservation lands	50	50	Rivers Road Preserve
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	0	
<b>ECOLOGICAL VALUES TOTAL POINTS</b>	<b>600</b>	<b>155</b>	
<b>ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)</b>	<b>160</b>	<b>41</b>	

<b>2 - HUMAN VALUES (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>2.1 - RECREATION</b>	<b>120</b>	<b>40</b>	
<b>2.1.1 - Compatible recreation activities (Select all that apply)</b>			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
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		
<b>2.2 - ACCESSIBILITY</b>	<b>120</b>	<b>70</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	30	
c. Public access via private road	20		
d. No public access	0		
<b>2.2.3 - Parking Availability (Select the highest score)</b>			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20	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>15</b>	
<b>2.3.1 - Aesthetic/cultural value (Choose all that apply)</b>			
a. Mature/outstanding native vegetation	5	5	Large laurel oak near road
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	adjacent to Rivers Road
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
<b>HUMAN VALUES TOTAL SCORE</b>	<b>280</b>	<b>125</b>	
<b>HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>36</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>50</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		

c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50	50	Native seed source prevalent and adjacent, so re-planting not anticipated after exotic treatment
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		
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0	0	Single family homes to N and W
<b>3.2 - REMEDIATION AND SITE SECURITY</b>	<b>50</b>	<b>20</b>	
<b>3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)</b>			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	Septic tank will need to be removed or crushed. Some garbage piles need to be removed
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
<b>3.3 - ASSISTANCE</b>	<b>5</b>	<b>0</b>	
<b>3.4.1 - Management assistance by other entity</b>			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
<b>RESTORATION AND MANAGEMENT TOTAL SCORE</b>	<b>175</b>	<b>70</b>	
<b>RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>32</b>	

<b>4 - VULNERABILITY (20%)</b>	<b>Possible Points</b>	<b>Awarded Points</b>	<b>Comments</b>
<b>4.1 - ZONING AND LAND USE</b>	<b>130</b>	<b>130</b>	
<b>4.1.1 - Zoning and land use designation (Select the highest score)</b>			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	RFMUD-Receiving
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
<b>4.1.2 - Future Land Use Type (Select the highest score)</b>			
a. Parcel designated Urban	30	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
<b>4.2 - DEVELOPMENT PLANS</b>	<b>50</b>	<b>15</b>	
<b>4.2.1 - Development plans (Select the highest score)</b>			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
<b>4.2.2 - Site characteristics amenable to development (Select all that apply)</b>			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5	5	Many multi-residential developments within 1 mile
<b>VULNERABILITY TOTAL SCORE</b>	<b>180</b>	<b>145</b>	
<b>VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)</b>	<b>80</b>	<b>64</b>	

## 8. Additional Site Photos



*View of parcel from Rivers Road*



*Understory*



*Golden polypody and shoestring fern on cabbage palm*



*Brazilian pepper and cabbage palm understory*



*Bamboo Cluster*



## 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 17: 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.