

Conservation Collier Initial Criteria Screening Report Van Cleef Parcel



Owner Name: Gary Van Cleef
 Size: 0.43 acres
 Folio Number(s): 57190280000
 Staff Report Date: January 3, 2024

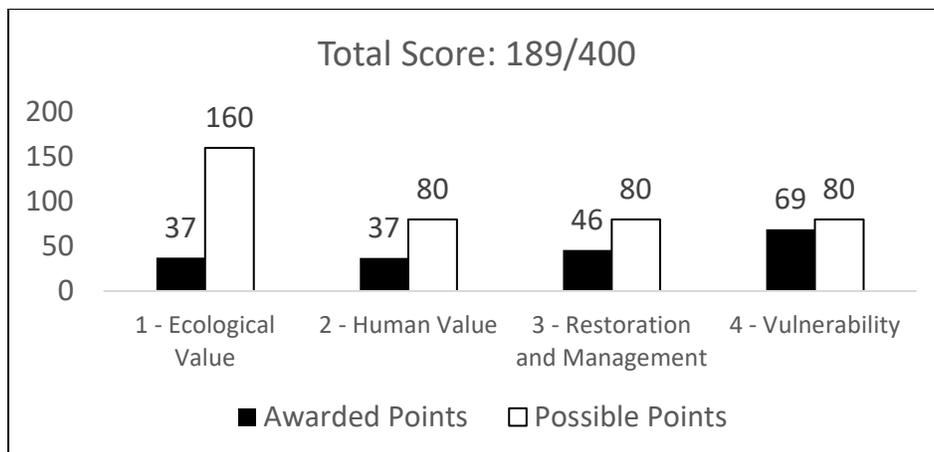


Table of Contents

- Table of Contents** 2
- 1. Introduction** 4
- 2. Summary of Property** 5
 - Figure 1 - Parcel Location Overview5
 - Figure 2 – Marco Island Cycle 12 TPMA6
 - Figure 3 - Parcel Close-up7
 - 2.1 Summary of Property Information**.....8
 - Table 1 – Summary of Property Information8
 - Figure 4 - Secondary Criteria Score9
 - Table 2 - Secondary Criteria Score Summary9
 - 2.2 Summary of Assessed Value and Property Cost Estimates** 10
 - Table 3. Assessed & Estimated Value 10
 - 2.2.1 Zoning, Growth Management and Conservation Overlays** 10
 - 2.3 Initial Screening Criteria Satisfaction (Ord. 2002-63, Sec. 10)** 11
- 3. Initial Screening Criteria** 13
 - 3.1 Ecological Values**..... 13
 - 3.1.1 Vegetative Communities**..... 13
 - Table 4. Listed Plant Species 13
 - Figure 5 - CLIP4 Priority Natural Communities 14
 - Figure 6 - Florida Cooperative Land Cover Classification System 15
 - Figure 7 – View of southeast corner of parcel..... 16
 - Figure 8 – View of northwest corner of parcel..... 16
 - 3.1.2 Wildlife Communities**..... 17
 - Table 5 - Wildlife Detected..... 17
 - Figure 9 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)..... 18
 - Figure 10 - CLIP4 Potential Habitat Richness..... 19
 - Figure 11 – Two potentially occupied gopher tortoise burrows 20
 - Figure 12 – Burrowing owl area 20
 - 3.1.3 Water Resources** 21
 - Figure 13 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones 22
 - Figure 14 - Collier County Soil Survey..... 23
 - Figure 15 LIDAR Elevation Map 24

- 3.1.4 Ecosystem Connectivity** 25
 - Figure 16 - Conservation Lands 25
 - Figure 17 - Trail on east side of adjacent property connecting Van Cleef parcel to HK Investment parcel 26
- 3.2 Human Values** 26
 - 3.2.1 Recreation** 26
 - 3.2.2 Accessibility** 26
 - 3.2.3 Aesthetic/Cultural Enhancement** 26
- 3.3 Restoration and Management** 26
 - 3.3.1 Vegetation Management** 26
 - 3.3.1.1 Invasive Vegetation 26
 - 3.3.1.2 Prescribed Fire 27
 - 3.3.2 Remediation and Site Security** 27
 - 3.3.3 Assistance** 27
- 3.4 Vulnerability** 27
 - 3.4.1 Zoning and Land Use** 27
 - 3.4.2 Development Plans** 27
 - Figure 18 – Zoning 28
 - Figure 19 –Future Land Use 29
- 4. Acquisition Considerations** 30
- 5. Management Needs and Costs** 30
 - Table 6 - Estimated Costs of Site Remediation, Improvements, and Management 30
- 6. Potential for Matching Funds** 30
- 7. Secondary Criteria Scoring Form** 31
- 8. Additional Site Photos** 37
- APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions** 42

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 12th 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

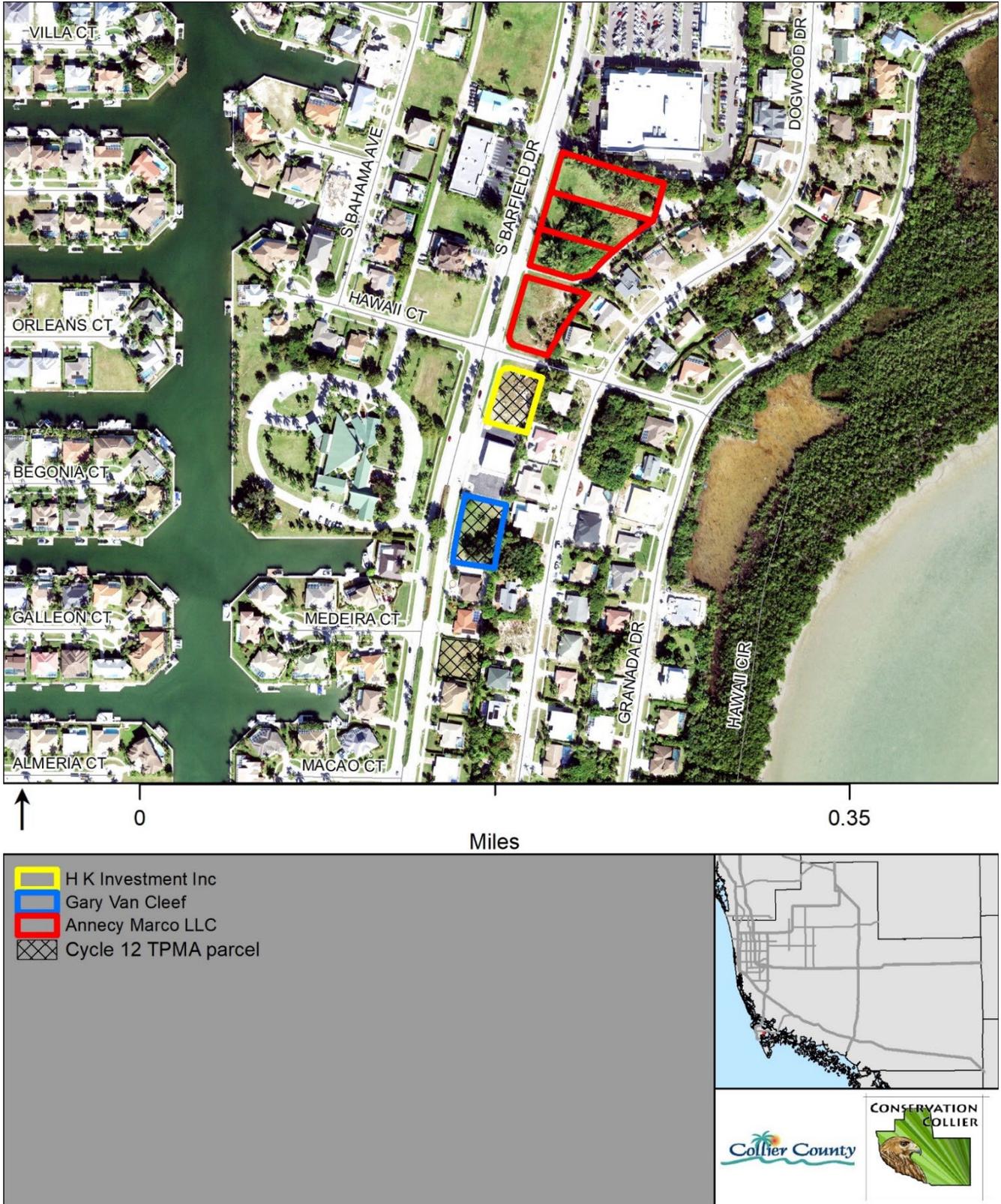


Figure 2 – Marco Island Cycle 12 TPMA



 VAN CLEEF, GARY



Figure 3 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Van Cleef	Gary Van Cleef
Folio Numbers	57190280000	383 S. Barfield Dr., Marco Island, FL 34145
Target Protection Area	Urban	Marco Island Target Mailing Area Cycle 12
Size	0.43 acres	
Section, Township, and Range	S9, Twn 52, R26	
Zoning Category/TDRs	C-3, Commercial Intermediate	Commercial intermediate district (C-3) is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment.
FEMA Flood Map Category	AE	The parcel is in Flood Zone AE (high-risk areas have at least a 1% annual chance of flooding)
Existing structures	None	
Adjoining properties and their Uses	Commercial, roadway, residential	Storage unit with asphalt parking (old fire station building) to the north; paved roadway and sidewalk (South Barfield Dr.) to the west; single-family residences to the east and south
Development Plans Submitted	None	
Known Property Irregularities	None	
Other County Dept Interest	None known	Parcel is within unincorporated Collier

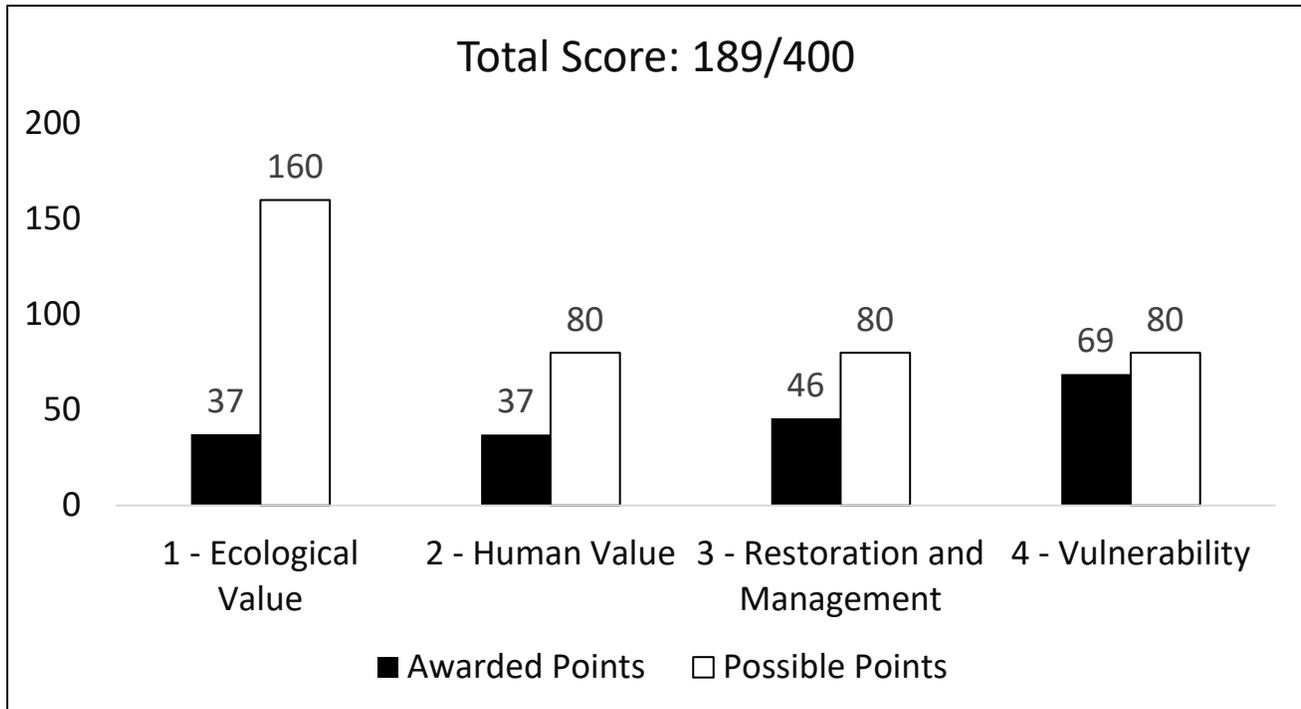


Figure 4 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	37	160	23%
1.1 - Vegetative Communities	11	53	20%
1.2 - Wildlife Communities	27	27	100%
1.3 - Water Resources	0	27	0%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	37	80	46%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	29	34	83%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	46	80	57%
3.1 - Vegetation Management	21	55	38%
3.2 - Remediation and Site Security	23	23	100%
3.3 - Assistance	2	2	100%
4 - Vulnerability	69	80	86%
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	11	22	50%
Total	189	400	47%

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(s). A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. Each 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 conclusions are 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 this property, appraisals by independent Real Estate Appraisers will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the Van Cleef parcel, which has an initial valuation greater than \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of the two appraisal reports will be used to determine an offer for the subject property.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
Gary Van Cleef	383 S. Barfield Dr.	0.43	\$187,310	

* 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 Cleef parcel will be obtained from the Collier County Real Estate Services Department prior to the CCLAAC March 6, 2024, ranking meeting.

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 Commercial intermediate district (C-3), which is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment.

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:

- | | | |
|-------|------------------------|----|
| 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: Mapped as High Intensity Urban. Mowed lot with a few large native trees, but no intact native plant communities.

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: The parcel is accessible from a sidewalk off S. Barfield Dr. and is along the City of Marco Island’s mixed-use pathway. The parcel provides wildlife viewing and greenspace in a neighborhood where nearly every lot is developed.

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: The parcel contains no wetlands and is mapped as contributing only very minimally to aquifer recharge.

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: Despite not containing intact native plant communities, the property contains burrowing owls and gopher tortoises.

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? **No**

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

Statement for Satisfaction of Criteria 5: This parcel is surrounded by development and although not directly adjacent to conservation lands, a sandy pathway to the north connects the parcel to the HK Investments parcel – an undeveloped parcel currently in application to Conservation Collier and adjacent to parcels pending acquisition by Conservation Collier.

MEETS INITIAL SCREENING CRITERIA

Yes

No

The property satisfies 2 initial screening criteria

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The parcel does not contain any intact, native, vegetative communities. The parcel contains several large gumbo limbos (*Bursera simaruba*), cabbage palms (*Sabal palmetto*), and oaks (*Quercus* sp.) and one sea grape (*Coccoloba uvifera*), with some wild coffee (*Psychotria nervosa*) and a hoopvine (*Trichostigma octandrum*) growing under the oaks. Although plantings could be installed to create a maritime hammock in the southeast corner, nothing that could be considered an intact, native, vegetative community currently exists on the parcel. Groundcover is primarily mowed Bahiagrass (*Paspalum notatum*) lawn with largeflower Mexican clover (*Richardia grandiflora*), guineagrass (*Urochloa maxima*), and muscadine (*Vitis rotundifolia*). Papaya (*Carica papaya*), cape honeysuckle (*Tecomaria capensis*), Durban crowfootgrass (*Dactyloctenium aegyptium*), rosary pea (*Abrus precatorius*), and carrotwood (*Cupaniopsis anacardioides*) are also present.

Table 4. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Hoopvine	<i>Trichostigma octandrum</i>	Endangered	N/A

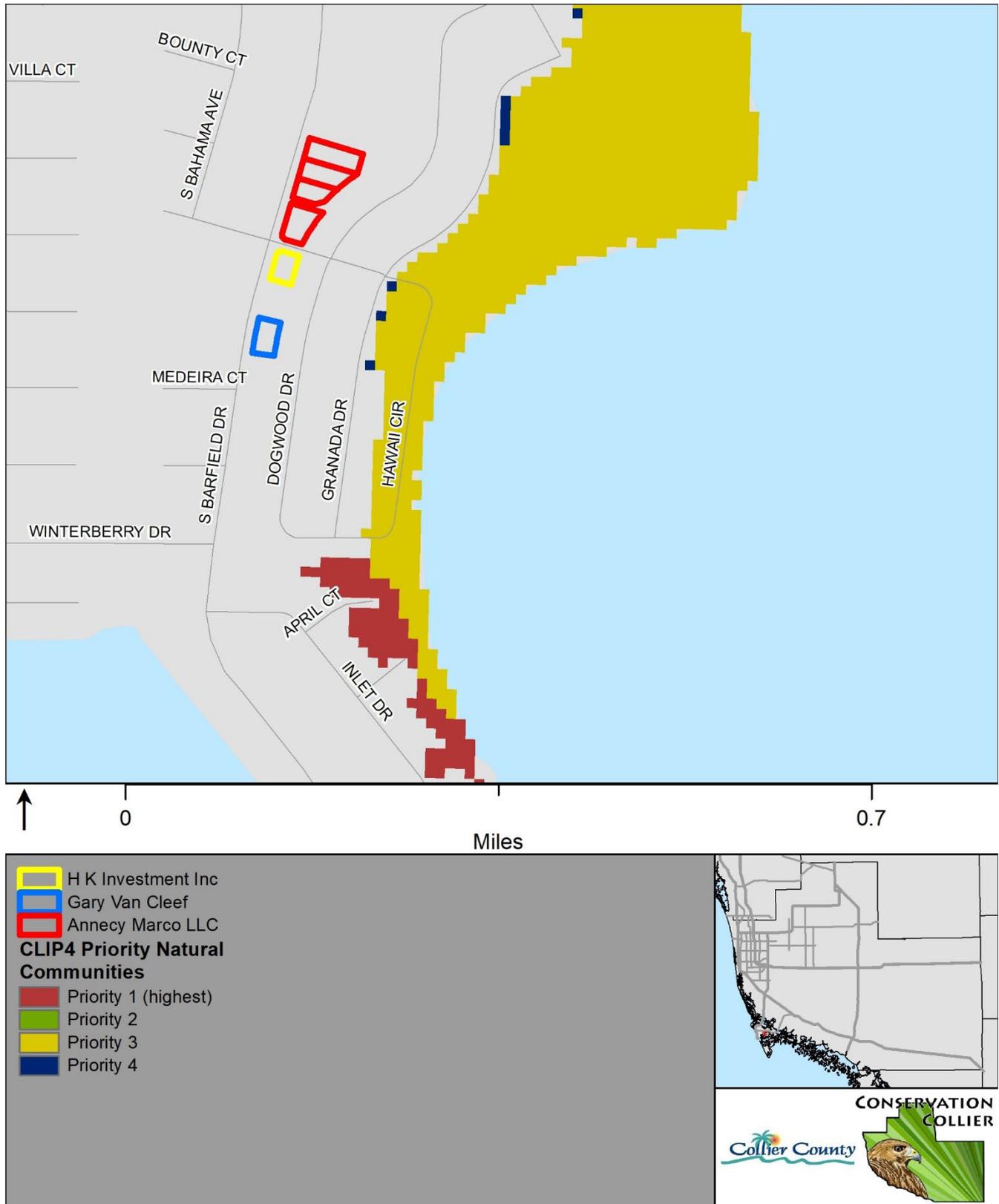


Figure 5 - CLIP4 Priority Natural Communities

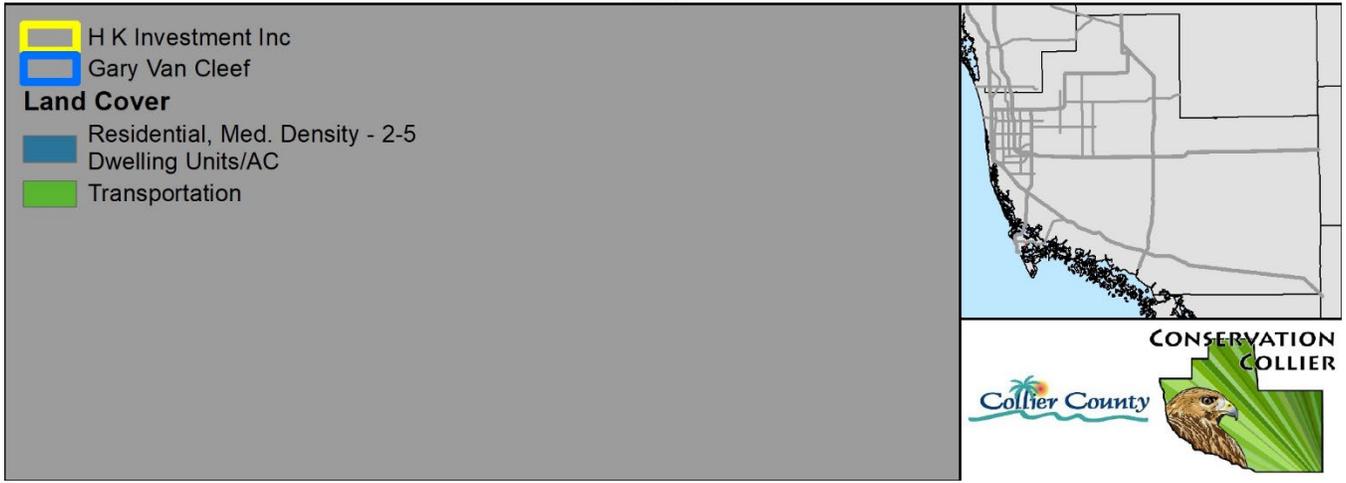
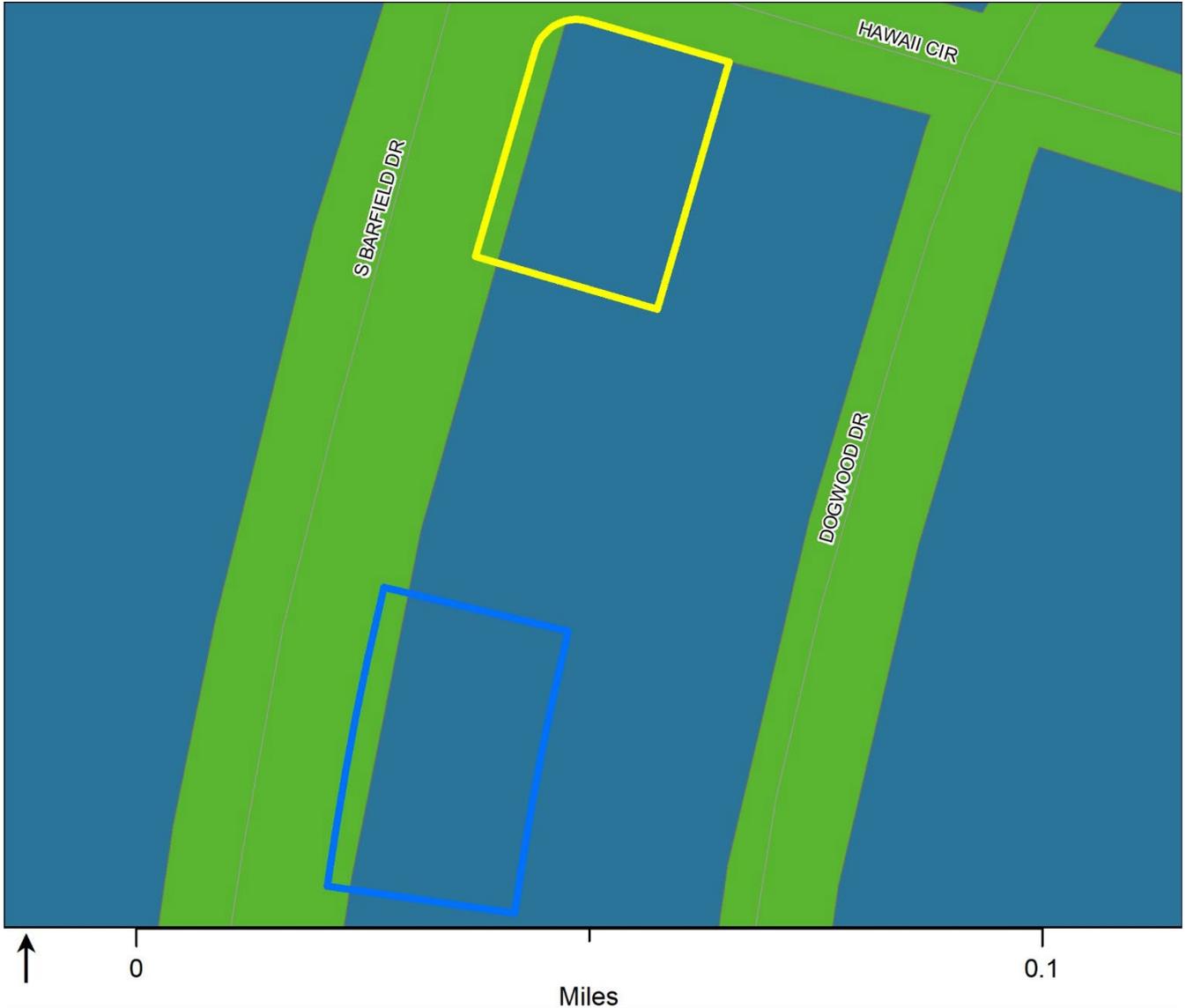


Figure 6 - Florida Cooperative Land Cover Classification System



Figure 7 – View of southeast corner of parcel



Figure 8 – View of northwest corner of parcel

3.1.2 Wildlife Communities

A high amount of gopher tortoise activity has been documented on this parcel, with many active burrows and gopher tortoises observed by Program staff. A gopher tortoise survey conducted by Audubon of the Western Everglades identified 19 potentially occupied burrows and 1 abandoned burrow. Although most of the burrows found on this parcel were very large, a few smaller burrows were observed within the connected HK Investment parcel. Additionally, a neighbor adjacent to the HK Investment lot encountered by staff during the site visit confirmed that several smaller, juvenile tortoises are present within his lot and often forage within the HK Investment parcel. Therefore, it is possible that a breeding population of gopher tortoise exists within this area of Marco Island. The preservation of this and other lots adjacent to preserved lots in this area could aid in the survival of this species on Marco Island.

One area within the parcel was cordoned off with post and rope for burrowing owls and several other areas had burrowing owl T-perches installed near burrows that appear to have been inhabited by burrowing owls. Audubon of the Western Everglades staff relayed that a burrowing owl pair has nested on the parcel successfully in the past. The open bahiagrass field within the parcel could continue to accommodate nesting burrowing owls.

Table 5 - Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Threatened	N/A	Observed by Audubon staff
Gopher tortoise	<i>Gopherus polyphemus</i>	Threatened	N/A	Observed during site visit



Legend:

- H K Investment Inc
- Gary Van Cleef
- Anney Marco LLC
- Bald Eagle Nest

CONSERVATION
COLLIER

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

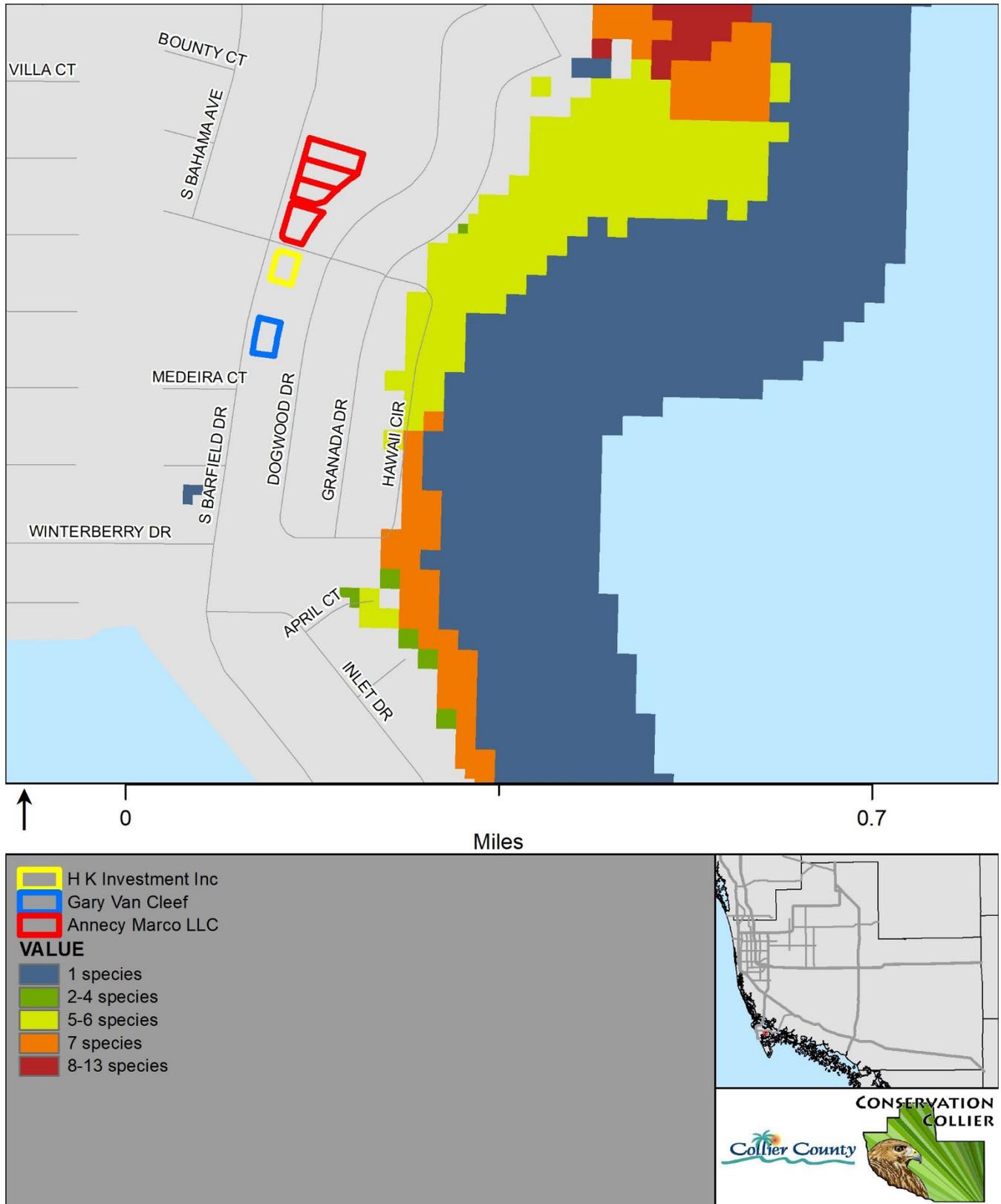


Figure 10 - CLIP4 Potential Habitat Richness



Figure 11 – Two potentially occupied gopher tortoise burrows

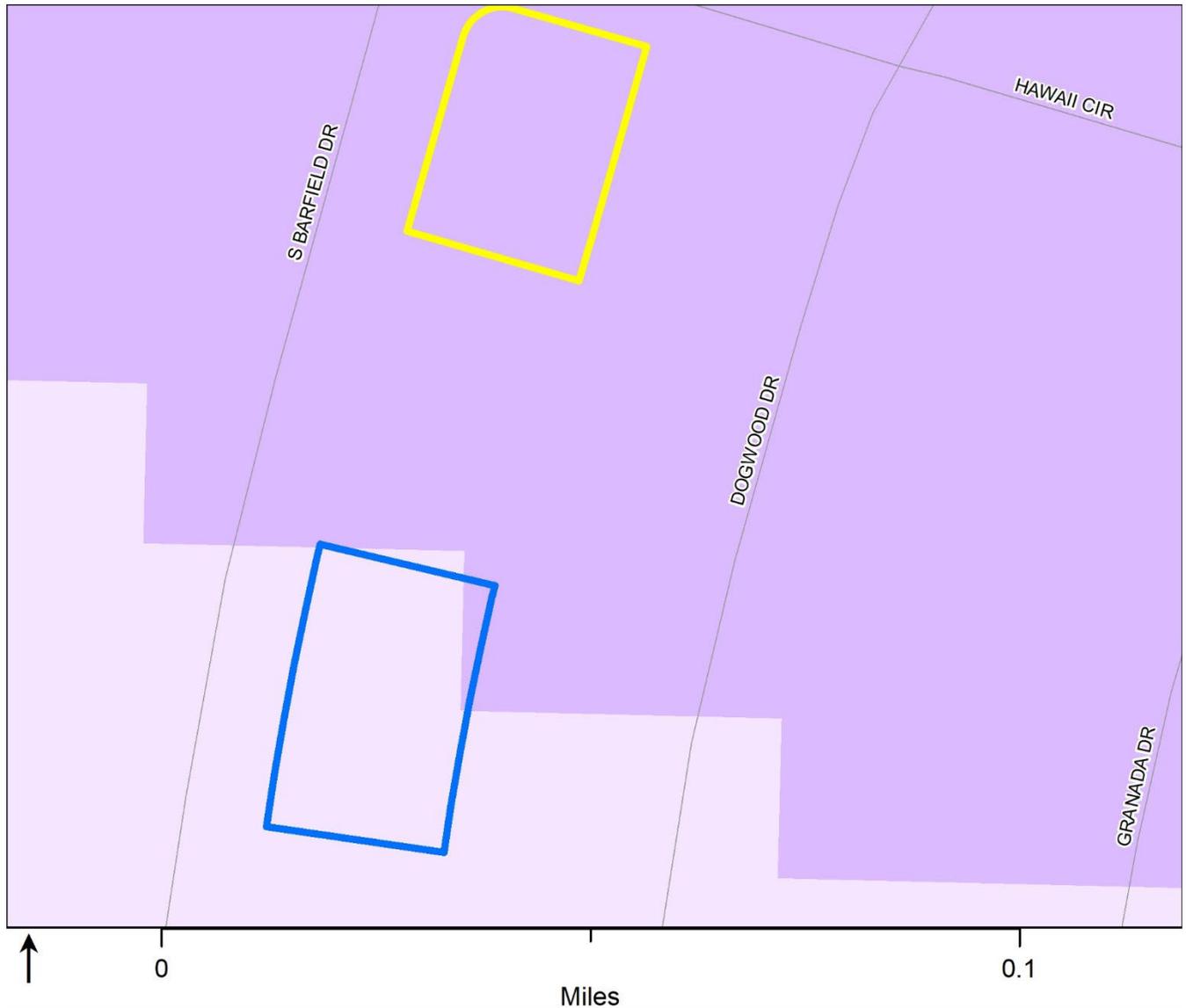


Figure 12 – Burrowing owl area

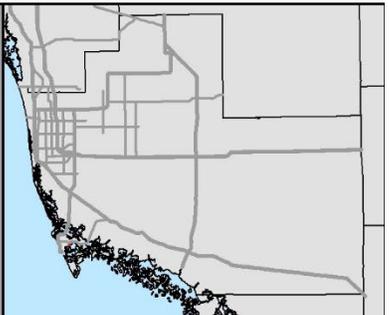
3.1.3 Water Resources

The parcel does not significantly protect water resources. The parcel and adjacent properties are comprised entirely of uplands. No wetlands exist on site, and the parcel is not within a wellfield protection zone.

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel show the southwest half of the site (0.22 ac.) to be urban land – aquents complex, organic substratum, which consists of materials that have been dug from different areas in the county and spread over muck soils for coastal urban development. The northeast half of the site (0.21 ac.) contains paola fine sand, 1 to 8 pct slopes – an excessively drained soil found on coastal dunes on Marco Island.



	H K Investment Inc
	Gary Van Cleef
Wellfield Protection Zones	
	1-YEAR
	2-YEAR
	5-YEAR
	20-YEAR
CLIP4 Aquifer Recharge	
	Priority 1- HIGHEST
	Priority 2
	Priority 3
	Priority 4
	Priority 5
	Priority 6





CONSERVATION
COLLIER

Figure 13 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

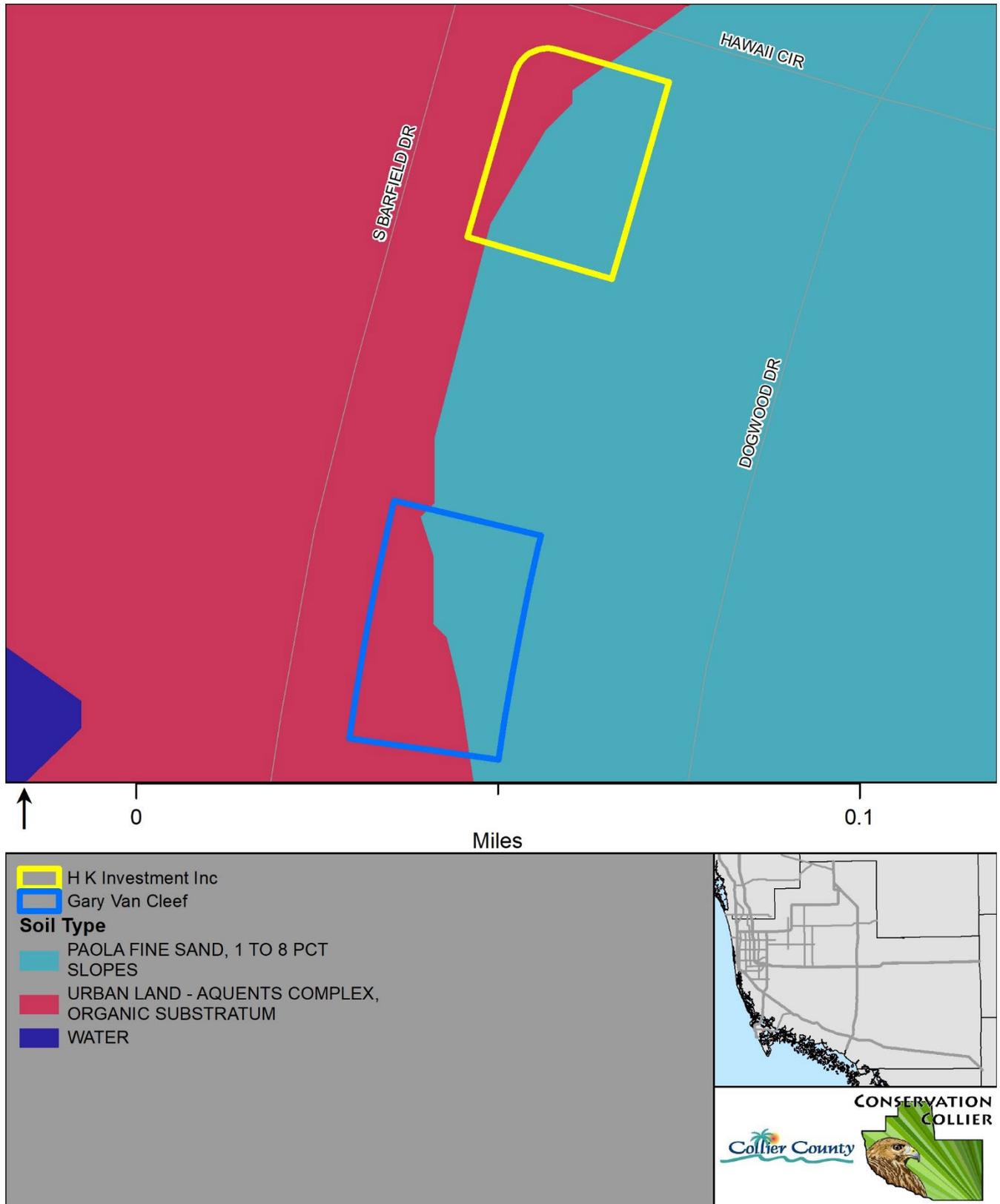
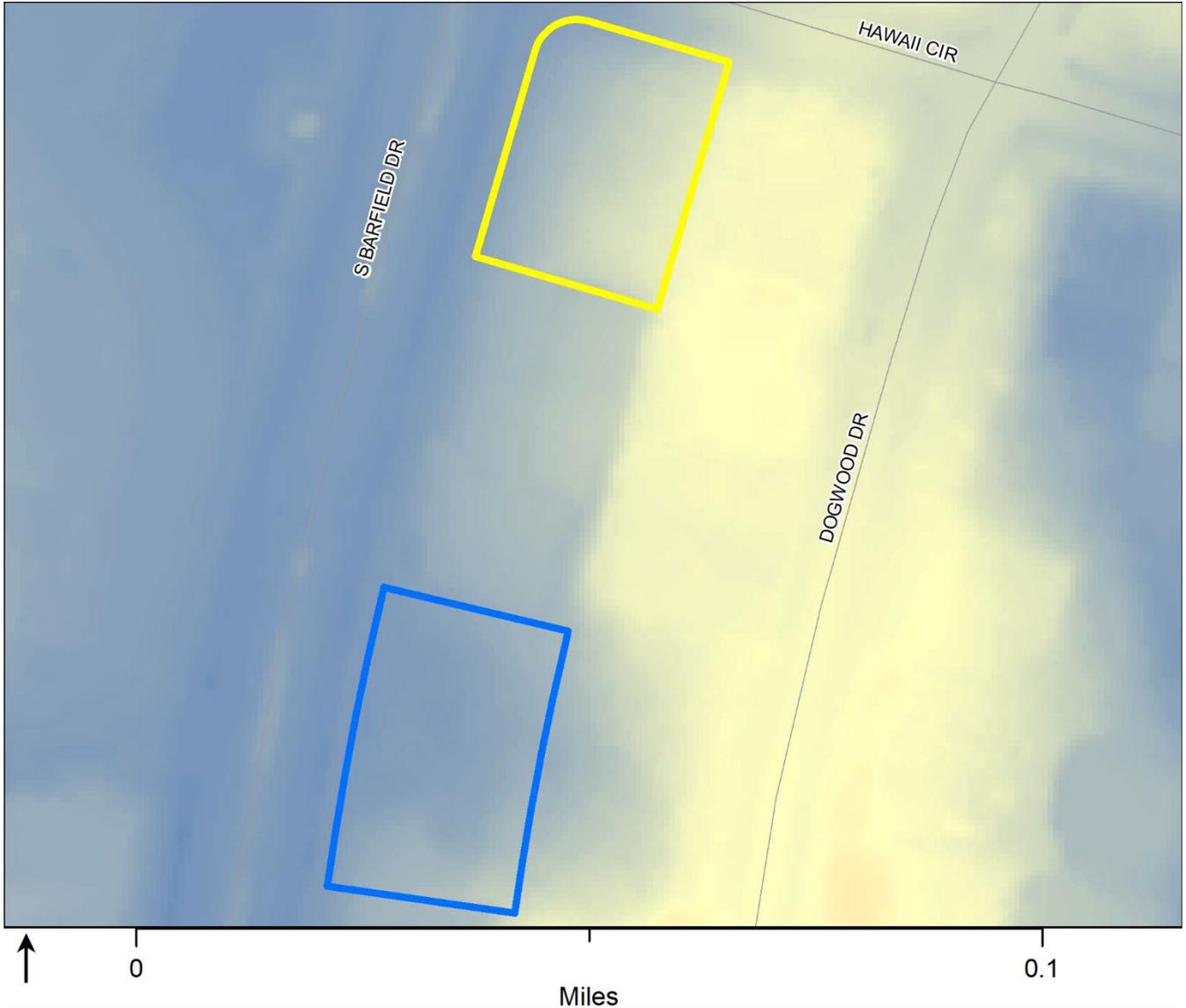
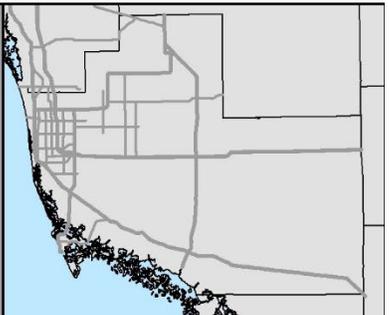


Figure 14 - Collier County Soil Survey



 H K Investment Inc
 Gary Van Cleef
LIDAR
Value
 High : 104.644
Low : -4.11745



CONSERVATION
COLLIER



Figure 15 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

The parcel does not provide direct connectivity to other conservation lands. It is within an urban, residential area with a busy road (South Barfield Dr.) adjacent to the west. The undeveloped HK Investment lot to the north, which is also in application to Conservation Collier and is adjacent to pending Conservation Collier lands, exists between the old fire district building and the Van Cleef parcel. A sand trail behind the building connects the Van Cleef parcel to the HK Investment parcel.

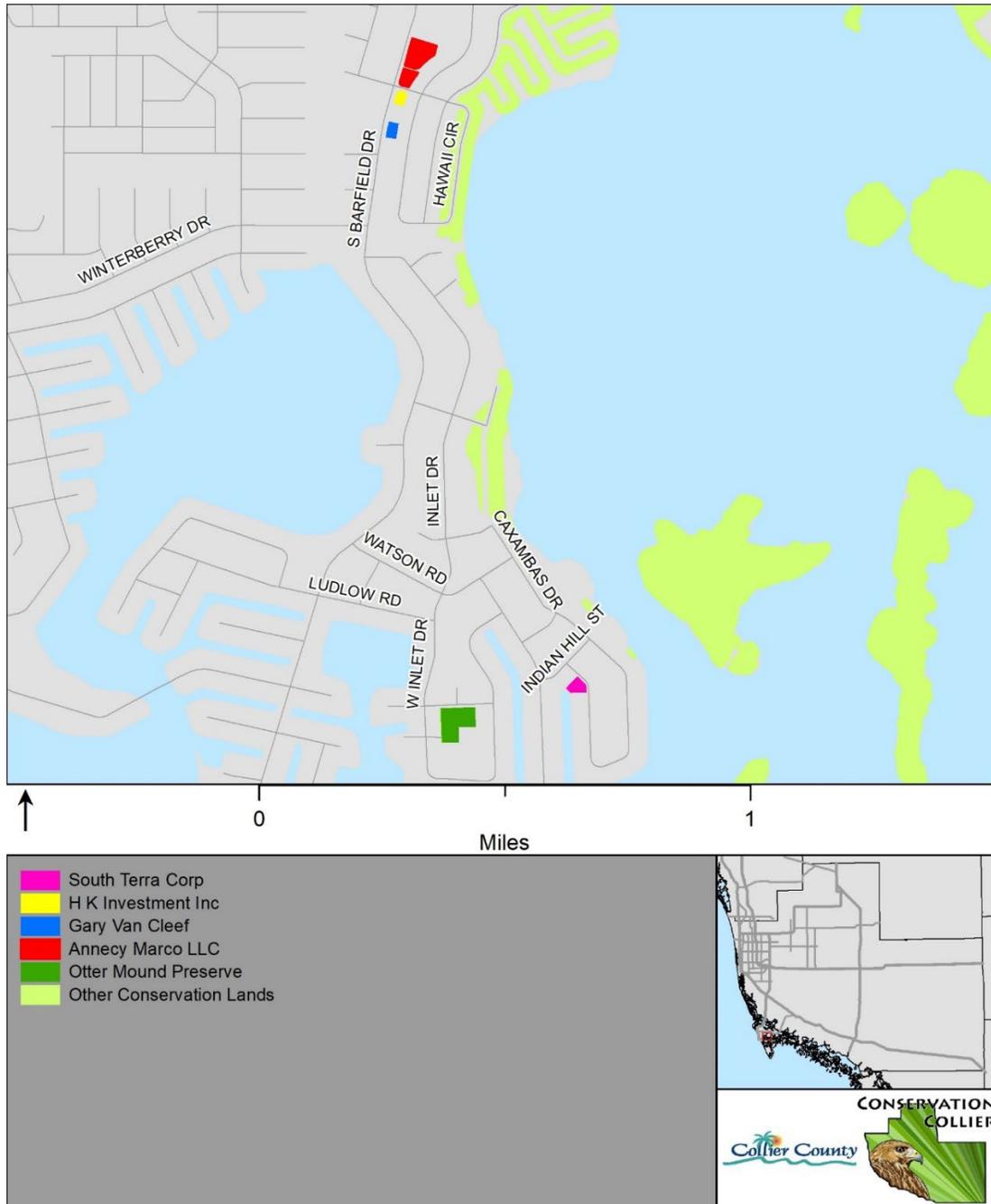


Figure 16 - Conservation Lands



Figure 17 - Trail on east side of adjacent property connecting Van Cleef parcel to HK Investment parcel

3.2 Human Values

3.2.1 Recreation

The parcel is bordered by a sidewalk along the entire west edge. Birdwatching and photography would be encouraged from the sidewalk. Providing access to the parcel with a short trail would not be recommended due to the high density of gopher tortoise burrows and the presence of burrowing owls.

3.2.2 Accessibility

The parcel would be visible from the sidewalk year-round. No pedestrian or vehicular access onto the parcel would be recommended. The parcel is within walking distance of many residences and commercial parking lots. Creating parking within the parcel would also not be recommended because of its small size and wildlife utilization. If this parcel is acquired along with other parcels in the area, Conservation Collier will coordinate with the City of Marco Island regarding parking. Depending on location, the City of Marco Island has offered to assist in providing off-street parking on pervious material and the installation of signage consistent with the City's Land Development Codes.

3.2.3 Aesthetic/Cultural Enhancement

This parcel is in the Urban Target Protection Area and has access from a public road. It provides wildlife viewing and greenspace in a neighborhood where nearly every lot is developed. The parcel is too small to accommodate trails but can be enjoyed from the sidewalk/road.

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 75% of the parcel has been cleared and contains mowed bahiagrass and weeds. The remaining un-mowed areas of the lot contain approximately 50% invasive/nuisance plant coverage

including: guinea grass, Durban crowfootgrass, and rosary pea. Removal of the exotic plants and portions of the bahiagrass field and extensive replanting of native plants will be necessary to restore native plant communities. Removal of the invasive/nuisance plants must be executed without the use of heavy machinery within 25 feet of any of the gopher tortoise burrows. Management/restoration of the bahiagrass field must take into consideration the effects any management/restoration will have on the gopher tortoises and burrowing owls utilizing the parcel.

3.3.1.2 Prescribed Fire

Even if the parcel is restored, fire would not be a feasible management tool given its size and urban location.

3.3.2 Remediation and Site Security

No major site security issues appear to exist within the parcel. “No dumping” signage and educational signage regarding the importance of the parcel for native wildlife could be installed.

3.3.3 Assistance

Monitoring of, and some management assistance for, the listed wildlife on this parcel will be provided by the Audubon of the Western Everglades. Funding assistance for invasive/nuisance plant removal and native plantings may be sought from the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service Partners for Fish and Wildlife Program.

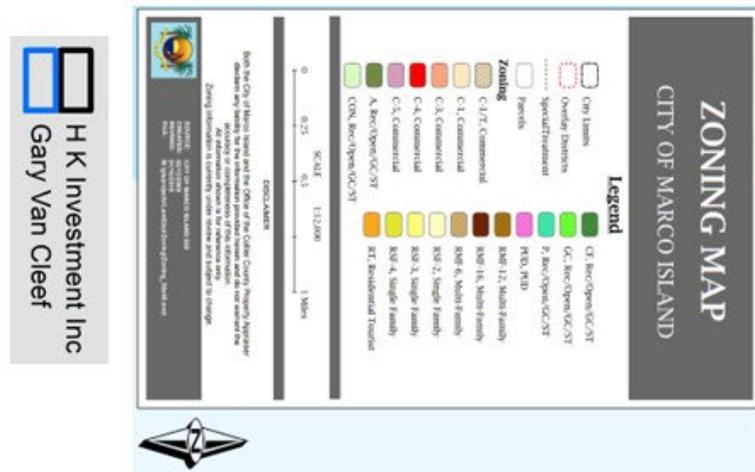
3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is zoned C-3 – Commercial Intermediate. A C-3 district is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment. The Future Land Use of the parcel is Community Commercial. Because of the limited availability of commercially zoned property on Marco Island, this parcel is vulnerable to development.

3.4.2 Development Plans

The parcel is not currently planned for development; however, its location near developed commercial lots along a busy roadway and its zoning makes it vulnerable to development. Although the listed species present on the parcel may make development cost prohibitive, development is still possible.



H K Investment Inc
 Gary Van Cleef

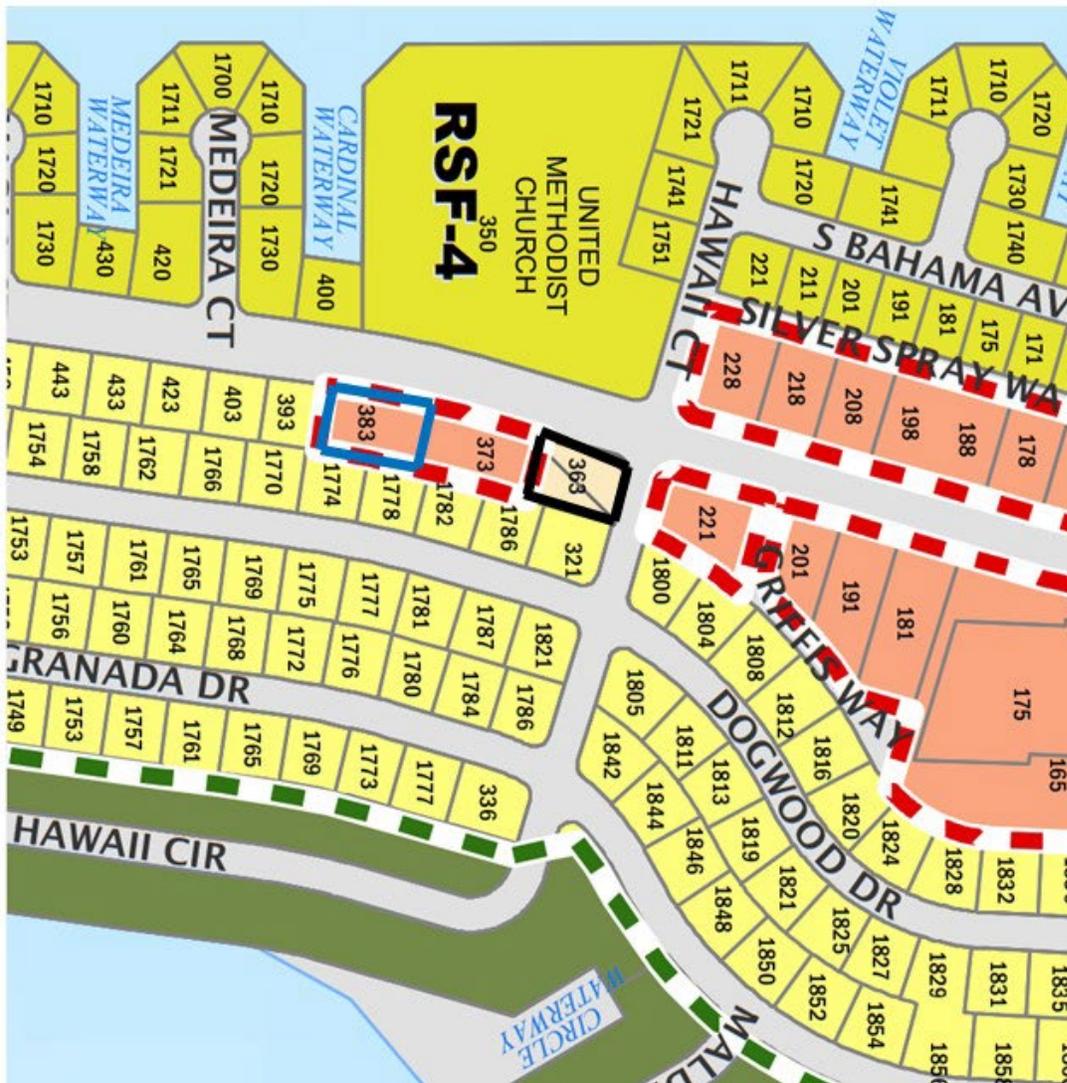


Figure 18 – Zoning
 The parcel is zoned C-3 – Commercial, Intermediate.

CITY OF MARCO ISLAND 2040 COMPREHENSIVE PLAN	2040 FUTURE LAND USE MAP	M-1
---	-----------------------------	-----

LEGEND

LOW DENSITY RESIDENTIAL	VILLAGE COMMERCIAL
MEDIUM DENSITY RESIDENTIAL	COMMUNITY COMMERCIAL
HIGH DENSITY RESIDENTIAL	TOWN CENTER / MIXED USE
RESORT / RESIDENTIAL	HEAVY COMMERCIAL
COMMUNITY FACILITY	PRESERVATION / CONSERVATION-PRIVATE
PLANNED UNIT DEVELOPMENT	PRESERVATION / CONSERVATION-PUBLIC
	CITY LIMITS

	H K Investment Inc
	Gary Van Cleef

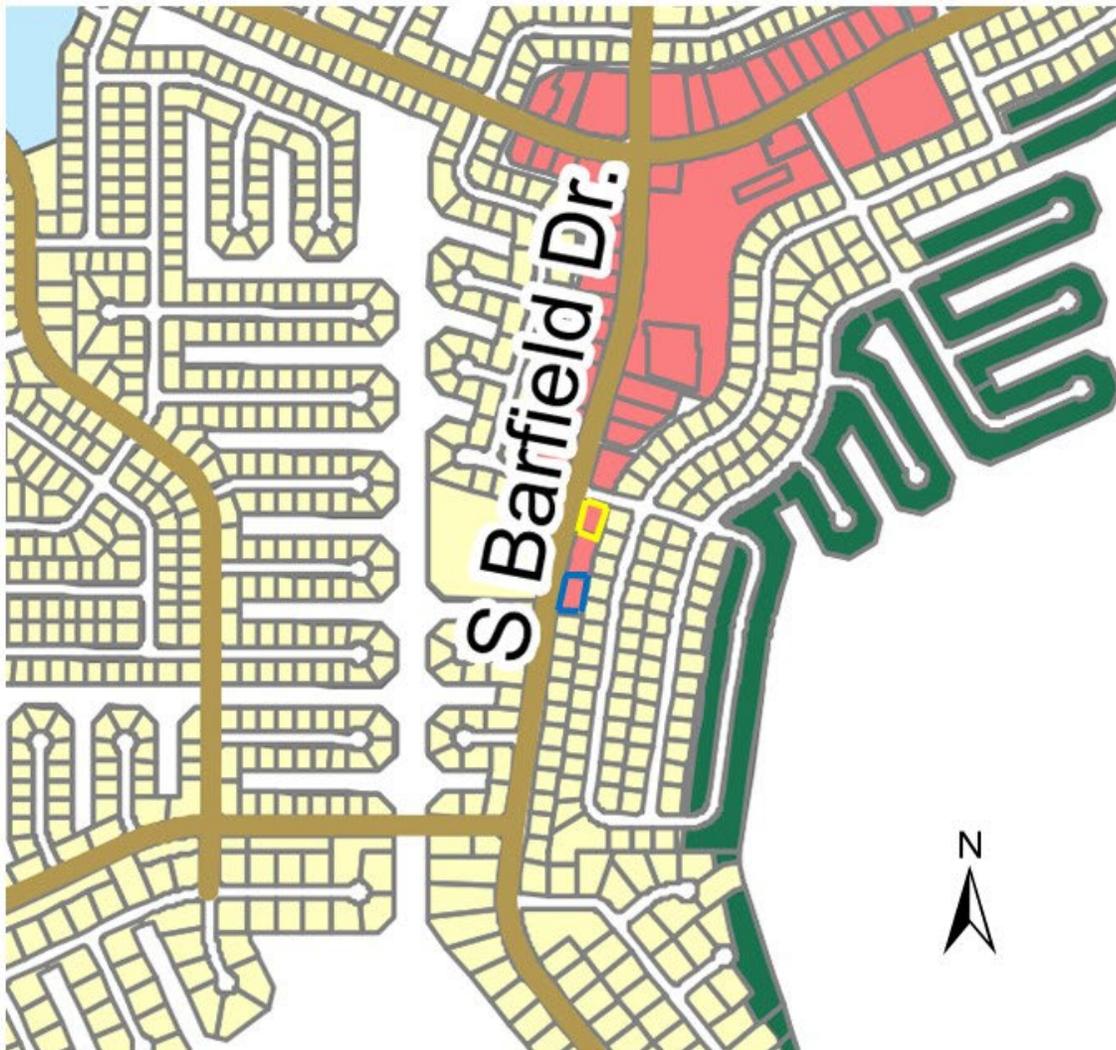


Figure 19 –Future Land Use

4. Acquisition Considerations

Although individually they are small, acquisition of this parcel and the parcel directly adjacent to the Anney/Barfield property (HK Investment) would bring the area of contiguous, protected gopher tortoise, burrowing owl, and migratory bird habitat along S. Barfield Dr. to 2.93 acres. This would amount to a larger preserved area than Conservation Collier’s existing 2.45-acre Otter Mound Preserve.

5. Management Needs and Costs

Table 6 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$250	\$100	Initial estimate is \$500/acre; annual is \$200/acre
Native plantings	\$2,000	\$200	Cost may be greater if irrigation is required
Signage	\$2,000	\$100	Educational signage and signage denoting the property as Conservation Collier preserve
TOTAL	\$4,250	\$400	

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

Property Name: Van Cleef			
Target Protection Mailing Area: Marco Island			
Folio(s): 57190280000			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	37	23
2 - Human Value	80	37	46
3 - Restoration and Management	80	46	57
4 - Vulnerability	80	69	86
TOTAL SCORE	400	189	47

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

c. 25 - 50% infestation	30	30	guineagrass; carrotwood
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	100	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	gopher tortoise; burrowing owl
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	20	large density of gopher tortoise burrows
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	0	
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		Priority 6 area
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10		
e. Parcel does not provide opportunities for surface water quality enhancement	0	0	
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10		
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		

c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0	0	
1.4 - ECOSYSTEM CONNECTIVITY	200	0	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	140	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	37	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20	0	
b. Fishing	20	0	
c. Water-based recreation (paddling, swimming, etc)	20	0	
d. Biking	20	0	
e. Equestrian	20	0	
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	100	
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	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			

a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20	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	10	
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
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	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	130	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	37	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	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	does not contain fire dependent communities

b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	50	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50	50	Parcel is easily accessible from sidewalk and major road. May have some limited human conflict due to dumping and litter
b. Moderate site remediation or human conflict issues predicted (Please describe)	20		
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	5	
3.3.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	AWE
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	100	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	46	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	130	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30	30	
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		

c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	25	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10	10	
b. Parcel is along a major roadway	10	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	
VULNERABILITY TOTAL SCORE	180	155	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	69	

8. Additional Site Photos



Northwest corner of property



Eastern boundary of parcel in northeast corner



View looking southeast



Eastern boundary of parcel in southeast corner



Carrotwood and guineagrass



Oak along southern boundary



Southern border of parcel – photo taken inside parcel looking south



Wild coffee under oaks along northeast boundary



Western side of adjacent property north of parcel



Eastern side of adjacent property north 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 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 13 - 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.