

Conservation Collier Initial Criteria Screening Report

1063 Shadowlawn



Owner Name: 1063 Shadowlawn LLC

Size: 1.89 acres

Folio Number: 61832240006

Staff Report Date: December 4, 2024

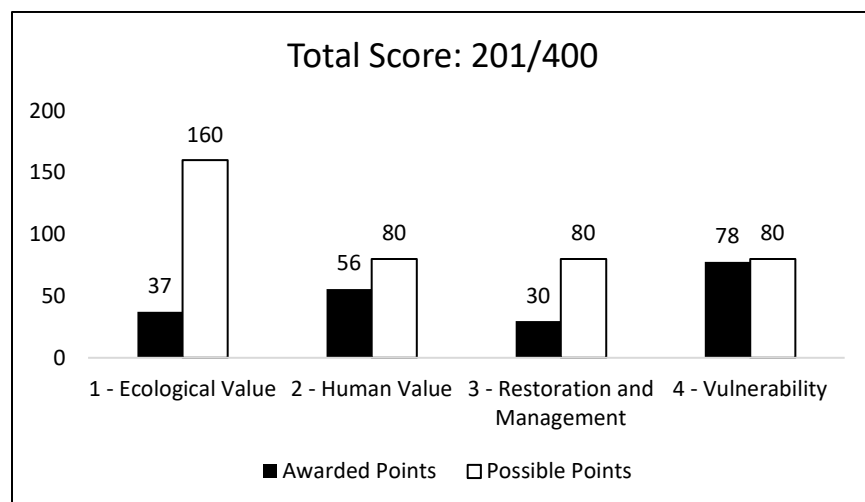


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location 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

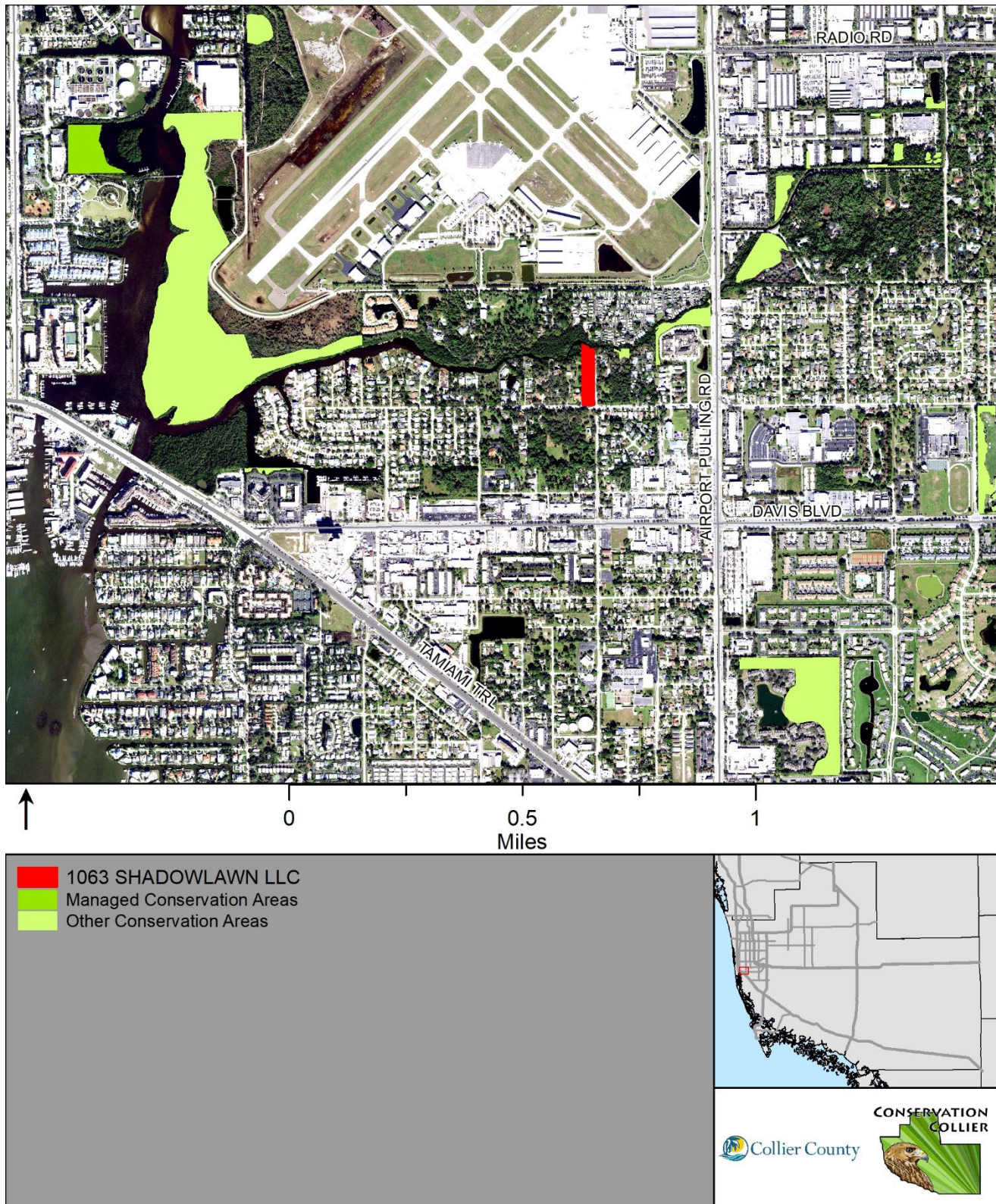


Figure 1 - Parcel Location Overview

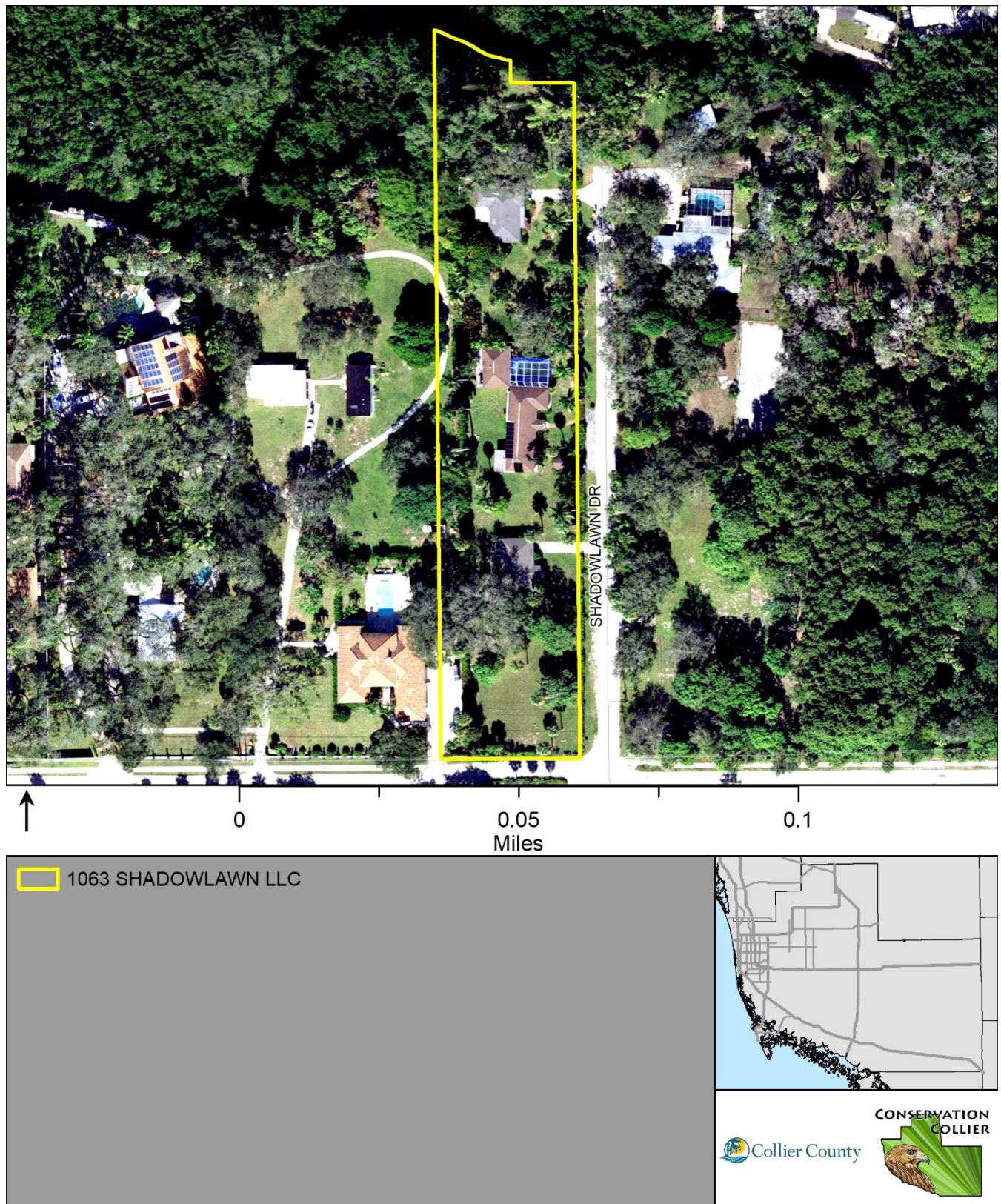


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	1063 Shadowlawn	1063 Shadowlawn LLC
Folio Number	61832240006	
Target Protection Area	Urban	Not within a Target Protection Mailing Area
Size	1.89 acres	
Section, Township, and Range	S2, Twn 50, R25	
Zoning Category/TDRs	RMF-6	Maximum density is 6 units per acre
FEMA Flood Map Category	AE	High-risk flood zone with a 1% annual chance of flooding
Existing structures	Homes, pool, shed, small dock, fish cleaning table, concrete boat ramp, 6-8 ft tall cinderblock wall along west boundary	3 homes – 2 are not occupied; 1 has a pool and pool house; Small metal shed; Small dock, cleaning table, and ramp appear older, need inspection to see if acceptable for public use; cinderblock wall runs the length of the entire west boundary
Adjoining properties and their Uses	Development, Rock Creek, and vegetation	Developed lots with homes to the east, west, and south; however to the south and east, the lots are not fully developed and still contain large trees and some understory; Rock Creek to the north
Development Plans Submitted	None	None submitted, but currently developed and will be developed if not acquired.
Known Property Irregularities	Utility connections	3 active sewer connections to the homes on the property (and an unused one north of the others). City of Naples Utilities has potable water lines running parallel to the property line in the ROW providing service as well.
Other County Dept Interest	None known	Parks and Recreation was contacted to see whether there may be interest in the parcel to provide public non-motorized vessel water access to Rock Creek

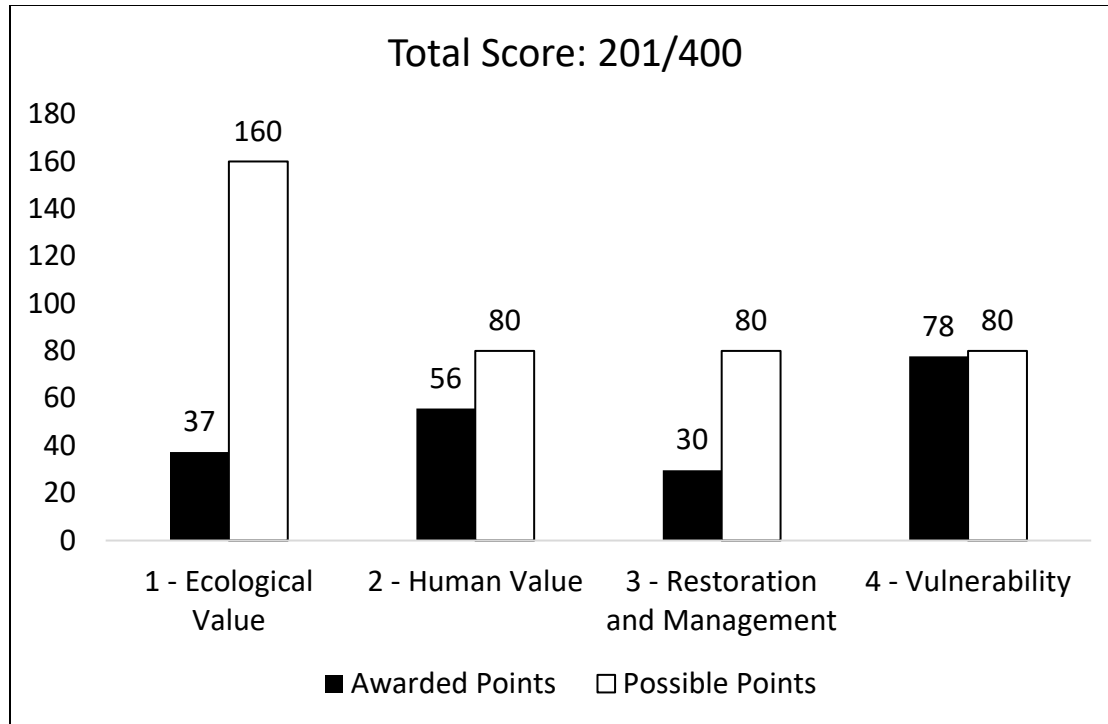


Figure 3 - Secondary Criteria Score

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	11	27	40%
1.3 - Water Resources	16	27	60%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	56	80	70%
2.1 - Recreation	17	34	50%
2.2 - Accessibility	34	34	100%
2.3 - Aesthetics/Cultural Enhancement	4	11	38%
3 - Restoration and Management	30	80	37%
3.1 - Vegetation Management	21	55	38%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	78	80	97%
4.1 - Zoning and Land Use	58	58	100%
4.2 - Development Plans	20	22	90%
Total	201	400	50%

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 this property, appraisals by separate independent Real Estate Appraiser will be obtained at that time. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required for the 1063 Shadowlawn parcel, which has an initial estimated valuation over \$500,000; 2 independent Real Estate Appraisers will value the subject property and the average of those two appraisal reports will be used to determine the offer made to the seller.

Table 3. Assessed & Estimated Value

Property owner	Address	Acreage	Assessed Value*	Estimated Value**
1063 Shadowlawn LLC	1063 Shadowlawn Dr., Naples, FL 34104	1.89	\$2,034,249	TBD

* Assessed Value is obtained from the Property Appraiser’s Website.

**The Estimated Value for the parcel will be obtained from the Collier County Real Estate Services Department prior to BCC ranking.

2.2.1 Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. This parcel is zoned Residential Multi Family – 6 (RMF-6). Maximum density is 6 unit per acre.

2.3 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**

Parcel does not contain CLIP Priority 1 Natural Community. Mapped as Residential, Medium Density and Mangrove Swamp; individual mangroves are present lining the creek, but their presence cannot be considered a Mangrove Swamp Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **NO**

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **NO**

No native, natural communities were observed on site.

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 accessible via Estey Ave. and Shadowlawn Dr. A short hiking trail could be established as well as a fishing platform and non-motorized vessel launch.

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**

Contains a small amount of mapped hydric soils, but very small among of wetlands adjacent to creek. Mapped as a moderate aquifer recharge area. Parcel provides storm surge protection along Rock Creek.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

The parcel provides little to no habitat for wildlife.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link, or habitat corridor? **NO**

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **NO**

The 1063 Shadowlawn parcel met 2 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

No intact native plant communities were identified on 1063 Shadowlawn parcel. Nearly the entire property has been cleared and consists of a mowed lawn with primarily non-native trees and shrubs - except for several large, mature live oaks (*Quercus virginiana*), several scattered cabbage palms (*Sabal palmetto*), white (*Laguncularia racemosa*) and red (*Rhizophora mangle*) mangroves along the edge of Rock Creek, and several royal palms (*Roystonea regia*) west of the middle home and lining the eastern boundary of the parcel.

Non-native plants observed include copper leaf (*Acalypha wilkesiana*), bamboo (*Bambus* sp), Norfolk Island pine (*Araucaria heterophylla*), weeping fig (*Ficus benjamina*), mango (*Mangifera indica*), climbing fig (*Ficus pumila*) bamboo palm (*Chamaedorea seifrizii*), areca palm (*Dypsis lutescens*), pencil tree (*Euphorbia tirucalli*), white mulberry (*Morus alba*), frangipani (*Plumeria obtusa*), fivefingers (*Syngonium angustatum*), and coconut palm (*Cocos nucifera*). The weeping fig forms a hedge around the south and west boundaries of the parcel. The climbing fig forms a hedge along a large portion of the western side of the property along the cinderblock wall.

Non-native, invasive plants encountered include Brazilian pepper (*Schinus terebinthifolia*), lead tree (*Leucaena leucocephala*), carrotwood (*Cupaniopsis anacardioides*), guineagrass (*Urochloa maxima*), Australian pine (*Casuarina* sp), wedelia (*Sphagneticola trilobata*), and air-potato (*Dioscorea bulbifera*)

The state endangered cardinal air plant (*Tillandsia fasciculata*) was observed on the parcel during the site visit.

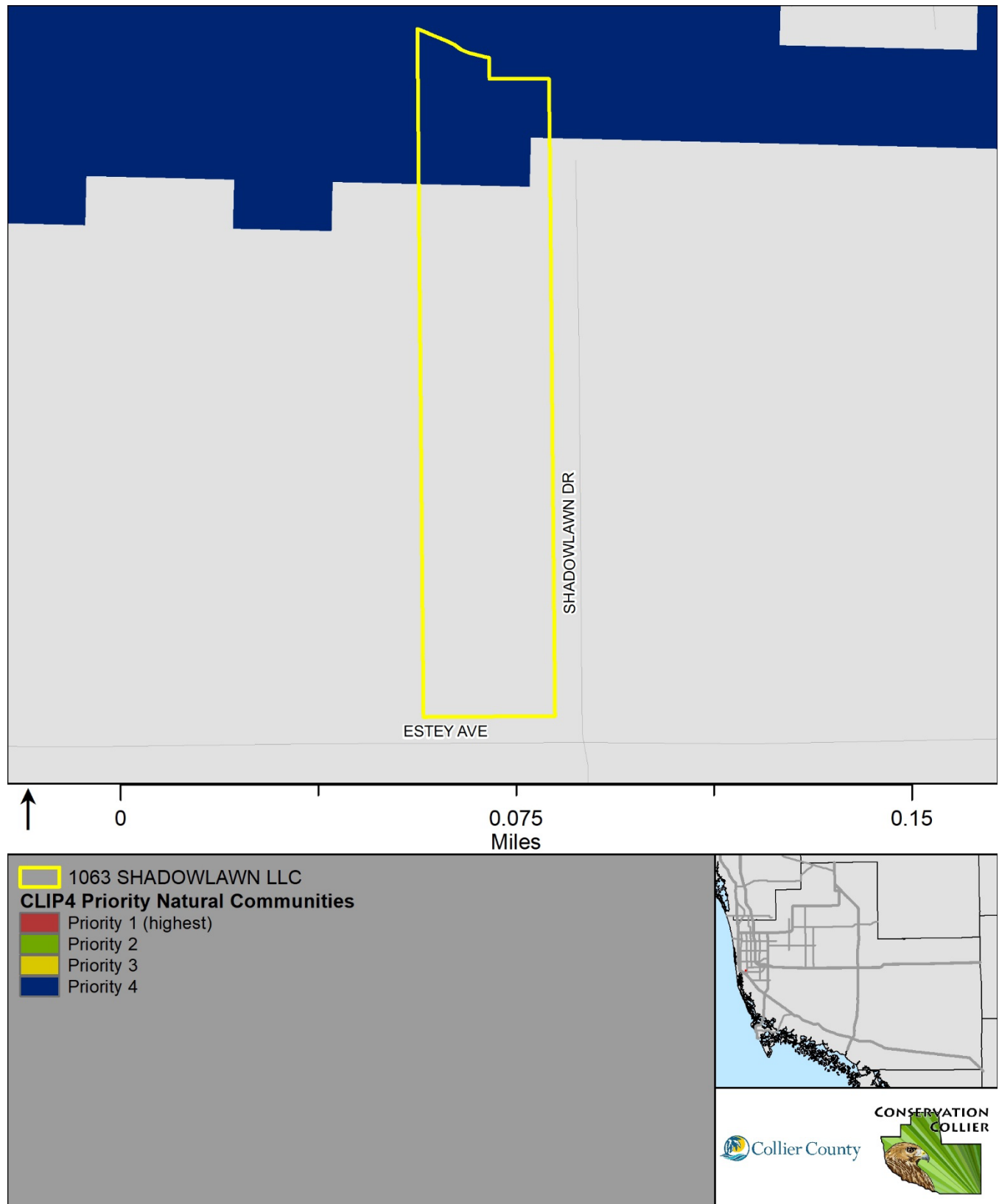


Figure 4 - CLIP4 Priority Natural Communities

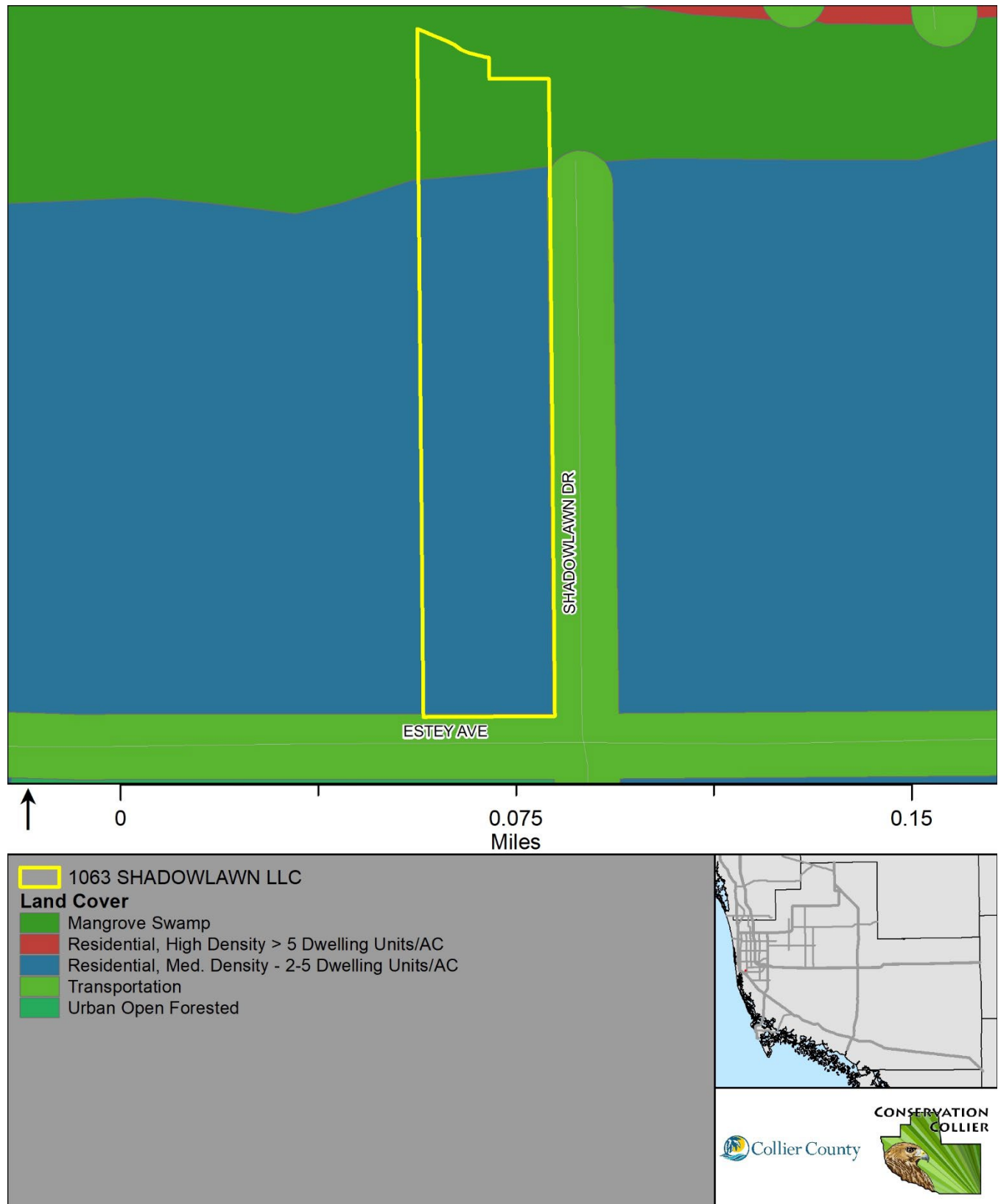


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Parcel looking north from southern boundary

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 2-6 focal species to utilize the property near Rock Creek. The property is in a developed, urban area. The shoreline of the parcel could provide foraging habitat for listed wading birds.

No listed wildlife was observed or previously noted on the property.

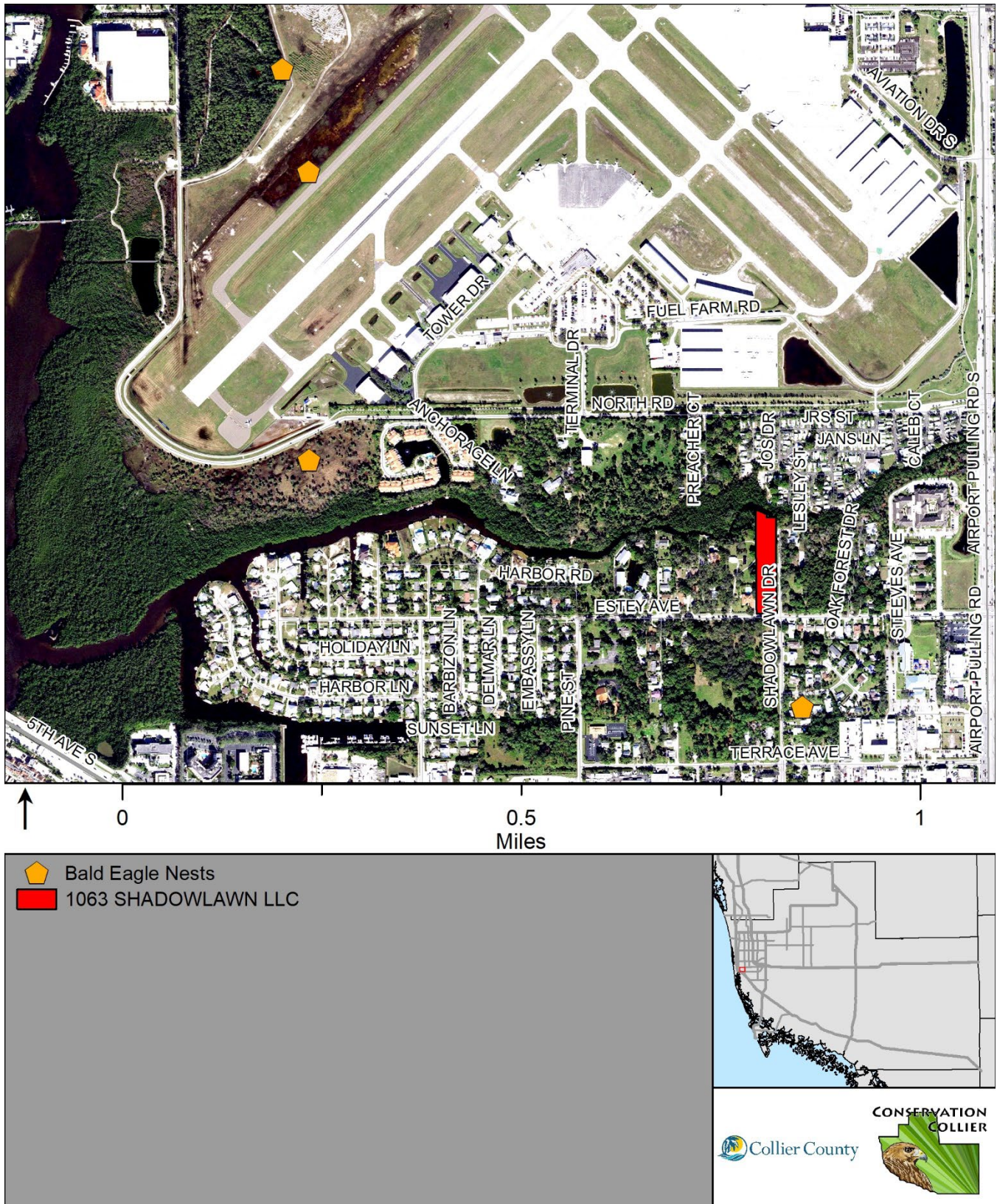


Figure 7 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

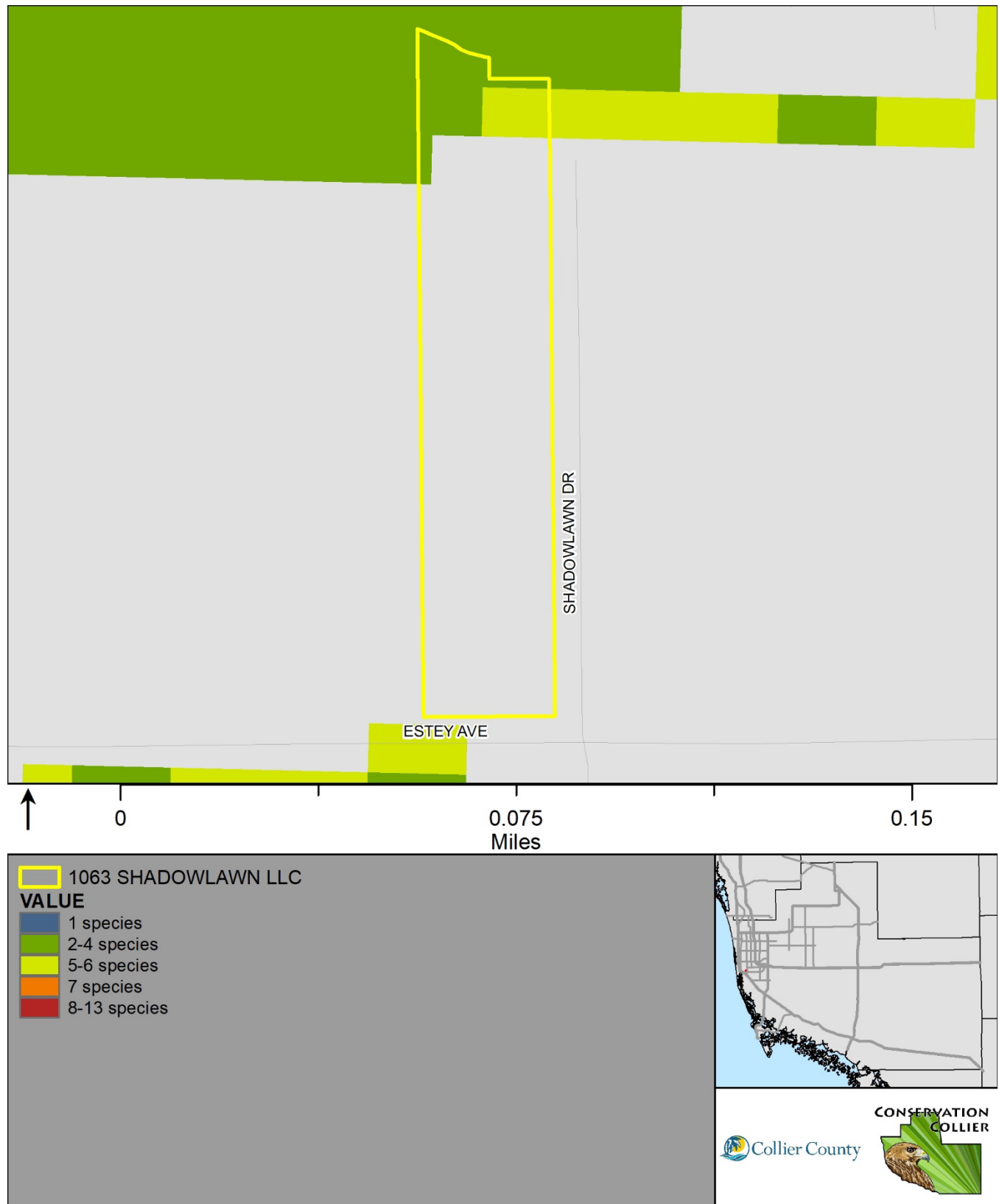


Figure 8 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The parcel does not hold water during the wet season but does provide moderate aquifer recharge capacity and storm surge protection along Rock Creek. Although approximately 6% of the soils are mapped as hydric “Durbin and Wulfurt Mucks, Frequently Flooded”, there are only a small amount of wetlands directly adjacent to the creek.

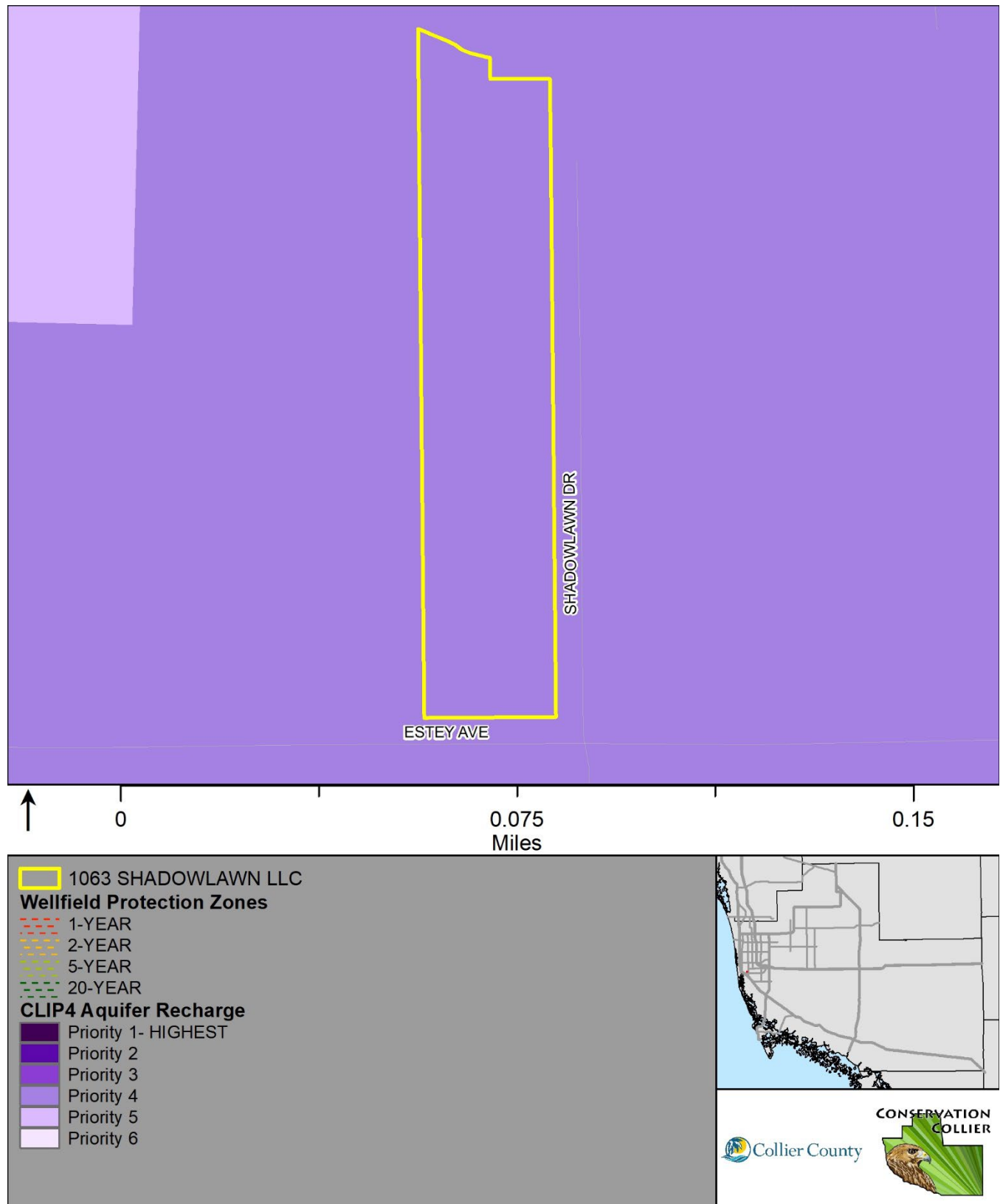


Figure 9 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

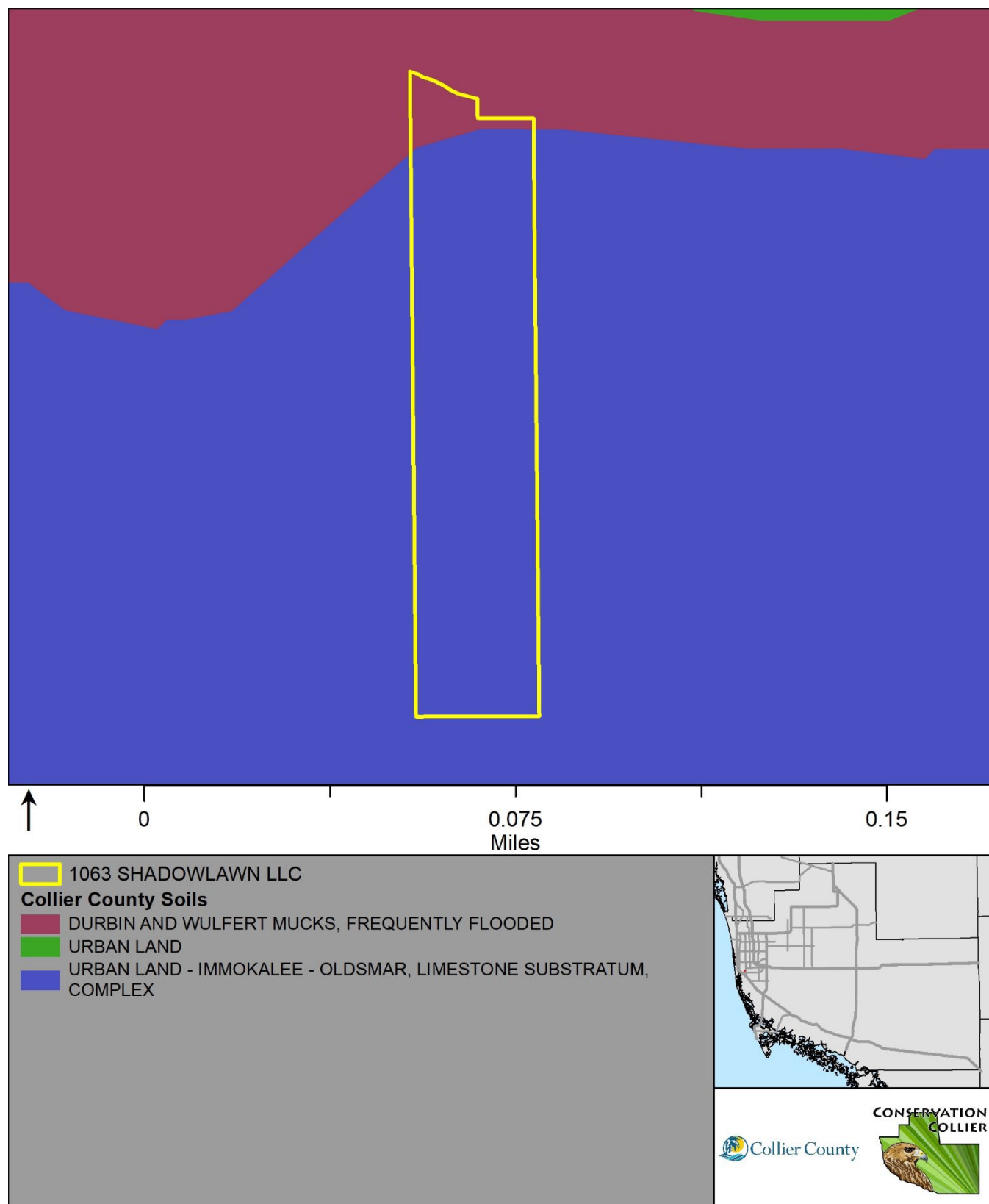


Figure 10 - Collier County Soil Survey

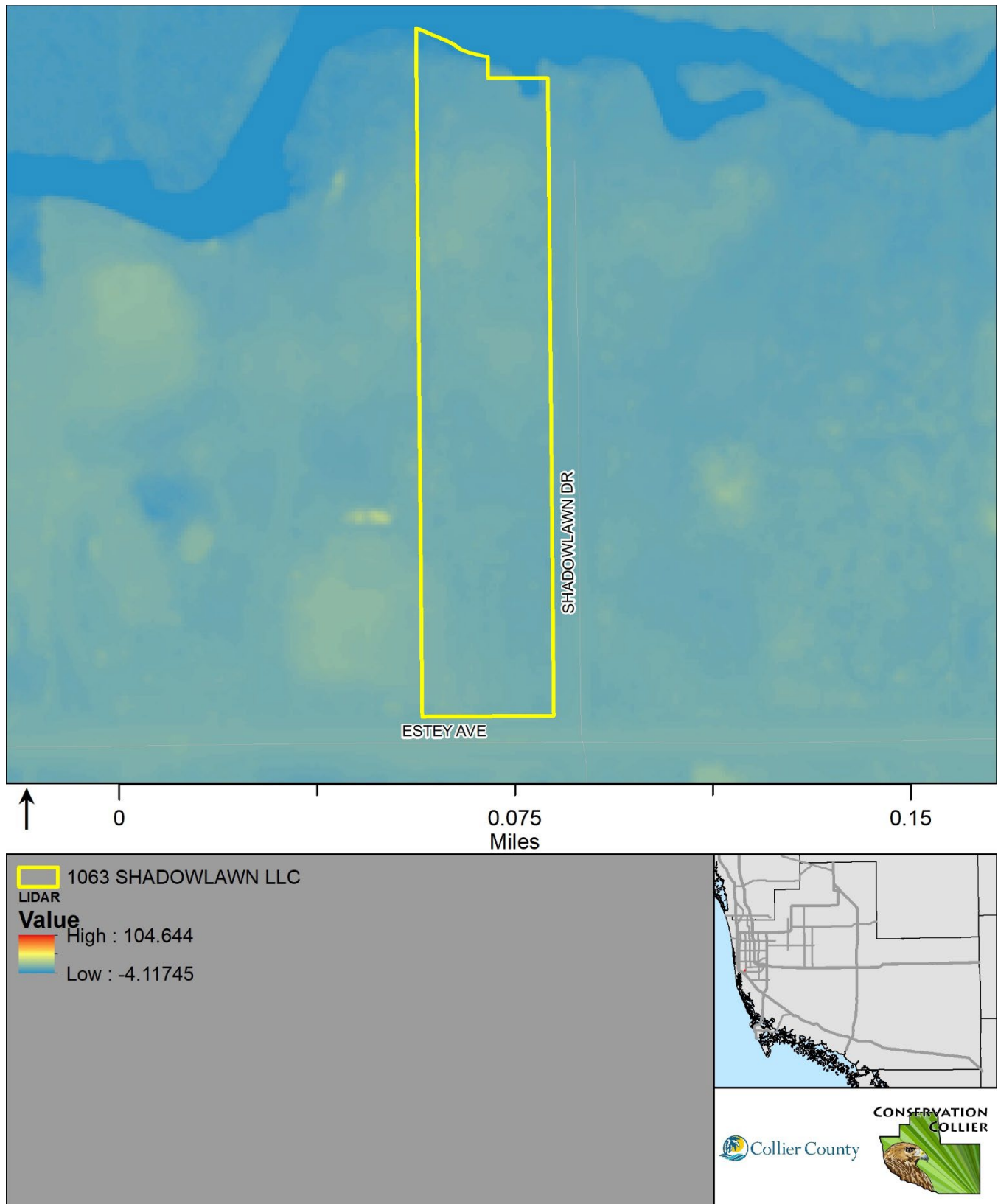


Figure 11 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel does not directly connect to existing conservation lands.

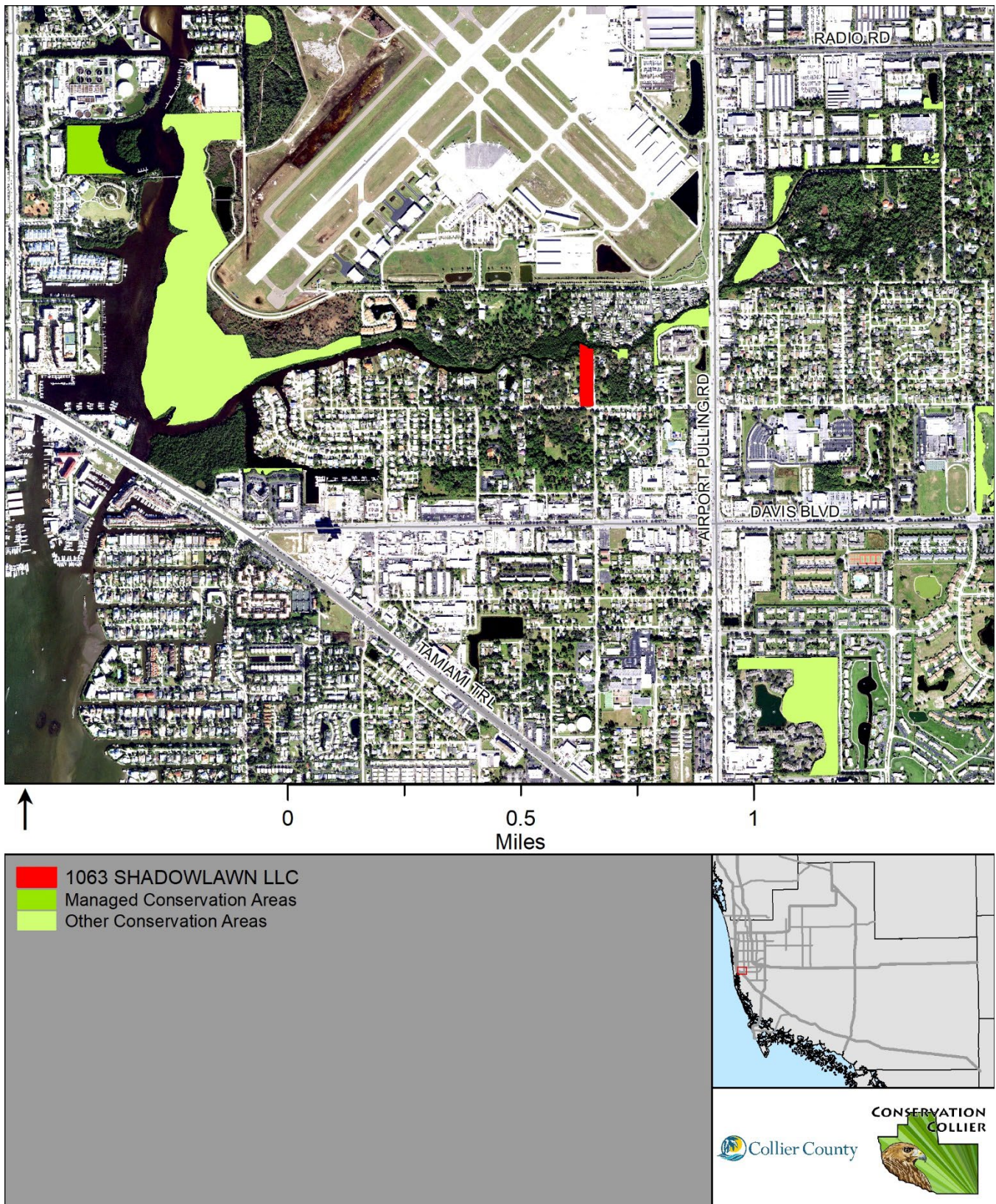


Figure 12 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel would provide year-round access for recreational activities including fishing, paddling, hiking, and bird watching.

3.2.2 Accessibility

The site is directly accessible from Shadowlawn Dr. and Estey Ave. On-site parking would could be provided with little improvement.

3.2.3 Aesthetic/Cultural Enhancement

This parcel contains several large, mature live oaks. Although no archeological evidence has been identified on the parcel, archeological and historical sites have been recorded in the Florida Master Site File of the Florida Department of State Division of Historical Resources to the east and north of the parcel.

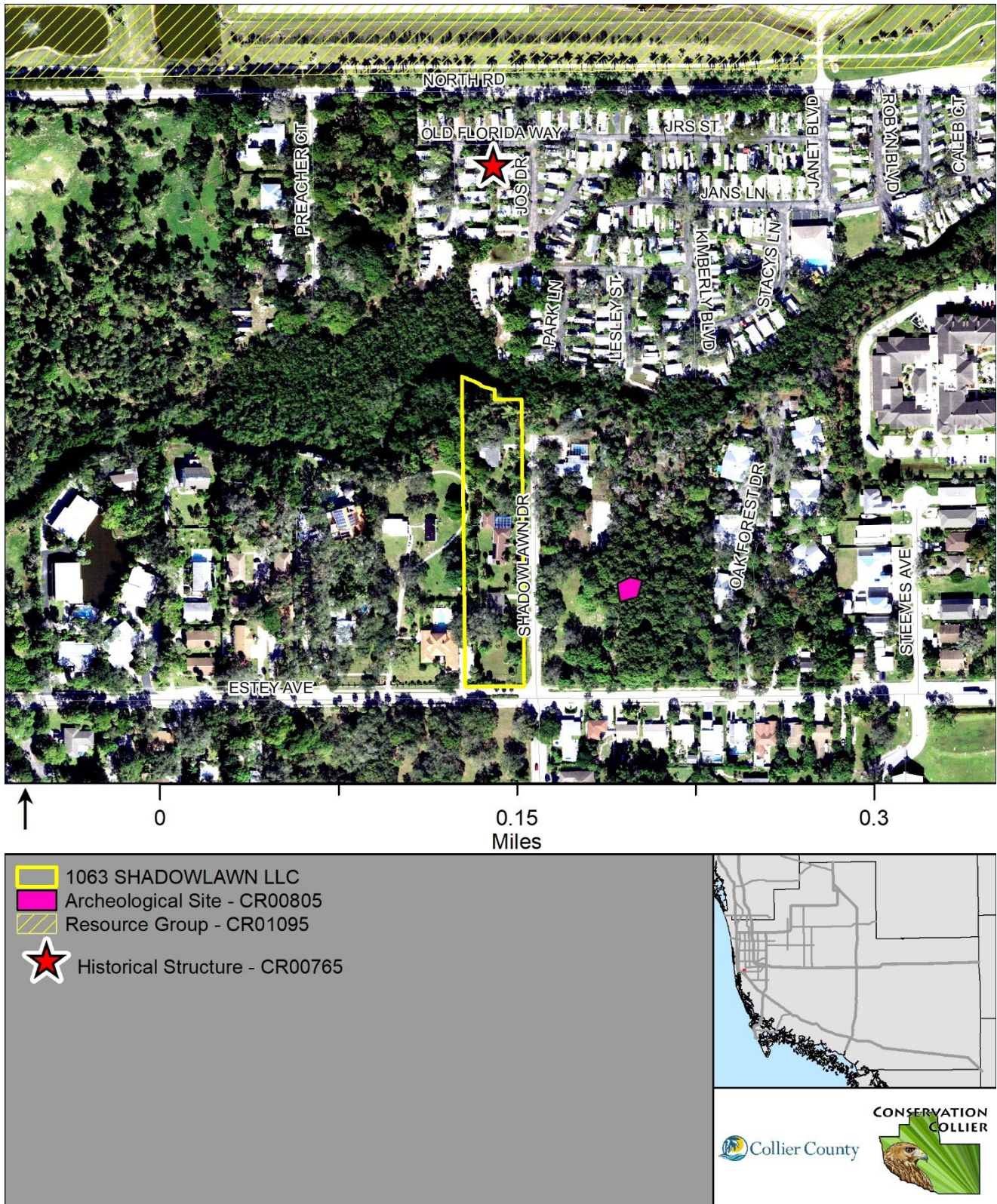


Figure 13 – Florida Master Site File Resource Locations

3.3 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation rates are at approximately 25% on this parcel. Invasive plants encountered include Brazilian pepper, lead tree, carrotwood, guineagrass, Australian pine, wedelia, and air-potato. The exotic vegetation should be completely removed from site in order to allow for planting of natives.

3.3.1.2 Prescribed Fire

This parcel does not contain fire maintained plant communities.

3.3.2 Remediation and Site Security

The parcel requires exotic plant removal and re-planting of natives.

3.3.3 Assistance

The seller has verbally committed to removing the structures and constructing a dock on the property for public use should Conservation Collier acquire the parcel.

3.4 Vulnerability

3.4.1 Zoning and Land Use

This parcel is zoned RMF-6, which allows 6 units per acre.

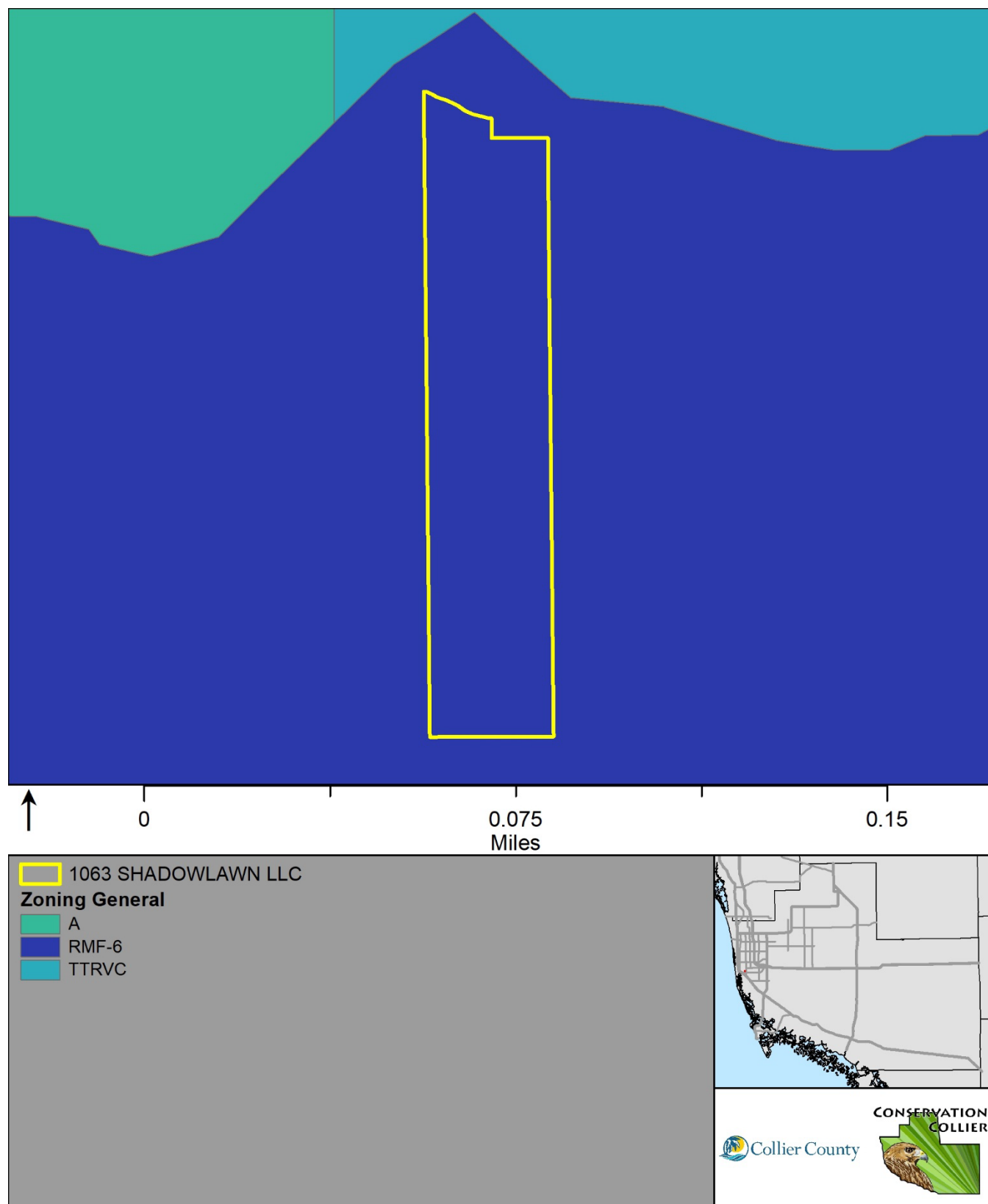


Figure 14 - Zoning



Figure 15 – Future Land Use

3.4.2 Development Plans

There are currently 3 homes on the parcel. Although no new development plans exist, the Seller will further develop the parcel should Conservation Collier not acquire it.

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.

The seller has verbally committed to removing the structures and constructing a dock on the property for public use should Conservation Collier acquire the parcel.

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	\$50,000	\$300	Initial removal assumes cutting and removing from site.
Native Planting	\$10,000	N/A	
Restrooms	\$150,000	\$2,000	Annual recurring cost for electricity and water/sewer
Signage	\$5,000	N/A	
Total	\$215,000	\$2,300	

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: 1063 Shadowlawn			
Target Protection Mailing Area: N/A			
Folio(s): 36867840105			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	37	23
2 - Human Value	80	56	70
3 - Restoration and Management	80	30	37
4 - Vulnerability	80	78	97
TOTAL SCORE	400	201	50

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	Tillandsia fasciculata
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40		
c. 25 - 50% infestation	30	30	

d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	40	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40	40	
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	60	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
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	20	Rock Creek
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		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	small portion in the NW corner
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10	10	
d. Parcel does not provide floodplain management benefits	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	60	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20	20	
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	120	
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	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	10	
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	15	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5	5	
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	195	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	56	

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	No fire dependent communities
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	20	

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	20	tresspass, vandalism, dumping
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	65	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	30	

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	RMF-6
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	45	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20	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		
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	175	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	78	

8. Additional Site Photos



View of parcel looking south off Shadowlawn Dr. towards Estey Ave.



View of parcel looking north off Shadowlawn Dr. towards Rock Creek



Creeping fig hedge along western boundary



Large live oak on southern section of property



Southern-most home - uninhabited



South side of middle home - uninhabited



View looking south to Estey Ave. from driveway of southern-most home



View of back of middle home and pool house looking north



Large unidentified shrub/tree along western boundary – possibly a non-native Ficus



Copperleaf along western boundary



View looking north towards northern-most home



Large oak on south side of parcel



Cinderblock wall and vines along western boundary



Large lead tree behind northern-most home



South side of northern-most home - inhabited



View of oaks, cinderblock wall, and shed just north of northern-most home



Large Australian pine between northern-most home and Rock Creek



Fish cleaning table near Rock Creek



View looking north towards Rock Creek



Small dock north of fish cleaning table



Coconut palm and mangroves along Rock Creek



Concrete boat launch into Rock Creek



Norfolk Island pines along Rock Creek

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 8 - CLIP4 Potential Habitat Richness

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

Figure 9 - 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.