

Conservation Collier - Cycle 12A Property Summaries

Table of Contents

Cycle 12A Properties

Matlalatl LLC	pg. 2
North Belle Meade Preserve Project – Murawski Trust	pg. 4
North Belle Meade Preserve Project – Volpe Trust	pg. 7
Pepper Ranch Preserve Project – Rosbough Enterprises	pg. 10
Symphony Properties LLC	pg. 12
Dr. Robert H. Gore III Multi-Parcel Project	pg. 14
Panther Walk Preserve Multi-Parcel Project	pg. 17
Red Maple Swamp Preserve Multi-Parcel Project	pg. 20
Winchester Head Preserve Multi-Parcel Project	pg. 22

B-List Properties from Cycles 11A and 11B

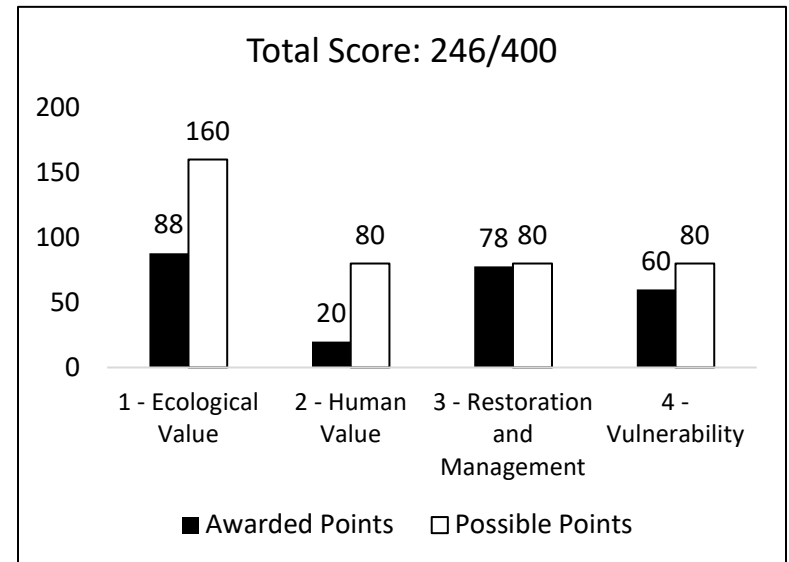
Dombrowski	pg. 24
H C & J S Adams Trust	pg. 26
Hoffman	pg. 28
Mcllvane Marsh Preserve Project - Connection Investors	pg. 30
Sanitation & Bethune Rd Parcels (Barron Collier Partnership)	pg. 32

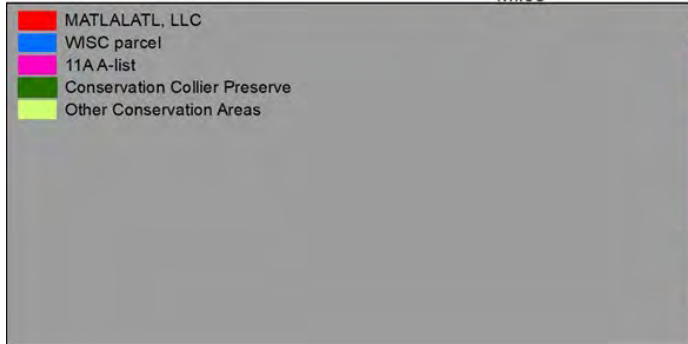
Property Name: Matlalatl, LLC
Target Protection Area: Urban
Total Estimated Market Value: TBD

Owner(s): Matlalatl, LLC
Acreage: 2.83 acres

Highlights:

- **Location:** Horr’s Island (AKA Key Marco) - 1079, 1085, and 1091 Blue Hill Creek Dr.
- **Met 4 out of 6 Initial Screening Criteria:** Native plant communities; water resource value; biological and ecological value; conservation land enhancement
- **Habitat:** Mangrove swamp; maritime hammock
- **Listed Plants:** None observed
- **Listed Wildlife:** Gopher tortoise burrows observed; probable use by listed wading birds
- **Water Resource Values:** Primarily wetlands; storm surge protection
- **Connectivity:** Adjacent to Rookery Bay NERR to the north
- **Access:** Public access to adjacent roadway via gated entrance with fee. Under current HOA by-laws, public access trails would not be allowed on parcels.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$570 and ongoing annual estimated at \$280; Signage estimate is \$200; Annual HOA fee is \$18,600; Annual CDD fee is \$4,800; Capital Contribution Fee upon acquisition is \$18,000
- **Partnership Opportunities:** Audubon of Western Everglades – gopher tortoise
- **Zoning/Overlays:** City of Marco Island PUD; Deltona Settlement lands
- **Surrounding land uses:** Undeveloped single-family; conservation; roadway
- **All Criteria Score:** 246 out of 400; high restoration/management and vulnerability scores
- **Other Division Interest:** None known
- **Acquisition Considerations:** Lots are residential – under HOA by-laws can only be used for residential purposes, not recreational; fees for HOA and CDD would total \$23,400 annually.





Property Name: Murawski Trust

Target Protection Area: RFMUD – NBMO – NRPA - Sending

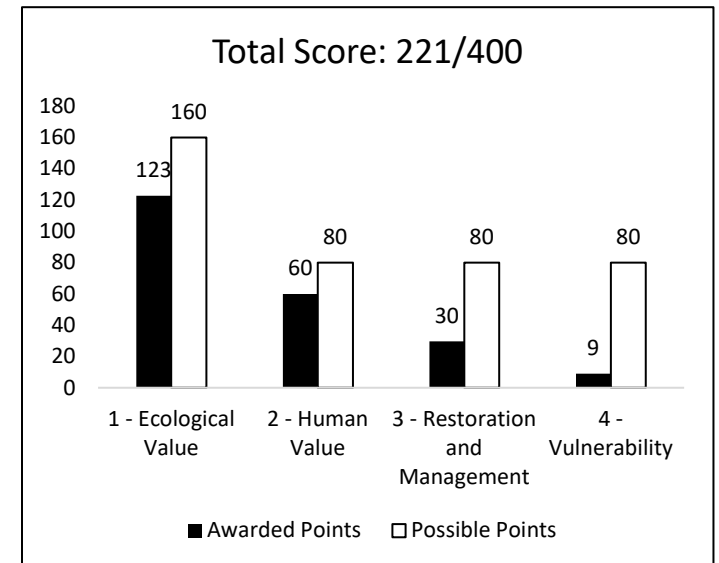
Total Estimated Market Value: TBD

Owner(s): Beverly Jean Murawski Trust

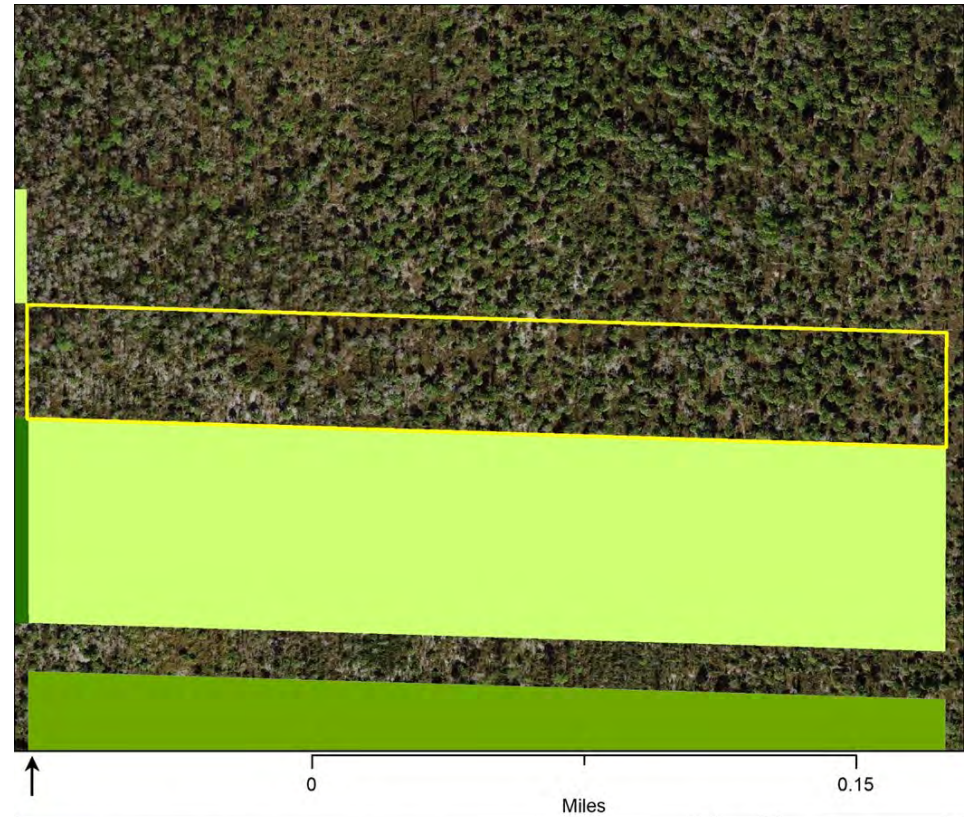
Acreage: 4.87 acres

Highlights:

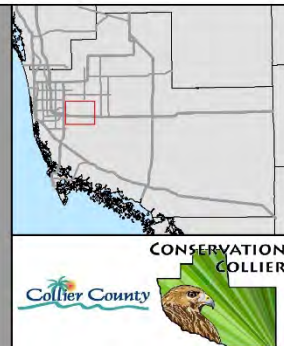
- **Location:** East and adjacent to Conservation Collier's North Belle Meade Preserve and north and adjacent to private conservation land
- **Met 4 out of 6 Initial Screening Criteria:** Native plant communities; protection of water resources; biological and ecological value; conservation land enhancement
- **Habitat:** Pine flatwoods; cypress
- **Listed Plants:** Giant air plant (*Tillandsia utriculate*)
- **Listed Wildlife:** Red Cockaded Woodpecker (RCW) observed on adjacent parcels - historic nesting/foraging habitat for endangered RCW; Panther telemetry indicates significant utilization
- **Water Resource Values:** Wetlands on portions, aquifer recharge, and sheet flow on property
- **Connectivity:** Contributes to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Provides an ecological link to the northern range expansion goals of the RCW Recovery Plan
- **Access:** Currently no public right of way access
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$2,000 and ongoing annual estimated at \$750; Cabbage Palm thinning and native re-planting estimated at \$3,000
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Agricultural; Rural Fringe Mixed Use Overlay-North Belle Meade Overlay-Sending within Natural Resource Protection Area (A-RFMUO-NBMO-NRPA-Sending)
- **Surrounding land uses:** Agricultural; conservation
- **All Criteria Score:** 221 out of 400; high ecological and human value scores
- **Other Division Interest:** Conservation Collier is coordinating with the Transportation Department regarding the Wilson Boulevard extension that may be aligned through property



- **Acquisition Considerations:**
 - Red Cockaded Woodpecker (RCW) has become quite rare in Collier County due to increased development. Property also has high utilization by the Florida panther.
 - LDC section 2.03.08.A describes that **RFMU Sending Lands** and are those lands that have the highest degree of environmental value and sensitivity; and are the principal target for preservation and conservation.
 - LDC section 2.03.08.B. states:
- The purpose and intent of the **Natural Resource Protection Area Overlay District (NRPA)** is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats.... **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.**



- BEVERLY JEAN MURAWSKI TRUST
- DELORAS C VOLPE REV TRUST
- Offer Accepted
- A-list (Cycle 11B)
- Conservation Collier Preserve
- Picayune Strand State Forest
- Other Conservation Areas



- BEVERLY JEAN MURAWSKI TRUST
- Conservation Collier Preserve
- Other Conservation Areas
- 11A A-list (Board Approved)



Property Name: Deloras C. Volpe Trust

Target Protection Area: RFMUD – NBMO – NRPA - Sending

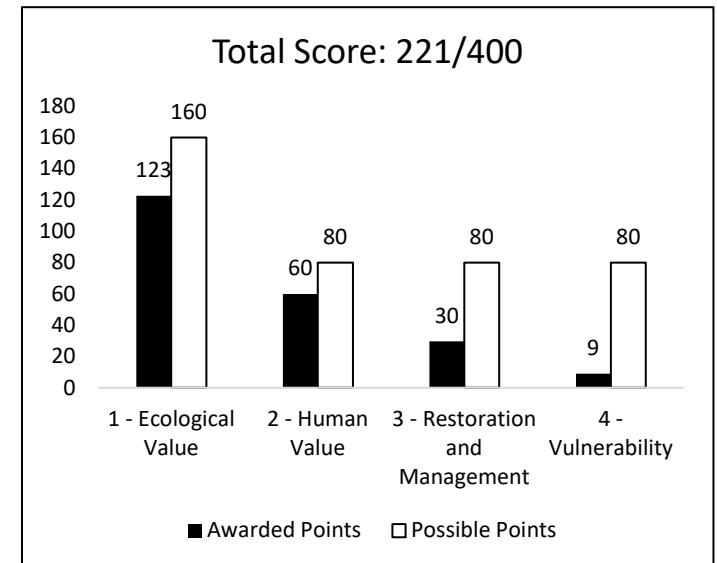
Total Estimated Market Value: TBD

Owner(s): Deloras C. Volpe Trust

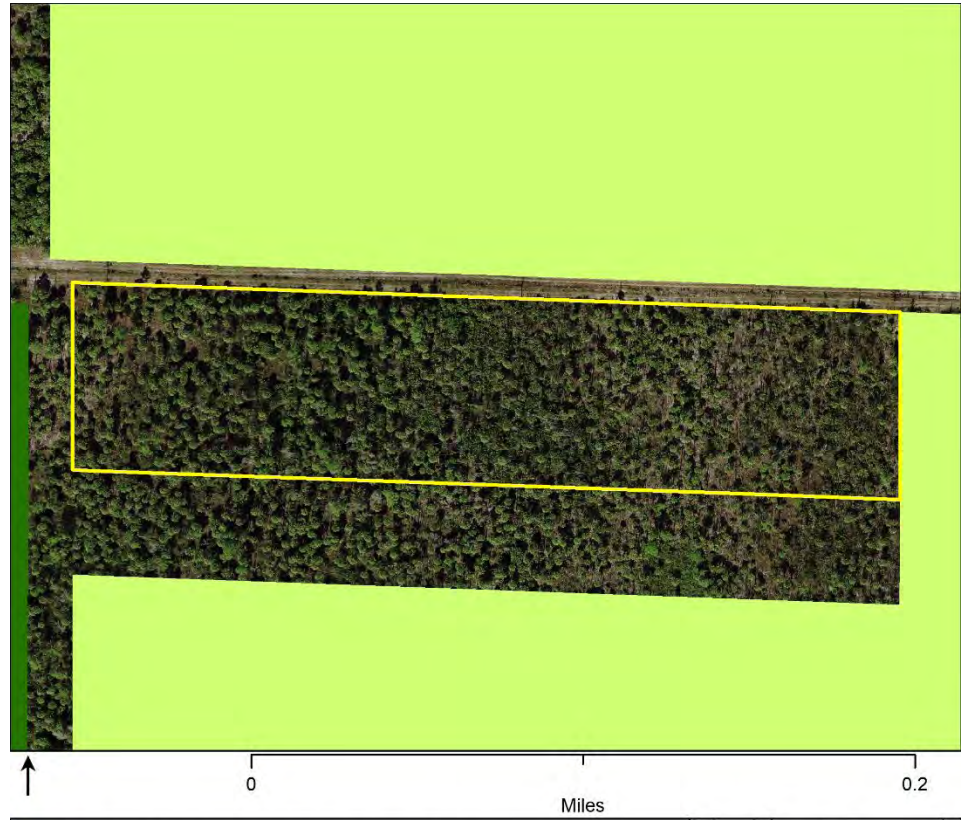
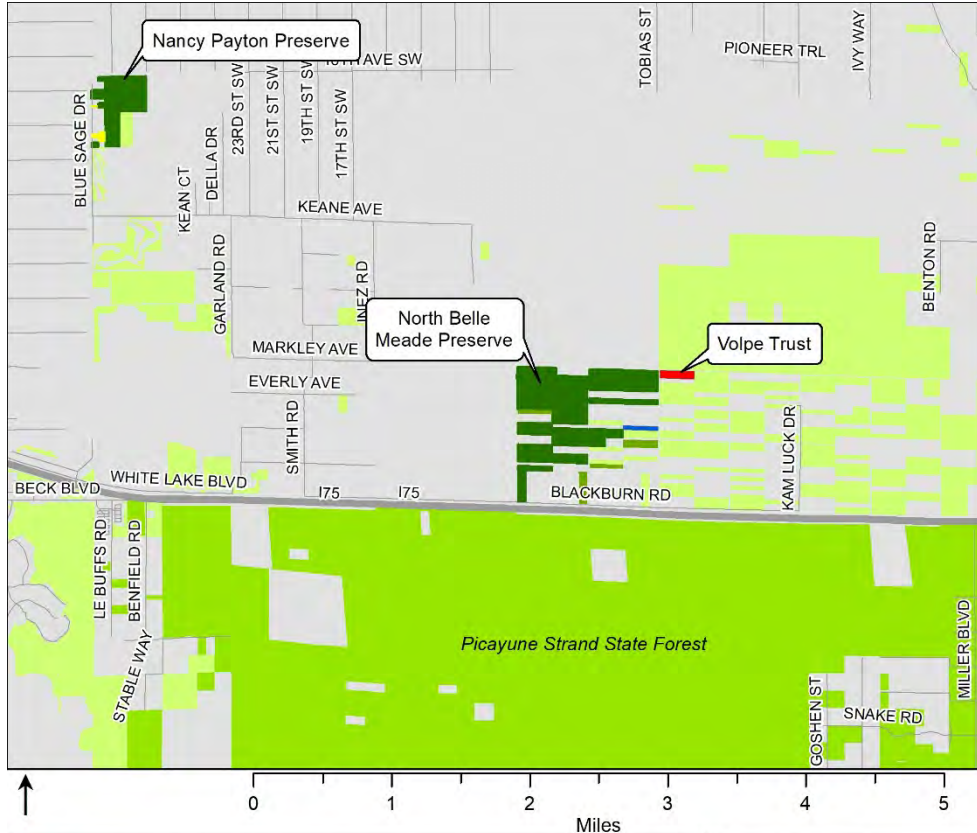
Acreage: 8.5 acres

Highlights:

- **Location:** East of and adjacent to Conservation Collier’s North Belle Meade Preserve and south and west of and adjacent to private conservation land
- **Met 4 out of 6 Initial Screening Criteria:** Native plant communities; protection of water resources; biological and ecological value; conservation land enhancement
- **Habitat:** Pine flatwoods; cypress
- **Listed Plants:** Giant air plant (*Tillandsia utriculate*)
- **Listed Wildlife:** Red Cockaded Woodpecker (RCW) observed on adjacent parcels - historic nesting/foraging habitat for endangered RCW; Panther telemetry indicates significant utilization
- **Water Resource Values:** Wetlands on portions, aquifer recharge, and sheet flow on property
- **Connectivity:** Contributes to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Provides an ecological link to the northern range expansion goals of the RCW Recovery Plan
- **Access:** Currently no public right of way access
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$4,000 and ongoing annual estimated at \$1,500; Cabbage Palm thinning and native re-planting estimated at \$6,000
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Agricultural; Rural Fringe Mixed Use Overlay-North Belle Meade Overlay-Sending within Natural Resource Protection Area (A-RFMUO-NBMO-NRPA-Sending)
- **Surrounding land uses:** Agricultural; conservation
- **All Criteria Score:** 221 out of 400; high ecological and human value scores
- **Other Division Interest:** Conservation Collier is coordinating with the Transportation Department regarding the Wilson Boulevard extension that may be aligned through property



- **Acquisition Considerations:**
 - Red Cockaded Woodpecker (RCW) has become quite rare in Collier County due to increased development. Property also has high utilization by the Florida panther.
 - LDC section 2.03.08.A describes that **RFMU Sending Lands** and are those lands that have the highest degree of environmental value and sensitivity; and are the principal target for preservation and conservation.
 - LDC section 2.03.08.B. states:
- The purpose and intent of the **Natural Resource Protection Area Overlay District (NRPA)** is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats.... **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.**



- DELORAS C VOLPE REV TRUST
- BEVERLY JEAN MURAWSKI TRUST
- Offer Accepted
- A-list (Cycle 11B)
- Conservation Collier Preserve
- Picayune Strand State Forest
- Other Conservation Areas



- DELORAS C VOLPE REV TRUST
- Conservation Collier Preserve
- Other Conservation Areas

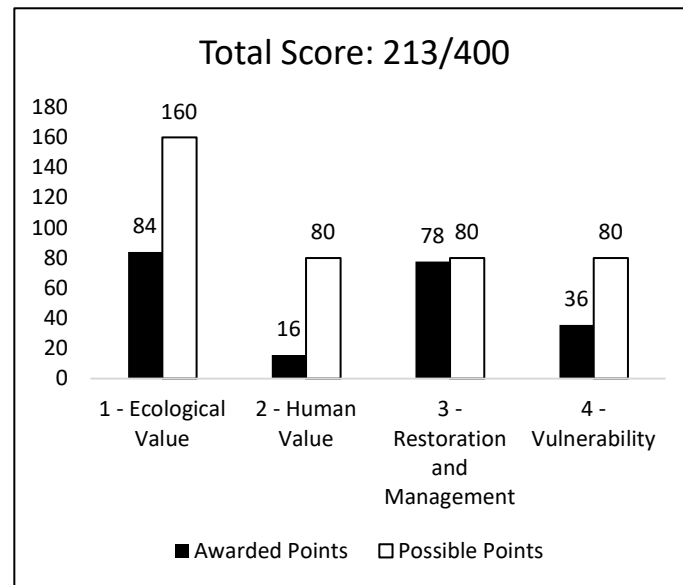


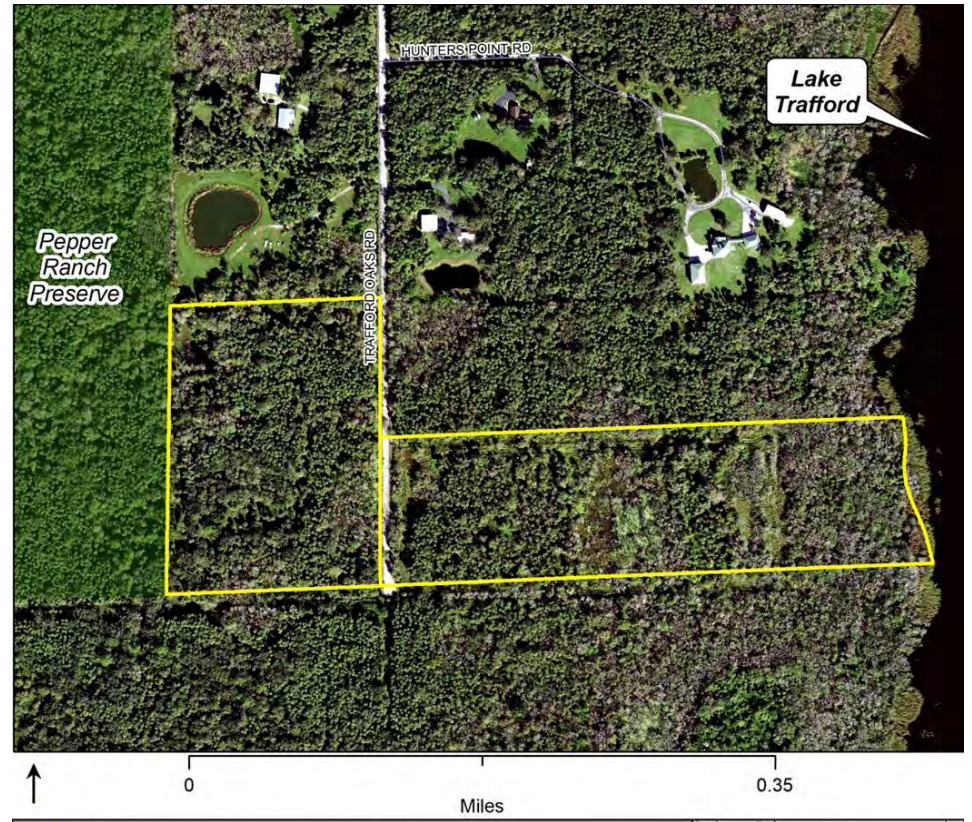
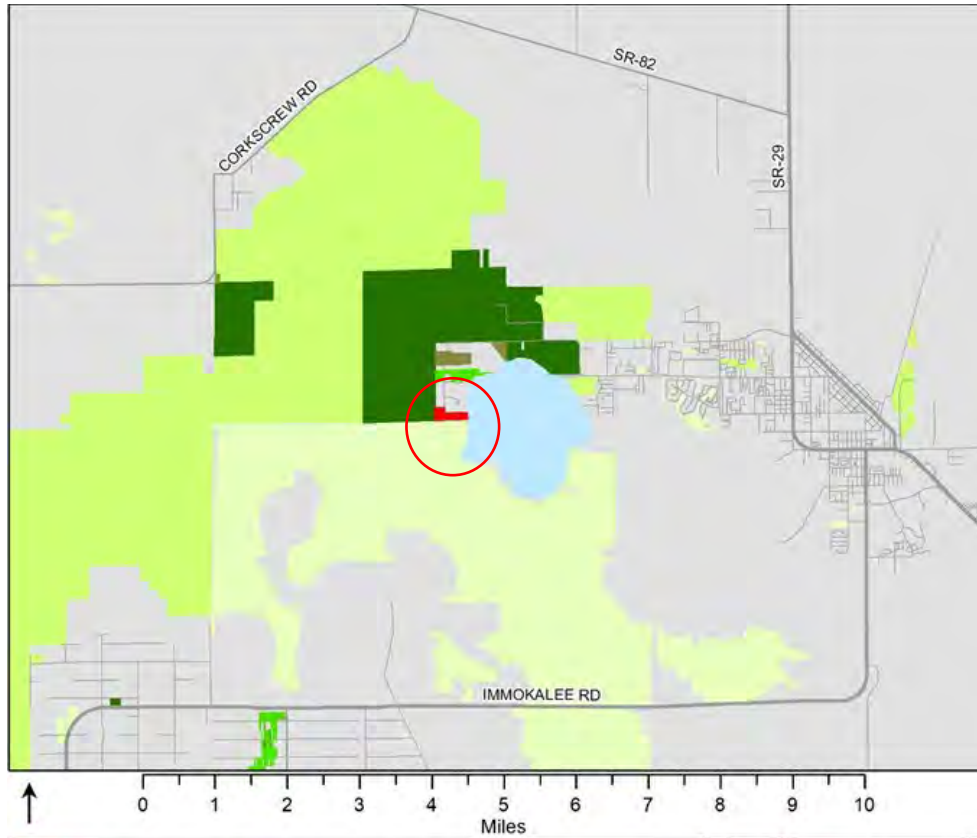
Property Name: Rosbough Enterprises
Target Protection Area: A-MHO-RLSA (Open and 500 ft Buffer)
Total Estimated Market Value: TBD

Owner(s): Rosbough Enterprises, Ltd.
Acreage: 32.5 acres

Highlights:

- **Location:** Adjacent and east of Pepper Ranch Preserve along Trafford Oaks Rd. - also adjacent and west of Lake Trafford
- **Met 5 out of 6 Initial Screening Criteria:** Native plant communities; human social values; water resources; biological and ecological values; conservation land enhancement
- **Habitat:** Cabbage Palm Hammock, Mixed Wetland Hardwoods, and Freshwater Marsh
- **Listed Plants:** Northern needleleaf (*Tillandsia balbisiana*) and Cardinal airplant (*Tillandsia fasciculata*)
- **Listed Wildlife:** Florida panther; American alligator; listed wading birds and Everglades snail kite probable
- **Water Resource Values:** adds to aquifer recharge; holds water during rainy season; hydric soils; buffers Lake Trafford
- **Connectivity:** Directly adjacent to Pepper Ranch Preserve which provides a continuous connection between CREW Marsh, CREW Cypress Dome Trails, Corkscrew Swamp Sanctuary, CREW Bird Rookery Swamp, Camp Keais Strand Project Area, and Florida Panther National Wildlife Refuge
- **Access:** Access is along Trafford Oaks Rd., a private road, or directly through the Pepper Ranch Preserve; public will not have access via Trafford Oaks Rd.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$6,500 and ongoing annual estimated at \$3,250; Signage \$200
- **Partnership Opportunities:** None
- **Zoning/Overlays:** A-MHO-RLSA (primarily Open with some 500 ft Buffer)
- **Surrounding land uses:** Conservation; lake; single-family; undeveloped
- **All Criteria Score:** 213 out of 400; high restoration and management score
- **Other Division Interest:** None
- **Acquisition Considerations:** Staff recommends Phase 1 Environmental Assessment prior to acquisition





- ROSBOUGH ENTERPRISES LTD
- 10 A-list (Closing Pending)
- 11A A-list (Board Approved)
- 11B A-list (Board Approved)
- Conservation Collier Preserve
- Other Conservation Areas

Conservation Collier
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The People of Collier County
www.colliercountyfla.gov

- ROSBOUGH ENTERPRISES LTD
- Conservation Collier Preserve

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Property Name: Symphony Properties LLC

Target Protection Area: RFMUD-NBMO-SENDING and NEUTRAL

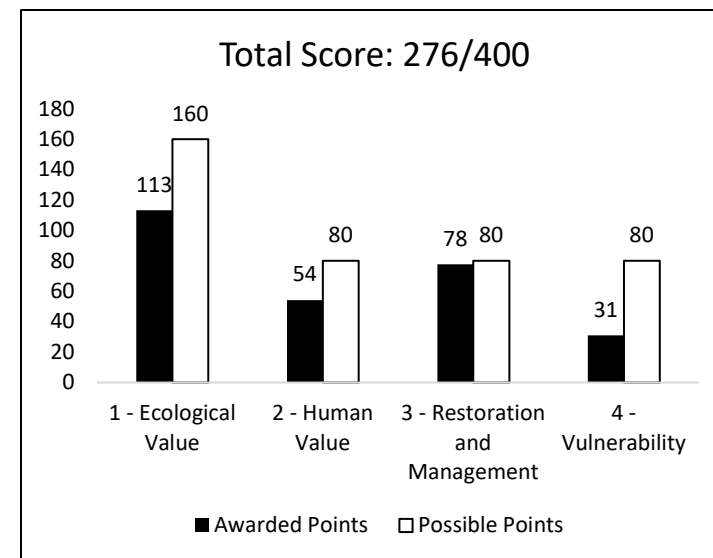
Total Estimated Market Value: TBD

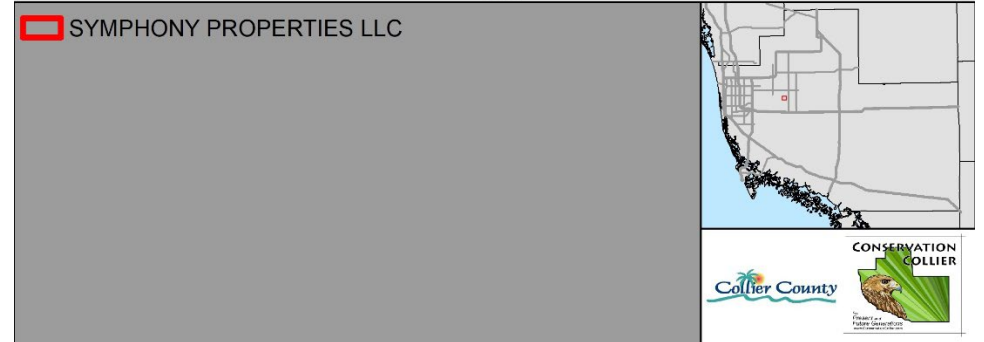
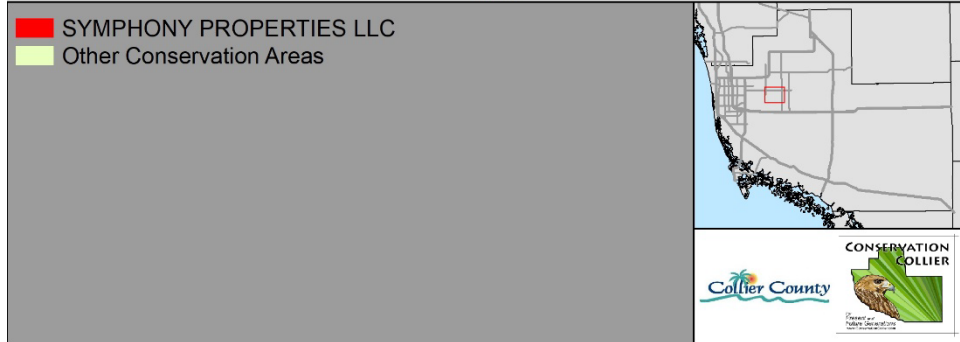
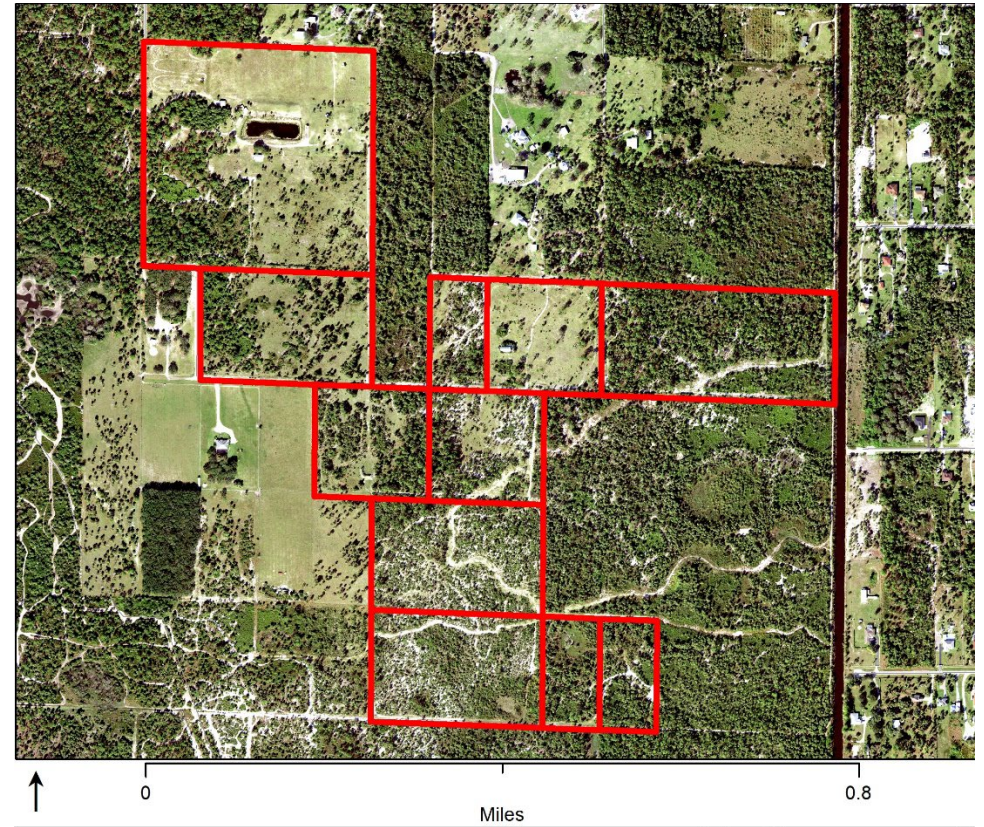
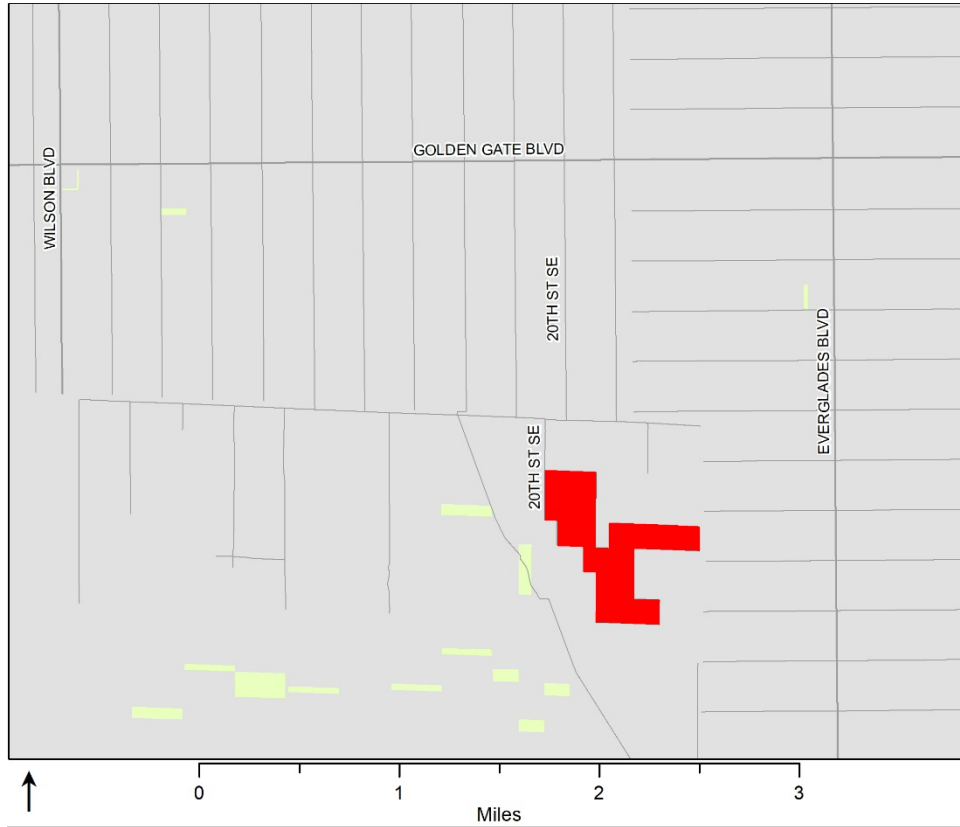
Owner(s): Symphony Properties LLC

Acreage: 150.0 acres

Highlights:

- **Location:** Within the northeast corner of North Belle Meade, south of Frangipani Ave., off 20th St. SE; northern-most 40 ac. RFMUD - Neutral, remaining 110 ac. RFMUD – NBMO - Sending
- **Met 4 out of 6 Initial Screening Criteria:** Native plant communities; human social values; water resources; biological and ecological values
- **Habitat:** Pine flatwoods; Improved pasture; Palmetto prairie
- **Listed Plants:** None observed
- **Listed Wildlife:** Gopher tortoise and gopher tortoise burrows observed on site; potential for sandhill crane, crested caracara, and Florida panther use
- **Water Resource Values:** southern 40 acres within 20-year wellfield protection zone; adds minimally to aquifer recharge; composed of both uplands and wetlands
- **Connectivity:** No direct connection to conservation lands; undeveloped land between property and large block of CEs to the southwest
- **Access:** Public access via unimproved 20th St. SE
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$45,000 and ongoing annual estimated at \$22,500; Cabbage Palm thinning estimated at \$150,000; Firebreak maintenance estimated at \$2,500 annually; Interpretive signage estimated at \$1,000
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Agricultural; Rural Fringe Mixed Use District-North Belle Meade Overlay-Sending on south 110 ac; Rural Fringe Mixed Use District – Neutral on north 40 ac.
- **Surrounding land uses:** Undeveloped; Improved pasture; single-family homes
- **All Criteria Score:** 276 out of 400; high ecological value and restoration/management scores
- **Other Division Interest:** None known
- **Acquisition Considerations:** Phase 1 Environmental Assessment recommended; Removal of dilapidated barn, chickee huts, and shooting range shelters recommended; adjacent to 2 School Board owned parcels in north





Dr. Robert H. Gore III Preserve Multi-Parcel Project -- Currently on Board Approved A-list

Property Name: Dr. Robert H. Gore III Preserve Multi-Parcel Project

Owner(s): 152 parcels - See Map

Target Protection Area: North Golden Gate Estates

Acreage: 400.5 acres remaining to be acquired

Total Estimated Market Value: TBD

Staff estimates that 10 parcels (20.5 acres) within the Dr. Robert H. Gore III Preserve Multi-Parcel Project Area will be acquired during Cycle 12A. For budgeting purposes the estimated cost of 10 parcels has been allocated to the Active Acquisition List A-List Total - Cycle 12A, while the estimated cost of the remaining 142 project parcels (380 acres) is provided within the Active Acquisition List Multi-Parcel Projects total.

Highlights:

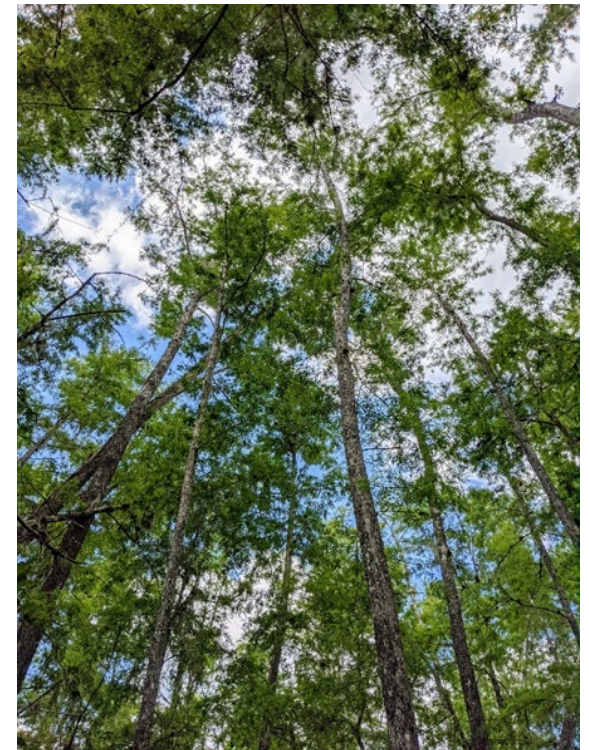
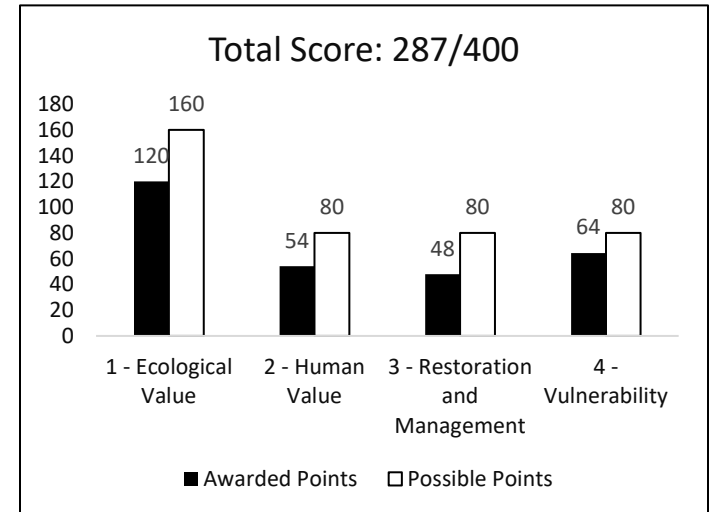
- **Location:** Between 36th Ave SE and I-75, east and west of Desoto Blvd.
- **Met 5 out of 6 Initial Screening Criteria:** Native habitat; human social values; water resource values-; biodiversity; conservation land enhancement; not within another Agency project boundary.
- **Habitat:** Cypress, Cypress- Mixed Hardwoods, Mixed Wetland Hardwoods, Mixed Scrub-Shrub Wetland, Pine Flatwood
- **Listed Plants:** Twisted airplant (*Tillandsia flexuos*); common wild pine (*Tillandsia fasciculata*); reflexed wild pine (*Tillandsia balbisiana*); giant wild pine (*Tillandsia utriculata*)
- **Listed Wildlife:** FWC telemetry shows use by panthers and observed on wildlife cameras on existing preserve. Habitat for Florida bonneted bats and Snail Kites.
- **Water Resource Values:** hydric soils exist; wetland indicators noted and numerous wetland dependent plants species noted; very minimal mapped aquifer recharge
- **Connectivity:** The parcels are not immediately contiguous with the existing Conservation Collier Dr. Robert H. Gore III Preserve but are within the Gore Target Protection Mailing Area. The Preserve is within a historic wetland that connects with the Florida Panther National Wildlife Refuge (FPNWR) to the east, however it is separated by Desoto and the Test Track. Picayune Strand State Forest (PSSF) is located across I-75 to the south and Fakahatchee Strand State Preserve to the SE across I-75. Ledges under Miller and FakaUnion canals connect to PSSF. Everglades Blvd. and developable lots separate connectivity to the North Belle Meade sending lands.



Dr. Robert H. Gore III Preserve Multi-Parcel Project -- Currently on Board Approved A-list

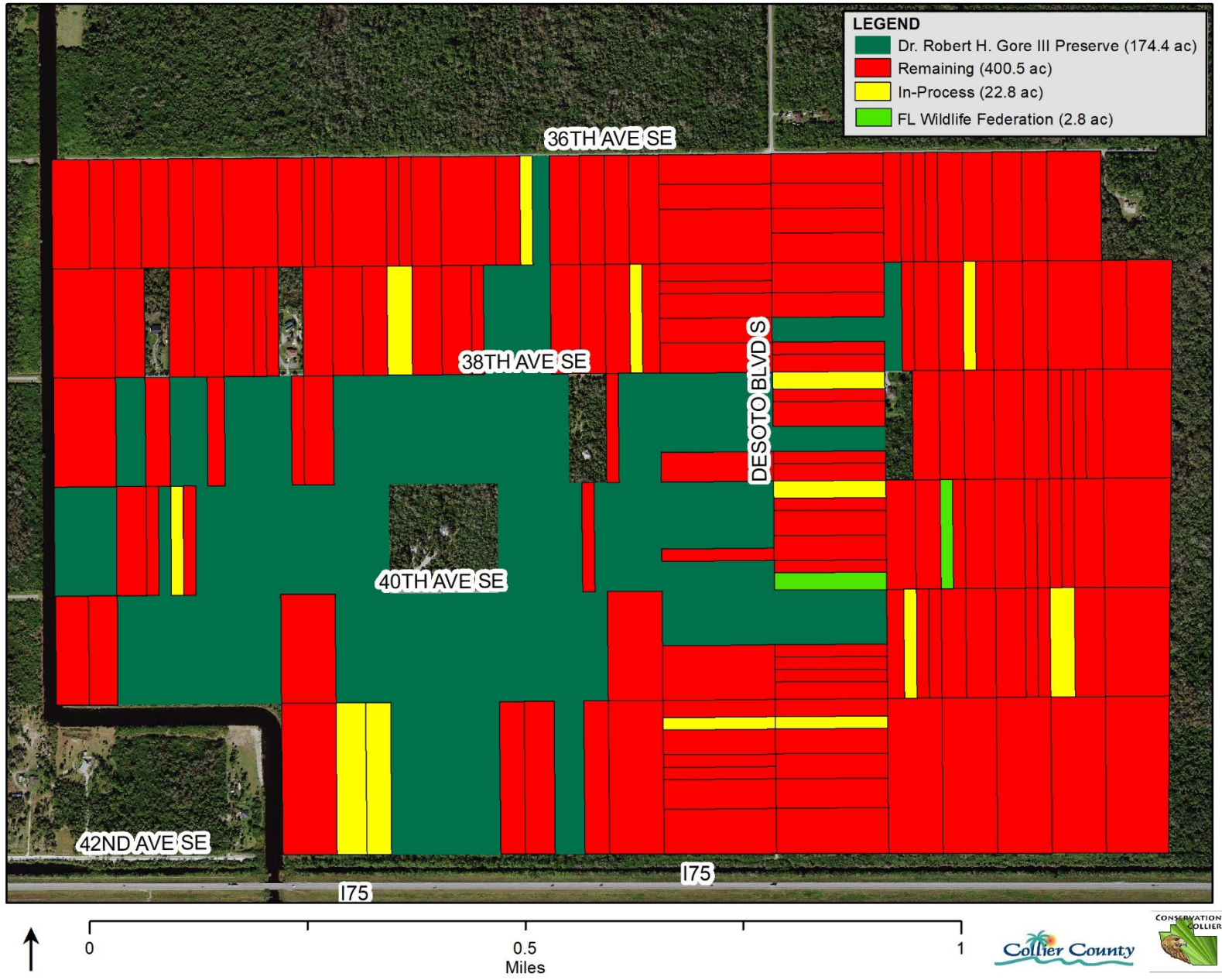
- **Access:** 40th Ave. is paved (main access road for existing preserve trailhead and planned parking lot). 38th and 42nd Avenues SE are unpaved. 42nd is FDOT ROW – County does not maintain.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$500/acre and ongoing annual estimated at \$250/acre. These parcels would be managed along with the existing preserve parcels
- **Partnership Opportunities:** The Cypress Cove Landkeepers (501c3) purchased the 10-acre homesite and plans to run environmental programs. Conservation Collier has an MOU with the Landkeepers. Staff is coordinating to connect trails where feasible and coordinate on environmental education.
- **Zoning/Overlays:** Single-family Estates zoning. No Overlays
- **Surrounding land uses:** Mostly undeveloped Estates residential; some lots developed with single-family homes; roadway
- **All Criteria Score:** 287 out of 400; high ecological value and human social value scores
- **Other Division Interest:** Transportation may need ROW/pond sites in this area for a potential I-75 off ramp.
- **Acquisition Considerations:** No additional considerations noted

History: The original 65 parcels (168.9 acres) that created Dr. Robert H. Gore III Preserve were acquired in 2018. Sixty-seven parcels (157.1 acres) adjacent to the original Dr. Robert H. Gore III Preserve were approved for the A-list by the Board of County Commissioners on December 13, 2022. The entire Dr. Robert H. Gore Preserve project boundary, totaling 600.5 acres, was approved for the A-list by the Board of County Commissioners on February 28, 2023. To date, the Program has acquired 29% of the project area or 68 parcels for a total of 174.4 acres.



Conservation Collier Property Summary
Dr. Robert H. Gore III Preserve Multi-Parcel Project - - **Currently on Board Approved A-list**

Conservation Collier Dr. Robert H. Gore III Preserve Status July 2023



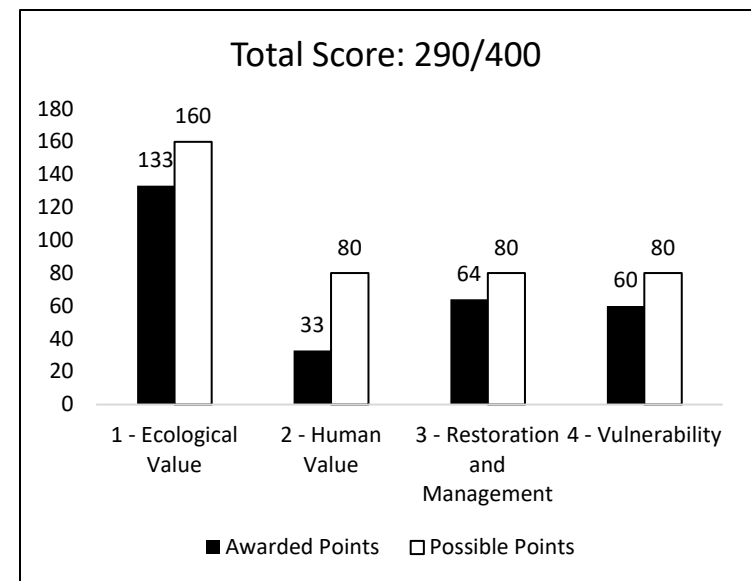
Property Name: Panther Walk Preserve Multi-Parcel Project
Target Protection Area: North Golden Gate Estates
Total Estimated Market Value: TBD

Owner(s): 201 parcels - See Map
Acreage: 391.7 acres

Staff estimates that 15 parcels (31.60 acres) within the Panther Walk Preserve Multi-Parcel Project Area will be acquired during Cycle 12A. For budgeting purposes the estimated cost of 15 parcels has been allocated to the Active Acquisition List A-List Total - Cycle 12A, while the estimated cost of the remaining 186 project parcels (360.1 acres) is provided within the Active Acquisition List Multi-Parcel Projects total.

Highlights:

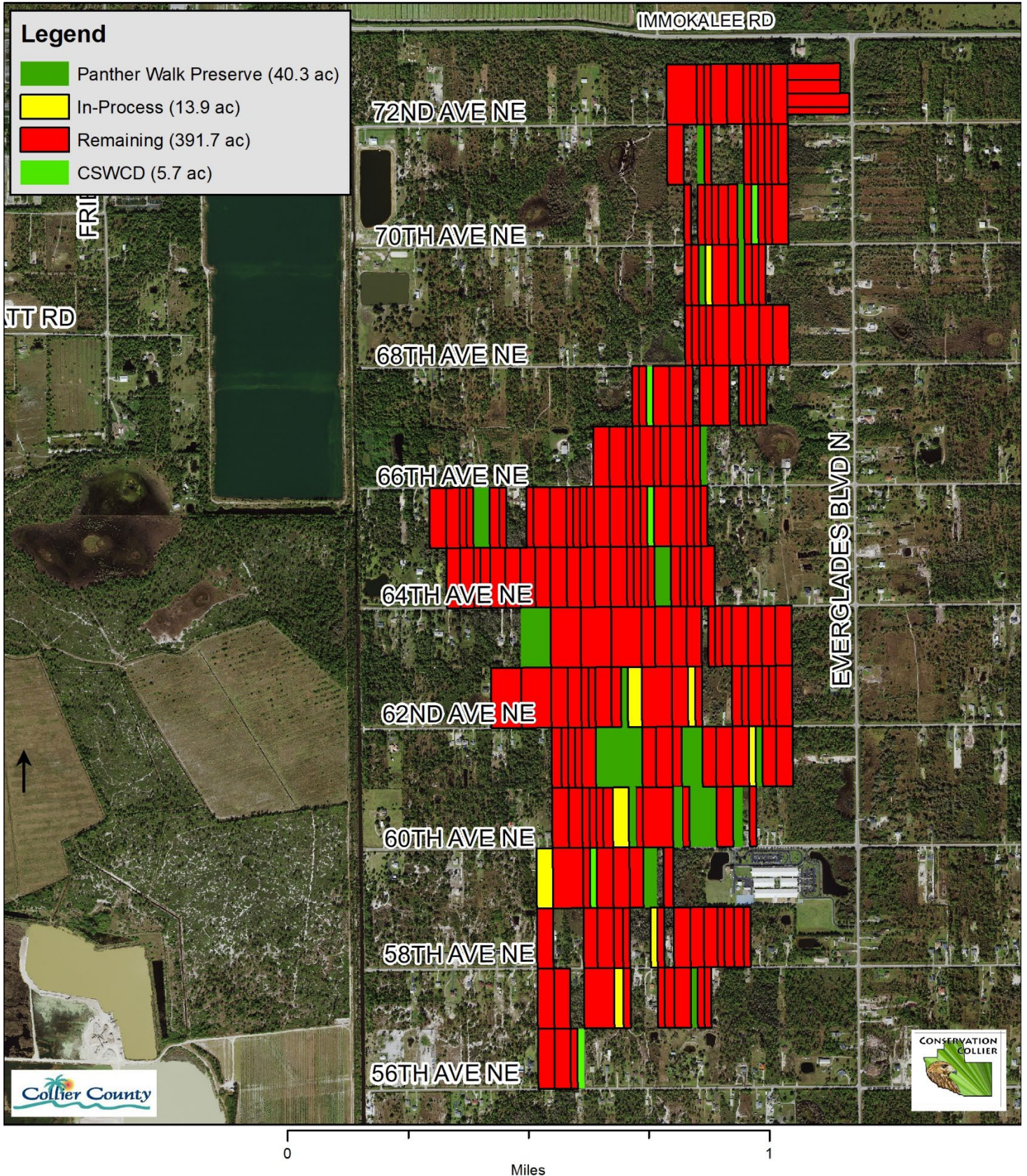
- **Location:** Located east of Everglades Blvd between 56th Ave. NE and Immokalee Rd.
- **Met 5 out of 6 Initial Screening Criteria:** Native plant communities; human values; water resource values; biological and ecological value; enhancement of current conservation lands
- **Habitat:** Cypress strand forest, mixed wetland hardwood forest, oak/pine hammock, freshwater marshes, wet prairie, pine flatwoods.
- **Listed Plants:** Hand fern (*Cheiroglossa palmata*), cardinal air plant (*Tillandsia fasciculata*), fuzzy-wuzzy air plant (*Tillandsia pruinosa*), giant air plant (*Tillandsia utriculata*), northern needleleaf (*Tillandsia balbisiana*)
- **Listed Wildlife:** Little blue heron and Florida sandhill crane observed. FWC telemetry shows use by Florida panthers. Habitat for Florida bonneted bats, big cypress fox squirrel, crested caracara, wood stork, and snail kites.
- **Water Resource Values:** Parcels protect the marshes and cypress forests of the northern reaches of the Horsepen Strand. Provide flood water attenuation, aquifer recharge, and water filtration.
- **Connectivity:** Once more parcels are acquired, a contiguous pathway following the Horsepen Strand will connect the NGGE to conservation lands to the north.
- **Access:** All parcels accessible via paved roads
- **Management Issues / Estimated Costs:** Initial invasive plant treatment - \$350/acre. Ongoing annual maintenance estimated at \$150/acre.
- **Partnership Opportunities:** None
- **Zoning/Overlays:** No Overlays, no TDRs; Single family Estates zoning



- **Surrounding land uses:** Undeveloped lots and low-density single-family homes
- **All Criteria Score:** 290/400 – high ecological and management scores
- **Other Division Interest:** Everglades Blvd. widening will require ROW/pond sites; Utility upgrades will occur on west side of Everglades Blvd. from 41st Ave NE north to Immokalee Rd.
- **Acquisition Considerations:** Staff recommend purchasing all parcels to ensure maximum flexibility in creating a contiguous wildlife corridor in the future

History: The original 3 parcels (4.6 acres) that created Panther Walk Preserve were acquired in 2007 and 2008. Eighteen parcels (39.8 acres) adjacent to the original Panther Walk Preserve were approved for the A-list by the Board of County Commissioners on December 13, 2022. The entire Panther Walk Preserve project boundary, totaling 451.6 acres, was approved for the A-list by the Board of County Commissioners on February 28, 2023. To date, the Program has acquired 9% of the project area or 22 parcels for a total of 40.3 acres.

Conservation Collier Panther Walk Preserve Parcel Status July 2023



Red Maple Swamp Preserve Multi-Parcel Project – Currently on Board Approved A-list

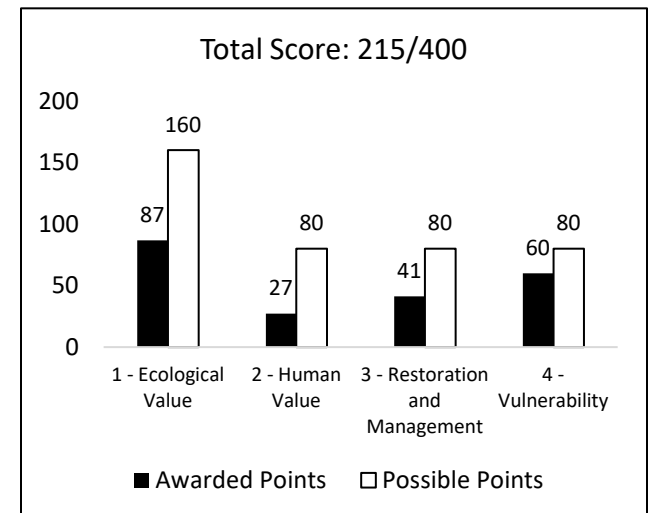
Property Name: Red Maple Swamp Preserve
Target Protection Area: North Golden Gate Estates
Total Estimated Market Value: TBD

Owner(s): 22 parcels - See Map
Acreeage: 60.7 acres remaining to be acquired

Staff estimates that 4 parcels (10 acres) within the Red Maple Swamp Preserve Multi-Parcel Project Area will be acquired during Cycle 12A. For budgeting purposes the estimated cost of 4 parcels has been allocated to the Active Acquisition List A-List Total - Cycle 12A, while the estimated cost of the remaining 18 project parcels (50.7 acres) is provided within the Active Acquisition List Multi-Parcel Projects total.

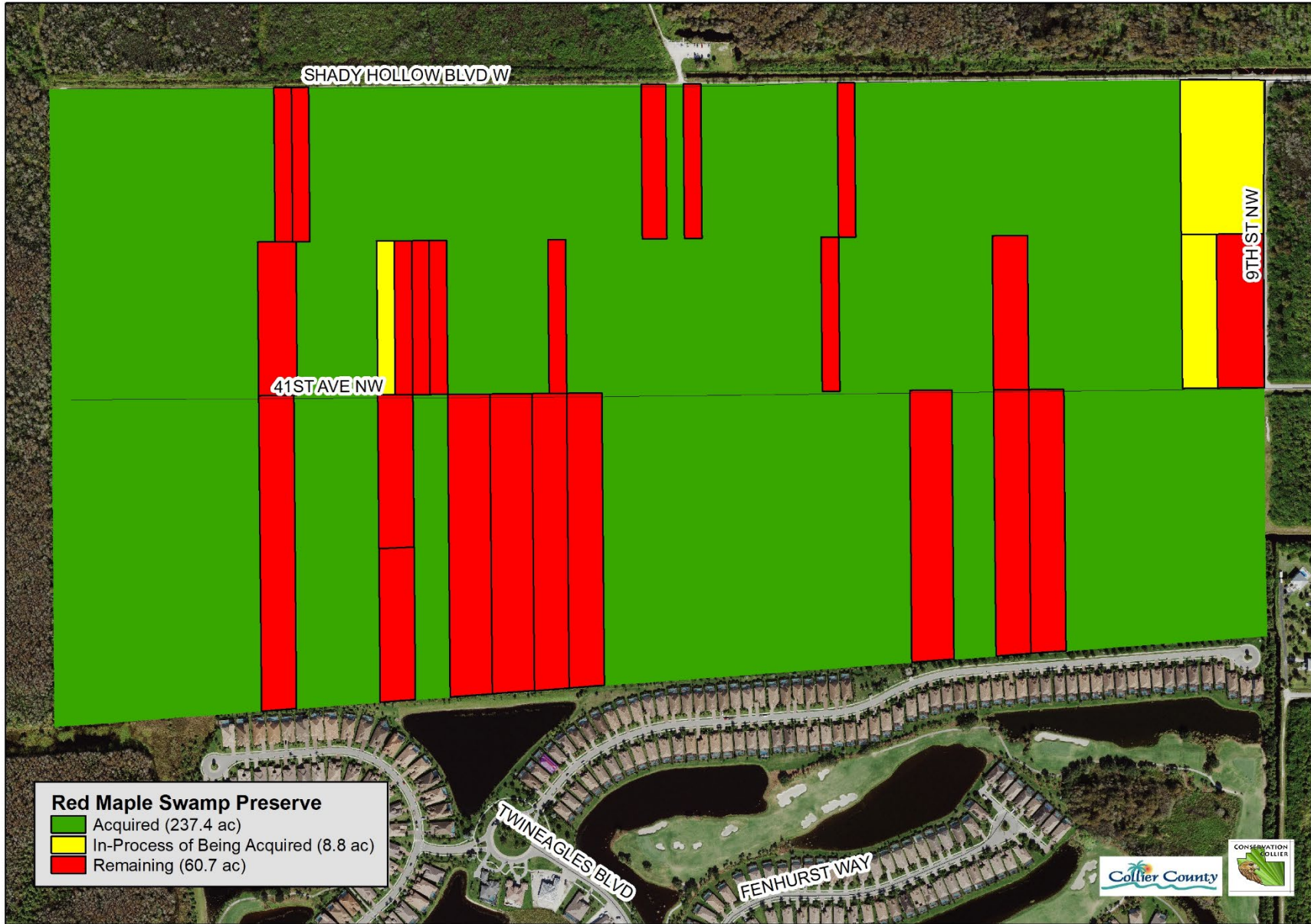
Highlights:

- **Location:** South of Shady Hollow Blvd. W and west of 9th St. NW
- **Habitat:** Primarily red maple swamp with some cypress
- **Listed Plants:** Wild coco (*Elophia alta*) FDA threatened and royal fern (*Osmunda regalis*)
- **Listed Wildlife:** FWC telemetry shows use by panthers and observed on wildlife cameras on existing preserve. Habitat for wood stork.
- **Water Resource Values:** hydric soils exist; wetland indicators noted and numerous wetland dependent plants species noted; very minimal mapped aquifer recharge.
- **Connectivity:** The parcels are immediately contiguous with Corkscrew Regional Ecosystem Watershed lands managed by South Florida Water Management District (SFWMD)
- **Access:** Shady Hollow Blvd. and 41st Ave NW are accessible via Immokalee Rd.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$480/acre and ongoing annual estimated at \$150/acre. These parcels would be managed along with the existing preserve parcels
- **Partnership Opportunities:** Staff coordinates management activities with SFWMD
- **Zoning/Overlays:** Single-family Estates zoning. No Overlays
- **Surrounding land uses:** Conservation to the north and west; undeveloped Estates residential to the east; Twin Eagles development to the south
- **Other Division Interest:** None
- **History:** Parcels within the Red Maple Swamp Preserve boundary totaling 305.86 acres have been targeted and pursued by Conservation Collier since the target area was approved for the A-list by the Board of County Commissioners on January 25, 2005. Since then, the Program has acquired 78% of the project area or 84 parcels for a total of 237.4 acres.



Conservation Collier Property Summary
Red Maple Swamp Preserve Multi-Parcel Project – **Currently on Board Approved A-list**

Red Maple Swamp Preserve - July 2023



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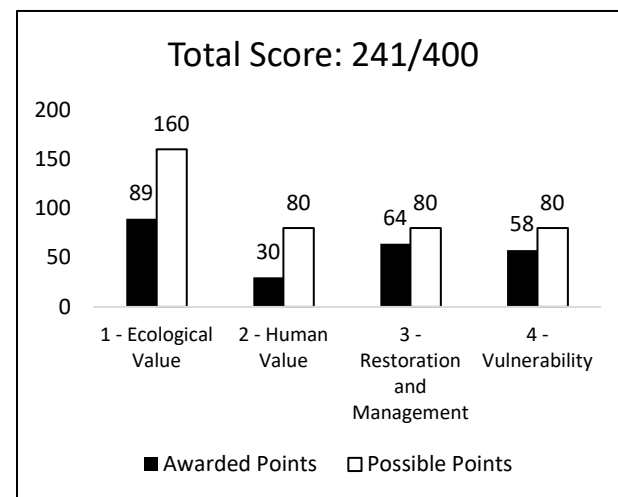
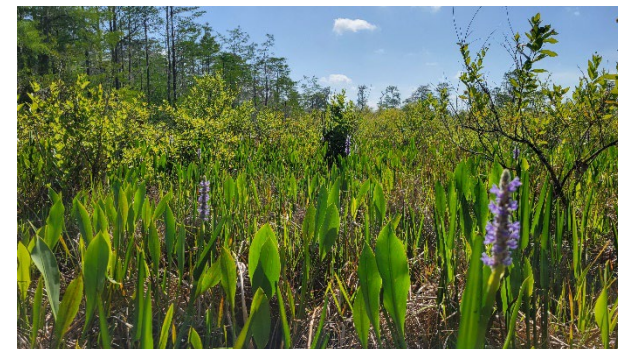
Property Name: Winchester Head Preserve
Target Protection Area: North Golden Gate Estates
Total Estimated Market Value: TBD

Owner(s): 39 parcels - See Map
Acreeage: 52.4 acres remaining to be acquired

Staff estimates that 4 parcels (10 acres) within the Winchester Head Preserve Multi-Parcel Project Area will be acquired during Cycle 12A. For budgeting purposes the estimated cost of 4 parcels has been allocated to the Active Acquisition List A-List Total - Cycle 12A, while the estimated cost of the remaining 35 project parcels (42.4 acres) is provided within the Active Acquisition List Multi-Parcel Projects total.

Highlights:

- **Location:** Between 35th Ave. NE and 41st Ave. NE, east of Everglades Blvd. N.
- **Habitat:** Primarily freshwater marsh and cypress
- **Listed Plants:** Common wild pine (*Tillandsia fasciculata*) fern (*Osmunda regalis*)
- **Listed Wildlife:** FWC telemetry shows use by panthers and observed on wildlife cameras on existing preserve. Habitat for wood stork.
- **Water Resource Values:** hydric soils exist; wetland indicators noted and numerous wetland dependent plants species noted; very minimal mapped aquifer recharge.
- **Connectivity:** The parcels are immediately contiguous to Winchester Head Preserve and serve as an important water storage area for this part of NGGE
- **Access:** 37th Ave. NE, 39th Ave. NE, and 41st Ave. NE are accessible via Everglades Blvd. N.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$300/acre and ongoing annual estimated at \$150/acre. These parcels would be managed along with the existing preserve parcels
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Single-family Estates zoning. No Overlays
- **Surrounding land uses:** Undeveloped and developed Estates residential on all sides
- **Other Division Interest:** Stormwater Management may be interested in partnering on flood management projects within Winchester Head to relieve flooding in surrounding areas.

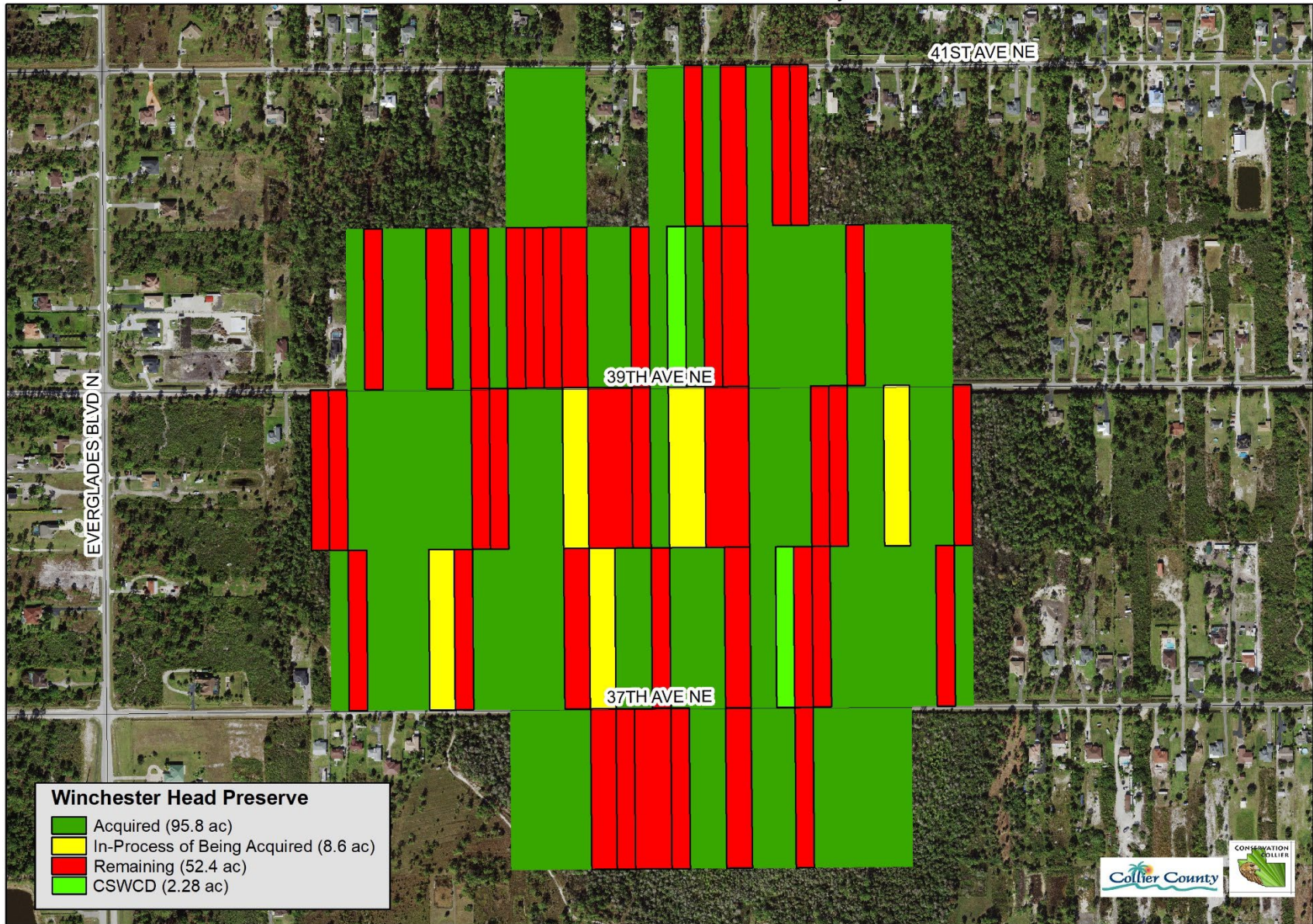


History: Parcels within the Winchester Head Preserve boundary totaling 158.67 acres have been targeted and pursued by Conservation Collier since the target area was approved for the A-list by the Board of County Commissioners on January 25, 2005. Since then, the Program has acquired 60% of the project area or 69 parcels for a total of 95.8 acres.

Conservation Collier Property Summary

Winchester Head Preserve Multi-Parcel Project – **Currently on Board Approved A-list**

Winchester Head Preserve Parcel Status - July 2023



0

0.25
Miles

0.5

Property Name: Dombrowski

Owner: Barbara Dombrowski

Target Protection Area: North Golden Gate Estates

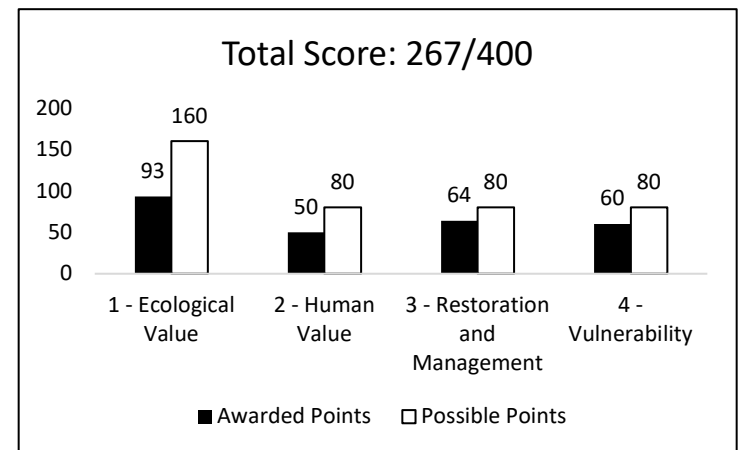
Acreage: 1.14 acres

Estimated Market Value: \$38,000

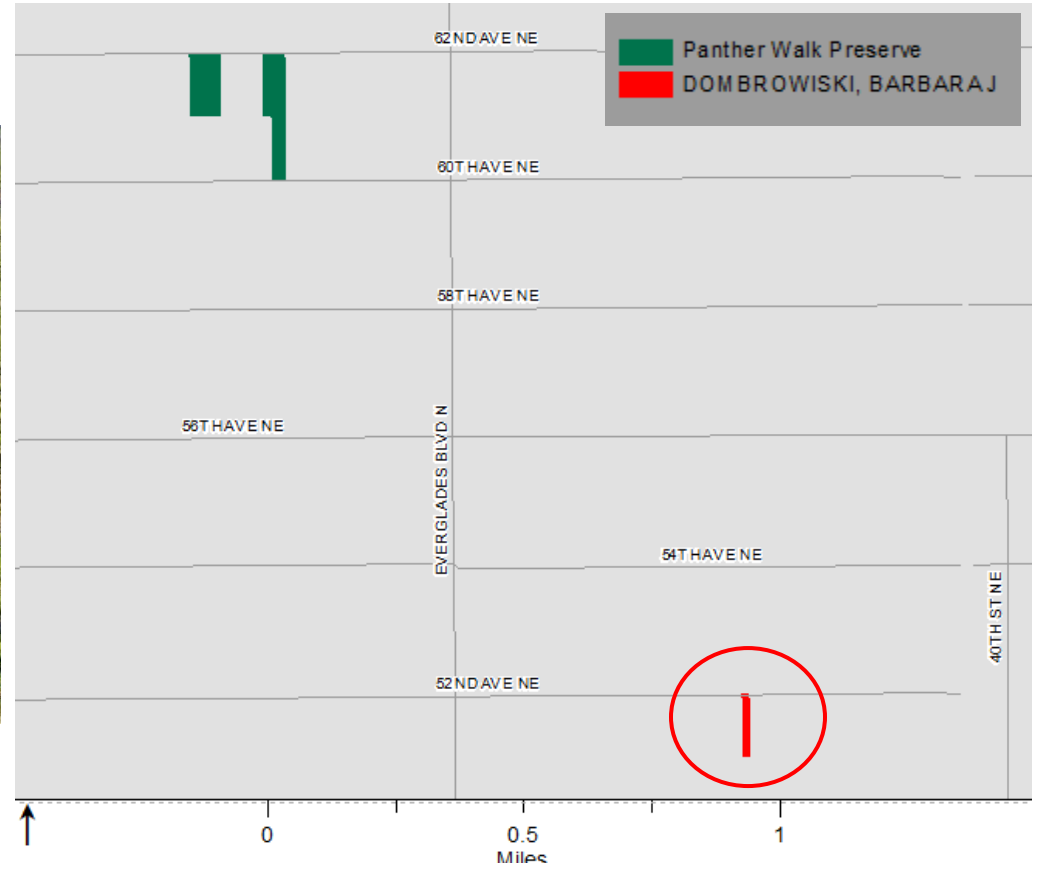
This is a Cycle 11A Board “B” ranked property

Highlights:

- **Location:** Off of 52nd Ave NE, east of Everglades Blvd and west of the Faka-Union Canal
- **Met 3 the 6 Initial Screening Criteria:** Native plant communities; human social values; biological values; connectivity; not within another Agency project boundary.
- **Habitat:** Depressional wetland with habitats on other parcels in the area primarily Scrubby flatwood and palmetto prairie/scrub
- **Listed Plants:** Cardinal airplant (*Tillandsia fasciculata*)
- **Listed Wildlife:** Big Cypress fox squirrel (*Sciurus niger avicennia*) observed on parcel; Florida panther (*Puma concolor coryi*) frequently detected in area.
- **Water Resource Values:** This parcel adds minimally to aquifer recharge but is composed almost entirely of wetlands
- **Connectivity:** This parcel does not connect to other conservation lands
- **Other Division Interest:** None
- **Access:** Accessible via 52nd Ave. NE
- **Management Issues / Estimated Costs:** Initial invasive plant treatment - \$350/acre. Ongoing annual maintenance estimated at \$150/acre
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Estates – allows for 1 unit per 2.25 acres
- **Surrounding land uses:** undeveloped parcels, roadway, low density single-family homes.
- **All Criteria Score:** 267 out of 400 (score for entire TPMA not just parcel); high ecological value, management, and vulnerability
- **Acquisition Considerations:** small, 1.14 acre stand-alone parcel. Would be more desirable in the future if more parcels within this Target Mailing Area apply.



Conservation Collier Property Summary Dombrowski parcel – North Golden Gate Estates Scrub TPMA



Parcel Name: Adams Trust
Owner(s): H C & J S Adams Trust
Estimated Market Value: \$18,000

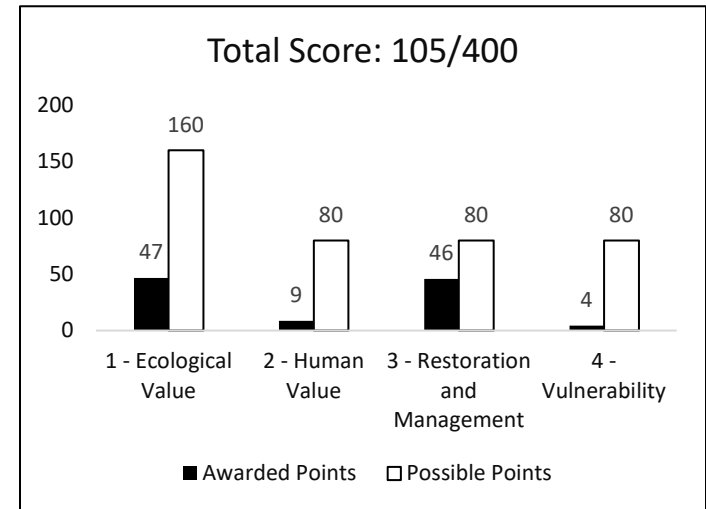
Target Protection Area: RFMUD

Acreage: 4.34

This is a Cycle 11A Board “B” ranked property

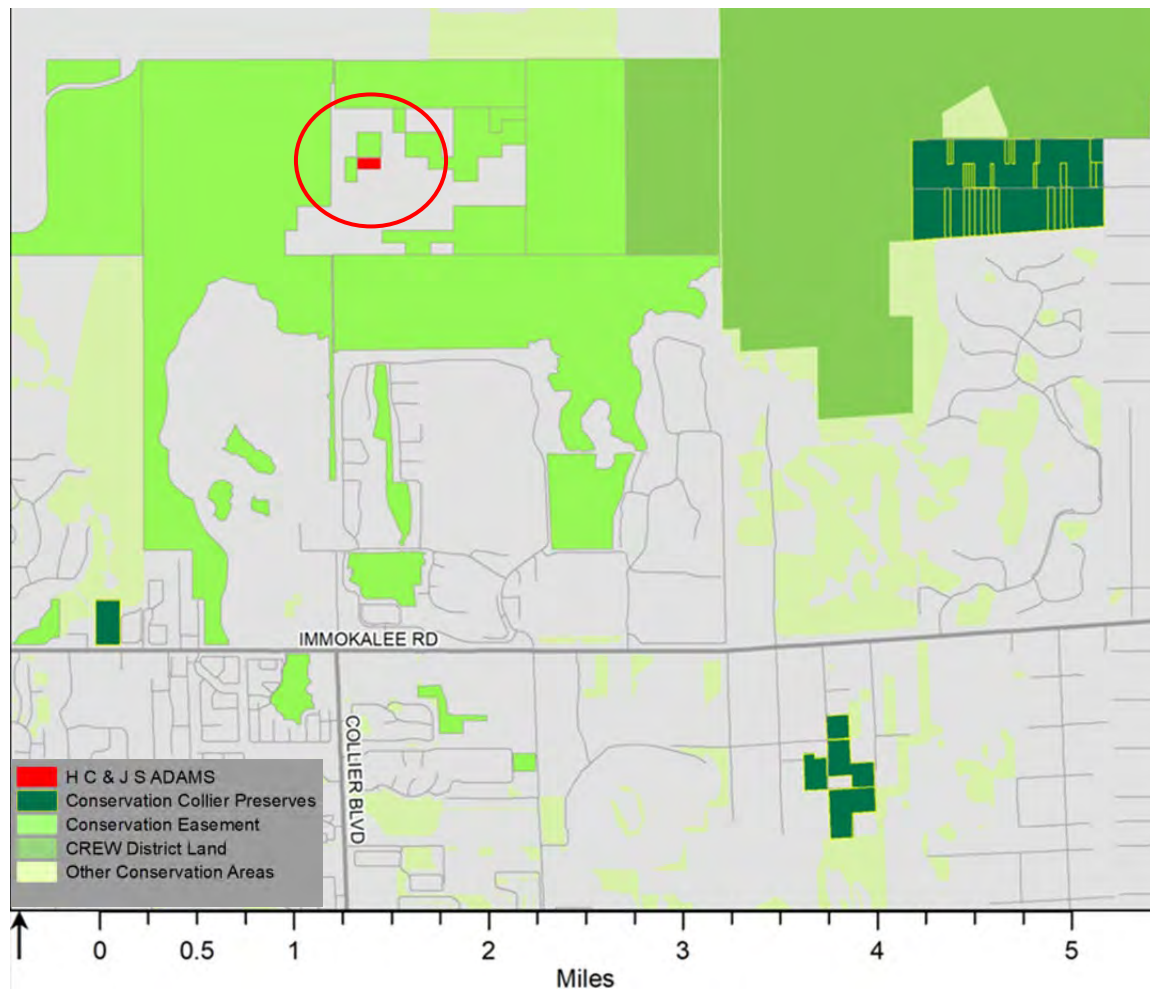
Highlights:

- **Location:** Approx. 2 miles north of the intersection of Collier Blvd. and Immokalee Rd.
- **Met 4 of 6 Initial Screening Criteria:** water resource values; biological and ecological value; enhancement of current conservation lands; within another Agency project boundary
- **Habitat:** Mature melaleuca forest with scattered native plants; northern needleleaf (*Tillandsia balbisiana*) observed
- **Listed Wildlife:** Florida panther telemetry points collected on adjacent properties on all sides of the parcel
- **Water Resource Values:** seasonal wetlands; hydric soils; no contribution to aquifer recharge
- **Restoration needs:** Treatment of 75% cover of mature melaleuca and other scattered exotic plants
- **Connectivity:** Adjacent to private conservation easements on the north and west border; undeveloped parcels east to CREW District lands
- **Management Issues / Estimated Costs:** Treatment of 75% coverage of melaleuca and other scattered exotics would require approximately \$8,000 initially and \$500-\$1,000 annually; initial signage is estimated to cost \$1,000.
- **Partnership Opportunities:** CREW Land and Water Trust
- **Zoning/Overlays:** Agricultural – Special Treatment Overlay – Rural Fringe Mixed Use District Overlay – Natural Resource Protection Area – Sending
- **Surrounding land uses:** Conservation and undeveloped
- **All Criteria Score:** 105 out of 400; all low, but management highest
- **Acquisition Considerations:** This parcel is difficult to access and not likely to be developed



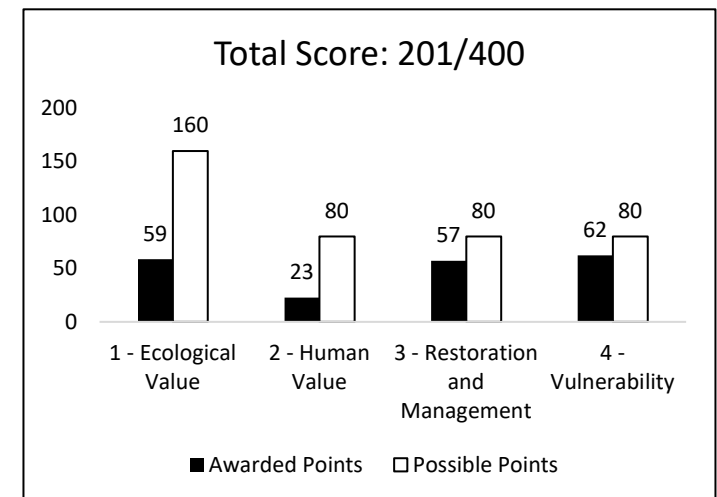


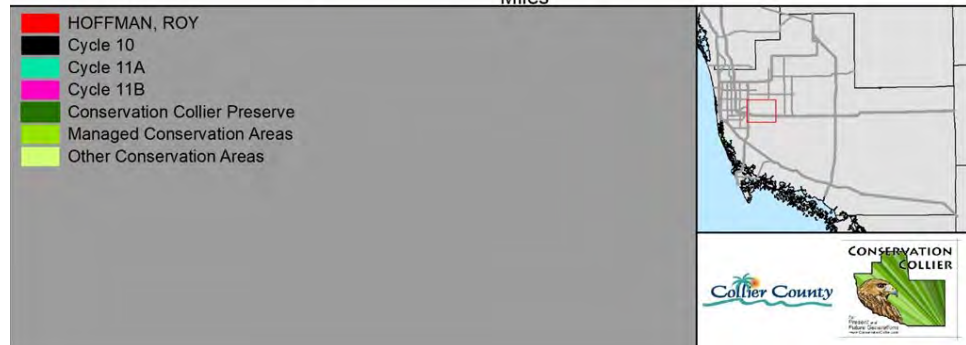
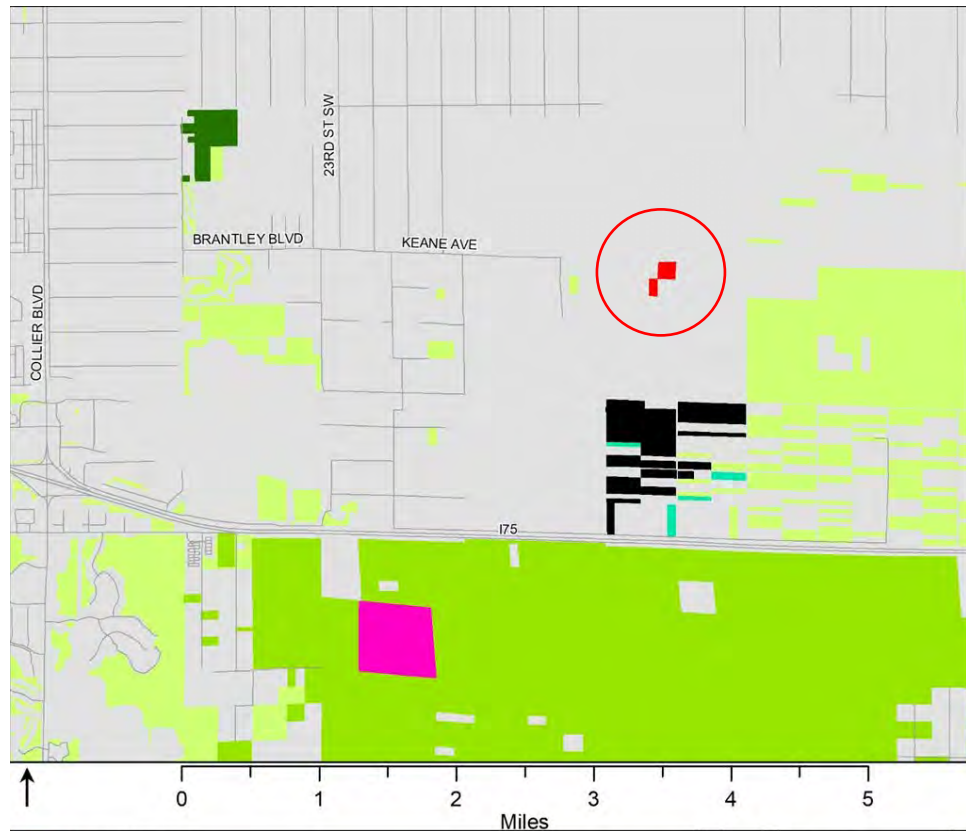
View of Adams Trust Parcel and surrounding lands looking west.



Property Name: Hoffman**Target Protection Area:** RFMUD - Receiving**Total Estimated Market Value:** \$70,000**Owner(s):** Roy Hoffman**Acreage:** 15.0 acres**This is a Cycle 11B Board "B" ranked property****Highlights:**

- **Location:** Approx. 1.4 miles east of the end of Keane Ave. and 1.8 miles north of the Cycle 10 HHH Ranch in North Belle Meade
- **Met 2 out of 6 Initial Screening Criteria:** Native plant communities; biological and ecological value
- **Habitat:** Cabbage palm; Improved pasture
- **Listed Plants:** None observed
- **Listed Wildlife:** Open understory desirable to Florida panther prey species; with surrounding undeveloped land desirable to variety of species including sandhill crane and crested caracara; historic red cockaded woodpecker nesting/foraging habitat; Panther telemetry indicates significant utilization.
- **Water Resource Values:** within 20-year wellfield protection zone; adds minimally to aquifer recharge; composed of uplands
- **Connectivity:** No direct connection to conservation lands; undeveloped land between property and large block of CEs to the east, Picayune Strand via wildlife underpasses to the south, and to the remaining undeveloped portions of Golden Gate Estates to north and west
- **Access:** No public access; east of Keane Ave. through two locked gates
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$3,800 and ongoing annual estimated at \$2,300; Cabbage Palm thinning and native re-planting estimated at \$15,000
- **Partnership Opportunities:** None
- **Zoning/Overlays:** Agricultural; Rural Fringe Mixed Use Overlay-North Belle Meade Overlay-Receiving
- **Surrounding land uses:** Undeveloped; Improved pasture
- **All Criteria Score:** 201 out of 400; high vulnerability score
- **Other Division Interest:** Conservation Collier is coordinating with the Transportation Department regarding the Wilson Boulevard extension that may be aligned through property
- **Acquisition Considerations:** No additional considerations noted





View of Hoffman parcels looking east

Owner: Connection Investors Group, LLC
Property Name: Connection Investors
Target Protection Area: McIlvane Marsh

Acreage: 5.00 acres
Total Estimated Market Value: \$26,500

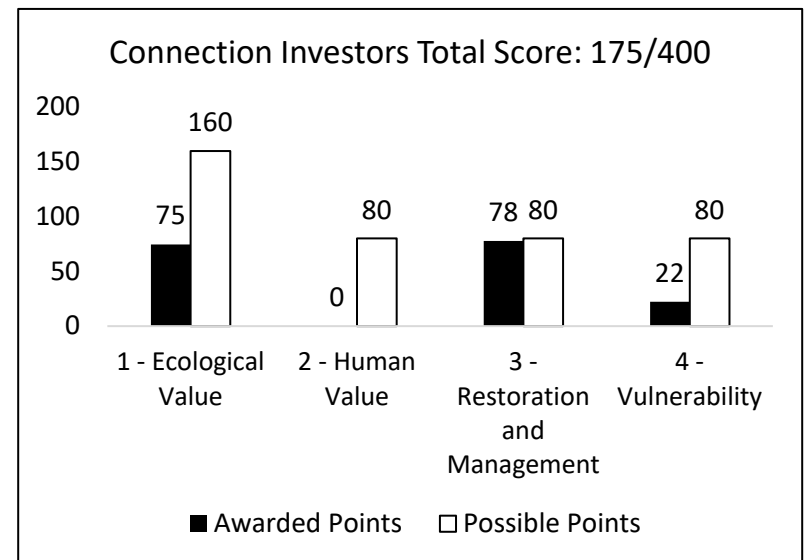
This is a Cycle 11B Board “B” ranked property

Highlights:

- **Location:** South of rough trail extension of Curcie Rd., on the west side of McIlvane Marsh Preserve
- **4 of the 6 Initial Screening Criteria were met:** Native plant community; water resources; biological and ecological values; conservation land enhancement
- **Habitat:** Mangrove Swamp
- **Listed Plants:** None observed; *Tillandsia* species probable
- **Listed Wildlife:** None observed; listed wading birds, Florida panther, and American crocodile probable
- **Water Resource Values:** Provides minimal aquifer recharge; hydric soils; holds water throughout the year; provides storm surge protection; within 1,500 feet of Outstanding Florida Waters
- **Connectivity:** Directly adjacent to Conservation Collier McIlvane Marsh parcels which provides a continuous connection between Rookery Bay National Estuarine Research Reserve (NERR), The Ten Thousand Islands National Wildlife Refuge, Collier Seminole State Park, and Picayune Strand State Forest
- **Access:** This parcel is not accessible to the public
- **Management Issues / Estimated Costs:** 25% exotic plant coverage; Initial exotic removal estimated at \$12,000 and ongoing annual estimated at \$5,000
- **Partnership Opportunities:** None anticipated
- **Zoning/Overlays:** Zoned Agricultural (1 unit/5 acres)
- **Surrounding land uses:** Conservation
- **All Criteria Score:** 175 out of 400; restoration/management score is high; slightly lower score than Relevant Radio due to smaller parcel size
- **Other Division Interest:** None
- **Acquisition Considerations:** No additional considerations noted



Approximate location of Connection Investors Group parcel looking west with Marco Airport in background

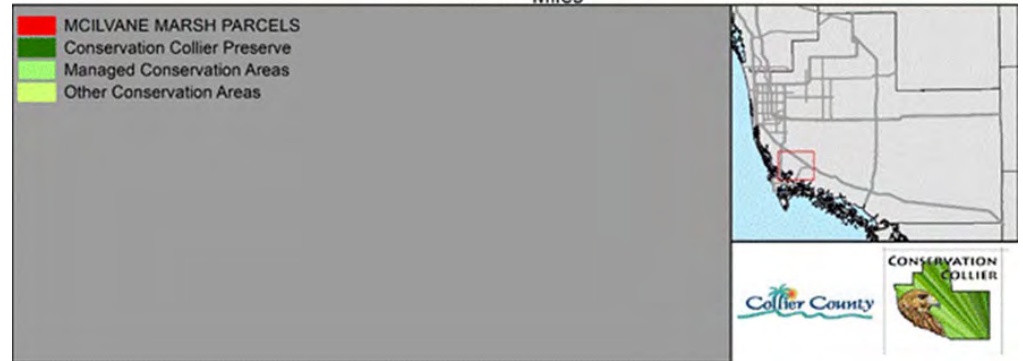
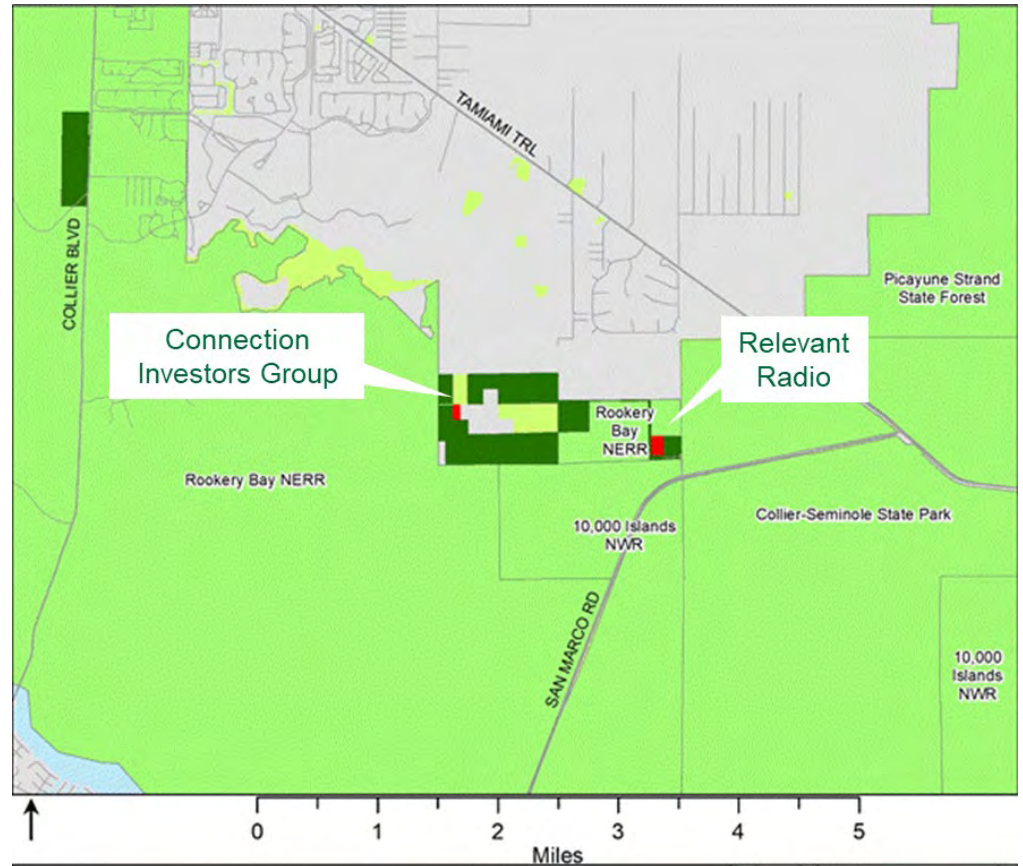




Representative mangrove swamp within McIlvane Marsh



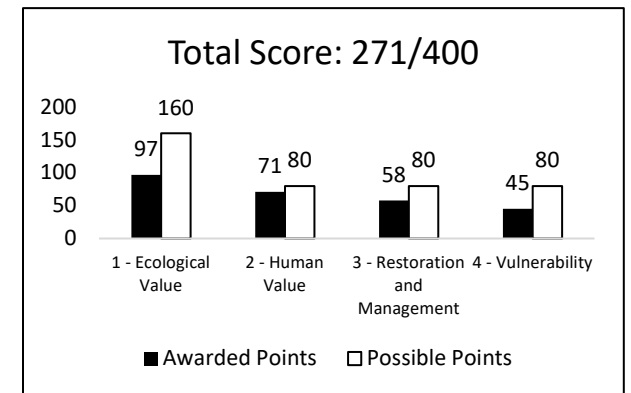
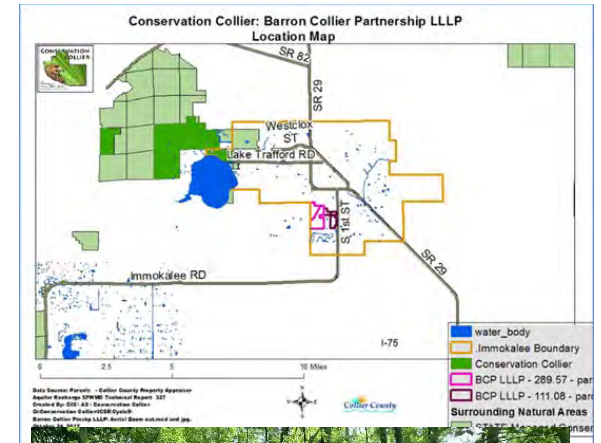
Approximate location of Connection Investors Group parcel looking west with Marco Airport in background



Property Name: Sanitation & Bethune Rd Parcels **Owner:** Barron Collier Partnership LLLP
Target Protection Area: Urban
Acreage: 370 acres total; Parcel a. – 258 acres; Parcel b. – 112 acres (2 parcels offered as package)
Estimated Market Value: \$3,900,000 **This is a Cycle 11A Board “B” ranked property**

Highlights:

- **Location:** Located within the boundaries of the town of Immokalee on the southwest side west of the Casino along Bethune Road and Sanitation Road.
- **How many of the 6 Initial Screening Criteria were met:** 5 out of 6 criteria met – Native habitat, Human Social Values, Water resource Values, Significant Biological Values, Enhance Current Environmental Lands.
- **Habitat:** 7 distinct native habitats mapped – 6 directly observed. A priority native plant community is present – tropical hardwood hammock.
- **Listed Plants:** Bromeliads, Florida royal palm, Satin leaf, red stopper, hand fern
- **Listed Wildlife:** Osprey observed, potential habitat for alligator, snail kite, little blue heron, American kestrel, Florida bonneted bat, wood stork, Everglades mink, Florida Panther, eastern indigo snake. Known wood stork colonies are close and properties are within foraging area. Within FWC primary panther habitat zone.
- **Water Resource Values:** Properties approx. half wetland and half upland, includes Immokalee slough. Wetland dependent wildlife (birds, apple snails, crawfish) and plants noted. Likely is taking flood waters from surrounding developed residential lands. Surficial aquifer recharge area. Wellfield protection zone.
- **Connectivity:** Connects westward through Immokalee slough with Pepper Ranch and 60,000 acres CREW lands and SSA lands. Landscape connection east to Okaloacoochee Slough & other major conservation lands.
- **Other Division interest (see report for details):** Stormwater Management, Immokalee Water & Sewer, Transportation Right of Way, 15-foot wide cable easement
- **Access:** There is access from public paved Immokalee Road, Bethune Road and South 5th St.
- **Management & Initial Estimated Costs:** Initial exotics control est. at \$240,000 plus parking \$50,000, fencing/gates \$88,400, Trails \$5,000 & signs \$4,000. Total initial estimated costs - \$387,400. Ongoing estimated maintenance - \$80,825 annually. These costs do not include building & maintenance of a boardwalk in the slough.
- **Partnership Opportunities:** none at this time.
- **Zoning/Overlays:** Parcel a. - A-MHO; Parcel b. - Estates; both within Urban Residential Subdistrict
- **Surrounding land uses:** Residential single family, multi-family, PUD, and Utility (Immokalee Water and Sewer District offices, wells, and spray fields).
- **All Criteria Score:** 271 out of 400 – high human value score and relatively high ecological value score



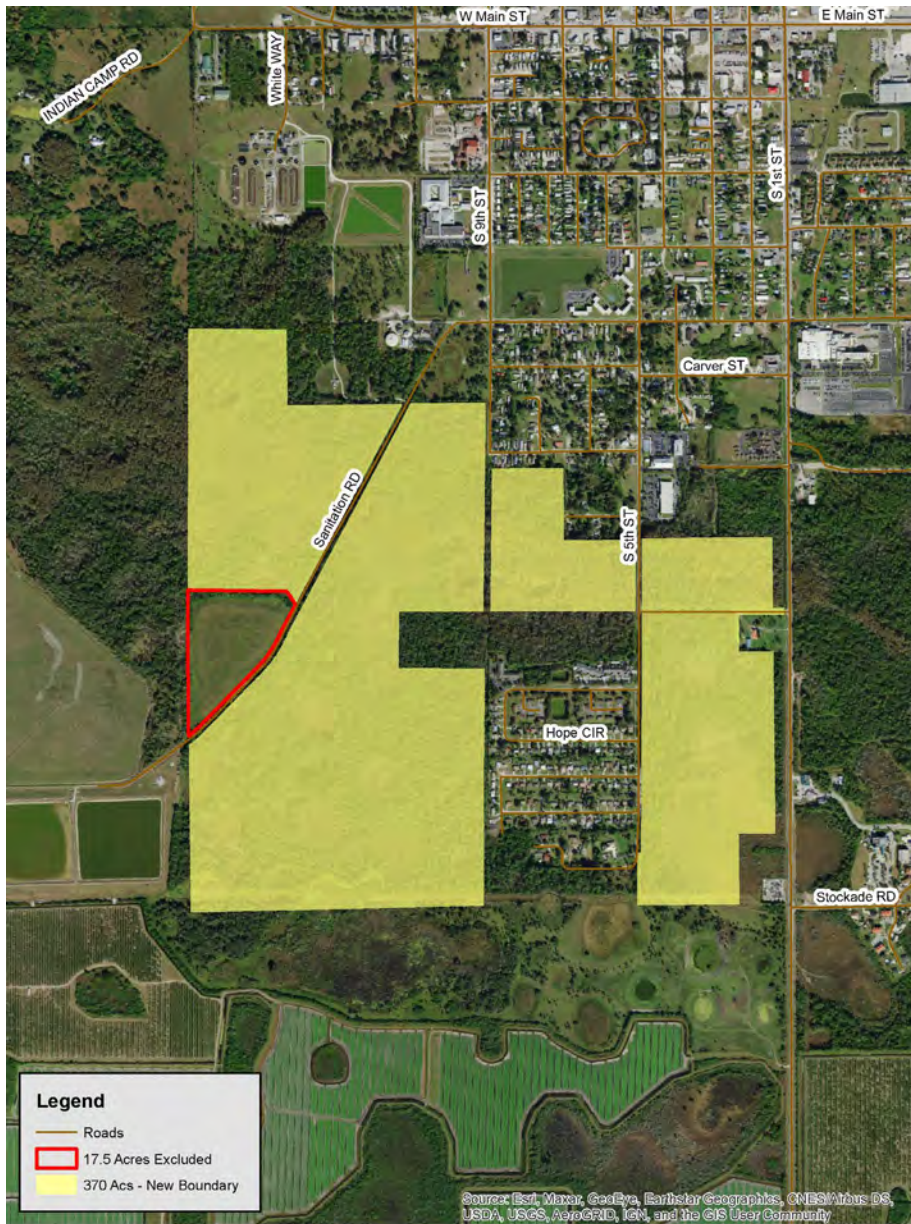
• Acquisition Considerations:

- **Landfill:** The property contains the historic 16-acre Eustis Landfill was opened in 1947 and was closed in 1992. It was in operation before current hazardous waste disposal regulations were in place; is unlined; and likely has direct contact with the aquifer. The County operated the landfill from 1980-1985 under a lease agreement with the current property owner. It closed in 1992, with 20 years of required permit monitoring finally completed in 2012. Although the Eustis landfill met state closure requirements, the list of analytes monitored didn't include pesticides, especially legacy pesticides such as Chlordane and DDT, that were commonly used before they were banned. In addition, the well sampled for the final closure requirements may not have been representative as it may not have been downgradient of the groundwater flow which is known to fluctuate. Groundwater samples obtained from Immokalee Water and Sewer failed to provide indications of contamination because they were downgradient and therefore in the wrong location. Samples taken from the middle of the landfill in 2012 showed that the site met permit requirements. *Therefore, further testing may be completed outside of the landfill within the area being offered for sale prior to any potential acquisition of the property. Such testing could include groundwater and/or soil testing. Additionally, several locations sampled by FDEP in August 2021 surrounding the Bethune property yielded detections of per- and polyfluoroalkyl substances (PFAS) exceeding the 2022 EPA Health Advisory limits. A Phase 1 Environmental Site Assessment would be sought from a contracted third-party environmental consultant to determine required due diligence.*

Please note: The property owner has removed the landfill and a 50-foot buffer from the sale.

- **Access:** There is access at Sanitation Road, however, there has been a security concern expressed by Immokalee Water and Sewer regarding public use of this lime rock road as it leads to sensitive areas. Additionally, the Immokalee Water and Sewer indicated they have an access easement over Sanitation Road and would need to continue to have this as it is their only access to section 8, where their spray fields are located. An access point off of South 9th Street would be the only access point for visitors to access parcel a. Therefore, access to the south part of parcel a. would necessitate a boardwalk through the slough to take visitors to the southern end of the parcel.
- **Restoration:** The Pine flatwoods area has been selectively logged of pine on the Sanitation property “parcel a” since last review of this property occurred in 2018. The owner advised they plan to treat exotics that have come in as a result of the logging and clean up debris and/or rutting in the staging areas resulting from the logging effort. These areas will most likely need to be restored and have shown to already be more susceptible to exotic vegetation due to the disturbance.
- **Dumping:** Parcel b. has considerable ongoing dumping on the property. This will be an additional cost to have ongoing waste removal.

Conservation Collier Property Summary Barron Collier Partnership LLLP – Sanitation and Bethune Rd Properties



This exhibit was provided by the owner on 11-30-21 as an updated exhibit depicting removal of the landfill from the application boundary.



Conservation Collier: Barron Collier Partnership LLLP
Adjacent Preservation Lands & updated 2021 Aerial

