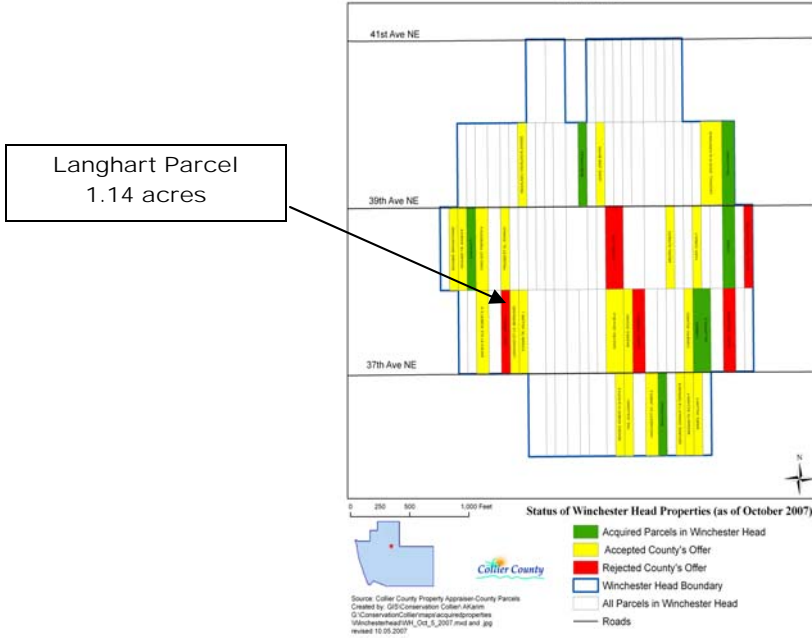


# Conservation Collier Land Acquisition Program Project Design Report

Date: October 29, 2007

Conservation Collier: Winchester Head  
Acquired Parcels, Accepted Offers and Rejected Offers  
(as of Oct. 2007)



**Property Owner:** Bernhard Langhart and Marlene R.Langhart

**Folio(s):** 39954040006

**Location:** Golden Gate Estates Unit 65 W 75 FT of E 150 FT of TR 35

**Size:** 1.14 acres

**Appraisal/Offer Amount:** \$26,220

**History of Project:**

Received application	Selected for the “A” category, #1 priority, on the Active Acquisition List by CCLAAC	Approved for purchase by BCC	Project halted by BCC	Re-approved for purchase by BCC - conditionally	Purchase offer made to owners	Offer Accepted
06/07/06	12/15/04	1/25/05	9/12/05	5/22/07	8/27/07	9/18/07

**Purpose of Project:** Conservation Collier

**Program Qualifications:**

The Winchester Head multi-parcel project, which includes the Langhart property, is an approximately 200-acre undeveloped depressional cypress head and marsh wetland located in NGGE in Units 62 and 65. The entire site is within North Golden Gate Estates, a target protection area. Three different roads, one of which is paved, can access the site and from these roads half of the property can be viewed. The mature cypress and seasonally changing marsh enhance the aesthetic setting of Collier County. Using aerial photographs, elevation data, soil maps and public input, a total of 114 parcels (about 175 acres) were identified as being important for acquisition. One important reason for the nomination of Winchester Head is that this area functions to provide floodplain storage for surrounding home sites during high rainy season. In fact, these types of depressional storage areas were included in the water management models for the Golden Gate canal system done by the Big Cypress Basin, South Florida Water Management District and are a component of flood control for the area. Other criteria that would be satisfied by a purchase here include protection of surface and ground water resources, protection of wetland dependent species habitat, good potential for restoration and low estimated management costs. Listed plant species were observed, while a listed wildlife species (Florida black bear) has been documented at the edges of the property. During a March 2004 site visit, it was noted that there was significant standing water, that many birds are using the area, and that the wetland areas are nearly free of invasive exotic plant life, indicating good ecological value.

**Projected Management Activities:**

Active management of this project would not be feasible until a significant contiguous area could be acquired. Since the area is relatively free of exotic plants, minimal control efforts consisting of herbicide applications on exotics at the edges of owned properties may be done until a larger area is acquired. Because of the wetland nature of the site, trails are not recommended. A raised boardwalk would be the best public access opportunity, however, this is not proposed until some time well into the future of the project when more parcels are acquired. Nature photography and bird watching are two activities that can occur at present. After consideration of risks and liability, it may be possible to allow school children to visit specific parcels as part of an educational program about wetlands. Currently, the two roads (37<sup>th</sup> and 39<sup>th</sup> Streets NE) provide access but the only parking is the road right-of-way. Until there are enough parcels acquired to provide a resource destination, a visitor parking area is not necessary, but this may be constructed in the future. Land Development Code changes have been made to allow construction of a parking area on parcels in Estates zoning. Also in the future, an educational kiosk could be placed along one of the roads through the project. It would contain information on wetlands and on the preservation of the area. Signs can be placed at boundaries along 37<sup>th</sup> and 39<sup>th</sup> St. NW. Minimal management activities, like trash removal can be accomplished using both contracted and volunteer labor.