

**Conservation Collier  
Annual Report**

**CONSERVATION  
COLLIER**



*For  
Present and  
Future Generations*

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**January 2014**



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## Executive Summary

In accordance with the Conservation Collier Ordinance, as amended (2007-65, Section 12.6), there will be an annual meeting to update the Board of County Commissioners (Board) and public on the Conservation Collier Program. The following annual report is intended to serve as the update to the Board and public.

The Conservation Collier Program is responsible for implementing the mandate of the electorate of Collier County as provided by public referendum votes in November, 2002, and again in November, 2006 confirming that mandate, to levy a 0.25 mill ad valorem property tax for a period not to exceed 10 years for acquisition, protection, restoration, and management of environmentally sensitive lands in Collier County for the benefit of present and future generations. A nine (9) member citizen's advisory committee named the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) was appointed in early 2003 to make recommendations to the Board of County Commissioners on land purchases and program policies. Members were appointed for 3 year terms. The CCLAAC currently has eight (8) active members, three (3) of whom have been previously recognized by their fellow committee members and the Board for outstanding public service. Section 8.6.d. of Ordinance 2007-65 provides sunset criteria for the CCLAAC. These criteria are met; however, the Board of County Commissioners has not yet determined the future of the Committee.

Conservation Collier has implemented its mandate for 10 years. In March 2013, the ad valorem tax levy ceased. During this time 4,060 acres meeting program criteria were acquired in 19 different locations for a cost of approximately \$104.2 million. A total of \$47,332,251 was bonded for use in property acquisition, via bonds in 2004 and 2008. Both bonds are now retired. Two approved multi-parcel projects, Winchester Head (aka North Golden Gate Estates (NGGE) Unit 65) and Red Maple Swamp (aka NGGE Unit 53), remain to be completed, though land buying has ceased except potentially for bargain sales. These projects are accepting donation parcels via the Land Development Code off-site vegetation retention provision (LDC 3.05.07, H.1.f. iii. b.). In 2013, Conservation Collier accepted a total of 5 acres within Horsepen Strand near the Panther Walk Preserve in 2013 and is in the process of accepting 2 parcels of 1.14 acres each within the Winchester Head Multi-parcel Project, along with management endowments. All approvals to accept or acquire parcels within the multi-parcel projects have been conceptually provided, with final acceptance of all parcels required by the Board.

Of the 19 acquired Conservation Collier properties, fourteen (14) have approved Final Management Plans (FMP), four (4) have approved Interim Management Plans (IMP), and one (1) has an IMP pending. Conservation Collier preserves have been categorized to identify what public uses are currently available (approved as part of the Annual Report, 10/23/12 16D4). The following table describes these categories and identifies corresponding preserves.

**Table 1. Preserve Category Matrix**

<b>Preserves</b>		<b>Category 1</b>	<b>Category 2</b>	<b>Category 3</b>	<b>Category 4</b>	<b>Category 5</b>
		Primary Use Preserves: easily accessible with public amenities and parking	Intermediate Use Preserves: few to no amenities, limited parking, primitive trail system	Neighborhood Preserve: no onsite parking or amenities other than benches, trails and picnic tables	Seasonal Use Preserves: may have parking and trails but will be closed during seasonal rainfall months	Resource Protection/Restoration Preserves: currently no public access due to lack of physical or legal access or where there are unsafe conditions for public
1	Alligator Flag				X	
2	Camp Keais					X
3	Caracara Prairie			X		
4	Cocohatchee Creek		X			
5	Freedom park	X				
6	Gordon River Greenway	X				
7	Logan Woods			X		
8	McIlvane Marsh					X
9	Nancy Payton			X		
10	Otter Mound		X			
11	Panther Walk				X	
12	Pepper Ranch	X-currently seasonal, off season by appt.				
13	Railhead Scrub		X- no access at present			
14	Red Maple Swamp					X
15	Redroot		X			
16	Rivers Road		X – working to open			
17	Shell Island					X
18	Wet Woods					X
19	Winchester Head					X

Eleven (11) Conservation Collier preserves are currently open for public use in categories 1 through 4 with signs, trails and benches installed. The cost for management activities for FY 2013 totaled approximately \$1.1 million. This funding accomplished management actions on acquired preserve properties as described in approved land management plans and prioritized by the CCLAAC and approved by the Board of County Commissioners at their 6/14/11 regular meeting (Item 10G), and again on 10/23/13 (Item 16D4). Management activities for FY 2014 are expected to cost approx. \$1.3 million and include a major exotic removal project at Pepper Ranch Preserve (\$546,600) and initial site prep work necessary to provide public access at two preserves, Rivers Road (\$310,500) and Nancy Payton (\$79,000). Many of the established preserves will see reductions in cost this year as initial management and public access work has been completed. Public activities at preserves in 2013 included adult and youth hunts, guided hikes and a geocaching event. Activities planned for 2014 include geocaching events, a springtime festival and volunteer-led hikes on selected weekends. Because there has been

general community discussion regarding where best to locate an ATV park, the Committee did consider this type of use in development of its Preserve Use Ordinance (2011-38, approved by the Board on 10/11/11, 8E) but found the use was incompatible with the goals of the Program.

Capital improvements completed in 2013 include those at Pepper Ranch Preserve (PRP) and at the Gordon River Greenway Preserve (GRG). At PRP, these include renovations to the caretaker's cottage to provide onsite residential law enforcement security, addition of Americans with Disability Act (ADA) access features, building a restroom/shower, roadway improvements, parking area construction, electric gates, and security camera system installation. A part time ranger was hired in November 2013 to staff PRP on weekends between through June 2014. Capital improvements at the Gordon River Greenway Preserve include development of a trail and boardwalk system, and are scheduled for completion in October 2014. One capital improvement project is planned for 2014 - a boardwalk/observation platform at PRP to allow visitors to safely access and view Lake Trafford.

Staff has pursued grants for management since the beginning of the Program and has received grant funding awards totaling \$446,800. Several grants for land acquisitions have been applied for, but none have been awarded. A conflict with State policies for titling lands prevented Conservation Collier from applying for Florida Forever Program funding. This policy is still in effect at the State of Florida Department of Environmental Protection Division of State Lands Bureau. Florida Community Trust grant funds are the only State land acquisition grant funds that do not require the acquired lands to be titled to the State. These funds were applied for but not awarded. All awarded grants have been for land management activities and equipment.

Acquisitions in the upcoming year are expected to be minimal, possibly including some donations and bargain sales within the multi-parcel projects and potentially the acquisition of a 7.5 acre parcel on the south end of the Gordon River Greenway through (as yet unidentified) multiple partner funding sources. A donation to Conservation Collier under the LDC Offsite Vegetation Preservation section has been received and earmarked for acquisition of a 7.5-acre parcel (the "CDC" parcel) approved as an "A-List" property on Conservation Collier's most recent Active Acquisition List - if the additional necessary funding can be identified. See page 10 for a description of this project. The County's Water Management Plan also describes two potential future programs, including a mitigation program and a transfer of development rights program, which could result in donations to Conservation Collier within the North Golden Gate Flowway Restoration Area if and when enacted. This area includes Winchester Head and Horsepen Strand (Panther Walk Preserve).

Like many public programs, Conservation Collier has been impacted over the past several years by challenging economic conditions. A low interest rate of .45% currently being earned by the Management Trust Fund is a primary concern going forward into the future. On April 11, 2014, as part of the Conservation Collier Financial Plan presentation, the Board considered the County's Investment Policy, returns on Conservation Collier monies and the primary goal of preserving capital for all funds entrusted to the County. After considerable discussion between the Board and the Clerk of Courts it was determined that, the Policy would remain unchanged at this time.

Absent a clear path to greater investment returns, staff has worked with OMB to trim staffing and expenses and to identify potential future revenues to ensure perpetual funding. At the April 8, 2014 BCC meeting (Agenda Item 11B), the Board approved the Conservation Collier financial plan, which identifies specific cuts in expenses and includes maintaining a three year financial planning window to ensure adopted budgets and spending practices remain consistent with long term financial targets. Additionally, a \$32 M minimum combined program fund balance was established by linking program revenues with expenditures. The priority ranking for projects included in the revised amenity Work Plan (Appendix 1) will assist Conservation Collier in making reductions in expenditures, if necessary, and additional Board direction will be sought for further reductions, if warranted.

## Conservation Collier Annual Report

### 1. Conservation Collier Land Acquisition Advisory Committee (CCLAAC)

The CCLAAC consists of 9 members appointed by the Board. The primary purpose of the CCLAAC is to assist the Board in establishing an Active Properties Acquisition List with qualified purchase recommendations consistent with the goals of Conservation Collier. CCLAAC members serve in accordance with Ordinance 2001-55, as revised (Ord. 2009-16). Membership of the CCLAAC is intended to be comprised of broad and balanced representation of the interests of Collier County citizens, including:

- Environmental and conservation interests
- Agricultural and business interests
- Educational interests
- General civic and citizen interests throughout the county.

In 2004, the Board initiated a program via Resolution 2004-280 to recognize the outstanding service provided by Advisory Committee Members and to honor and reward such service through the Outstanding Advisory Committee Achievement Award. Members are nominated by their fellow committee members and selected through the Human Resources Awards Committee. Since its inception in 2004, eight (8) Conservation Collier Committee members have been recognized for their outstanding contributions.

Six (6) regular CCLAAC meetings, one (1) workshop with the Board, and eight (8) subcommittee meetings were held between January 1 and December 31, 2013.

The CCLAAC has 3 subcommittees:

#### **Outreach**

Typical tasks include development of informational brochures and working to interact with the local community to encourage public interest in Conservation Collier Projects.

#### **Lands Evaluation and Management**

This sub-committee reviews all proposed land management plans and makes recommendations to the full committee on land management activities and issues on acquired preserves.

#### **Ordinance, Policy and Rules**

This subcommittee meets as needed to discuss various program policies and procedures, including any ordinance revisions.

As the levy funding ceased in 2013, the Committee has considered whether the time for sunset has come. A November 2013 workshop with the Board has been scheduled to evaluate the role of the CCLAAC going forward.

There are currently eight (8) serving members. Their backgrounds and areas of expertise are:

- **William Poteet, Jr. – Chairman.** (Business Interest) Re-appointed for a fourth Term in February 2011, Mr. Poteet is a local Realtor and business owner who has been a member of the

CCLAAC since its inception in March 2003. He has served as Chairman of the CCLAAC since August 2005 with unanimous re-election as Chair each year. He also serves as a member of the Outreach Subcommittee and as Chairman of the Ordinance, Policy and Rules Subcommittee. Mr. Poteet is an outstanding leader, assisting with the development of many Program policies. He was recognized as an Outstanding Advisory Committee Member of the month in March 2007.

- **Clarence Tears, Jr. – Vice-chair.** (Environmental and Conservation Interest) Re-appointed to a second term in February 2013, Mr. Tears has been the Director of the Big Cypress Basin /South Florida Water Management District since October 1996, recently retired. He was responsible for the management of water resources for the public's health, safety, and welfare in Collier and northwest Monroe Counties with experience spanning more than 24 years. Mr. Tears has served in numerous positions of community leadership including graduate of Leadership Florida, Chairman of Leadership Collier Class of 2001, Chairman Lake Trafford Restoration Task Force, and appointment to the Immokalee Area Master Plan Committee and 951 Horizon Study. He is an active member of the US Air Force Reserves with more than 24 years of service.

- **Anthony Pires, Jr.** (Business Interest) Re-appointed to a third term in February 2011, Mr. Pires is a long-time local land use attorney bringing extensive experience in public and private land use and planning projects to the CCLAAC. Mr. Pires has served on numerous County Advisory Committees over the past two decades. He currently also serves as chairman for the Outreach Subcommittee and member of the the Ordinance, Policy and Rules subcommittee, where his legal expertise and sharp eye for detail are invaluable in assisting with ongoing development of program policy. In February 2011, Mr. Pires was recognized as an Outstanding Advisory Committee Member.

- **Jeremy Sterk** (Environmental and Conservation Interest) Re-appointed to a second term in March, 2012, Mr. Sterk is a biologist with extensive local experience in permitting, species surveying and project management. He Chairs the Lands Evaluation and Management Subcommittee, where his environmental knowledge and permitting experience are invaluable in review of proposed land management plans. Mr. Sterk is also an accomplished photographer with a keen eye for wildlife whose photographs have enhanced Program reports.

- **Lauren Gibson** (Environmental and Conservation Interest) Re-appointed to a second term in February, 2013, Mrs. Gibson is a biologist and computer scientist. For the past 4 years she has worked as a staff biologist for Turrell, Hall and Associates, Inc., Marine and Environmental Consulting, where she performs wildlife and vegetation surveys, preserve monitoring, environmental resource permitting and coordinates with various agencies on company projects. Her knowledge of Florida ecosystems and permitting experience make her a valuable member of the Lands Evaluation and Management Subcommittee, where she serves as Vice Chairman.

- **Tracey Dewrell** (Business Interest) Appointed in September 2011, Mr. Dewrell is a real estate and general litigation attorney and the managing partner in Dewrell and Sacks, LLP. Mr. Dewrell has been a member of the Florida Bar since 1998 and is also admitted to practice in GA, where he is a registered arbitrator. He is the author of the Federal Bar Review of Florida (1998-2008) and the Georgia Foreclosure Investors Report, a statewide publication of mortgage foreclosures with investment analysis maintaining over 1800 monthly subscribers. He is also chairman and CEO of U.S. Title Insurance Corp, a national provider of title insurance and escrow services. Mr. Dewrell has experience in land appraisal, a strong interest in conservation



and land management. He also serves as a member of the Ordinance, Policy and Rules Subcommittee.

- **John Hamilton Burton II** (Agriculture and Business Interest) Re-appointed in February 2013, Mr. Burton is currently a Broker Associate with Premiere Plus Realty in Naples. He is a Native Floridian, and has been a local resident for over 30 years. His background is in commercial and residential real estate as well as the landscape nursery industry. His skills include areas like contract negotiations, construction and appraisals. He studied Agricultural Economics at the University of Florida, Warrington College of Business and is active in the Naples Area Board of Realtors. Mr. Burton also serves as a member of the Lands Evaluation and Management and Outreach Subcommittees.

- **Todd Allen** – (General Civic and Citizen Interest) Appointed in March 2012, Todd B. Allen is a Real Estate Litigation, Condo and HOA Law, and Bankruptcy attorney practicing locally since 2009. Before joining a local law firm, Todd represented homeowners facing foreclosure and bankruptcy in Collier and Lee Counties. As a result of his work, Todd has been featured in the national media with articles in Fortune Magazine, USA Today, Housing Wire, Time Magazine, and the Huffington Post, to name a few and has appeared on MSNBC and Fox News to discuss his work. Todd is originally from Utah. He additionally serves as a member of the Ordinance, Policy and Rules and Lands Evaluation and Management Subcommittees.

## 2. Program Lands Acquisition Status

Conservation Collier currently owns 4,060 acres in 19 different project locations throughout Collier County (Exhibit A). In January 2011 acquisitions were halted while Program staff prioritized and planned future land management to determine the necessary level of funding within the Management Trust Fund to assure the Program would be self sustaining. An Active Acquisitions List (Exhibit B) was approved at that time in case funding became available and to demonstrate community interest in the event grant funding became available. The following provides a description and status of A and B List properties.

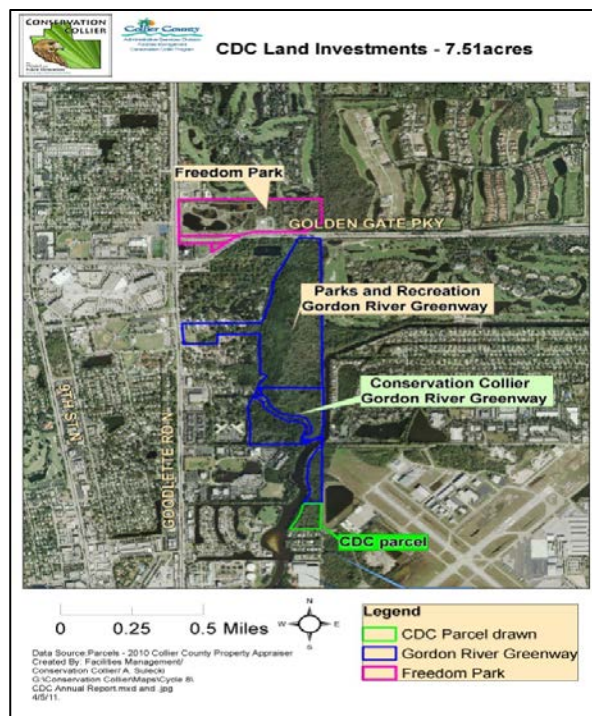
### A. Active Acquisition List - A-List Properties

Three properties are listed as A-List properties on the 2011 Acquisition List, pending landowner wishes and changes in the Program that would enable acquisition of lands to resume.

1. CDC Land Investments, Inc. (CDC):  
This parcel (in green on map) was originally offered to Conservation Collier in 2009. That acquisition cycle was suspended and it was offered again in 2010. The property is contiguous with the Conservation Collier section of the Gordon River Greenway Park.

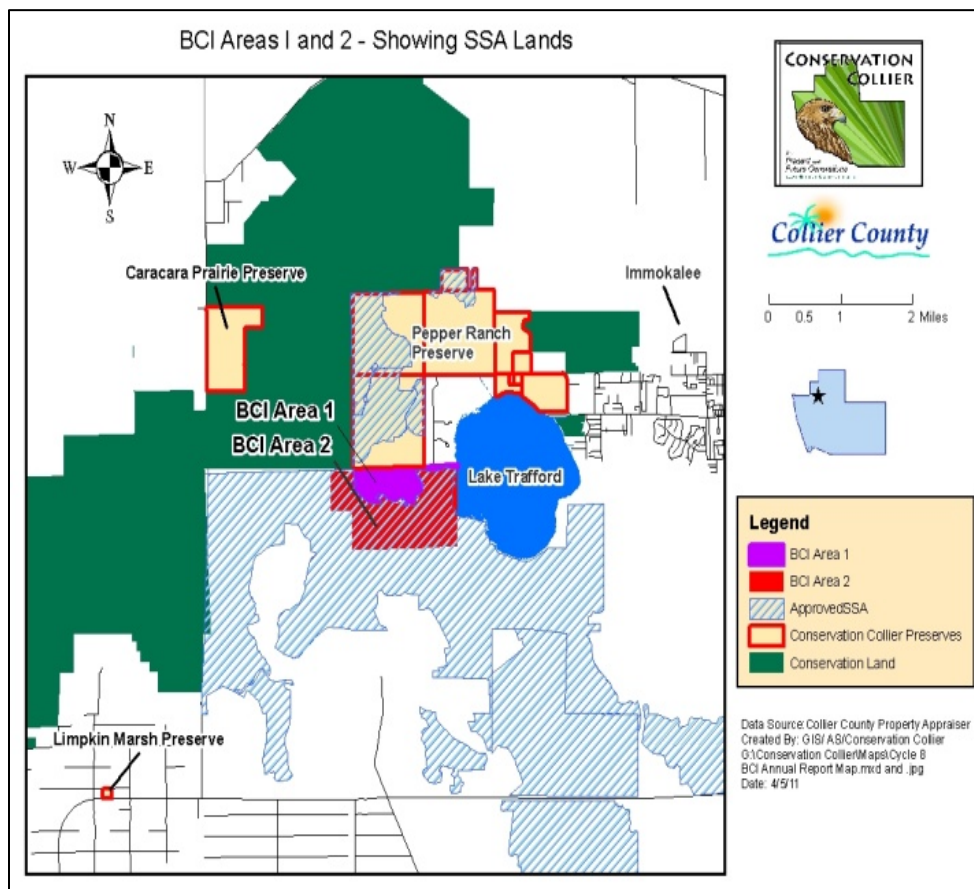
One contemplated use for this parcel is to provide a parking area and additional access point for the Gordon River Greenway Park. The Greenway path is currently planned to exit the Conservation Collier portion at its southeast corner onto a pathway on the west side of the Airport property. This pathway will connect to existing trails within the Airport's conservation area and potentially connect via a bridge with the City of Naples property on the west side of the Gordon River, the conceptual terminus of the Greenway pathway. While acquisition of the CDC parcel is not necessary to provide access to southern sections of the Greenway, it would fill in a landscape gap, provide additional parking and access along North Road and provide potential for an additional public fishing platform along the Gordon River. A community coalition headed by the Southwest Florida Land Preservation Trust is working to assemble funding to acquire this parcel. Conservation Collier has accepted a donation in the amount of \$103,225, which has been earmarked for acquisition of this parcel if the remainder of funding can be obtained. This parcel has not been appraised yet, but is valued for tax purposes at \$478,500 by the Property Appraiser's Office as of December 2013.

Status: Still offered for sale.



2. Barron Collier Investments LTD (BCI):

These parcels were originally offered to Conservation Collier in 2009, subsequent to the Pepper Ranch Agreement, which included an access easement for BCI through the Pepper Ranch Preserve. The 2009 cycle was suspended and the parcels were offered by BCI again in 2010. If Conservation Collier acquired both parcels, the BCI access easement through Pepper Ranch would no longer be needed. If only Area I were acquired, the Pepper Ranch easement would remain, and BCI would require, as part of the sale, an easement through Area 1 to reach its lands within Area 2. If acquired, the owner offered two incentives. The first is to remove the invasive exotic plants with its company crew, charging Conservation Collier only labor and herbicide cost. The second is to provide favorable acquisition terms. A primary benefit to preserving the offered lands in an undeveloped state would be protection of the Corkscrew swamp/marsh complex and wetlands associated with Lake Trafford. As present there is no funding identified for the acquisition of these parcels.



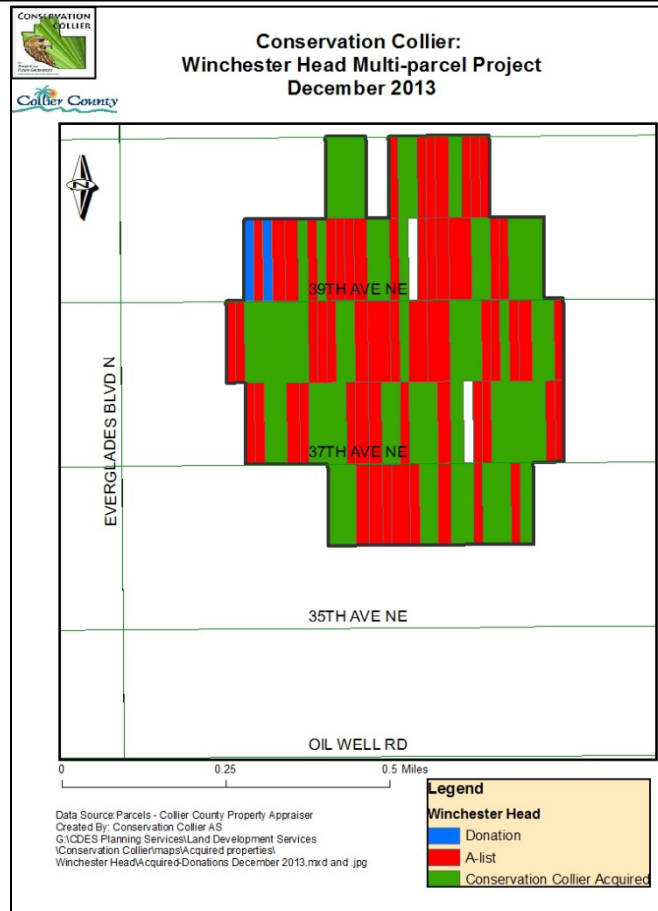
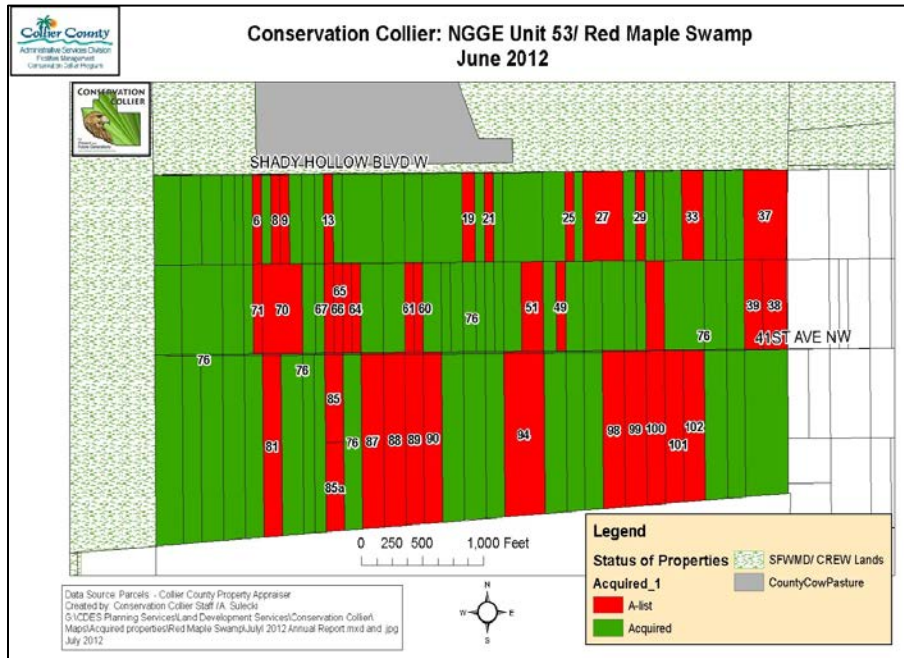
BCI Area 1 (in purple on the map) contains 235 acres and is contiguous with the Pepper Ranch Preserve. Known locally as Big Hammock Island, it is an upland portion of an undeveloped section of land and is not currently split out as a separate parcel. Roughly half is unimproved pasture used for cattle grazing, with the remainder forested with pines, oaks and wetland hardwoods. This property is not included within a Stewardship Sending Area (SSA) for the Rural Lands, but is bordered by SSA #13 (in blue crosshatch on the map). There is an abandoned oil well located on Area 1. The oil, gas and mineral rights are owned by an entity that is different

than the land owner and are not included as part of the proposed sale. Area 1 property is a potential source for Panther Habitat Unit (PHU) credits. At this time, no study has been done to determine the amount of credits that may be available.

BCI Area 2 (in red on the map) contains 799 acres which are not directly contiguous with the Pepper Ranch, but which are currently included within SSA #13 and contiguous with the Camp Keas Strand, a Rural land Flowway Stewardship Area. Roughly half the offered property has been identified for extra credit as a restoration area. Some credit has been received by the owner already with the remainder due upon completion of restoration. There is a known archeological site on this property. A little more than half of the property is wetland forest located on the outer edges of Big Hammock Island; the remainder being freshwater marsh wetlands. The offered property is not currently split out as a separate parcel and oil gas and mineral rights are not included as part of the proposed sale.

Status: Uncertain of status as owner has not responded to inquiry.

3. Multi-Parcel Projects:

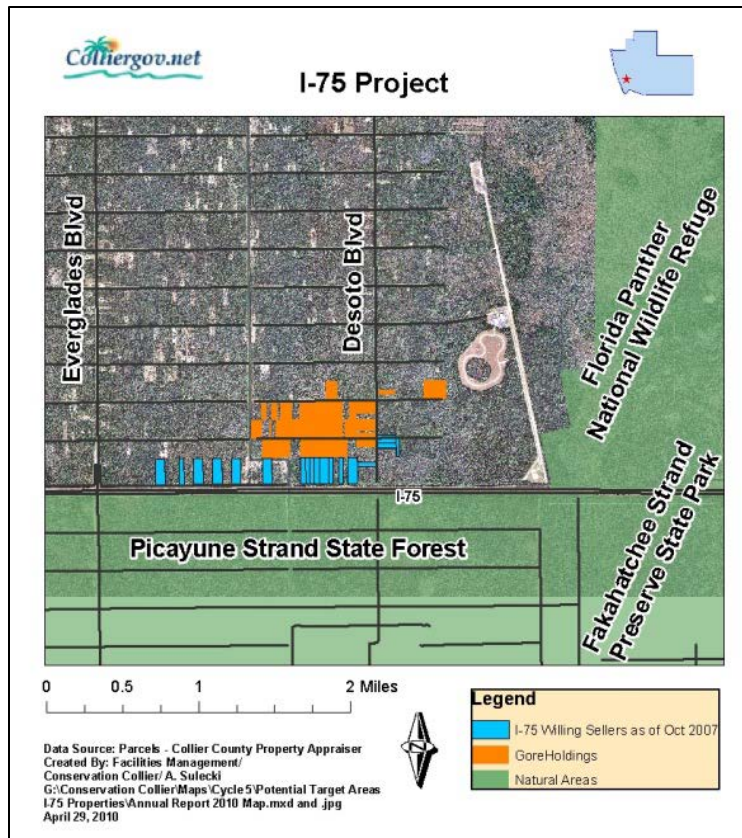


The Conservation Collier Program has two formally designated Board-approved multi-parcel projects, Winchester Head (AKA portions of North Golden Gate Estates (NGGE) Unit 65) and Red Maple Swamp Preserve (AKA all of NGGE Unit 53), both shown above. Multi-parcel projects, comprised of multiple lots and ownerships, have been a challenge for the Program. Challenges include: higher prices for smaller lots, fluctuating values over multiple years of buying, unwilling sellers within the project boundary, and lack of assurance that in-holding parcels can be acquired in the future - a particular challenge of the willing-seller environment. Approximately 66% (200.24 acres out of 305.69 acres) has been acquired within NGGE Unit 53 and approximately 48% (76.25 acres out of 158.67 acres) has been acquired within Winchester Head (See maps above). In July 2013, a donation application was received for a 1.14-acre parcel, and in December 2013, a donation application was received for another 1.14-acre parcel, both located within the Winchester Head project boundary, under the Off-site Vegetation Protection provision of the Land Development Code (LDC 3.05.07, H.1.f. iii. b.). (See both parcels in blue on the map above). Both donations are in process and are expected to be completed in the first quarter of 2014.

Both multi-parcel projects are currently suspended under Board direction, unless a “very good deal” is offered to Conservation Collier, in which case, staff has approval to approach the Board. The most recent appraisals for both projects were performed in October-November 2009. In those appraisals, property values in both multi-parcel projects fell significantly from a September 2008 appraisal; in WH from \$16,375 per acre in 2008 to \$10,000 per acre in 2009 and in NGGE Unit 53 from \$15,842 per acre in 2008 to \$7,500 per acre in 2009. No recent appraisals have been performed, but Property Appraiser’s Office taxable values are currently approximately \$2,500 per acre.

If additional funds are identified to resume purchasing within the multi-parcel projects, new appraisals will be obtained before making offers. Otherwise, bargain sales and donations will be the only avenues for acquisition in these projects. The multi-parcel projects within North Golden Gate Estates are where Conservation Collier would be getting its best values in the current market conditions. If funds can be identified for additional purchases it will benefit the program by consolidating the acquired areas and permitting management to begin. Within NGGE Unit 53, a 53-acre contiguous area has been acquired and exotic removals were completed in FY 13. If no additional funds for acquisition are identified over time, Conservation Collier will pursue trading parcels with owners within the project boundaries to consolidate its holdings. Trading parcels within approved multi-parcel projects is permitted under the Conservation Collier ordinance, 2002-63, as amended, Section 14.7.

***B. Active Acquisition List - B-List Properties - North Golden Gate Estates I-75 Project***



The I-75 project is a group of contiguous and non-contiguous parcels located between the southern terminuses of Everglades Blvd. and Desoto Blvd. in NGGE. These parcels are within a Target Protection Area (NGGE) and meet the Conservation Collier criteria. Their acquisition would provide wildlife habitat and a significant natural area that could accept surface flood waters from other lands within the NGGE. The total area covered by these lots is 243 acres, 196 acres of which are mostly contiguous lots owned by one individual. There are a total of 13 owners who have filled out applications for Conservation Collier and who have gone through the criteria review process. All 243 acres are currently approved on the 2010 Cycle 8 Conservation Collier

Active Acquisition List (AAL) as B-List properties, meaning they will be automatically re-ranked in the next acquisition cycle unless the owners withdraw or have sold them. Many of these parcels have been on the B-List since 2007.

The Conservation Collier Committee had recommended placing parcels in this project on the B-List in 2010 to determine if there would be potential to partner with the Collier County Transportation Department on the Everglades Blvd. widening and potential access to I-75 at Everglades and I-75. It was anticipated that there might be opportunity for acquisition of mitigation parcels, and that it would be important to determine which lots in this area would be directly impacted by road work and to know what the implications of the final alignment would be for conservation acquisitions in this location. At this time, however, the I-75 access is to be for emergency access only, and the road widening for Everglades Blvd. is within the Long Range Transportation Plan for study starting in 2016, but is not likely to materialize before 2021-25.

**Status:** The Gore properties (in orange) are on the market and being actively marketed. The property has a home on it. Status of the remaining properties is not known at this time.

### ***C. Donations***

A 2010 amendment to the Collier County Land Development Code to the Vegetation Protection section (LDC 3.05.07, H.1.f. iii. a. and b.) allows developers to donate land and/or funds to Conservation Collier, under certain conditions, to provide vegetation protection off site from the development project. This is considered one means of acquiring lands within the multi-parcel projects. In September 2013, the Board accepted the first such donation, 5 acres along with a management endowment of \$16,683 from Lynx Zuckerman at Naples LLC as offsite vegetation protection for the Tuscany Point Development (9/24/13, Agenda Item 16D1). This parcel, though not directly adjacent (500 ft. west of panther Walk Preserve) will be added to the Panther Walk Preserve. The Panther Walk Preserve is located within the Horsepen Strand, which is not an approved multi-parcel project, but which is within an area deemed strategic for acquisition under the County's 2010 Water Management Plan. The donation closed in December (OR 4997 PG 2434). Two additional property donations are underway, both for 1.14 acre parcels within the Winchester Head multi-parcel Project. Both will include endowment funds estimated at \$8,000 total. A \$103,255 monetary donation from the Landings at Bear's (RZ-PL20120002095) was approved by the Board on 12/10/13 (Agenda Item 17D) but has not yet been received. These funds have been earmarked for acquisition of the CDC parcel (see page 10 of this report for more information on the CDC parcel).

### **3. Program Financial Status**

Conservation Collier has spent approximately \$104.2 million on properties in the 10 years it has been in existence, acquiring 4,060 acres in 19 different locations. Acquisition funds have been generated from an ad valorem property tax of up to .2500 mils, or \$25 for each \$100,000 in taxable property value, for property owners in Collier County. Levy authorization expired in March, 2013. As taxes were collected for the Program each year, approximately 3% was paid to the Tax Collector and the Property Appraiser for their services, 15% of the net levy was transferred into a separate fund for management activities, and a portion was used for debt reduction (Bond Series 2004). On May 25, 2010, Agenda Item 16E2, the Board of County Commissioners authorized a transfer of up to an additional \$10.3 million, above the ordinance mandated 15% of ad valorem taxes, from the "Land Acquisition Fund" to the "Land Management Fund" during FY2011 – FY2013 to ensure land management funding in perpetuity. On April 12, 2011 (Agenda Item 10F) the Board authorized early re-payment of Bond Series 2008. Bond Series 2004 and 2008 have been retired as of FY 2013.



Conservation Collier Annual Report 2013

Tables 2 and 3 that follow present the FY14 Conservation Collier Maintenance/Land Management Fund (174) and Acquisition Fund (172) budgets.

Table 2. Land Management Fund 174 – Projected 2014 Revenues and Expenses

<b>Conservation Collier Maintenance (174)</b>							
Fund Type: <b>Special Revenue</b>							
Description: <b>To manage and maintain acquired environmentally sensitive lands in perpetuity through the development and implementation of plans and programs that are designed to protect, conserve, and restore the County's natural resources.</b>							
Appropriation Unit	FY 2012 Actual	FY 2013 Adopted	FY 2013 Forecast	FY 2014 Current	FY 2014 Expanded	FY 2014 Adopted	FY 2014 Change
Personal Services	-	-	-	333,800	17,200	351,000	na
Operating Expense	347,323	529,900	487,100	1,283,600	1,500	1,285,100	142.52
Indirect Cost Reimburs	24,900	20,100	20,100	47,600	-	47,600	136.82
Capital Outlay	5,381	-	131,900	-	-	-	na
Trans to 179 Consvr Collier Proj	-	940,500	2,958,200	95,500	-	95,500	(89.85)
Trans to 704 Ad Serv Grant Match	-	-	18,500	-	-	-	na
Trans to 272 Debt Serv Fd	900,000	900,000	791,800	-	-	-	(100.00)
Trans to 674 Carr Pres	-	-	1,582,800	244,600	-	244,600	na
Reserves For Contingencies	-	23,500	-	41,600	(18,700)	22,900	(2.55)
Reserves For Capital	-	29,157,300	-	30,957,100	-	30,957,100	6.17
<b>Total Appropriations</b>	<b>1,277,604</b>	<b>31,571,300</b>	<b>5,990,400</b>	<b>33,003,800</b>	<b>-</b>	<b>33,003,800</b>	<b>4.5%</b>
Revenue	FY 2012 Actual	FY 2013 Adopted	FY 2013 Forecast	FY 2014 Current	FY 2014 Expanded	FY 2014 Adopted	FY 2014 Change
Miscellaneous Revenues	6,279	5,300	5,500	5,200	-	5,200	(1.89)
Interest/Misc	134,454	229,400	164,800	187,100	-	187,100	(18.44)
Reimb From Other Depts	6,200	-	-	-	-	-	na
Trans fm 172 Conserv Collier Fd	5,980,500	7,511,000	7,511,000	4,826,300	-	4,826,300	(35.74)
Trans fm 272 Conserv Co GO Bd	200,000	900,000	828,700	-	-	-	(100.00)
Trans fm 273 Conservation Collier	-	-	-	34,900	-	34,900	na
Trans fm 703/704 Ad Srv Grants	-	-	-	400	-	400	na
Carry Forward	20,390,100	22,937,300	25,439,900	27,959,500	-	27,959,500	21.90
Less 5% Required By Law	-	(11,700)	-	(9,600)	-	(9,600)	(17.95)
<b>Total Funding</b>	<b>26,717,533</b>	<b>31,571,300</b>	<b>33,949,900</b>	<b>33,003,800</b>	<b>-</b>	<b>33,003,800</b>	<b>4.5%</b>

Table 3. Land Acquisition Fund 172

<b>Conservation Collier - Land Acquisition (172)</b>							
Fund Type: <b>Special Revenue</b>							
Description: <b>To acquire environmentally sensitive lands through the development and implementation of innovative purchase strategies designed to promote conservation, and restoration of County's natural resources.</b>							
Appropriation Unit	FY 2012 Actual	FY 2013 Adopted	FY 2013 Forecast	FY 2014 Current	FY 2014 Expanded	FY 2014 Adopted	FY 2014 Change
Personal Services	306,366	319,100	321,800	-	-	-	(100.00)
Operating Expense	39,797	65,600	51,100	-	-	-	(100.00)
Indirect Cost Reimburs	21,800	18,400	18,400	-	-	-	(100.00)
Capital Outlay	666	-	5,000	-	-	-	na
Trans to Property Appraiser	52,582	90,000	90,000	90,000	-	90,000	0
Trans to Tax Collector	200,455	204,800	204,800	500	-	500	(99.76)
Trans to 174 Consvr Collier Maint	5,980,500	7,511,000	7,511,000	4,826,300	-	4,826,300	(35.74)
Reserves For Contingencies	-	25,400	-	6,800	-	6,600	(74.02)
Reserves For Capital	-	4,720,000	-	15,000	-	15,000	(99.68)
<b>Total Appropriations</b>	<b>6,602,166</b>	<b>12,954,300</b>	<b>8,202,100</b>	<b>4,938,400</b>	<b>-</b>	<b>4,938,400</b>	<b>(61.9%)</b>
Revenue	FY 2012 Actual	FY 2013 Adopted	FY 2013 Forecast	FY 2014 Current	FY 2014 Expanded	FY 2014 Adopted	FY 2014 Change
Ad Valorem Taxes	9,474,093	9,674,700	9,287,700	-	-	-	(100.00)
Delinquent Ad Valorem Taxes	11,958	-	6,800	-	-	-	na
Miscellaneous Revenues	149	-	-	-	-	-	na
Interest/Misc	34,088	36,400	30,000	-	-	-	(100.00)
Reimb From Other Depts	(20)	-	-	-	-	-	na
Trans fm Property Appraiser	11,828	7,000	7,000	-	-	-	(100.00)
Trans fm Tax Collector	76,263	55,000	55,000	-	-	-	(100.00)
Trans fm 273 Conservation Collier	96,200	-	-	-	-	-	na
Carry Forward	656,300	3,669,900	3,754,000	4,938,400	-	4,938,400	34.56
Less 5% Required By Law	-	(488,700)	-	-	-	-	(100.00)
<b>Total Funding</b>	<b>10,360,859</b>	<b>12,954,300</b>	<b>13,140,500</b>	<b>4,938,400</b>	<b>-</b>	<b>4,938,400</b>	<b>(61.9%)</b>

The majority of residual funds remaining in the Land Acquisition Fund (172) (table 3) are to be swept into Maintenance Fund (174). A small reserve is maintained in Fund (172) to allow for transaction costs of donations or minor bargain purchases. Maintenance Fund (174) (table 2) is now the primary Conservation Collier fund. Personnel costs as well as regular operating costs have been moved to Fund (174). The majority of Conservation Collier fund reserves are maintained in this fund.

**Financial Planning:** In 2009, after collecting projected management cost data, comparing it to revenue forecasts for FY 2010 – FY 2013, and considering future interest rate projections, the Office of Management and Budget (OMB) advised staff that there would be insufficient funds in the “Land Management Fund” to complete all currently approved and discussed public access improvements while still managing all Conservation Collier preserves in perpetuity. This evaluation set the stage for CCLAAC budget workshops culminating in Board direction for a Fund 172 balance sweep in FY14. However, even after the sweep of \$4,826,300 in FY14, program costs were outpacing interest income as interest rates had dropped below 2010 projections. This situation was presented to the Board at a December 4, 2013 Workshop, where the Board directed OMB to work with staff to reduce expenses, reevaluate planned projects and capture income so that preserve management activities can be reasonable assured to be funded in perpetuity. Subsequently the Board reviewed the Conservation Collier Financial plan at a regular meeting on March 11, 2014 and a follow on regular meeting on April 8, 2013.

At the April 8, 2013 meeting, staff presented the Conservation Collier Ten-Year Financial Plan. The plan was designed around the historical low interest earnings experienced over the last several years and focused primarily on cost containment while also acknowledging the revenue expected to be generated from the Caraca and Pepper Ranch PHU preserve programs.

The following recommendations were presented to the Board on April 8, 2014:

- Reduce personnel costs as proposed.
- In addition to annual monitoring and updates, maintain a three year financial planning window to ensure adopted budgets and spending practices remain consistent with long range financial targets.
- Evaluating planned amenities and capital improvements for impact on overall financial plan
- Consider transitioning planned expenditures for the Greenway Bridge to acquisition of and related improvements to the final Gordon River Greenway land parcel (CDC parcel).
- Establish a minimum combined Conservation collier program fund balance of \$32M with compliance provided by linking program expenditures to program revenue.
- That the Board provides any direction to the Clerk of Courts regarding the investment approach and/or distribution of investment earning dollars.

At that meeting, the Board approved the recommendations and the Conservation Collier Financial Plan, included as appendix to this report. The following table (table 4) summarizes the Conservation Collier Financial Plan. The next graphic (Figure 1) illustrates the planned way the current Conservation Collier fund balance will be distributed over the next ten years. The largest

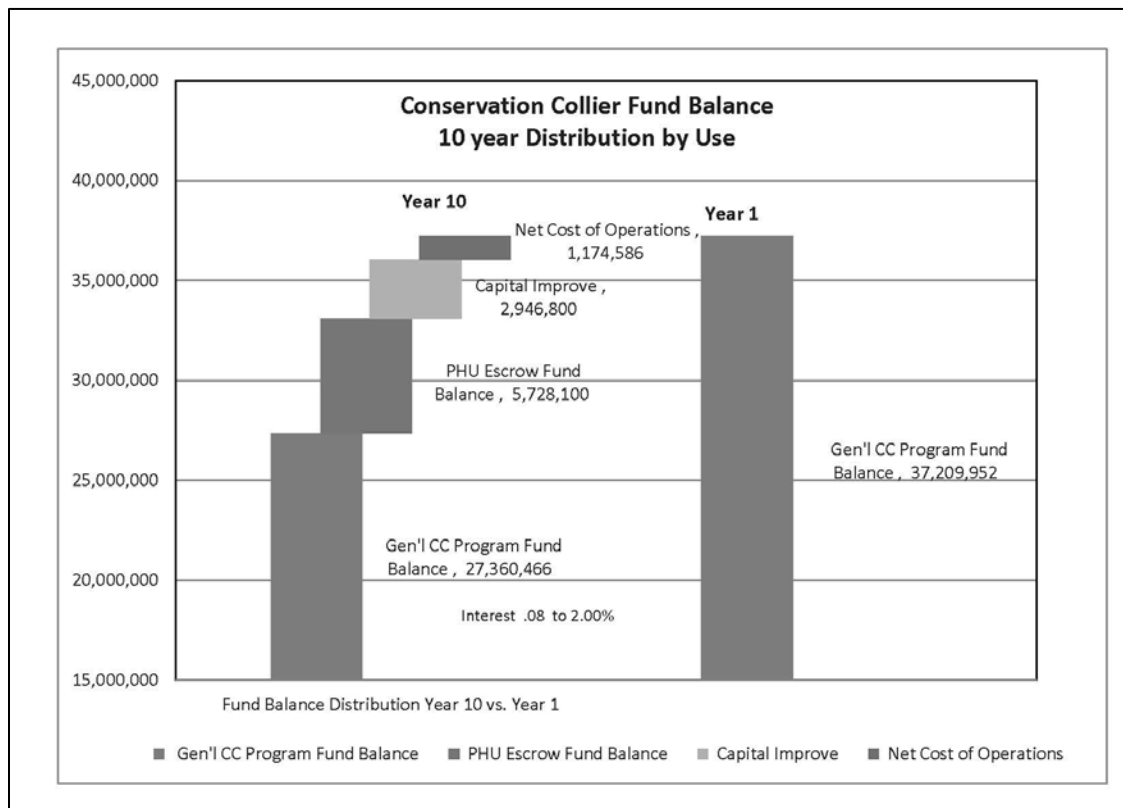
portion, approximately \$33 million is planned to be maintained, as non-wasting reserve generating earnings to fund land maintenance and management responsibilities, approximately \$2.9 million will be used to fund capital improvements and a portion, approximately \$1.2 million, will be used early in the planning window to accomplish land restoration activities. Figure 2 illustrates how funds were distributed in the first 10 years of the program, 2003-2013. In addition to the \$152 M income “pie” shown below, the Program received 460,000 in land management grants; used for exotic plant removal, native plant restoration, and listed species habitat management.

**Table 4. Board-approved Conservation Collier Financial Plan Summary (Funds 174 and 179) FY 2014 – FY 2023**

Conservation Collier Funds (172, 174, 179, 272, 273,674) Projected Revenue and Expense. Base Year FY 2014

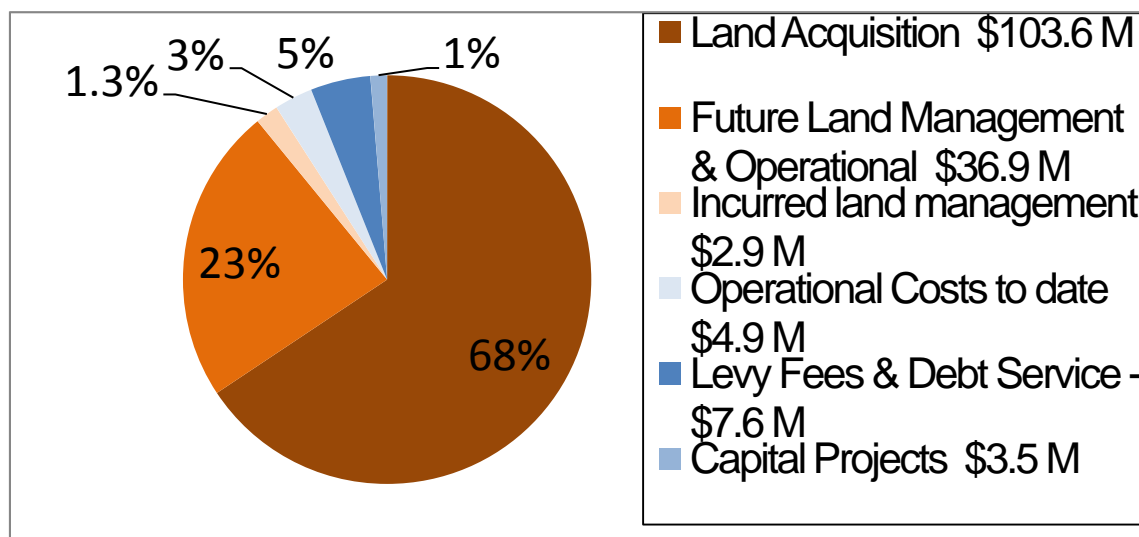
Conservation Collier Funds Five & Ten Year Summary		
Description	Through Year 5	Through Year 10
Beginning Balance	37,209,952	37,209,952
Add:		
Operating Revenue	3,235,100	6,525,300
Less:		
Operating/Maint Costs	(4,510,473)	(7,699,886)
Operating Gain/(Loss)	(1,275,373)	(1,174,586)
Capital Improvements/Assets	(2,946,800)	(2,946,800)
Combined Conservation Collier Fund Balance	32,987,779	33,088,566
Fund Balance Distribution		
General Conservation Collier Fund Balance	31,404,979	27,360,466
PHU Escrow Fund Balance	1,582,800	5,728,100

**Figure 1. Conservation Collier 10 year Fund Balance distribution 2014-2023**



**Figure 2. Conservation Collier Distribution of funds 2003-2014**

**Income Pie = \$159.4 M**



## 4. Acquired Lands Management and Public Access Status

Conservation Collier is required to prepare Interim Management Plans (IMPs) for properties within 90 days of acquisition and Final Management Plans (FMPs) within 2 years of acquisition (Ord. No. 2007-65, Section 14). IMPs are designed to facilitate initial management actions such as removal of exotics and trash, securing the asset (i.e., fencing, if necessary) and planning for future management actions and public access. FMPs provide direction for ten years and incorporate long term management actions such as restoration, plant and wildlife monitoring and public access infrastructure.

Conservation Collier staff worked with the CCLAAC to evaluate public access needs and desires and to develop recommendations for public access amenities and prioritization of placement of those amenities on Conservation Collier Preserve lands. This process culminated in the Conservation Collier Work Plan (Appendix 1). Revisions have been made to this plan including removal of planned amenities at Nancy Payton Preserve, Winchester Head, and McIlvane Marsh. This plan may be re-evaluated in the future due to the previously noted financial considerations.

Of the 19 acquired Conservation Collier properties, fourteen (14) have approved FMPs and four (4) have approved IMPs (Table 2). One (1) remaining property has an IMP ready for Board review (Camp Keais Strand), however, the parcels are inaccessible for management and public access purposes. Both of the approved multi-parcel projects have IMPs in place but will not be actively managed until a solid core of contiguous properties are acquired so that the most efficient use can be made of management funds. Staff has started management activities for the western section of North Golden Gate Estates Unit 53 (AKA Red Maple Swamp) where donations of two key parcels by CREW Trust in 2011 consolidated a contiguous 53-acre block of land.



The majority of Conservation Collier Preserves are open to the public, shortly to be opened, and/or are accommodating public use. Nine preserves are currently open for public use with signs, trails, benches and picnic tables. Among the first to open were Cocohatchee Creek Preserve, next to Veterans Community Park, which opened in March, 2006, and Otter Mound Preserve, on Marco Island, which opened in March, 2007. Staff has already conducted numerous tours and educational programs for adults and children at these two preserves and routinely observes members of

the public visiting them. Logan Woods Preserve, on the NW corner of Pine Ridge Road and Logan Blvd. was opened in October, 2009 with a trail, benches, table and trash receptacle installed. Freedom Memorial Park was opened to the public in October, 2009, a portion of

which is within a 12-acre Conservation Collier Preserve. Alligator Flag Preserve and Redroot Preserve were opened to the public in April 2010.

The 2,512-acre Pepper Ranch Preserve is opened to the public from 9:00 AM to 4:00 PM on Fridays and non-hunt Saturdays and Sundays October 5, 2013 through June 1, 2014. In previous years, Pepper Ranch Preserve was only open on Saturdays from 8 AM to 1 PM. Visitors check in at the Visitor Center to receive a free daily permit to drive the ranch roads, hike one of several trails, mountain bike or horseback ride. Ten (10) primitive campsites were installed in the pasture near the Visitor Center to accommodate weekend overnight camping, starting in December 2013. Capital improvements to the Preserve, including gravel roadways, restroom/showers, electric gates and security system, were completed in September 2013. Eagle Scout projects have provided picnic tables surrounding the Visitor Center and at each campsite. A boardwalk/overlook structure is planned for construction in FY14 to allow visitors to safely access Lake Trafford. Historical photos and brochures are on display at the Visitor Center. A part time Park Ranger, Jon Guinn, was hired in November 2013 to staff the Preserve on weekends. Additionally, the ranch will continue to be open for managed public hunting during select weekends through June 2014. Hunting resumed monthly in November 2013.



Caracara Prairie Preserve, off of Corkscrew Rd., was opened to the public via the CREW Land and Water Trust Cypress Dome Trails on June 2, 2012. On April 20, 2013, a geocaching event was held at Caracara Prairie Preserve. The caches remain in the preserve along the trail and are posted in geocaching.com, so that any geocacher can access the coordinates and enjoy hunting for them.



**Table 3. Preserve Management Plan Status**

Property name	FMP approved and in place	FMP under review	IMP approved and in place	IMP under review
1 Cochatchee Creek Preserve	X			
2 Otter Mound Preserve	X			
3 Railhead Scrub Preserve	X			
4 Wet Woods Preserve	X			
5 Logan Woods Preserve	X			
6 Nancy Payton Preserve	X			
7 Red Maple Swamp (NGGE Unit 53)			X	
8 Shell Island Preserve	X			
9 Alligator Flag Preserve	X			
10 Redroot Preserve	X			
11 Gordon River Greenway Preserve	X			
12 Winchester Head			X	
13 Caracara Prairie Preserve	X			
14 Panther Walk Preserve	X			
15 Freedom Park	X			
16 McIlvane Marsh			X	
17 Rivers Road Preserve		X	X	
18 Camp Keais Strand				X*
19 Pepper Ranch Preserve	X			

\* Property is inaccessible for management or public access purposes.

## 5. Management Activities

### *User Fee Schedule*

During 2012 and 2013, Conservation Collier and Parks staff worked together with the CCLAAC to draft a user fee schedule for preserves in association with the Preserve Use Section of the Parks and Recreation Ordinance (Chapter 98). The User Fee Schedule, established by Resolution 2013-29, Schedule B, was adopted by the Board on 2/12/13 (16D8). The Fee Schedule establishes fees for reserving Conservation Collier facilities and open space, primarily at Pepper Ranch Preserve. No facilities have been reserved to date.

### *Collier County Hunt Program*

A total of nine (9) hunts were conducted during the 2012-2013 hunting season: 4 public hog hunts, 1 youth hog hunt, 1 public deer hunt, 1 youth deer hunt, 1 spring turkey public hunt, and 1 spring turkey youth hunt.

A total of 9 deer (1 male: 8 female), 6 hogs (4 male: 2 female) and 3 male turkeys were harvested during the 2012-2013 hunting season.

Last year, 64 Collier County residents applied for public hunts at Pepper Ranch. This year, 79 Collier County residents applied for public hunts at the ranch. Because demand for hunting at the ranch is increasing, staff enacted a preference point system for the 2012 – 2013 hunt season in order to allow hunt access to all interested Collier County residents. Hunters that apply multiple years in a row, but do not get randomly chosen for hunts, will be given preference in the random draw each year until they are chosen for a hunt.

Currently, hunters are allowed to bring one (1) non-hunting guest along with them during their hunt on the ranch. Many of the hunters have requested that their guests also be allowed to hunt. Conservation Collier staff will explore allowing the option of bringing one (1) hunting guest. If feasible, this policy will be brought to the Board for recommendation prior to the 2014 – 2015 hunting season random draw.

For the current 2013 – 2014 hunting season, Conservation Collier staff collaborated with the Communications and Customer Relations Department to design and implement an internet based application system and with the Parks and Recreation Department to incorporate hunt payments into the Parks and Recreation CLASS system – further streamlining the hunt program application and payment process. Applications were available to the public on the Conservation Collier website July 1 through August 2, 2013. Fifty nine (59) applications were received for the 2013-14 season. Two youth hunts and six public hunts are anticipated for the 2013-2014 hunting season.

Caracara Prairie Preserve was established as part the Corkscrew Marsh Unit of the CREW Wildlife Environmental Area (WEA). This allowed for Florida Fish and Wildlife Conservation Commissioner regulated public hunting to occur within Caracara Prairie Preserve during the 2012 – 2013 season. The majority of turkeys harvested from the CREW WEA last season were harvested from Caracara Prairie Preserve.

***Additional Items of Interest:***

***Caracara Prairie Preserve and Pepper Ranch Preserve Mitigation Potential***

Conservation Collier has followed 2007 Board direction (6/26/07, Agenda Item 10A) in pursuing both wetland and Panther Habitat Unit (PHU) mitigation credit for those properties where the opportunity exists. Opportunities for PHU mitigation credit have been pursued at Caracara Prairie Preserve and Pepper Ranch Preserve. Collier County's Solid Waste Department will use all the PHUs available at Caracara Prairie Preserve for their development of the Collier Resource Recovery Park. The Conservation Collier Program will see revenue of \$1,306,000 over FY14 and FY15 for the sold PHUs, which will cover 25% of routine management costs and all of the costs associated with US Fish and Wildlife Service (USFWS) PHU mitigation requirements.

An application for wetland credits at Pepper Ranch Preserve was submitted to the US Army Corps of Engineers (ACOE) in 2011. After a 2 year review period, in a letter dated 4/11/13, the application was denied by ACOE. Staff is currently pursuing PHU credits at Pepper Ranch Preserve, but has been alerted by USFWS, the permitting agency, that public uses will be



carefully scrutinized. The Board may ultimately be asked to determine whether public uses or mitigation is the priority. Staff is reviewing a draft prospectus at this time for submittal to USFWS for PHUs at Pepper Ranch Preserve. The review process may take significant time, potentially a year or two.

## 6. Partnerships Status

Conservation Collier is pleased to have developed both acquisition funding and land management partnerships with a number of parties. These agencies and the nature of their partnerships are listed alphabetically below:

**Boy Scouts of America** – 5 Eagle Scout projects have been completed in Conservation Collier Preserves and 1 is currently underway

**City of Marco Island** – Management partnership – Otter Mound Preserve

**City of Naples** – Gordon River Greenway

**Florida Division of Forestry** – Prescribed fire within urban preserves.

**Florida Fish and Wildlife Conservation Commission** - Exotic Removal funding (Conservation Collier staff coordinates the regional working group that distributes exotic removal funding in south Florida) – Wet Woods, Logan Woods, Railhead Scrub, Shell Island, and Pepper Ranch Preserves.; Pepper Ranch Preserve Youth Hunt partnership

**Rookery Bay National Estuarine Research Reserve (Rookery Bay NERR)** – Pursuing management partnership for Shell Island Preserve and McIlvane Marsh management activities.

**Naples Airport Authority** – Gordon River Greenway

**U.S. Fish and Wildlife Service** – Exotics removal grants under the Partners Program and Coastal Program for Otter Mound, Shell Island, Railhead Scrub, Pepper Ranch Preserves and McIlvane Marsh.

**Florida Gulf Coast University** – Research - Caracara Prairie Preserve

**Corkscrew Ecosystem Watershed Trust** – Caracara Prairie Preserve - acquisition and education programs.

**South Florida Water Management District** – Caracara Prairie Preserve – property management, wildlife monitoring

**Southwest Florida Land Preservation Trust** – Gordon River Greenway

**University of Florida** – Logan Woods Preserve - exotic removal

**Collier County Parks and Recreation Department** – Freedom Park management partnership – Management Plan approved through Florida Communities Trust (FCT) Grant Program in place.

Cocohatchee Creek Preserve – management assistance. Gordon River Greenway Preserve - permitting, design, and planning with construction starting in FY13.

**Collier County Solid Waste Department** – Caracara Prairie Preserve - panther mitigation credit (PHUs) for Resource Recovery Park.

## 7. Grants status

Conservation Collier has actively pursued a number of grants for both acquisition and management purposes. Currently, there have been no awards for land acquisition, but many for management, primarily for the removal of invasive, exotic species but also for needed equipment and plant community restoration. Exotics removal grants have come from state and federal government agencies, including U.S. Fish and Wildlife Service (Partners Program), the State of

Florida through the Invasive Plant Species Management Council, and the University of Florida. A grant from the private sector (ESRI Corporation) for Global Positioning Systems / Geographic Information Systems (GPS/GIS) for equipment and software in the amount of \$10,000 was also awarded to Conservation Collier. The table below shows the amount of grant funds obtained and Conservation Collier management funds expended for specific preserves.

**Table 4. Management Grants**

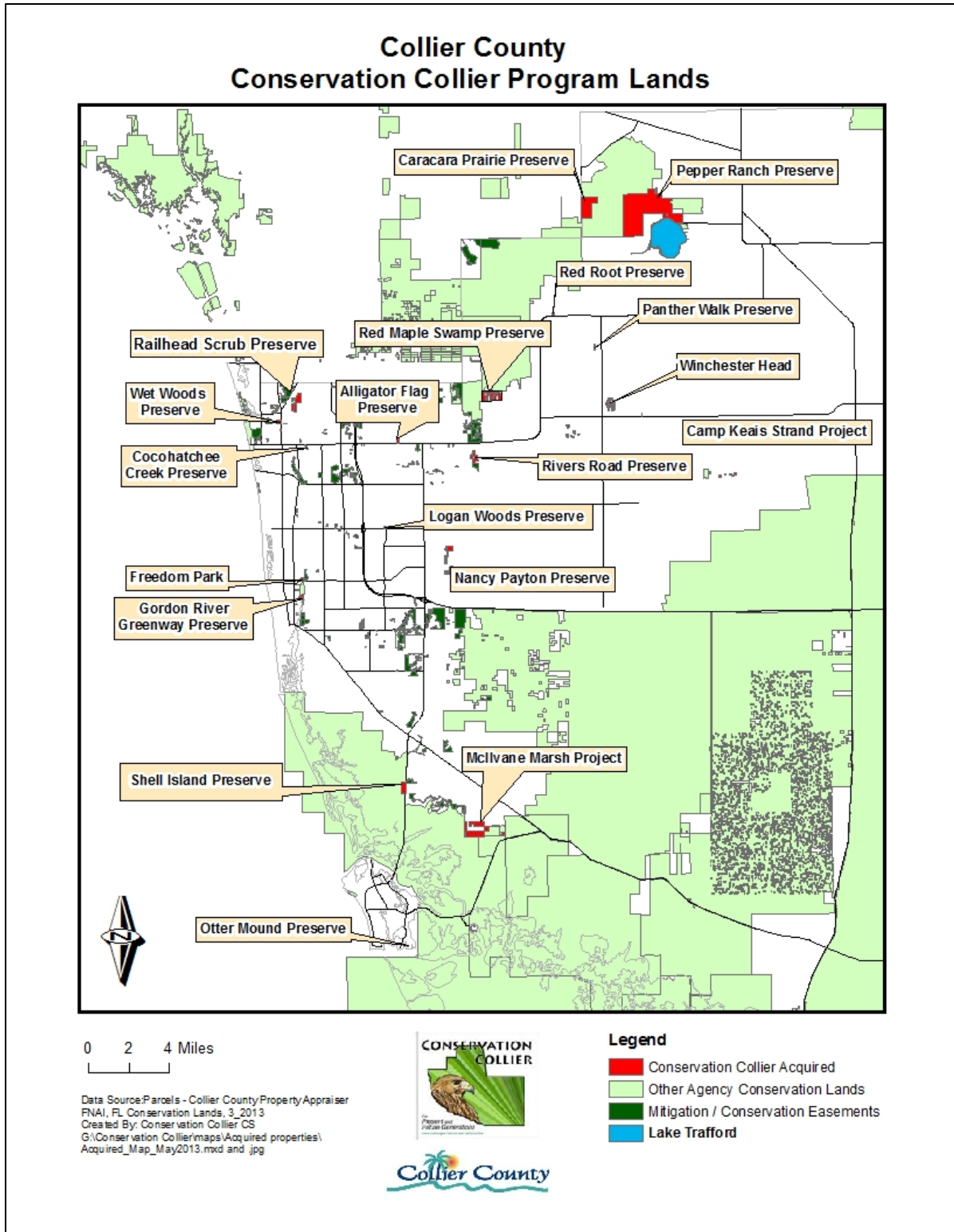
<b>Preserve</b>	<b>Year Acquired</b>	<b>Acquisition Price</b>	<b>Gross Management Funds expended</b>	<b>Grant Funds Acquired</b>	<b>Net Management Funds expended</b>
Alligator Flag	2006	\$4,950,000	\$55,006	\$0	\$55,006
Camp Keais	2008-2009	\$81,250	\$0	\$0	\$0
Caracara Prairie	2007	\$5,032,000	\$498,503	\$0	\$498,503
Cocohatchee Creek	2004	\$476,200	\$91,759	\$0	\$91,759
Freedom Park	2008	\$56,300	\$24,905	\$0	\$24,905
Greenway Preserve	2006	\$2,075,000	\$0	\$0	\$0
Redroot	2006	\$440,000	\$24,633	\$0	\$24,633
Logan Woods	2005	\$711,983	\$78,552	\$34,400	\$44,152
McIlvane Marsh	2007	\$2,802,900	\$0	\$0	\$0
Nancy Payton	2005	\$2,112,500	\$480,255	\$14,950	\$465,305
Otter Mound	2004	\$2,234,000	\$215,959	\$13,900	\$202,059
Panther Walk	2007	\$93,130	\$6,647	\$0	\$6,647
Pepper Ranch	2009	\$32,525,100	\$1,205,171	\$127,056	\$1,078,115
Railhead Scrub	2004	\$32,617,050	\$452,192	\$127,053	\$325,139
Red Maple Swamp	2004-2010	\$3,814,270	\$12,755	\$0	\$12,755
Rivers Road	2008-2010	\$5,128,300	\$21,000	\$15,000	\$6,000
Shell Island	2005	\$4,750,000	\$91,745	\$84,350	\$7,395
Wet Woods	2005	\$2,160,000	\$111,639	\$57,700	\$53,939
Winchester Head	2004-2010	\$1,582,100	\$2,985	\$0	\$2,985
<b>Total</b>		<b>\$103,642,083</b>	<b>\$3,373,706</b>	<b>\$474,409</b>	<b>\$2,899,297</b>

## **8. Proposed Objectives of the Program's Eleventh Year**

1. Continue to develop public access for acquired properties as directed by the Board of County Commissioners and approved in the updated 2014 Conservation Collier Work Plan.
2. Continue to implement land management practices at all preserves as outlined in each Board-approved Land Management Plan.
3. Continue to implement the Collier County Hunt Program at the Pepper Ranch Preserve.
4. Complete Board-approved public access amenity projects.
5. Secure grant funding wherever possible.
6. Look for any and all ways to reduce expenditures without sacrificing quality of land management and public access amenities.
7. Continue to pursue Mitigation opportunities on acquired lands.
8. Follow the Board-approved Financial Plan

## Exhibits

### Exhibit A. 2013 Map of Conservation Collier Program Lands



**Exhibit B. 2011 Approved Active Acquisition List**

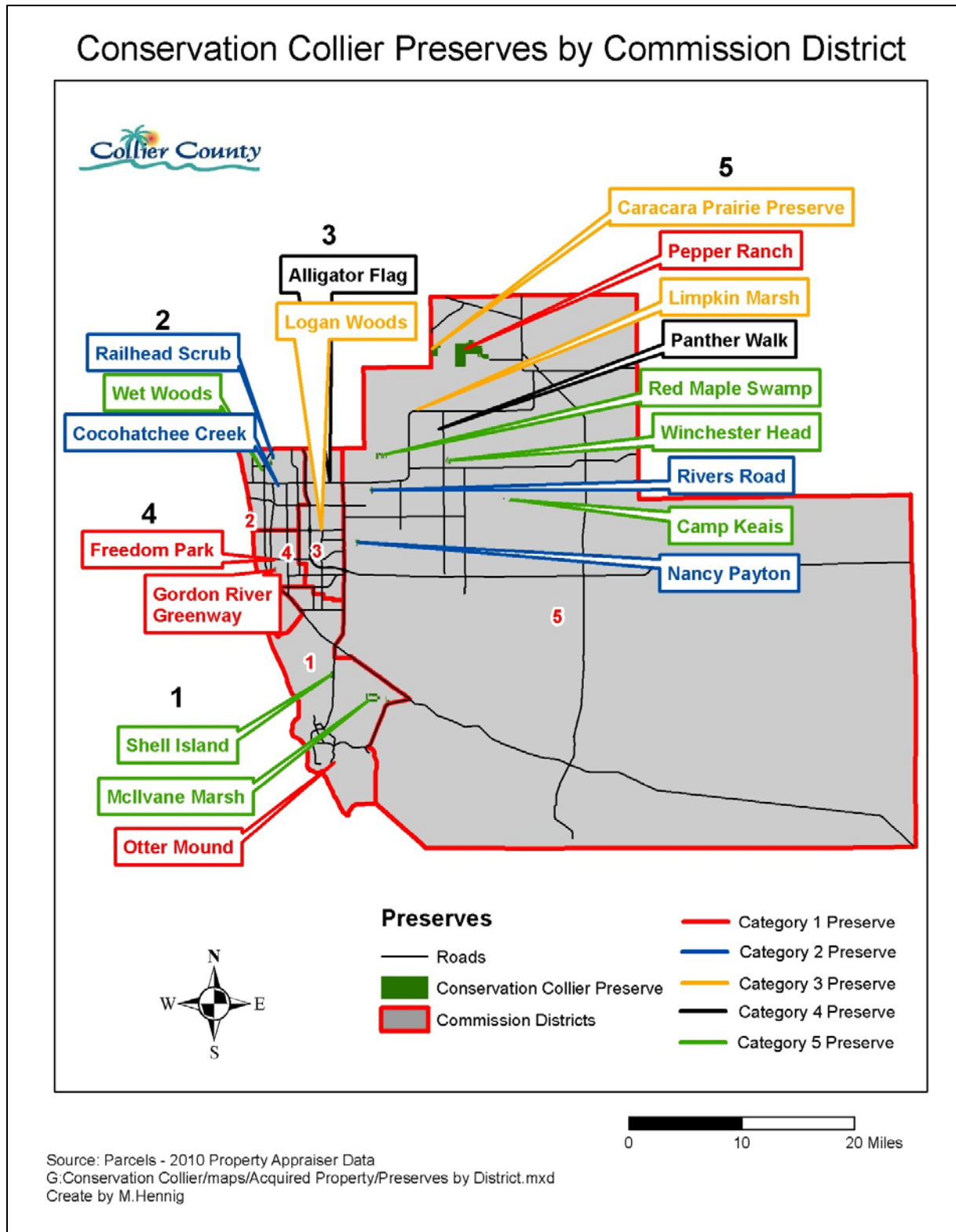
CCLAAC Cycle 8 Approved  
Acquisition List  
January 25, 2011

NAME	Estimated Value	Size (ac)	Estimated Value per acre	Proposed List Category	Priority Designation for "A" Category Properties
Barron Collier Investments LTD - Area I	\$822,500	235.00	\$3,500	A	2*
Barron Collier Investments LTD - Area II	\$1,199,100	799.00	\$1,501	A	3
CDC Land Investments, Inc.	\$432,000	7.51	\$57,523	A	1*
<b>A-LIST SUBTOTAL</b>	<b>\$2,453,600</b>	<b>1041.51</b>			
NGGE Unit 53 Multi-parcel Project (remaining)**	\$804,115	123.71	\$6,500	A	n/a
Winchester Head Multi-parcel Project (remaining)**	\$612,010	87.43	\$7,000	A	n/a
<b>Cycle 8 &amp; Multi-parcel Projects total</b>	<b>\$1,416,125</b>	<b>211.14</b>			
<b>A-LIST TOTAL</b>	<b>\$3,869,725</b>	<b>1252.65</b>			
North Golden Gate Estates 1-75 Project	ALM LLC	\$33,500	6.70	\$5,000	B
	Argay	\$35,250	7.05	\$5,000	B
	Arias (2 parcels)	\$34,700	6.94	\$5,000	B
	Ayra	\$15,900	3.18	\$5,000	B
	Berman	\$11,700	2.34	\$5,000	B
	Blake	\$7,950	1.59	\$5,000	B
	Faust	\$34,200	6.84	\$5,000	B
	Fernandez	\$16,750	3.35	\$5,000	B
	Gascon	\$11,700	2.34	\$5,000	B
	Gore	\$988,300	197.66	\$5,000	B
	Mayr	\$33,500	6.70	\$5,000	B
	Mohabir	\$33,500	6.70	\$5,000	B
Velez	\$33,800	6.76	\$5,000	B	
<b>B-LIST SUBTOTAL</b>	<b>\$1,290,750</b>	<b>258.15</b>			
Gateway Shoppes II LLC	\$45,000	13.00	\$3,462	C	
Paskanik	\$11,000	2.73	\$4,029	C	
Worthington-Collier LLC	\$1,200,000	662.80	\$1,811	C	
<b>C-LIST SUBTOTAL</b>	<b>\$1,256,000</b>	<b>678.53</b>			
<b>GRAND TOTAL</b>	<b>\$6,416,475</b>	<b>2189.33</b>			

\* With the caveat that the acquisition of Parcel 2 is dependent upon the purchase of parcel 1.

\*\*Blue parcels are conceptually but not specifically approved. On May 22, 2007, Agenda Item 10F, the Board approved activating the Multi-Parcel Projects, with conditions relating to appraised value, and they were placed on the "A" list.

**Exhibit C: Conservation Collier Preserves by Commission District**



## **Appendix 1. Conservation Collier Program Public Amenity Work Plan – Revised**

### **Introduction:**

The Conservation Collier Program is responsible for implementing the mandate of the electorate of Collier County as provided by public referendum votes in November, 2002, and again in November, 2006 confirming that mandate, to levy a 0.25 mill ad valorem property tax for a period not to exceed 10 years for acquisition, protection, restoration, and management of environmentally sensitive lands in Collier County for the benefit of present and future generations. A nine (9) member citizen’s advisory committee named the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) was appointed in early 2003 to make recommendations to the Board of County Commissioners on land purchases and program policies. Members are appointed for 3 year terms. The CCLAAC currently has 8 active members.

Conservation Collier has been implementing its mandate for 10 years. During this time period 4,060 acres have been acquired in 19 different locations for a cost of approximately \$104.2 million. A total of \$47,332,251 was bonded for use in property acquisition, via bonds in 2004 and 2008, both currently retired. Two approved multi-parcel projects, Winchester Head and North Golden Gate Estates Unit 53, have been ongoing but are currently suspended except for donations and possible bargain sales.

Per the Conservation Collier Ordinance (2007-65, Section 2), the main objective of Conservation Collier is to acquire, preserve, restore, and maintain vital and significant threatened natural lands, forest, upland and wetland communities located in Collier County, for the benefit of present and future generations. However, one ancillary purpose of the Program is “to have the acquired sites available, with minimal risk to the environmental integrity of the site, to educate Collier County’s school-age population and the general public about the uniqueness and importance of Collier County’s subtropical ecosystems and natural communities” (Collier County Ordinance 2007-65, Section 4.10.). This document is intended to update the 2012 Work Plan and provide annual guidance regarding the construction of public access amenities within Conservation Collier Preserves.

In 2011, the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) categorized each preserve based upon its existing and proposed public access amenities. The “Conservation Collier Preserve Public Amenity Matrix” (Exhibit A) identifies all public amenities - existing and proposed - at all 19 Conservation Collier Preserves, and categorizes each preserve into 1 of 5 categories. Additionally, the CCLAAC created a “Conservation Collier Public Amenity Priority List” (Exhibit B). This identified not only the public amenities recommended at each preserve, but also the priority in which these public amenities should be constructed. In 2013, after considering the current financial status of the Program, some planned amenities have been postponed or reduced. This update provides a proposed revised Work Plan for 2014. This plan may be revised annually, or as needed.

With the exception Gordon River Greenway Preserve and Pepper Ranch Preserve, which are anticipated to receive a high volume of public visitation, the improvements proposed at each preserve represent the minimum amenities necessary to provide safe and economically feasible public access.

**Background:**

As mandated by Collier County Ordinance 2007-65, 15% of ad valorem taxes received through the Conservation Collier Program were placed into a “Land Management Fund” annually since FY 2003. This 15% transfer stopped in FY 2013, when the levy ceased. The “Land Management Fund” is separate and distinct from the Conservation Collier “Land Acquisition Fund” and is intended to generate enough interest annually so that only the interest will be used to fund recurring annual management activities at all Conservation Collier preserves in perpetuity. Currently, with interest rates at a low point, a reassessment of planned expenses was required to conserve principal in the Land Management Fund.

Concern about long term Program finances began in 2009, when data gathered on management costs, coupled with revenue forecasts and future interest rate projections, suggested that there would be insufficient funds in the “Land Management Fund” to complete all Board approved land management activities and potential public access improvements. CCLAAC budget workshops were held to discuss long term maintenance funding for Conservation Collier preserves during the July 13, 2009 and September 14, 2009 CCLAAC meetings. As a result of these workshops, on May 25, 2010, Agenda Item 16E2, the Board of County Commissioners authorized a transfer of up to an additional \$10.3 million, above the ordinance mandated 15% of ad valorem taxes, from the “Land Acquisition Fund” to the “Land Management Fund” during FY2011 – FY2013 to ensure land management funding in perpetuity

In November 2010, the Collier County Office of Management and Budget (OMB) recommended that projected future interest rates be revised downward. These revisions severely impacted the projected “Land Management Fund” balance. Because of this situation and in order to ensure sufficient management funds in perpetuity, on January 25, 2011, Agenda Item 10B, the Board: directed the County Manager, or his designee, to prepare a Public Amenity Master Plan for all Conservation Collier preserves, suspend all Conservation Collier acquisitions until a Master Plan was approved by the Board, and approved the Conservation Collier Cycle 8 Active Acquisition List for purchase when funds are available. The 2012 Public Amenity Work Plan was the Board requested Master Plan drafted by Conservation Collier staff based upon recommendations by the CCLAAC. It was approved on October 23, 2012, Agenda Item 16D4.

During 2013, interest rates continued to fall, and the Public Amenity Work Plan was further revised. This 2014 Public Amenity Work Plan represents the most current status of this plan.

**Preserve Categories:**

Conservation Collier Ordinance 2007-65 defines natural resource-based recreation as, “all forms of uses which are consistent with the goals of this program and are compatible with the specific parcel. Such uses shall include but not be limited to hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting and fishing.”

To date, the Conservation Collier Program manages 19 separate preserves throughout the County, nine of which are officially open to the public. See Exhibit A. Recreational opportunities offered at these open preserves are compatible and appropriate to their location, hydrology and plant communities. Additionally, the natural resource-based recreational opportunities coincide with the approved Land Management Plans of these preserves. The



“Conservation Collier Preserve Public Amenity Matrix” (Exhibit A) identifies all public amenities, existing and proposed, at all 19 Conservation Collier Preserves, and categorizes each preserve into 1 of 5 categories. Category descriptions are provided below. Regardless of category, preserves may be closed to the general public when deemed appropriate by staff (i.e., conducting a prescribed burn, after storm events, debris removal, levels of unusually high water, days when hunting is permitted, etc.).

Category 1 – Primary Use Preserve

- Easily accessible and enough space to construct parking on or near the parcel and other amenities such as restrooms may be available on or near the preserve.
- ADA accessibility (parking and trails) will be provided.
- May have a daily staff presence (as appropriate) and staff is available to conduct interpretive tours of the preserve by request.
- Occasional field trips and/or educational programs may be provided.
- Natural resource-based recreational opportunities offered will correspond with the preserve’s approved Land Management Plan.
- Marked trails and interpretive materials will be available on-site.
- Capital improvements, such as boardwalks, canoe/kayak, launches, overlooks, picnic benches, and bike racks will be provided for visitors where feasible.
- Will be open to the public during daytime hours, unless special arrangements are made.

Category 2 - Intermediate Use Preserve

- Has space to provide limited parking on or near the parcel without degrading the hydrology and plant communities and may be conducive to providing a primitive trail system. In such cases, an unimproved trailhead may be provided.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve’s approved Land Management Plan.
- Restrooms may be provided on or near the site where feasible.
- Will not have a daily staff presence but staff will be available to conduct interpretive tours of the preserve by request.
- Interpretive signs, brochures, picnic tables and bike racks may be present.
- Will be open to the public during daytime hours, unless special arrangements are made.

Category 3 - Neighborhood (Limited Use) Preserve

- Intended to be a “neighborhood” preserve. There is no space available for parking for either ecological, access, or safety reasons. Members of the public who would like to visit may have to walk or bike a distance from public parking areas.
- No restroom facilities will be available.

- Primitive trails will be provided.
- Interpretive signs, brochures, picnic tables and bike racks may be present.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve's approved Land Management Plan.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.
- Staff will be available to conduct interpretive tours of the preserve by request.
- Will be open to the public during daytime hours.

Category 4 - Seasonal Use Preserve

- Parking may be available for the public on or near the site.
- Seasonal (usually winter months), marked, primitive trails will be available during appropriate times of the year.
- Restroom facilities may be available.
- Interpretive signs, brochures, bike racks may be present.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve's approved Land Management Plan.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.
- Staff will be available to conduct interpretive tours of the preserve by request.
- Will be open to the public seasonally and only during daytime hours. The public is advised to check with Conservation Collier staff or on the Conservation Collier website for up-to-date information.

Category 5 - Resource Protection/Restoration Use Preserve

- Provide no public access. Public access may not be feasible due to the lack of physical and legal access or where the land stewardship activities could create unsafe conditions for the public.
- No restrooms or marked trails will be offered.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.

Exhibit A - Conservation Collier Preserve Public Amenity Matrix - 2014

PRESERVE NAME	Category	Visitor Center	Staffed	Restroom	ADA parking	Non-ADA parking	ADA Trails	Non-ADA trails	Boardwalk	Garbage Cans	Picnic Tables	Interpretive Signage	Interpretive Kiosk	Camping	Hunting	Bench	Level of difficulty to provide access if not open
FREEDOM PARK	1	X	X	X	X	X	X	X	X			X				X	N/A
GORDON RIVER GREENWAY	1	N		N	P	P			P		P	P				P	In Progress
PEPPER RANCH	1	X	X	X	X	X	X	X	P	X	X	X		X	X	X	N/A
OTTER MOUND	2				X	X	X			X		X				X	N/A
RIVERS ROAD	2				P	P					P	P				P	MEDIUM
RAILHEAD	2																HIGH
NANCY PAYTON	2				P	P	X				X	X				X	HIGH
COCOHATCHEE CREEK	2		N	N	N	N	X			X	X					X	N/A
REDROOT	3					X											N/A
LOGAN WOODS	3							X		X	X					X	N/A
CARACARA PRAIRIE PRESERVE	3					N								X			N/A
ALLIGATOR FLAG	4							X									N/A
PANTHER WALK	4					X		X									N/A
WET WOODS	5																HIGH
MCILVANE MARSH	5					X											
RED MAPLE SWAMP	5					N											
WINCHESTER HEAD	5					P											
SHELL ISLAND	5					X											
CAMP KEAS STRAND	5																

SHADING = PRESERVE OPEN TO THE PUBLIC  
 X = EXISTING  
 P = PROPOSED  
 N = NEARBY

**Preserve Public Amenity Priorities**

Currently \$36,934,607 is available within the “Land Acquisition Fund” to ensure all land management activities in perpetuity.

As a result of reevaluations of expenditures, the 2012 Conservation Collier Public Amenity Priority List was revised (Exhibit B) to reflect proposed expense reductions. Once approved, this list will guide staff to complete the preserve amenities in the order of Board directed priority.

Exhibit B - Conservation Collier Public Amenity Priority List, Proposed Revised 2014

Priority	Preserve	Ammenities	Estimated Cost	Estimated year of construction
1	<b>Gordon River Greenway</b>	ADA boardwalk, ADA trails, pedestrian bridge	\$2,071,800	FY 2014
2	<b>Pepper Ranch - LAKE PLATFORM</b> and potential regrading project	ADA boardwalk and observation platform overlooking Lake Trafford, restoring original elevation to pastures at campground	\$116,000	
4	<b>Wet Woods</b>	Primitive Trails	\$10,200	
5	<b>Gordon River Greenway</b>	City of Naples Bridge	\$645,800	FY 2015
Total			\$2,843,800	FY 2018



Appendix 2 Cont'd

RollUp Summ 1	0		FY14		FY15		FY16		FY17		FY18		FY19		FY20		FY21		FY22		FY23		FY24		FY25		FY14-FY25 Total		
	Revenue	Budget	Forecast	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected		Total	
Interest Income	197,500	197,500	186,000	348,700	348,700	348,000	341,880	508,700	494,800	492,700	482,700	659,300	659,300	2,500	2,500	2,500	0	0	0	0	0	0	0	0	0	0	0	4,689,700	
Pepper Ranch Cattle Lease	2,200	2,200	6,500	2,500	2,500	2,500	0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,000	
Pepper Ranch Camping Fees	0	0	6,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,500	
Pepper Ranch Hunting Fees	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	
Sale of Caracas PHUs to Solid Waste	0	0	700,000	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,300,100	
Sale of Caracas PHUs to Solid Waste (8000 x 1000) (PHUs)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300,000	
One time Contribution from Naples Airport	0	0	39,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,000	
Developer Contribution/Land Acq. & Maint	0	0	129,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129,000	
Transfer from Fund 703 & 704	400	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5% by law	(10,100)	(10,100)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Program Revenue</b>	<b>197,500</b>	<b>197,500</b>	<b>1,066,000</b>	<b>968,500</b>	<b>968,500</b>	<b>351,500</b>	<b>347,100</b>	<b>512,200</b>	<b>560,300</b>	<b>569,200</b>	<b>721,800</b>	<b>723,900</b>	<b>726,000</b>	<b>6,925,800</b>	<b>6,925,800</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,925,800</b>	
<b>Net Result of Operations &amp; Capital gain(loss)</b>	<b>(1,768,717)</b>	<b>(245,180)</b>	<b>(60,185)</b>	<b>(447,818)</b>	<b>(447,818)</b>	<b>(377,324)</b>	<b>(377,324)</b>	<b>(144,864)</b>	<b>(139,378)</b>	<b>(35,746)</b>	<b>108,076</b>	<b>105,082</b>	<b>62,772</b>	<b>(1,174,686)</b>	<b>(1,174,686)</b>	<b>108,076</b>	<b>105,082</b>	<b>62,772</b>	<b>(4,121,306)</b>	<b>(4,121,306)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(4,121,306)</b>	
Carry Forward from (172)	4,800	4,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carry Forward (Fund 174A)	27,871,968	27,871,968	37,209,952	33,081,172	33,081,172	33,020,787	32,572,987	32,185,643	27,083,379	27,087,701	27,089,955	27,104,832	27,287,684	31,481,652	31,481,652	0	0	0	0	0	0	0	0	0	0	0	0	0	31,481,652
Carry Forward Capital (Fund 179)	2,092,248	2,092,248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carry Forward Fund (272)	34,900	34,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carry Forward (Pepper & Concar PHU Program Fund 874)	1,582,800	1,582,800	0	1,582,800	1,582,800	1,582,800	1,582,800	1,582,800	5,884,400	5,760,700	5,742,800	5,728,100	5,728,100	5,728,100	5,728,100	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Funds Brought Forward</b>	<b>38,888,307</b>	<b>37,209,952</b>	<b>37,209,952</b>	<b>34,873,972</b>	<b>34,803,687</b>	<b>34,156,767</b>	<b>33,776,443</b>	<b>32,987,779</b>	<b>32,848,401</b>	<b>32,812,655</b>	<b>32,920,732</b>	<b>33,025,794</b>	<b>33,088,586</b>	<b>43,736,252</b>	<b>43,736,252</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43,736,252</b>
<b>Total Revenue</b>	<b>36,689,307</b>	<b>38,276,562</b>	<b>36,652,272</b>	<b>34,965,087</b>	<b>34,602,867</b>	<b>34,290,643</b>	<b>33,546,079</b>	<b>33,406,601</b>	<b>33,634,465</b>	<b>33,761,794</b>	<b>33,761,794</b>	<b>33,761,794</b>	<b>33,761,794</b>	<b>43,736,252</b>	<b>43,736,252</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43,736,252</b>
Begin Fund Balance	36,689,307	37,209,952	34,673,972	34,803,687	34,156,767	33,776,443	32,987,779	32,848,401	32,812,655	32,920,732	33,025,794	33,088,586	33,088,586	37,209,952	37,209,952														
End Fund Balance	37,209,952	34,673,972	34,803,687	34,156,767	33,776,443	32,987,779	32,848,401	32,812,655	32,920,732	33,025,794	33,088,586	33,088,586	33,088,586	37,209,952	37,209,952														
Change in Fund Balance	(3,667,507)	(2,535,980)	(70,385)	(447,818)	(447,818)	(377,324)	(377,324)	(144,864)	(139,378)	(35,746)	108,076	105,082	62,772	(4,121,306)	(4,121,306)														
% Change in Fund Balance	-10.0%	-6.9%	-0.2%	-1.3%	-1.3%	-1.1%	-1.1%	-2.3%	-0.4%	-0.1%	0.3%	0.3%	0.2%	-11.1%	-11.1%														
Interest Revenue	187,500	186,000	346,700	346,000	341,880	508,700	494,800	492,700	659,300	659,300	2,500	2,500	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Assumed Interest Rate	0.54%	0.50%	1.00%	1.00%	1.00%	1.500%	1.500%	1.500%	2.50%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%														
Assumed Inflation Rate	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.50%	2.50%	2.50%	3.00%	3.00%	3.00%	3.00%	3.00%														