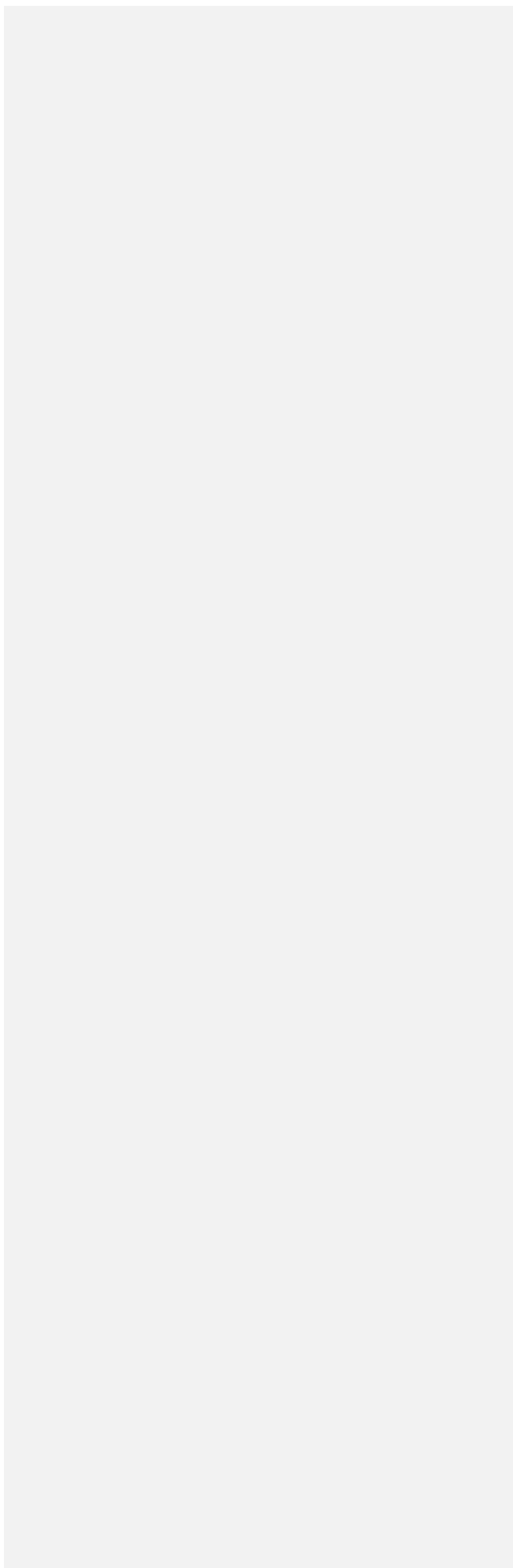


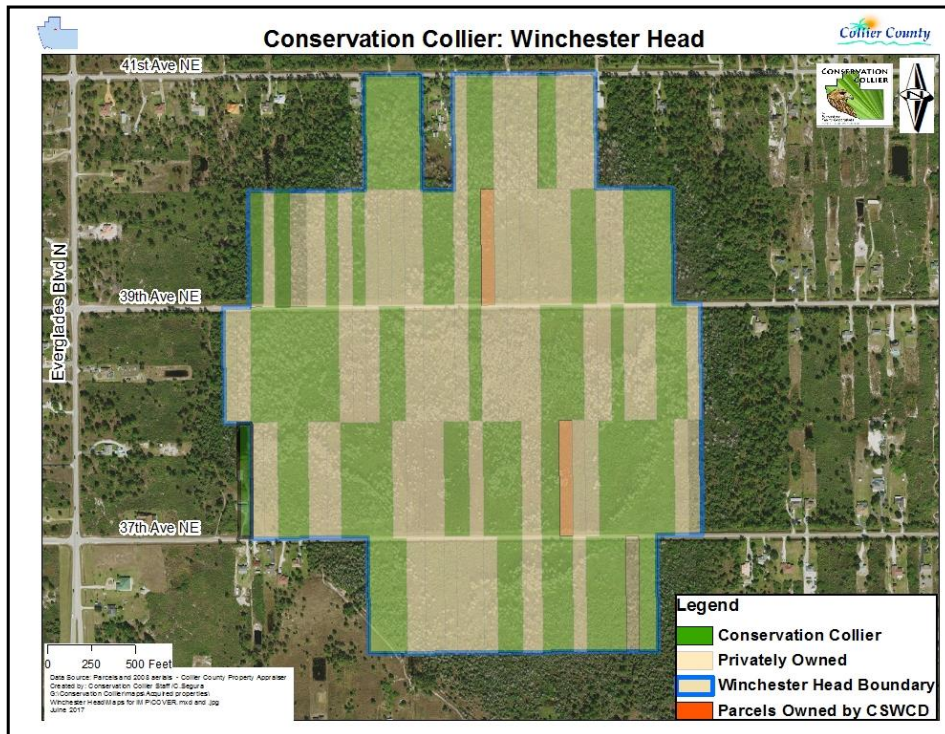
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November 2017 ~~July 2015~~

Conservation Collier: Winchester Head Project
Extended IMP

-Conservation Collier Winchester Head



Extended Interim Management Plan

~~Third~~ Second Extension

Prepared By:
Collier County's Conservation Collier Program
Parks & Recreation ~~Division~~ Department
15000 Livingston Road
Naples, FL 34109

September 2017 ~~15~~

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1.0 Purpose and Scope of the Interim Management Plan

Winchester Head is one of two multi-parcel projects undertaken by the Conservation Collier Program. The Winchester Head Project boundary encompasses 115 parcels totaling 158.67 acres. As of, ~~August~~ ~~July~~ 2017~~5~~, 53 parcels or ~~8077.39~~ acres (5048%) have been acquired by Conservation Collier in a checkerboard fashion throughout the project area. ~~The Collier Soil and Water Conservation District (CSWCD) owns two parcels totaling 2.28 acres within the project area. Although the Board of County Commissioners (BCC) approved the remaining 6158 parcels totaling 78.6779 acres for acquisition subject to land values and to being offered as a “very good deal,” acquisitions in general by Conservation Collier were suspended in January 2011, and no additional properties within this area have been acquired using program funds since that time. Conservation Collier has not requested a market study and appraisal since 2009 in 2017. That market study and appraisal included two appraisers with an average value for valued these parcels at \$16,375 | 2,500 per acre. As of 2017-March 2013, the Property Appraiser is valuing parcels within this area between \$4,881 and 11,475 per acre depending on the size. at \$5,000 per acre.~~

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Conservation Collier ~~will is currently continue~~ ~~continuing~~ to pursue the acquisition of all approved parcels within Winchester Head as means to do so present themselves. Conservation Collier has begun to make offers to owners submitting applications within Winchester Head utilizing funds from offsite preservation received as part of the Land Development Code’s Off-Site Native Vegetation Retention Requirements (LDC Section 3.05.07H.1.f.iii.a). Additionally, offsite preservation parcels may be donated within this area (LDC Section 3.05.07H.1.f.iii.b). ~~f There is currently no budget for outright acquisition; however, there are some potential ways for properties to come under County ownership:~~

- ~~Offsite alternatives to the Land Development Code’s Off-site native vegetation retention requirements (LDC, Sec 3.05.07 H.1.f.iii. as amended) offer a way for properties within multi-parcel projects to be acquired and donated to Conservation Collier in lieu of developers retaining vegetation onsite at development projects. The total funds accepted in lieu of onsite preservation since 2013 is \$241,865. In 2015, \$121,918 was used as partial payment for another parcel outside of Winchester Head, leaving \$119,947 remaining for acquisition. On August 14, 2016, three Winchester Head parcels totaling 5.01 acres were approved for acquisition by the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) with these specific funds and will be taken to the Board of County Commissioners (BCC) in September 2017 for approval. In addition, four parcels have been donated to Conservation Collier.~~
- ~~Current proposals being considered as part of the County’s Watershed Management Plan involve development of a Transfer of Development Rights (TDR) Program and a Watershed Mitigation Program in the North Golden Gate Estates, which could result in some parcels being stripped of development rights and decided to Conservation Collier.~~

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~~Three~~ ~~Five~~ parcels have been acquired as offsite mitigation donations since 2013 within the project area, and one additional parcel (1.14 acres) was donated to offset Code Enforcement Liens, for a total of 6.16 acres donated. The first 1.14 acre parcel was donated by Breeze of Calusa on 12/9/14. A second parcel for 1.13 acres was donated by Mandalay Place on 3/10/15 (Exhibit 2). PNC property was donated on

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If additional properties cannot be acquired using the above means, or it becomes apparent that few properties can be acquired in this manner, Conservation Collier staff will seek to exercise a provision of the Conservation Collier ordinance (2007-65, Section 14.7 as amended) that allows for the exchange of lands within and between multi-parcel projects in accordance with the goals of the Program. The objective of any such exchanges will be to consolidate the areas owned by Collier County under the Conservation Collier program into one contiguous area. All acquired properties will be managed only for conservation, protection and enhancement of natural resources and for public outdoor recreation that will be compatible with the conservation, protection and enhancement of the site and its surrounding lands. Public use of the site will not be practical until more contiguous properties within Winchester Head can be acquired and a boardwalk constructed, which is not presently funded. -

This interim management plan is intended to update the key management priorities and issues within the site and give direction for management through 2019~~5~~. This document is intended to be the precursor to a final management plan, which will provide more specific aspects of site management once a contiguous block of properties can be assembled in the center of the project.

Key Interim Management Objectives

1. Monitor vegetation until a contiguous block in the center of the project can be acquired which will trigger vegetation management actions.
2. Explore opportunities for grant funding and partnerships for management.

Action Plan

- 1a. Make semi-annual site visits to monitor the spread of any and all Category I and II invasive plant species within parcels. Once a contiguous tract at the center of the project is acquired, begin exotic plant management within this tract, if warranted. Continue monitoring the remainder of parcels.
- 2a. Seek grant funding opportunities for the removal of exotic flora.

2.0 Management Authority and Responsibilities

The Conservation Collier Program, part of the Collier County Parks & Recreation Division~~department~~ since October 2012, will be solely responsible for managing the Winchester Head parcels, but will also seek to obtain grants and form partnerships for management activities.

3.0 Interim Site Plan

3.1 Location and Site Description

The Winchester Head Parcels are located east of Everglades Blvd. North, between 41st Ave NE and 35th Ave NE in Sections 8 & 17, Township 48 and Range 28 in Golden Gate Estates, Units 62 and 65 within Collier County, Florida. The southernmost parcels are located south of 37th Ave NE but do not extend to 35th Ave NE (Exhibits 1-5). The approximate center of the project is located at 26°18'9.67"N and 81°32'19.58"W. Winchester Head is comprised of Mixed Wetland Hardwoods (FLUCCS 617), Cypress

(FLUCCS 621), Cypress, Pine, Cabbage Palm (FLUCCS 624) and Freshwater Marsh (FLUCCS 641). Compared to the higher elevations of the lands surrounding Winchester Head, from 18 to 24 feet above sea level, the natural depression of this cypress area (Exhibit 6) at 15-17 feet below sea level, combined with the presence of hydric, poorly drained soils allows for water to collect and slowly percolate into the ground. Thus, Winchester Head is ideal for obligate and facultative wetland plant and animal species.

Conservation Collier's Winchester Head multi-parcel project is within the North Golden Gate Estates (NGGE) Flowway Restoration Project (Exhibit 7), which is an area of focus within the County's Watershed Management Plan (WMP). The goal of this project is to reconnect the historic flowway and redirect storm water drainage away from NGGE's canals, allowing it to move south toward North Belle Meade and naturally low county areas while allowing ground absorption along the way. As part of the WMP, a Phase I and Phase II analysis of the flowway, which includes Winchester Head, have been completed. The Phase I estimated that Winchester Head contains approximately 414.7 acre-feet of storage based on an average, water surface elevation of 16.0 feet (North American Vertical Datum of 1988). The goal of reconnecting wetland systems within the NGGE has been incorporated into development of the County's Watershed Management Plan, approved by the Board of County Commissioners in December 2011. The WMP includes structural projects and policy initiatives, both of which would affect the Winchester Head area. Structural projects include adding culverts and other water management structures. Policy initiatives include a potential TDR Program and a Watershed Mitigation Program. At present, no specific projects have been authorized. If Conservation Collier were to acquire and restore parcels within Winchester Head, this would serve WMP goals. However, the choice of projects determined for Winchester Head and north of Winchester Head within the flowway could affect how Conservation Collier approaches management. Structural projects could increase the volume of water stored within the WH project boundaries and thus alter proposed management actions, while a proposed TDR program could assist Conservation Collier in acquiring more parcels and getting more contiguous area under management. The WMP is addressed in this plan to provide a comprehensive view of the area and its importance.

3.2 Signage

Signs denoting parcels as Conservation Land will be installed as contiguous parcels of 20 acres or more are acquired.

3.3 Easements, Concessions or Leases

There are sixty-foot (60') platted right-of-way and utility easements dedicated to Collier County, along 41st Ave. NE, 39th Ave NE, and 37th Ave NE. No other easements, concessions or leases currently exist within Winchester Head. No other easements, concessions or leases are proposed for the future, and would not be permitted unless they further conservation objectives, such as a conservation easement.

3.4 Structures

No structures are present on the parcels at this time.

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3.5 Surrounding and Adjacent Land Uses

Several single-family Golden Gate Estates zoned parcels – many of which have yet to be developed, surround Winchester Head. Everglades Blvd. North is west of the properties and the Faka Union canal is located to the east of the properties.

4.0 Interim Management Objectives

4.1 Natural Resource Protection

Existing Vegetation:

The following list identifies native plants observed during site visits: Swamp fern (*Blechnum serrulatum*), false nettle (*Boehmeria cylindrica*), arrowhead (*Sagittaria spp.*), sawgrass (*Cladium jamaicense*), royal fern (*Osmunda regalis*), pickerelweed (*Pontederia cordata*), cattail (*Typha spp.*), buttonbush (*Cephalanthus occidentalis*), bald cypress (*Taxodium distichum*), willow (*Salix spp.*) and numerous species of native wetland grasses.

Unique Natural Features:

Winchester Head is comprised entirely of depressional cypress and marsh wetlands and therefore, provides habitat for wetland dependant species. Evidence onsite and data from the Southwest Florida Amphibian Monitoring Network ¹ indicate that Winchester Head is used by wetland dependent species. Although it contributes only minimally to aquifer recharge, the area is a depressional feature in the landscape that holds water during the rainy season, enhancing water quality and offering flood protection to adjacent lands.

Possible Listed Species:

The observed habitat and location would support the presence of the following listed species: American alligator (*Alligator mississippiensis*), wood stork (*Mycteria americana*), limpkin (*Aramus guarauna*) and white ibis (*Eudocimus albus*). The Florida Fish and Wildlife Conservation Commission has documented Florida black bears (*Ursus americanus floridanus*) along the edges of the property.

4.2 Site Security

At present, no known security issues exist within Winchester Head. Because Collier County currently owns 52 of the parcels, only some of which are contiguous, fencing will not be considered until a larger percentage of the parcels in the project area are acquired.

4.3 Exotic Vegetation Removal and Maintenance Plan

Melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*) are present around the edges of the entire project area and along the roadways that intersect the project – in a density of approximately 15 – 20%. Until more properties are acquired, Conservation Collier will not remove these invasive, exotic species.

¹ The Southwest Florida Amphibian Monitoring Network represents a diverse group of citizen volunteers organized for the purpose of monitoring amphibians (mostly frogs) in southwest Florida Website: <http://www.frogwatch.net/>

If old world climbing fern (*Lygodium microphyllum*) is observed on any acquired properties, Conservation Collier will remove and/or treat this species. Conservation Collier staff will field locate property lines and direct contractors to County owned parcels within Winchester Head. All located old world climbing fern infested areas within Winchester Head will be treated during the dry season.

All parcels acquired through offsite mitigation donations came with management funds. These parcels will be treated on an annual basis.

If a larger percentage of contiguous parcels are not acquired by 2019~~7~~, this plan will be updated and recommendations made to address any existing exotic vegetation infestation.

4.4 Cultural, Historical and Archeological Resource Protection

Winchester Head is not within an area of historical and archaeological probability, and no historical or archaeological sites appear to be present in the property. The County will notify the Division of Historical Resources immediately if evidence is found to suggest any archaeological or historic resources are present within the Winchester Head project. If such properties are identified on-site, staff shall cordon off the area, and a professional survey and assessment shall be instituted. The archaeologist shall prepare a report outlining results of the assessments and issue recommendations to County staff about management of any sites discovered, per provisions of the Collier County Land Development Code Section 2.2.25. This report shall be sent to the Division of Historical Resources. The County shall cooperate fully with direction from the Division of Historical Resources on the protection and management of archaeological and historical resources. The management of these resources will comply with the provisions of Chapter 267, Florida Statutes, specifically Sections 267.061 2 (a) and (b).

The collection of artifacts or the disturbance of archaeological and historic sites within Winchester Head will be prohibited unless prior authorization has been obtained from the Collier County Board of County Commissioners and the Department of State, Division of Historical Resources.

4.5 Public Access

Public access will not be addressed until a larger percentage of contiguous parcels within Winchester Head are acquired or parcels are consolidated and a Final Management Plan is prepared.

4.6 Site Monitoring Plan

Monitoring of the site shall consist of a walk-through by staff at semi-annual intervals. Any treatment and retreatment of exotic vegetation is dependent on the amount of contiguous acreage acquired. Conservation Collier shall be responsible for this treatment with tasks contracted out as deemed necessary. Prior to any land management activities, photo monitoring points will also be established at strategic locations within the project area to monitor vegetation communities.

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4.7 Partnerships

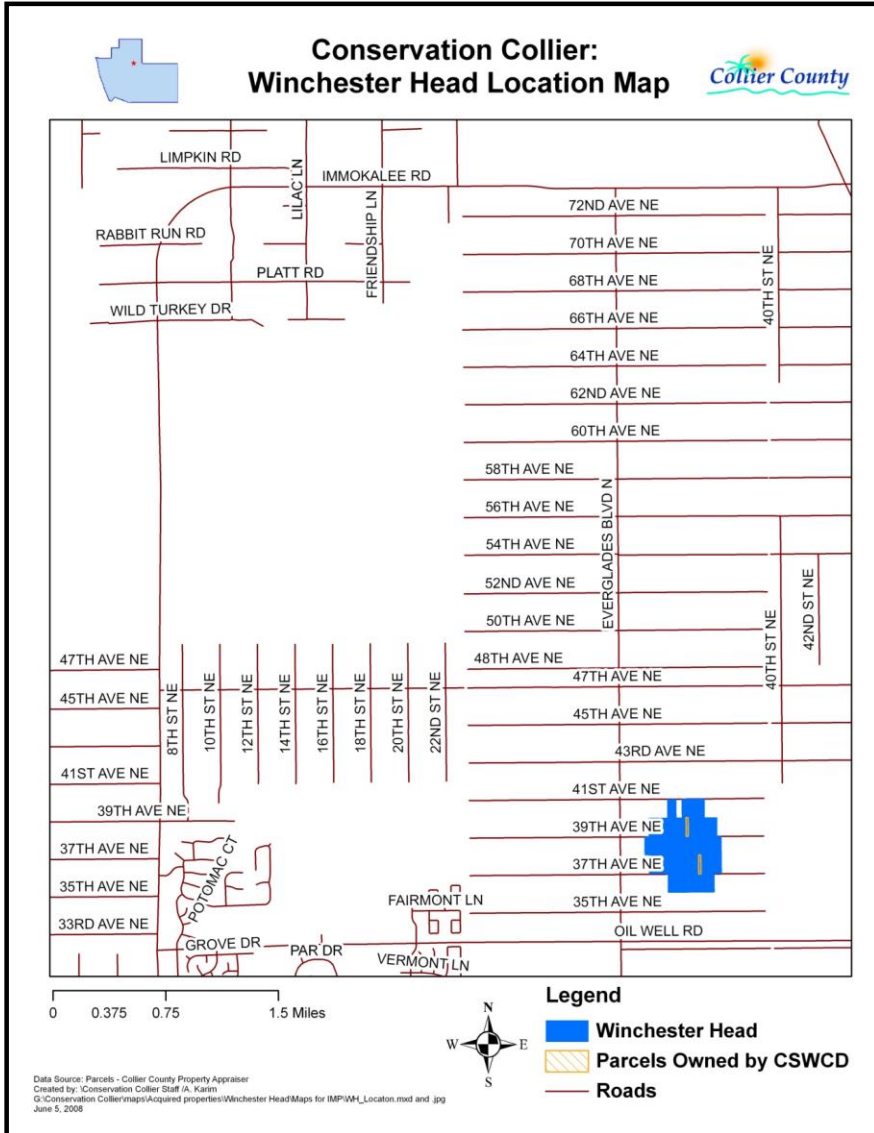
The South Florida Water Management District Big Cypress Basin may have interest in partnership and will be approached to determine interest. Conservation Collier will work closely with the Growth Management Division as the Watershed Management Plan projects come to fruition.

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5.0 Exhibits

EXHIBIT 1: Location Map



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EXHIBIT 2: Aerial Map



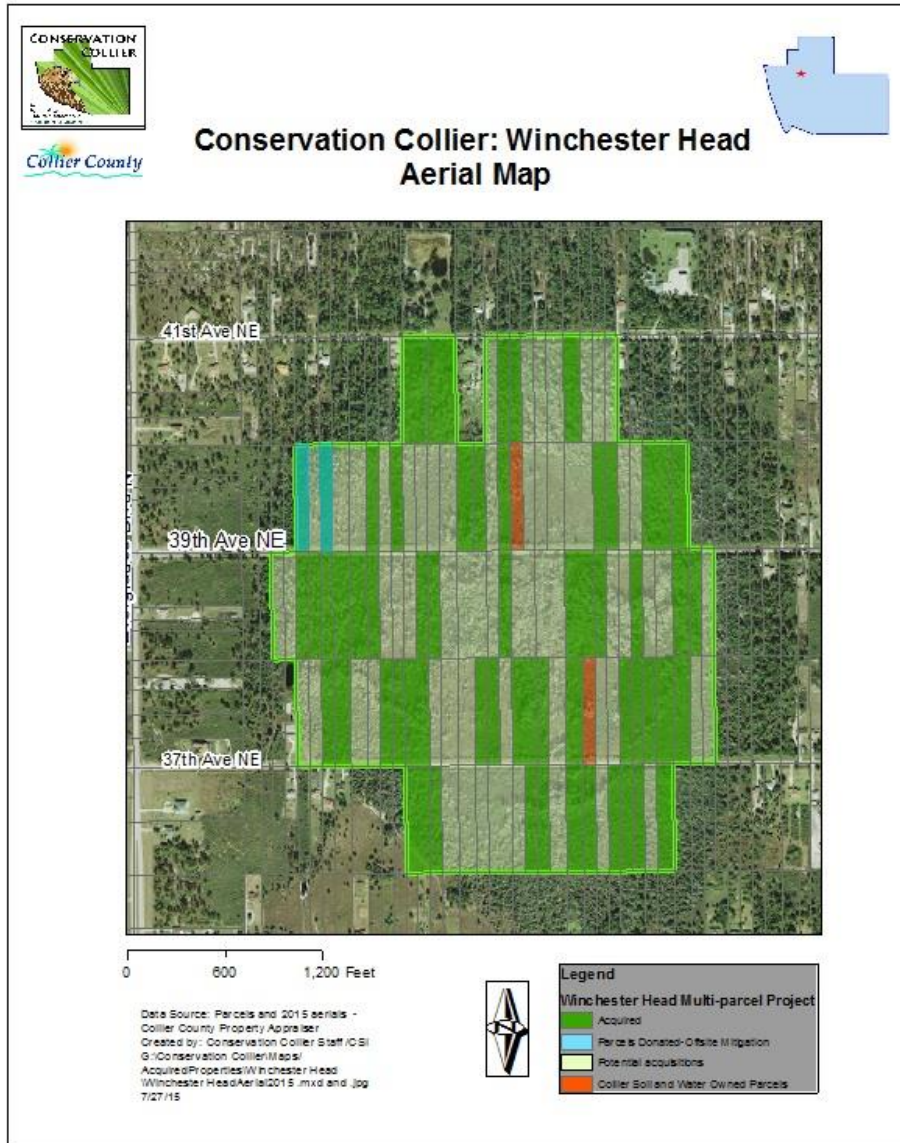
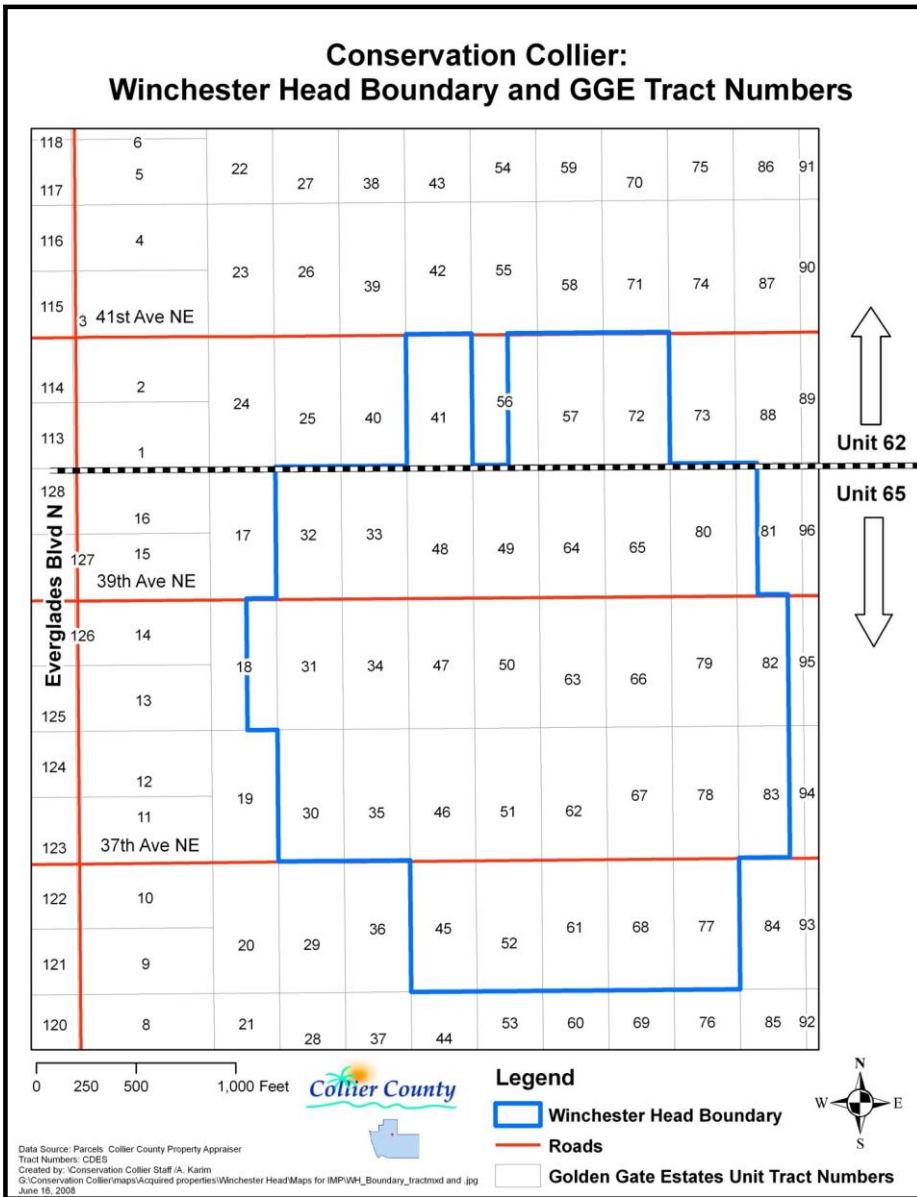


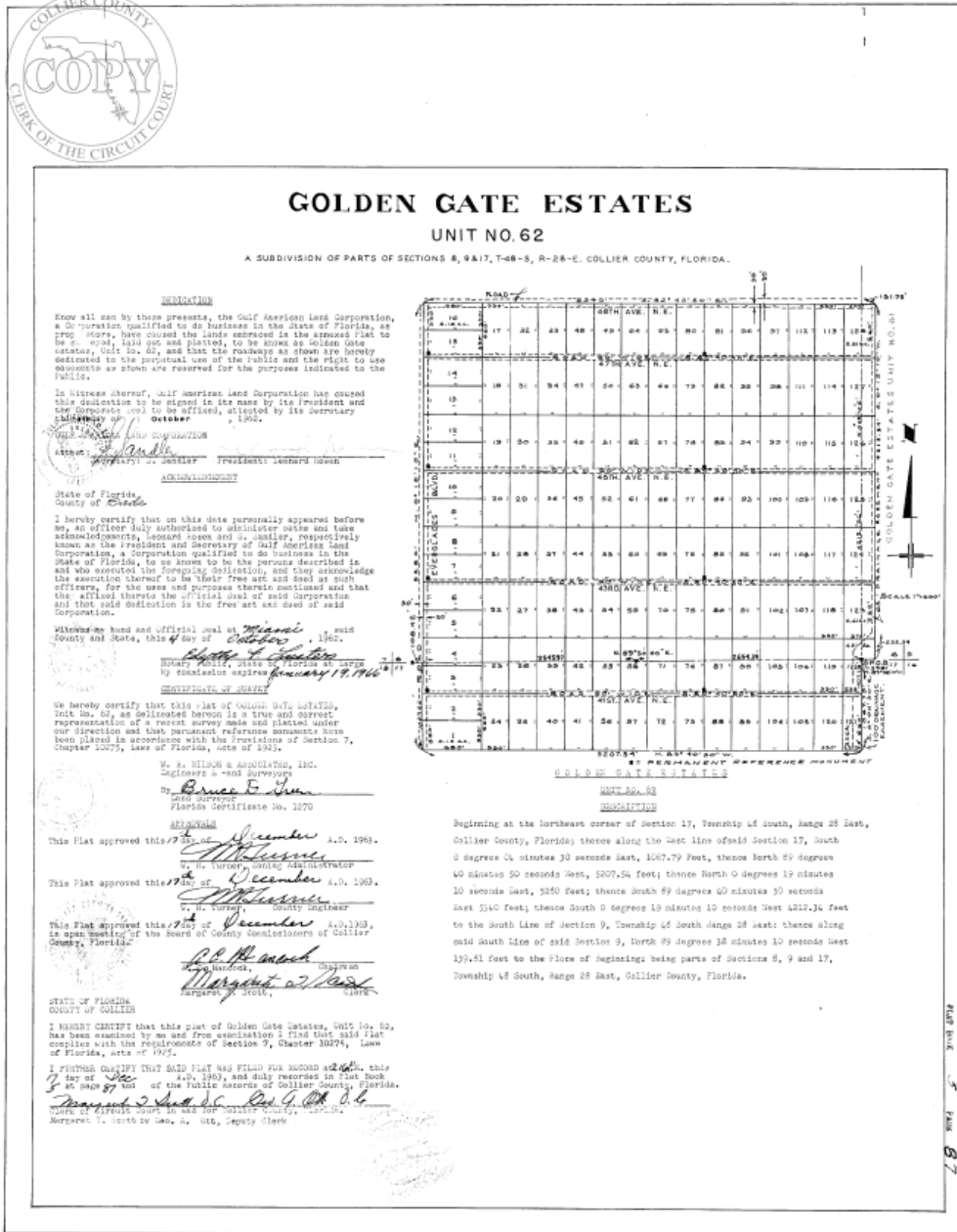
EXHIBIT 3: Winchester Head Boundary and Golden Gates Estates Tract Numbers



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EXHIBIT 4: Golden Gates Estates Unit 62 Plat Map



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EXHIBIT 5: Golden Gates Estates Unit 65 Plat Map

**GOLDEN GATE ESTATES
UNIT NO. 65**

A SUBDIVISION OF PARTS OF SECTIONS 17, 20, 21, 45 - S, R-28-E, COLLIER COUNTY, FLORIDA.

GOLDEN GATE ESTATES UNIT NO. 65
200'-60'-00" X 320'

DEDICATION

Know all men by these presents, the Gulf American Land Corporation, duly qualified to do business in the State of Florida, as per letters hereinafter more fully set forth in the annexed plat to be surveyed, laid out and platted, to be known as Golden Gate Estates, Unit No. 65, and that the roadways as shown are hereby dedicated to the perpetual use of the public and the right to use easements as shown are reserved for the purposes indicated to the public.

In Witness Whereof, Gulf American Land Corporation has caused this dedication to be signed in its name by its President and the Corporate Seal to be affixed, attested by its Secretary this 17th day of October, 1962.

GULF AMERICAN LAND CORPORATION
 Attest: *[Signature]* Secretary
[Signature] President

ACKNOWLEDGEMENT

State of Florida
 County of Collier

I hereby certify that on this date personally appeared before me as an officer duly authorized to administer oaths and take acknowledgments, Leopold Rosen and S. Sandler, respectively known as the President and Secretary of Gulf American Land Corporation, a Corporation qualified to do business in the State of Florida, to me known to be the persons described, and they acknowledged the execution hereof to be their free act and deed as such officers, for the same and purposes therein specified and that they affixed thereto the official seal of said Corporation and that said dedication is the free act and deed of said corporation.

Witness my hand and official seal at *[Location]*, said County and State, this 17th day of October, 1962.

[Signature]
 Notary Public in and for the State of Florida
 My commission expires January 19, 1964

CERTIFICATE OF SURVEY

We hereby certify that this Plat of GOLDEN GATE ESTATES, Unit No. 65, as delineated hereon is a true and correct representation of a recent survey made and platted under our direction and that permanent reference monuments have been placed in accordance with the provisions of section 7, Chapter 10675, Laws of Florida, acts of 1925.

R. H. WILSON & ASSOCIATES, INC.
 Engineers & Land Surveyors
 By *[Signature]*
 State of Florida
 Florida Certificate No. 1279

APPROVALS

This Plat approved this 7th day of *[Month]*, A.D. 1962.
[Signature]
 Notary Public in and for the State of Florida
 My commission expires *[Date]*

This Plat approved this 7th day of *[Month]*, A.D. 1962.
[Signature]
 Notary Public in and for the State of Florida
 My commission expires *[Date]*

This Plat approved this 7th day of *[Month]*, A.D. 1962, in open meeting of the Board of County Commissioners of Collier County, Florida.
[Signature]
 Clerk

STATE OF FLORIDA
 COUNTY OF COLLIER

I HEREBY CERTIFY THAT this Plat of Golden Gate Estates, Unit No. 65, has been examined by me and I find that said Plat complies with the requirements of Section 7, Chapter 10675, Laws of Florida, acts of 1925.

I FURTHER CERTIFY THAT SAID PLAT HAS FILED FOR RECORD ON this 17th day of October, A.D. 1962, duly recorded in Plat Book 5 at page 27 and of Collier County, Florida.

[Signature]
 Clerk of Circuit Court in and for Collier County, Florida
 My commission expires *[Date]*

PLAT BOOK PAGE 27

EXHIBIT 6: Winchester Head Light Detection and Ranging Map

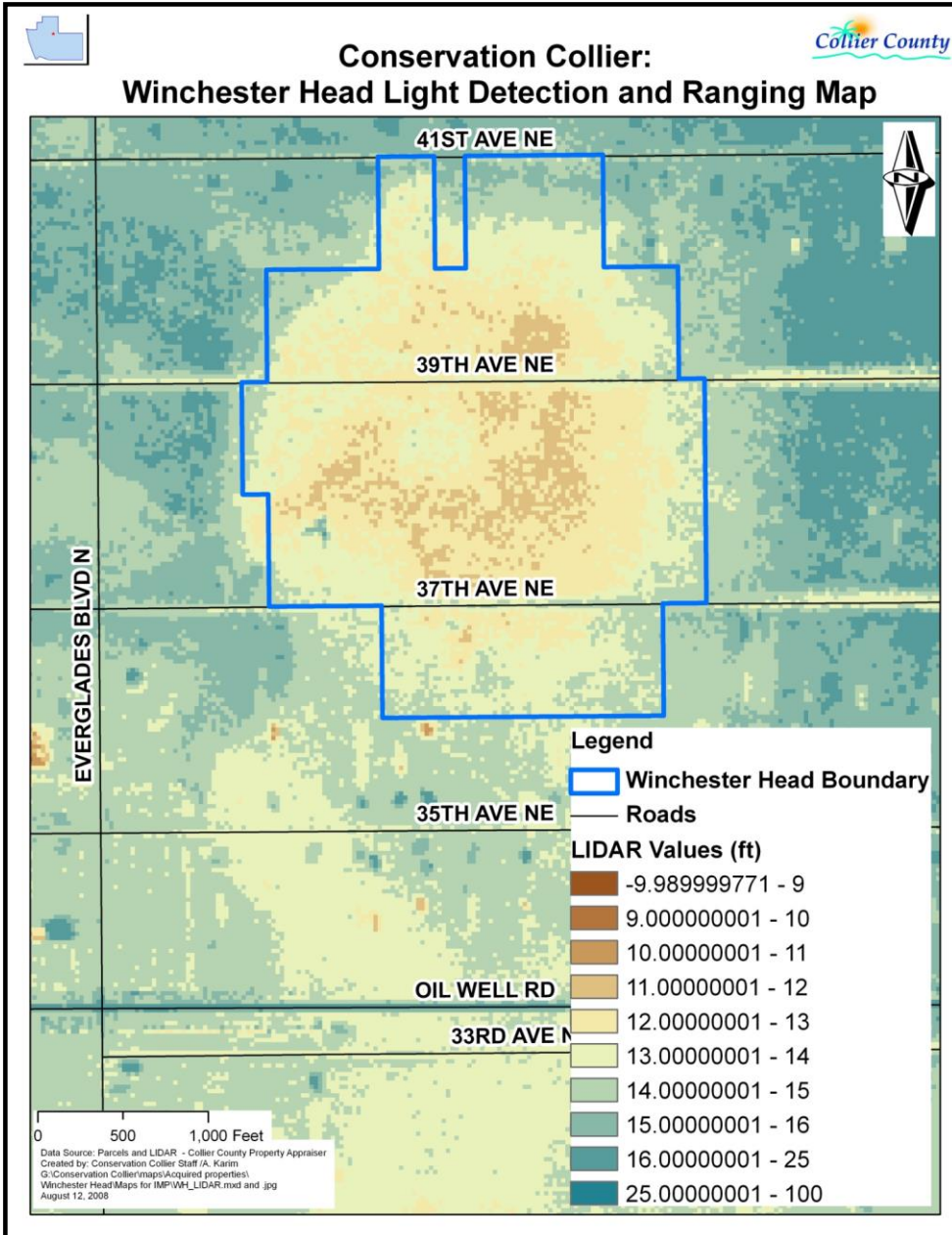


EXHIBIT 7: Location of the North Golden Gate Estates Flowway Restoration Project

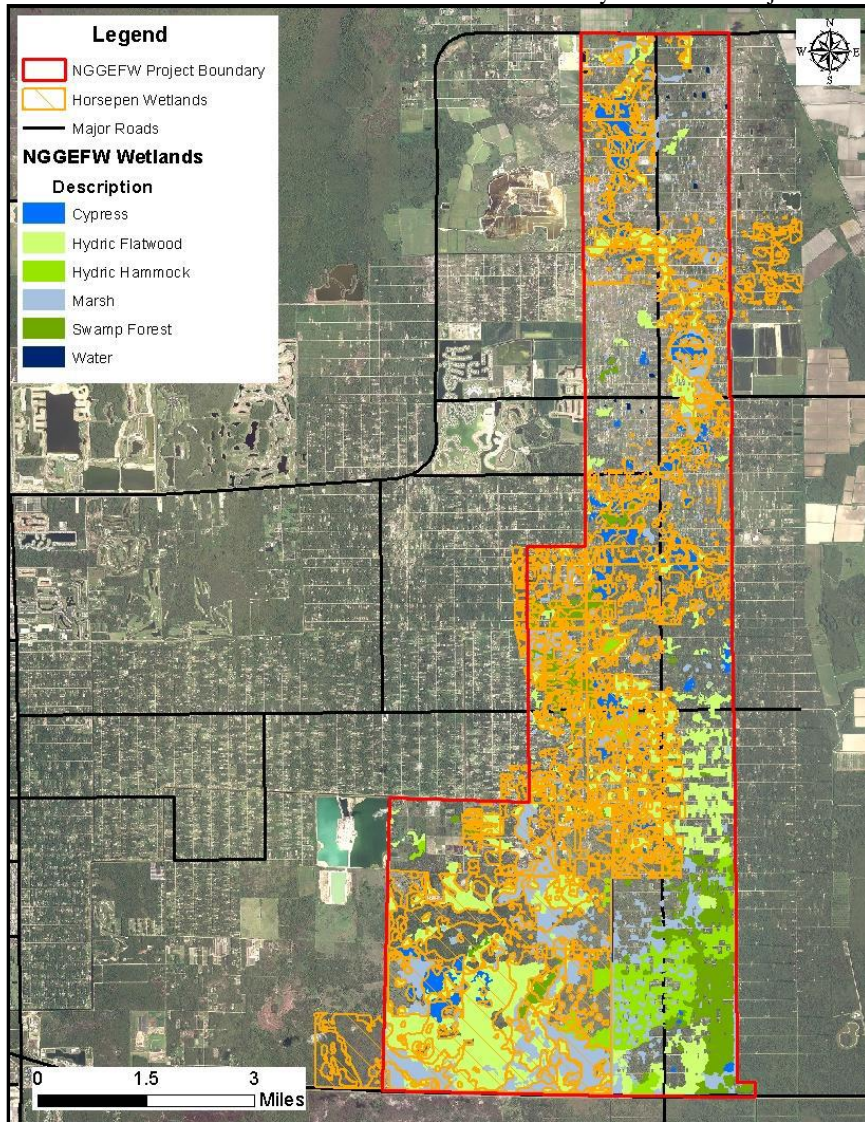


EXHIBIT 8: Estimated Cost Table

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control - Over the entire project area	t.b.d	t.b.d	Exotic removal would be most cost effective when some amount of contiguous acreage can be assembled.
Exotics Control - For currently owned parcels	\$50,000	\$10,000	Exotic removal would be most cost effective when some amount of contiguous acreage could be assembled. Estimates are based on 20% exotics over currently owned scattered parcels - 8075.44 acres
Raised boardwalk	t.b.d.	t.b.d.	Wish-list status. Current estimates run at \$550 per linear foot – not including design, permitting and construction. Grants can be sought to assist with costs in the future if funding is identified.
Trash Removal	t.b.d.	t.b.d.	Large items to be done on a lump sum contract basis with cost being site specific. Staff does not recommend providing trash barrels at this time.
Signs	\$800	n/a	4 conservation area & prohibited activities signs (\$200 each)
Total	\$50,800	\$10,000	Total estimated costs cover entire project area

EXHIBIT 9: Estimated Implementation Time Line

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	Monitoring Site Visit	Seek Partnerships	Completion of final management plan (or update of interim management plan if acquired parcels are still scattered)
Jan-13	x		
April-13	x	x	
July-13	x		
Oct-13	x		
Jan-14	x	x	
April-14	x		
July-14	x		
Oct-14	x		
Jan-15	x	x	
April-15	x		
July-15	x		
Oct-15	x		x