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Conservation Collier Strategy for Property Acquisition

The following provides a history of the strategy for property acquisition for the Conservation Collier Program since program inception.

Per the Conservation Collier Ordinance, properties deemed eligible for acquisition and management under the Conservation Collier program shall only be environmentally sensitive lands available from willing and voluntary sellers. These lands must satisfy *at least two* of the initial screening criteria listed below:

- Land with the most rare, unique and endangered habitats found in Collier county, order of preference: tropical hardwood hammocks, xeric oak scrub, coastal strand, native beach, xeric pine, riverine oak, high marsh (saline), tidal freshwater marsh, other native habitats.
- Lands offering the best human social values, including equitable geographic distribution, appropriate access for natural resource-based recreation, and enhancement of the aesthetic setting of Collier County.
- Land which protects the most water resource values, including aquifer recharge, water quality, wetland dependent species habitat, and flood control.
- Land containing the most biological value, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality.
- Land which enhances and/or protects the environmental value of current conservation lands through function as a buffer, ecological line, or habitat corridor.
- Any qualified land which meets at least two of the above criteria and has matching funds available and/or which Conservation Collier funds availability would leverage a significantly higher funding rank in another acquisition program.

Furthermore, the Ordinance allows for the acquisition of properties considered for a buying cycle to follow the criteria associated with “Target Protection Areas” (TPA). These are areas of focus within Collier County where the Conservation Collier Land Acquisition Advisory Committee (CCLAAC), County Staff, and the Board of County Commissioners focus their efforts when the program is in a buying cycle. This criterion includes:

- All designated Urban Lands with predominantly native vegetative cover
- All Collier County Natural Resource Protection Areas and Sending Lands, as shown on the Future Land Use Map of the Collier County Growth Management Plan.



- All undeveloped lands with predominately native vegetative cover in the Northern Golden Gate Estates, as Show on the Future Land Use Map of the Collier County Growth Management Plan.
- The Flow-way and Habitat Stewardship Areas as depicted on the Future Land Use Map of the Collier County Growth Management Plan.

Prior to most previous Acquisition Cycles, the CCLAAC determined properties to target for acquisition. Letters were sent to these property owners to determine if they were willing sellers. The CCLAAC considered the TPAs identified in the Conservation Collier Ordinance Section 10.3, as well as equitable geographic distribution by Commission District when determining where to send letters.

Below are the areas where letters were sent at the beginning of each Conservation Collier Acquisition Cycle.

Cycle 1 – 2003

1. Letters were sent to owners of undeveloped properties within all four (4) TPAs that met the following criteria:

- Urban parcels greater than 10 acres and more than 50% vegetated, urban parcels located west of Airport Road between 5 and 10 acres and more than 50% vegetated and those of any size containing Xeric Scrub plant communities or being contiguous to existing Conservation Lands,
- North Golden Gate Estates parcels greater than 5 acres in size, more than 50% vegetated and that aggregate up to more than 25 acres in one location,
- Sending Lands parcels greater than 100 acres and 75% or more vegetated, and
- Flow-way (FSA) and Habitat Stewardship (HSA) Areas greater than 100 acres and more than 75% vegetated.

2. The number of parcels and acreage involved in the first property interest letter mail-out using the above criteria were distributed across the 4 TPAs as follows:

	Number of Parcels	Estimated Acreage
Urban Area	564	5,967
North Golden Gate Estates	396	2,137
Sending/ NRPA Lands	58	8,417
FSA/HSA's	57	35,617
Total	1,075	51,617



Cycle 2 – 2004

1. Staff sent approximately 750 interest inquiry letters to owners of undeveloped properties within the following areas that met the following criteria:

Area	Objective	Criteria for selection
I	Properties in the Immokalee area where xeric scrub plant communities are present	10 acres or less and at least 50% vegetated –Urban TPA
II	Properties where undeveloped wetlands remain and can serve to buffer and expand CREW conservation lands	10 acres or more and at least 50% vegetated and/or functioning as a buffer to CREW lands –Sending and Habitat and Flow way Stewardship TPA
III	Properties in the Sabal Bay area where xeric scrub, coastal strand, native beach, high marsh or tidal freshwater marsh plant communities remain	10 acres or less and at least 50% vegetated – Urban TPA
IV	Remaining native plant communities that buffer the Gordon River corridor	Adjacent to the Gordon River corridor and at least 50% vegetated – Urban TPA
V	Continued acquisition of properties within NGGE Unit 53	NGGE Unit 53 properties NGGE TPA
VI	Properties that abut and expand conservation target lands across border with Lee County	Undeveloped properties in S6 T48 R27 –Sending TPA S11 T48 R26 –Sending TPA S12 T48 R26 – Sending TPA S6 T46 R28 – Non-TPA

2. Using a query to the County’s GIS database, the number of parcels and acreage involved in this interest inquiry letter mail-out using the above criteria and distributed across TPAs was as follows:

	Number of Parcels	Acreage
Urban Area	600	9,500
North Golden Gate Estates	40	80
Sending	68	1,920
FSA/HSAs	92	16,000
Other	2	640
Total	802	28,140



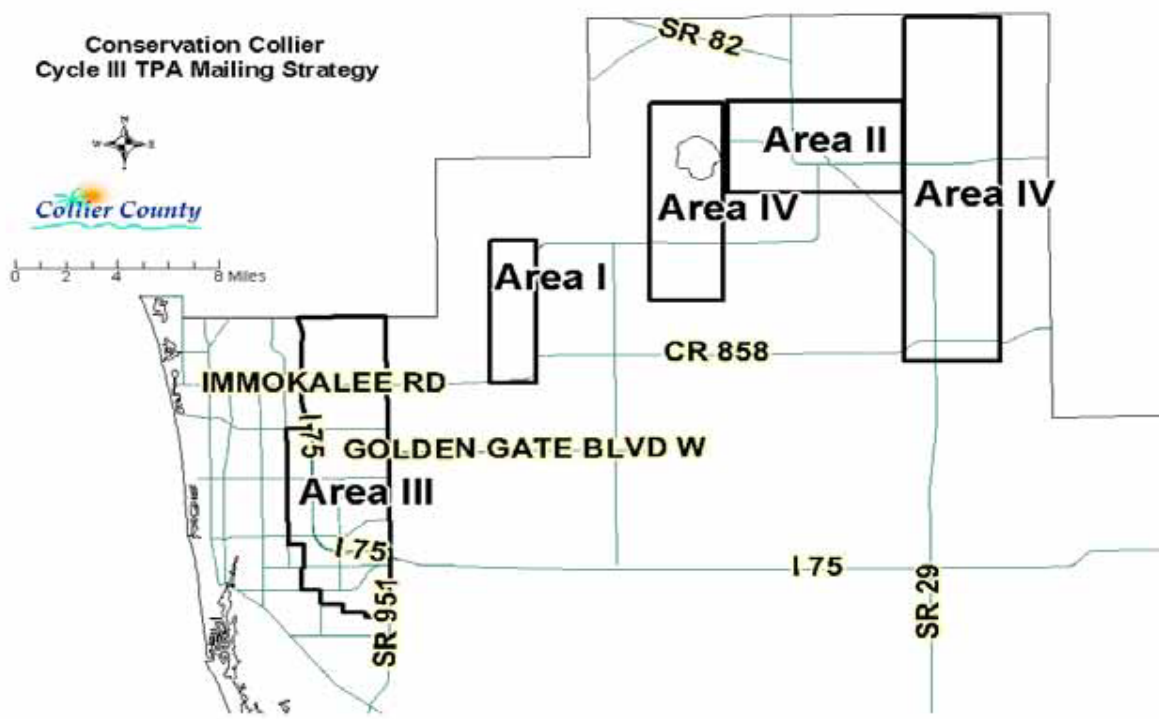
Area	Objective	Criteria for selection	TPA
I	Lands along the Immokalee Road corridor in Township 47 S, Range 47 E, located west of Immokalee Rd., along the west side of Corkscrew Sanctuary and just to the north of Immokalee Road in the Corkscrew Island Area. Area to include sod farms and cypress strand south of the Corkscrew neighborhood.	5 acres or greater and undeveloped	Sending (and non-TPA)
II	Any wetlands and scrub areas in the Immokalee urban area	At least 50% vegetated and undeveloped,	Urban (and non-TPA)
III	Commission District III parcels	5 acres or greater and undeveloped	Urban, NGGE (and non-TPA)
IV	(a) Camp Keais Strand and (b) Okaloacoochee Slough	Undeveloped	HSA/FSA

Cycle 3 - 2005:

1. Staff sent approximately 871 interest inquiry letters to owners of undeveloped properties within the following areas that met the following criteria:

Using a query to the County's GIS database, the number of parcels and acreage involved in this interest inquiry letter mail-out using the above criteria and distributed across TPAs was as *follows*:

	Number of Parcels	Acreage
Area I (Sending, Neutral, Rural Lands)	200	1,947
Area II (Urban and Rural Lands)	211	22,738
Area III (Urban, NGGE and Neutral)	95	7,704
Area IV (FSA/HAS's)	365	93,569
Total	871	125,958



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Cycle 4 – 2006

1. Staff sent approximately 145 interest inquiry letters to owners of undeveloped properties within the following areas:

Area	Objective	Criteria for Selection	TPA
1	(11) Parcels near Polly Ave.-north from Rattlesnake Hammock to Davis Blvd.	Undeveloped	Urban
2	(6) Parcels on the corner of Old Hwy 41 and Hwy 41	Undeveloped-Scrub Habitat	Urban
3	(8) Parcels located along the east side of Livingston Road in between Immokalee Road and Vanderbilt Beach Road.	Undeveloped	Urban
4	(5) Parcels on the corners of Pine Ridge Road and Logan Blvd.-NE, SE and SW corners.	Undeveloped	Urban and NGGE
5	(29) Parcels-Expansion of School Board Property-Section 24 (Rural Fringe Mixed Used District “Neutral Lands”)	Undeveloped	Expansion of current Conservation Collier Land
6	(17) Properties to the North and East of Lake Trafford	Undeveloped	Urban
7	(3) Property owners in Horsepen Strand across from Estates Elementary School on 62 Ave N. and west of Everglades Blvd. to add onto two parcels we have received an application for.	Undeveloped	Urban and NGGE
8	(25) Parcels adjacent to Ave Maria conservation land and adjacent to conservation areas south of Ave Maria	Undeveloped	Habitat and Flowway (Rural Land Stewardship Area)
9	One parcel just south of US-41 and North and West of Manatee Road	Undeveloped	Urban
10	(41+/-) Properties adjacent to I-75 on the east and west sides of Everglades Blvd. between the Test Track on the east and the Rural Fringe Mixed Use District “Sending lands” on the west, not including parcels approximately 2,000 feet on either side of a potential Everglades Blvd. and I-75 interchange. Staff to work with Transportation Dept for exact parcels.	Undeveloped	Urban and NGGE
	Total Parcel for Target Mailing = 145 (+/-)		



Cycle 5 – 2007

1. Staff sent 45 interest inquiry letters to owners of undeveloped properties within the following areas:

Area	Objective	Criteria for selection	TPA
1	(20) Parcels to add to potential wildlife corridor acquisition between Florida Panther National Wildlife Refuge and North Belle Meade Total acreage - 79.13 acres	Undeveloped and directly connecting to current AAL B-list properties	NGGE
2	(7) Parcels to complete acquisition of the McIlvane marsh area Total acreage - 90.45 acres	Within the McIlvane Marsh and adjacent to AAL A-list properties	Non-TPA
3	(13) Parcels to expand the Nancy Payton Preserve Total acreage – 42.65 acres	Undeveloped – adjoining the Nancy Payton Preserve	Non-TPA
4	(3) Parcels in the Horsepen Slough, NGGE unit 42, to acquire lowest land in NGGE to preserve wetlands and conduct and hold floodwater. Total acreage – 5.68 acres	Undeveloped – adjoining the Oetting property	NGGE
5	(2) Parcels- to expand the Brochu property Total acreage – 8.96 acres	Undeveloped – adjoining the Brochu property	Non-TPA
	Total Number of parcels targeted –45 Total acreage targeted – 226.87 acres		

Cycle 6 – 2008

1. CCLAAC recommended targeting properties adjacent to existing preserves.

Cycle 7 – 2009

1. CCLAAC recommended:
 - a. Parcel adjacent to Red Root Preserve
 - b. Parcels adjacent to Panther Walk Preserve – south of 62nd Ave. and between 60th and 62nd Ave.
 - c. Parcels adjacent and east of Nancy Payton Preserve

Cycle 8 – 2010

1. CCLAAC recommended sending letters to private property owners within the Winchester Head Project Area and the Red Maple Swamp project area. Funds for acquisition were questionable ahead of Cycle 8.

Cycle 9 – 2017

1. CCLAAC's recommendation was to contact the A-list and B-list property owners from Cycle 8 to see if they were still willing sellers and to send letters to private property owners within the Winchester Head Project Area and the Red Maples Swamp project area.

Additional letters were not sent to other possible willing sellers because of the timing of the cycle. Target properties are normally identified in subcommittee and then recommended by the full committee, with letters being sent months in advance of the cut-off for application acceptance. The shortened and limited nature of Cycle 9 did not allow sufficient time for target properties to be identified and letters to be sent.

In summary, the Conservation Collier land acquisition strategy has been to operate from the current goals and objectives of the ordinance, consistent with the Target Protection Areas, and to solicit interested voluntary and willing sellers through direct mail contact. This mail contact has, through the course of the program, decreased due to the available land for acquisition and continued focus of the program in specific areas of concentration. The last cycle was focused on remaining properties related to Cycle 8, per Board direction.

Cycle 10

Staff is seeking Board direction on Cycle 10 Acquisition Strategy.

Attachments:

Future Land Use Map

