

Conservation Collier Land Acquisition Program

Initial Screening Criteria

Property Owner: Turner Groves Citrus L.P.

Parcel(s) acreage: 3 parcels- approximately 464.4 acres total (excluding Citrus flds)

Property Location: Adjacent to the NE of Pepper Ranch Preserve in Immokalee Florida
 Folio #'s Parcel A- 00052320000 (194.6 acres), Parcel B 00052480005 (147 acres portion), and
 Parcel C-Folio #-00052800009 (122.8 acre portion)

Nominations to the Conservation Collier Program are based on satisfying at least two of the initial screening criteria below. Qualified sites shall then be further prioritized by secondary evaluative criteria.

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)

- | | Yes | No |
|--------------------------------|-------------------------------------|--------------------------|
| a. Hardwood hammocks | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Xeric oak scrub | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Coastal strand | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Native beach | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Xeric pine | <input type="checkbox"/> | <input type="checkbox"/> |
| f. High marsh (saline) | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Tidal freshwater marsh | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other native habitats _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Parcel A. Freshwater Marsh, Emergent Aquatic Vegetation, Lakes, Mixed Shrubs

Parcel B. Mixed Shrubs, Pine Flatwoods, Herbaceous Dry Prairie, Freshwater Marsh/graminoid prairie Marsh

Parcel C. Wet Pinelands/Hydric pine, Woodland Pastures, mixed shrubs

2. Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? Ord. 2002-63, Sec. 10 (1)(b)

Yes No

These parcels are directly adjacent to the 2,512 acre Pepper Ranch Preserve to the northeast and can be accessed during dry season for nature-based recreation.

3. Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control? Ord. 2002-63, Sec. 10 (1)(c)

Yes No

Acquisition of these properties would offer increased opportunities for protection of water resource values, including recharge of the surficial aquifer and protection of wetland dependent species habitat. The map layers indicate that over half of the properties contain wetland soils. It is mapped as having a moderate surficial recharge rate. It would provide habitat for wetland dependent species most of the year. A primary benefit to preserving the offered lands in an undeveloped state would be additional protection of the adjacent conservation areas including the Pepper Ranch Preserve and Corkscrew swamp and marsh complex. The Corkscrew swamp and marsh complex provide recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951. Acquisition of this parcel would add to the protection of the quality of this water source by increasing the buffering of the Corkscrew slough from development and non-point source pollution. The property provides natural flood protection however, there are large, raised berms throughout the property that were installed to control the water levels in the citrus groves. These cannot be removed but can be used for access for management activities.

4. Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality? Ord. 2002-63, Sec. 10 (1)(d)

Yes No

This parcel would provide significant biological values, listed species habitat, restoration potential and moderate to high ecological quality. We can assume that the same important wildlife species documented on the adjacent Pepper Ranch also utilize this property including the endangered Florida Panther, snail kite, wood stork, and black bear and multiple bird species. There is significant restoration potential for forested areas impacted by invasive exotic plants. This parcel is adjacent to significant County, State, and private conservation lands.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? Ord. 2002-63, Sec. 10 (1)(e)

Yes No

The parcel is adjacent to and would contribute to an important wildlife corridor through the Pepper Ranch Preserve and other state-owned conservation land. Preservation and restoration of this parcel would add to the conservation land buffer protecting the Corkscrew Regional Ecosystem Watershed (CREW). This consists of over 60,000 acres of South Florida Water Management District lands. The CREW Marsh wetlands are also an ecological link and corridor into land owned by the National Audubon including the Corkscrew Swamp Sanctuary, Camp Keais Strand and other conservation lands to the south.

Is the property within the boundary of another agency's acquisition project?

Yes No

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?

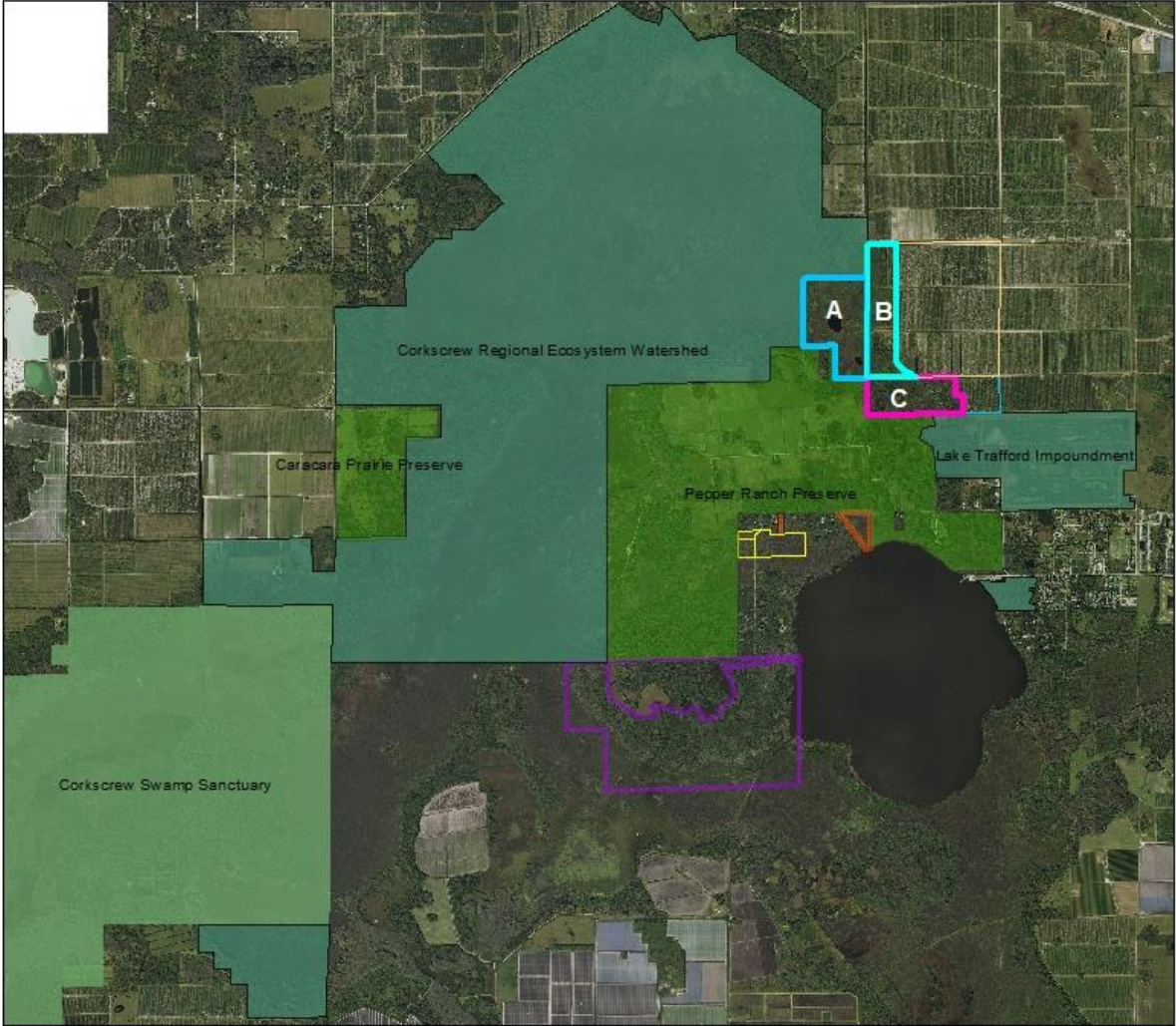
Yes No

Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

MEETS INITIAL SCREENING CRITERIA

Yes No

Initial Screening Criteria



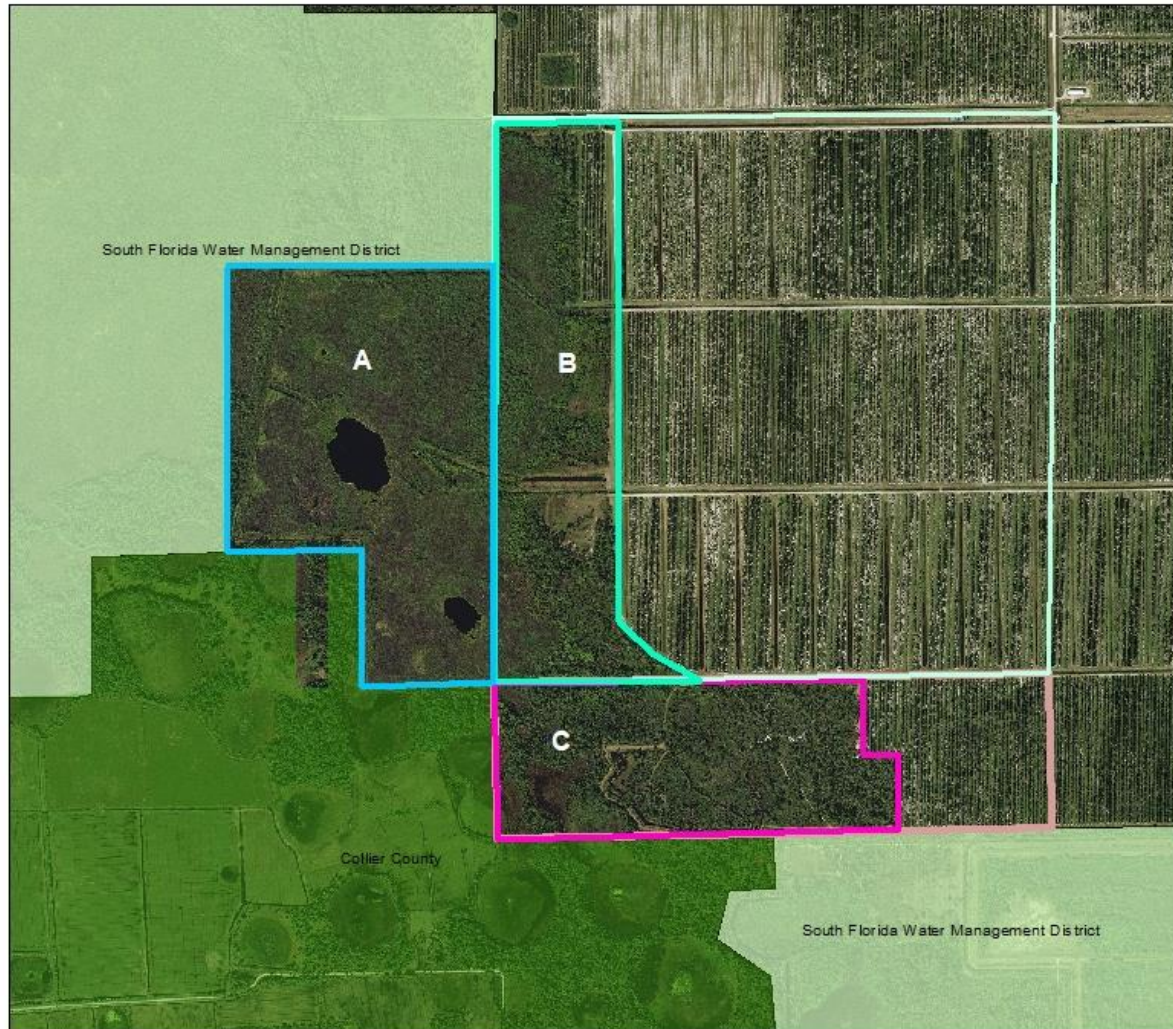
- Legend**
- Turner Groves_Parcel_A_194_acres
 - Turner Groves_ParcelB_147_acres_noCitrus
 - Turner Groves_Parcel_C_122_a_o_noCitrus
 - Turner Groves_Parcel_C_120ac_with_citrus
 - Pepper Ranch Preserve
 - South Florida Water Management District
 - National Audubon Society, Inc.
 - BCI
 - Moody Crawford Trust
 - Emily Arnold Parcel
 - Brian Blocker Parcel



Data source: Collier County GMD
 2021 Aerials/Collier Property Appraiser
 Created by: Conservation Collier/CS
 G: Conservation/Collier/Acquisitions/ISCR/
 10thCycle 2021/Turner Groves/Citrus/Aerial_zoomout_surroundingproperties.mxd & png

0 2 4
 Miles

Initial Screening Criteria



Legend

- Turner Groves_Parcel_A_194_acres
- Turner Groves_ParcelB_noCitrus
- Turner GrovesParcel_B_651ac_with_citrus
- Turner Groves_ParcelC_noCitrus
- Turner GrovesParcel_C_120ac_with_citrus
- Pepper Ranch Preserve

Adjacent Conservation Land

- South Florida Water Management District



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