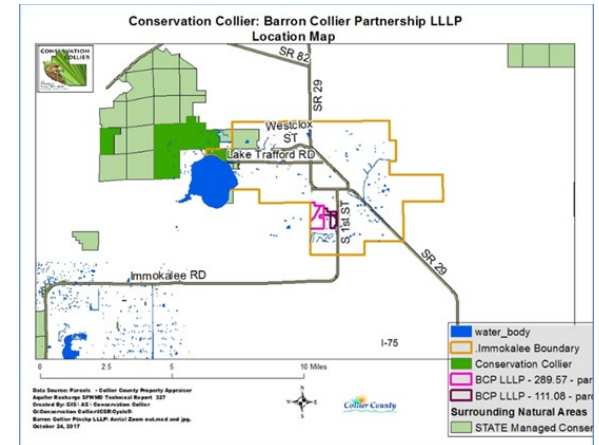


Conservation Collier Property Summary
Barron Collier Partnership LLLP – Sanitation and Bethune Rd Properties
December 9, 2021

Property Name: Sanitation & Bethune Rd Parcels **Owner:** Barron Collier Partnership LLLP
Target Protection Area: Urban
Acres: 370 acres total; Parcel a. – 258 acres; Parcel b. – 112 acres (2 parcels offered as package)
Total Estimated Market Value: \$3,900,000 **This is a Cycle 9 Board “A” ranked property**

Highlights:

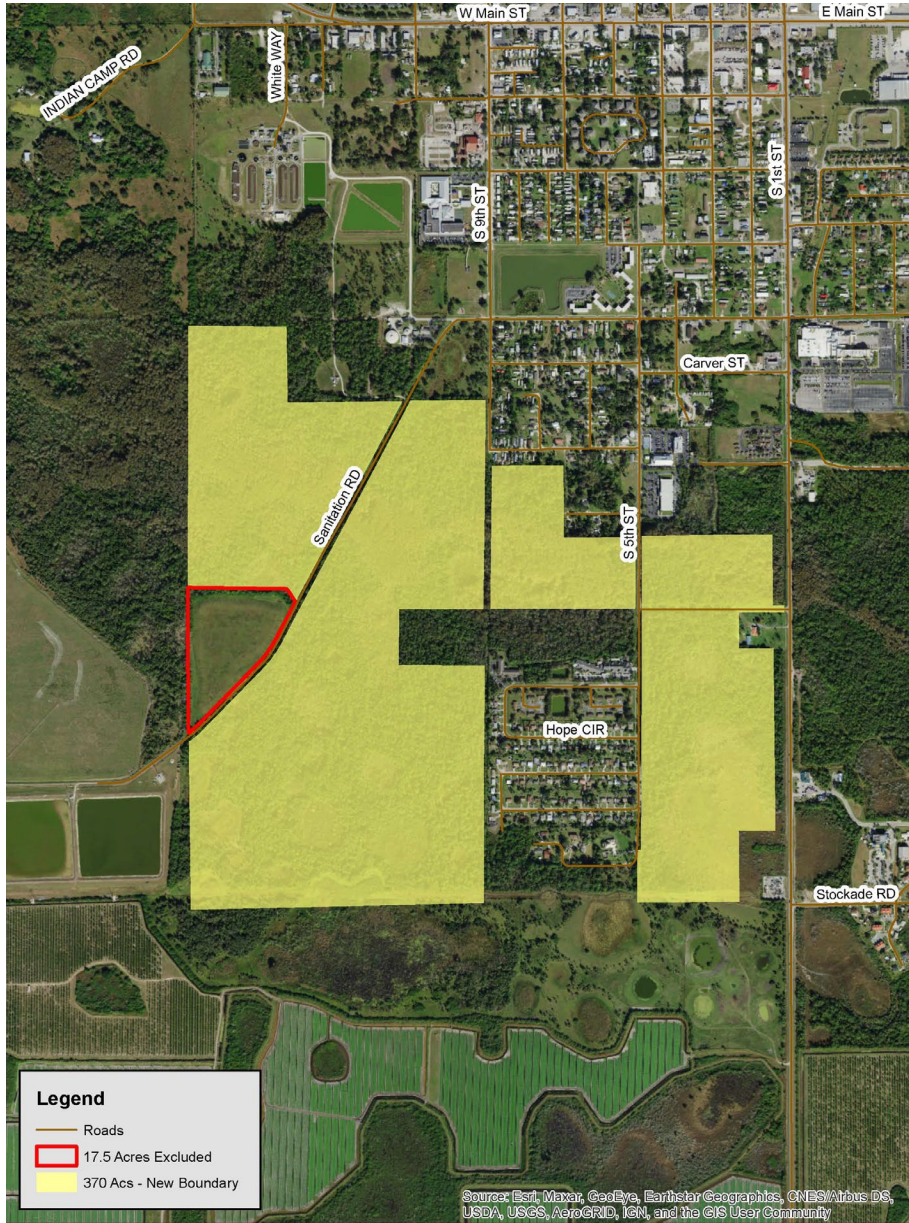
- **Location:** Located within the boundaries of the town of Immokalee on the southwest side west of the Casino along Bethune Road and Sanitation Road.
- **How many of the 6 Initial Screening Criteria were met:** 5 out of 6 criteria met – Native habitat, Human Social Values, Water resource Values, Significant Biological Values, Enhance Current Environmental Lands.
- **Habitat:** 7 distinct native habitats mapped – 6 directly observed. A priority native plant community is present – tropical hardwood hammock.
- **Listed Plants:** Bromeliads, Florida royal palm, Satin leaf, red stopper, hand fern
- **Listed Wildlife:** Osprey observed, potential habitat for alligator, snail kite, little blue heron, American kestrel, Florida bonneted bat, wood stork, Everglades mink, Florida Panther, eastern indigo snake. Known wood stork colonies are close and properties are within foraging area. Within FWC primary panther habitat zone.
- **Water Resource Values:** Properties approx. half wetland and half upland, includes Immokalee slough. Wetland dependent wildlife (birds, apple snails, crawfish) and plants noted. Likely is taking flood waters from surrounding developed residential lands. Surficial aquifer recharge area. Wellfield protection zone.
- **Connectivity:** Connects westward through Immokalee slough with Pepper Ranch and 60,000 acres CREW lands and SSA lands. Landscape connection east to Okaloacoochee Slough & other major conservation lands.
- **Other Division interest (see report for details):** Stormwater Management, Immokalee Water & Sewer, Transportation Right of Way, 15-foot wide cable easement
- **Access:** There is access from public paved Immokalee Road, Bethune Road and South 5th St.
- **Management & Initial Estimated Costs:** Initial exotics control est. at \$240,000 plus parking \$50,000, fencing/gates \$88,400, Trails \$5,000 & signs \$4,000. Total initial estimated costs - \$387,400. Ongoing estimated maintenance - \$80,825 annually. These costs do not include building & maintenance of a boardwalk in the slough.
- **Partnership Opportunities:** none at this time.
- **Zoning/Overlays:** Parcel a. - A-MHO; Parcel b. - Estates; both within Urban Residential Subdistrict
- **Surrounding land uses:** Residential single family, multi-family, PUD, and Utility (Immokalee Water and Sewer District offices, wells, and spray fields.



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- **All Criteria Score:** 272 out of 400.
- **Acquisition Considerations:**
 - **Landfill:** The property contains the historic 16-acre Eustis Landfill was opened in 1947 and was closed in 1992. It was in operation before current hazardous waste disposal regulations were in place; is unlined; and likely has direct contact with the aquifer. The County operated the landfill from 1980-1985 under a lease agreement with the current property owner. It closed in 1992, with 20 years of required permit monitoring finally completed in 2012. Although the Eustis landfill met state closure requirements, the list of analytes monitored didn't include pesticides, especially legacy pesticides such as Chlordane and DDT, that were commonly used before they were banned. In addition, the well sampled for the final closure requirements may not have been representative as it may not have been downgradient of the groundwater flow which is known to fluctuate. Groundwater samples obtained from Immokalee Water and Sewer failed to provide indications of contamination because they were downgradient and therefore in the wrong location. Samples taken from the middle of the landfill in 2012 showed that the site met permit requirements. ***Therefore, further testing may be completed outside of the landfill within the area being offered for sale prior to any potential acquisition of the property. Such testing could include groundwater and/or soil testing; Collier County Pollution Control will be consulted on the parameters for testing.***
Please note: The property owner has offered to remove the landfill and a 50-foot buffer from the sale.
 - **Access:** There is access at Sanitation Road, however, there has been a security concern expressed by Immokalee Water and Sewer regarding public use of this lime rock road as it leads to sensitive areas. Additionally, the Immokalee Water and Sewer indicated they have an access easement over Sanitation Road and would need to continue to have this as it is their only access to section 8, where their spray fields are located. An access point off of South 9th Street would be the only access point for visitors to access parcel a. Therefore, access to the south part of parcel a. would necessitate a boardwalk through the slough to take visitors to the southern end of the parcel.
 - **Restoration:** The Pine flatwoods area has been selectively logged of pine on the Sanitation property "parcel a" since last review of this property occurred in 2018. The owner advised they plan to treat exotics that have come in as a result of the logging and clean up debris and/or rutting in the staging areas resulting from the logging effort. These areas will most likely need to be restored and have shown to already be more susceptible to exotic vegetation due to the disturbance.
 - **Dumping:** Parcel b. has considerable ongoing dumping on the property. This will be an additional cost to have ongoing waste removal.

Conservation Collier Property Summary Barron Collier Partnership LLLP – Sanitation and Bethune Rd Properties December 9, 2021



This exhibit was provided by the owner on 11-30-21 as an updated exhibit depicting removal of the landfill from the application boundary.

Conservation Collier: Barron Collier Partnership LLLP
Adjacent Preservation Lands & updated 2021 Aerial

