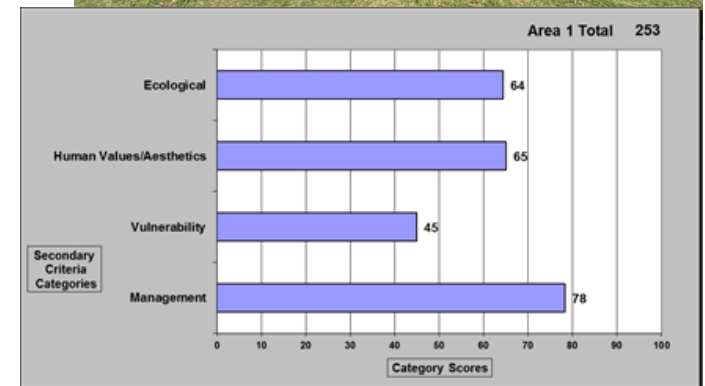


Property Name: Big Hammock Area I
Target Protection Area: RLSA
Total Estimated Market Value: \$3,683,800
This is a Cycle 9 Board “A” ranked property

Owner: Barron Collier Partnership LLLP
Acreage: 257.3 acres

Highlights:

- **Location:** Area I is located adjacent to and south of the Pepper Ranch Preserve in Immokalee, Florida
- **How many of the 6 Initial Screening Criteria were met** – 6 out of 6. Native Habitat, Human Social Values, Water Resource Values, Significant Biological Values, Enhance Current environmental lands, Within Another Agency Acquisition Boundary (High priority in Florida Forever CREW Project).
- **Habitat:** 7 native plant communities present – 5 directly observed. Exotics 10-24%.
- **Listed Plants:** Bromeliads and native orchids
- **Listed Wildlife:** Florida panther, Florida sandhill crane, Little blue heron, Roseate spoonbill, woodstork observed/documentated. Habitat for more including Snail kite, Osprey and Audubon’s crested caracara.
- **Water Resource Values:** Recharge of surficial aquifer, protection of wetland species habitat, buffers Corkscrew Marsh from development and non-point-source pollution.
- **Connectivity:** Directly connected to 60,000 acres of CREW lands and through Camp Keais Strand to Florida Panther NWR, Big Cypress National Preserve, Everglades National Park, and more of the millions of acres of conserved lands in eastern and southern Collier.
- **Other Division Interest:** None known
- **Access:** Access through Pepper Ranch Preserve – unpaved road.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$192,700 and ongoing annual estimated at \$39,700.
- **Partnership Opportunities:** CREW (Corkscrew Regional Ecosystem Watershed) Land & Water Trust has offered to contribute \$10,000 towards the acquisition of Big Hammock Area I (and the Pepper Ranch Preserve project parcels).
- **Zoning/Overlays** – AG-MHO-RLSAO – no SSA over this property.
- **Surrounding land uses:** Rural, farming, ranching, conservation
- **All criteria Score** – 253 out of 400.



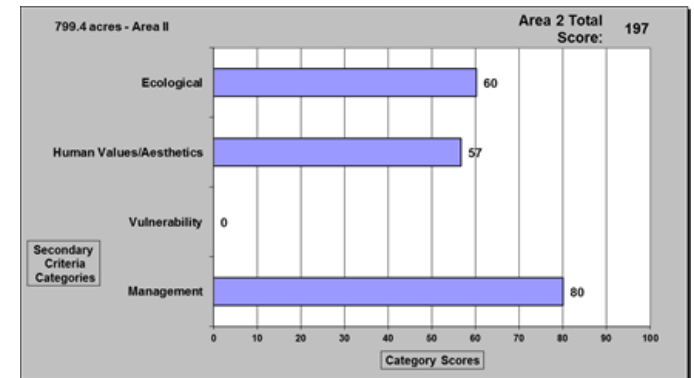
Property Name: Big Hammock Areas II **Owner:** Barron Collier Partnership LLLP
Target Protection Area: RLSA **Acreage:** 744.2 acres
Total Estimated Market Value: \$1,116,300
This is a Cycle 9 Board “A” ranked property

Highlights for Area II that are different from Area I:

- **Location:** Area II is located south of the Pepper Ranch Preserve in Immokalee, Florida – connects through Area I.
- **Habitat:** 8 native plant communities present – 4 directly observed. Exotics 15%.
- **Water Resource Values:** Recharge of surficial aquifer, protection of wetland species habitat, buffers Corkscrew Marsh from development and non-point-source pollution.
- **Access:** Access through Pepper Ranch Preserve and Area I – unpaved road and trail.
- **Management Issues / Estimated Costs:** Initial Exotic Removal estimated at \$655,500 and ongoing annual estimated at \$135,100. **Barron Collier Partnership (BCP) as part of the SSA Agreement will restore the majority of the SSA including removal of exotic vegetation and maintain at baseline in perpetuity. Restoration in accordance with SSA 13 will be a responsibility of BCP.**
- **Zoning/Overlays – AG-MHO-RLSAO-SSA#13.**
- **Surrounding land uses:** Rural, farming, ranching, conservation
- **All criteria Score – 197 out of 400.** Lower score due to presence of SSA overlay.

Acquisition Considerations for Areas I & II:

1. **Exotic Vegetation Removal and Restoration:** The current owner has requested to perform the restoration including exotic vegetation removal on Area II after the sale to Conservation Collier to obtain the R2 Restoration Credits. Timeframe in which these activities are to take place is to still be determined.
2. **Property Survey:** The owner is offering parcels which include portions that are not legally segregated at present. The map of the project location is conceptual in nature. Therefore, staff has been advised by the Collier County Real Estate section to request that a Boundary Survey (signed & sealed) performed by a Professional Surveyor and Mapper be provided by the seller to depict the exact boundary of the property being offered to Conservation Collier.
3. **Oil, Gas, Mineral Rights: Sale of Areas I & II do not include OGMs.** If the Board of County Commissioners desires a surface waiver, the Collier entities are willing to provide a surface waiver for 6% of the purchase price for their interest.



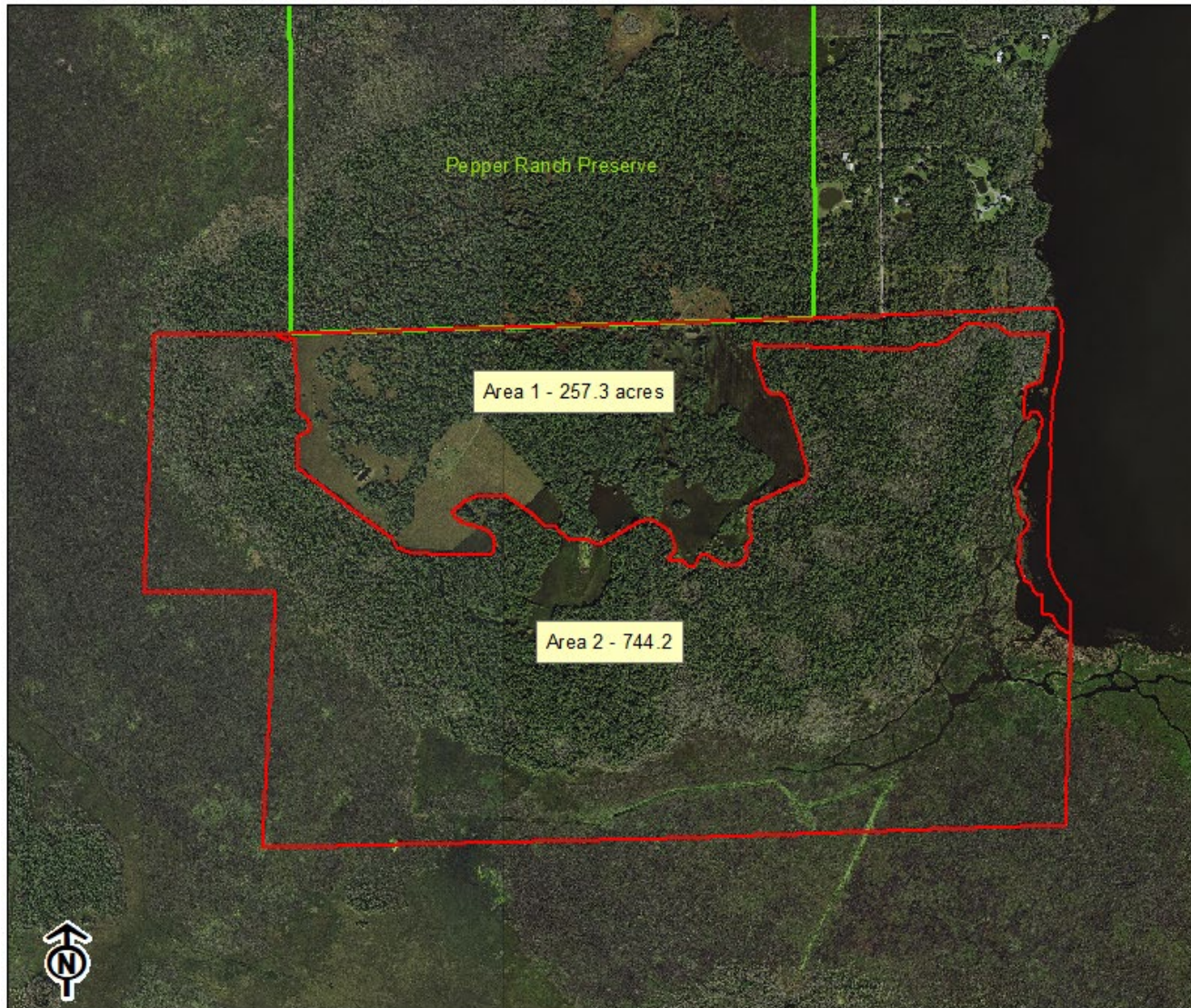
4. **Stewardship Sending Area:** The Advisory Committee and Board of County Commissioners should take into consideration that Area II is within SSA #13 with credits in escrow. Therefore, as part of the existing SSA Agreement Area II would be protected from development and will be restored to obtain credits to entitle development elsewhere within the RLSA. The remaining uses on the property include: Agricultural Group 2 (unimproved pasture, grazing, livestock raising, etc); Conservation, Restoration, & Natural Resources. **BCP would be required to maintain the SSA 13 restoration areas in perpetuity in accordance with the SSA Agreement.**

Information regarding SSA #13 (from ICSR presented to CCLAAC July 2021):



The project achieved no points for vulnerability because its zoning classification favors conservation under the existing Stewardship Sending Area (SSA) Credit Agreement (Resolution 2009-302). The owner has voluntarily requested the land be designated as an SSA (#13). **The owner will retain the Stewardship Credits (in escrow) and offer only surface rights to Conservation Collier, retaining the oil, gas, and mineral rights.** The SSA agreement will remove the following six (6) Land Use Layers in order: Residential, General Conditional Uses, Earth Mining & Processing, Recreational, Agricultural Group 1, and Agricultural Support (see Exhibit T in ICSR.)

The 730-acre portion of the SSA being offered to Conservation Collier equates to approximately 10% of the 7,417-acre SSA #13. The current owner has banked (placed in escrow) the Base Credits, Early Entry Credits, and R1 Restoration Credits in the amount of 20,916.1. The escrow includes the following credits for the entirety of SSA #13: Base Credits (12,999.3) Early Entry Credits (1,317.6) and R1 (restoration) Credits (6,599.2). At 8 Credits per acre, **credits from the 730-acre portion of the SSA would entitle approximately 261 acres of future development.** Additional R2 Restoration Credits (6,599.2) would be approved upon successful completion of the proposed restoration plan. **The applicant has requested to perform the restoration including exotic vegetation removal on the property after the sale to Conservation Collier to obtain the R2 Restoration Credits.**

Barron Collier Partnership LLP - Aerial



Legend

-  BCP Boundary Areas 1 & 2
-  Pepper Ranch Preserve

