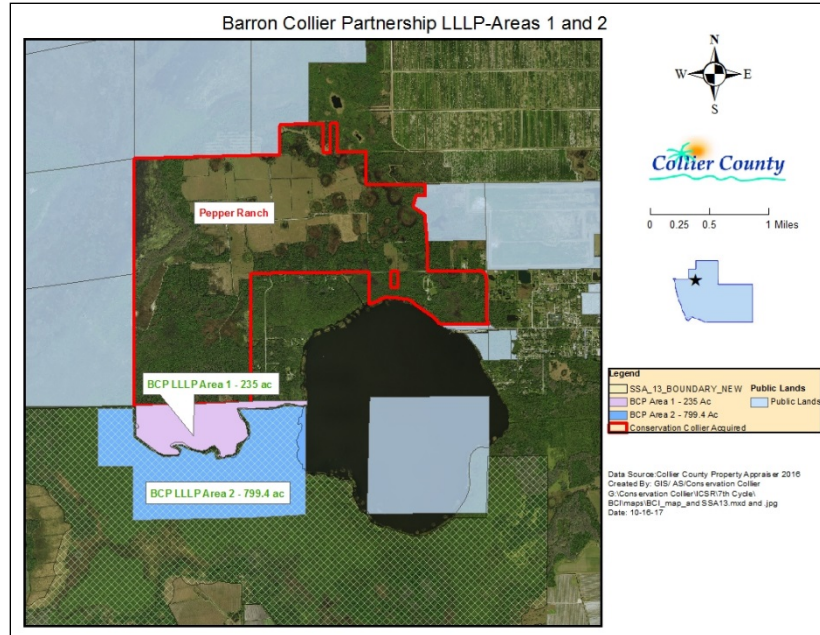


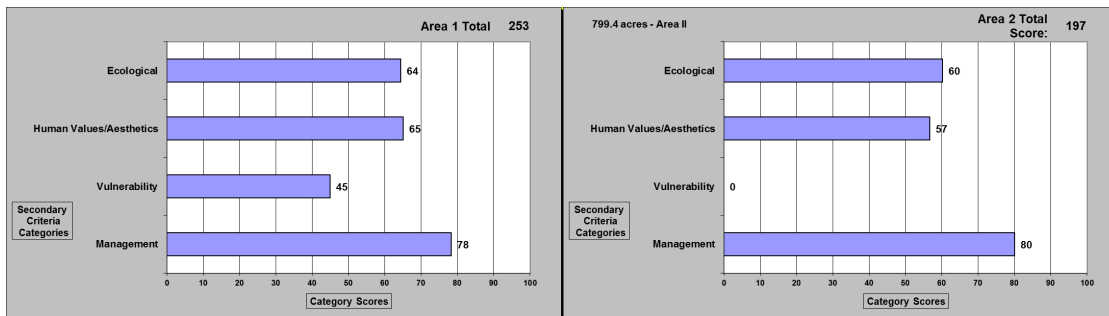
Conservation Collier Initial Criteria Screening Report Updated from 2009 & 2018 reports

Staff Report Date: July 2021



Property Name: Barron Collier Partnership, LLLP
Area 1 – 235 Acres
Area II – 799.4 acres
Total = 1034.4 acres

Areas offered comprise portions of folio numbers:
00113760004
00113840005
00113880007



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Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002, 2006, and 2020. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This updated Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 10th acquisition cycle for purposes of the Conservation Collier Program. It provides an update to the ICSR that was prepared for this property in 2009 and 2018 demonstrating how this property meets the criteria as defined by the ordinance (2002-63, as amended). That is the sole purpose for this report, and it is not meant for any other use. This property was categorized as an “A” List property (Exhibit Q) on July 10, 2018, by the Board of County Commissioners.

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Not all CLIP4 Layers were used in this report. Those used include:

- Biodiversity
- Surface Water Priorities
- Landscape Integrity
- Priority Natural Communities
- Strategic Habitat Conservation Areas
- Aggregated Conservation Priorities

Additional updated metrics are FLUCFCS code GIS layers and sources for listed species plants and animals and updated state and federal protected species lists.

I. Summary of Property Information

Characteristic	Value	Comments
Name	Barron Collier Partnership LLLP	Both Area 1 and Area 2 are south of the Pepper Ranch Preserve A Certificate of Merger recorded at OR 4998 PG 865 merged BCI with Barron Collier Partnership LLLP (BCP LLLP), the current owner.
Folio Numbers	Parts of 3 separate folios	00113760004 00113840005 00113880007 Portions offered not legally segregated at present
Target Protection Area	Rural Lands Stewardship Area: Habitat (HSA) Flow-way (FSA) and Open	Acreages are approximate: Area 1 (235 acres)-135 acres HSA/ 100 acres Open Area 2 (799.4 acres)-393 acres HSA/ 338 acres FSA
Size	Area 1 – 235 acres Area 2–799.4 acres	The 799.4 acres includes approx. 30 acres over Lake Trafford. These acres are more-or-less and subject to adjustment upon survey.
Section Township Range	Sections 3,4 &,5 in T47 / R28	Parcels offered are portions within these sections.
Zoning Category/TDRs	Agriculture SSA #13 over portion of Area II	Ag/MHO (RLSA overlay District) SSA #13 (7,414 ac total) covers approx. 730 acres of Area II and none of Area I
FEMA Flood Map Category	AH and AE	AH – Area 1 – Subject to periodic inundation AE – Area 2 - Subject to periodic ponding 1-3 feet
Existing structures	n/a	All structures are impermanent or in the nature of debris
Adjoining properties and their Uses	Conservation, agriculture, vacant land, rural residential	N – Pepper Ranch Preserve – rural residential (Trafford Oaks Rd.) E – Lake Trafford S - Agricultural and/or vacant Ag zoned W – Agricultural/vacant Ag zones and Conservation (SFWMD/CREW and Audubon lands)
Development Plans Submitted	n/a	Property currently used for cattle grazing and recreational uses including hunting.
Known Property Irregularities	Oil, Gas and Mineral Rights; (OGM)/Archeological site; Owner offers to remove exotics at cost.	OGM rights over both Areas would be retained by owner - which is not BCP LLLP but an entity with multiple partners; Area II contains a known archeological site. <u>If both Areas 1 and II are acquired, the existing access easement in favor of BCI would be released. If only Area 1 is acquired, the existing easement through Pepper Ranch would be retained; in addition, a new easement through Area 1 to reach Area II would be required by BCP LLLP.</u>
Other County Dept Interest	Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Stormwater, Zoning, Engineering	Area 1, but not Area II , would be a potential source for Panther Habitat Unit (PHU) mitigation Credits. No other dept. has advised of conflicts or partnership interest, in general or for PHUs.

Table 1. Summary of Property Information
Figure 1. Location Map

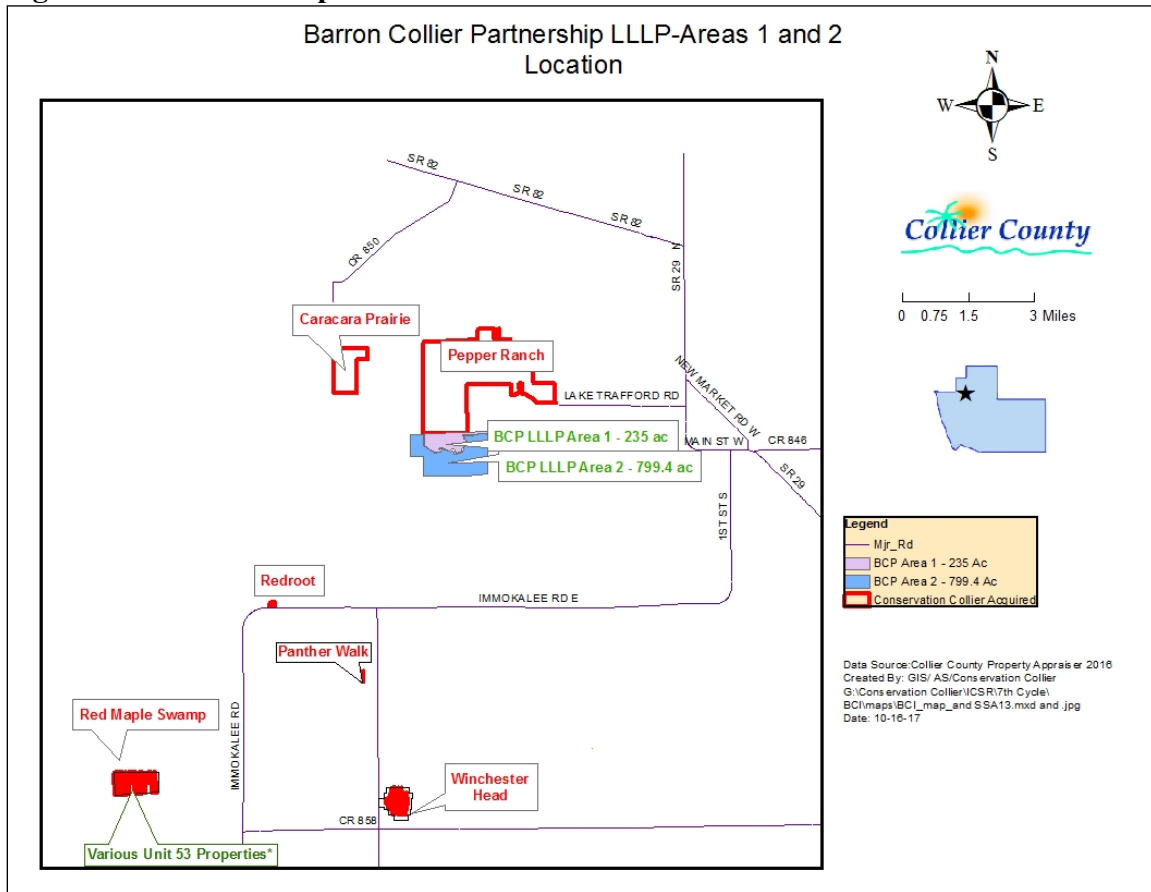
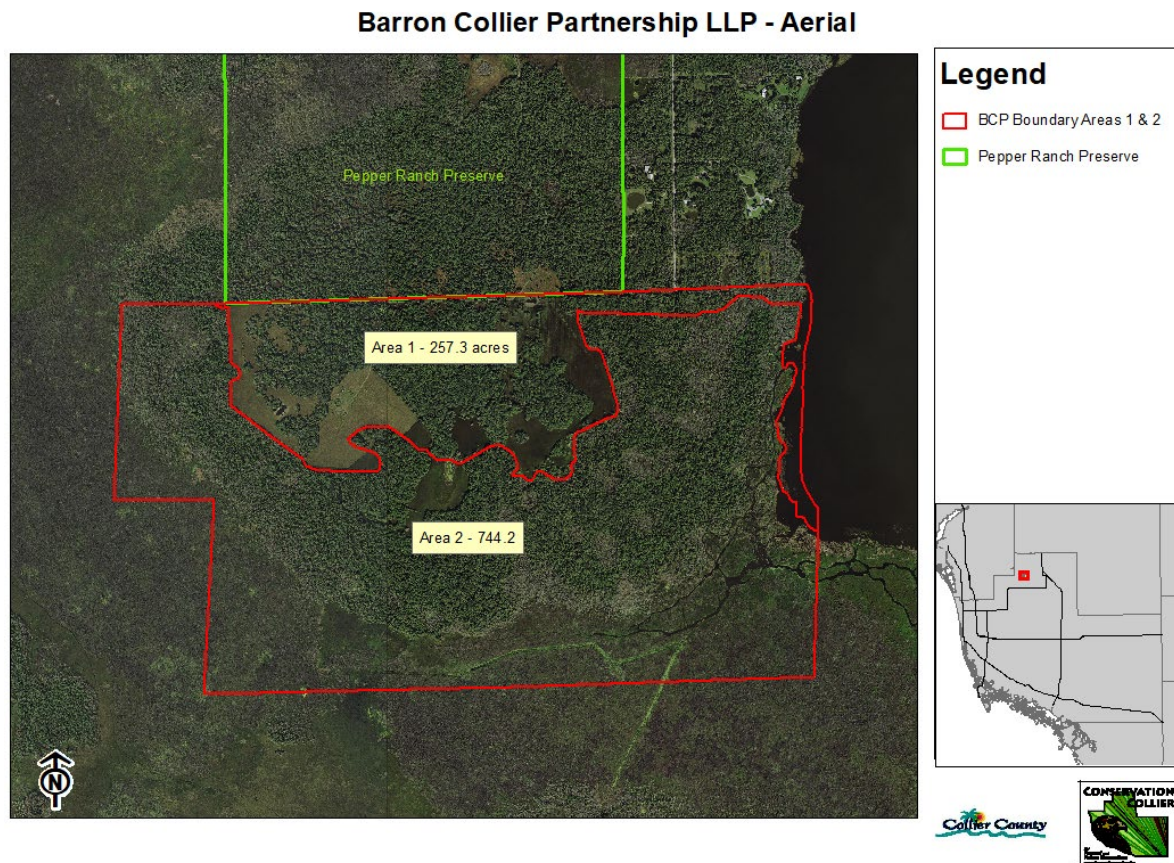


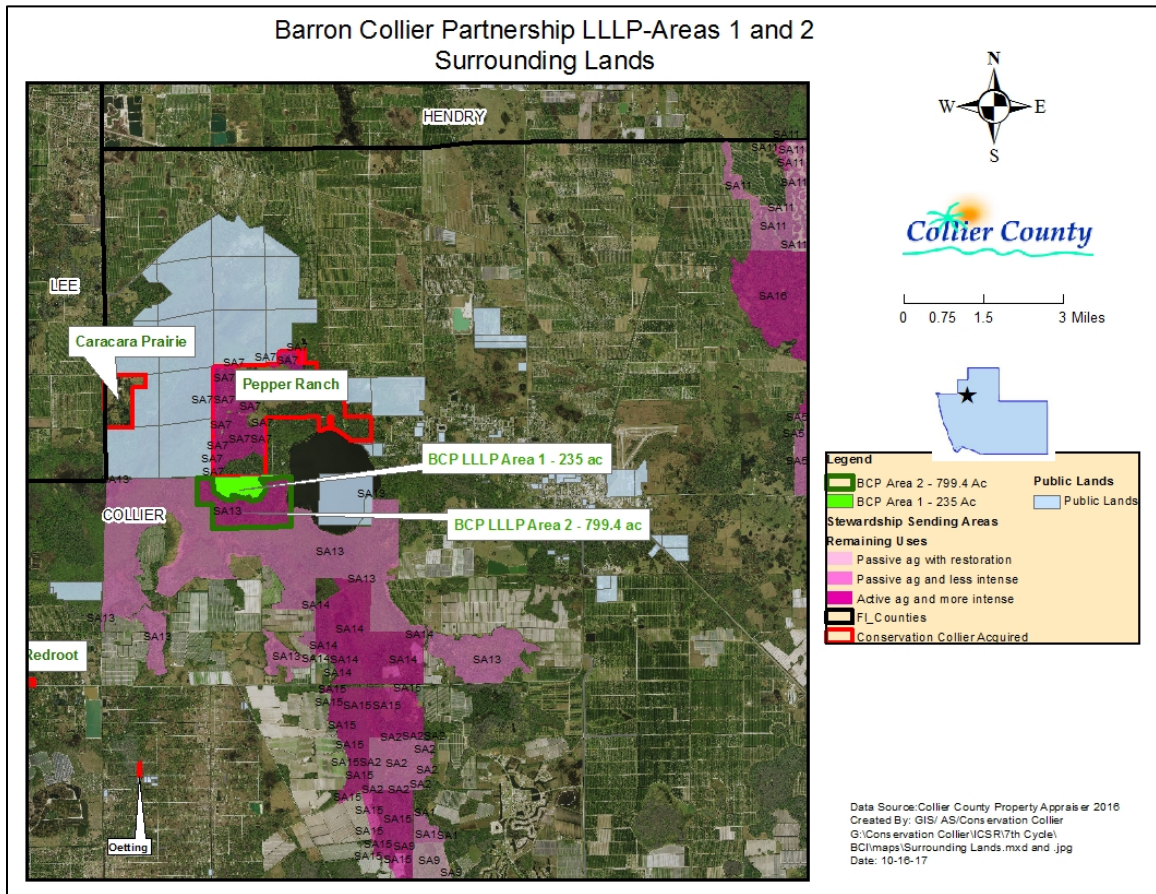
Figure 2. Aerial Map



Total acreage = 1,034.4 acres in application

The property owner has advised that the property map depiction is conceptual in nature to the rough location and configuration. The owner has advised that the following approximate acreages are being offered for sale: half of Section 3 (301.3 ac) excluding the lake; all of Section 4 (621.4 ac), and 1/8 of Section 05 (78.8 ac). The acreage included in the Assessed Value (pg. 9) is 1,001 acres to exclude the acreage over the lake.

Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being appraised is fee simple “ as is “ for the purchase of the site(s). A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. Each is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relied upon information solely provided by program staff. The valuation conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

Estimated Assessed Value: *

Folio	Acreage	Assessed Value
Area 1	257.3	\$656,344
Area 2	744.2	\$1,898,372
Total	1001.5	\$2,554,716

*Assessed values have been estimated using the average of the values of the parent parcels, as both Area 1 and Area 2 are not segregated out yet and comprise portions of all three parent parcels. The average per acre value used is \$2,550.89 per acre. The Assessed Value is based off of the current use of the property.

Estimated Market Value: **

“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

Folio	Acreage	Estimated Value Range
Area 1	257.3	\$3,683,700
Area 2	744.2	\$1,116,300
Total	1001.5	\$4,807,200

The Estimated Market Value was based on the entire acreage at \$4,800 per acre.

* Property Appraiser’s Website

** Collier County Real Estate Services Department

Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. Area 1 is zoned Agricultural with a Mobile Home Overlay and is within the Rural Lands Stewardship Area Overlay. Area 2 is zoned Agricultural with a Mobile Home Overlay and is part of a 7,414-acre Stewardship Sending Area #13 Overlay. Designation of the property provided the owner 27,515.3 Stewardship Credits, of which 6,599.2 are given for restoration and only when stewardship success criteria are met. No restoration credits have been sought yet. In total, the stewardship credits will entitle 3,439.4 acres for development within the Rural Lands Stewardship Area District.

II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Conservation Collier Program staff originally conducted site visits to this property on March 18 and 27, 2009; and February 5, 2018. During Cycle 10 staff conducted a site visit on April 29, 2021.

MEETS INITIAL SCREENING CRITERIA Met 6 out of 6

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

Area 1	Area 2
Hardwood hammocks Yes	Hardwood hammocks Yes - dominant
Xeric oak scrub No	Xeric oak scrub No
Coastal strand No	Coastal strand No
Native beach No	Native beach No
Xeric pine No	Xeric pine No
Riverine Oak No	Riverine Oak No
High marsh (saline) No	High marsh (saline) No
Tidal freshwater marsh No	Tidal freshwater marsh No
Other native habitats Yes – Upland hardwood forests, cabbage palm, mixed hardwoods/conifers, mixed wetland hardwoods, and cypress	Other native habitats Yes – cabbage palm, mixed hardwoods/conifers, mixed wetland hardwoods, cypress, emergent aquatic vegetation, and freshwater marshes

Vegetative Communities:

Staff typically uses two methods to determine native plant communities present: review of South Florida Water Management District (SFWMD) electronic mapping data for Department of Transportation’s Florida Land Use, Cover and Forms (FLUCFCS, 2009) and field verification of same. In the case of both BCP submittals, staff relied upon the SFWMD 2009 map layer data, and field observations made by staff during the October 2017 site visit, with comparison to a FLUCFCS map prepared by Wilson Miller for the owner in 2009. The major difference noted was the emergence of cabbage palm as a larger plant community.

FLUCCS: The electronic database identified, in order of dominance:

Area 1	Area 2
4340 – Hardwood – conifer mixed – 81 ac	6170 – Mixed wetland hardwoods – 221 ac
2110 – Improved pasture – 72 ac	6410 – Freshwater wetlands – 199 ac
2130 – Woodland pasture – 46 ac	4280 – Cabbage palm – 107 ac
4200 – Upland hardwood forests – 13 ac	6440 – Emergent aquatic vegetation – 88 ac
4280 – Cabbage palm – 13 ac	6216 – Cypress – mixed hardwoods – 43 ac
6170 – Mixed wetland hardwoods – 5 ac	4340 – Hardwood – conifer mixed – 16 ac
6216 – Cypress – 5 ac	6172 - Mixed wetland hardwoods-shrubs – 25 ac
6172 - Mixed wetland hardwoods-shrubs – 3 ac	5200 – Lake – 14 ac
	2110 – Improved Pasture – 13 ac
	6210 – Cypress – 10 ac

The following native plant communities were observed, in order of dominance:

Area 1 4340 – Hardwood – conifer mixed 2110 – Improved pasture 2130 – Woodland pasture 4280 – Cabbage palm 6170 – Mixed wetland hardwoods Other plant communities were not directly observed.	Area 2 6170 – Mixed wetland hardwoods 6410 – Freshwater wetlands 4280 – Cabbage palm 2110 – Improved Pasture Other plant communities were not directly observed.
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Characterization of Dominant Native Plant Communities present:

FLUCFCS	Ground cover	Midstory	Canopy
4340 – Hardwood-conifer mixed	Forbs, chain fern, wild coffee, wax myrtle, smilax	Wax myrtle, beautyberry, galberry,	Live and laurel oak, slash pine, cabbage palm, bay
6170 – Mixed Wetland hardwoods	Swamp fern, false nettle, aster, wild coffee, pellitories, yellow cress, forbs	Dahoon holly, myrsine,	Live and laurel oak, cabbage palm, bay, red maple, pop ash
4280 – Cabbage palm	Grasses, poison ivy, vines, wild coffee	Myrsine, wax myrtle	Cabbage palm, live oak
6410 – Freshwater Wetlands	Pickerelweed, arrowhead, alligator flag,	Dog fennel	None
Emergent aquatic vegetation	Alligator flag, pickerelweed, pond apple	Willow	None

Statement for satisfaction of criteria:

These data indicate that at least 6 native plant communities and more likely 11 exist (excluding improved pasture and lake) on the parcels. Not all habitats were observed directly. Cabbage palms appear to be invading areas where mixed wetland hardwoods used to dominate. At least 5 of the 7 distinct types of native vegetation communities (excluding improved pasture) were observed in Area 1. At least 4 out of 8 types of native vegetation communities (excluding improved pasture and lake) were directly observed in Area 2, along with many transitional areas containing a mix of vegetation types. Exotics appear to be primarily along forest edges, but interior areas viewed also have exotics throughout, including Brazilian pepper (*Schinus terebinthifolius*), Caesar’s weed (*Urena lobata*) and guava (*Psidium guajava*). Exotics are estimated at 10-24% in Area 1 with some areas at 25% - 75%. Area 2 appeared to have fewer exotics. A general global observation is 15% or slightly more.

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

Statement for satisfaction of criteria:

A purchase of the Area 1 and/or Area 2 BCI properties would be additional large acreage purchases in the Immokalee area, where 2,512 acres have already been purchased. As such they may not be considered to further the goal of “equitable geographic distribution” of acquired lands. However, appropriate access for nature-base recreation is available through the Pepper Ranch Preserve, though access roads are not paved. Access throughout the Pepper Ranch Preserve is facilitated by a main interior unpaved lime rock road running east to west and an offshoot north/south unpaved track, which is the access easement for the ranching activities that are currently occurring on the Area 1 parcel. The main ranch road can easily accommodate street vehicles. The north /south branch is rougher; however, street vehicles currently access it. Areas 1 and 2 have many trails already existing that could be used for hiking, biking, and horseback riding during dry season. Because the offered lands are varied in habitat, with large open areas providing scenic vistas, acquisition could enhance the aesthetic setting of Collier County.

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

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: General characteristics are taken from examination of aerial photographs, area topographic maps (available on the Internet at <http://www.digital-topo-maps.com/>), Collier County Stormwater Management Dept. maps (available on the Collier County Website at <http://www.colliergov.net/index.aspx?page=499>), and a Florida Natural Area Inventory Surface Water Priorities CLIP4 map layer (Exhibit H). Aerial photos show vegetation patterns on what is mapped as Big Hammock Island, in the Corkscrew Swamp west of Lake Trafford. Big Hammock Island comprises 100% of Area 1 and approximately 60% of Area 2. Aerial maps show Big Hammock Island as upland and lands surrounding and to the south and west as swamp (Figure 2). Onsite observations confirm that Area 1 is pasture and forest and that Area 2 contains forest and marsh wetlands. Collier County watershed basin maps (Figure 5) show both Area 1 and Area 2 to be within both the Corkscrew Marsh and Fakahatchee Strand Basins, with surface waters flowing in different directions. A 2016 examination of the Lake Trafford watershed boundary by the University of Florida and IFAS, determined that lands on the southwest side of lake Trafford, where these parcels are, generally drain west into the Corkscrew Slough and the Corkscrew Marsh Basin (Figure 6), where waters flow west and then southwest.

Geographic Information Systems (GIS) mapping indicates that while recharge into the Lower Tamiami aquifer may be relatively low at 0 to <7” annually, recharge of the surficial aquifer is moderate to high at 43 to <56” annually.

On-site staff observations of open marsh areas in the south of Area 2 in April 2009 showed the area lacking surface water but having wetland dependent plants and numerous species of wetland dependent bird species present. This area had standing water present in February 2018. Collier County Soil Survey Maps identify slough soils (Riviera fine sand, limestone substratum) in this area. Flood control capacity is unknown.

Wetland dependent plant species (OBL/ FACW) observed:

Area 1:

OBL	FACW
Alligator flag (<i>Thalia geniculata</i>)	Beakrush (<i>Rhynchospora spp.</i>)
Dahoon holly (<i>Ilex cassine</i>)	Pennywort (<i>Hydrocotyle sp.</i>)
False nettle (<i>Boehmeria cylindrica</i>)	Musky mint (<i>Hyptis alata</i>)
Pickerelweed (<i>Pontederia cordata</i>)	Swamp fern (<i>Blechnum serrulatum</i>)
Swamp bay (<i>Persea sp.</i>)	Tickseed (<i>Coreopsis sp.</i>)
	Buttonweed (<i>Diodia virginica</i>)
	Red maple (<i>Acer rubrum</i>)

Area 2:

OBL	FACW
Alligator flag (<i>Thalia geniculata</i>)	Chain fern (<i>Woodwardia virginica</i>)
Arrowhead (<i>Sagittaria spp.</i>)	Leather fern (<i>Acrostichum danaeifolium</i>)
Butterweed (<i>Senecio glabellus</i>)	Musky mint (<i>Hyptis alata</i>)
Dahoon holly (<i>Ilex cassine</i>)	Pennywort (<i>Hydrocotyle sp.</i>)
Iris (<i>Iris hexagona</i>)	Semaphore (<i>Eupatorium mikanoides</i>)
Maidencane (<i>Panicum hemitomom</i>)	Swamp fern (<i>Blechnum serrulatum</i>)
pickerelweed (<i>Pontederia cordata</i>)	
Bay (<i>Persea sp.</i>)	
Popash (<i>Fraxinus caroliniana</i>)	
False nettle (<i>Boehmeria cylindrica</i>)	
Canna lilly (<i>Canna sp.</i>)	
Willow (<i>Salix sp.</i>)	
Pond apple – (<i>Annona glabra</i>)	
Yellow-cress (<i>Rorippa sp.</i>)	

Wetland dependent wildlife observed by various staff during multiple site visits include: ibis, roseate spoonbills, blue heron, wood stork and kingfisher.

Other Hydrologic indicators observed: Water lines on pop ash trees in Area 1 were observed indicating seasonal water depth of 1.5-2 feet high in one depressional area. United States Geological Service (USGS) Topo Maps identify the Big Hammock Area 1 parcel as partial uplands and mostly wetlands (Figure 4). Light Detection and Radar (LIDAR) maps show the elevation to be approx. 17-18 Ft. above sea level (Exhibit G).

Figure 4. Topographic map (<http://www.digital-topo-maps.com/>)

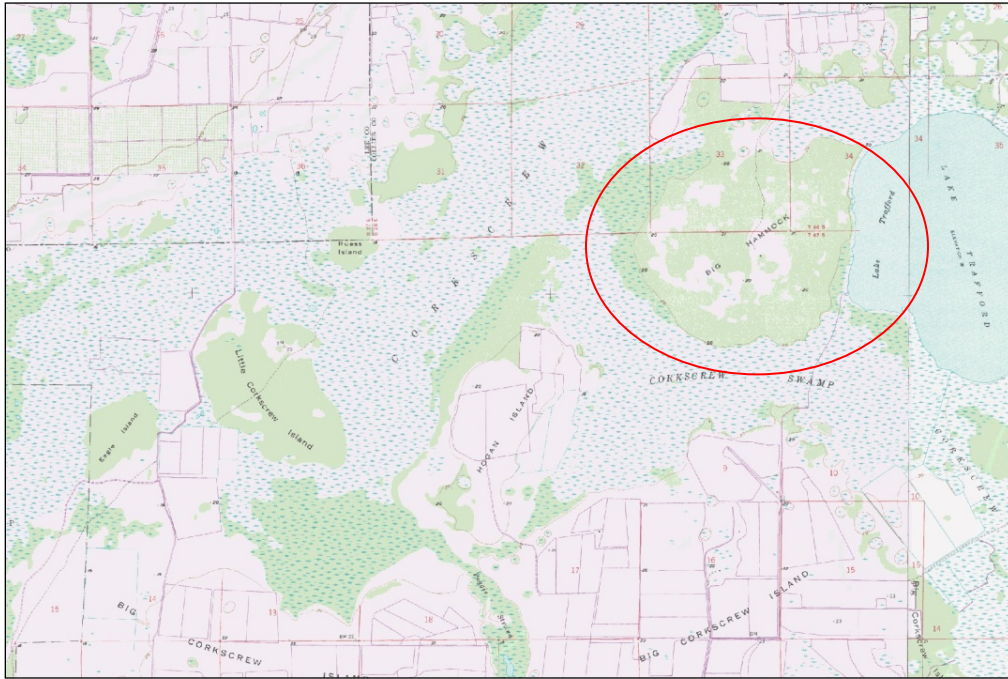


Figure 5. Collier County drainage sub-basin map

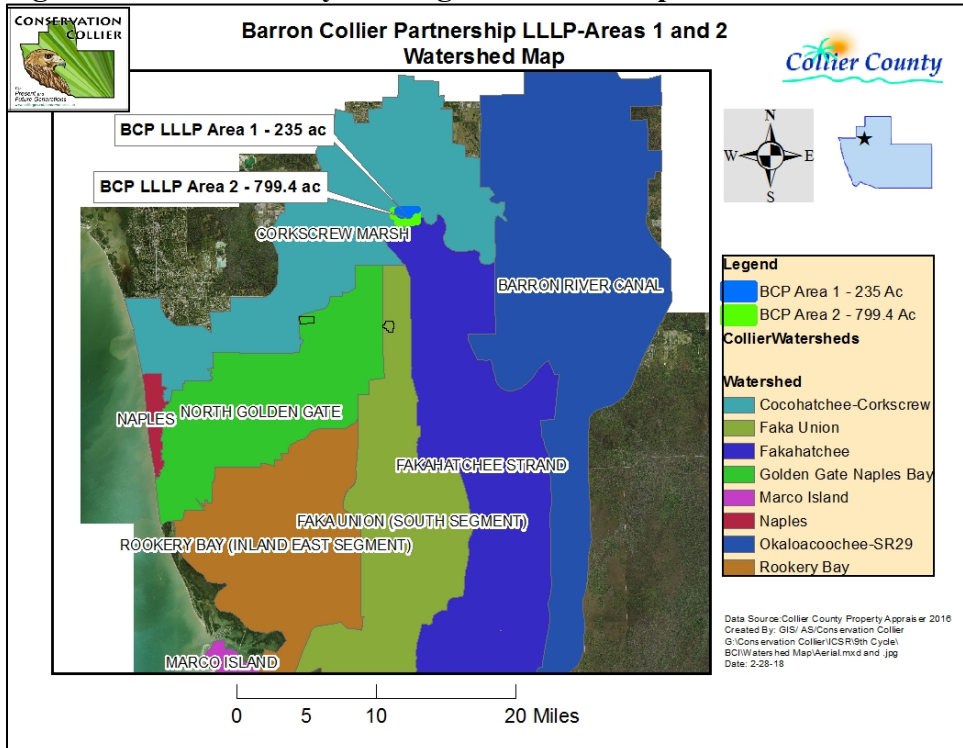
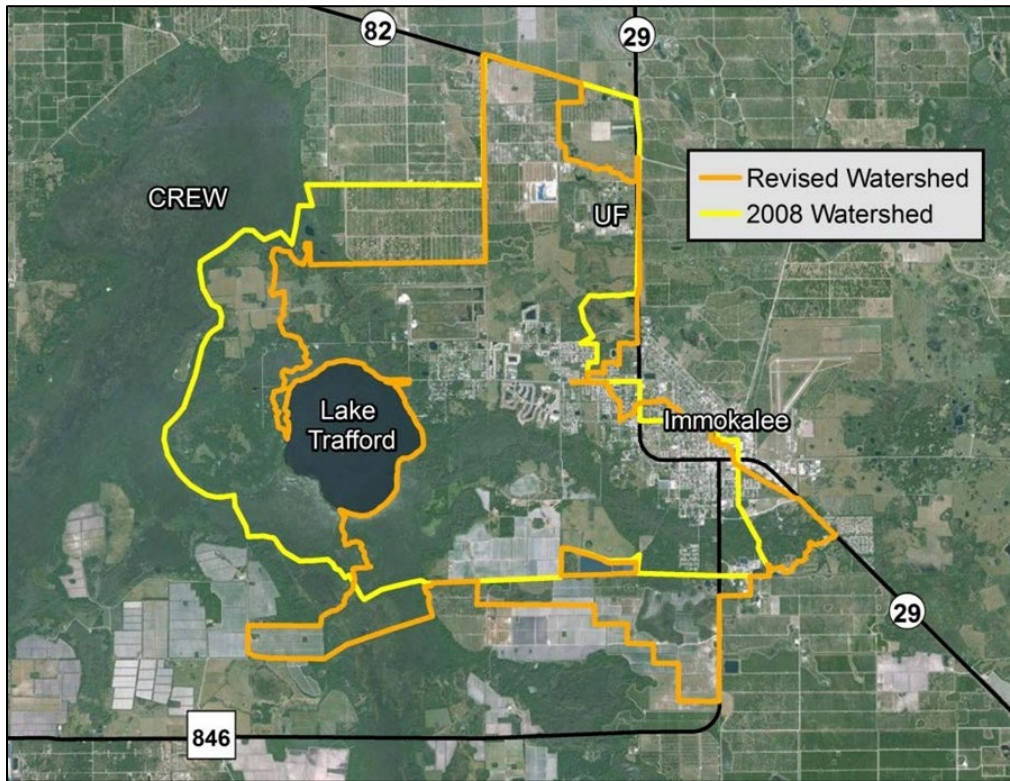


Figure 6. 2016 Revised watershed basin around Lake Trafford.
 (Lake Trafford 2016 Revised Watershed Boundary, UF-IFAS Shukla & Wallace, 2016)



Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990) (Figure 9). Soil numbers correspond to those mapped in the survey. Mapped soils include both hydric and upland soils types, with upland soils the dominant type in Area 1 and hydric soils the dominant type in Area 2. The following is a list of the major soil types mapped in each area, whether they are upland or wetland soil types, the percentage of the parcel they occur in, and the plants typically associated with them. Observed conditions generally reflect mapped plant communities.

Area 1: 81% Upland soil types and 20% Hydric Slough soil types.

Soil Type	Typical Vegetation
37 – Tuscowilla FS – Upland (central and southern hammock areas) – 38%	oaks, cabbage palm, red maple, red bay, slash pine, wax myrtle, and native grasses
20 – Ft. Drum and Malabar, high, fine sands – Upland - 43%	Slash pine, saw palmetto, live oak, cabbage palm, wax myrtle, and grasses
18 – Riviera fine sand, limestone substratum – Slough - 11%	Slash pine, cypress, cabbage palm, wax myrtle, sand cordgrass, gulf muhly, blue maidencane, South Florida bluestem and chalky bluestem
6 – Riviera Limestone substratum – Copeland FS – Slough – 8%	Natural vegetation consists of cypress, red maple, ferns and other wetland plants.

Area 2: 97% Wetland slough & depressional soil types and 3% upland soil types.

Soil Type	Typical Vegetation
6 – Riviera, Limestone Substratum – Copleand FS - Hydric Slough (buffering flow-way habitat area) – 51%	cypress, red maple, ferns and other wetland plants
43 – Winder, Riviera, Limestone Substratum and Chobee FS, Hydric Depressional (adjacent to Lake Trafford) – 46%	sawgrass, maidencane, pickerelweed, alligator flag, willow and other wetland plants
20 – Ft Drum and Malabar, high, fine sands, Upland – 3%	Slash pine, saw palmetto, live oak, cabbage palm, wax myrtle, and grasses
18 – Riviera fine sand, limestone substratum – Hydric Slough - <1%	Slash pine, cypress, cabbage palm, wax myrtle, sand cordgrass, gulf muhly, blue maidencane, South Florida bluestem and chalky bluestem

Lower Tamiami recharge Capacity: Both Area 1 and Area 2 have a moderate to high mapped surficial aquifer recharge rate of 43” to <56” annually.

Surficial Aquifer Recharge Capacity: Both Area 1 and Area 2 have a low mapped Lower Tamiami aquifer recharge rate of 0 to <7” annually.

Oil Gas and Mineral Rights: The owner proposes to retain the Oil Gas and Mineral (OGM) Rights on both Areas 1 and II. These rights are owned by a partnership including various entities. Companies interested in exploration or production of oil and gas in Florida are regulated pursuant to Chapter 377 Florida Statutes and related rules implemented by the Oil and Gas Program within Florida’s Department of Environmental Protection (DEP). The existing oil pad site is listed by DEP as well #1208 within the Lake Trafford Field. Its symbol on the Oil and Gas Map (Figure 12) shows it to be a “dry hole.” The pad site is currently not in use for oil exploration or extraction.

FEMA Flood map designation: The property is within Flood Zones AH and AE, both subject to periodic inundation.

Statement for satisfaction of criteria: Acquisition of this property would offer opportunities for protection of water resource values, including moderate recharge of the surficial aquifer and protection of wetland dependent species habitat. A moderate surficial recharge rate would indicate habitat for wetland dependent species is present most of the year. Soils data shows that wetland soils are present. Wetland dependent species have been observed on the property, including those listed by the state as endangered and threatened. A primary benefit to preserving the offered lands in an undeveloped state would be protection of the Corkscrew swamp and marsh complex and wetlands associated with Lake Trafford. The Corkscrew swamp and marsh complex provides recharge for the Lower Tamiami aquifer, a source of drinking water for many County and private wells east of County Road 951. Acquisition of both Area 1 and Area 2 would protect the quality of this water source by buffering the Corkscrew slough from development and non-point source

pollution. As there are no nearby residential properties, it is unknown what benefits acquisition of the property would have for flood control, though it is subject to periodic flooding. There are 20% hydric slough soils on Area 1 and 97% on area 2 (Exhibit B).

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**

Listed Plant Species – Data Resources: The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at <https://ecos.fws.gov/ecp0/reports/ad-hoc-species-report?kingdom=P&status=E&status=T&status=EmE&status=EmT&status=EXPE&status=EXPN&status=SAE&status=SAT&fcritfab=on&fstatus=on&fspecrule=on&finvpop=on&fgroup=on&family=on&header>Listed+Plants> .

The Florida state lists of protected plants, which are designated Endangered, Threatened, and Commercially Exploited, are administered, and maintained by the Florida Department of Agriculture and Consumer Services (DOACS) via chapter 5B-40, Florida Administrative Code (F.A.C.). This list of plants can be viewed from a link provided at <http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Entomology-Nematology-Plant-Pathology/Botany/Florida-s-Endangered-Plants/Endangered-Threatened-and-Commercially-Exploited-Plants-of-Florida> .

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS		BCI PARCELS AREA
		FDA	FWS	
Butterfly orchid	<i>Encyclia tampensis</i>	CE	n/a	2
Common wild pine	<i>Tillandsia fasciculata</i>	E	n/a	1 & 2
Inflated wild pine	<i>Tillandsia balbisiana</i>	T	n/a	1 & 2

E=Endangered, T=Threatened, CE=Commercially Exploited

Listed Wildlife Species: Federal wildlife species protection is administered by the FWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: <https://www.fws.gov/angered/> . FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.).

A list of protected Florida wildlife species (updated 2017) can be viewed at: <http://myfwc.com/media/1515251/threatened-endangered-species.pdf> .

The following listed species have been observed:

COMMON NAME	SCIENTIFIC NAME	STATUS		BCI PARCELS AREA
		FWC	USFWS	
Florida panther*	<i>Felis concolor coryi</i>	FE	E	1 & 2
Florida sandhill crane**	<i>Grus acnadenis pratensis</i>	ST	n/a	1
Little blue heron***	<i>Egretta caerulea</i>	ST	n/a	1 & 2
Roseate spoonbill**	<i>Platalea ajaja</i>	ST	n/a	2
Woodstork**	<i>Mycteria americana</i>	FT	E	2

E-Endangered; FE-Federally Designated Endangered; FT-Federally Designated Threatened; ST-State Threatened; SSC-Species of Special Concern

*FWC Telemetry

**County staff

***Wilson Miller 2009 Listed Species Survey

Potential Listed Species: The observed habitat and location would support the presence of the following listed species: All of the species listed in the table above adding Snail kite (*Rostrhamus sociabilis plumbeus*) (FE); Osprey (*Pandion halietus*) (SSC), and Audubon’s crested caracara (*Polyborus plancus audubonii*) (FT).

Non-listed species observed and potential: Staff observed the following non-listed species: Florida white-tailed deer, wild turkey, hogs, swallowtail kite, red-shoulder hawk, great blue heron, alligators, and belted kingfisher. Potential non-listed species include: Florida black bear, a managed species in Florida, bobcat and numerous species of wading birds.

Bird Rookery observed? No bird rookery was observed.

Biodiversity, Connectivity, Restoration potential, and ecological quality: Both areas 1 and 2 are mapped by Florida Natural Areas Inventory and University of Florida’s Critical Lands and Waters Identification Project (CLIP4) as within the highest priority lands for biodiversity (Exhibit K). These parcels are also within lands identified by FWC as a priority habitat zone for protection of the Florida Panther (Exhibit O). Area 1 is directly connected to the Pepper Ranch Preserve (County Conservation lands) and Area 2 is connected through Area 1. Connectivity in this area includes existing SSA #13, the Corkscrew Regional Ecosystem Watershed, state lands, and Audubon lands. Restoration potential is good because these are functioning natural wetlands without topographical alterations. Restoration would primarily consist of removal of invasive exotic plants. Currently, Area 1 (and Area 2 in dry season) are used for a leased cattle operation. The presence of cattle and invasive exotic plants affects ecological quality, though if acquired, staff would likely continue use of the property for a cattle lease until active restoration of pasture areas can be planned.

Statement for satisfaction of criteria: Both Area 1 and Area 2 offer significant biological values, listed species habitat, restoration potential and moderate to high ecological quality. Staff observations and species surveys performed by Wilson Miller in Feb. 2009 show that wildlife is present. Both Areas I and 2 are located within FWC Priority Panther Habitat and are shown as the highest priority lands for biodiversity in the state CLIP4 mapping layers. Telemetry points and presence of prey species indicate both areas are used by panthers. Many other native wildlife species have been documented on the parcels. There is significant restoration potential for pasture lands and for forested areas now impacted by invasive exotic plants. Area 1 is directly adjacent to significant County, State and private conservation lands. ***Acquisition of Area 2 without also acquiring Area 1 would not provide connectivity with Pepper Ranch Preserve.***

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

Statement for satisfaction of criteria:
Preservation and restoration of these lands would protect the value of the Corkscrew Marsh and the Camp Keais Strand, functioning as buffer to the 60,000 South Florida Water Management District conserved lands that include the CREW Marsh wetlands and as ecological link and corridor for the Camp Keais Strand and other conservation lands to the south.

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

The CREW Project lands as defined by the Florida Department of Environmental Protection, extend from the Corkscrew Marsh area south along the Camp Keais Strand to the Florida Panther National Wildlife Refuge. This project area (CREW Lands) is #5 out of 32 on the Florida Forever Partnership and Regional Incentives Projects List.

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? Currently, No. Discussions with CREW indicate that the organization does not have the funding to acquire this size property.

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance 2002-63, section 5.9:

Hiking: There is significant potential for hiking on this property. Many trails already exist through forest and pasture lands.

Nature Photography: There is significant potential for nature photography on this parcel. In addition to the abundant wildlife present, the large size of the property provides natural vistas of hardwood forests, marshes, and meadows. Wildlife presence would attract nature photographers.

Bird-watching: Numerous species of birds are present in the marsh area.

Kayaking/Canoeing: There is potential for kayaking and canoeing on Lake Trafford, though the presence of numerous alligators in the lake may make the use of larger types of boats more advisable.

Swimming: There is little potential for swimming in Lake Trafford. The presence of alligators would make this activity inadvisable.

Hunting: There is potential for hunting on Area 1. These lands can be added with the Pepper Ranch Preserve to the existing CREW Wildlife and Environmental Area and included in the Pepper Ranch Hunt Program. Area 2 is marsh wetlands and would be inaccessible for parts of the year but may provide some potential for hunting.

Fishing: There is significant potential for fishing on Lake Trafford. Much of that potential is still in the future, as the lake is currently undergoing restoration. However, in the past, Lake Trafford was known for excellent bass fishing. There are plans to restock the lake with bass as part of restoration efforts.

Horseback trails: There is significant opportunity for equestrian uses during the dry season.

Recommended Site Improvements: Trail identification and marking. Possibly an access to lake Trafford can be developed, though that is likely to be expensive.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, access by the public and maintenance of trails. If acquired, both or either Area 1 and/or Area 2 would be joined to the Pepper Ranch Preserve for management purposes. Currently, Pepper Ranch Preserve is open to the public on non-hunt weekends between November and June each year. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, invasive plants present, in order of observed abundance:

Category 1 - Florida Exotic Pest Plant Council 2017 List: Brazilian pepper (*Schinus terebinthifolius*), guava (*Psidium guajava*), Ceasar's weed (*Urena lobata*), and tropical soda apple (*Solanum viarum*).

Category II - Florida Exotic Pest Plant Council 2017 List: None were specifically noted.

Exotic Vegetation Removal and Control:

Initial exotics removal estimated at **\$192,700 for Area 1** (\$820 per acre for 235 acres) and **Area 2 at \$655,508** (\$820 per acre for 799.4 acres). This estimate is based on the acreage offered, actual costs for similar work at Pepper Ranch Preserve, and the least expensive removal method - killing exotics in place. The owner has offered to remove the exotics at cost.

Costs for ongoing annual maintenance are estimated to be \$169 per acre. Area I is upland and maintenance would be for the total acreage. Annual maintenance for **Area 1 is estimated at \$39,715** (\$169 X 235 acres). Area II has a large area of freshwater marsh that appears to be free of exotic infestation. **Annual maintenance for Area II is estimated at \$135,099** (\$169 X 799.4 acres). These are worst case scenario costs for Area II, as many acres may not need treatment. Additionally, costs could decrease over time as the soil seed bank is depleted, but a decrease is not assured.

Public Parking Facility: Public parking facility is not currently contemplated on either area 1 or Area II. Public parking would be accommodated on the Pepper Ranch Preserve.

Public Access Trails: Rough trails and interior roads to most areas of the property already exist. Trails will require maintenance. It may be possible to use volunteer labor for some trail maintenance.

Security and General Maintenance: Area 1 is connected to the Pepper Ranch Preserve and fenced along its northern boundary. Area II is protected by Area 1 on its northern boundary, Lake Trafford on its eastern boundary, and surrounded by vast areas of marsh (Camp Keais Strand) on the southern and western boundaries. The need for additional fencing has not been evaluated but appears unnecessary. Signs denoting a conservation area can be placed at intervals along upland area boundaries, if necessary. A routine on-

site presence would be ideal, though currently that function is fulfilled by a cattle lease operation, and that may be continued for the short term if the properties are acquired.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost		Annual Recurring Costs		Comments
	Area 1	Area II	Area 1	Area II	
Exotics Control	\$192,700	\$655,508	\$39,715	\$135,099	This estimate is based on similar work done on the adjoining Pepper Ranch Preserve. Area 1 calculated on 235 acres for initial @\$820 per acre and 235 acres at \$169 per acre for ongoing maintenance. Area 2 calculated on 799.4 acres of marsh and forested lands. Initial cost -\$820 per acre. Recurring costs – \$169 per acre.
Access Trails	\$1,600	\$2,250	\$1,600	\$2,250	Estimated using GIS with simulated trail for both Areas X \$.10 per foot (cost of fire line mowing). Area 1 = 1,600 ft; Area II =22,500 ft. Estimate assumes trails mowed once annually.
Fencing	n/a	n/a	t.b.d.*	t.b.d.	Fencing is not initially needed as surrounding wetlands and remote area protect from casual trespass.
Trash Removal	n/a	n/a	t.b.d.	t.b.d.	Initial solid waste in Area 1 to be removed by owner. Signs would be posted for visitors to carry out their own trash.
Signs	\$1,200	\$1,500	t.b.d.	t.b.d.	Trail signage would be needed. This estimate considers one \$50 sign every 1,000 feet of trail length.
Total	\$195,500	\$659,258	\$41,315	\$137,349	

* t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the Conservation Collier ordinance are the Florida Communities Trust (FCT) and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust - Parks and Open Space Florida Forever grant program:

Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition.

Florida Forever Program: Staff has been advised that the Florida Forever Program has limited funds and is concentrating on parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

Other Potential Funding Sources: There is potential for utilizing funding donations to the Conservation Collier program to fulfill requirements for off-site preserves pursuant to the Collier County Land Development Code, Section 3.05.07.

VI. Summary of Secondary Screening Criteria

Staff has scored the property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of 253 for Area 1 and 197 for Area II, each out of a possible 400, was achieved. The chart and graph below show a breakdown of the specific components of these scores.

Table 3. Tabulation of Secondary Screening Criteria Area 1

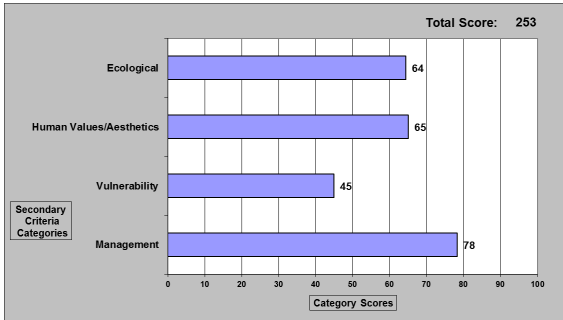
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	64	64%
Human Values/Aesthetics	100	65	65%
Vulnerability	100	45	45%
Management	100	78	78%
Total Score:	400	253	63%

Area II

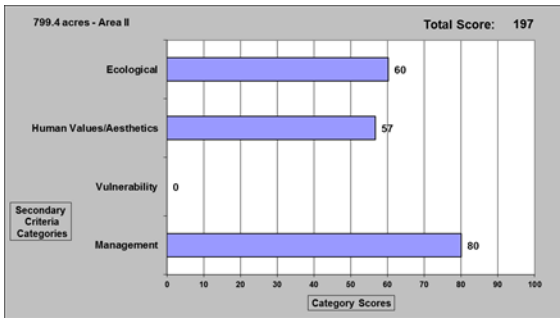
Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	60	60%
Human Values/Aesthetics	100	57	57%
Vulnerability	100	0	0%
Management	100	80	80%
Total Score:	400	197	49%

Percent of Maximum Score: 49%

Figure 7. Secondary Screening Criteria Scoring Area 1



Area II



Summary of factors contributing to score

Area 1 – 235 acres

Total Score: 253 out of 400 possible points

Ecological: 64 out of 100 possible points

Area 1 scored moderately in this category for several reasons. Although it has 7 native plant communities, none are the preferred habitats described in the ordinance. However, additional points were gained as the wetland hardwood forest and freshwater marsh are mature examples of these type of vegetation community. Acquisition of the parcel would protect water resources by buffering the Corkscrew Marsh area, Lake Trafford and the Camp Keais Strand. Moderate to high aquifer recharge is mapped for the Surficial aquifer, though there is low recharge mapped for the lower Tamiami aquifer. Wetlands exist on site. Listed and non-listed species of wildlife are present on the parcel. Ecological quality is high, though marred by exotic plant presence, primarily, but not limited to, Brazilian pepper. Connectivity exists with Pepper Ranch Preserve lands.

Human Values/Aesthetics: 65 out of 100 possible points

A moderate score was achieved in this category primarily because Area 1 has no perimeter that can be seen by the public. However, it has unpaved access over the Pepper Ranch Preserve and potentially extensive uses including hunting and water access. It may be possible to develop a small boat launch and fishing access to Lake Trafford, but this will be very expensive to accomplish.

Vulnerability: 45 out of 100 possible points

The parcel achieved a moderate to low score in this category, based on the existing zoning, which is agricultural with a mobile home overlay allowing development at one unit per five acres. Owners have indicated they intend to sell only the surface rights to Conservation Collier, and to retain oil, gas and mineral rights.

Management: 78 out of 100 possible points

A moderate to high score was achieved for management due to several reasons. Minimal hydrologic changes appear necessary, except possibly some minor re-grading of ditches out of old farm fields, though possibly not needed to sustain overall site characteristics. Exotic plants are present on between 15% and 25% of the entire site, with some localized areas of infestation to 75%. Brazilian pepper was observed growing along most forest edges, and young Brazilian peppers were observed to be scattered within those forested areas examined. Existing trails would require maintenance.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel by itself is of moderate size (235 ac) but added with Area 2 (799.4), it is significant. It is similar to but smaller than the Half Circle L Ranch property and similar to but larger than the Barron Collier Partnership LLLP Sanitation/Bethune Road parcels.

Area II – 799.4 acres

Total Score: 197 out of 400 possible points

Ecological: 60 out of 100 possible points

Area II scored moderately in this category for several reasons. The property does not have the preferred habitats described in the ordinance; however, it gained points as it contains 8 FLUCFCS habitat types, has mature vegetation, and contains native orchids (*Habernaria sp*). Acquisition of the parcel would protect water resources by buffering the Camp Keais Strand, Corkscrew Marsh and Lake Trafford. The site contains 97% wetland soils and wetland habitat for wetland dependent wildlife species. Moderate to high annual aquifer recharge (43” - <56”) is mapped for the Surficial aquifer, while low annual recharge (0- <7”) is mapped for the Lower Tamiami aquifer. Listed and non-listed species of wildlife and listed plant species are present on the parcel, both observed and documented. Ecological quality is high, though marred by presence of Brazilian pepper on forest edges and within pastures.

Human Values/Aesthetics: 57 out of 100 possible points

A moderate score was achieved in this category because Area II is not immediately adjoining conservation land, though if Area 1 is acquired, it will be adjoining. Should the only Area 2 be acquired, there is no established access through Area I. A small portion of Area II is connected to Lake Trafford and could provide boat launch and fishing access but developing these will be expensive. The site also contains a known archeological site. Points were lost because the property is not visible from a public roadway.

Vulnerability: 0 out of 100 possible points

The project achieved no points 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.)

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.

Management: 80 out of 100 possible points

A moderate to high score was achieved for management due to several reasons. Exotic plants are present on between 15% and 25% of the entire site, with some localized areas of infestation to 75%. Brazilian pepper was observed growing along most forest edges, and young Brazilian peppers were observed to be scattered within those forested areas examined. Existing trails would require maintenance. The owner has offered to remove exotics at cost.

Parcel Size: While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is of significant size and larger than most offered to Conservation Collier. It is similar to but smaller than the Half Circle L Ranch and similar to but larger than the Barron Collier Partnership LLLP Sanitation/Bethune Road properties.

VII. Staff Comments, Recommendations, and Conditions

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

1. Exotic Vegetation Removal

The current owner 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.

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. Stewardship Sending Area

The Advisory Committee and Board of County Commissioners should take into consideration the existing SSA #13 which has credits in escrow.

VIII. EXHIBITS

Exhibit A. FLUCFCS Map

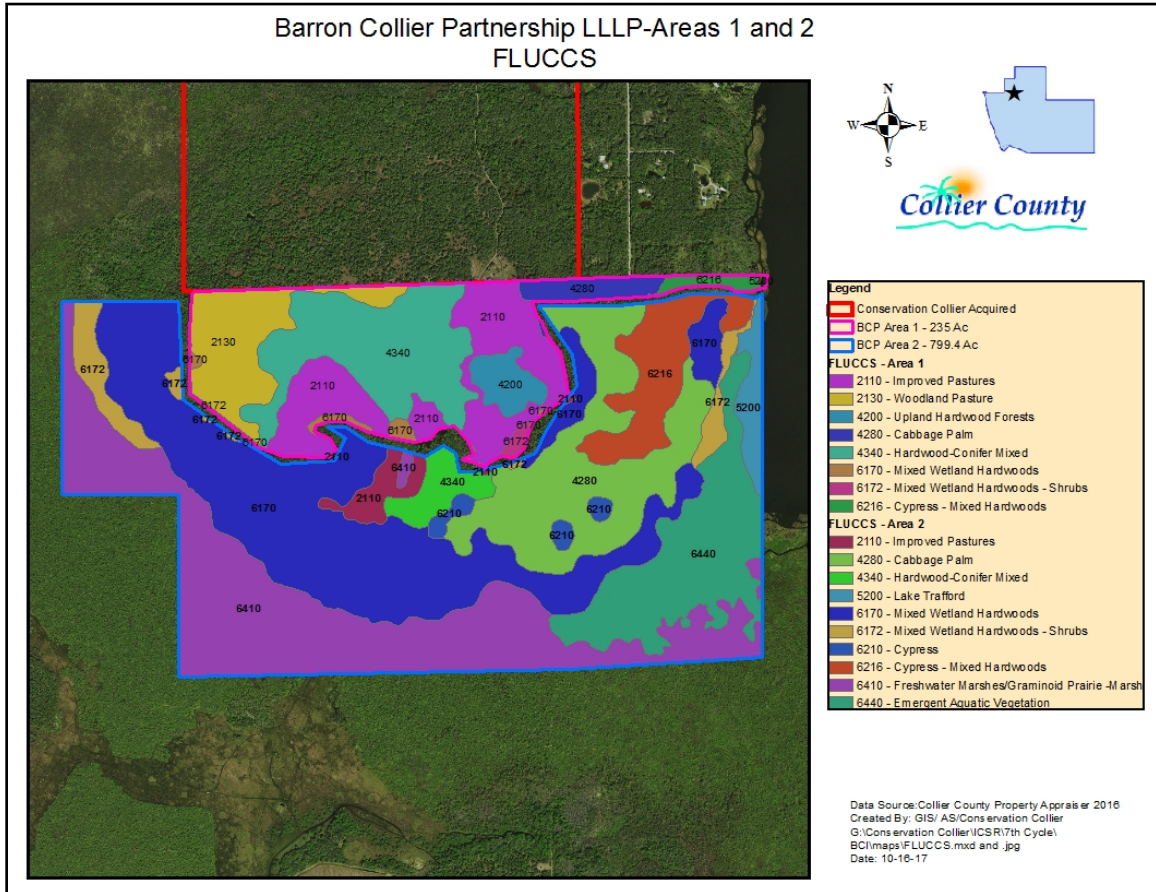


Exhibit B. Soils Map

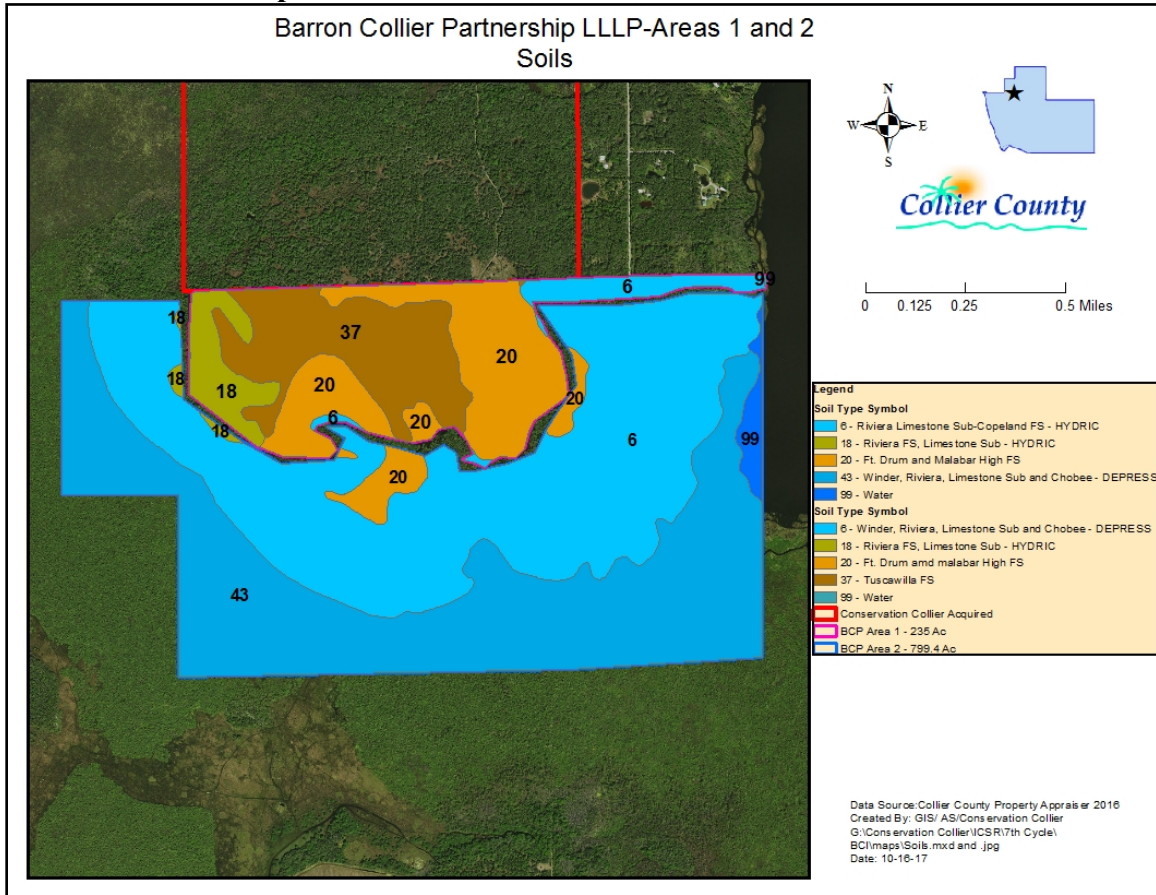


Exhibit C. Wellfield protection and Aquifer Recharge Maps

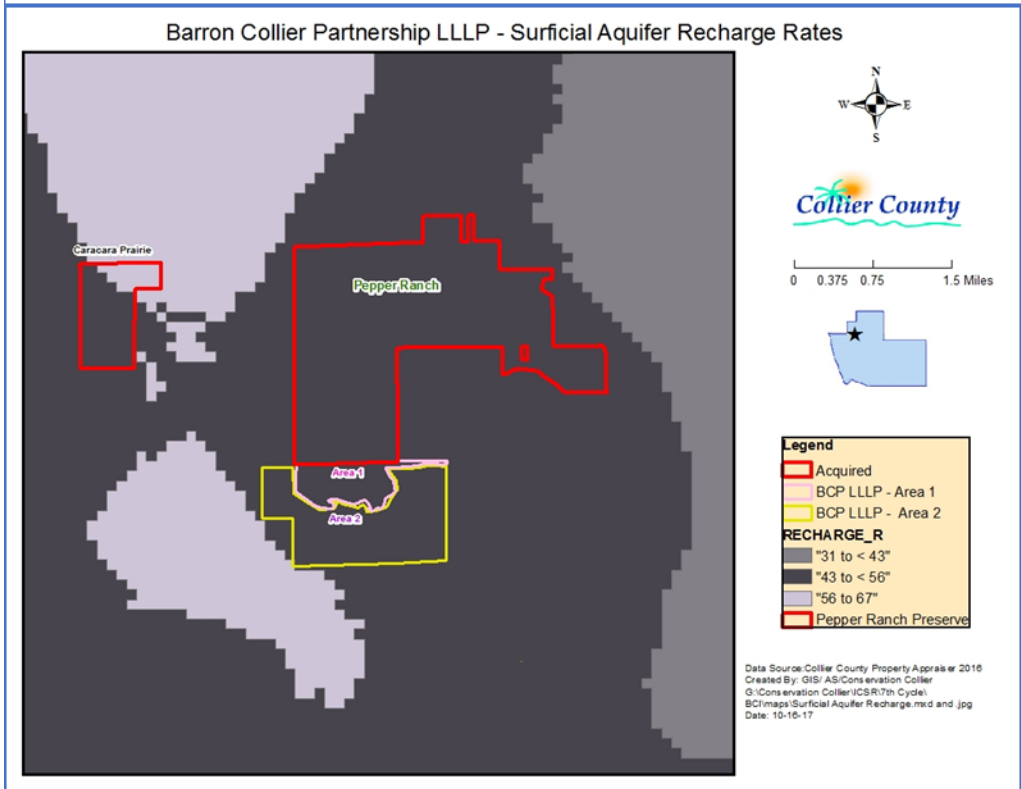
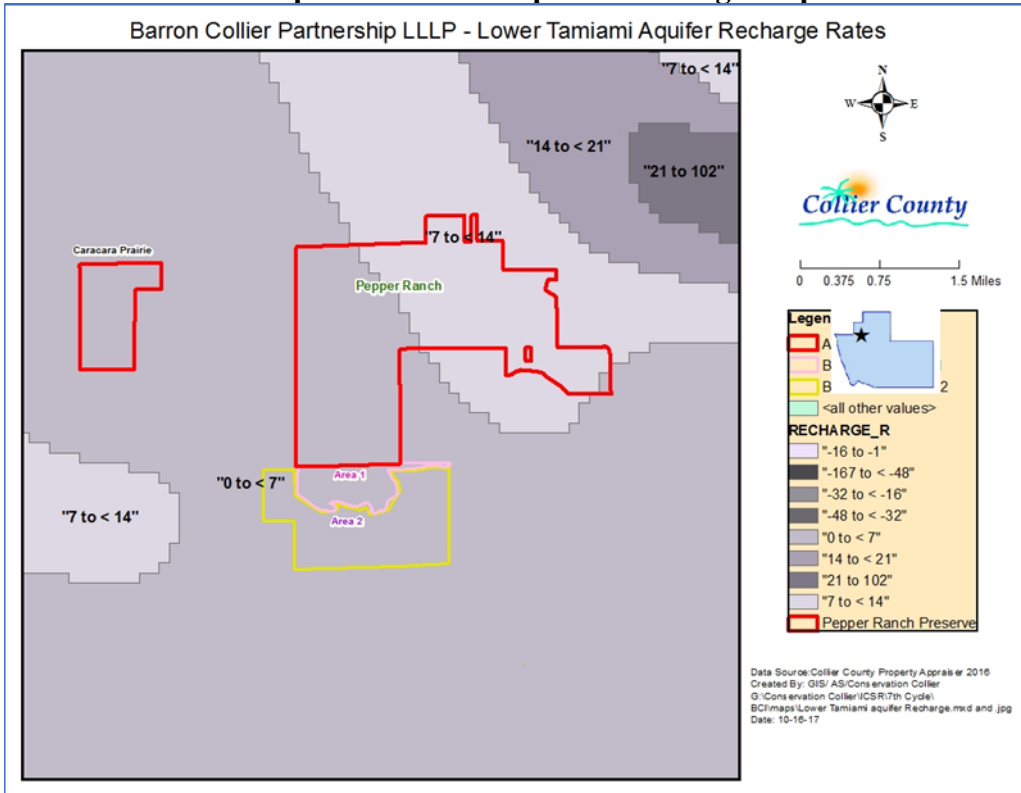


Exhibit D. Zoning Map

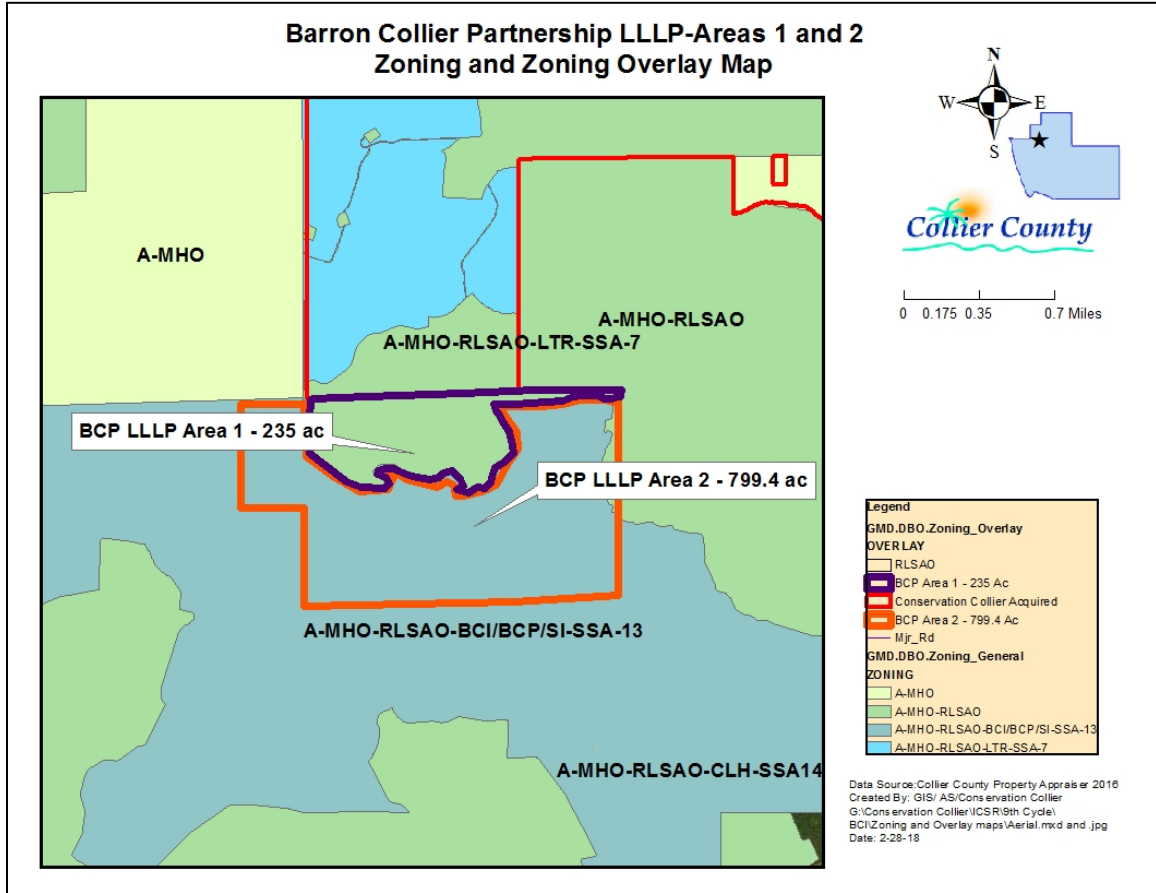
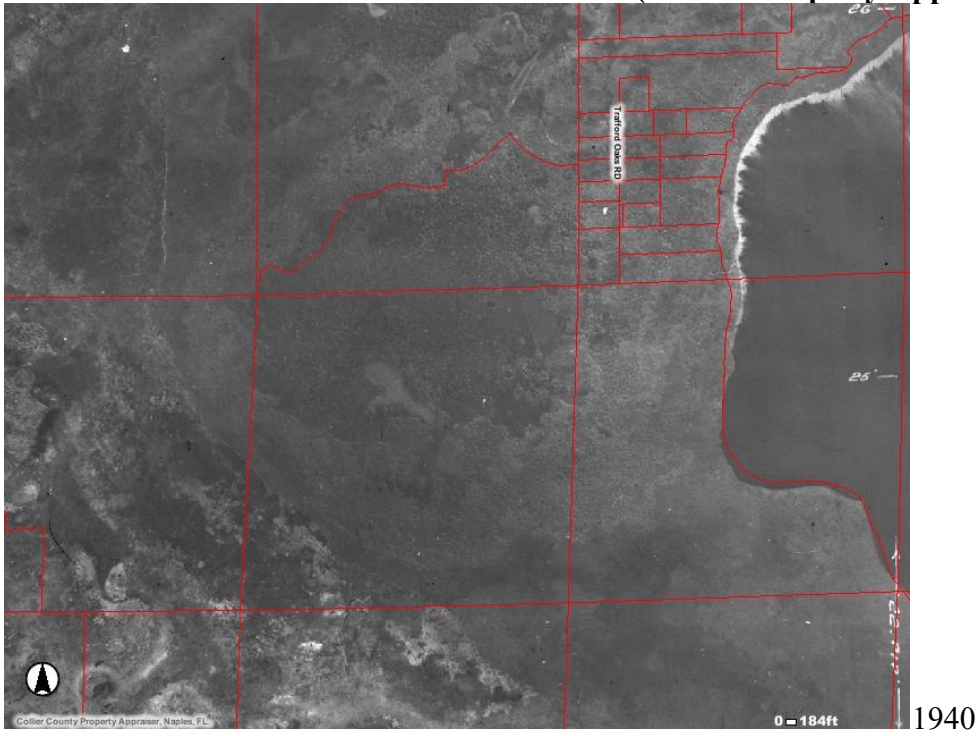
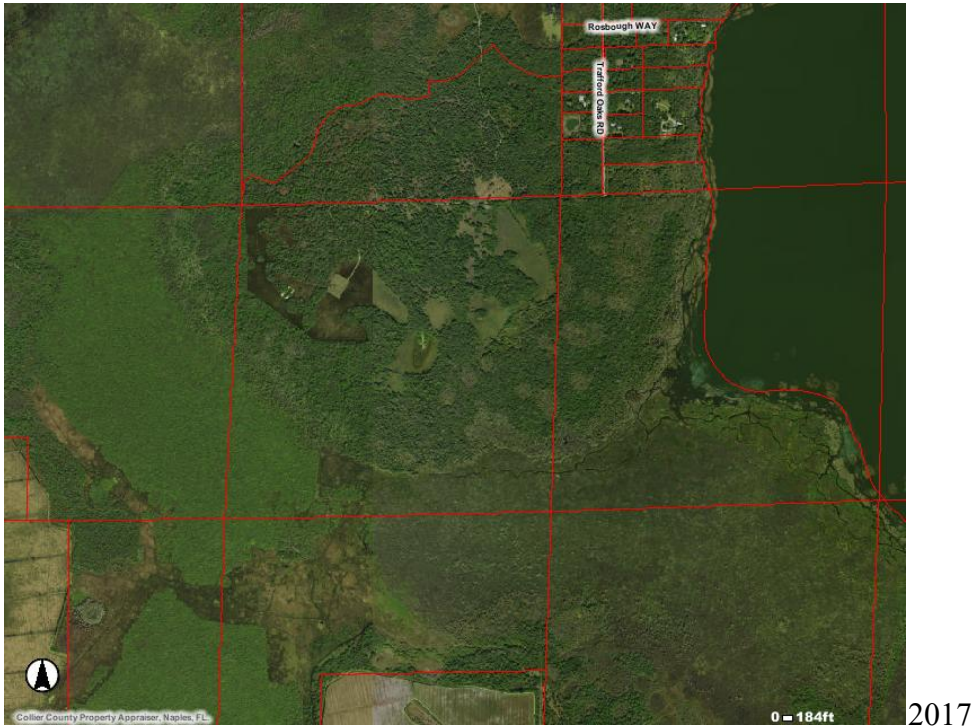


Exhibit E. Historical Aerials – 2017 and 1940 (Source: Property Appraiser)



1940



2017

Exhibit F. Flood Zone Map

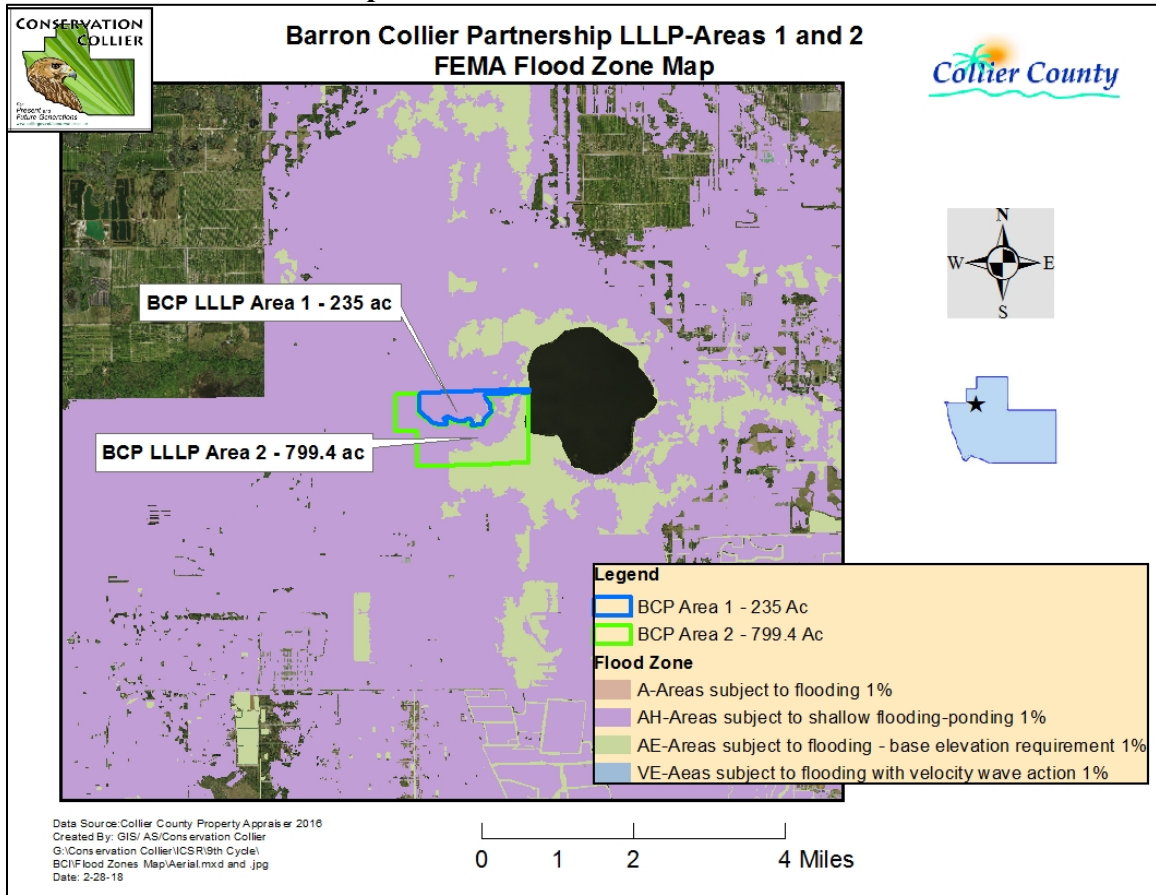


Exhibit G. LIDAR Map

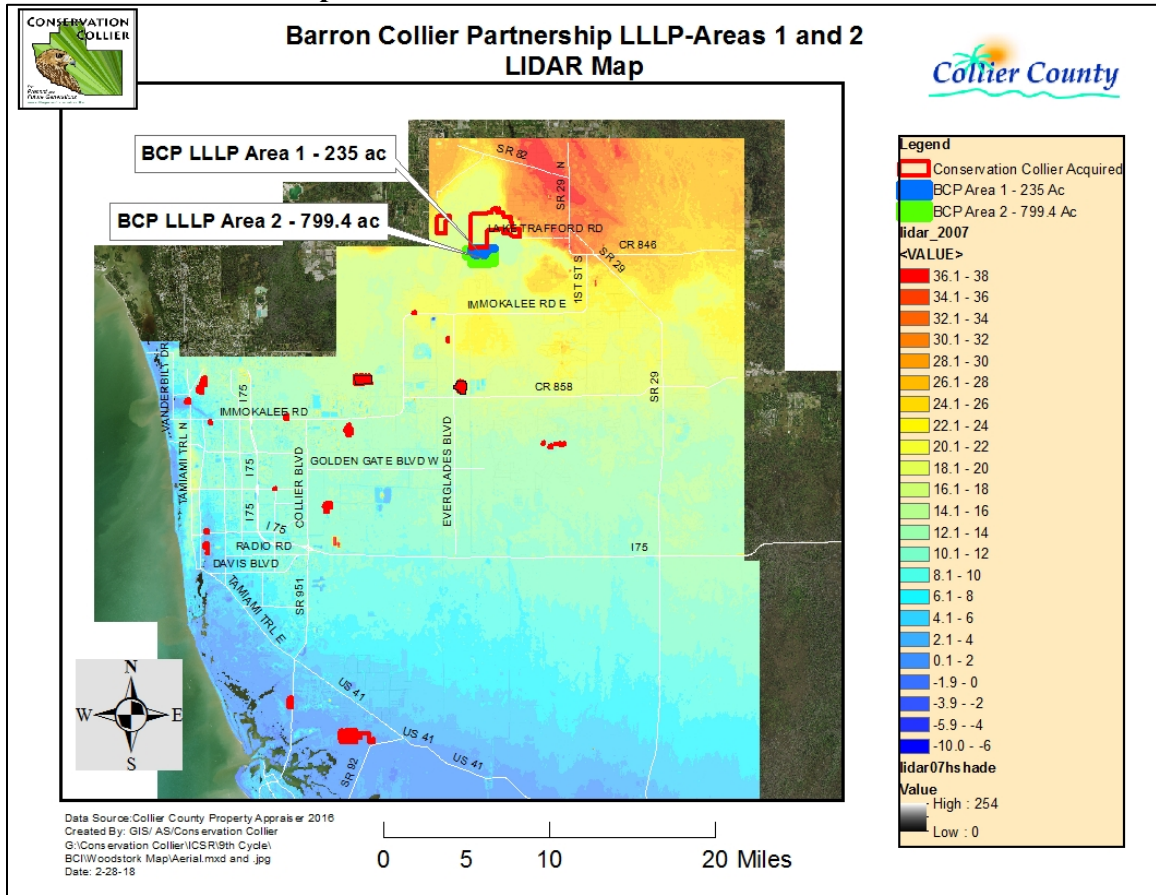


Exhibit H. Surface Water Priorities CLIP4 Map

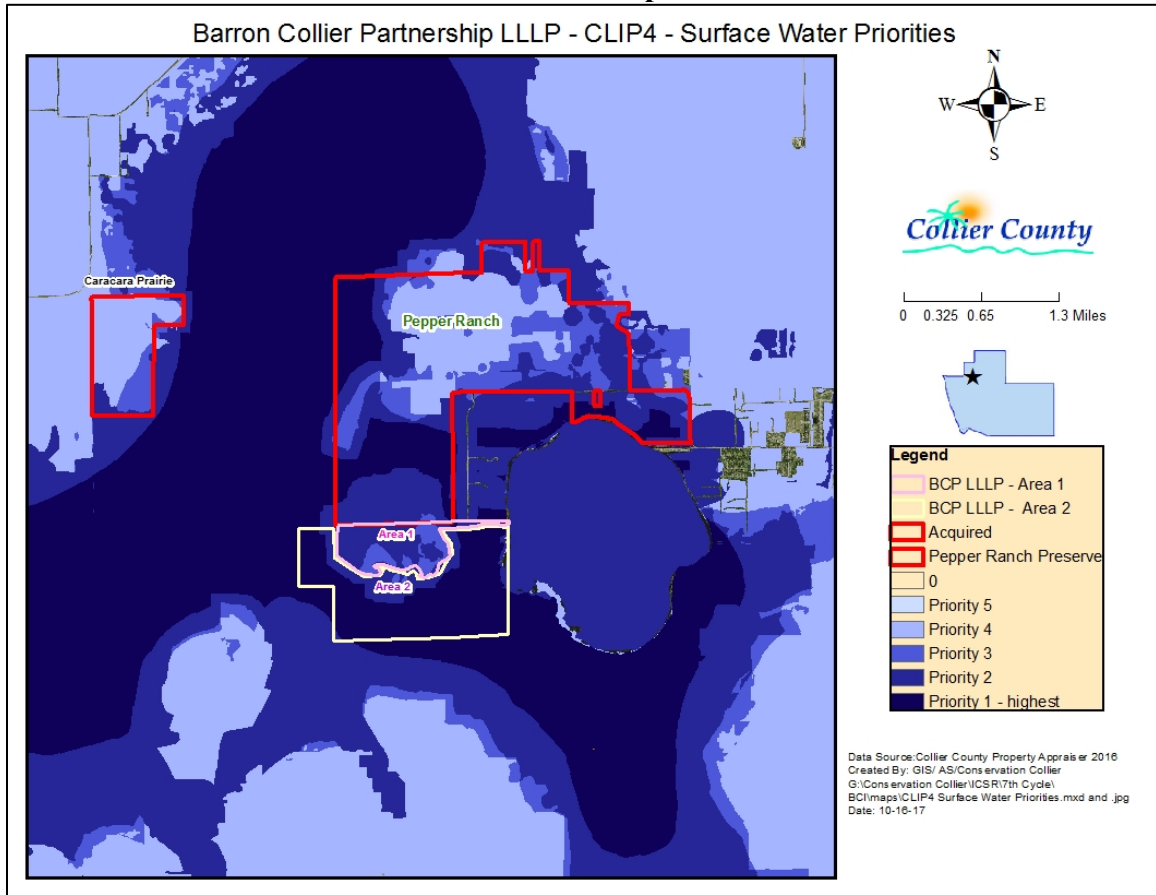


Exhibit I. Landscape Integrity CLIP4 Map

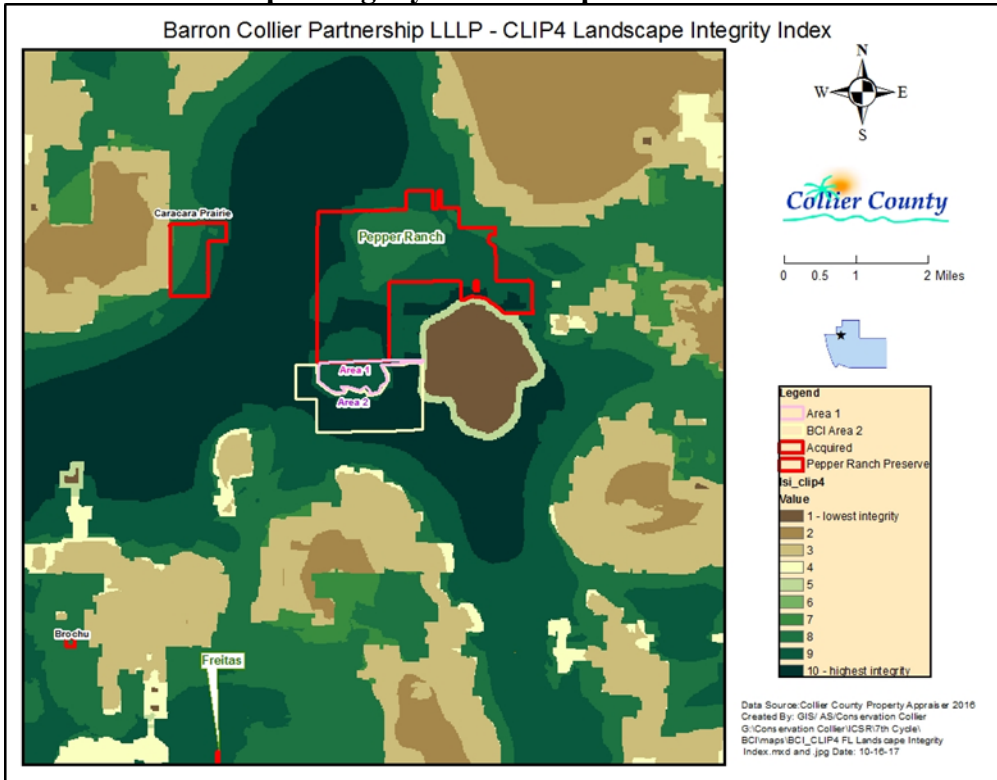


Exhibit J. Priority Natural Communities CLIP4 Map

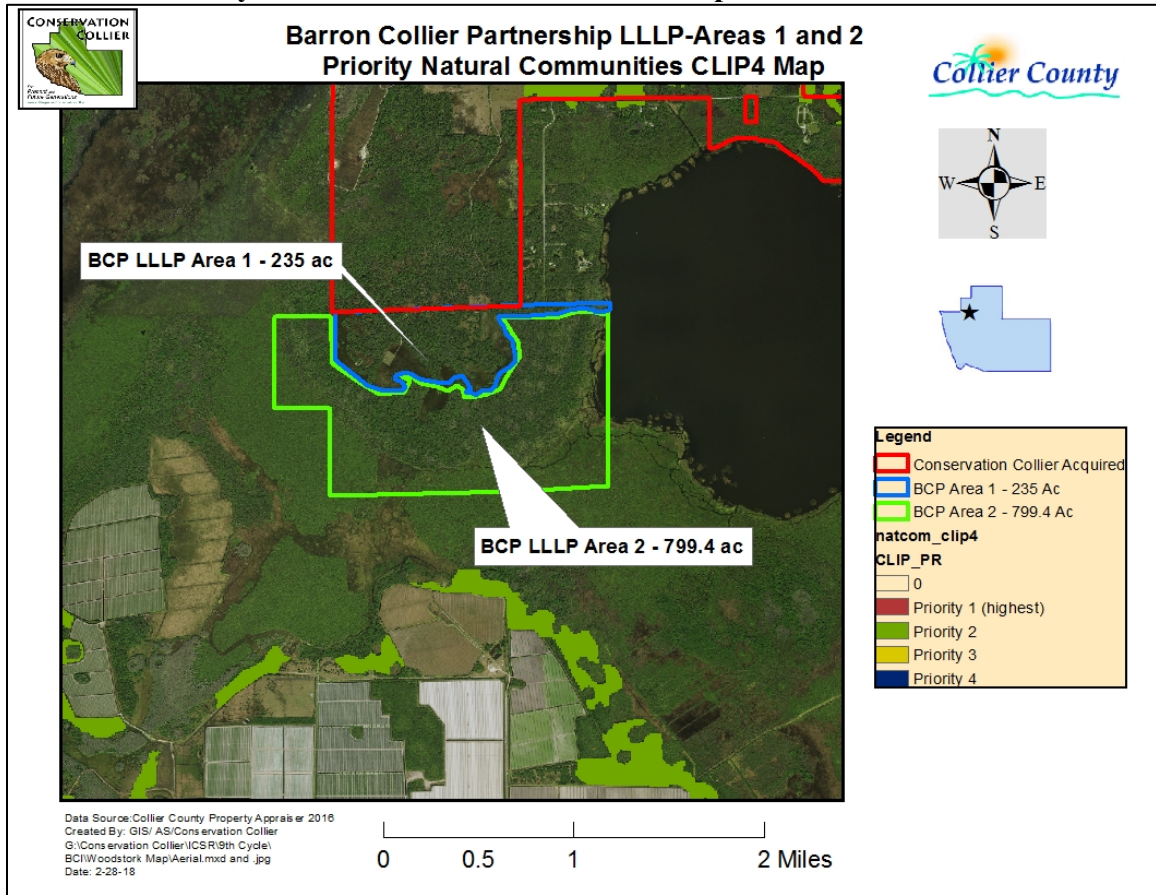


Exhibit K. Biodiversity CLIP4 Map

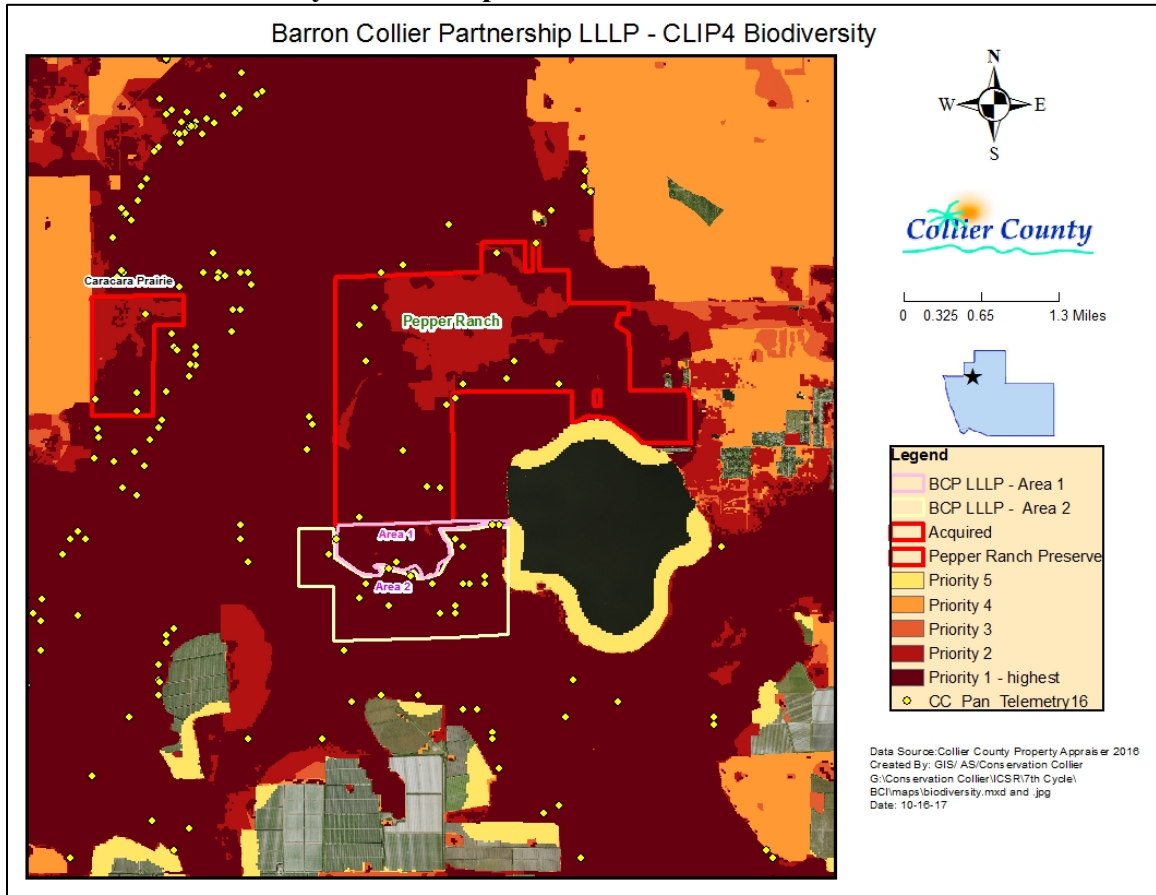


Exhibit L. Potential Habitat Richness CLIP4 Map

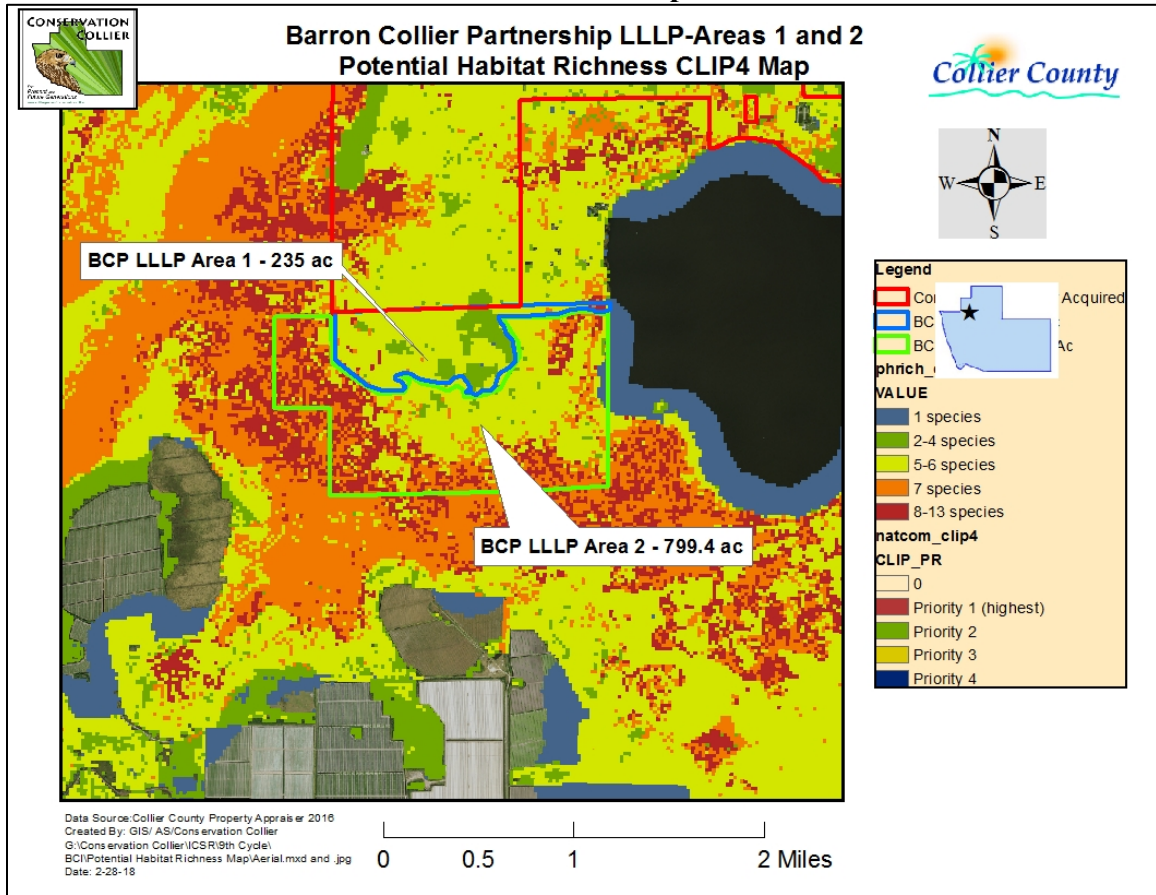


Exhibit M. Strategic Habitat Conservation Areas CLIP4 Map

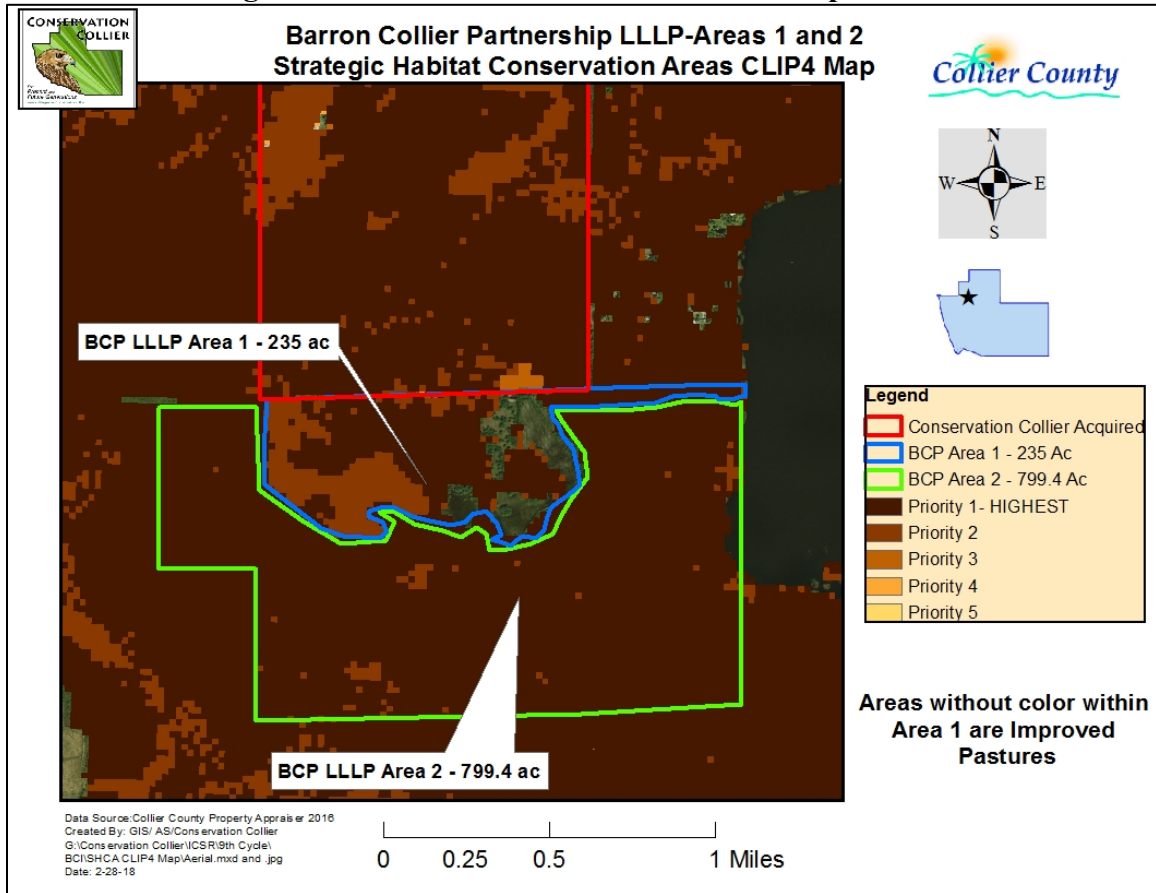


Exhibit N. Aggregated Conservation Priorities CLIP4 Map

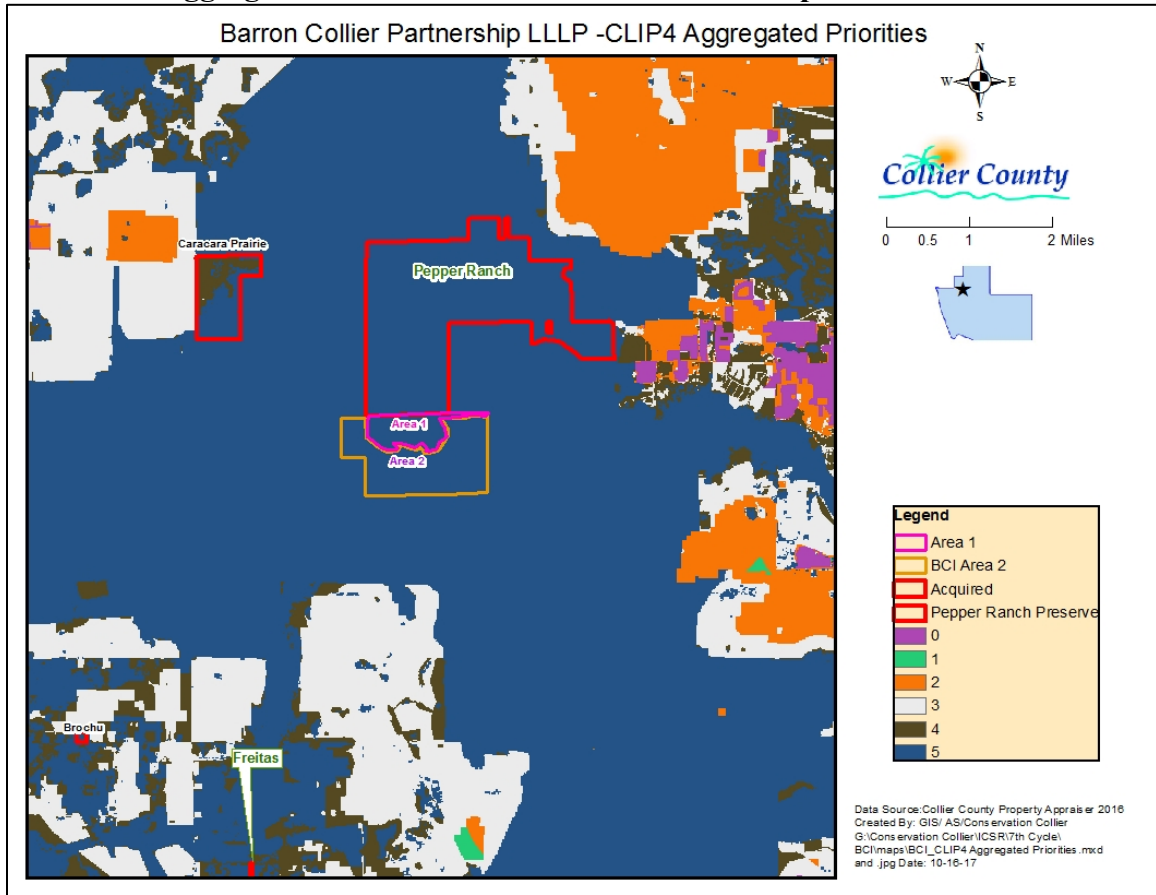


Exhibit O. USFWS Listed Species Consultation and Focal Areas

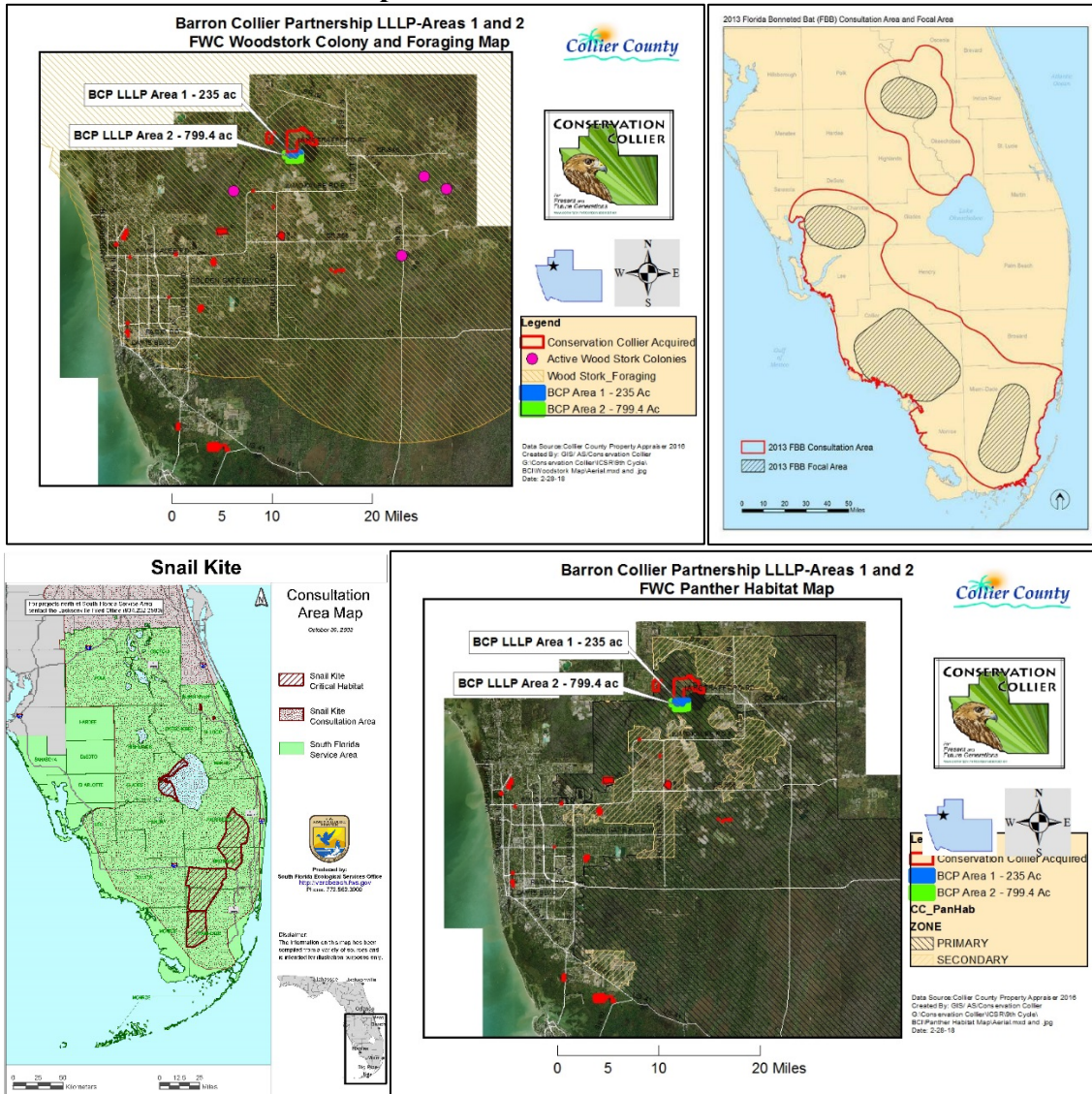


Exhibit P. Oil and Gas Map

Florida Department of Environmental Protection Oil and Gas Program Maps, Interactive map – Oil and Gas. Source: <https://ca.dep.state.fl.us/mapdirect/?focus=oilandgas>



Exhibit Q. 2018 Conservation Collier Active Acquisition List

BCC Approved July 10, 2018
 Conservation Collier Cycle 9 Active Acquisition List
 Updated 8-11-2020 with Current Status

PROPERTY NAME	SIZE (AC)	ESTIMATED VALUE	APPRAISED VALUE	CATEGORY	PRIORITY DESIGNATION FOR "A" CATEGORY PROPERTIES	Status
Hack Living Trust	28.46	\$108,000	\$270,000	A	1	BCC authorized offer on 1-22-2019; offer rejected by property owner
Robert H. Gore Estate	168.87	\$811,170	\$720,000	A	2	Purchased November 2018
Green & Green Investments Inc.	28.70	\$631,400	\$860,000	A	3	BCC authorized offer on 1-22-2019; offer accepted; closed September 2019
I-75 Berman Trust	2.34	\$16,146	\$18,500	A	5	BCC authorized offer on 1-22-2019; offer accepted; is now part of Gore preserve; purchased June 2019
SD Corp/Cypress Landings II - Parcels 2 & 3	37.16	\$2,266,760	\$1,580,000	A	6	BCC authorized offer on 11-12-2019; approved contract 5-12-2020. Purchases August 2020. Note: appraised value \$1,580,000; purchase price \$1,480,000
APPROVED FOR ACQUISITION TOTAL	237.07	\$3,725,476	\$3,178,500			Total spent on Cycle 9 = \$3,078,500
Barron Collier Partnership LLLC	400.65	\$1,117,100	\$4,800,000	A	4	BCC did not authorize offer during 1-22-2019 BCC meeting
Half Circle L Ranch - 1,920 Acres	1,920.00	\$5,760,000	\$5,857,000	A	7	
Barron Collier Partnership LLLC - Area I	235.00	\$545,200	\$1,975,000	A	8	
Barron Collier Partnership LLLC - Area II	799.40	\$1,199,000	\$2,025,000	A	9	
NOT APPROVED FOR ACQUISITION	3,857.65	\$8,621,300	\$14,657,000			
Half Circle L Ranch - 3,370 Acres	1,450.00	\$4,350,000		B		Not recommended for acquisition.
SD Corp/Cypress Landings II - Parcel 1	77.99	\$4,212,000		B		
B-LIST SUBTOTAL	1,527.99	\$8,562,000				
I-75 - Mayr	6.70	\$52,930		C		Not recommended for acquisition.
C-LIST SUBTOTAL	6.70	\$52,930				
NGGE Unit 53 Multi-parcel Project (remaining)	98.00	\$813,670		A	n/a - financed by donations*	
Winchester Head Multi-parcel Project (remaining)	77.40	\$967,500		A	n/a - financed by donations*	
MULTI-PARCEL PROJECTS TOTAL:	175.40	\$1,781,170				

Exhibit R. Completed and Scored Secondary Criteria Screening Form- Area 1

Property Name: Barron Collier Partnership LLLP Area 1 - 235 acres		Folio Numbers: Parts of 00113760004, 00113840005, and 00113880007	
Geographical Distribution (Target Protection Area): portion in Rural Lands Stewardship Area (RLSA) - Habitat Stewardship Area			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	FLUCCS 4340 Hardwood-conifer mixed; 2130 Woodland pasture; 4200 Upland hardwood forests; 4280 Cabbage palms; 6216 Cypress; 6172 Mixed wetland hardwoods-shrubs
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNA) listed plant community found on the parcel	5 each		None listed by FNA higher than S4=Apparently secure statewide, may be rare in some part so of range
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	mature example of wetland hardwood forest and freshwater marsh
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	GIS maps show this property contributes primarily to the surficial aquifer is 43" to <56" annually; contribution to Lower Tamiami mapped at 0-<7" annually.
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal location	0		
2. Surface Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Parcel buffers Camp Keais Strand and a small portion of Lake Trafford
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Wetlands exist on site - approx. 60 % of site contains wetland forest
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	0	
b. Slough Soils	40	8	Area 1 has 20% Hydric Soils
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Pasture areas and some forest are covered with water in wet season
Subtotal	300	178	
1.B Total	100	59	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	Area has 7 FLUCCS vegetation communities
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		

Exhibit R. Completed and Scored Secondary Criteria Screening Form- Area 1, Cont'd

2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	If a. or b. are scored, then c. Potential Habitat Richness is not scored. Woodstork, Little Blue heron, Roseate Spoonbill, Sandhill crane
b. Listed wildlife species have been documented on the parcel by	70		Provide documentation source -
c. Habitat Richness score 5 categories	70		Score is prorated from 14 to 70 based on the highest of the 5 CLIP4 Potential Habitat Richness categories-
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	Tillandsia fasciculata, T. balbisiana
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100		
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50	50	Exotics 10-24% on 138 acres and between 25-75% in other areas. General global observation - 15% or slightly more.
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	250	
1.C Total	100	83	Divide the subtotal by 3
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Adjoining south of Pepper Ranch Preserve
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	100	
1. Ecological Total Score	100	64	Sum of 1A, 1B, 1C, 1D then divided by 4
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Parcel has access through Pepper Ranch Preserve
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100	100	Small portion borders Lake Trafford. Though not appropriate for swimming, a boat launch, fishing, hiking, nature photography, bird watching, and hunting are possible uses, but may be expensive to accomplish.
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	0	Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	Provide a description and photo documentation of the outstanding characteristic mature oak groves, wildflowers
Subtotal	300	195	
2. Human Social Values/Aesthetics Total Score	100	65	Obtained by dividing the subtotal by 3.

Exhibit R. Completed and Scored Secondary Criteria Screening Form- Area 1, Cont'd

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	A-MHO-RLSAO
3. Zoning allows for agricultural use /density of no greater than 1 unit per 5 acres	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	45	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such as a cut in an existing berm	75	75	some old farm ditches exist. They may interfere with hydrology minimally but likely do not need to be removed.
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
5.A Total	100	75	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Exotics are estimated at 10-24% in Area 1 with some areas at 25% - 75%.
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Significant maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemary)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	80	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Parcel contains trails that would require maintenance and fire may not be appropriate in the hardwood forests, but would be fine on the pastures.
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20	20	Owner has offered to remove exotics at cost.
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
5.C Total	100	80	
4. Feasibility and Management Total Score	100	78	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	253	

Exhibit S. Completed and Scored Secondary Criteria Screening Form- Area 2

Property Name: Barron Collier Partnership LLLP 799.4 acres - Area II		Folio Numbers: Parts of 00113760004, 00113840005 and 00113880007	
Geographical Distribution (Target Protection Area): Rural Lands Stewardship Area - Habitat Stewardship/Flowway Stewardship Areas			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	Possible points	Scored points	Comments
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	FLUCCS 6170 Mixed wetland hardwoods; 6410 Freshwater westlands; 4280 Cabbage palm; 6440 emergent aquatic vegetation; 6216 Cypress; 4340 hardwood-conifer mixed; 6172 Mixed wetland hardwoods-shrubs; 6210 Cypress
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	Mature vegetation, orchids (Habernaria species)
1.A. Total	100	15	
1.B Significance for Water Resources	Possible points	Scored points	Comments
1. Aquifer Recharge (<i>Select the Highest Score</i>)			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50	50	Mapped as contributing primarily to surficial aquifer - 43" to <56" annually
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal local	0		
2. Surface Water Quality (<i>Select the Highest Score</i>)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75	75	Lake Trafford is just to the east and parcel is surrounded by Camp Keais Strand marsh wetlands
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	Site is almost entirely wetlands based on plants, soils presence of standing groundwater
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (<i>Calculate for a and b; score c if applicable</i>)			
a. Depressional soils	80	37	Depressional soil types make up 46% of Area II
b. Slough Soils	40	21	Slough soil types make up 52% of Area II
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Onsite water during wet season has been observed over multiple years.
Subtotal	300	228	
1.B Total	100	76	<i>Obtained by dividing the subtotal by 3.</i>
1.C Resource Ecological/Biological Value	Possible points	Scored points	Comments
1. Biodiversity (<i>Select the Highest Score for a, b and c</i>)			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	Area II has 8 FLUCCS native plant communities - see above
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		

Exhibit S. Completed and Scored Secondary Criteria Screening Form- Area 2, cont'd

2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	<i>If a. or b. are scored, then c. Potential Habitat Richness is not scored. Roseate spoonbills</i>
b. Listed wildlife species have been documented on the parcel by	70		<i>Provide documentation source - FWC Panther Telemetry</i>
c. Habitat Richness score 5 categories	70		<i>Score is prorated from 14 to 70 based on the highest of the 5 CLIP4 Potential Habitat Richness categories-</i>
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	<i>Encyclia tampensis, Tillandsia fasciculata, T. baibisiana</i>
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Removal of exotics and removal of cattle over time
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		<i>explain limiting conditions</i>
Subtotal	300	300	
1.C Total	100	100	<i>Divide the subtotal by 3</i>
1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100		
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50	50	Parcel is nearly adjoining Pepper Ranch Preserve, parcel between this and Pepper Ranch has also been offered - Area 1 (235 acres)
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
1.D Total	100	50	
1. Ecological Total Score	100	60	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
2. Human Values/Aesthetics			
2.A Human Social Values/Aesthetics			
1. Access (Select the Highest Score)			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75	75	Upaved old oil well road - goes to oil pad
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential (Select the Highest Score)			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	hunting, hiking, photography, education, and primitive camping are possible public uses
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	0	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare.</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	<i>Provide a description and photo documentation of the outstanding characteristic Outstanding Vista views over the marsh, flowering native plants, and archeological site</i>
Subtotal	300	170	
2. Human Social Values/Aesthetics Total Score	100	57	<i>Obtained by dividing the subtotal by 3.</i>

Exhibit S. Completed and Scored Secondary Criteria Screening Form- Area 2, cont'd

3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45		
3. Zoning allows for agricultural use /density of no greater than 1 unit per 5 acres	40		
4. Zoning favors stewardship or conservation	0	0	Area is within SSA#13
5. If parcel has ST overlay, remove 20 points	-20		
6. Property has been rezoned and/or there is SDP approval	25		
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	0	
4. Feasibility and Costs of Management			
4.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100	100	No known hydrologic changes necessary to maintain site characteristics.
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0		
5.A Total	100	100	
4.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	Wilson Miller has mapped approx half the 799 acres as having 10-24% exotics. A small portion (half an acre) is mapped at 25-49% exotics. Onsite inspections shows significant Brazilian pepper (<i>Schinus terebinthifolius</i>) on all forest and pasture edges and within pasture "islands." Young BP are through out forested areas examined. Scattered Guava (<i>Psidium cattleianum</i>), tropical soda apple (<i>Soalnum Viarum</i>) and Ceasar weed (<i>Urena lobata</i>) are also present. Wilson Miller's estimates still seem OK.
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
f. Maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20	-20	BP will require significant removal and maintenance effort and is within a wetland so must be done by hand.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
5.B Total	100	60	
4.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	Exotic maintenance necessary in remote location, parcel contains trails that will require maintenance
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20	20	Owner has offered to remove exotics at cost
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	0	none seen
5.C Total	100	80	
4. Feasibility and Management Total Score	100	80	Sum of 5A, 5B, 5C, then divided by 3
Total Score	400	197	

Exhibit T. Collier County Rural Lands Stewardship Overlay Land Use Matrix

Collier County Rural Lands Stewardship Overlay
 Land Use Matrix

Residential Land Uses	General Conditional Uses	Earth Mining and Processing Uses	Recreational Uses	Agriculture Group 1	Agricultural Support Uses	Agricultural Group 2	Conservation, Restoration and Natural Resources
Single-family dwelling (P)	Family care facilities (P)	Excavation, extraction or earthmining and related processing and production (CU)	Golf courses and/or golf driving ranges (CU)	Crop raising, horticulture; fruit and nut production; groves; nurseries; improved pasture (P)	Farm labor housing (A)	Unimproved pasture and grazing; forestry (P)	Wildlife management, plant and wildlife conservancies, refuges and sanctuaries (P)
Mobile homes (P in MH Overlay; A as temporary use)	Collection and transfer sites for resource recovery (CU)	Asphaltic and concrete batch making plants (CU)	Sports instructional schools and camps (CU)	Animal breeding (other than livestock), raising, training, stabling or kenneling (CU)	Retail sale of fresh, unprocessed agricultural products, grown primarily on the property (A)	Ranching; livestock raising (P) (CU)	Water management, groundwater recharge (P)
Private boathouses and docks on lake, canal or waterway lots (A)	Veterinary clinic (CU)		Sporting and recreational camps (CU)	Dairying; poultry and egg production; milk production (P) (CU)	Retail plant nurseries (CU)	Hunting cabins (CU)	Restoration, mitigation (P)
Recreational facilities integral to residential development, e.g. golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields (A)	Child care centers and adult day care centers (CU)			Aquaculture for native species (P) and non-native species (CU)	Packinghouse or similar agricultural processing of farm products produced on the property (A)	Cultural, educational, or recreational facilities and their related modes of transporting participants, viewers or patrons; tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation (CU)	Water supply, wellfields (P); oil and gas exploration (P)
Guesthouses (A)	Zoo, Aquarium, aviary, botanical garden, or other similar uses (CU)			The commercial production, raising or breeding of exotic animals (CU)	Sawmills (CU)	Excavation and related processing incidental to Ag (A)	Boardwalks, nature trails (P)
	Churches and other places of worship (CU)			Wholesale reptile breeding and raising – non-venomous (P) and venomous (CU)			Natural resources not otherwise listed (P)
	Communication towers (P) (CU)			Beekeeping (P)			Essential services (P and CU)
	Social and fraternal organizations (CU)						Oil and gas field development and production (CU)
	Private landing strips for general aviation (CU)						
	Cemeteries (CU)						
	Schools (CU)						
	Group care facilities, ALF (CU)						

Uses as listed in the Collier County Land Development Code – A, Rural Agricultural District; specific restrictions, conditions or limitations are set forth in the Land Development Code. (P) Principal Use, (A) Accessory Use, (CU) Conditional Use.

Exhibit U. - Photographs

Photo 1. Access point from Pepper Ranch Preserve



Photo 2. Pasture on northern side of Area 1 – March 2009 (Left), February 2018 (Right)



Photo 3. Habitat type – Palm hammock with scattered oaks - Area 1 - 2009



Photo 4. Improved pasture 2018 - Area 1



Photo 5. Forest edge– Brazilian pepper 2018 – Area 1



Photo 6. Area 1 Pasture & forest canopy 2009 - mixed hardwoods and pines



Photo 7. Area 1 pasture and oil exploration pad site (Top pictures in 2009, Bottom in April 2021)



Photo 8. Area 1 stock pond 2018



Photo 9. Area 1 – Deer 2018



Photo 10. Area II – Cabbage palm 2018



Photo 11. Area II - existing trails through Area 2 – 2009 (Left), 2018 (Right)



Photo 12. Area II – Edge between forested area and marsh wetlands – March 2009 (Left), February 2018 (Right)



Photo 13. Area II – Marsh overlook February 2018



Photo 14. Area II - Hog damage near edge of marsh 2009



Photo 15. Area II – Listed Plant Species



Photo 16. Area II – Listed wildlife Species



Photo 17. Area II – Mixed wetland hardwoods with Cabbage palm intrusion



Photo 18. Area II – Native flowering plants - Blue flag Iris – *Iris hexagonia*



Photo 19. Area 2 - Hydrologic indicator 2018 – flared trunk with watermark at 18 inches



Photo 20. Area 1 2018 Woodland pasture (along fence with Conservation Collier lands to the left)



Photo 21. Area 1 (2021) pasture.



Photo 22. Area 1 (2021) Very large Brazilian Pepper on fringe of vegetated areas.

