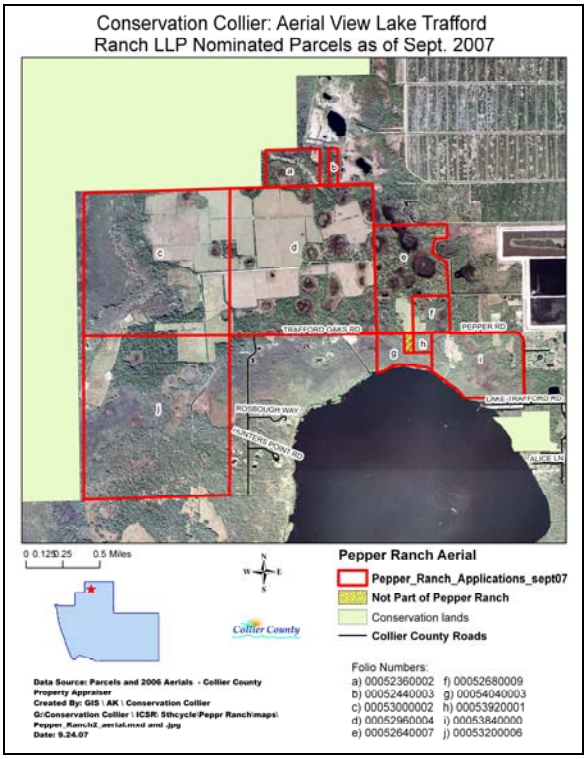
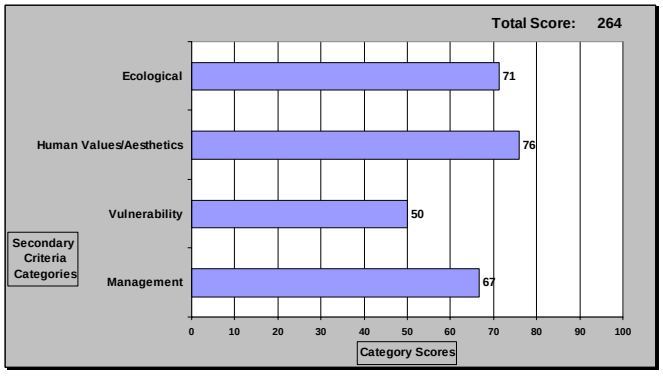
Conservation Collier
Initial Criteria Screening Report



Property Name: Lake Trafford Ranch LLP (Pepper Ranch)
Folio Numbers:

00052360002	**00052680009**
00052440003	**00054040003**
00053000002	**00053920001**
00052960004	**00053840000**
00052640007	**00053200006**

Staff Report Date: November 16, 2007



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I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	**Lake Trafford Ranch LLP**	**The Ranch is known locally as Pepper Ranch**
Folio Numbers	**10 separate folios**	**00052360002 00052680009** **00052440003 00054040003** **00053000002 00053920001** **00052960004 00053840000** **00052640007 00053200006**
Target Protection Area	**Rural Lands, Habitat Stewardship and Flow-way Areas/ Urban**	**985 acres within Habitat and Flow-way Stewardship areas has credits severed. Stewardship Agreement Plan with Restoration Plan recorded OR4098 PG 3837. Approx. 1,231 acres in Rural Lands neutral area and approx. 284 acres within Immokalee Urban area**
Size	**Approx. 2,500 acres total – survey shows +/- 2511.9 ac; Property Appr. shows 2,499.32 ac**	**00052360002 – 60 ac 00052680009 – 40 ac** **00052440003 - 10 ac 00054040003 – 100 ac** **00053000002 - 640 ac 00053920001 – 10 ac** **00052960004 - 640 ac 00053840000 – 173.81 ac** **00052640007 - 185.51 ac 00053200006 – 640 ac** **Values above are from the Property Appraiser's website**
STR	**Multiple Sections in T46 / R28**	**Sections: 22, 26, 27, 28, 33 & 35**
Zoning Category/TDRs	**Agriculture Rural Mixed Use / Urban Residential Subdistrict - No TDRs, but has Stewardship Credits removed**	**A-MHO-Agriculture/Mobil Home Overlay–2,216 ac** **R/T – Residential Tourist-284 ac** **Stewardship Sending Area (SSA) -7 – 985 acres with 5,870.1 credits severed. 4,034.2 upon acceptance of SSA and 1,835.9 upon completion of restoration. = 733.8 development acres at 8 credits per acre. Can be transferred to increase density in an approved receiving area – exact density and intensity of land uses depends on plan particulars. Cumulative development rights now available to the Ranch are up to 3,812 dwelling units along with support commercial, institutional and recreation uses.**
FEMA Flood Map Category	**D**	**Area where flood hazards are undetermined**

Existing structures	**5+**	**Main ranch lodge house, caretaker's house, pole barn, unoccupied mobile home, unoccupied 1940/1950 vintage house, several dilapidated historical buildings that were part of a fish camp operating here from 1920's to 1950's, old homestead structures – several scattered throughout ranch**
Adjoining properties and their Uses	**Public and private conservation, agriculture, vacant land, urban and rural residential, County park, Lake Trafford, Immokalee urban area**	**N – Vacant land, County Park** **E – Urban residential, Immokalee Urban area, agriculture** **S - Lake Trafford, rural residential** **W – Conservation (SFWMD/CREW and Audubon lands)**
Development Plans Submitted	**None currently**	**Previous owners had a pre-application meeting in 2002 regarding plans for an Airboat Tour operation but this was dropped – 2005 permit for underground wiring for cow pens**
Known Property Irregularities	**Oil, Gas and Mineral Rights (OGM)**	**The Ranch owns all OGMs. There is a current lease extending to the life of 3 existing active wells for 320 acres on west side of ranch. Owners will retain oil and gas rights but willing to waive mineral rights**
Other County Dept Interest	**Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Coastal systems, Zoning, Engineering**	**There is interest from Transportation and Solid Waste for mitigation purposes (Panther Habitat Units) and from Parks and Recreation for potential partnership on lakefront R/T zoned portion of the Ranch**

Figure 1. Location Map

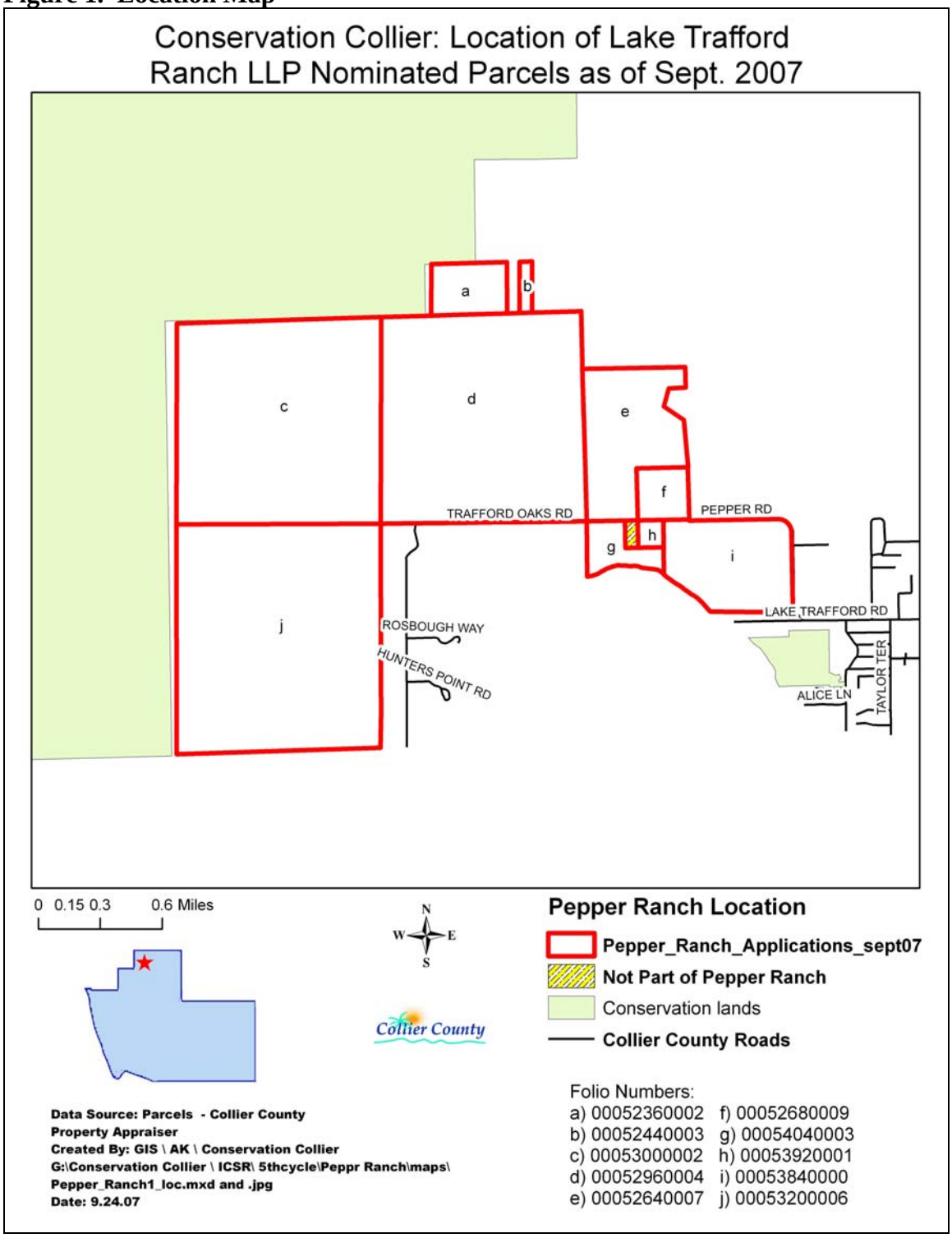


Figure 2. Aerial Map

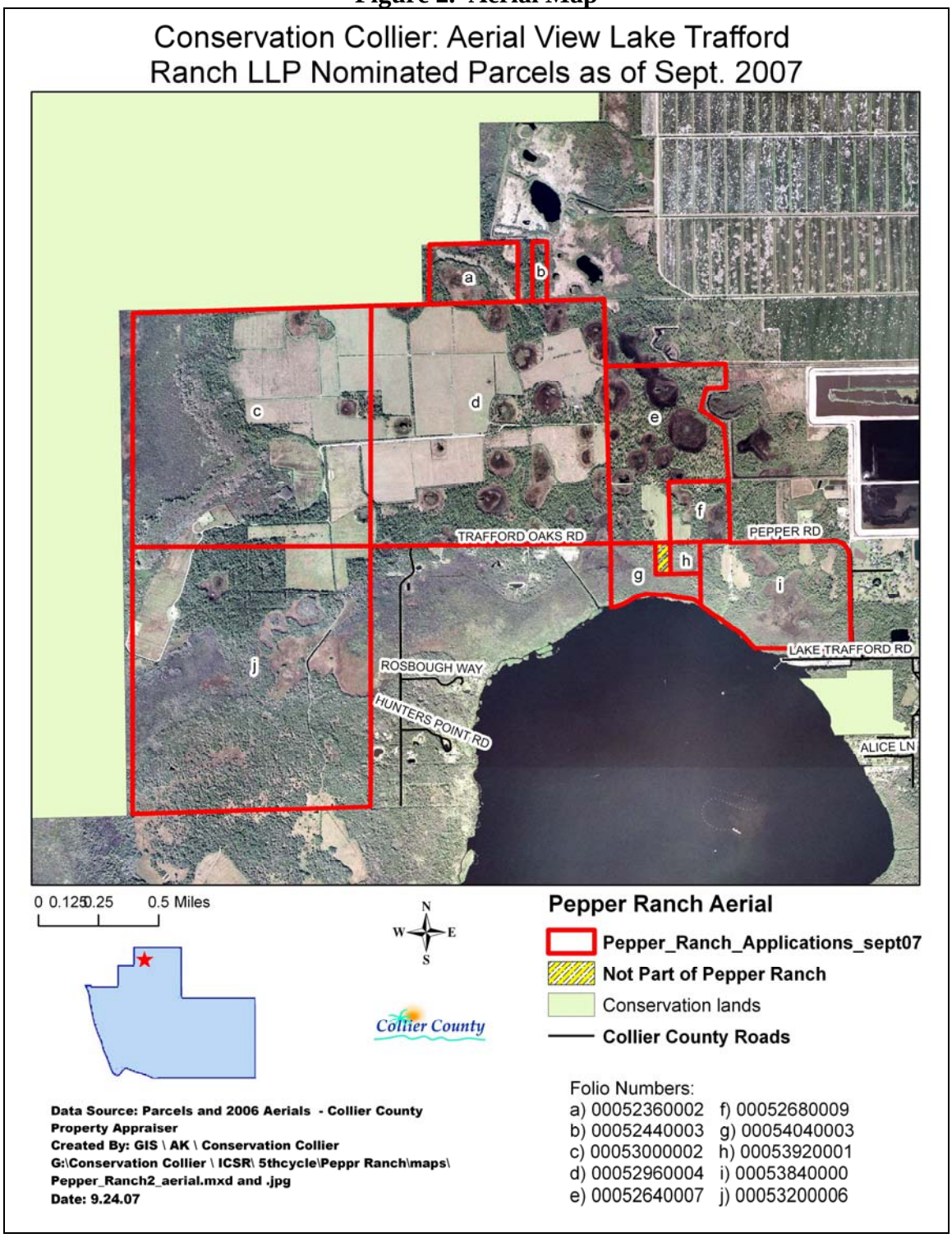
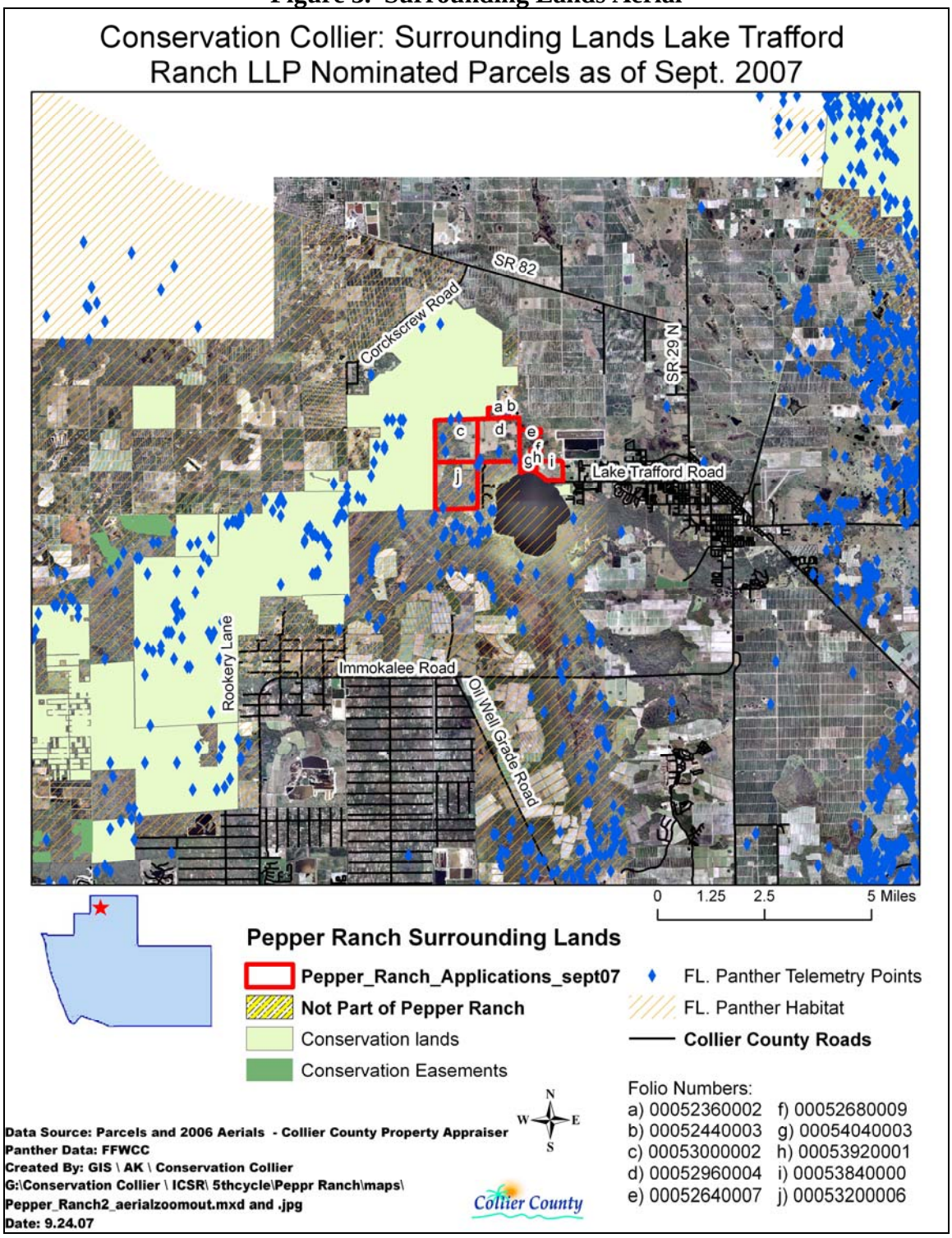


Figure 3. Surrounding Lands Aerial



Summary of Assessed Value and Property Costs Estimates

The interest being valued for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. A value of the parcel was **estimated** using three traditional approaches, cost, income capitalization and sales comparison. 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 from within 3 miles of this property 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 the report and the Real Estate Services Department staff relied upon information provided by program staff. 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.

Assessed Value: *

Folio	Acreage	Assessed Value
00052360002	60	$180,000
00052440003	10	$120,000
00053000002	640	$3,878,500
00052960004	640	$4,294,000
00052640007	185.51	$837,550
00052680009	40	$267,250
00054040003	100	$121,500
00053920001	10	$28,000
00053840000	173.8	$817,400
00053200006	640	$2,856,000
Total	**2,499.31**	**$13,400,200.00**

**Estimated Market Value: ** ** This figure will be provided prior to ranking.

"ESTIMATED MARKET VALUE" IS SOLELY AN ESTIMATE OF VALUE PROVIDED BY COLLIER COUNTY REAL ESTATE SERVICES DEPARTMENT STAFF AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.

* Property Appraiser's Website

** Collier County Real Estate Services Department – Projected to January 2008

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

Collier County Environmental Resources Department staff conducted site visits on September 20, October 25, 26, 31, and November 2 and 9, 2007.

MEETS INITIAL SCREENING CRITERIA Yes/No Met 6 out of 6

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

i.	*Hardwood hammocks*	*No*
ii.	*Xeric oak scrub*	*No*
iii.	*Coastal strand*	*No*
iv.	*Native beach*	*No*
v.	*Xeric pine*	*No*
vi.	*Riverine Oak*	*No*
vii.	*High marsh (saline)*	*No*
viii.	*Tidal freshwater marsh*	*No*
ix.	***Other native habitats***	***Yes - approx 10 types of native vegetation communities mapped***

Vegetative Communities:
Staff typically uses two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same. In the case of Pepper Ranch, staff relied upon the SFWMD electronic database, FLUCCS mapping of portions of the ranch done by Hole Montes in April 2006 and field observations by staff during several site visits.

FLUCCS:
The electronic database identified:

- 411 – Pine flatwood
- 416 – Pine flatwood with graminoid understory
- 434 – Hardwood / conifer mixed
- 617 – Mixed wetland hardwoods
- 618 – Willow and elderberry
- 621 – Cypress
- 630 – Wetland forest mixed
- 631 – Wetland scrub
- 641 – Freshwater marsh
- 643 – Wet prairie

The following native plant communities were observed:

- 411 – Pine flatwood
- 416 – Pine flatwood with graminoid understory
- 420 - Upland hardwood forest (dominated by live oak)

- 428 - Cabbage palm
- 621 – Cypress
- 624 – Cypress – pine – cabbage palm
- 631 – wetland scrub
- 641 - Freshwater marshes
- 643 – Wet prairies

Characterization of Plant Communities present:

FLUCCS	Ground cover	Midstory	Canopy
211– improved pasture	Grasses/bahia/weedy ruderal species	None	none
411 – pine flatwood	grasses, palmetto St. John's-wort primrose willow twinflower bachelor button beautyberry meadow beauty goldenrod musky mint tickseed	wax myrtle bay saltbush myrsine shining sumac	slash pine
416 – pine flatwood with graminoid understory	grasses, forbs, scattered palmetto	scattered wax myrtle	slash pine
420 – upland hardwood forests	Blechnum, Thelypteris and Nephrolepis ferns, terrestrial orchids Beautyberry wild coffee	cabbage palm myrsine	live and laurel oaks
428 – cabbage palm	grasses, ferns and forbs, poison ivy vines, wild coffee, dog fennel	cabbage palm	cabbage palm, slash pine
621 - cypress	ferns	unknown	Cypress, red maple, pop ash
624 – cypress-pine-cabbage palm	Ferns, dog fennel, grasses, forbs	Cabbage palm	Cypress, slash pine, cabbage palm
631 – wetland scrub	ferns	none	willow
641 – freshwater marsh	sagittaria, pickerelweed climbing aster sedges cord grass muhly grass	none	none

643 – wet prairie	grasses and forbs false nettle sunflowers musky mint willow	Scattered wax myrtle	none

Statement for satisfaction of criteria:
These data indicate that native plant communities do exist on the parcels. At least ten (10) distinct types of vegetation communities were observed, along with many transitional areas containing a mix of vegetation types. Some plant communities were viewed from a distance, such as the cypress strand and some of the mixed hardwood forests. Canopy species were noted but mid and understory species were not directly observed.

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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 Pepper Ranch property would be the first purchase in the Immokalee area, and would further the goal of "equitable geographic distribution" of acquired lands. Access to the ranch is via Lake Trafford Road and Pepper Road, both paved public roads, though a portion of Pepper Road after the ranch entrance, extending to smaller, separately-owned parcels on the north and west sides of Lake Trafford, is private and gated. Access throughout the ranch parcels is facilitated by a main interior unpaved road running east to west and a number of offshoot north/south unpaved tracks and trails. The main ranch road can easily accommodate street vehicles, while the north /south branches vary from easily accessible dirt tracks to rough mowed openings that are wet in some areas. The ranch has many trails already existing that could be used for hiking, biking and horseback riding. Because the ranch lands are so varied in habitat, with large open areas providing scenic vistas, acquisition would enhance the aesthetic setting of Collier County.

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

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: General characteristics are taken from examination of aerial photographs and from on-site observations. Aerial photos show the general flow direction to be from the north to the southwest, flowing west of Lake Trafford. The cypress strand on the west side of the property angles from the northeast to the southwest and the owners describe the flow as generally taking this direction. The presence of surface water in ponds and marsh areas on the east side of the property indicate that wetlands are

present. These interspersed wetland areas that are to the east or directly north of Lake Trafford likely empty into the lake if they overflow during rainy season.

Wetland dependent plant species (OBL/ FACW) observed:

OBL	FACW
climbing aster (*Aster carolinianus*)	swamp fern (*Blechnum serrulatum*)
false nettle (*Boehmeria cylindrica*)	tickseed *(Coreopsis floridana)*
carex sedges (*Carex spp.)*	wild coco (*Eulophia alta*)
spikerush (*Eliocharis ssp.)*	sunflower (*Helianthus agrestis*)
needlerush (*Juncus roemerianus*)	musky mint (*Hyptis alata*)
water primrose (*Ludwigia ssp*.)	St. John's–wort (*Hypericum ssp.*)
muhly grass (*Muhlenbergia capillaris*)	beakrush (*Rhynchospora spp*.)
pickerelweed *(Pontederia cordata)*	
arrowhead (*Sagittaria spp*.)	
willow (Salix spp.)	
cypress (*Taxodium distichum*)	
alligator flag (*Thalia geniculata*)	

Wetland dependent wildlife species observed: Wetland dependent wildlife observed by staff include: sandhill cranes, numerous species of wading birds, common moorhens and alligators. Audubon Society volunteers conducting the Audubon Christmas Bird Count between 2001 and 2007 have observed a great variety of wetland dependent bird species, including many that are listed as threatened and endangered by the State of Florida (see Exhibit H).

Other Hydrologic indicators observed: Aerial photos show many depressional wetlands scattered throughout the property. A number of these were viewed from the ground. They were typically several to many acres in size and contained pickerelweed, sagittaria, sedges and other wetland dependant plant species. Cypress buttressing and knees with water lines at a height of 1.5-2 feet high in the wetland area were observed in parcel c.

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Soil numbers correspond to those mapped in the survey. Mapped soils on the ranch include both hydric and upland soils types, approximately half and half. Hydric soils exist in the depressional wetland marshes scattered throughout the ranch, along the western edge of the Corkscrew Marsh, and adjacent to Lake Trafford. Upland soils are in the pasture and hardwood hammock areas. The following is a list of the major soil types on the ranch and the plants typically associated with them. Observed conditions generally reflect expected plant communities, except in pasture areas, which were likely hydric pine flatwood prior to clearing.

Soil Type	Typical Vegetation
6 – Riviera, Limestone Substratum – Copleand FS - Slough **(buffering flow-way habitat area)**	cypress, red maple, ferns and other wetland plants

16 – Oldsmar FS – Upland **(northern pasture areas)**	slash pine, cabbage palm, saw palmetto, wax myrtle and native grasses
22 – Chobee, winder and Gator Soils, Depressional **(depression marsh areas)**	Pickerelweed, maidencane, rushes, alligator flag, sawgrass, Florida willow and occasional cypress
25 – Boca, Riviera, Limestone Substratum and Copeland FS , Depressional **(buffering Corkscrew Marsh)**	cypress, pickerelweed, rushes, alligator flag, sawgrass and Florida willow
37 – Tuscawilla FS – Upland **(central and southern hammock areas)**	oaks, cabbage palm, red maple, red bay, slash pine, wax myrtle, and native grasses
43 – Winder, Riviera, Limestone Substratum and Chobee FS, Depressional (lakefront) **(adjacent to Lake Trafford)**	sawgrass, maidencane, pickerelweed, alligator flag, willow and other wetland plants
48 – Pennsucco silt loam **(oil fields)**	sawgrass, reeds, scattered areas of cypress, maidencane, needlegrass, sedges, wax myrtle and other wetland plants

Lower Tamiami recharge Capacity: From parcel (d) eastward, approximately half the ranch, there is a mapped recharge capacity of 7-14" annually, considered low to moderate. The western two Sections (Sections 28 and 33) have a mapped recharge capacity of 0-7" annually, considered low.

Surficial Aquifer Recharge Capacity: The entire ranch area has a mapped recharge capacity of 43 to 56" annually, considered moderate.

FEMA Flood map designation:
The property is within Flood Zone D, an area where flood hazards are undetermined.

Statement for satisfaction of criteria:
Acquisition of this property would offer opportunities for protection of water resource values, including moderate recharge of the surficial and lower Tamiami aquifers and protection of wetland dependent species habitat. Numerous wetland dependent species have been observed on the property, many of them listed by the state as endangered and threatened. A primary benefit to preserving the ranch 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 the Pepper Ranch would protect the quality of this water source by buffering it from development and resulting non-point source pollution. It is unknown what benefits acquisition of the property would have for flood control.

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:
Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
pine pink	*Bletia purpurea*	T	n/a

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

Listed Wildlife Species: Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

The following listed species have been observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		GFC	FWS
Bald eagle* *** ****	*Haliaeetus leucocephalus*	T	Delisted June 2007
Florida panther**** *****	*Felis concolor coryi*	E	E
Florida sandhill crane* ** ***	Grus acnadensis pratensis	T	n/a
American alligator* *** ****	*Alligator mississippienssis*	SSC	T
Audubon's crested caracara* ** ****	*Caracara cheriway*	T	T
Big cypress fox squirrel*	*Scirius niger avicennia*	T	n/a
Florida black bear* ****	*Ursus Americanus floridanus*	T	n/a
white ibis ***	Eudocimus albus	SSC	n/a

SSC= Species of Special Concern
*Wilson Miller Survey 2005
**Audubon Christmas bird counts
***County staff
****Owner
***** Telemetry

Bird Rookery observed? No bird rookery was directly observed.

FWCC-derived species richness score: The northern portion of the ranch, in pasture areas, had lower scores of 1-5. However, this is the area that the Audubon's crested caracara, a bird species listed as threatened (T) by both the state and federal government, has been known to nest in and has been observed in. The remainder of the ranch has scores ranging from 6 to 10, indicating moderate to high potential for species richness. The entire ranch area is located within Priority 1 Panther Habitat as determined by both state and federal conservation agencies.

Non-listed species observed:
Staff observed the following non-listed species: white-tailed deer, wild turkey, hog, raccoon, pigmy rattlesnake, eastern meadowlark, common ground doves, mourning dove, red-shoulder and other unidentified hawk, great blue heron, green-backed heron, pileated woodpecker, belted kingfisher, tree swallows, loggerhead shrike, northern cardinal, great egret and cattle egrets.

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.

Statement for satisfaction of criteria:
The Pepper Ranch property does offer significant biological values, listed species habitat, restoration potential and ecological quality. Species surveys done on the ranch show that wildlife of all types is present. It's location is within Priority One Panther Habitat, sightings, telemetry points and presence of prey species indicate the ranch is used by panthers. Many other native wildlife species have been documented on the ranch lands. Acquisition of the ranch would provide connectivity between the Corkscrew wetlands, Lake Trafford wetlands and the Camp Keais Strand, extending south into the Florida Panther National Wildlife Refuge, Fakahatchee Strand Preserve State Park and Everglades National Park. There is significant restoration potential for formerly cleared pasture lands.

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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 ranch lands would protect the value of the Corkscrew marsh complex and the Camp Keais Strand, functioning as buffer to the Corkscrew wetlands and ecological link and corridor for the Camp Keais Strand and other conservation lands to the south.

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 is on the Florida Forever A-List.

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?
At this time, no, due to lack of funding, but staff has requested Florida Forever Program review to determine future partnership potential.

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 including pinelands, marshes, cypress strands and meadows. The presence of vast fields of blooming native sunflowers (*Helianthus agrestis*) on the west side of the ranch is one example of a vista that would attract nature photographers.

Bird-watching: Numerous species of birds are documented on the ranch, showing potential for the ranch to be a bird watching destination.

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 or in the small lakes on the ranch. Although the owner recalls swimming in lakes on the ranch as a youth, the presence of alligators and snakes, would make this activity unadvisable.

Hunting: There is significant potential for hunting on the ranch lands. These lands can be added to the existing CREW Wildlife and Environmental Area or a separate wildlife Management Area can be developed to accommodate hunting. Staff has contacted Florida Fish and Wildlife Conservation Commission to discuss hunting potential.

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.

Recommended Site Improvements:
Trail identification and marking, parking area, and public restrooms.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, projected restoration actions, and security issues. A larger management/security issue is the need for on-site oversight for restoration and future need for on-site staffing when the property is opened to the public. Currently, Conservation Collier is not staffed to manage a property of this size with time requirements for removal of exotics and with future needs for daily opening and closing of gates and regular on-site presence. Initial management actions will require a significant time investment for a property manager. There is potential for the Collier County Parks and Recreation Department to partner in a purchase and have a daily presence. The following assessment does not address these costs. 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 List: Brazilian pepper (*Schinus terebinthifolius*), torpedo grass (*Panicum repens*), climbing fern (*Lygodium microphyllum)*, guava (*Psidium guajava*), and Mexican petunia (*Ruellia tweediana*).

Category II - Florida Exotic Pest Plant Council List: none observed.

Exotic Vegetation Removal and Control
Based on cost estimates provided by a contractor who routinely contracts with the County parks and Recreation Department for exotic removal, rough removal costs for the level of infestation observed 25 – 75%, to treat exotics with herbicide in place or cut, treat the stumps and burn the debris onsite, would be in the approximate neighborhood of **$3.5 million dollars.** This is a high estimate. Staff has requested a more detailed estimate from a County exotic removal vendor.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at a couple of different costs per acre, per year for a total of **$740,000 for 2,500 acres.** These costs would decrease over time as the soil seed bank is depleted.

Public Parking Facility:
The property would require an area for visitor parking. There is plenty of space already cleared to accommodate parking at the ranch entrance off Pepper Road, on parcel i. There would be cost incurred to stabilize a surface and install handicapped parking. These costs would be approximately $25,000.

Public Access Trails:
Rough trails and interior roads to most areas of the property already exist. These can be maintained as part of volunteer efforts.

Security and General Maintenance:

The property is currently fenced at boundaries and in some interior locations. The need for additional fencing has not been evaluated but is likely if cattle are kept on the property as a management tool. Signs can be placed at boundaries along public roads. A routine on-site presence is recommended but could be accomplished in conjunction with the County Parks and Recreation Department should they agree to a partnership.

Table 2. Summary of Estimated Management Needs and Costs

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	$3.5 million	$740,000	Rough estimate only and calculated on the high end. Cost would likely be between $2 million and $3.5 million **Initial cost** -calculated on acres using a range of per acre values ($1,400 to $8,000 per acre) **Recurring costs** – 800 acres at $50 per acre and 700 acres at $1,000 per acre
Parking Facility	$25,000	t.b.d.	Parking for approximately 50 cars.
Access Trails/ ADA	$1,000,000	t.b.d.	Cost for ADA access trails would be significant. $1,000,000 is rough estimate
Fencing	t.b.d.	$20,000	The boundary is already fenced. Maintenance value is a placeholder estimate.
Trash Removal	t.b.d.	t.b.d.	No solid waste problems were observed. Interior trash barrels for public use can be emptied by preserve staff
Signs	$20,000	t.b.d.	Signage needs would be significant. This is only a placeholder estimate
Total	$4,545,000+	$780,000	Rough estimates only

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 ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust:
Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2007 funding cycle the award limit per recipient, per cycle, was $6.6 million. The next funding cycle closes in June of 2008. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives this parcel a score of 165 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. This parcel appears to have potential for FCT post-acquisition funding.

Florida Forever Program:
Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels, unless those parcels are inside an existing acquisition boundary. This parcel is within a Florida Forever project boundary. Conservation Collier Program staff is coordinating with state staff to determine funding partnership potential.

Save Our Rivers Program / South Florida Water Management District:
SFWMD staff has advised that funding partnerships are possible when lands are within state project acquisition boundaries. This property is within the state CREW Project boundaries. Conservation Collier Program staff is coordinating with state staff to determine funding partnership potential.

Other Potential Partnership Funding Sources:
The Corkscrew Regional Ecosystem Watershed Trust may have interest in a funding partnership. There may be opportunities to partner with other County Departments for mitigation and acquisition partnership funding. There may be U.S. Dept. of Agriculture grant funding available for restoration of farm fields, however, gaining grant funding for restoration would likely preclude gaining mitigation credit for the restoration activities.

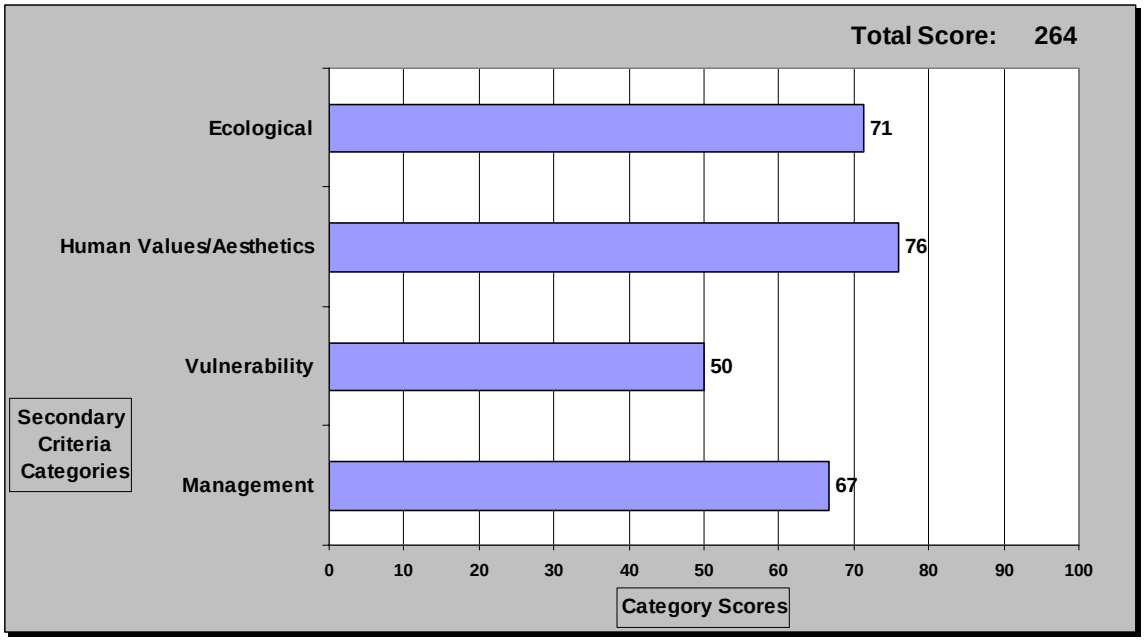
VI. Summary of Secondary Screening Criteria

Staff has scored the property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. A total score of **264 out of a possible 400** was achieved. The chart and graph below show a breakdown of the specific components of the score.

Table 3. Tabulation of Secondary Screening Criteria

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	71	71%
Human Values/Aesthetics	100	76	76%
Vulnerability	100	50	50%
Management	100	67	67%
Total Score:	**400**	**264**	**66%**
		Percent of Maximum Score:	**66%**

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score
Total Score 264 out of 400 possible points

Ecological: 71 out of 100 possible points
The ranch scored high in this category for several reasons. It has a wide variety of native plant communities, even though none are the preferred habitats described in the ordinance. Acquisition of the parcel would protect water resources by buffering the Corkscrew marsh area and Lake Trafford. Moderate aquifer recharge is mapped for the Lower Tamiami aquifer, supplying drinking water for many private and municipal wells east of CR 951. Many listed and non-listed species of wildlife have been documented on the parcel. Wetlands exist on site. Ecological quality is high, though marred by significant exotic plant presence, primarily, but not limited to, Brazilian pepper. Connectivity exists with other conservation lands.

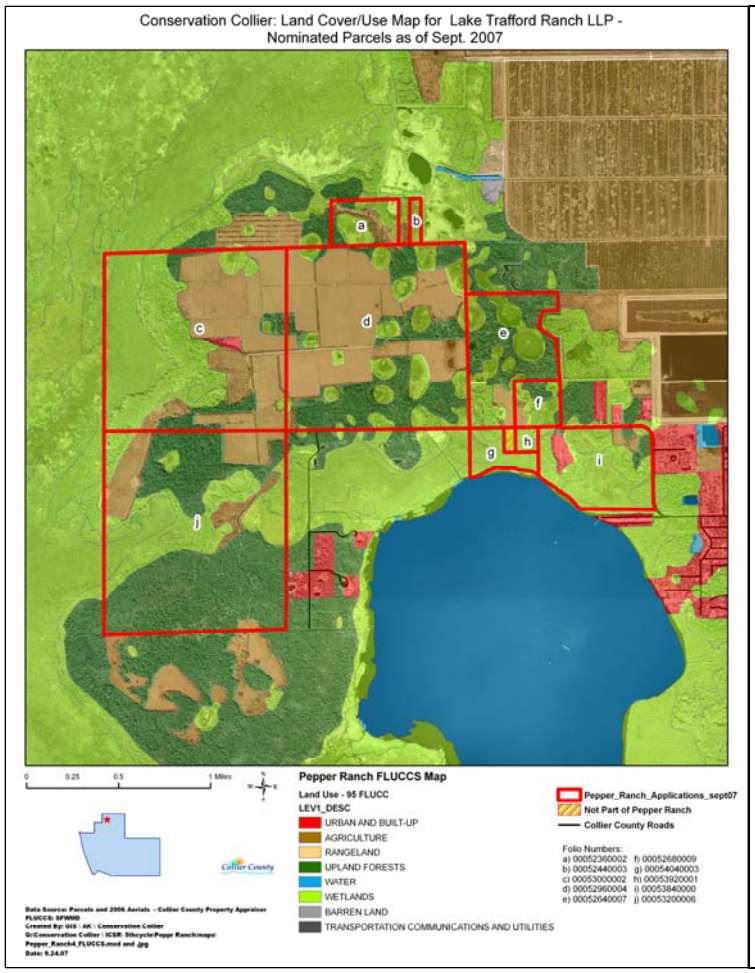
Human Values/Aesthetics: 76 out of 100 possible points
A high score was achieved in this category because the ranch is accessible from a paved public road and it offers multiple opportunities for natural-resource based recreation. Points were lost only because the majority of the ranch – 90% - is not visible from a public roadway.

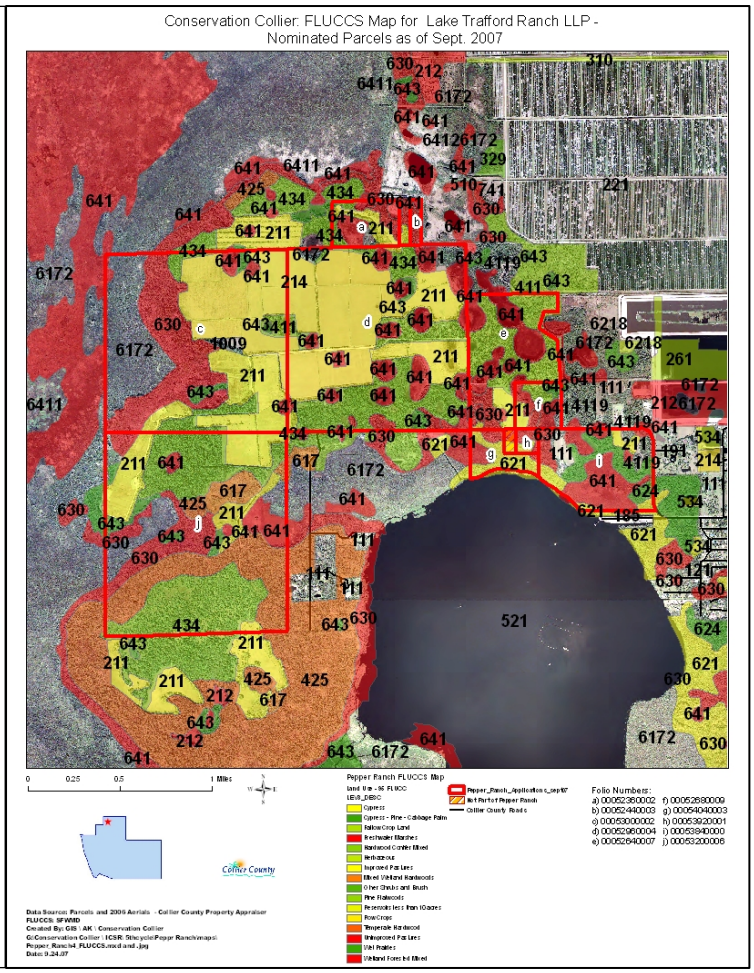
Vulnerability: 50 out of 100 possible points
The parcel achieved a medium score in this category, but it is worth noting that the scoring system was not set up to show the circumstances that exist on this property. Approximately 40% of the ranch has had development rights severed under the Rural Lands Stewardship Program; however, the severed rights can be used to increase density on remaining portions. Additionally, approximately 11% of lands are within the Immokalee Residential-Tourist designated zone and can be commercially developed. Owners have indicated that if the ranch is not purchased for conservation, the plan is to develop and/or mine the property.

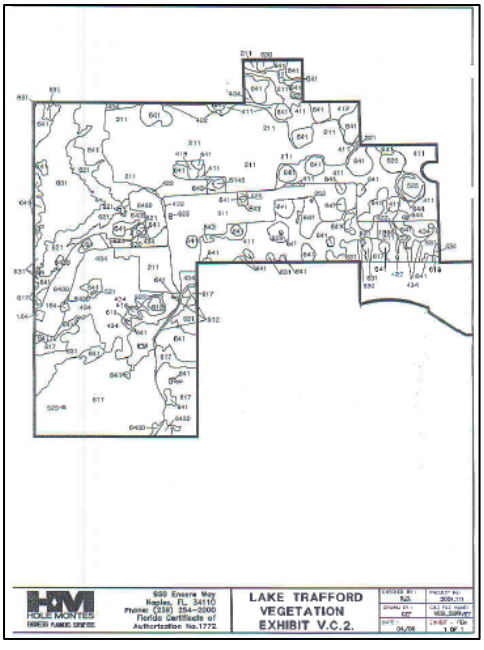
Management: 67 out of 100 possible points
A moderate to high score was achieved for management due to several reasons. A high score for no hydrologic changes required was leveled off a bit by the significant level of exotic plant infestation and the presence of structures needing maintenance. Not counted in the maintenance need are the required changes to provide access for disabled persons to structures and trails.

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 far surpasses in size any other offered to Conservation Collier since the inception of the program.

Exhibit A. FLUCCs Maps







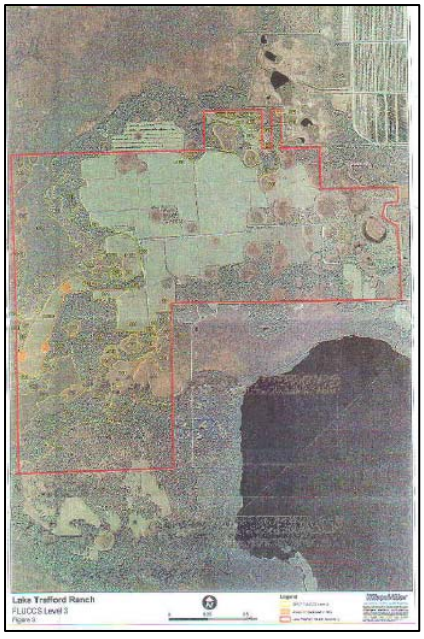


Exhibit B. Soils Map

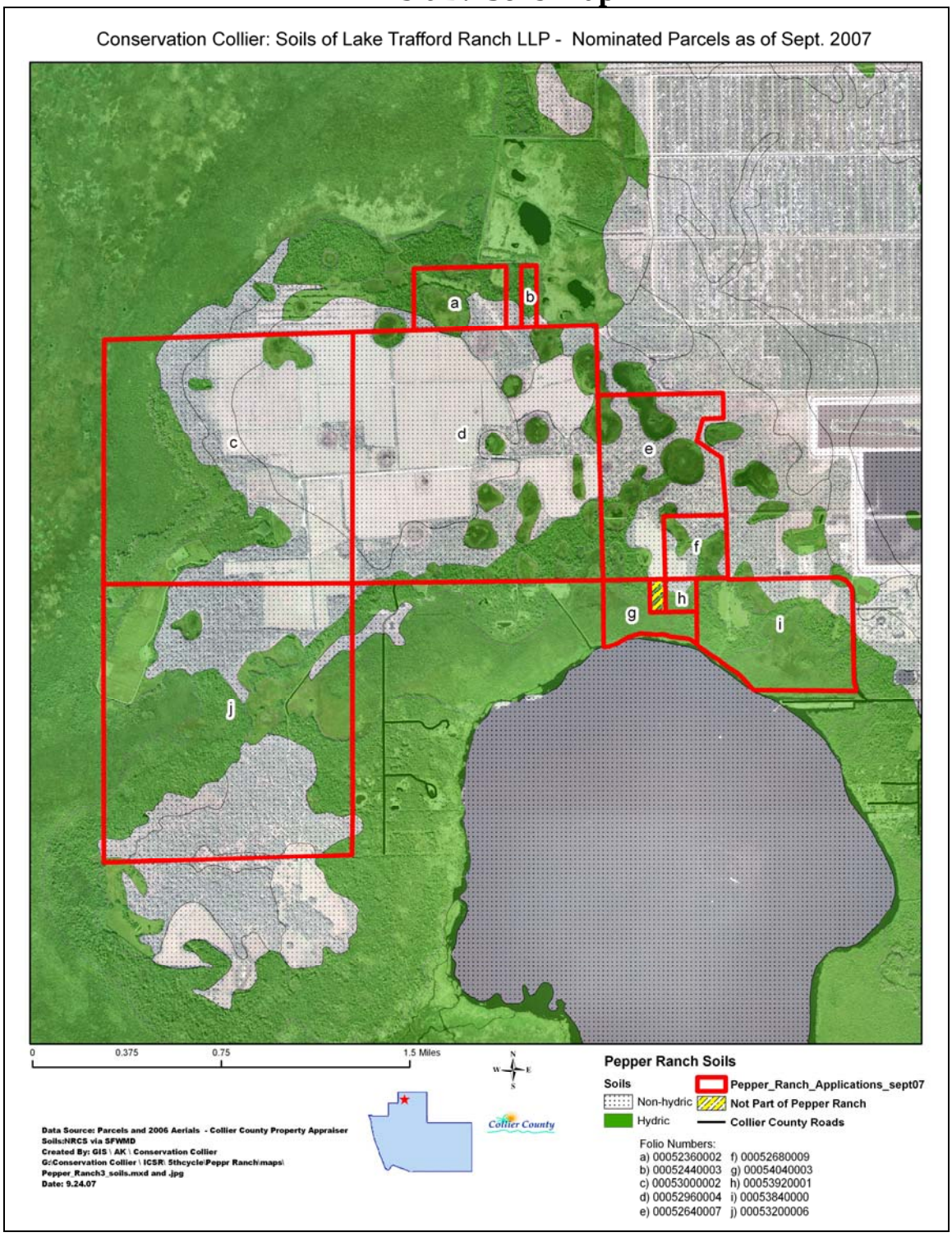


Exhibit C. Species Richness Map

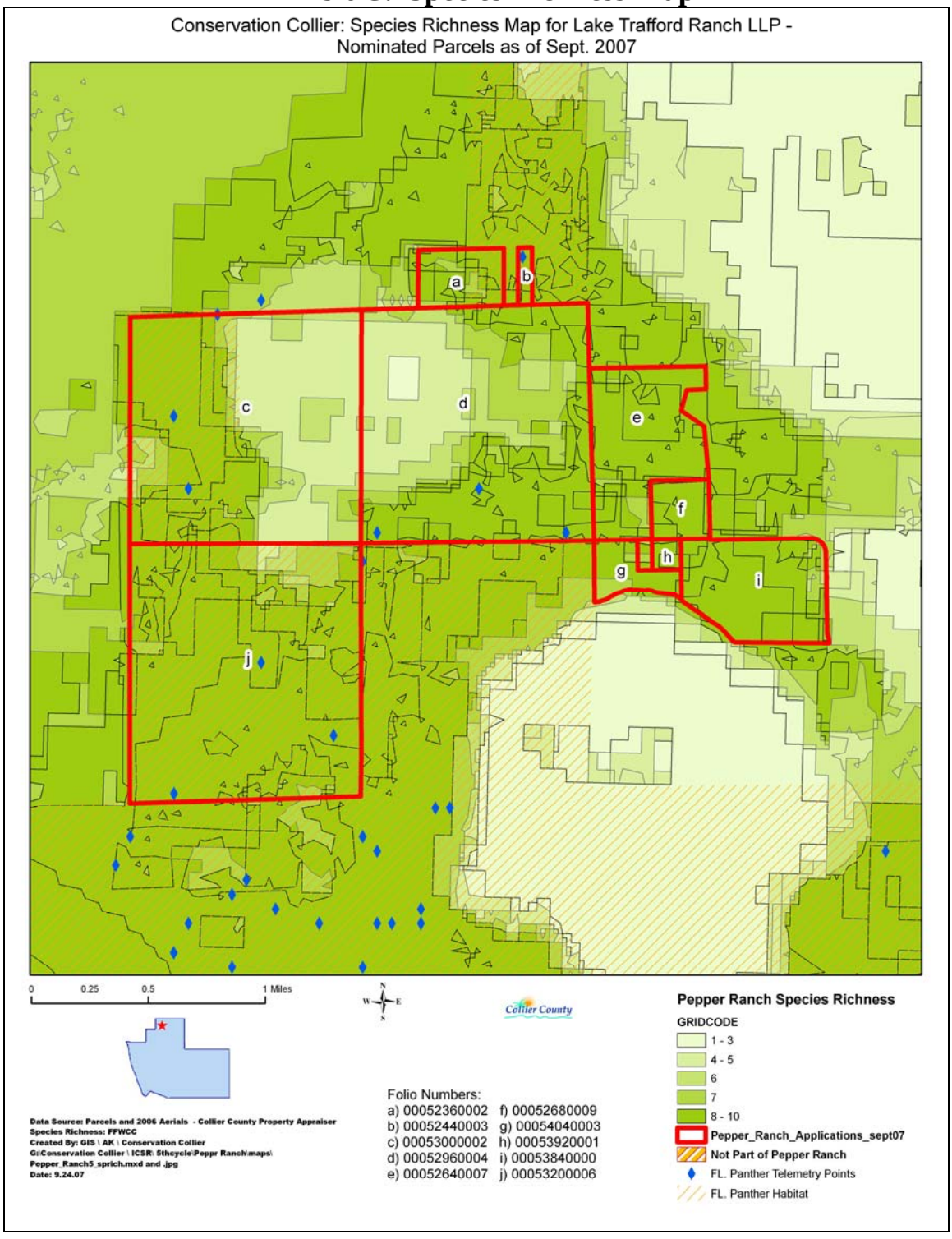
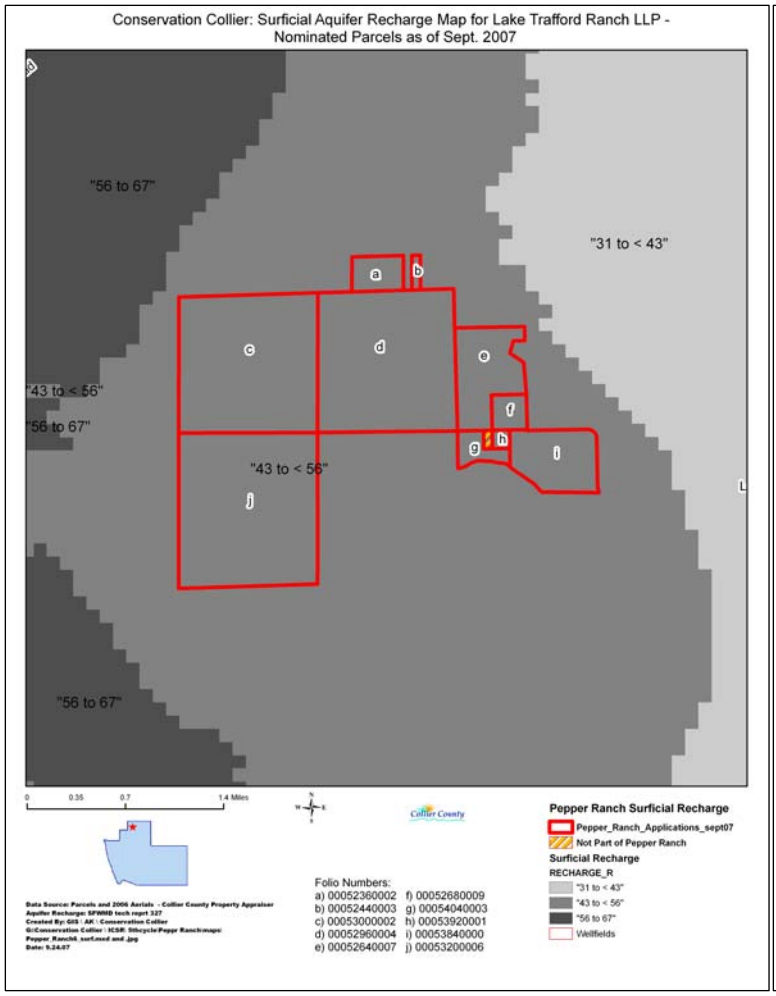


Exhibit D. Wellfield Protection and Aquifer Recharge Maps



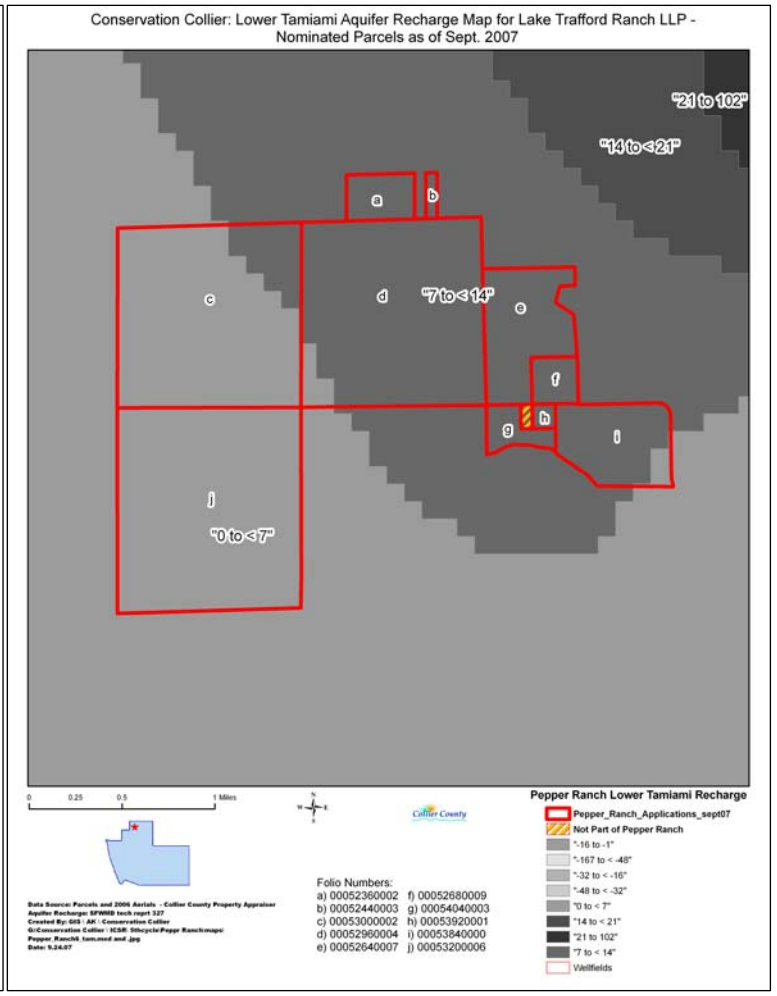


Exhibit E. Completed and Scored Secondary Criteria Screening Form

Property Name: Pepper Ranch			**Folio Numbers: 10 folios**
Geograhical Distribution (Target Protection Area): rural Lands habitat & flowway stewardship areas			
1. Confirmation of Initial Screening Criteria (Ecological)			
1.A Unique and Endangered Plant Communities	**Possible points**	**Scored points**	**Comments**
Select the highest Score:			
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	16 FLUCCS
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each	20	FNAI - Upland hardwood forst - G5-S3; Marsh Lake - G4-S4; Mesic Flatwoods - G4-S4; Floodplain marsh G3-S2
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	Outstanding areas of palm and oak hammock and cypress strand
1.A. Total	***100***	***35***	
1.B Significance for Water Resources	**Possible points**	**Scored points**	**Comments**
1. Aquifer Recharge *(Select the Highest Score)*			
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	43-56" annually for surficial; approx 50% 0-7" and 50% 7-14" annually for Lower Tamiami
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal locatior	0		
2. Surface Water Quality *(Select the Highest Score)*			
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	One of the parcels is contiguous with lake Trafford
c. Parcel is contiguous with and provides buffering for an identified flowway	50		Parcel is contiguous with Camp Keais Strand though higher available score reflects contiguity with Lake trafford - above.
d. Wetlands exist on site	25	25	marshes and lakes exist on the properties
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management *(Calculate for a and b; score c if applicable)*			
a. Depressional soils	80	20	*estimate based on 50% hydric soils with half depressional and half slough*
b. Slough Soils	40	10	
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	Proeprty is partially within Camp Keais Strand and this portion routinely floods
Subtotal	300	200	
1.B Total	***100***	**67**	*Obtained by dividing the subtotal by 3.*
1.C Resource Ecological/Biological Value	**Possible points**	**Scored points**	**Comments**
1. Biodiversity *(Select the Highest Score for a, b and c)*			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	10 FLUCCS identified in Wilson Miller 2006 Vegetation Survey
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80	80	*If a. or b. are scored, then c. Species Richness is not scored.*
b. Listed wildlife species have been documented on the parcel by w	70		*Provide documentation source - staff observed alligator, sandhill crane. Panther, bear, caracara and eagle have been documented on parcel in 2004 or 2005 Audubon survey*
c. Species Richness score ranging from 10 to 70	70		*Score is prorated from 10 to 70 based on the FFWCC Species Richness map*
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 point	20	20	*T. fasciculata (state-E), Bletia purpurea (?)(state-T)*

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

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	some exotics work already done, did not observe areas of heavy exotic infestation; restoration could include alterations of topography in old farm fields
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	directly contiguous with CREW lands to the west and County-owned ATV park conservation area on the NE
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**	**71**	*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	100	Pepper Road - the portion from Lakae Trafford Road to the Pepper Ranch entrance is a public road
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easemer	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	hiking, nature observation and photography, boating, fishing, hunting, horseback riding, biking
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 me seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	8	*Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. A*pprox. 10% of perimeter along Pepper Road.
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* - fields of *Helianthis agrestis* on west side near oil rigs; large stands of mature cypress and oaks
Subtotal	300	228	
2. Human Social Values/Aesthetics Total Score	**100**	**76**	*Obtained by dividing the subtotal by 3.*
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 commerci	50	50	Portions zoned TR and stewardship credits can be applied to increase density on neutral areas.
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	40		
4. Zoning favors stewardship or conservation	0		Some areas have had stewardship credits removed - approx 40% has had uses removed down to Ag-2.
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**	**50**	

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

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 changes necessary to sustain site, however, restoration could occur to pasture areas if desired by grading out ditches and swales to restore surface sheet flow.
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 hydologic 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 unlikley	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		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	Estimate only - substantial exotics exist at pasture and forest edges and along interior and exterior roads. Some exotic work has been done already in SSA.
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-20	Adjacent lands along Lake Trafford may represent seed source
5.B Total	***100***	***40***	
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		
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	40	Parcels contain structures that must be maintained and there are roads and trails.
4. Add 20 points if the mainenance by another entity is likely	20	20	Parks and Recreation may be able to partner for parcel with structures.
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		None observed or relayed by owner.
5.C Total	***100***	***60***	
4. Feasibility and Management Total Score	**100**	**67**	*Sum of 5A, 5B, 5C, then divided by 3*
Total Score	**400**	**264**	

Exhibit F. Photographs

Photo 1. Parcel I – entrance to the Pepper Ranch

Photo 2. Path to lake from lodge area; canal to lake on right. Historic photo on right shows canal to lake open

Photo 3. View of Lake Trafford from Pepper Ranch shoreline

Photo 4. Pepper Ranch Lodge and Caretaker house

Photo 5. Pole Barns

Photo 6. Historic Fish Camp Structure

Photo 7. Pine pink terrestrial orchid (*Bletia purpurea)* – State (E)

Photo 8. Habitat type - Pine Flatwood

Photo 9. Habitat type – Marsh – NW side of ranch

Photo 10. Habitat type - meadow/marsh

Photo 11. Habitat type - pond/marsh – central/eastern portion of ranch

Photo 12. Habitat type - cypress strand – western side of ranch

Photo 13. Habitat type - palm hammock with pines

Photo 14. Habitat type - meadow with oak hammock on either side

Photo 15. Mature oak with Spanish moss

Photo 16. Habitat type - pasture with pines in background

Photos 17. Interior roads

Photos 18. Oil Rigs on western side of Pepper Ranch

Photos 19. Wildlife observed

Exhibit G. Audubon Bird Sightings 2000-2006

Summary of avian species detected during Audubon Christmas Bird Counts at Pepper Ranch (Lake Trafford Ranch LLP)

Common Name	Scientific Name	2000	2001	2002	2003	2004	2005	2006
Mottled Duck	*Anas fulvigula*						√	
Blue-winged Teal	*Anas discors*			√	√			
American Coot	*Fulica americana*							√
Common Moorhen	*Gallinula chloropus*		√	√	√	√	√	√
Purple Gallinule	*Porphyrio martinica*							√
Pied-billed Grebe	*Podilymbus podiceps*	√	√	√	√	√	√	
Double-crested Cormorant	*Phalacrocorax auritus*					√	√	√
Anhinga	*Anhinga anhinga*	√	√	√	√	√	√	√
Red-tailed Hawk	*Buteo jamaicensis*			√	√			
Red-shouldered Hawk	*Buteo lineatus*	√	√	√	√	√	√	√
Osprey^^^	*Pandion haliaetus*	√	√	√	√	√	√	
Bald Eagle	*Haliaeetus leucocephalus*	√	√	√	√	√	√	
Turkey Vulture	*Cathartes aura*	√	√	√	√	√		√
Black Vulture	*Coragyps atratus*	√	√	√	√	√	√	√
American Kestrel	*Falco sparverius*	√	√	√	√	√	√	√
Wild Turkey	*Meleagris gallopavo*	√	√	√		√	√	√
Glossy Ibis	*Plegadis falcinellus*	√	√		√			
White Ibis^^^	*Eudocimus albus*		√	√	√	√	√	√
Great Blue Heron	*Ardea herodias*	√	√	√	√			√
Florida Sandhill Crane***	*Grus canadensis pratensis*	√	√	√	√	√	√	√
Wood Stork**^^	*Mycteria americana*	√	√	√	√	√	√	√
Great Egret	*Ardea alba*	√	√	√	√	√	√	√
Snowy Egret^^^	*Egretta thula*	√	√	√	√	√	√	
Cattle Egret	*Bubulcus ibis*	√	√	√	√	√	√	√
Little Blue Heron^^^	*Egretta caerulea*	√	√	√	√	√	√	√
Tricolored Heron^^^	*Egretta tricolor*	√	√	√	√	√	√	√
Green Heron	*Butorides virescens*	√	√	√	√	√	√	√
Killdeer	*Charadrius vociferus*	√	√	√	√	√	√	
Snipe	*Gallinago spp.*	√	√	√	√		√	√
Rock Dove (non-native)	*Columba livia*							√
Mourning Dove	*Zenaida macroura*		√			√	√	√
Common Ground Dove	*Columbina passerina*							√
Belted Kingfisher	*Ceryle alcyon*	√	√	√	√	√	√	√
Red-bellied Woodpecker	*Melanerpes carolinus*							√
Pileated Woodpecker	*Dryocopus pileatus*	√						√
Tree Swallow	*Tachycineta bicolor*	√	√	√	√	√	√	√
Eastern Phoebe	*Sayornis phoebe*	√	√	√	√	√	√	√
Great Crested Flycatcher	*Myiarchus crinitus*					√		√
American Robin	*Turdus migratorius*		√	√		√		√
Gray Catbird	*Dumetella carolinensis*		√	√				√
Northern Mockingbird	*Mimus polyglottos*		√	√	√	√	√	√
Loggerhead Shrike	*Lanius ludovicianus*		√	√	√	√	√	
Blue Jay	*Cyanocitta cristata*		√	√				√
Carolina Wren	*Thryothorus ludovicianus*							√
Blue-gray Gnatcatcher	*Polioptila caerulea*	√	√			√	√	√
White-eyed Vireo	*Vireo griseus*					√	√	√
Yellow-rumped Warbler	*Dendroica coronata*		√	√	√	√	√	√
Black-and-white Warbler	*Mniotilta varia*							√
Palm Warbler	*Dendroica palmarum*	√	√	√	√	√	√	√
Common Yellowthroat	*Geothlypis trichas*							√
Eastern Meadowlark	*Sturnella magna*	√	√	√	√			√
Common Grackle	*Quiscalus quiscula*		√	√				
Boat-tailed Grackle	*Quiscalus major*		√					√
Swamp Sparrow	*Melospiza georgiana*			√	√			
Savannah Sparrow	*Passerculus sandwichensis*							√
Northern Cardinal	*Cardinalis cardinalis*		√	√		√	√	√

^^^ = State Species of Specieal Concern
*** = State Threatened
**^^ = State and Federally Endangered