

**Conservation Collier
Annual Report**

**CONSERVATION
COLLIER**



*For
Present and
Future Generations*

www.colliergov.net/conservationcollier

October 2012



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Executive Summary

In accordance with the Conservation Collier Ordinance, as amended (2007-65, Section 12.6), there will be an annual meeting to update the Board of County Commissioners (Board) and public on the Conservation Collier Program. The following annual report is intended to serve as the update to the Board and public.

The Conservation Collier Program is responsible for implementing the mandate of the electorate of Collier County as provided by public referendum votes in November, 2002, and again in November, 2006 confirming that mandate, to levy a 0.25 mill ad valorem property tax for a period not to exceed 10 years for acquisition, protection, restoration, and management of environmentally sensitive lands in Collier County for the benefit of present and future generations. A nine (9) member citizen's advisory committee named the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) was appointed in early 2003 to make recommendations to the Board of County Commissioners on land purchases and program policies. Members are appointed for 3 year terms. The CCLAAC currently has nine (9) active members, three (3) of whom have been previously recognized by their fellow committee members and the Board for outstanding public service.

Conservation Collier has been implementing its mandate for 9 years. During this time 4,055 acres have been acquired in 19 different locations for a cost of approximately \$104 million. A total of \$47,332,251 has been bonded for use in property acquisition, via bonds in 2004 and 2008. Two approved multi-parcel projects, Winchester Head (aka North Golden Gate Estates (NGGE) Unit 65) and Red Maple Swamp (NGGE Unit 53), have been ongoing but are currently suspended. One donated 10-acre parcel is going through probate and should be acquired by fall 2012.

Of the 19 acquired Conservation Collier properties, fourteen (14) have approved Final Management Plans (FMP), four (4) have approved Interim Management Plans (IMP), and one (1) does not have a plan as it is inaccessible for management. Nine (9) Conservation Collier preserves are open for public use: Cocohatchee Creek, Otter Mound, Logan Woods, Freedom Park, Pepper Ranch (seasonally), Caracara Prairie, Redroot, Panther Walk, and Alligator Flag Preserves - with signs, trails and benches. Management activities for FY 2012 are anticipated to cost \$3,011,700. This funding is to accomplish management actions on acquired preserve properties as prioritized by the CCLAAC and approved by the Board of County Commissioners at their 6/14/11 regular meeting (Item 10G).

Staff has been active in grant writing for management since the beginning of the Program and has received grant funding awards totaling \$446,800. Several grants for land acquisitions have been applied for, but none have been awarded. All awarded grants have been for land management activities and equipment.

Like many public programs, Conservation Collier has been impacted by current economic conditions. Lower property values and lower interest rates have been factors resulting in reduced income for the Program. During the last fiscal year, although acquisition proposals were collected, ranked by the CCLAAC and an Active Acquisition List (AAL) was approved by the Board, acquisitions were halted while Program staff prioritized and planned future land management to determine the necessary level of funding within the Management Trust Fund to assure it would be self sustaining. No acquisitions are anticipated for the upcoming year.

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1. Conservation Collier Land Acquisition Advisory Committee (CCLAAC)

The CCLAAC consists of 9 members appointed by the Board. The primary purpose of the CCLAAC is to assist the Board in establishing an Active Properties Acquisition List with qualified purchase recommendations consistent with the goals of Conservation Collier. CCLAAC members serve in accordance with Ordinance 2001-55, as revised (Ord. 2009-16). Membership of the CCLAAC is intended to be comprised of broad and balanced representation of the interests of Collier County citizens, including:

- Environmental and conservation interests
- Agricultural and business interests
- Educational interests
- General civic and citizen interests throughout the county.

In 2004, the Board initiated a program via Resolution 2004-280 to recognize the outstanding service provided by Advisory Committee Members and to honor and reward such service through the Outstanding Advisory Committee Achievement Award. Members are nominated by their fellow committee members and selected through the Human Resources Awards Committee. Since its inception in 2004, eight (8) Conservation Collier Committee members have been recognized for their outstanding contributions.

Five regular CCLAAC meetings and ten subcommittee meetings were held between January 1 and July 31, 2012.

The CCLAAC has 3 subcommittees:

Outreach

Typical tasks include development of informational brochures and working to interact with the local community to encourage public interest in Conservation Collier Projects.

Lands Evaluation and Management

This sub-committee reviews all proposed land management plans and makes recommendations to the full committee on land management activities and issues on acquired preserves.

Ordinance, Policy and Rules

This subcommittee meets as needed to discuss various program policies and procedures, including any ordinance revisions. This subcommittee recently completed and recommended a “Preserve Use” section for addition to the Parks and Recreation ordinance (Ord. 2011-38).

Currently serving members and their areas of expertise are:

- **William Poteet, Jr. – Chairman.** Re-appointed for a fourth Term in February 2011, Mr. Poteet is a local Realtor and business owner who has been a member of the CCLAAC since its inception in March 2003. He has served as Chairman of the CCLAAC since August 2005 with unanimous re-election as Chair each year. He also serves as a member of the Outreach Subcommittee and as Chairman of the Ordinance, Policy and Rules Subcommittee. Mr. Poteet is

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an outstanding leader, assisting with the development of many Program policies. He was recognized as an Outstanding Advisory Committee Member of the month in March 2007.

- **Clarence Tears, Jr. – Vice-chair.** Appointed in February 2010, Mr. Tears has been the Director of the Big Cypress Basin /South Florida Water Management District since October 1996, recently retired. He was responsible for the management of water resources for the public's health, safety, and welfare in Collier and northwest Monroe Counties with experience spanning more than 24 years. Mr. Tears has served in numerous positions of community leadership including graduate of Leadership Florida, Chairman of Leadership Collier Class of 2001, Chairman Lake Trafford Restoration Task Force, and appointment to the Immokalee Area Master Plan Committee and 951 Horizon Study. He an active member of the US Air Force Reserves with more than 24 years of service. Mr. Tears also serves as Vice Chairman of the Ordinance, Policy and Rules Subcommittee.

- **Anthony Pires, Jr.** – Re-appointed to a third term in February 2011, Mr. Pires is a long-time local land use attorney bringing extensive experience in public and private land use and planning projects to the CCLAAC. Mr. Pires has served on numerous County Advisory Committees over the past two decades. He currently also serves as chairman for the Outreach Subcommittee and member of the the Ordinance, Policy and Rules subcommittee, where his legal expertise and sharp eye for detail are invaluable in assisting with ongoing development of program policy. In February 2011, Mr. Pires was recognized as an Outstanding Advisory Committee Member.

- **Jeffrey Curl** – Re-appointed to a second term in February 2011, Mr. Curl is a Registered Landscape Architect by trade who brings with him expertise in land planning, business and the graphic arts. Mr. Curl is presently serving on both the Ordinance Policy and Rules and Outreach subcommittees, where he served as Vice Chairman. Mr. Curl interacts routinely with the development and business community and brings resulting perspectives to the CCLAAC that serve to keep Program policies fair, balanced and realistic. He is responsible for development of the Conservation Collier logo. He serves as Committee Liaison for the Gordon River Greenway Park Project where he has spent many hours reviewing plans and assisting with technical aspects of the project. He also serves on the Project Design Team, a citizen stakeholder group making design recommendations for the project. Mr. Curl's service was recognized by his selection as an Outstanding Advisory Committee in October 2010.

- **Jeremy Sterk** – Re-appointed to a second term in March, 2012, Mr. Sterk is a biologist with extensive local experience in permitting, species surveying and project management. He Chairs the Lands Evaluation and Management Subcommittee, where his environmental knowledge and permitting experience are invaluable in review of proposed land management plans. Mr. Sterk is also an accomplished photographer with a keen eye for wildlife whose photographs have enhanced Program reports. He also serves as the Chairman of the Lands Evaluation and Management Subcommittee.

- **Lauren Gibson** – Appointed in February, 2010, Mrs. Gibson graduated with a Bachelors of Science in Biology and a minor in Computer Science from Florida Southern College. For the past 4 years she has worked as a staff biologist for Turrell, Hall and Associates, Inc., Marine and Environmental Consulting, where she performs wildlife and vegetation surveys, preserve monitoring, environmental resource permitting and coordinates with various agencies on company projects. Her knowledge of Florida ecosystems and permitting experience make her a

valuable member of the Lands Evaluation and Management Subcommittee, where she serves as Vice Chairman.

- **Tracey Dewrell** – Appointed in September 2011, Mr. Dewrell is a real estate and general litigation attorney and the managing partner in Dewrell and Sacks, LLP. Mr. Dewrell has been a member of the Florida Bar since 1998 and is also admitted to practice in GA, where he is a registered arbitrator. He is the author of the Federal Bar Review of Florida (1998-2008) and the Georgia Foreclosure Investors Report, a statewide publication of mortgage foreclosures with investment analysis maintaining over 1800 monthly subscribers. He is also chairman and CEO of U.S. Title Insurance Corp, a national provider of title insurance and escrow services. Mr. Dewrell has experience in land appraisal, a strong interest in conservation and land management. He also serves as a member of the Ordinance, Policy and Rules Subcommittee.

- **John Hamilton Burton II** – Appointed in February 2012, Mr. Burton is currently a Broker Associate with Premiere Plus Realty in Naples. He is a Native Floridian, and has been a local resident for over 30 years. His background is in commercial and residential real estate as well as the landscape nursery industry. His skills include areas like contract negotiations, construction and appraisals. He studied Agricultural Economics at the University of Florida, Warrington College of Business and is active in the Naples Area Board of Realtors. Mr. Burton also serves as a member of the Lands Evaluation and Management and Outreach Subcommittees.

- **Todd Allen** – Appointed in March 2012, Todd B. Allen is a Real Estate Litigation, Condo and HOA Law, and Bankruptcy attorney practicing locally since 2009. Before joining a local law firm, Todd represented homeowners facing foreclosure and bankruptcy in Collier and Lee Counties. As a result of his work, Todd has been featured in the national media with articles in Fortune Magazine, USA Today, Housing Wire, Time Magazine, and the Huffington Post, to name a few and has appeared on MSNBC and Fox News to discuss his work. Todd is originally from Utah. He additionally serves as a member of the Ordinance, Policy and Rules and Lands Evaluation and Management Subcommittees.

2. Program Lands Acquisition Status

Conservation Collier currently owns 4,055 acres in 19 different project locations throughout Collier County (Exhibit A). In January 2011 acquisitions were halted while Program staff prioritized and planned future land management to determine the necessary level of funding within the Management Trust Fund to assure the Program would be self sustaining. An Active Acquisitions List (Exhibit B) was approved at that time in case funding became available and to demonstrate community interest in the event grant funding became available. The following provides a description and status of A and B List properties.

A. Active Acquisition List - A-List Properties

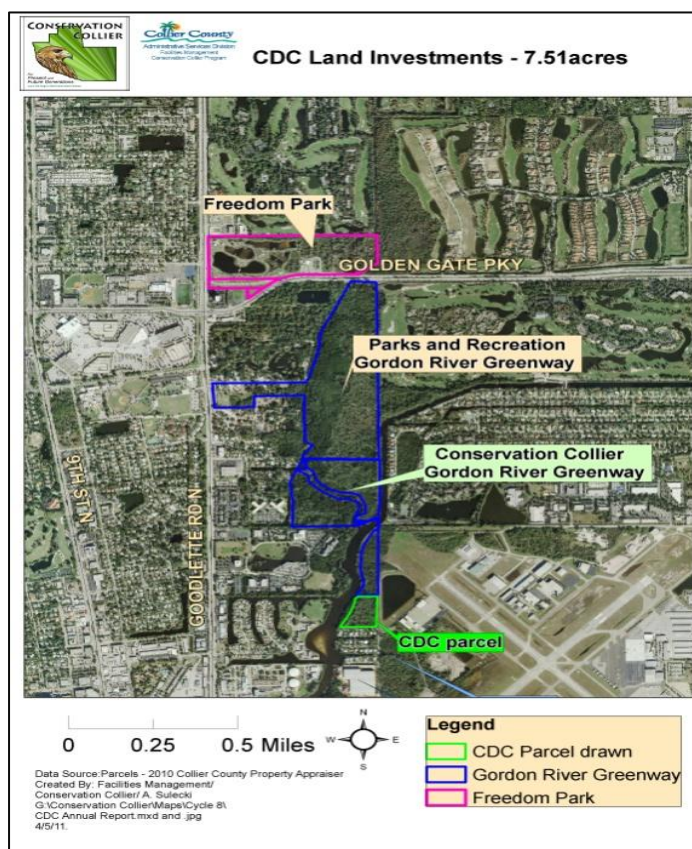
Three properties are listed as A-List properties on the 2011 Acquisition List, pending landowner wishes and changes in the Program that would enable acquisition of lands to resume.

1. CDC Land Investments, Inc. (CDC):

This parcel (in green on map) was originally offered to Conservation Collier in 2009. That acquisition cycle was suspended and it was reoffered in 2010. The property is contiguous with the Conservation Collier section of the Gordon River Greenway Park.

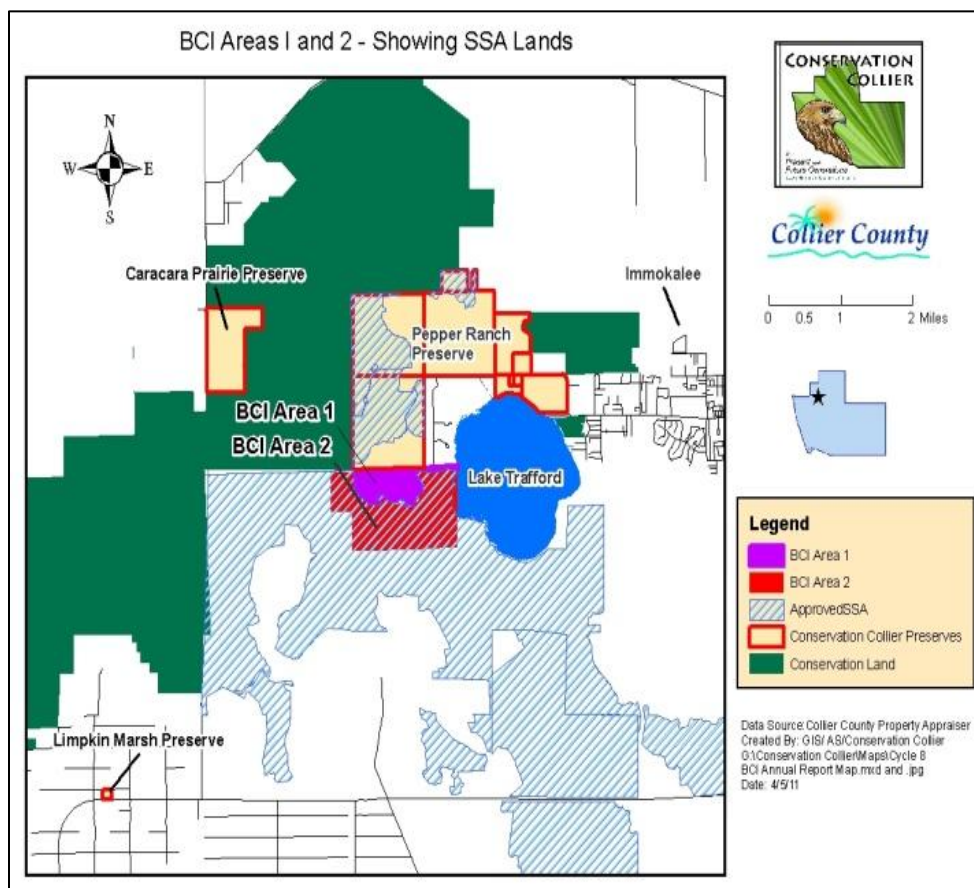
One contemplated use for this parcel is to provide a parking area and additional access point for the Gordon River Greenway Park. The Greenway path is currently planned to exit the Conservation Collier portion at its southeast corner onto an easement granted by the Naples Airport along the west side of the Airport property. This easement pathway will connect to existing trails within the Airport's conservation area and potentially connect via a bridge with the City of Naples property on the west side of the Gordon River, the conceptual terminus of the Greenway pathway. While acquisition of the CDC parcel is not necessary to provide access to southern sections of the Greenway, it would fill in a landscape gap, provide additional parking and access along North Road and provide potential for an additional public fishing platform along the Gordon River.

Status: Still offered for sale.



2. Barron Collier Investments LTD (BCI):

These parcels were originally offered to Conservation Collier in 2009, subsequent to the Pepper Ranch Agreement, which included an access easement for BCI through the Pepper Ranch Preserve. The 2009 cycle was suspended and they were offered by BCI again in 2010. Should Conservation Collier acquire both parcels, the BCI access easement through Pepper Ranch would no longer be needed. If only Area I were acquired, the Pepper Ranch easement would remain, and BCI would require, as part of the sale, an easement through Area 1 to reach its lands within Area 2. If acquired, the owner offered two incentives. The first is to remove the invasive exotic plants with its company crew, charging Conservation Collier only labor and herbicide cost. The second is to provide favorable acquisition terms. A primary benefit to preserving the offered lands in an undeveloped state would be protection of the Corkscrew swamp/marsh complex and wetlands associated with Lake Trafford.



BCI Area 1 (in purple on the map) contains 235 acres and is contiguous with the Pepper Ranch Preserve. Known locally as Big Hammock Island, it is an upland portion of an undeveloped section of land and is not currently split out as a separate parcel. Roughly half is unimproved pasture currently used for cattle grazing, with the remainder forested with pines, oaks and wetland hardwoods. This property is not included within an SSA. There is an abandoned oil well located on it. The oil, gas and mineral rights are owned by an entity that is different than the land owner and are not included as part of the proposed sale. Area 1 property is not included

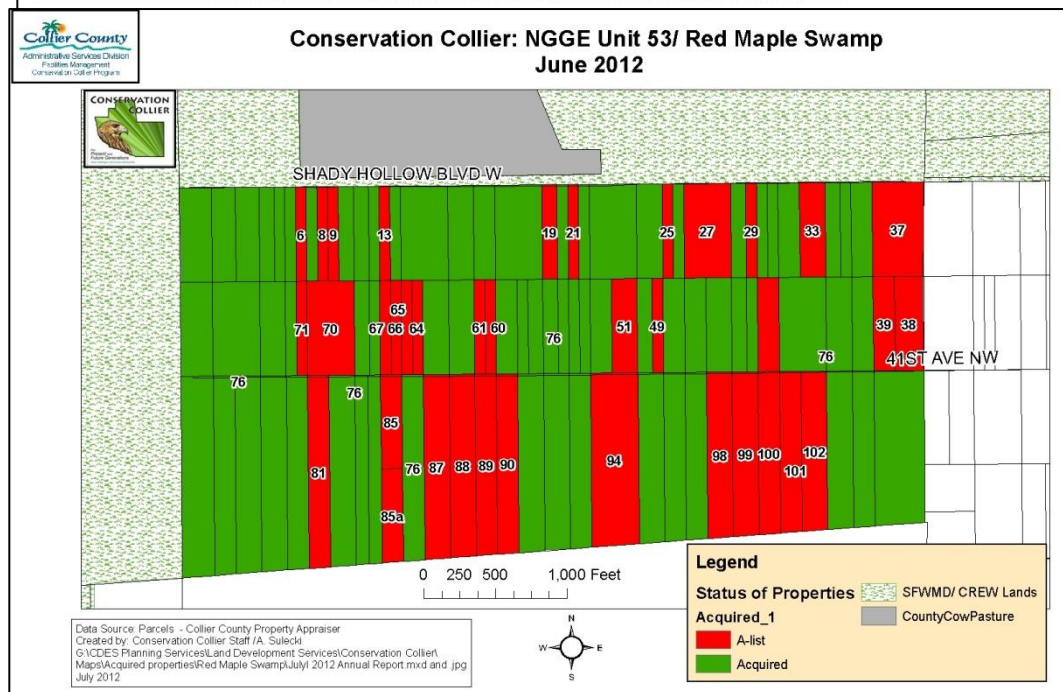
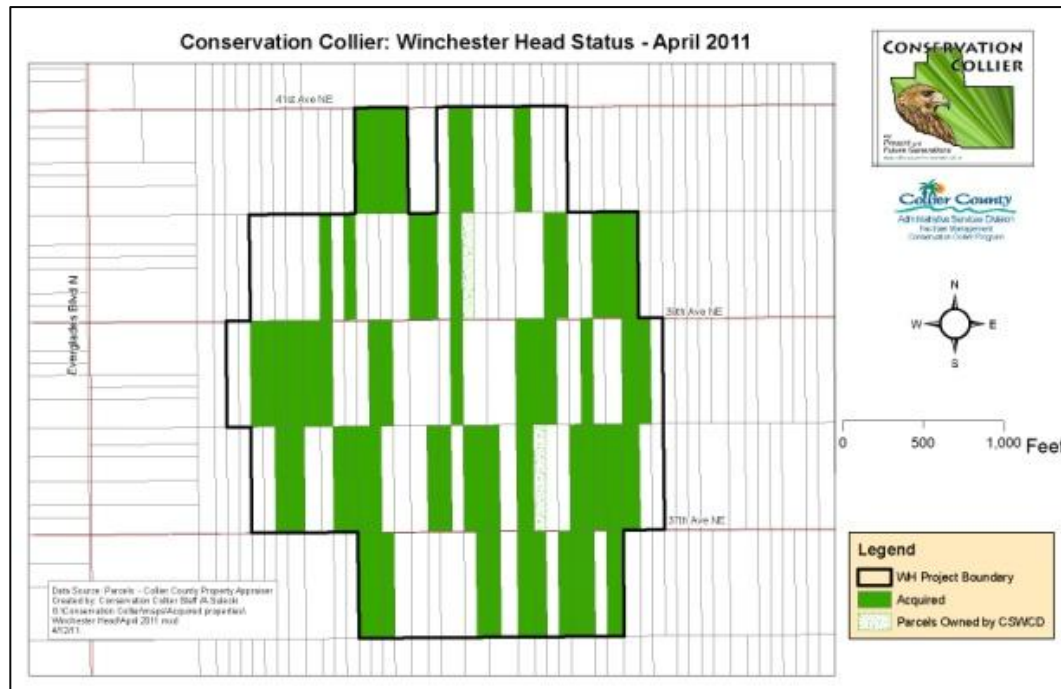
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within SSA #13 and is a potential source for Panther Habitat Unit (PHU) credits. At this time, no study has been done to determine the amount of credits that may be available.

BCI Area 2 (in red on the map) contains 799 acres which are not directly contiguous with the Pepper Ranch, but which are currently included within Stewardship Sending Area (SSA) #13 and contiguous with the Camp Keas Strand, a Rural land Flowway Stewardship Area. Roughly half the offered property has been identified for extra credit as a restoration area; however, restoration activities have not started. Some credit has been received by the owner already with the remainder due upon completion of restoration. There is a known archeological site on this property. A little more than half of the property is wetland forest located on the outer edges of Big Hammock Island; the remainder being freshwater marsh wetlands. The offered property is not currently split out as a separate parcel and oil gas and mineral rights are not included as part of the proposed sale.

Status: Still offered for sale.

3. Multi-Parcel Projects:



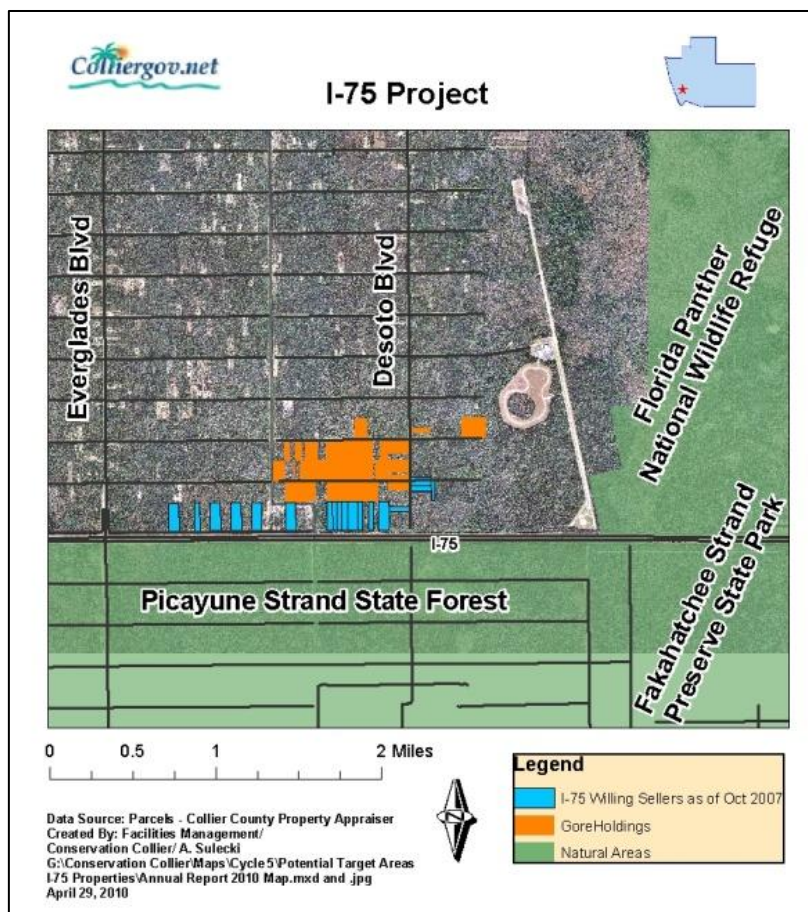
The Conservation Collier Program has two formally designated Board approved multi-parcel projects, Winchester Head (AKA portions of North Golden Gate Estates (NGGE) Unit 65) and Red Maple Swamp Preserve (AKA all of NGGE Unit 53). Multi-parcel projects, comprised of multiple lots and ownerships, have been a challenge for the Program. Challenges include: higher prices for smaller lots, fluctuating values over multiple years of buying, unwilling sellers within the project boundary, and lack of assurance that in-holding parcels can be acquired in the future -

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a particular challenge of the willing-seller environment. Approximately 47% (75.11 acres out of 158.67 acres) has been acquired within Winchester Head, and approximately 66% (200.24 acres out of 305.69 acres) has been acquired within NGGE Unit 53. Both multi-parcel projects are currently suspended under Board direction, unless a “very good deal” is offered to Conservation Collier, in which case, staff has approval to approach the Board.

The most recent appraisals for both projects were performed in October-November 2009. In those appraisals, property values in both multi-parcel projects fell significantly from a September 2008 appraisal; in WH from \$16,375 per acre in 2008 to \$10,000 per acre in 2009 and in NGGE Unit 53 from \$15,842 per acre in 2008 to \$7,500 per acre in 2009. No recent appraisals have been performed. If additional funds are identified to resume purchasing within the multi-parcel projects, new appraisals will be obtained before making offers. The multi-parcel projects within North Golden Gate Estates are where Conservation Collier would be getting its best values in the current market conditions. If funds can be identified for additional purchases it will benefit the program by consolidating the acquired areas and permitting management to begin. Within NGGE Unit 53, a 53-acre contiguous area has been acquired and exotic removals will begin in FY 13. If no additional funds for acquisition are identified, Conservation Collier will pursue trading parcels with owners within the project boundaries to consolidate its holdings. Trading parcels within approved multi-parcel projects is permitted under the Conservation Collier ordinance, 2002-63, as amended, Section 14.7.

B. Active Acquisition List - B-List Properties - North Golden Gate Estates I-75 Project



The I-75 project is a group of contiguous and non-contiguous parcels located between the southern terminuses of Everglades Blvd. and Desoto Blvd. in NGGE. These parcels are within a Target Protection Area (NGGE) and meet the Conservation Collier criteria. Their acquisition would provide wildlife habitat and a significant natural area that could accept surface flood waters from other lands within the NGGE. The total area covered by these lots is 243 acres, 196 acres of which are mostly contiguous lots owned by one individual. There are a total of 13 owners who have filled out applications for Conservation Collier and who have gone through the criteria review process. All

243 acres are currently approved on the 2010 Cycle 8 Conservation Collier Active Acquisition List (AAL) as B-List properties, meaning they will be automatically re-ranked in the next acquisition cycle unless the owners withdraw or have sold them. Many of these parcels have been on the B-List since 2007.

The Conservation Collier Committee recommended placing parcels in this project on the B-List to determine if there is potential to partner with Transportation for acquisition of mitigation parcels and to determine which lots in this area will be directly impacted by road work and what the implications of the final alignment will be for conservation acquisitions in this location.

Status: The Gore properties (in orange) are on the market and being actively marketed. The owner’s agent has indicated he would accept fair market value with a portion of that cost offered as a gift. The property has a home on it. The status of the remaining properties is not known at this time.

3. Program Financial Status

Conservation Collier has invested approximately \$103.9 million in the 9 years it has been in existence, acquiring 4,055 acres in 19 different locations. Acquisition funds have been generated from an ad valorem property tax of up to .2500 mils, or \$25 for each \$100,000 in taxable property value, for property owners in Collier County. Levy authorization runs through 2013. As funds are collected for the Program each year, a small percentage is taken by the Tax Collector and the Property Appraiser for their services, 15% of the net levy is transferred into a separate fund for management activities, and a portion is used for debt reduction (Bond Series 2004). On April 12, 2011 (Agenda Item 10F) the Board authorized early re-payment of Bond Series 2008. Bond Series 2004 will be retired in FY 2013. Table 1 below shows the Land Acquisition Fund's estimated revenue and expenditure projections from FY 2011 through FY 2013.

The goal of transferring 15% of the net levy annually was to accumulate sufficient funds within the Management Trust Fund to generate interest to pay for public access improvements and sustain land management activities in perpetuity. While 15% was the amount originally provided in the ordinance for management, the actual amount needed could not be verified until it was known what lands would be acquired and what public access amenities would be provided. In 2010, after collecting projected management cost data, comparing it to revenue forecasts for FY 2010 – FY 2013, and considering future interest rate projections, the Office of Management and Budget (OMB) advised staff that there would be insufficient funds in the “Land Management Fund” to complete all currently approved and discussed public access improvements while still managing all Conservation Collier preserves in perpetuity. As a result, the Board approved transfers equaling an additional \$10.3 M from the “Land Acquisition Fund” to the “Land Management Fund” during FY2011 – FY2013 to minimize projected shortfalls.

Last year, subsequent updated projections from OMB indicated the possible need to move additional Acquisition Trust Fund dollars into the Land Management Fund. As a result, in January 2011, the Board suspended future acquisitions (with a few exceptions for parcels already under contract) until staff returned to the Board for approval of a Master Plan that would ensure sufficient future funds to manage all Conservation Collier Preserves in perpetuity. Conservation Collier staff has worked with the CCLAAC and OMB to prioritize public access project spending and to develop the Conservation Collier Public Amenity Work Plan (Appendix 1). That was approved by the Board of County Commissioners at their 6/14/11 regular meeting (Item 10G). Staff will continue to work with OMB to determine whether there will be any remaining funds available to pursue properties on the current AAL. Conservation Collier is not currently accepting acquisition proposals unless they are offered as “exceptional deals.”

Table 1. Land Acquisition Fund 172 - Projected Revenues and Expenses

	(Thru 9/30/11) ACTUAL TAX YR 2010 FY 2011	(Thru 9/30/12) FORECAST TAX YR 2011 FY 2012	(Thru 9/30/13) PROPOSED TAX YR 2012 FY 2013																		
Revenue																					
Carryforward (Beginning Fund Balance)	\$6,942,600	\$656,300	\$3,669,900																		
Revenue - Ad Valorem	\$5,984,413	\$9,463,600 ¹	9,674,700 ³																		
Revenue - Interest	\$52,953	\$7,900	\$36,400																		
Revenue - Other	\$0	\$8,600	\$0																		
Revenue - Misc	\$10	\$100	\$0																		
Revenue - Transfers & Contributions	\$63,829	\$158,200	\$62,000																		
Revenue - Reserve	\$0	\$0	(\$488,700)																		
Total Revenue	\$13,043,805	\$10,294,700	\$12,954,300																		
Expenditure																					
Expenditure - Personal Services & Operations	\$709,982	\$387,300	\$403,100																		
Expenditures - Capital & Remittances	\$213,400	\$0	\$0																		
Expenditure - Transfer to Fund 174	\$4,193,900	5,980,500	\$7,511,000 ²																		
Expenditure - Other Transfers	\$198,196	\$257,000	\$294,800																		
Expenditure - Reserves	\$0	\$0	\$4,745,400																		
Expenditure - Debt Prepayment	\$7,076,800	\$0	\$0																		
Total Expenditures	\$12,392,278	\$6,624,800	\$12,954,300																		
Estimated Carryforward/Reserves	\$651,527	\$3,669,900	\$4,745,400																		
Projected Amount to sweep from Fund 172 to Fund 174 at sunset of tax levy.																					
1 - ATV $((\$58,399,698,901 * .1651) / 1000) .96$			9,463,600																		
2 - Assumes 15% \$2,193,312 transfer to Maint. Fund 174 plus additional \$5,317,688																					
3 - ATV $(\$58,598,879,552 * (.1651 / 1000))$			74,675																		
<table border="1"> <thead> <tr> <th>Millage Rates</th> <th>July 1st</th> <th>Proposed Tax</th> </tr> <tr> <th>FY13</th> <th>Taxable Value</th> <th>Dollars</th> </tr> </thead> <tbody> <tr> <td>Bond 05 (272)</td> <td>0.0849</td> <td>58,598,879,552</td> </tr> <tr> <td>Acq Fund 172</td> <td>0.1651</td> <td>58,598,879,552</td> </tr> <tr> <td></td> <td>0.2500</td> <td>58,514,981,670</td> </tr> <tr> <td></td> <td></td> <td>14,628,745</td> </tr> </tbody> </table>				Millage Rates	July 1st	Proposed Tax	FY13	Taxable Value	Dollars	Bond 05 (272)	0.0849	58,598,879,552	Acq Fund 172	0.1651	58,598,879,552		0.2500	58,514,981,670			14,628,745
Millage Rates	July 1st	Proposed Tax																			
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Acq Fund 172	0.1651	58,598,879,552																			
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		14,628,745																			

Table 2. Land Management Fund 174 - Projected Revenues and Expenses

Conservation Collier Land Management Trust Fund (174)												
Fiscal Year End 2012 Annual Update												
Projected Revenue and Expense FY 2013 through FY 2023												
Note	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY13-FY23 Total
Expenses												
Management Staff	0	318,087	318,087	318,087	329,057	329,057	329,057	329,057	329,057	329,057	329,057	3,200,669
Administrative & Overhead Costs	130,400	128,400	140,400	161,400	131,400	108,400	87,800	87,800	114,800	87,800	87,800	1,275,600
Recurring Maintenance Costs	26,000	39,500	59,500	182,500	189,500	212,400	212,400	237,800	242,000	238,200	238,400	1,949,200
Sub-total Recurring Costs	\$160,000	\$478,087	\$498,987	\$682,987	\$647,057	\$649,857	\$629,557	\$665,457	\$685,957	\$655,157	\$655,357	\$6,388,489
Initial Maintenance	1,018,100	886,500	0	153,300	0	0	0	0	0	0	0	2,037,900
Interim Maintenance	314,920	366,450	359,800	218,020	241,920	60,000	60,000	60,000	0	0	0	1,621,210
Sub-total Non-Recurring Costs	\$1,333,020	\$1,232,950	\$359,800	\$371,320	\$241,920	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$3,659,110
1 Improvements & Amenities	2,476,500	239,600	0	800	163,880	1,980,994	0	0	0	0	0	4,861,774
Transfer to CC Debt Fund (272)	800,000	0	0	0	0	0	0	0	0	0	0	800,000
Total Costs	\$4,869,520	\$1,950,637	\$858,887	\$1,035,107	\$1,052,857	\$2,630,851	\$689,557	\$665,457	\$685,957	\$655,157	\$655,357	\$15,809,343
Revenue												
Trans from CC Acquisition Fund (172)	2,163,312	0	0	0	0	0	0	0	0	0	0	2,163,312
Add'l Trans from CC Acquisition Fund (172)	5,317,688	0	0	0	0	0	0	0	0	0	0	5,317,688
2 Final Balance Sweep from (172)	0	4,745,400	0	0	0	0	0	0	0	0	0	4,745,400
Transfer from CC Debt Fund (272)	900,000	0	0	0	0	0	0	0	0	0	0	900,000
3 Interest Income	145,600	168,700	183,600	179,700	174,900	169,600	164,800	161,600	158,700	155,800	152,900	1,814,000
Pepper Ranch Hunt Fees	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	31,900
Caracara Credit Sale Proceeds	0	0	0	0	0	1,685,700	0	0	0	0	0	1,685,700
Contributions	5,300	0	0	0	0	0	0	0	0	0	0	5,300
Carry Forward	25,548,278	29,241,558	32,205,821	31,533,534	30,681,027	29,805,970	28,873,819	28,351,563	27,850,608	27,328,249	26,829,792	25,548,278
Total Revenue	\$34,111,078	\$34,156,558	\$32,392,421	\$31,716,134	\$30,858,827	\$31,564,470	\$29,041,119	\$28,516,063	\$28,012,206	\$27,484,949	\$26,985,592	\$42,139,578
4 Fund Balance	25,548,278	29,241,558	32,205,821	31,533,534	30,681,027	29,805,970	28,873,819	28,351,563	27,850,608	27,328,249	26,829,792	26,829,792
Change in Fund Balance	-	3,665,280	2,894,363	(972,387)	(652,507)	(875,057)	(632,351)	(522,037)	(500,657)	(524,357)	(486,457)	783,667
% Change in Fund Balance	-	14.5%	10.1%	-2.1%	-2.7%	-2.9%	-3.1%	-1.8%	-1.8%	-1.9%	-1.8%	2.9%
Projected Interest Earnings	145,600	168,700	183,600	179,700	174,900	169,600	164,800	161,600	158,700	155,800	152,900	1,814,000
Assumed Interest Rate	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%	0.57%

Notes:
 1- Includes improvements for Gordon River Greenway, Pepper Ranch, Nancy Payton Preserve, Railroad Preserve, Red Maples Preserve, River Preserve, Wet Preserve and Winchester Preserve
 2- Under the assumption no further acquisitions are made, the sweep of residual fund balance from Acquisition Fund (172) is planned to be added to the Management Trust Fund (174).
 3- Interest earnings are based on FY12 interest rate of 57%. With continued economic uncertainty the projections for interest earnings are intended to be conservative with no assumed increase from the FY12 rate. Future Annual Updates will adjust for changes in interest earnings trends.
 4- With FY13 beginning balance as the base, fund balance increases through FY15 with receipt in FY13 of the final year of the Conservation Collier tax levy and receipt in FY14 of the anticipated residual balance from Fund (172). At the assumed interest earnings rate, annual expenditures exceed annual revenue. (Interest & Fees), between FY10 and FY23 resulting in fund balance reductions. For the entire planning period fund balance is projected to increase by \$783,667.

4. Acquired Lands Management Status

Conservation Collier is required to prepare Interim Management Plans (IMPs) for properties within 90 days of acquisition and Final Management Plans (FMPs) within 2 years of acquisition (Ord. No. 2007-65, Section 14). IMPs are designed to facilitate initial management actions such as removal of exotics and trash, securing the asset (i.e., fencing, if necessary) and planning for future management actions and public access. FMPs provide direction for ten years and incorporate long term management actions such as restoration, plant and wildlife monitoring and public access infrastructure.

Of the 19 acquired Conservation Collier properties, fourteen (14) have approved FMPs and four (4) have approved IMPs (Table 2). One (1) remaining property does not have a management plan in place (Camp Keais Strand) as the parcels are inaccessible. Both of the approved multi-parcel projects have IMPs in place but will not be actively managed until a solid core of contiguous properties are acquired so that the most efficient use can be made of management funds. Staff is planning to start management activities for the western section of North Golden Gate Estates Unit 53 (AKA Red Maple Swamp) where recent donations of two key parcels by CREW Trust have consolidated a contiguous 53-acre block of land.

A number of Conservation Collier Preserves are open to the public, shortly to be opened, and/or are accommodating public use. Nine preserves are currently open for public use with signs, trails, benches and picnic tables. Cocohatchee Creek Preserve, next to Veterans Community Park, was opened in March, 2006. Otter Mound Preserve, on Marco Island, was opened in March, 2007. Staff has already conducted numerous tours and educational programs for adults and children at these two preserves and routinely observes members of the public visiting them. Logan Woods Preserve, on the NW corner of Pine Ridge Road and Logan Blvd. was opened in October, 2009 with a

trail, benches, table and trash receptacle installed. Freedom Memorial Park was opened to the public in October, 2009, a portion of which is within a 12-acre Conservation Collier Preserve. Alligator Flag Preserve and Redroot Preserve were opened to the public in April 2010.

The 2,512-acre Pepper Ranch Preserve was opened to the public from 8:00 AM to 1:00 PM on non-hunt Saturdays November 5, 2011 through April 28, 2012.



Staff Photo-
January 2012
Youth Hunt
Pepper Ranch

Conservation Collier Annual Report 2012

Visitors were able to drive the ranch roads, a nearly 1-mile long hiking trail was developed for visitor use near the lodge, ten (10) picnic tables were built and donated as an Eagle Scout project, and historical photos were on display at the lodge. Additionally, the ranch will continue to be open for managed public hunting during select weekends through June 2013. Hunting will resume monthly in November 2012. Caracara Prairie Preserve, off of Corkscrew Rd., was opened to the public via the CREW Land and Water Trust Cypress Dome Trails on June 2, 2012.



Trail access gate
Caracara Prairie
Preserve
Staff Photo



Marked hiking
Trail
Caracara Prairie
Preserve
Staff Photo

Table 3. Preserve Management Plan Status

Property name	FMP approved and in place	FMP under review	IMP approved and in place	IMP under review
1 Cochatchee Creek Preserve	X			
2 Otter Mound Preserve	X			
3 Railhead Scrub Preserve	X			
4 Wet Woods Preserve	X			
5 Logan Woods Preserve	X			
6 Nancy Payton Preserve	X			
7 Red Maple Swamp (NGGE Unit 53)			X	
8 Shell Island Preserve	X			
9 Alligator Flag Preserve	X			
10 Redroot Preserve	X			
11 Gordon River Greenway Preserve	X			
12 Winchester Head			X	
13 Caracara Prairie Preserve	X			
14 Panther Walk Preserve	X			
15 Freedom Park	X			
16 McIlvane Marsh			X	
17 Rivers Road Preserve			X	
18 Camp Keais Strand				*
19 Pepper Ranch Preserve	X			

* Property is inaccessible for management purposes.

5. Management Activities

Preserve Use Ordinance

A Preserve Use Section within the existing Parks and Recreation Ordinance (Chapter 98) was approved by the Board on October 11, 2011 (Agenda Item 8E) This section identifies appropriate activities and regulations for Conservation Collier and Parks preserve lands. Conservation Collier and Parks staff has been working together with the CCLAAC to draft a user fee schedule for preserves that will be presented to the Board for approval within the next year.

Collier County Hunt Program

A total of eleven hunts were conducted during the 2011-2012 hunting season: 6 public hog hunts, 1 youth hog hunt, 1 public deer hunt, 1 youth deer hunt, 1 spring turkey public hunt, and 1 spring turkey youth hunt.

A total of 9 deer (2 male: 7 female), 11 hogs (4 male: 7 female) and 3 male turkeys were harvested during the 2012-2013 hunting season.

Last year, 36 Collier County residents applied for public hunts at Pepper Ranch. This year, 64 Collier County residents applied for public hunts at the ranch. Because demand for hunting at the ranch is increasing, staff has enacted a preference point system for the 2012 – 2013 hunt season in order to allow hunt access to all interested Collier County residents,. Hunters that apply multiple years in a row, but do not get randomly chosen for hunts, will be given preference in the random draw each year until they are chosen for a hunt.

Conservation Collier staff collaborated with the Parks and Recreation Department to design and implement an internet based application system for the 2012-2013 hunting season. Applications were available to the public on the Conservation Collier website on August 6, 2012. As of August 30, 2012, 54 applications were received for 2012-13 hunts. Three youth hunts and six public hunts are anticipated for the 2012-2013 hunting season.

Caracara Prairie Preserve is now established as part the Corkscrew Marsh Unit of the CREW Wildlife Environmental Area (WEA). This will allow for Florida Fish and Wildlife Conservation Commissioner regulated public hunting to occur within Caracara Prairie Preserve beginning August, 4, 2012.

Caracara Prairie Preserve and Pepper Ranch Preserve Mitigation

U.S. Fish and Wildlife Service (USFWS) approved Panther Habitat Unit Mitigation Credits (PHUs) will be utilized by the Solid Waste Department to mitigate for development of the Resource Recovery Park. All agreements required for PHU release, at Caracara Prairie Preserve are in place - with the exception of the Trust Fund Agreement and Conservation Easement. County staff and County Attorney Office staff have worked, and continue to work, closely with Collier County Clerk of Courts staff and USFWS staff to resolve the issues that have delayed approval of Caracara Prairie Preserve PHU use.

Because PHUs will be linked to wetland credits at Pepper Ranch Preserve, PHU approval and release is dependent upon the Pepper Ranch Wetland Mitigation Bank approval. Scheda Ecological Consultants, Inc. submitted an Environmental Resource Permit Application for the Pepper Ranch Mitigation Bank on April 23, 2012. If approved, Army Corps of Engineer wetland credits, South Florida Water Management District wetland credits, woodstork biomass credits, and PHUs will be available at the Pepper Ranch Mitigation Bank for County Departments required to mitigate for wetland and listed species impacts.

Geographic Information Systems (GIS) Recreational/Educational Activities

GIS-based recreational activities in outdoor areas are growing in popularity as hobbies in outdoor recreational areas. Geocaching is a high-tech treasure hunting game played

throughout the world by adventure seekers equipped with GPS devices. The basic idea is to locate hidden containers, called geocaches, outdoors and then share experiences online. Geocaching is enjoyed by people from all age groups, with a strong sense of community and support for the environment.

The public can enjoy GIS activities at Conservation Collier Preserves after completing a Conservation Collier “GIS Activities Authorization Form”. Conservation Collier approved geocaches currently exist at Logan Woods Preserve and Otter Mound Preserve.

Prioritization of Preserve Amenity Development

Conservation Collier staff has worked with the CCLAAC to evaluate public access needs and desires and to develop a recommendation for public access amenities and prioritization of placement of those amenities on Conservation Collier Preserve lands. This process has culminated in the Conservation Collier Work Plan

6. Partnerships Status

Conservation Collier is pleased to have developed both acquisition funding and land management partnerships with a number of parties. These agencies and the nature of their partnerships are listed alphabetically below:

Boy Scouts of America – 5 Eagle Scout projects have been completed in Conservation Collier Preserves and 1 is currently underway

City of Marco Island – Management partnership – Otter Mound Preserve

City of Naples – Gordon River Greenway

Florida Division of Forestry – Prescribed fire within urban preserves.

Florida Fish and Wildlife Conservation Commission - Exotic Removal funding (Conservation Collier staff coordinates the regional working group that distributes exotic removal funding in south Florida) – Wet Woods, Logan Woods, Railhead Scrub, Shell Island, and Pepper Ranch Preserves.; Pepper Ranch Preserve Youth Hunt partnership

Rookery Bay National Estuarine Research Reserve (Rookery Bay NERR) – Management partnership – working on formal agreements for Shell Island Preserve and coordinating on McIlvane Marsh management activities.

Naples Airport Authority – Gordon River Greenway

U.S. Fish and Wildlife Service – Exotics removal grants under the Partners Program and Coastal Program for Otter Mound, Shell Island, Railhead Scrub, Pepper Ranch Preserves and McIlvane Marsh.

Florida Gulf Coast University – Research – Shell Island Preserve and Pepper Ranch Preserve; Management – Caracara Prairie Preserve

Corkscrew Ecosystem Watershed Trust – Caracara Prairie Preserve - acquisition and education

South Florida Water Management District – Caracara Prairie Preserve – property management

Southwest Florida Land Preservation Trust – Gordon River Greenway

University of Florida – Logan Woods Preserve - exotic removal

Collier County Parks and Recreation Department – Freedom Park management partnership –Management Plan approved through Florida Communities Trust (FCT)

Grant Program in place. Cocohatchee Creek Preserve management. Gordon River Greenway Preserve - permitting, design, and planning with construction to start in FY13. **Collier County Solid Waste Department** – Caracara Prairie Preserve - panther mitigation credit (PHUs) for Resource Recovery Park.

7. Grants status

Conservation Collier has actively pursued a number of grants for both acquisition and management purposes. Currently, there have been no awards for land acquisition, but many for management, primarily for the removal of invasive, exotic species but also for needed equipment and plant community restoration. Exotics removal grants have come from state and federal government agencies, including U.S. Fish and Wildlife Service (Partners Program), the State of Florida through the Invasive Plant Species Management Council, and the University of Florida. A grant from the private sector (ESRI Corporation) for Global Positioning Systems / Geographic Information Systems (GPS/GIS) for equipment and software in the amount of \$10,000 was also awarded to Conservation Collier. The table below shows the amount of grant funds obtained and Conservation Collier management funds expended for specific preserves.

Table 4. Management Grants

Preserve	Year Acquired	Acquisition Price	Gross Management Funds expended	Grant Funds Acquired	Net Management Funds expended
Alligator Flag	2006	\$4,950,000	\$44,420	\$0	\$44,420
Caracara Prairie	2007	\$5,032,000	\$354,740	\$0	\$354,740
Cocohatchee Creek	2004	\$476,200	\$85,240	\$0	\$85,240
Freedom Park	2008	\$56,300	\$13,110	\$0	\$13,110
Greenway Preserve	2006	\$2,075,000	\$241,300	\$0	\$241,300
Redroot	2006	\$440,000	\$20,980	\$0	\$20,980
Logan Woods	2005	\$711,983	\$75,950	\$34,400	\$41,550
McIlvane Marsh	2007	\$2,802,900	\$0	\$0	\$0
Nancy Payton	2005	\$2,112,500	\$112,710	\$14,950	\$97,760
Otter Mound	2004	\$2,234,000	\$197,430	\$13,900	\$183,530
Panther Walk	2007	\$93,130	\$5,370	\$0	\$5,370
Pepper Ranch	2009	\$32,525,100	\$765,500	\$124,900	\$640,600
Railhead Scrub	2004	\$32,617,050	\$375,240	\$116,600	\$258,640
Shell Island	2005	\$4,750,000	\$91,750	\$84,350	\$7,400
Wet Woods	2005	\$2,160,000	\$107,440	\$57,700	\$49,740
Total			\$2,491,180	\$446,800	\$2,044,380

8. Proposed Objectives of the Program's Tenth Year

1. Continue to develop public access for acquired properties as directed by the Conservation Collier Work Plan.
2. Secure grant funding wherever possible.
3. Prepare a preserve user fee schedule for the Preserve Use Section of the Parks and Recreation Ordinance (Chapter 98) for review and approval by the Board. A fee schedule will provide the framework for use of preserve lands and facilities for private events such as weddings, reunions, and meetings.
4. Continue to conduct public meetings for ongoing development of Final Management Plans.
5. Continue to implement land management practices at all preserves as outlined in each management plan.
6. Continue to implement the Collier County Hunt Program at the Pepper Ranch Preserve.

Exhibits

Exhibit A. 2012 Map of Conservation Collier Program Lands

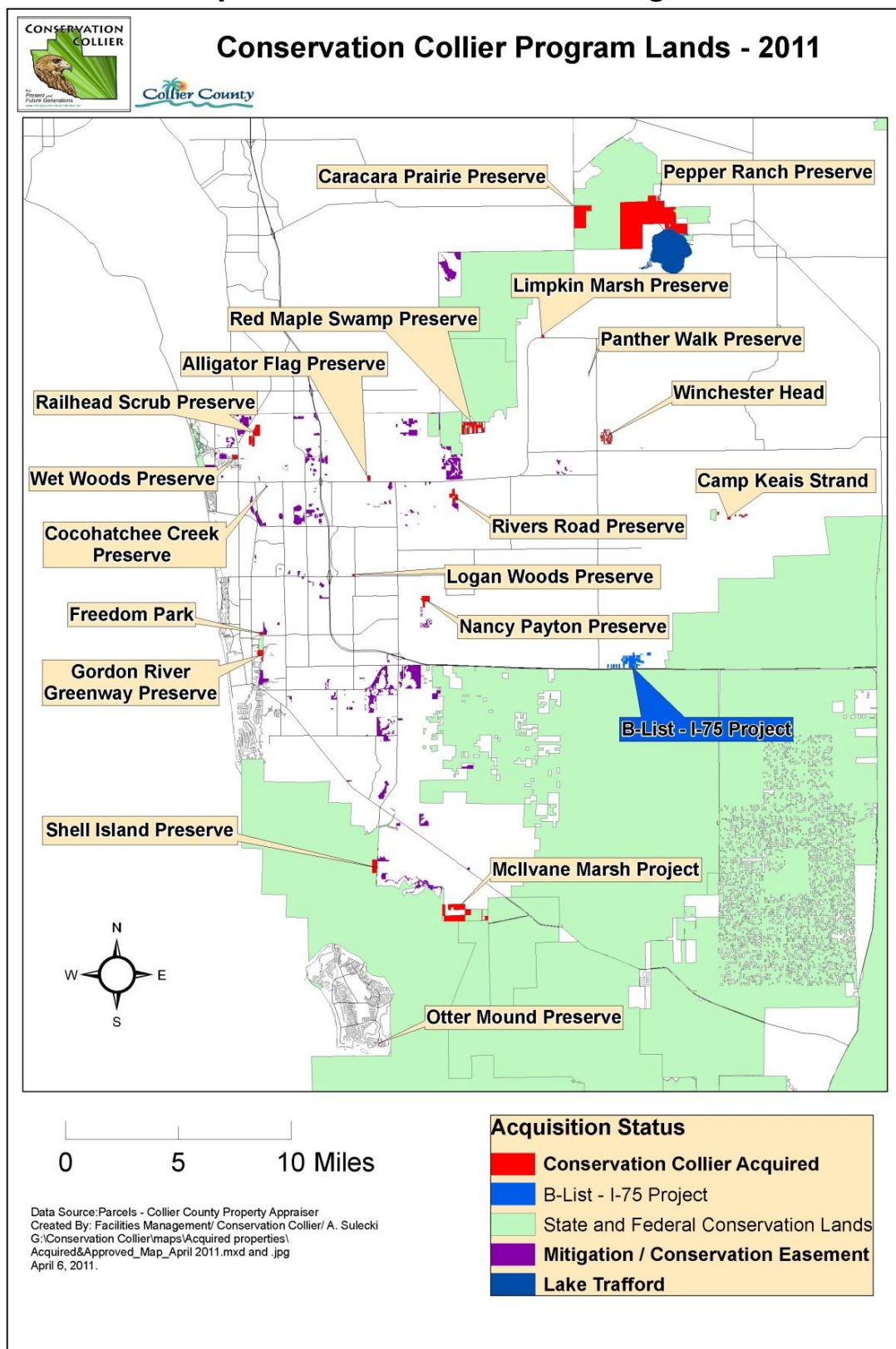


Exhibit B. 2011 Approved Active Acquisition List

CCLAAC Cycle 8 Approved
Acquisition List
January 25, 2011

NAME	Estimated Value	Size (ac)	Estimated Value per acre	Proposed List Category	Priority Designation for "A" Category Properties
Barron Collier Investments LTD - Area I	\$822,500	235.00	\$3,500	A	2*
Barron Collier Investments LTD - Area II	\$1,199,100	799.00	\$1,501	A	3
CDC Land Investments, Inc.	\$432,000	7.51	\$57,523	A	1*
A-LIST SUBTOTAL	\$2,453,600	1041.51			
NGGE Unit 53 Multi-parcel Project (remaining)**	\$804,115	123.71	\$6,500	A	n/a
Winchester Head Multi-parcel Project (remaining)**	\$612,010	87.43	\$7,000	A	n/a
Cycle 8 & Multi-parcel Projects total	\$1,416,125	211.14			
A-LIST TOTAL	\$3,869,725	1252.65			
North Golden Gate Estates 1-75 Project	ALM LLC	\$33,500	6.70	\$5,000	B
	Argay	\$35,250	7.05	\$5,000	B
	Arias (2 parcels)	\$34,700	6.94	\$5,000	B
	Ayra	\$15,900	3.18	\$5,000	B
	Berman	\$11,700	2.34	\$5,000	B
	Blake	\$7,950	1.59	\$5,000	B
	Faust	\$34,200	6.84	\$5,000	B
	Fernandez	\$16,750	3.35	\$5,000	B
	Gascon	\$11,700	2.34	\$5,000	B
	Gore	\$988,300	197.66	\$5,000	B
	Mayr	\$33,500	6.70	\$5,000	B
	Mohabir	\$33,500	6.70	\$5,000	B
Velez	\$33,800	6.76	\$5,000	B	
B-LIST SUBTOTAL	\$1,290,750	258.15			
Gateway Shoppes II LLC	\$45,000	13.00	\$3,462	C	
Paskanik	\$11,000	2.73	\$4,029	C	
Worthington-Collier LLC	\$1,200,000	662.80	\$1,811	C	
C-LIST SUBTOTAL	\$1,256,000	678.53			
GRAND TOTAL	\$6,416,475	2189.33			

* With the caveat that the acquisition of Parcel 2 is dependent upon the purchase of parcel 1.

**Blue parcels are conceptually but not specifically approved. On May 22, 2007, Agenda Item 10F, the Board approved activating the Multi-Parcel Projects, with conditions relating to appraised value, and they were placed on the "A" list.

Appendix 1. Conservation Collier Program Public Amenity Work Plan - Revised

Conservation Collier Program Public Amenity Work Plan – May 2011

(Updated July 2012)

Introduction:

The Conservation Collier Program is responsible for implementing the mandate of the electorate of Collier County as provided by public referendum votes in November, 2002, and again in November, 2006 confirming that mandate, to levy a 0.25 mill ad valorem property tax for a period not to exceed 10 years for acquisition, protection, restoration, and management of environmentally sensitive lands in Collier County for the benefit of present and future generations. A nine (9) member citizen's advisory committee named the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) was appointed in early 2003 to make recommendations to the Board of County Commissioners on land purchases and program policies. Members are appointed for 3 year terms. The CCLAAC currently has 9 active members.

Conservation Collier has been implementing its mandate for 9 years. During this time period 4,046 acres have been acquired in 19 different locations for a cost of approximately \$104.2 million. A total of \$47,332,251 has been bonded for use in property acquisition, via bonds in 2004 and 2008. Two approved multi-parcel projects, Winchester Head and North Golden Gate Estates Unit 53, have been ongoing but are currently suspended.

Per the Conservation Collier Ordinance (2007-65, Section 2), the main objective of Conservation Collier is to acquire, preserve, restore, and maintain vital and significant threatened natural lands, forest, upland and wetland communities located in Collier County, for the benefit of present and future generations. However, one ancillary purpose of the Program is "to have the acquired sites available, with minimal risk to the environmental integrity of the site, to educate Collier County's school-age population and the general public about the uniqueness and importance of Collier County's subtropical ecosystems and natural communities" (Collier County Ordinance 2007-65, Section 4.10.). The following document is intended to be a tool that will guide the construction of all future public access amenities within Conservation Collier Preserves. After reviewing the public access land management activities that remain to be implemented for each preserve, the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) categorized each preserve based upon its existing and proposed public access amenities. The "Conservation Collier Preserve Public Amenity Matrix" (Exhibit A) identifies all public amenities - existing and proposed - at all 19 Conservation Collier Preserves, and categorizes each preserve into 1 of 5 categories. Additionally, the CCLAAC created a "Conservation Collier Public Amenity Priority List" (Exhibit B). This list represents not only the public amenities recommended at each preserve, but also the priority in which these public amenities should be constructed.

With the exception Gordon River Greenway Preserve and Pepper Ranch Preserve, which are anticipated to receive a high volume of public visitation, the improvements

proposed at each preserve represent the minimum amenities necessary to provide safe and economically feasible public access.

Background:

As mandated by Collier County Ordinance 2007-65, 15% of ad valorem taxes received through the Conservation Collier Program have been placed into a “Land Management Fund” annually since FY 2003. This 15% transfer will continue annually until collection of ad valorem taxes for the Program sunsets in FY 2013. The “Land Management Fund” is separate and distinct from the Conservation Collier “Land Acquisition Fund” and is intended to generate enough interest annually so that only the interest will be used to fund recurring annual management activities at all Conservation Collier preserves in perpetuity.

In June 2009, data gathered on management costs, coupled with revenue forecasts and future interest rate projections, suggested that there would be insufficient funds in the “Land Management Fund” to complete all Board approved land management activities and potential public access improvements. CCLAAC budget workshops were held to discuss long term maintenance funding for Conservation Collier preserves during the July 13, 2009 and September 14, 2009, CCLAAC meetings. As a result of these workshops, on May 25, 2010, Agenda Item 16E2, the Board of County Commissioners authorized a transfer of up to an additional \$10.3 million, above the ordinance mandated 15% of ad valorem taxes, from the “Land Acquisition Fund” to the “Land Management Fund” during FY2011 – FY2013 to ensure land management funding in perpetuity.

In November 2010, the Collier County Office of Management and Budget (OMB) recommended that projected future interest rates be revised downward. These revisions severely impacted the projected “Land Management Fund” balance. Because of this situation and in order to ensure sufficient management funds in perpetuity, on January 25, 2011, Agenda Item 10B, the Board: directed the County Manager, or his designee, to prepare a Public Amenity Master Plan for all Conservation Collier preserves, suspended all Conservation Collier acquisitions until a Master Plan was approved by the Board, and approved the Conservation Collier Cycle 8 Active Acquisition List for purchase when funds are available. This Public Amenity Work Plan represents the Master Plan drafted by Conservation Collier staff based upon recommendations by the CCLAAC and approved by the Board on June 14, 2011 (Agenda Item 10G)

Preserve Categories:

Conservation Collier Ordinance 2007-65 defines natural resource-based recreation as, “all forms of uses which are consistent with the goals of this program and are compatible with the specific parcel. Such uses shall include but not be limited to hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting and fishing.”

To date, the Conservation Collier Program is responsible for 19 separate preserves throughout the County, nine of which are officially open to the public. See Exhibit A. Recreational opportunities offered at these open preserves are compatible and appropriate to their location, hydrology and plant communities. Additionally, the natural

resource-based recreational opportunities coincide with the approved Land Management Plans of these preserves. The “Conservation Collier Preserve Public Amenity Matrix” (Appendix Exhibit A) identifies all public amenities, existing and proposed, at all 19 Conservation Collier Preserves, and categorizes each preserve into 1 of 5 categories. Category descriptions are provided below. Regardless of category, preserves may be closed to the general public when deemed appropriate by staff (i.e., conducting a prescribed burn, after storm events, debris removal, levels of unusually high water, days when hunting is permitted, etc.).

Category 1 – Primary Use Preserve

- Easily accessible and enough space to construct parking on or near the parcel and other amenities such as restrooms may be available on or near the preserve.
- ADA accessibility (parking and trails) will be provided.
- May have a daily staff presence (as appropriate) and staff is available to conduct interpretive tours of the preserve by request.
- Occasional field trips and/or educational programs may be provided.
- Natural resource-based recreational opportunities offered will correspond with the preserve’s approved Land Management Plan.
- Marked trails and interpretive materials will be available on-site.
- Capital improvements, such as boardwalks, canoe/kayak, launches, overlooks, picnic benches, and bike racks will be provided for visitors where feasible.
- Will be open to the public during daytime hours, unless special arrangements are made.

Category 2 - Intermediate Use Preserve

- Has space to provide limited parking on or near the parcel without degrading the hydrology and plant communities and may be conducive to providing a primitive trail system. In such cases, an unimproved trailhead may be provided.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve’s approved Land Management Plan.
- Restrooms may be provided on or near the site where feasible.
- Will not have a daily staff presence but staff will be available to conduct interpretive tours of the preserve by request.
- Interpretive signs, brochures, picnic tables and bike racks may be present.
- Will be open to the public during daytime hours, unless special arrangements are made.

Category 3 - Neighborhood (Limited Use) Preserve

- Intended to be a “neighborhood” preserve. There is no space available for parking for either ecological, access, or safety reasons. Members of the public

who would like to visit may have to walk or bike a distance from public parking areas.

- No restroom facilities will be available.
- Primitive trails will be provided.
- Interpretive signs, brochures, picnic tables and bike racks may be present.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve's approved Land Management Plan.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.
- Staff will be available to conduct interpretive tours of the preserve by request.
- Will be open to the public during daytime hours.

Category 4 - Seasonal Use Preserve

- Parking may be available for the public on or near the site.
- Seasonal (usually winter months), marked, primitive trails will be available during appropriate times of the year.
- Restroom facilities may be available.
- Interpretive signs, brochures, bike racks may be present.
- Additional natural resource-based recreational opportunities may be offered where feasible and will correspond with the preserve's approved Land Management Plan.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.
- Staff will be available to conduct interpretive tours of the preserve by request.
- Will be open to the public seasonally and only during daytime hours. The public is advised to check with Conservation Collier staff or on the Conservation Collier website for up-to-date information.

Category 5 - Resource Protection/Restoration Use Preserve

- Provide no public access. Public access may not be feasible due to the lack of physical and legal access or where the land stewardship activities could create unsafe conditions for the public.
- No restrooms or marked trails will be offered.
- Staff will be present for periodic site inspections and at other times as necessary for the proper management of the preserve.

Appendix Exhibit A- Public Amenity Matrix

Exhibit A - Conservation Collier Preserve Public Amenity Matrix

PRESERVE	Proposed Category	Visitors' Center	Staffed	Restroom	ADA parking	ADA trails	Boardwalk	Garbage cans	Picnic table	Non-ADA parking	Interpretive Signage	Interpretive Kiosk	Non-ADA trails	Camping	Hunting	Bench	LEVEL OF CONSTRUCTION REQUIRED FOR PUBLIC ACCESS
FREEDOM PARK	1	X	X	X	X	X	X				X					X	n/a
GORDON RIVER GREENWAY	1			*	P	P	P		P		P	P				P	HIGH
PEPPER RANCH	1	X	P	P	P	P	P	X	X	X			X	P	X		MEDIUM
OTTER MOUND	1				X	X		X			X		X			X	n/a
RIVERS ROAD	2				P	P			P	X	P		P			P	MEDIUM
RAILHEAD	2				P	P			P	P	P		X			P	MEDIUM
NANCY PAYTON	2				P	P			P	P	P		X			P	MEDIUM
CARACARA PRAIRIE	2			*	*	X			P	*	P		X		X	P	n/a
COCO HATCHEE CREEK	2			*	*	X		X	X				X		X	X	n/a
REDROOT	3				*	*				X			X			X	n/a
LOGAN WOODS	3				X	X		X	X				X			X	n/a
ALLIGATOR FLAG	4					X							X			X	n/a
PANTHER WALK	4									X			X				n/a
WET WOODS	5																HIGH
MCILVANE MARSH	5									X							HIGH
RED MAPLE SWAMP	5			*	*	*				X							HIGH
WINCHESTER HEAD	5									X							HIGH
SHELL ISLAND	5			*	*	*				X							HIGH
CAMP KEIS STRAND	5									X							HIGH

shading = preserve OPEN to public

X = Existing

P = Proposed

* = Amenity near preserve

Preserve Public Amenity Priorities

Assuming current proposed revenue, interest, inflation, and management costs are accurate; approximately \$4.7 million is estimated to be available within the “Land Acquisition Fund” in FY 2014 for a potential sweep into the “Land Management Fund” to ensure all land management activities in perpetuity. See Report Table 1.

Because ad valorem tax revenue, interest rates, inflation rates, and management costs are ever changing variables, a Conservation Collier Public Amenity Priority List was created (Appendix Exhibit B). This list will guide staff to complete the preserve amenities in the order of Board directed priority. It is possible that revenue and expense variables may change in future years, causing a short-fall in the “Land Management Fund” and resulting in fewer public amenities being constructed on Conservation Collier Preserves. The Public Amenity Priority List will ensure that public amenities with the highest importance are completed first in the event that some public amenities cannot be constructed.

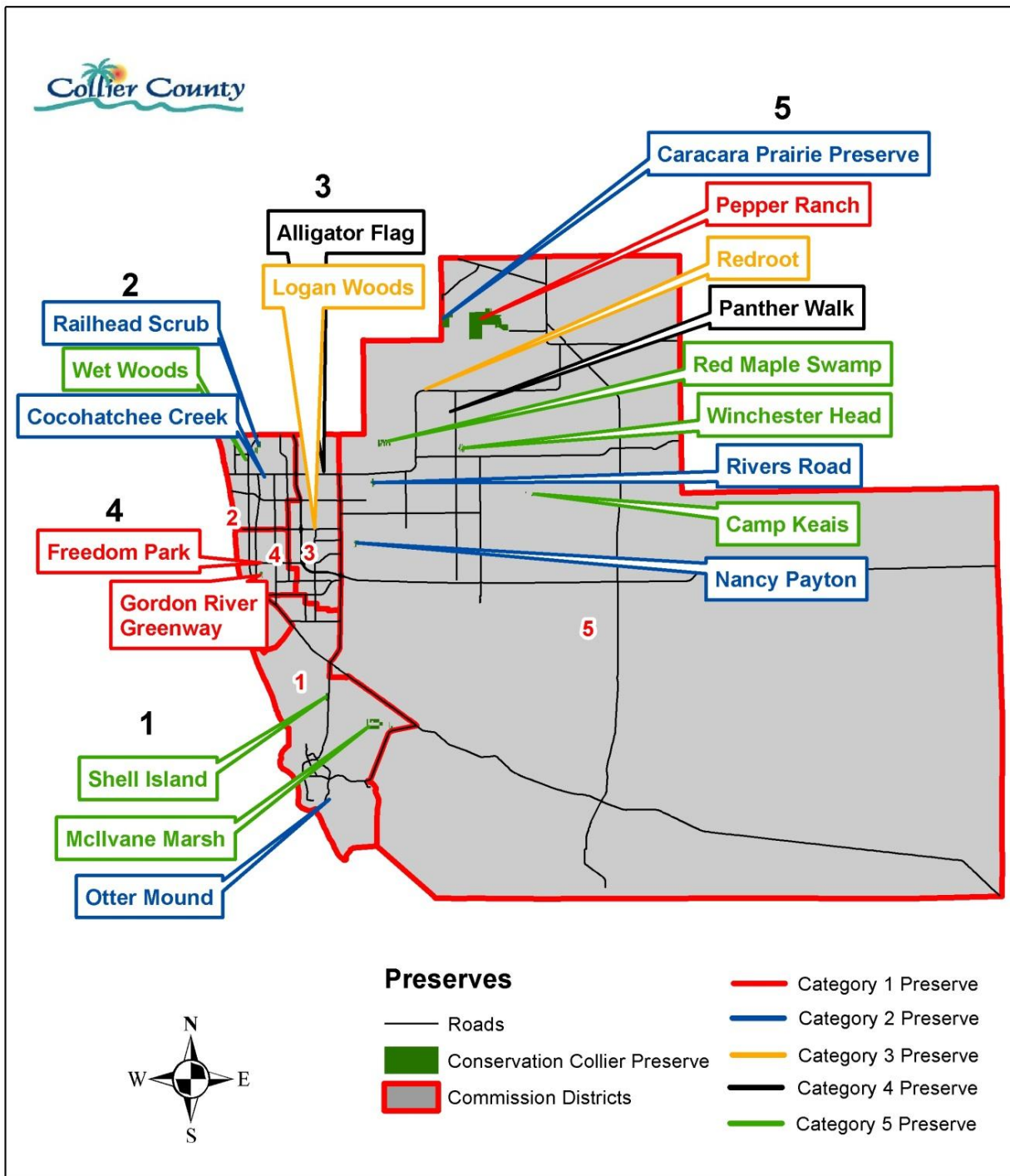
Once the Gordon River Greenway and Pepper Ranch construction costs are known, proposed ad valorem tax revenue, interest rates, and inflation rates will be analyzed again. If a large potential “Land Acquisition Fund” surplus is projected for FY 2014, the CCLAAC will make a recommendation to either acquire land from the Board approved Active Acquisition List or transfer the surplus to the “Land Management Fund” to ensure land management activities in perpetuity.

Appendix Exhibit B - Conservation Collier Public Amenity Priority List

Priority	Preserve	Ammenities	Estimated Cost	Estimated year of construction
1	Pepper Ranch	ADA parking, ADA bathroom with showers, ADA trails, security gates, primitive camping, law enforcement house	\$712,500	FY 2012
2	Gordon River Greenway	ADA boardwalk, ADA trails, pedestrian bridge	\$2,192,500	FY 2013
3	Nancy Payton	ADA parking, ADA trails, primitive trails	\$71,400	
4	Mcllvane Marsh	Signage	\$800	
5	Red Maple Swamp	Signage	\$800	
6	Winchester Head	Signage	\$800	FY 2014
7	Rivers Road	ADA parking, ADA trails, primitive trails	\$82,500	
8	Pepper Ranch - LAKE PLATFORM	ADA boardwalk and observation platform overlooking Lake Trafford	\$95,500	
9	Wet Woods	Primitive trails	\$10,000	
10	Railhead Scrub	ADA parking, ADA trails, primitive trails	\$128,180	
11	Gordon River Greenway Bridge - CITY OF NAPLES	ADA bridge on City of Naples portion of the Greenway	\$630,000	FY 2018

Map 1 – Conservation Collier Preserves by Commission District

Conservation Collier Preserves by Commission District



Source: Parcels - 2010 Property Appraiser Data
 G:\Conservation Collier\maps\Acquired Property\Preserves by District.mxd
 Create by M.Hennig