

AGENDA
CONSERVATION COLLIER
LAND ACQUISITION ADVISORY COMMITTEE

October 1, 2025, 9:00 A.M.
Growth Management Community Development
Conference Room 609/610

All interested parties are invited to attend, and to register to speak. Individuals who would like to participate in person must complete and submit a speaker form. Members of the public who would like to participate remotely should register [HERE](#) to complete the online speaker registration form. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. Individuals who register online will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. For additional information about the meeting, please call 239-252-2961 or email conservationcollier@colliercountyfl.gov

- 1. Roll Call**
 - A. Approval of CCLAAC members attending the meeting remotely**
- 2. Approval of Agenda**
- 3. Approval of September 3, 2025, Meeting Minutes**
- 4. Old Business**
 - A. Acquisition Updates**

Current Acquisition Status report is updated monthly in advance of CCLAAC meeting and provided as part of the meeting packet. The report is posted online under Acquisition News at: www.conservationcollier.com
 - B. Everglades Outpost Update**
- 5. New Business**
 - A. Re-ranking of Active Acquisition List B-category properties**
 1. NGGE Scrub Cycle 12 TPMA
 - a. McIntosh Family Trust
 2. North Belle Meade TPMA
 - a. Sarry Trust
- 6. Subcommittee Reports**
 - A. Lands Evaluation & Management** – Chair, Ron Clark – next meeting October 1, 2025
 - B. Outreach** – Chair, John Courtright - last meeting April 23, 2025
 - C. Ordinance, Policy and Rules** – Chair, Michele Lenhard - last meeting December 18, 2023
- 7. Coordinator Communications**
 - A. Miscellaneous**
 1. New Website Overview
 - B. Upcoming events**
 1. Sunflower Viewing October 8-12 at Pepper Ranch
 2. Florida Panther Festival November 1 at Zoo
 - C. BCC Items Related to Conservation Collier**
 1. **Previously Heard**
 - a. **9/09/2025:** No Items on BCC Agenda

- b. **9/23/2025:** 2026 FWC Youth Hunt Memorandum of Agreement; Resolution Amending Resolution No. 2007-300 the Purchasing Policy for Conservation Collier.

2. Upcoming

- a. **10/14/2025:** No Items on BCC Agenda
- b. **10/28/2025:** No Items on BCC Agenda

8. Chair and Committee Member Comments

9. Public Comments

10. Staff Comments

11. Next Meeting November 5, 2025

12. Adjourn

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Committee Members: Please email conservationcollier@colliercountyfl.gov no later than noon Monday, September 29, 2025, if you cannot attend this meeting or if you have a conflict and will abstain from voting on an agenda topic.

September 3, 2025

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, September 3, 2025

LET IT BE REMEMBERED, the Conservation Collier Land Acquisition Advisory Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00A.M. in REGULAR SESSION at the Growth Management Department Building, 2800 North Horseshoe Drive, Naples Florida with the following members present:

CHAIR: Michele Lenhard
VICE CHAIR: Ron Clark (Excused)
Gary Bromley
Rhys Watkins (via Zoom)
John Courtright
Nick Pearson
Austin Howell
Oriany Brito
Christopher Satter (Excused)

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier
Melissa Hennig, Environmental Specialist, I
Angel Kelley, Environmental Specialist, I
Sally Ashkar, Assistant County Attorney
Matthew Denison, Environmental Manager
Kathlene Drew, Administrative Support Specialist, II

1. Roll Call

Chair Lenhard called the meeting to order at 9:00AM. Roll call was taken and a quorum was established with 6 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

Mr. Howell moved to allow Mr. Watkins to attend the meeting remotely due to an extraordinary circumstance. Second by Mr. Bromley. Carried unanimously 6 – 0.

2. Approval of Agenda

Mr. Howell moved to approve the Agenda subject to addition of Item 4.C – Purchase Policy Update. Second by Mr. Bromley. Carried unanimously 7 – 0.

3. Approval of the August 6, 2025 Meeting Minutes

Mr. Howell moved to approve the minutes of the August 6, 2025 meeting as presented. Second by Mr. Bromley. Carried unanimously 7– 0.

4. Old Business

A. Acquisition Updates - Current Acquisition Status report updated monthly in advance of CCLAAC meeting provided as part of meeting packet and under Acquisition News at www.conservationcollier.com for information purposes. The report will be updated monthly (last updated 8/27/25) including parcels the County has acquired to date, offers made by the County, pending acquisitions and those properties where the owner withdrew the application.

Ms. Araque presented the PowerPoint “*Conservation Collier Acquisition Update – September 3, 2025*” for information purposes: She noted:

- Closed: Cypress Cove Gore Nature Center, Lautz.
- Approved by the Board of County Commissioners (BCC): Golden Land Partners – closing TBD; Symphony – Closing 9/12/25; Williams Farm – Closing TBD.
- Upcoming for BCC: HK Investments, Van Cleef, Wildflowerz and Wilson.
- The BCC approved the Target Protection Mailing Areas mailing list and the letters will be sent to the owners this month.
- New appraisals will be ordered for those on the active acquisition list after the revised purchase policy has been approved by the BCC.

Mr. Denison noted he completed a review of acquisitions for the program since its inception to date and presented a Spreadsheet analysis of the data. He noted 5,126 acres have been acquired to date at a cost of \$122,959,526. The data also included a breakdown of annual acquisitions, funds spent annually for the program and preserves, the cost per acre, etc. The review determined the average cost per acre of acquisitions in the program was \$23,986 over the time frame.

The Committee recommended the data include the cost per acre for purchases in the multi parcel project areas for planning purposes.

B. Budget Update

Ms. Araque provided the PowerPoint “*Conservation Collier Budget Acquisition Summary, September 3, 2025*” for information purposes. She noted a review of the data indicates changes in the information provided at the prior meeting as \$16,624,600 will be available for acquisition in 2026. Currently 50 percent of the funds collected annually are dedicated to land management and it is anticipated percentage will remain the same for FY26.

C. Purchasing Policy Update

Staff reported consideration of the revised purchasing policy was delayed until the September 9th BCC meeting. The document was changed based on comments by the Committee at the prior meeting.

5. New Business

A. Recognize Tom Mortenson

Ms. Kelley provided a Slideshow of photographs and videos captured by Mr. Mortenson over the years at Pepper Ranch and Caracara Prairie Preserves. She noted:

- Mr. Mortenson places the cameras to capture wildlife images with 10 cameras in Pepper Ranch which led to 9,589 Florida Panther videos.
- He shares the information with the County at no cost or proprietary restrictions.

Staff and Committee Members thanked him for his effort which provides valuable information on activity at the Preserves.

Mr. Mortenson noted his hobby began at his property in Minnesota and continued the activity when he came to Florida. The data reveals the importance of wildlife habitat preservation for the various species in the area.

B. Brewers Landing Preserve Update (Swallow Tail Kites) – Angel

Ms. Kelley presented the PowerPoint “*Brewers Landing and Barfield Burrows Land Management Update*” for information purposes. She noted :

- Staff monitors the activity and behavior of the species at Brewers Landing Preserve, and the birds began arriving on June 18th and departed on August 1st.
- Surveys at Barfield Burrows indicate 140 Gopher Tortoise burrows and the monitoring helps Staff develop future plans for installation of fencing, adding native plants, land management practices, etc.
- The Burrowing Owls are also monitored, and recent management activities include hand removal of invasive species, adding native plants and pine trees, installing fencing in select locations, etc.
- Future improvements include building an observation area for public viewing of the Bald Eagles, installation of a kiosk, bench, signage and additional fencing.

C. Initial Criteria Screening Report (ICSR) and Ranking

1. Everglades Outpost 2

Mr. Denison presented the “*Conservation Collier Initial Criteria Screening Report – Everglades Outpost 2025 Conservation Collier Land Acquisition Advisory Committee*” for consideration.

He noted the parcel is located adjacent to the Everglades Airpark, is 33,5 acres and scored 178 out of 400. Staff does not have a recommendation for ranking of the parcel.

During Committee discussion it was noted:

- The property is encumbered by conservation easements and a determination should be made on the extent of the restrictions.
- Concern about the trend of the County utilizing Conservation Collier funds to partnership on purchases of property where the County is interested in portion of lands for other purposes.
- The property received a low score in the ranking criteria.

Speaker

Hunter Ward, Broker noted the property is not under contract by the County however negotiations are ongoing. Staff requested an application be submitted to Conservation Collier for possible acquisition of a 33 acre portion of the 52 acre parcel. His understanding is the 33 acres is under a conservation easement. The listing price for the entire 52 acre parcel is \$9.5M, however it has been offered to the County at a lower price.

During Committee discussion it was noted the acquisition would need to meet the goals of the program. While some Members indicated it should be ranked on the C List for acquisition, it may be beneficial to continue the item to obtain further information including the status of any conservation easements, the impact of the easements on the cost of the parcel, intended uses on the other portion of the property by the County, etc. before a final determination is made.

Staff noted the Committee will provide a ranking recommendation to the Board of County Commissioners who will make the final decision on the acquisition of the property by the Program.

Mr. Howell moved to continue the item to next month's meeting. Second by Mr. Bromley. Carried unanimously 7 – 0.

2. Dr. Robert H. Gore III Preserve TPMA

a. Castillo

Ms. Hennig presented the “*Conservation Collier Initial Criteria Screening Report – Gore TPMA 2025 Conservation Collier Land Acquisition Advisory Committee*” for consideration. The parcel is located adjacent to the In the Dr. Robert H. Gore, III Preserve TPMA, is 5.0 acres and scored 284 out of 400. Staff recommends the property be placed on the A List for acquisition.

Mr. Bromley moved to place the parcel on the A-List for acquisition. Second by Mr. Howell. Carried unanimously 7 – 0.

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – Last meeting June 5, 2024 – *Upcoming Meeting Tentative 10/1/2025 Directly after the CCLAAC Meeting; backup date October 7.*

No update necessary.

B. Outreach – Chair, John Courtright – Last meeting April 23, 2025

No update necessary.

C. Ordinance Policy and Rules – Chair, Michele Lenhard - Last meeting December 18, 2023

No update necessary.

7. Coordinator Communications

A. Miscellaneous

1. Re-ranking of B-category properties planned for October 1, 2025 CCLAAC

B. Upcoming events

1. Sunflower Viewing October 8-12 at Pepper Ranch

2. Florida Panther Festival November 1 at Zoo

C. BCC Items Related to Conservation Collier

Ms. Araque provided the following updates:

1. Previously Heard

- a. **8/12/2025: No BCC Meeting**
- b. **8/26/2025: Purchase Agreement Golden Land Partners; May & June Active Acquisition Lists; 2025 Cycle Target Protection Areas.**

2. Upcoming

- a. **9/09/2025: Resolution Amending Resolution No. 2007-300 the Purchasing Policy for Conservation Collier**
- b. **9/23/2025: 2026 FWC Youth Hunt Memorandum of Agreement**

8. Chair/Committee Member Comments

The Committee discussed the upcoming September 4th BCC budget meeting and Chair Lenhard noted, and the Committee agreed, she would send an email on the Committee's recommendation requesting the budget include the currently roll back millage rate and the land management funds be allocated at 50 percent of the collections.

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting – October 1, 2025

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:00AM.

Conservation Collier Land Acquisition Advisory Committee

Michele Lenhard, Chair

These minutes approved by the Committee on _____ as presented _____ or as amended _____.

SUMMARY PAGE

ACQUISITION SUMMARY OF ALL CYCLE 10, 11A, 11B, and 12A PROPERTIES				
	Total Acres	Appraised Value	Purchase Price	Total number of properties
ACQUIRED PROPERTIES (CYCLE 10, 11A, 11B, 12A, and 12B)	2,312.00	\$33,780,535	\$33,278,049	117
PROPERTIES PENDING ACQUISITION (CYCLE 11B, 12A, 12B, 2024, and 2025)	817.39	TBD	TBD	23

ACQUIRED PROPERTIES (February 2022 - Present)						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Varney, Gail	Red Maple Swamp Preserve	10	1.14	\$14,250	\$14,250	Closed 2/14/22
Caberera, Mercedes	Red Maple Swamp Preserve	10	9.16	\$114,500	\$114,500	Closed 3/21/22
McLaughlin Trust, Geraldine	Red Maple Swamp Preserve	10	4.61	\$57,625	\$57,625	Closed 3/21/22
Setser, Carrie, Larry, and Ruby	Red Maple Swamp Preserve	10	5.00	\$62,500	\$62,500	Closed 3/21/22
Dessing, Carol A.	Winchester Head Preserve	10	1.14	\$18,810	\$18,810	Closed 3/28/22
Gonzalez, Isabel	Panther Walk Preserve	10	1.14	\$50,000	\$50,000	Closed 6/16/22
Rudnick, Carol - <i>Donation</i>	Dr. Robert H. Gore III Preserve	10	1.59	N/A	N/A	Closed 6/30/22
Gorman, Herman and Alice	Winchester Head Preserve	10	1.14	\$18,810	\$18,810	Closed 9/26/22
Popp, Joe	Rivers Road Preserve	10	19.40	\$630,000	\$630,000	Closed 9/26/22
Selvig, Maribeth - <i>Donation</i>	Panther Walk Preserve	10	1.14	N/A	N/A	Closed 9/26/22
Hussey Trust	North Belle Meade Preserve	10	256.00	\$2,072,500	\$2,072,500	Closed 11/14/22
Burns, Sandra	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Closed 1/30/23
Johnson, Tim R	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Closed 1/30/23
Meyer Trust	Panther Walk Preserve	10	1.59	\$72,000	\$72,000	Closed 1/30/23
Sanchez, PS & NE	Panther Walk Preserve	10	2.73	\$63,000	\$63,000	Closed 1/30/23
Thommen, William F	Panther Walk Preserve	10	5.00	\$100,000	\$100,000	Closed 1/30/23
Wright, David	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Closed 1/30/23
Zhuang, Joseph	Panther Walk Preserve	10	2.73	\$63,000	\$63,000	Closed 1/30/23
Aguilar, Jorge	Panther Walk Preserve	10	1.14	\$40,000	\$40,000	Closed 2/13/23
Pena, John	Panther Walk Preserve	10	2.27	\$52,000	\$52,000	Closed 2/13/23
Hofmann, Adelaida	Dr. Robert H. Gore III Preserve	10	1.59	\$36,000	\$36,000	Closed 2/27/23
D & J Investors	Panther Walk Preserve	10	1.14	\$40,000	\$40,000	Closed 6/9/23
Joyce, David	Panther Walk Preserve	10	2.27	\$52,000	\$52,000	Closed 6/9/23
Arnay, Henrietta	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Closed 6/16/23
Behnke, Lois	Panther Walk Preserve	10	1.14	\$57,000	\$57,000	Closed 6/16/23
Grossman, Barry	Panther Walk Preserve	10	2.73	\$63,000	\$63,000	Closed 6/16/23
Charles, Paulette	Dr. Robert H. Gore III Preserve	10	1.14	\$25,100	\$22,500	Closed 6/30/23
Toro, Michael	Winchester Head Preserve	10	1.59	\$39,800	\$35,820	Closed 6/30/23
Blocker, Brian	Pepper Ranch Preserve	10	24.50	\$220,000	\$220,000	Closed 7/7/23

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Guerra, Sigrid	Red Maple Swamp Preserve	10	1.14	\$20,500	\$20,500	Closed 7/7/23
Ruben Trust	Winchester Head Preserve	10	1.59	\$39,800	\$39,800	Closed 7/7/23
Zani, Paul	Dr. Robert H. Gore III Preserve	10	2.27	\$49,900	\$49,900	Closed 7/7/23
Castillo, Jose	Red Maple Swamp Preserve	10	5.41	\$89,300	\$84,835	Closed 7/14/23
Quevedo, Odalys	Dr. Robert H. Gore III Preserve	10	1.14	\$28,000	\$26,600	Closed 7/14/23
Sparkman Tamara Gibson	Panther Walk Preserve	10	1.14	\$33,000	\$33,000	Closed 7/14/23
Joyce, Martin and Elizabeth	Panther Walk Preserve	10	2.27	\$61,300	\$55,170	Closed 8/17/23
Martinez, Abel Chavez	Red Maple Swamp Preserve	10	2.27	\$40,900	\$36,000	Closed 8/17/23
Rodriguez (f.k.a. Lopez), Terri	Panther Walk Preserve	10	1.59	\$42,900	\$38,610	Closed 8/17/23
Salgado, Julio	Panther Walk Preserve	10	2.73	\$73,700	\$70,110	Closed 8/17/23
Fesser, Ivan	Winchester Head Preserve	10	2.27	\$56,800	\$53,960	Closed 9/1/23
Trofatter, Frederick	Winchester Head Preserve	10	1.14	\$28,000	\$25,650	Closed 9/7/23
Berman Trust, R F	Dr. Robert H. Gore III Preserve	11A	1.14	\$30,000	\$28,500	Closed 9/15/23
Craparo, Stephen	Dr. Robert H. Gore III Preserve	10	1.64	\$44,000	\$39,600	Closed 9/15/23
Fleming, Albert	Dr. Robert H. Gore III Preserve	10	1.64	\$39,000	\$37,500	Closed 9/15/23
Repola, Andrea	Panther Walk Preserve	11A	1.14	\$45,000	\$42,800	Closed 9/15/23
Vaz, Maurice J	Panther Walk Preserve	11A	1.59	\$57,500	\$57,000	Closed 9/15/23
Bailey, Charles E	Dr. Robert H. Gore III Preserve	10	1.14	\$25,000	\$25,000	Closed 9/20/23
Arias, Eladio	Dr. Robert H. Gore III Preserve	10	3.16	\$63,000	\$52,900	Closed 9/22/23
Arias, Eladio	Dr. Robert H. Gore III Preserve	10	3.78	\$66,000	\$63,200	Closed 9/22/23
Moody Crawford, Jim H	Pepper Ranch Preserve	10	59.79	\$505,000	\$505,000	Closed 9/22/23
McGinnis, Patricia	Panther Walk Preserve	11A	1.14	\$45,000	\$42,800	Closed 11/17/23
Scalley, William J and Martha	Panther Walk Preserve	11A	1.14	\$45,000	\$42,800	Closed 11/17/23
Trigoura, Delsina	Dr. Robert H. Gore III Preserve	11A	1.14	\$30,000	\$30,000	Closed 11/17/23
Perona, Barbara	Winchester Head Preserve	11A	1.59	\$39,800	\$39,800	Closed 12/1/23
Scotti, Mary	North Belle Meade Preserve	11A	8.74	\$135,500	\$128,700	Closed 12/1/23
Fontela, Maricel Aleu	Dr. Robert H. Gore III Preserve	11A	1.14	\$25,700	\$25,700	Closed 12/8/23
Sponseller, Robert	North Belle Meade Preserve	11A	5.00	\$90,000	\$90,000	Closed 12/8/23
VanCleave, Matthew	Rivers Road Preserve	11A	0.50	\$52,500	\$52,500	Closed 12/8/23
Weir Trust, Celine	Dr. Robert H. Gore III Preserve	11B	2.27	\$39,500	\$37,500	Closed 12/8/23

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Wilson Trust	Winchester Head Preserve	11B	1.59	\$39,800	\$39,800	Closed 12/8/23
Brewer, Richard	N/A	11B	14.78	\$451,000	\$405,900	Closed 12/15/23
Dibala Wood Trust	Dr. Robert H. Gore III Preserve	11B	18.28	\$275,000	\$261,300	Closed 12/15/23
Hackmann, Charles	Panther Walk Preserve	10	2.73	\$70,000	\$63,000	Closed 12/15/23
Anney Marco LLC / Barfield	Marco Island	11A	2.13	\$3,140,000	\$3,140,000	Closed 1/5/24
Perez Castro, Pedro	Dr. Robert H. Gore III Preserve	11A	1.17	\$29,000	\$27,600	Closed 1/5/24
South Terra Corp	Marco Island	11A	0.56	\$1,720,000	\$1,620,000	Closed 1/5/24
Geren, Jonathan	North Belle Meade Preserve	11A	7.84	\$129,500	\$129,500	Closed 1/12/24
Gutierrez, Michael	North Belle Meade Preserve	11A	4.88	\$85,400	\$81,100	Closed 1/12/24
Bailey, Scott and Christopher	Winchester Head Preserve	11B	1.59	\$39,800	\$38,500	Closed 1/19/24
Dredge Management Assoc LLC	Shell Island Preserve	11B	18.73	\$1,592,500	\$1,512,875	Closed 1/19/24
English Trust	Pepper Ranch Preserve	11B	59.01	\$515,000	\$463,500	Closed 1/19/24
Williams	Nancy Payton Preserve	11B	0.50	\$60,000	\$60,000	Closed 1/19/24
Mooney/Hankins-Colon	Winchester Head Preserve	11B	1.59	\$39,800	\$39,800	Closed 2/16/24
A & T Kleinberger Rev Trust	Dr. Robert H. Gore III Preserve	12A	5.00	\$110,000	\$104,500	Closed 3/15/24
Rodriguez, Mario & Gisela	Panther Walk Preserve	12A	5.46	\$158,400	\$158,400	Closed 7/12/24
Murawski Trust	North Belle Meade Preserve	12A	4.87	\$45,000	\$42,750	Closed 7/24/24
Land Genie LLC	Dr. Robert H. Gore III Preserve	12A	2.73	\$62,790	\$62,790	Closed 8/9/24
Taylor, Ernesto & Ana	Dr. Robert H. Gore III Preserve	12A	5.00	\$103,750	\$98,650	Closed 8/9/24
Whittingham Corporation	Panther Walk Preserve	12A	1.59	\$46,110	\$45,990	Closed 8/16/24
Walsh, Nancy	Red Maple Swamp Preserve	12A	1.14	\$20,520	\$19,494	Closed 8/21/24
Arnold Trust	Dr. Robert H. Gore III Preserve	12A	7.16	\$148,570	\$141,140	Closed 8/23/24
Beckert, Marc & Elizabeth	Dr. Robert H. Gore III Preserve	12A	1.14	\$26,220	\$24,910	Closed 8/23/24
Granados, Nelson	Dr. Robert H. Gore III Preserve	12A	5.15	\$106,860	\$106,860	Closed 8/23/24
JA Moulton Trust	Dr. Robert H. Gore III Preserve	12A	7.17	\$148,780	\$141,340	Closed 8/23/24
Woodworth, Richard	Dr. Robert H. Gore III Preserve	12A	2.27	\$52,210	\$49,600	Closed 8/23/24
CDL Naples Investment LLC	Dr. Robert H. Gore III Preserve	12A	2.73	\$62,790	\$59,650	Closed 8/30/24
Langell Trust	Dr. Robert H. Gore III Preserve	12A	2.81	\$61,120	\$58,060	Closed 9/6/24
Hughes, Jeffrey & Melissa	Panther Walk Preserve	12A	1.59	\$46,110	\$46,110	Closed 9/11/24

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Sardinas, Martha	Dr. Robert H. Gore III Preserve	12A	2.34	\$53,820	\$53,820	Closed 9/13/24
Volpe Trust	North Belle Meade Preserve	12A	8.50	\$109,000	\$103,550	Closed 9/13/24
Wilson, Kyle & Lisa Mason	Panther Walk Preserve	12A	1.59	\$46,110	\$46,110	Closed 9/20/24
Aristizabal	McIlvane Marsh Preserve	12A	5.00	\$20,000	\$20,000	Closed 10/25/24
Arndt, Linda	Winchester Head Preserve	12A	1.14	\$31,920	\$30,320	Closed 11/1/24
Ayra, Anacely	Dr. Robert H. Gore III Preserve	12A	3.18	\$69,170	\$65,710	Closed 11/1/24
Erickson, Gerald	Dr. Robert H. Gore III Preserve	12B	1.14	\$26,220	\$24,910	Closed 11/7/24
Ebanks, Marvin	Winchester Head Preserve	12A	1.14	\$31,920	\$31,920	Closed 11/8/24
Cassity, Cina Lu	Panther Walk Preserve	12A	1.59	\$46,110	\$46,110	Closed 12/6/24
Catania, James	Winchester Head Preserve	12A	1.14	\$31,920	\$30,320	Closed 12/6/24
SD Orange Blossom - <i>Donation</i>	Dr. Robert H. Gore III Preserve	12A	1.14	N/A	N/A	Closed 12/16/24
SD Orange Blossom - <i>Donation</i>	Winchester Head Preserve	12A	1.14	N/A	N/A	Closed 12/16/24
James F. Dinwiddie Rev Trust	Panther Walk Preserve	12A	1.14	\$33,060	\$33,060	Closed 12/19/24
Radel, Mark	Panther Walk Preserve	12A	1.14	\$33,060	\$33,060	Closed 12/19/24
Seepersad, Kausil	Dr. Robert H. Gore III Preserve	12B	1.14	\$26,220	\$24,910	Closed 12/19/24
Vikon Corporation	Panther Walk Preserve	12B	1.59	\$50,880	\$50,880	Closed 1/16/25
Dennison, Robert	Dr. Robert H. Gore III Preserve	12A	2.73	\$62,790	\$62,790	Closed 1/17/25
Ngo/Huynh/Lieu	Panther Walk Preserve	12B	2.73	\$87,360	\$87,360	Closed 1/31/25
Stone Trust	Panther Walk Preserve	12B	5.00	\$141,250	\$141,250	Closed 2/14/25
JOL Property Ventures	Panther Walk Preserve	12B	1.14	\$36,480	\$36,480	Closed 3/20/25
Martinez, Abel Chavez	Panther Walk Preserve	12B	1.14	\$36,480	\$36,480	Closed 3/27/25
Fernandez, Erik	Winchester Head Preserve	12A	1.59	\$44,520	\$44,520	Closed 4/10/2025
Descoteau, Donn & Donna	Dr. Robert H. Gore III Preserve	11B	1.14	\$25,100	\$25,100	Closed 4/23/2025
Fish, Monica	Panther Walk Preserve	12B	1.14	\$36,480	\$36,480	Closed 4/23/2025
Hendrix House	I-75 and Everglades Blvd.	12B	17.66	\$502,500	\$502,500	Closed 6/12/2025
Cypress Cove Conservancy	Dr. Robert H. Gore III Preserve	12B	10.00	\$721,000	\$648,900	Closed 8/8/2025
Lautz, Cameron	Panther Walk Preserve	12B	2.27	\$72,640	\$72,640	Closed 8/15/2025
Symphony Properties	N/A	12A	150.00	\$4,015,000	\$4,015,000	Closed 9/12/2025
Williams Farms	N/A	2024	1,410.00	\$11,980,000	\$11,980,000	Closed 9/18/2025
TOTAL ACQUIRED PROPERTIES			2,312.00	\$33,780,535	\$33,278,049	Total number of properties = 117

PROPERTIES PENDING ACQUISITION						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Golden Land Partners	North Belle Meade Preserve	2024	6.25	\$29,000	\$29,000	Purchase Agreement approved by BCC 8/26/2025; Closing scheduled for 10/22/2025
Subtotal - Properties with Board Approved Purchase Agreements			6.25	\$29,000	\$29,000	Subtotal number of properties = 1
HK Investment	Marco Island	12B	0.37	TBD	TBD	New Appraisal not yet ordered
Van Cleef	Marco Island	12B	0.43	TBD	TBD	New Appraisal not yet ordered
Wildflowerz Ranch	N/A	12B	639.17	TBD	TBD	New Appraisal not yet ordered
Wilson	North Belle Meade Preserve	2024	5.00	TBD	TBD	New Appraisal not yet ordered
Edwards Trust	N/A	2025	65.00	TBD	TBD	Appraisal not yet ordered
Golden Land Partners	N/A	2025	20.00	TBD	TBD	Appraisal not yet ordered
Berman Trust parcel 1	I-75 and Everglades Blvd.	2025	5.00	TBD	TBD	Appraisal not yet ordered
Berman Trust parcel 2	I-75 and Everglades Blvd.	2025	1.59	TBD	TBD	Appraisal not yet ordered
Echavarria	I-75 and Everglades Blvd.	2025	3.05	TBD	TBD	Appraisal not yet ordered
Family Onyx	I-75 and Everglades Blvd.	2025	2.73	TBD	TBD	Appraisal not yet ordered
Morales	I-75 and Everglades Blvd.	2025	2.27	TBD	TBD	Appraisal not yet ordered
Pancham	I-75 and Everglades Blvd.	2025	2.73	TBD	TBD	Appraisal not yet ordered
Tran	I-75 and Everglades Blvd.	2025	2.27	TBD	TBD	Appraisal not yet ordered
Lucarelli	N/A	2025	5.00	TBD	TBD	Appraisal not yet ordered
Simmons Trust	North Belle Meade Preserve	2025	38.94	TBD	TBD	Appraisal not yet ordered
Dabreo	Brewer's Landing	2025	2.73	TBD	TBD	Appraisal not yet ordered
Harden	Dr. Robert H. Gore III Preserve	2025	2.73	TBD	TBD	Appraisal not yet ordered
Perez	Dr. Robert H. Gore III Preserve	2025	5.00	TBD	TBD	Appraisal not yet ordered
Reina	Dr. Robert H. Gore III Preserve	2025	2.27	TBD	TBD	Appraisal not yet ordered
Rivera	Dr. Robert H. Gore III Preserve	2025	2.27	TBD	TBD	Appraisal not yet ordered
Wilcox	Panther Walk Preserve	2025	1.59	TBD	TBD	Appraisal not yet ordered
Bennett	Nancy Payton Preserve	2025	1.00	TBD	TBD	Appraisal not yet ordered
Subtotal - Properties with Board Approval of Purchase Agreements Pending			811.14	TBD	TBD	Subtotal number of properties = 22
TOTAL PROPERTIES PENDING ACQUISITION			817.39	TBD	TBD	Total number of properties = 23

A-LIST PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Final Offer Amount	Acquisition Status
Amaranth Trust, Forrest G	N/A	10	71.16	N/A	N/A	Property withdrawn
Anderson, Charles	Panther Walk Preserve	10	2.27	\$64,000	\$64,000	Offer not accepted
Anderson, Charles	Panther Walk Preserve	10	1.14	N/A	N/A	Sold to another
Argay, Lorraine D	Dr. Robert H. Gore III Preserve	10	7.05	\$81,000	\$81,000	Offer not accepted
Arnold, Emily	Pepper Ranch Preserve	10	5.00	N/A	N/A	Property withdrawn
Arnold, Vanette	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Offer not accepted
Big Hammock - Area I (Barron Collier Partnership)	Pepper Ranch Preserve	10	257.3	\$900,000	\$900,000	Offer not accepted
Casasierra Realty LLC	Winchester Head Preserve	10	1.14	N/A	N/A	Property withdrawn
Cedeno, Kenneth	Dr. Robert H. Gore III Preserve	10	2.81	\$56,000	\$56,000	Offer not accepted
Dahche, Ahmand	Panther Walk Preserve	10	5.00	\$130,000	\$130,000	Offer not accepted
D'Angelo, Eugene	Dr. Robert H. Gore III Preserve	10	5.00	\$100,000	\$100,000	Offer not accepted
Erjavec, Eugene	Rivers Road Preserve	10	4.92	\$200,000	\$200,000	Offer not accepted
Eschuk, Shari	Rivers Road Preserve	10	4.78	\$180,000	\$180,000	Offer not accepted
Fischer Trust, Addison	Marco Island	10	0.63	N/A	N/A	Property withdrawn
Haughton, Veronica	Panther Walk Preserve	10	2.73	N/A	N/A	Sold to another
Higdon Trust, Garey D	Winchester Head Preserve	10	1.59	N/A	N/A	Sold to another
Macrina, Kathleen	Panther Walk Preserve	10	1.14	N/A	N/A	Sold to another
Moylan, Paul E	Panther Walk Preserve	10	2.73	\$63,000	\$63,000	Offer not accepted
Ortega, Berardo	Panther Walk Preserve	10	1.14	\$30,000	\$30,000	Property withdrawn
Three Brothers	Panther Walk Preserve	10	2.73	\$63,000	\$63,000	Offer not accepted
WISC Investment - Inlet Dr	Marco Island	10	0.39	\$429,000	\$429,000	Purchase Agreement not approved by BCC
Agua Colina	Marco Island	11A	0.63	\$1,120,000	\$1,120,000	Purchase Agreement not approved by Board
Berman Rev Trust, R F	Panther Walk Preserve	11A	1.17	N/A	N/A	Property withdrawn
Chestnut, Diane	Marco Island	11A	0.53	\$627,500	\$627,500	Offer not accepted
Colon, Donna & Patricia Mack	Dr. Robert H. Gore III Preserve	11A	2.27	N/A	N/A	Sold to another
S & B Properties of Marco LLC	Marco Island	11A	0.50	\$570,000	\$570,000	Offer not accepted
Starnes, Hugh	Caracara Prairie Preserve	11A	4.54	\$250,000	\$250,000	Offer not accepted
Buckley Enterprises	Nancy Payton Preserve	11B	80.00	\$780,000	\$780,000	Offer not accepted
Khoury	Otter Mound Preserve	11B	0.43	N/A	N/A	Sold to another
Lie, Run He	Nancy Payton Preserve	11B	0.50	\$80,000	\$80,000	Offer not accepted

A-LIST PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME, cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Final Offer Amount	Acquisition Status
Owl Hammock	N/A	11B	7,378.00	N/A	N/A	Acquired by State of Florida
Relevant Radio, Inc.	McIlvane Marsh Preserve	11B	10.46	\$126,350	\$126,350	Offer not accepted
Sit/Chew	Nancy Payton Preserve	11B	3.00	\$390,000	\$390,000	Offer not accepted
Smith & Montgomery	Dr. Robert H. Gore III Preserve	11B	2.73	N/A	N/A	Property withdrawn
Bleka, Joseph & Christina	Dr. Robert H. Gore III Preserve	12A	2.34	\$53,820	\$53,820	On-hold until title is clear
Veneziano, Steve	Panther Walk Preserve	12A	1.14	\$33,060	\$33,060	Offer not accepted
Wilson, Rebecca	Winchester Head Preserve	12A	1.14	\$29,000	\$29,000	Offer not accepted
Eid	Dr. Robert H. Gore III Preserve	12B	2.27	\$52,210	\$49,600	Offer not accepted
Lynch	Winchester Head Preserve	12B	1.14	\$31,920	\$30,320	Offer not accepted
Parraga	Dr. Robert H. Gore III Preserve	12B	2.81	\$61,120	\$58,060	Offer not accepted
Pritchard	Dr. Robert H. Gore III Preserve	12B	2.27	\$52,210	\$49,600	Offer not accepted
Sunny Florida Investments, Inc	Dr. Robert H. Gore III Preserve	12B	1.14	\$26,220	\$24,910	Offer not accepted
D & J Investors	North Belle Meade Preserve	2024	5.00	\$52,000	\$52,000	Offer not accepted
Santamaria	Caracara Prairie Preserve	2024	61.10	N/A	N/A	Property withdrawn
Wildcat Acres	N/A	12B	73.60	N/A	N/A	Working through access issues
TOTAL PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME			8,020.50	N/A	N/A	Total number of properties = 45

Conservation Collier Initial Criteria Screening Report

McIntosh Trust



Acreage: 2.73 Acres

Folio Number: 38664720002

Staff Report Date: October 1, 2024

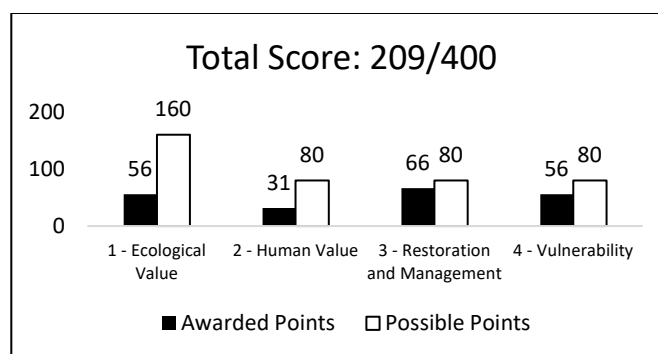


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

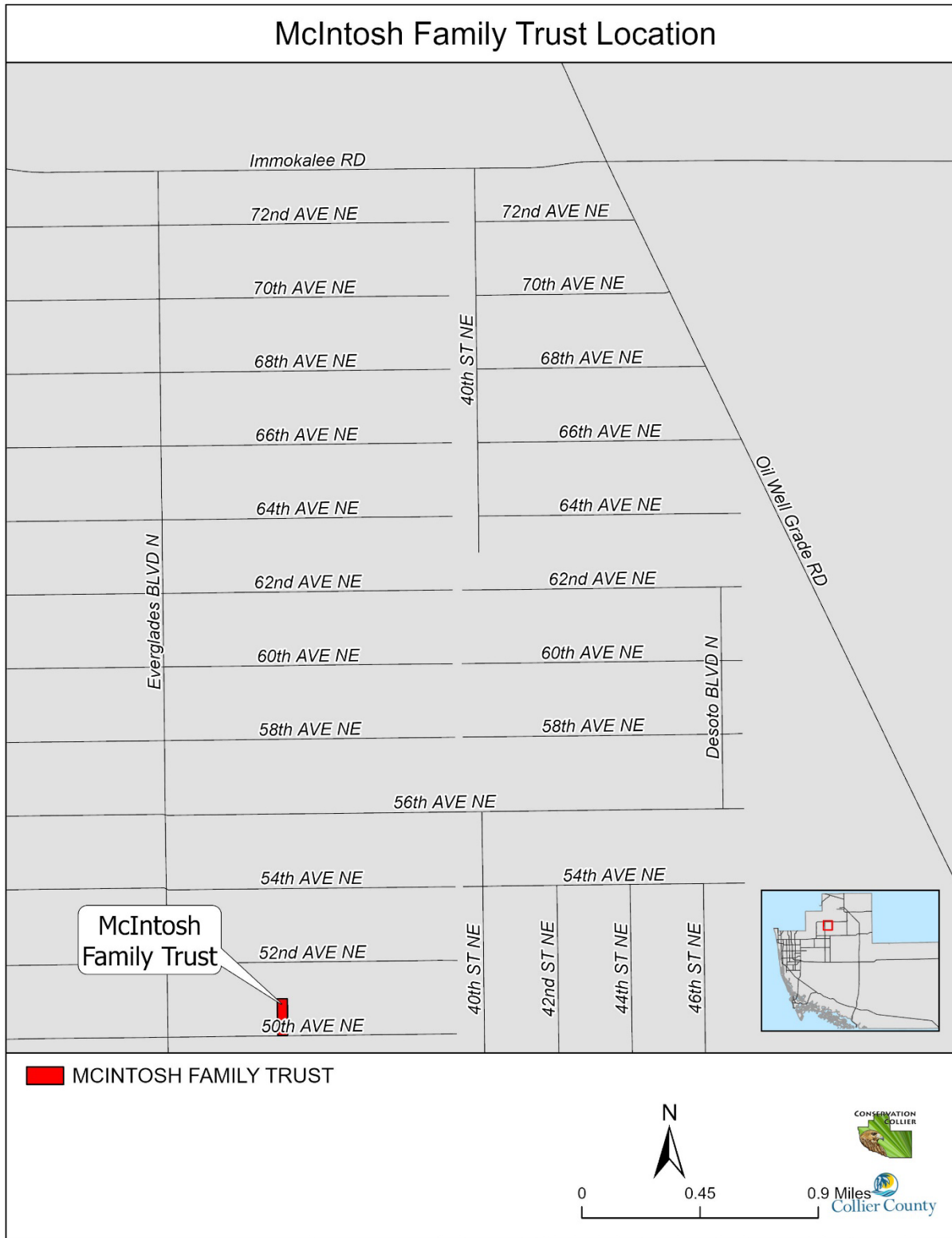


Figure 1 - Parcel Location Overview



Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	McIntosh Family Trust	McIntosh Family Trust
Folio Number	38664720002	
Target Protection Area	Northern Golden Gate Estates	Not within a current TPMA
Size	2.73 acres	
Section, Township, and Range	Sec 5, Twn 48, R28	
Zoning Category/TDRs	E	Estates
Existing structures	None	
Adjoining properties and their Uses	Residential, undeveloped	Low-density, single-family home to north; undeveloped east, south, west
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	

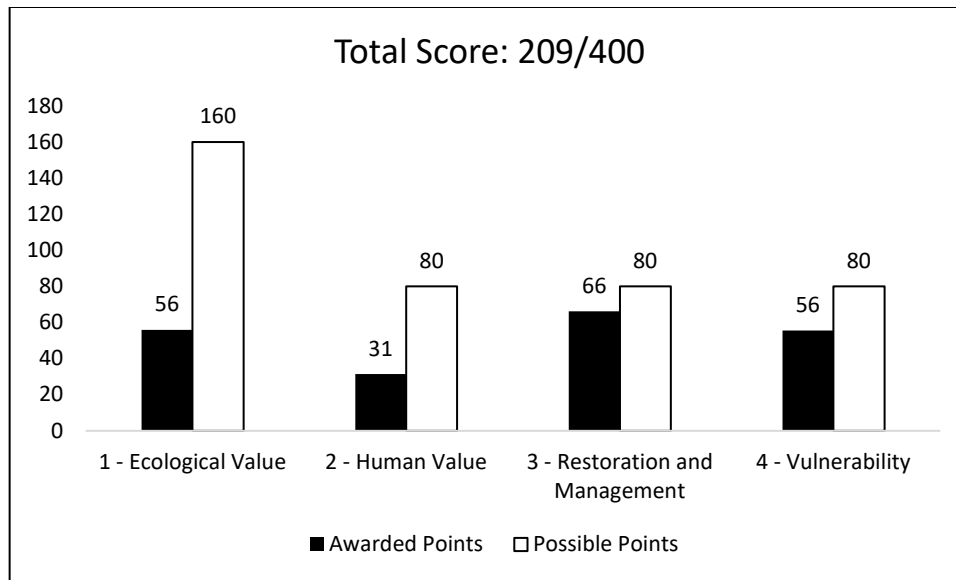


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	56	160	35%
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	11	27	40%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	31	80	39%
2.1 - Recreation	6	34	17%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	66	80	83%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.4 - Assistance	2	2	100%
4 - Vulnerability	56	80	69%
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	0	22	0%
Total	209	400	52%

2.2 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Community

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Property contains Pine Flatwoods and Hydric Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **N/A**

Property also contains Cypress

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **YES**

The parcel may be viewed and accessed from paved 50th Ave NE off Everglades Boulevard North. It offers 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.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **YES**

The property is mapped as containing 100% hydric soils and holds water during the wet season.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

Although the parcel provides potential Big Cypress fox squirrel, listed wading bird, and gopher tortoise habitat, its small size would not qualify it as providing significant biological values.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **NO**

The parcel is not contiguous with conservation land.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **NO**

The McIntosh Family Trust property met 3 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property contains three vegetative communities with considerable overlap of species. Pine flatwoods exist on the northern third of the parcel. This community is characterized by a sparse canopy of Florida slash pine (*Pinus elliottii* var. *densa*) which skew towards younger age classes. The midstory is notably absent, minus the occasional winged sumac (*Rhus copallinum*). The understory and groundcover are comprised of clumps of saw palmetto (*Serenoa repens*), dwarf live oak (*Quercus minima*), muscadine grape (*Vitis rotundifolia*), various grasses, and patches of bare sand. Saw palmetto on this and surrounding properties have historically been roller chopped by the Florida Forest Service as part of their fuel reduction practices. The pine flatwoods on this parcel have been identified by the Critical Lands and Waters Identification Project as Priority 1 Natural Communities (Figure 4).

Hydric pine flatwoods exist within the middle of the parcel. This community consists of a canopy of slash pine, midstory of cabbage palm (*Sabal palmetto*) and myrsine (*Myrsine cubana*). Ground cover consists primarily of swamp fern (*Blechnum serrulatum*).

A depressional wetland ringed by cypress (*Taxodium* sp.), coastal plain willow (*Salix caroliniana*), swamp fern, and dominated by pickerel weed (*Pontedaria cordata*) in the deepest portions exists in the southern portion of the parcel. Additional species found in these areas include laurel oak (*Quercus laurifolia*), wax myrtle (*Myrica cerifera*), cabbage palm (*Sabal palmetto*) and various sedges and grasses.

The upland community has a distinctly low invasive plant infestations, primarily a single Brazilian pepper (*Schinus terebinthifolius*) but the transitional area between wet and dry has a high infestation of mature melaleuca (*Melaleuca quinquefolia*).

Table 3. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Cardinal airplant	<i>Tillandsia fasciculata</i>	State Threatened	n/a

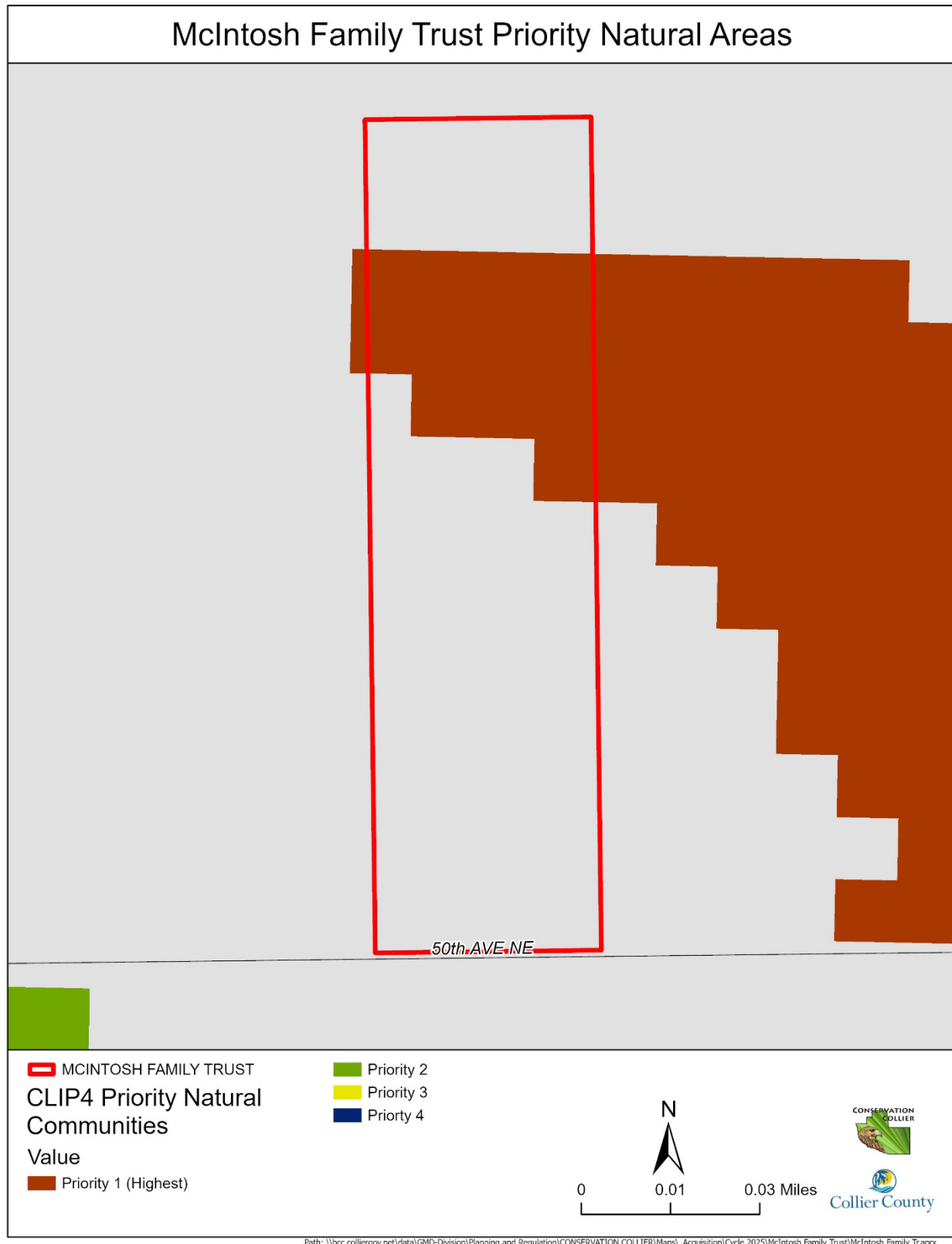


Figure 4 - CLIP4 Priority Natural Communities

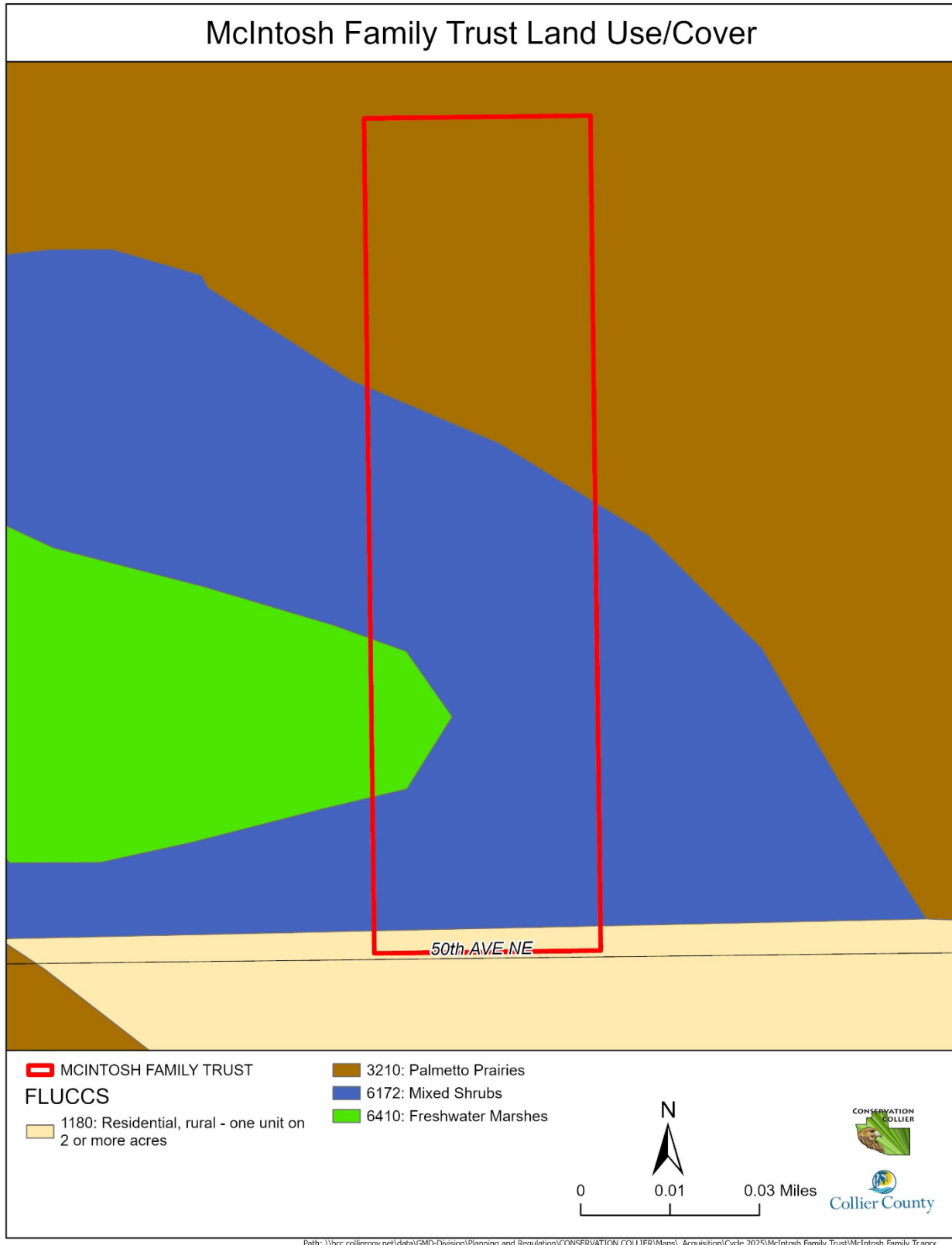


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Hydric Pine Flatwoods with Cypress in background



Figure 7 – Pine Flatwoods

3.1.2 Wildlife Communities

The pine flatwoods on site provide potential habitat for listed species such as the Florida panther (*Puma concolor coryi*), eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), red-cockaded woodpecker (*Leuconotopicus borealis*), and Florida scrub jay (*Aphelocoma coerulescens*). Although not documented on the parcel Florida panther are known to frequent the nearby Panther Walk Preserve (approximately one mile northwest) and are assumed present on the parcel. Florida black bear (*Ursus americanus floridanus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), white-tailed deer (*Odocoileus virginianus*), and threatened Big Cypress fox squirrel (*Sciurus niger avicennia*) have been reported on parcels in the area by a resident on 52nd Ave NE. This site provides nesting habitat for the migratory swallow-tailed kite (*Elanoides fortificatus*), bobwhite quail (*Colinus virginianus*), wild turkey (*Meleagris gallipavo*), and endangered crested caracara (*Caracara cheriway*), among a diversity of other resident breeding bird species. The wetlands on site, including the roadside swale, provide habitat for many wading birds including threatened wood storks (*Mycteria americana*) and little blue herons (*Egretta caerulea*).

No listed wildlife observed on site.

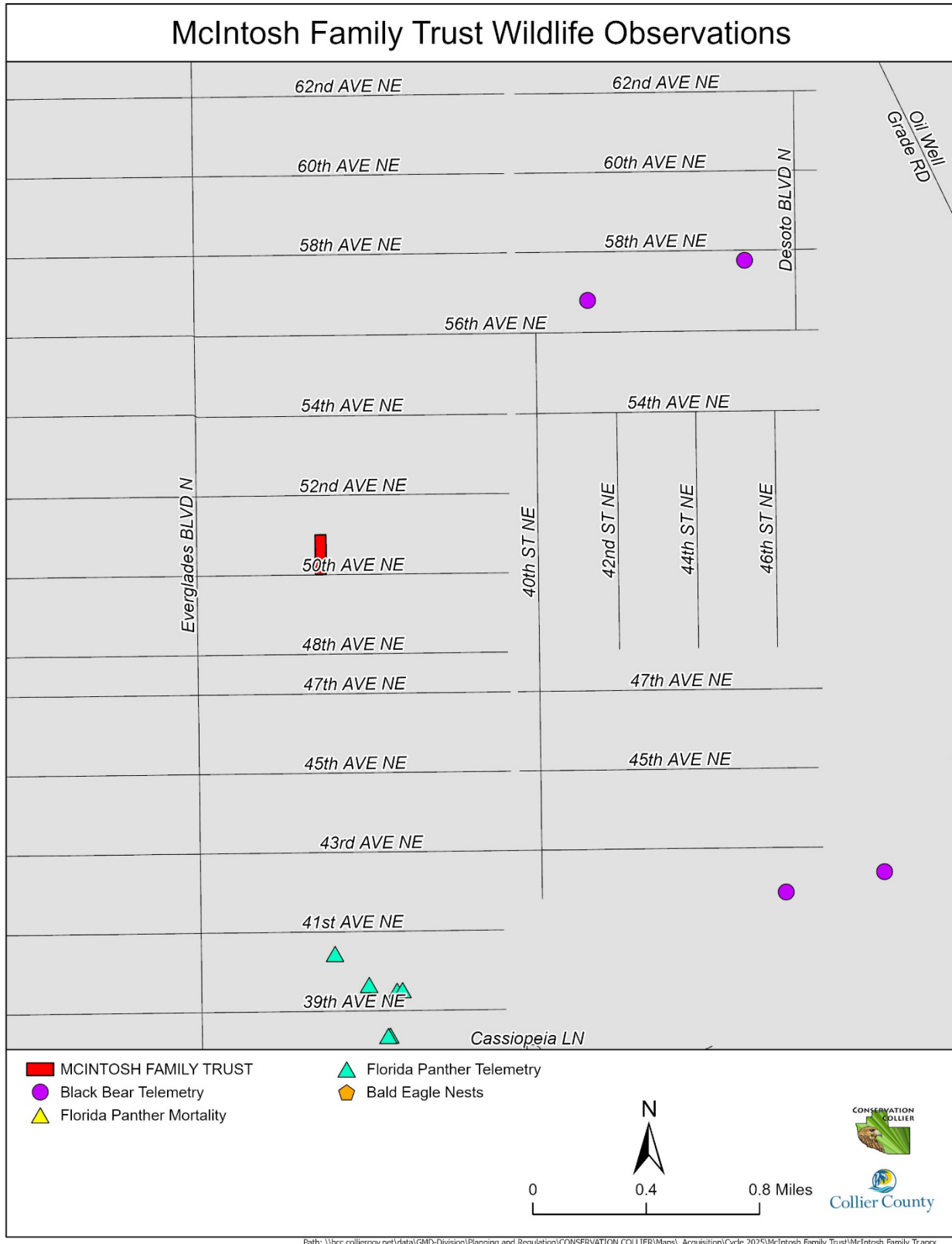


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

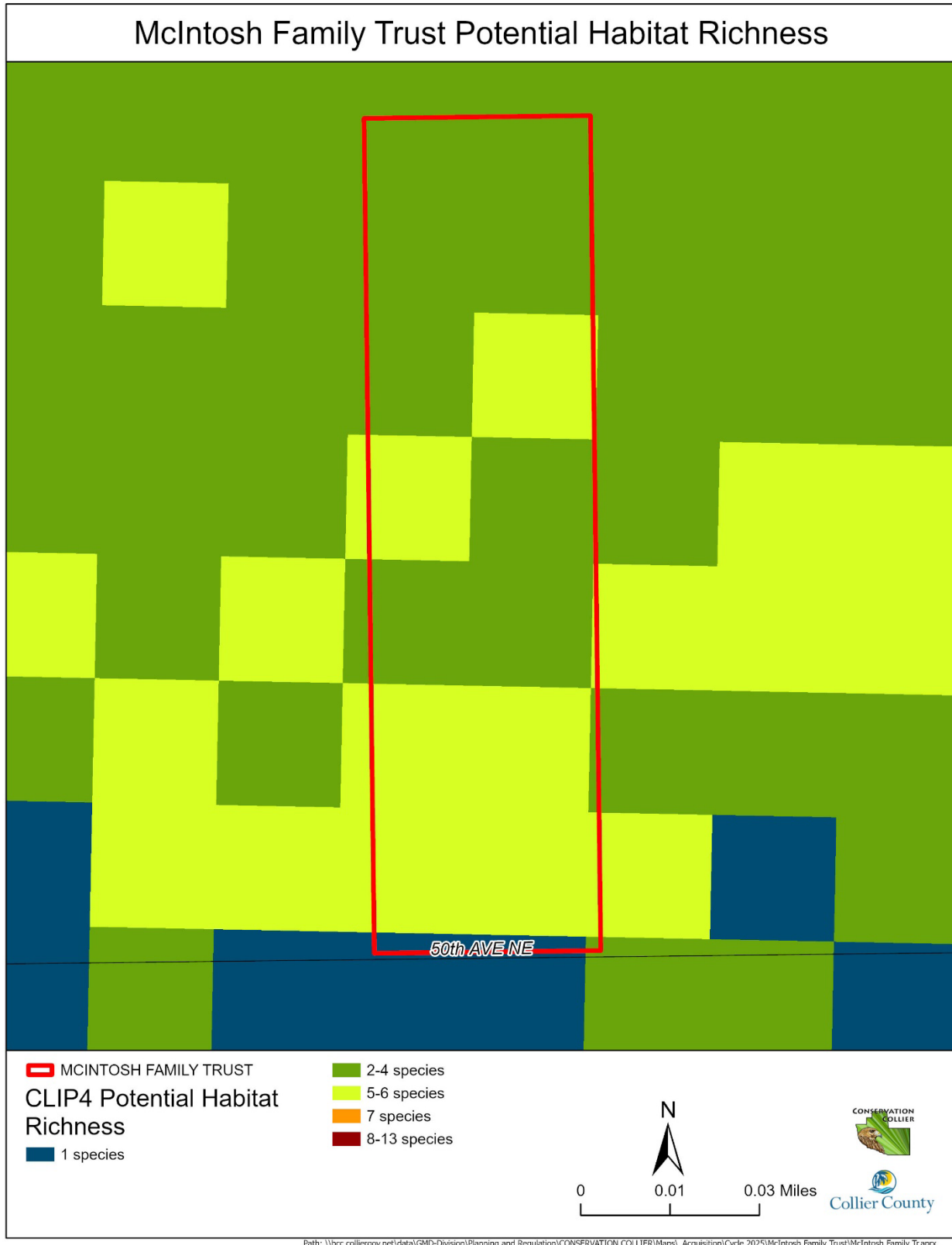


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

This parcel contributes moderately to aquifer recharge and contains 100% hydric soils and wetlands that provide habitat for aquatic species and wading birds that prey on them.

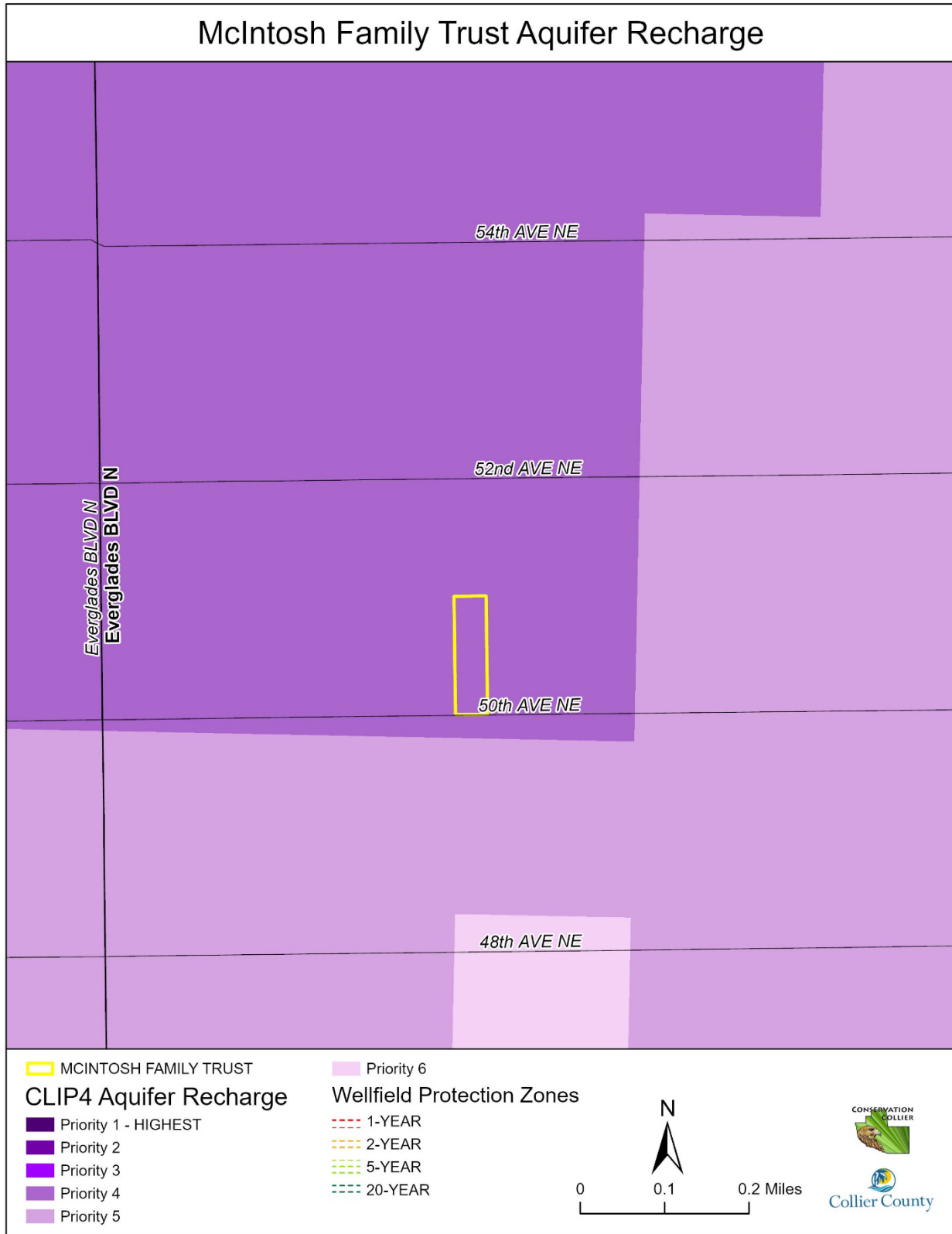


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones



Figure 11 - Collier County Soil Survey

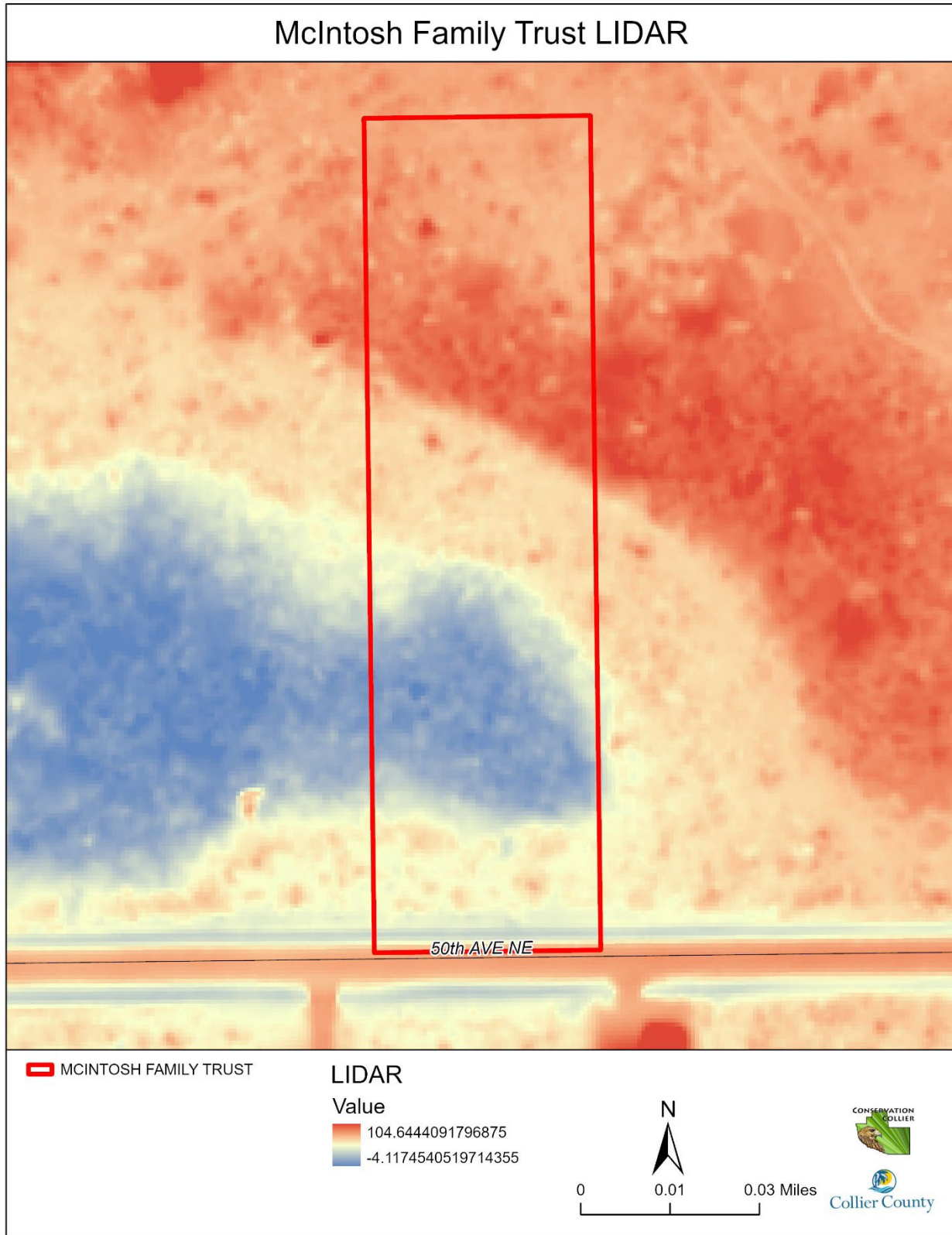


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel is not directly connected to any designated conservation areas, however the low-density nature of development in this neighborhood allows wildlife to move relatively unimpeded across the landscape (Figure 13). Although there are no black bear telemetry points recorded near the parcel, neighbors have reported seeing them (Figure 8). Florida panthers have been repeatedly documented at the Panther Walk Preserve approximately one mile to the northwest.

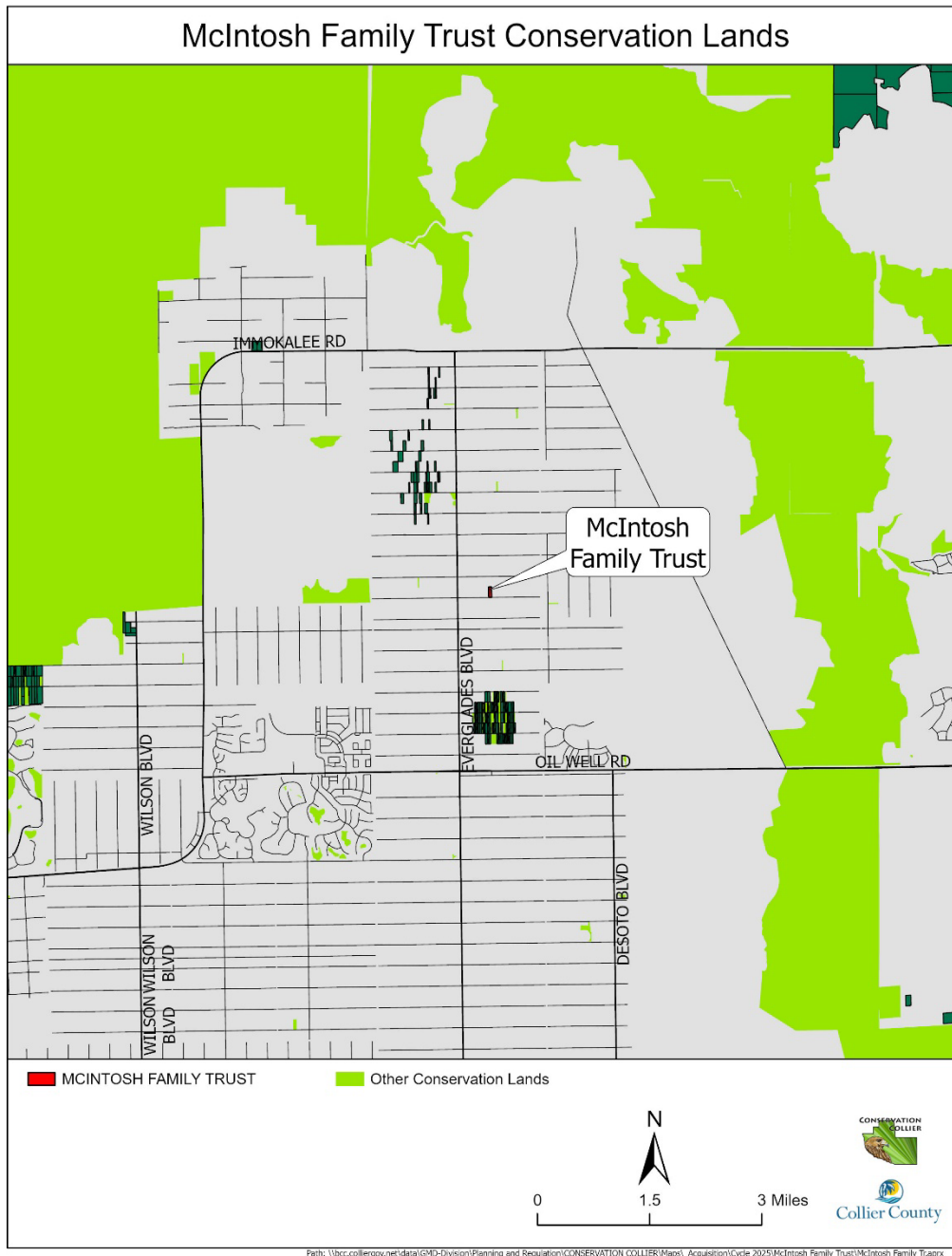


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel provides opportunities for seasonal hiking.

3.2.2 Accessibility

Street parking is available along 50th Ave NE. This parcel is accessible in the dry season to pedestrians and cyclists coming from the surrounding neighborhood.

3.2.3 Aesthetic/Cultural Enhancement

The parcel is visible from paved 50th Ave. NE.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 10% of the parcel is covered with invasive vegetation – primarily melaleuca surrounding the wetland and some scattered Brazilian pepper.

3.3.1.2 Prescribed Fire

The parcel contains fire dependent communities and is compatible with prescribed burning. Fuel reduction via roller chopping by the Florida Forest Service has protected these communities from woody encroachment, invasive species infestations, and saw palmetto and cabbage palm overgrowth. Reintroduction of fire would consume roller chopped debris, which in turn would promote increased diversity and promote germination of scrubby plant species. Established off-road trails are bare mineral soil and may serve as effective fire breaks.

3.3.2 Remediation and Site Security

There is an off-road vehicle trail crossing the parcel. Historically, attempts to prevent off-roader trespass have been ineffective, expensive, and have resulted in additional vegetation damage as trespassers have cut new trails to circumvent the installed barriers. Instead of total prevention, the best method to mitigate further damage may be to attempt to restrict off-roaders to the already established trail.

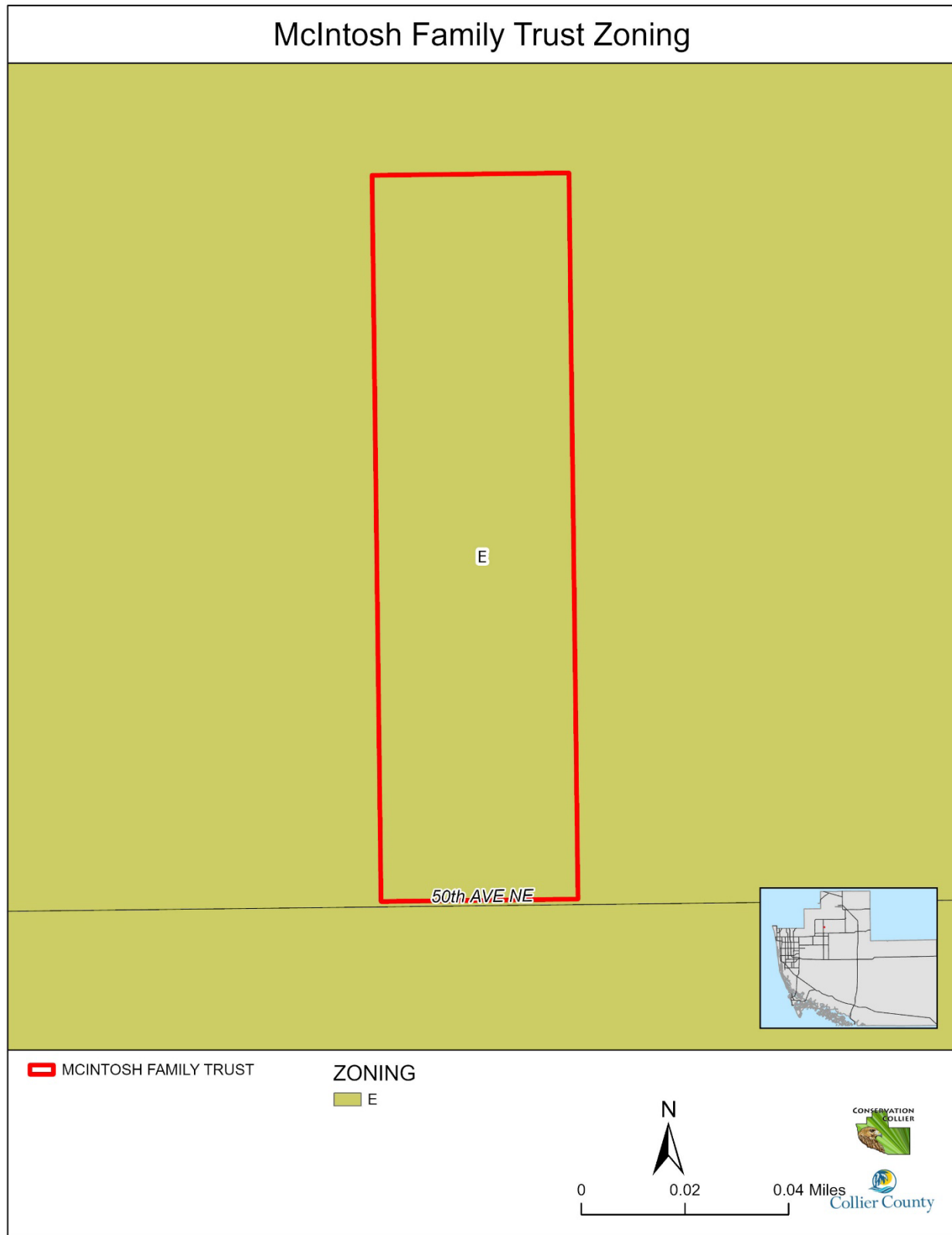
3.3.3 Assistance

Based on past investments in fuel reduction, it is likely that the Florida Forest Service would assist with prescribed burning on the parcel.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is Zoned as Estates. Estates zoning provides lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. Allowable density is 1 unit per 2.25 acres, or 1 unit per lot if under 2.25 acres. In addition to low density residential density with limited agricultural activities, the E district is also designed to accommodate as Conditional Uses, Development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district.



Figure



Figure

3.4.2 Development Plans

No development plans exist for this parcel.

4. Acquisition Considerations

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

None.

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$950	\$400	\$350/acre initial, \$150/acre recurring. Low overall costs are predicted due to the low infestation levels and high accessibility
Native Plant Installation	\$500	\$0	Strategically planted trees to influence the path of off-road vehicles
Trail/Firebreak Installation and Maintenance	\$5,000	\$1,000	Connecting established trails and installing firebreaks along property boundary
Interpretive Signage	\$1,0000	\$0	
Total	\$7,450	\$1,400	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: McIntosh Family Trust			
Target Protection Mailing Area: n/a			
Folio(s): 38664720002			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	56	35
2 - Human Value	80	31	39
3 - Restoration and Management	80	66	83
4 - Vulnerability	80	56	69
TOTAL SCORE	400	209	52

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	130	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	hydric pine flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Pine flatwoods, hydric pine flatwoods, cypress
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		

b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	40	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	40	
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	100	40	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	0	
1.4.1 - Acreage (Select Highest Score)			

a. Parcel is \geq 300 acres	150		
b. Parcel is \geq 100 acres	100		
b. Parcel is \geq 50 acres	75		
c. Parcel is \geq 25 acres	25		
d. Parcel is \geq 10 acres	15		
e. Parcel is $<$ 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	600	210	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	56	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	20	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	80	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	10	
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		

c. Street parking available	10	10	
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10	10	
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	110	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	31	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	20	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted	20	20	ATV trespass

c. Major site remediation or human conflict issues predicted	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	5	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	175	145	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	66	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	125	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	0	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	125	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	56	

8. Additional Site Photos



Aerial photo looking north



Hydric pine flatwoods looking into pine flatwoods



Aerial photo looking south



Aerial photo of north side of parcel

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

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

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.

Conservation Collier Initial Criteria Screening Report

Sarry Trust



Acreage: 13.3 ac

Folios: 00348160000, 00348200009

Staff Report Date: January 3, 2024 (revised October 1, 2025)

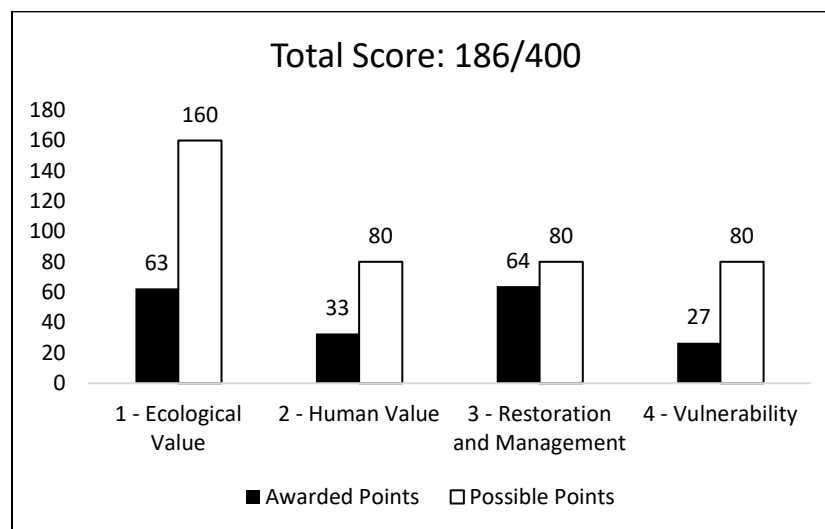


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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

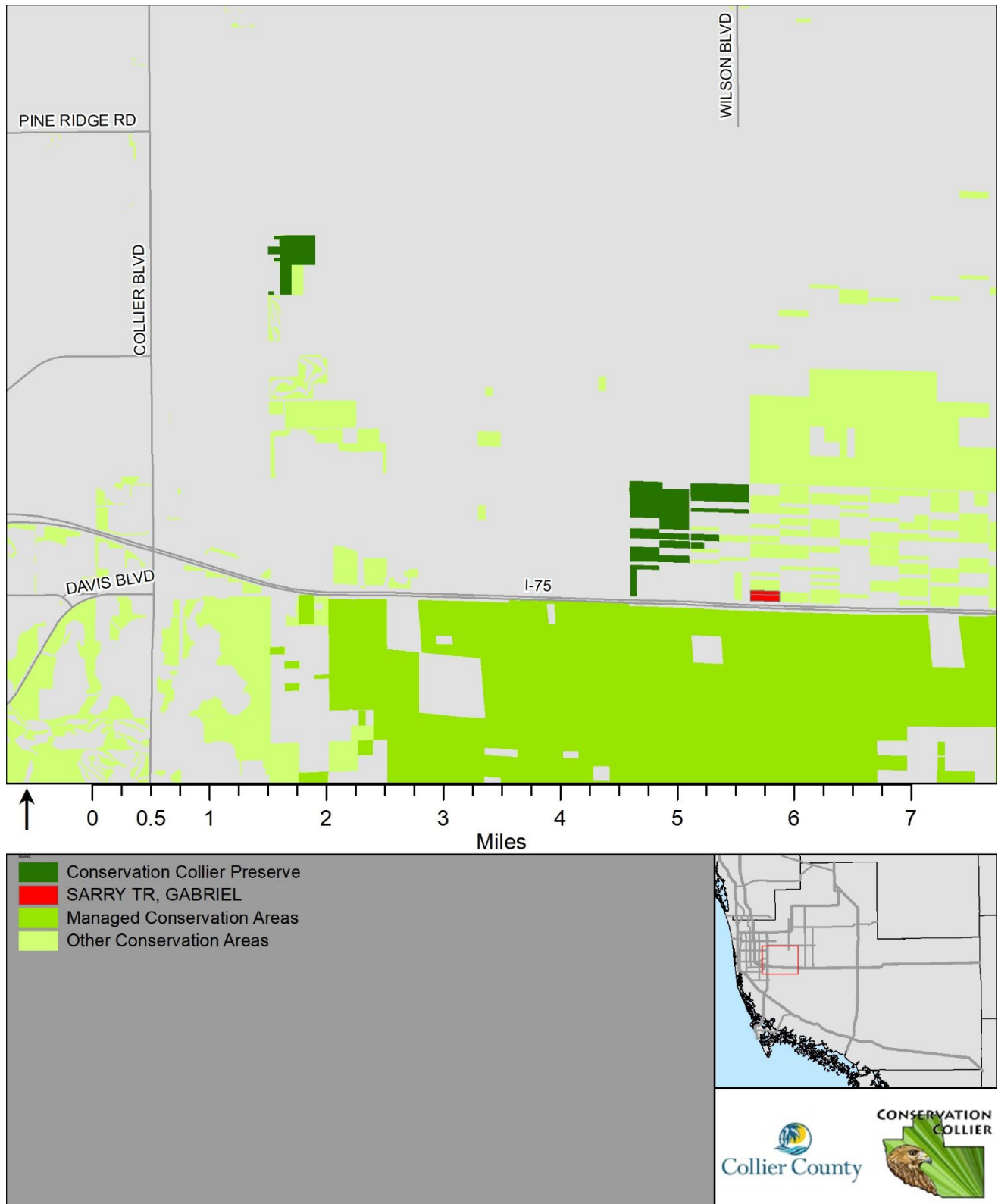


Figure 1 - Parcel Location Overview

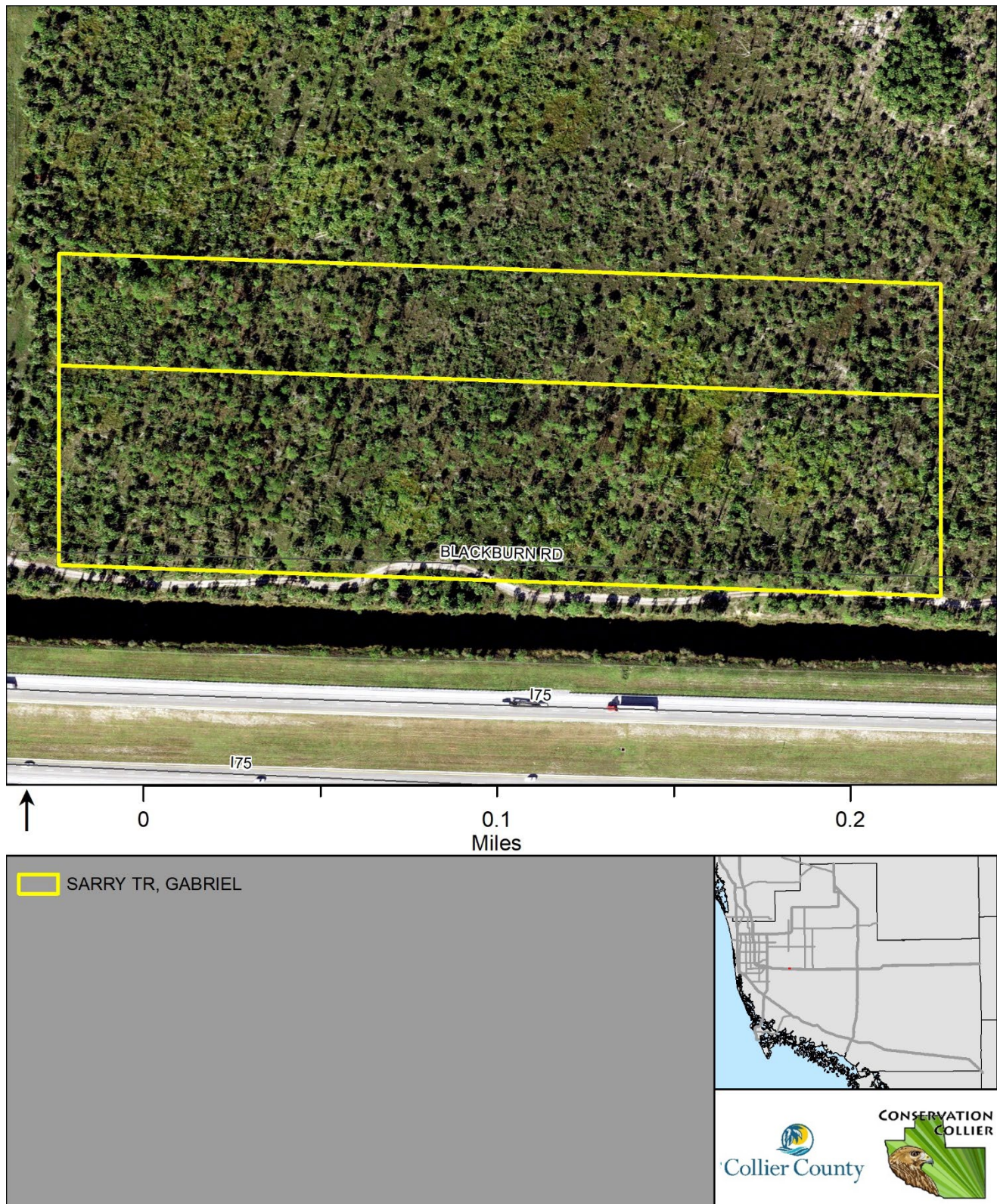


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Sarry Trust	
Folio Number	Two	00348160000, 00348200009
Target Protection Area	RFMUD-Sending	Within North Belle Meade TPMA
Size	13.3 acres	
Section, Township, and Range	S34, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NRPA-NBMO-Sending	Base Zoning is Agricultural; Sending Lands within Rural Fringe Mixed Use District within a Natural Resource Protection Area and with a North Belle Meade Overlay; Allowable use is 1 residential dwelling per parcel
Existing structures	None	
Adjoining properties and their Uses	Residential, Conservation, Transportation	Single Family Residence adjacent to the west; private Conservation Easements to the north and east; 1-75 directly adjacent to the south; Picayune Strand State Forest south of 1-75
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential Wilson corridor extension

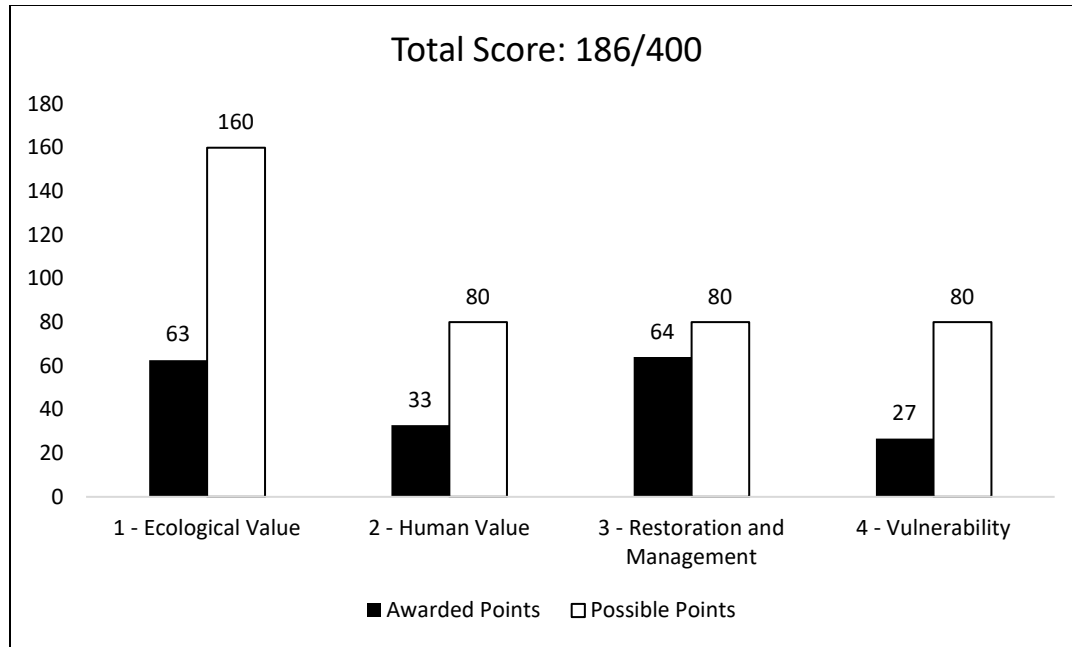


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	63	160	39%
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	33	80	41%
2.1 - Recreation	11	34	33%
2.2 - Accessibility	19	34	54%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	64	80	80%
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	27	80	33%
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	2	22	10%
Total	186	400	47%

2.2 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Community

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **NO**

Property does not contain CLIP Priority 2 Natural Community.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **YES**

Property contains Mixed Scrub-Shrub Wetland and Cypress/Pine/Cabbage Palm

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **NO**

The property is not visible or readily accessible from a public roadway. There is potential access in the future but there is currently no public right of way to access the property. The County Manager's agency and Conservation Collier recently acquired parcels to the west.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **YES**

The property is mapped as containing 100% hydric soils and most likely holds water during the wet season.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **YES**

The parcels provide FL panther habitat, FL black bear habitat and potential Big Cypress fox squirrel, red-cockaded woodpecker, and gopher tortoise habitat.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **YES**

This property is adjacent to a private conservation easement to the north. This property also contributes to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Currently there is habitat connectivity between this site and the Conservation Collier Nancy Payton Preserve. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **YES**

The Sarry Trust property met 5 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The vegetative communities found on the Sarry Trust property are similar to those found on the North Belle Meade Preserve to the west. The wildfire that recently passed through the area caused severe canopy and mid-story mortality within the Sarry property, and the hydrology of the area has been affected by the I-75 canal to the south. Throughout the property, many slash pine (*Pinus elliotti* var. *densa*) trees were lost in the fire and much of the groundcover appears to have been severely impacted.

The primary plant community present within the Sarry Trust property can best be described as Cypress/Pine/Cabbage Palm. Areas of Mixed Scrub-Shrub Wetland are also present. The midstory in both plant communities is dominated by cabbage palm (*Sabal palmetto*). Canopy within the Cypress/Pine/Cabbage Palm includes slash pine and some small cypress (*Taxodium* spp.) along with cabbage palm. Saw palmetto (*Serenoa repens*) and cabbage palm are also present in the groundcover of the Cypress/Pine/Cabbage Palm. Both communities contain a mix of grasses, sedges, and herbaceous plants in the groundcover including sawgrass (*Cladium jamaicense*), blue maidencane (*Amphicarpum muehlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), and southern dewberry (*Rubus trivialis*).

Invasive plants encountered include cogon grass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata*).

No listed plant species were observed on the property during the site visit.

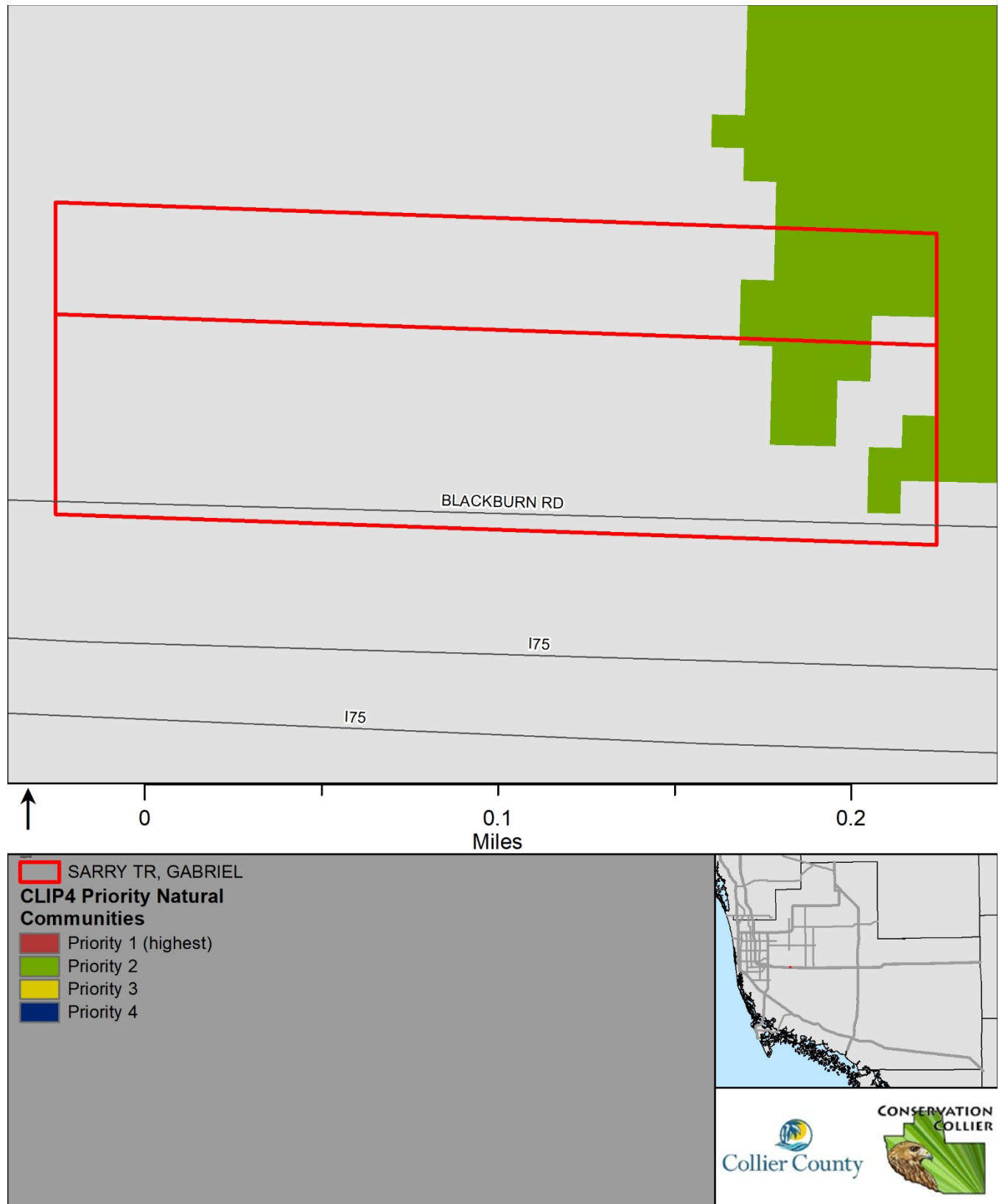


Figure 4 - CLIP4 Priority Natural Communities

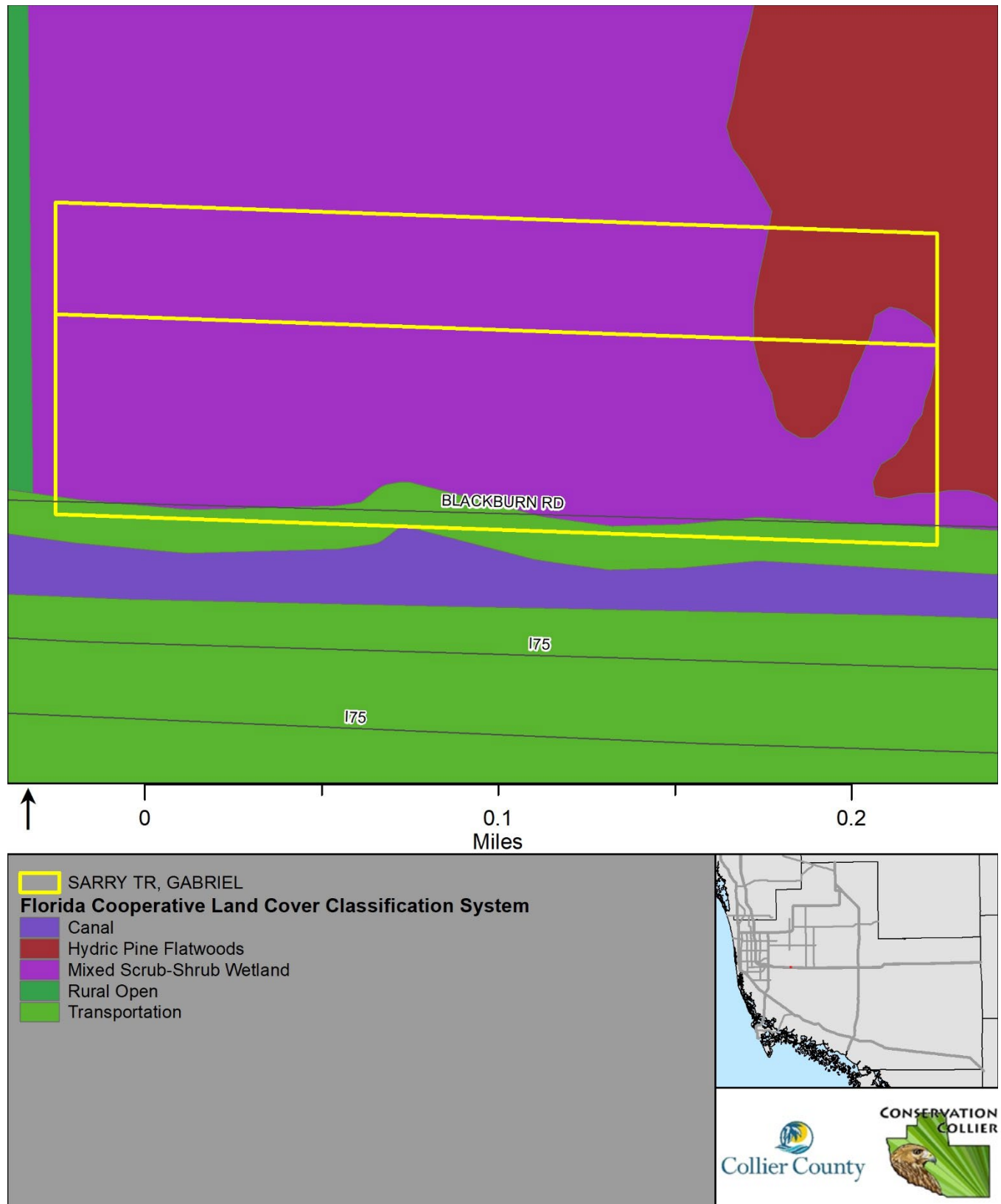


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Cypress/Pine/Cabbage Palm



Figure 7 – Cypress/Pine Cabbage Palm with pines killed by fire

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 5-6 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. A radio collared panther was tracked on the property in 2016, and panther telemetry from 1986-2020 shows consistent utilization of the surrounding area by radio-collared individuals, most recently a breeding female with kittens. FWC panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the site, the surrounding lands and the Picayune Strand State Forest, with the most recent road mortalities occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	<i>Puma concolor coryi</i>	Endangered	Endangered	FWC Telemetry

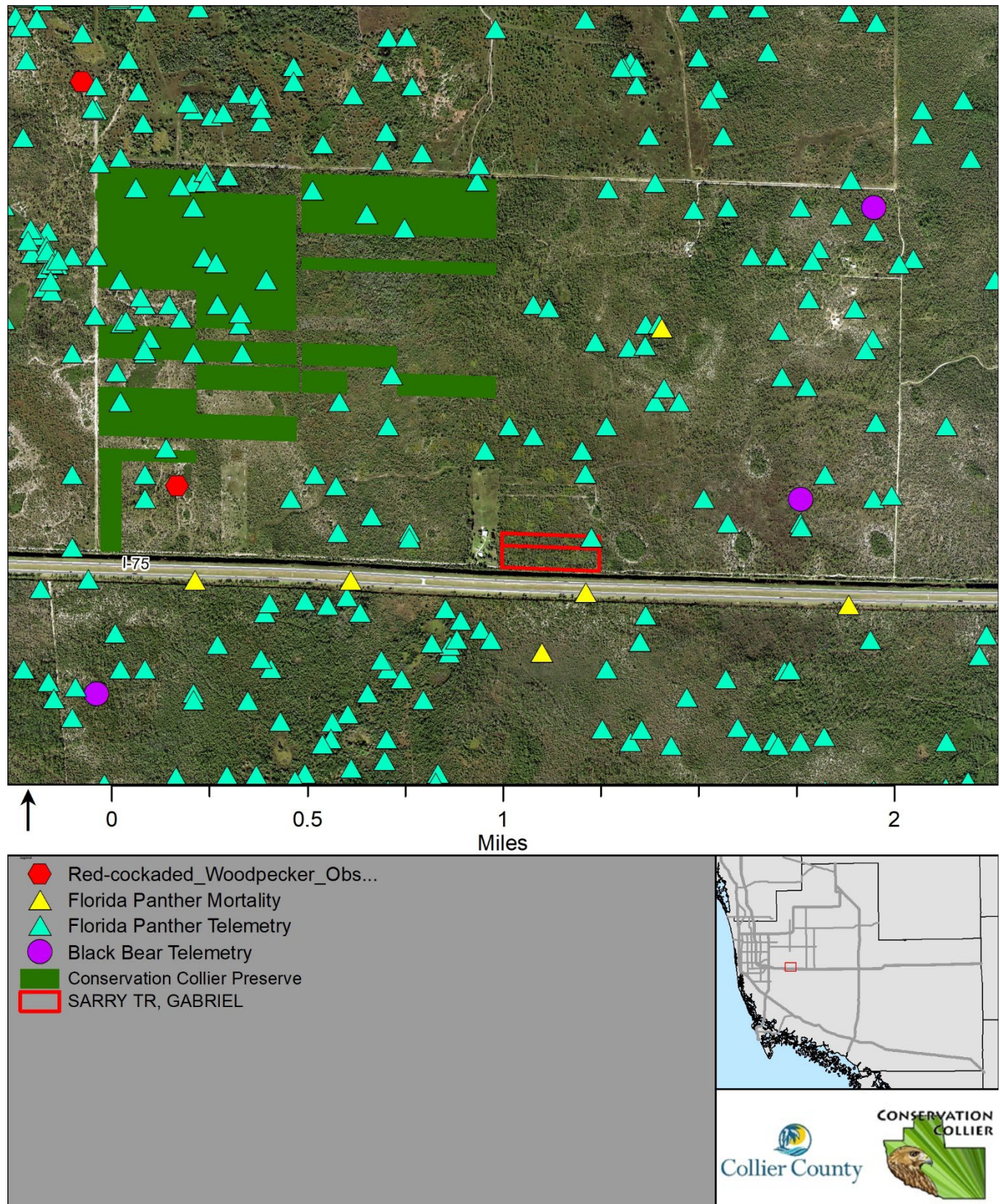


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

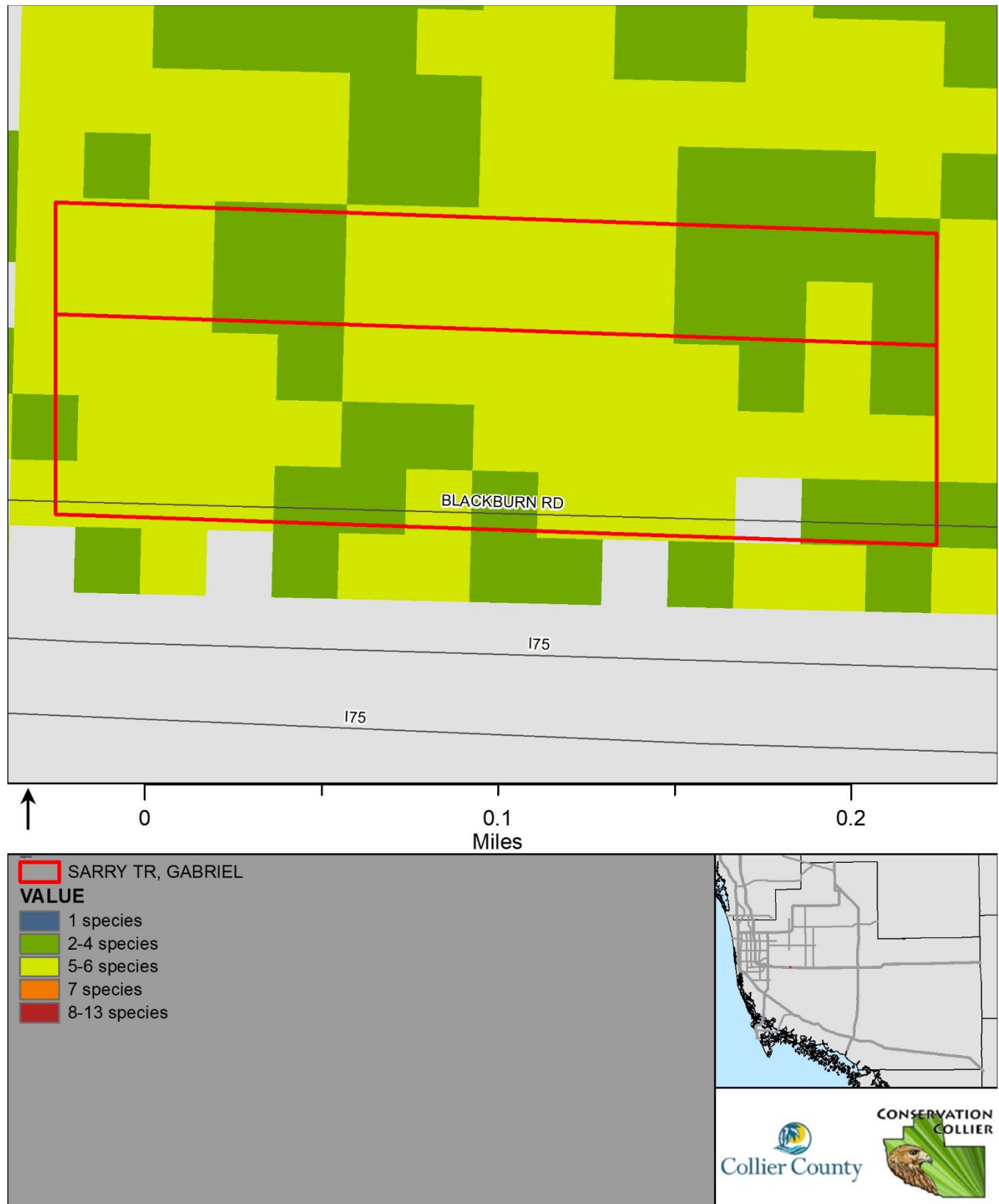


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The property holds shallow surface water during the wet season. This provides seasonal habitat for wetland dependent species, especially wading birds. The entire property is mapped as containing depressional soils, primarily Pineda fine sand, limestone substratum which is associated with sloughs and poorly defined drainageways. These parcels do not provide significant aquifer recharge capacity.

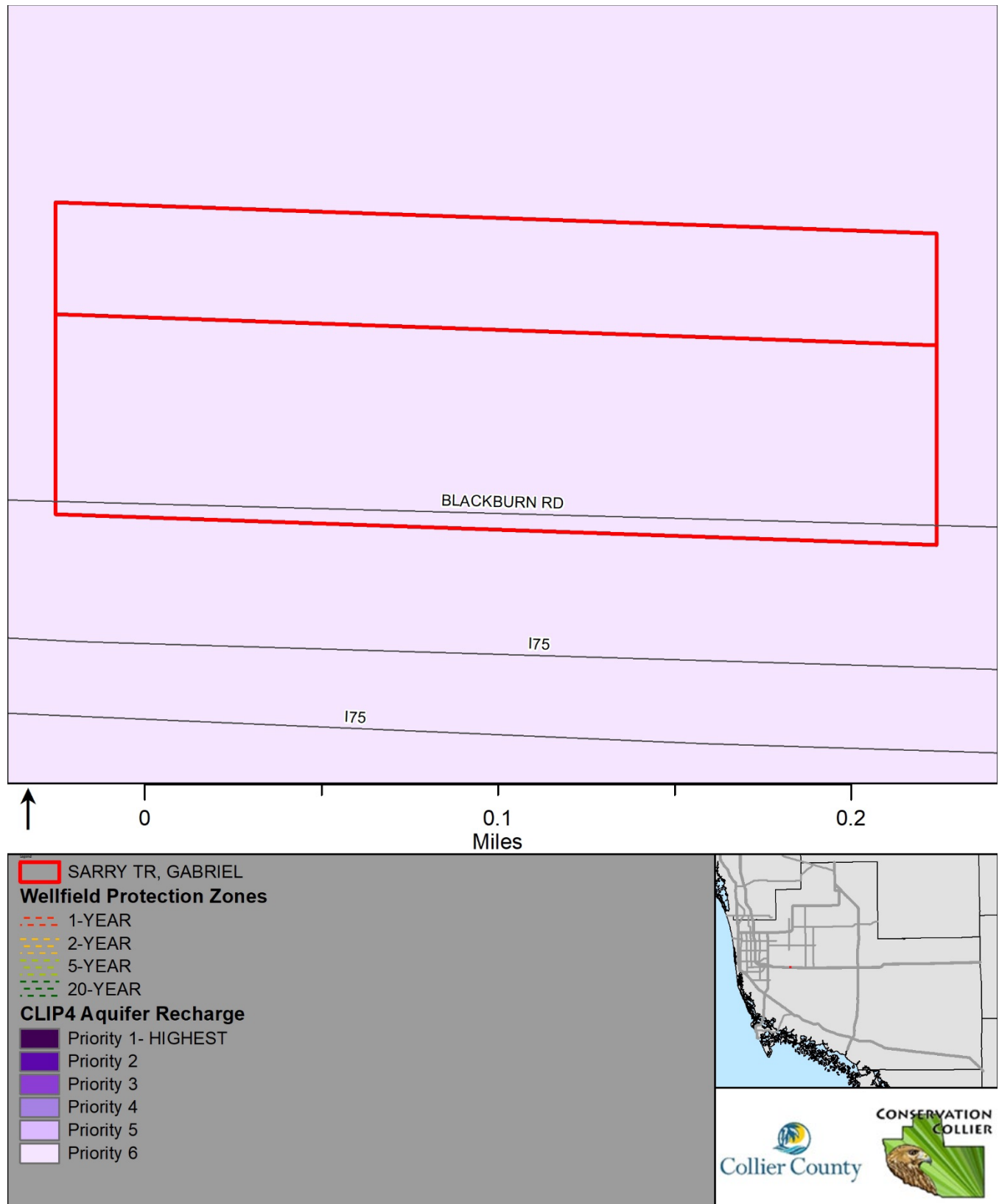


Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

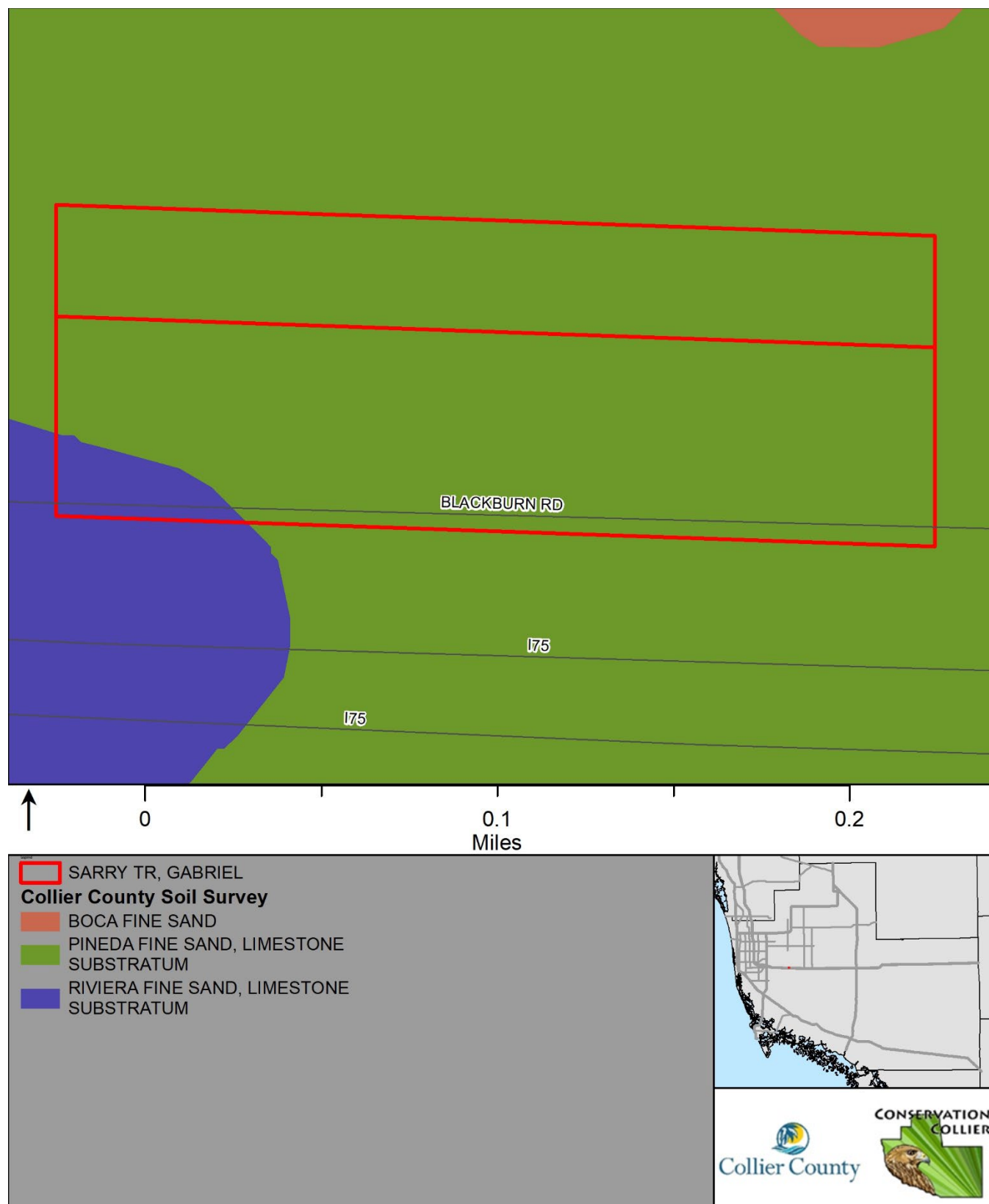


Figure 11 - Collier County Soil Survey

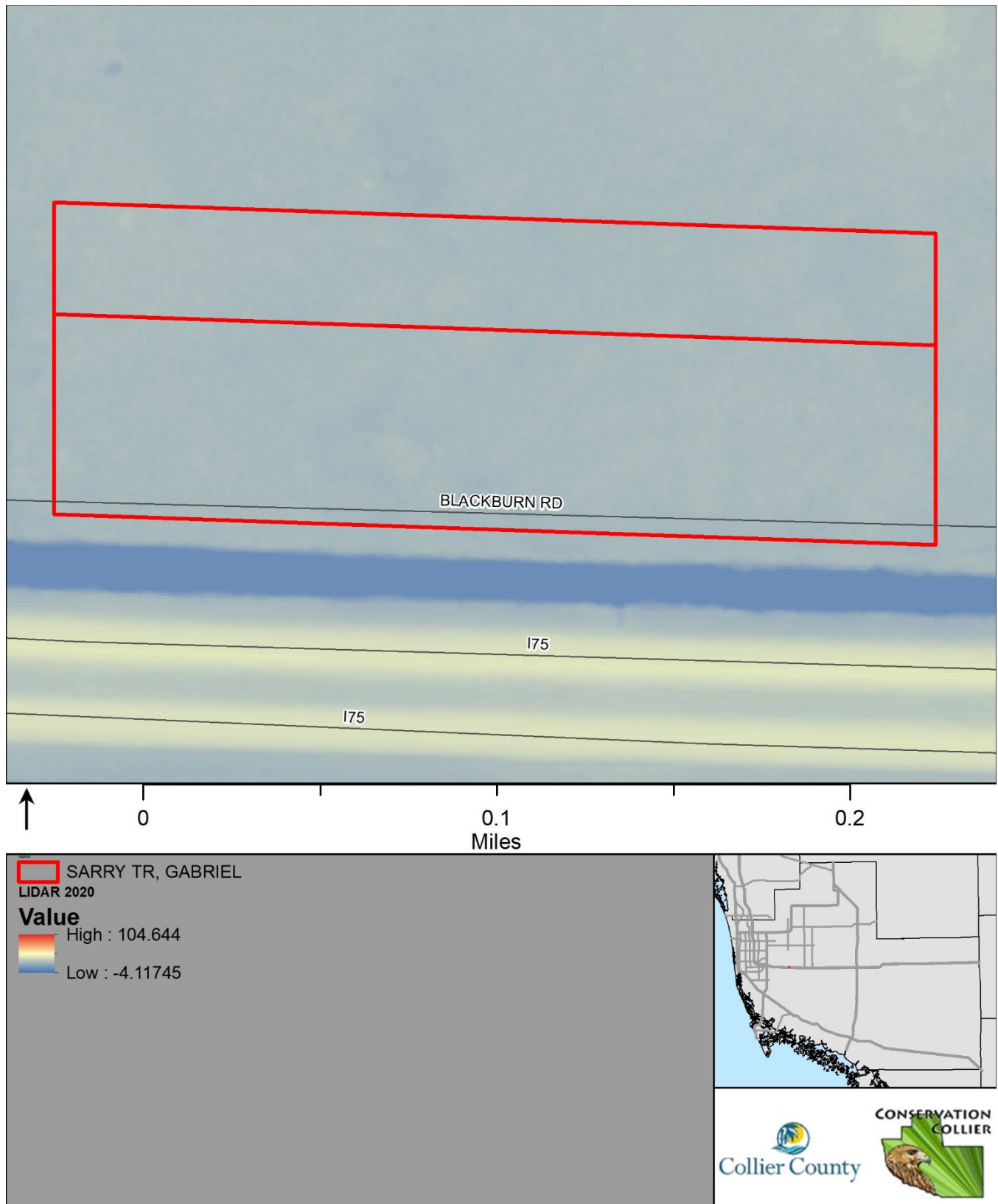


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels directly connect to conservation easements to the north and east, the Picayune Strand State Forest via wildlife underpasses to the south, and to the remaining undeveloped portions of the Golden Gate Estates to the north, east, and west. Both conservation easements are held by the US Fish and Wildlife Service for preservation related to the Estates of Twin Eagles and the Section 20 Mine. Telemetry data shows Florida panther use this area to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. These parcels also provide an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

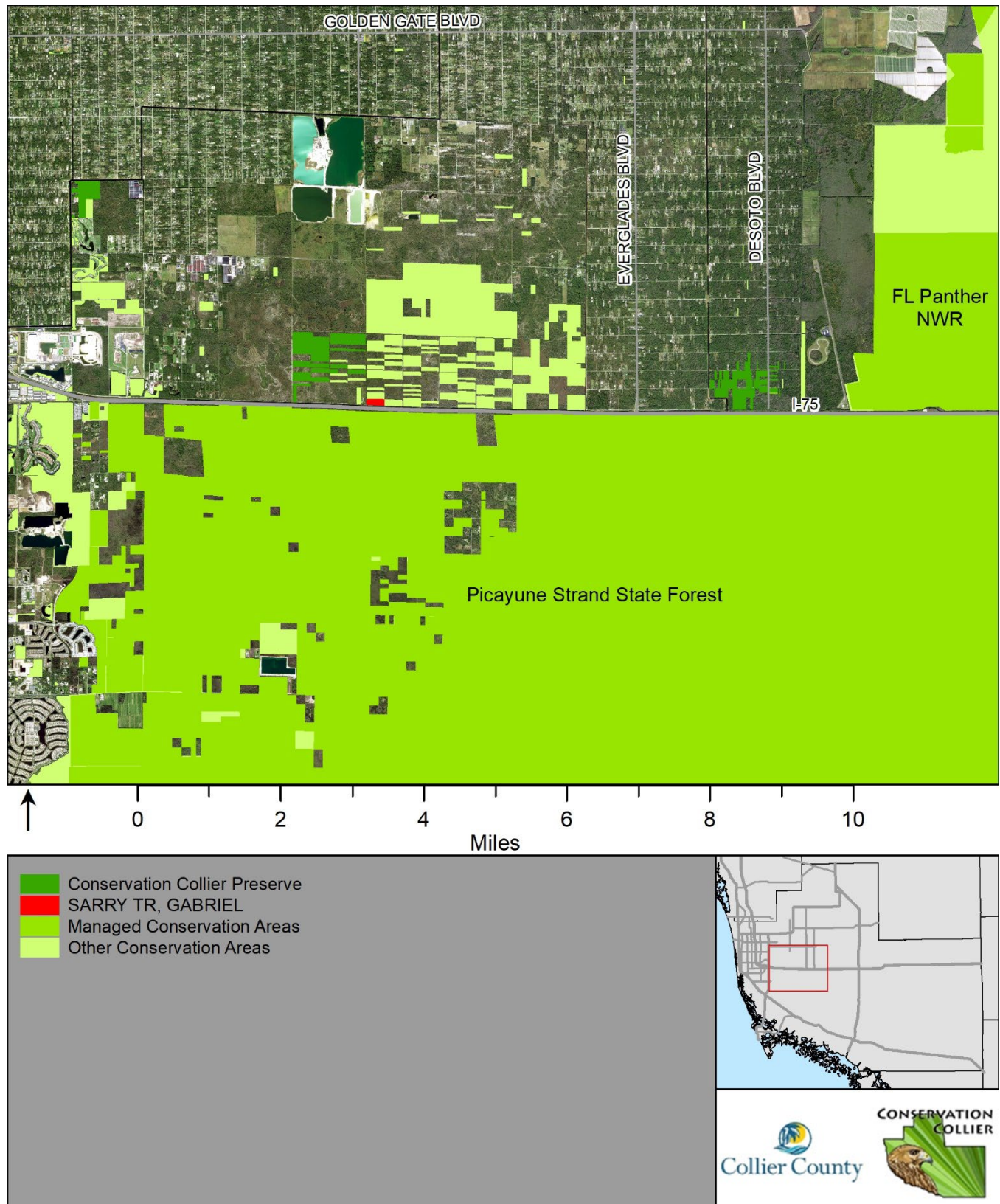


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for recreational activities including but not limited to fishing and hiking. The open landscape provides opportunities for wildlife viewing.

3.2.2 Accessibility

The property is accessed through a gate on Blackburn Rd which is closed to the public.

3.2.3 Aesthetic/Cultural Enhancement

These parcels currently provide green space along I-75.



Figure 14 – View of property showing proximity to I-75

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is not terribly high in these parcels, at approximately 25%. There are a few thick patches of cogon grass (*Imperata cylindrica*), which appears to be the most widespread invasive plant encountered. Other invasives present include Caesar weed (*Urena lobata*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata*). The disturbed nature of the site makes it vulnerable to additional infestations, especially cogon grass and climbing fern.

3.3.1.2 Prescribed Fire

Despite a recent history of stand replacing wildfire, these parcels would still benefit from regular prescribed burning. The proximity to I-75 limits, but does not bar, the application of prescribed fire. Although native, the high density of cabbage palms creates an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. This reduction in canopy cover creates desirable conditions for cabbage palm recruitment which in turn increases intensity of subsequent fires. Cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval in order to restore the slash pine and cypress canopy. Firebreaks would need to be installed along the west, north, and east boundary lines.

3.3.2 Remediation and Site Security

Some areas of the site require canopy rehabilitation in the form of replanting due to past wildfires. Invasive species and cabbage palms will need to be controlled before planting occurs. The remoteness of the parcels and existing entrance gate on Blackburn Rd. limits trespass. Most off-road traffic within the surrounding parcels is suspected to be done by those accessing private property; however, there have been reports of poaching on lands to the west in the recent past.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are designated as Sending Lands in the Rural Fringe Mixed Use Overlay (RFMUO) within a Natural Resource Protection Area (NRPA), with a North Belle Meade Overlay. RFMUO Sending Lands designation allows for 1 dwelling unit per 40 acres, or 1 dwelling unit per parcel if the parcel is under 40 acres. Therefore, one dwelling unit could be developed on each of the Sarry Trust parcels.

LDC section 2.03.08.A provide the description of **Sending Lands**:

RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending

lands as provided in section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands.

LDC section 2.03.08.B provide the description of **NRPAs**:

The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may include major wetland systems and regional flow-ways. **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.** Accordingly, allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply tin the underlying zoning district.

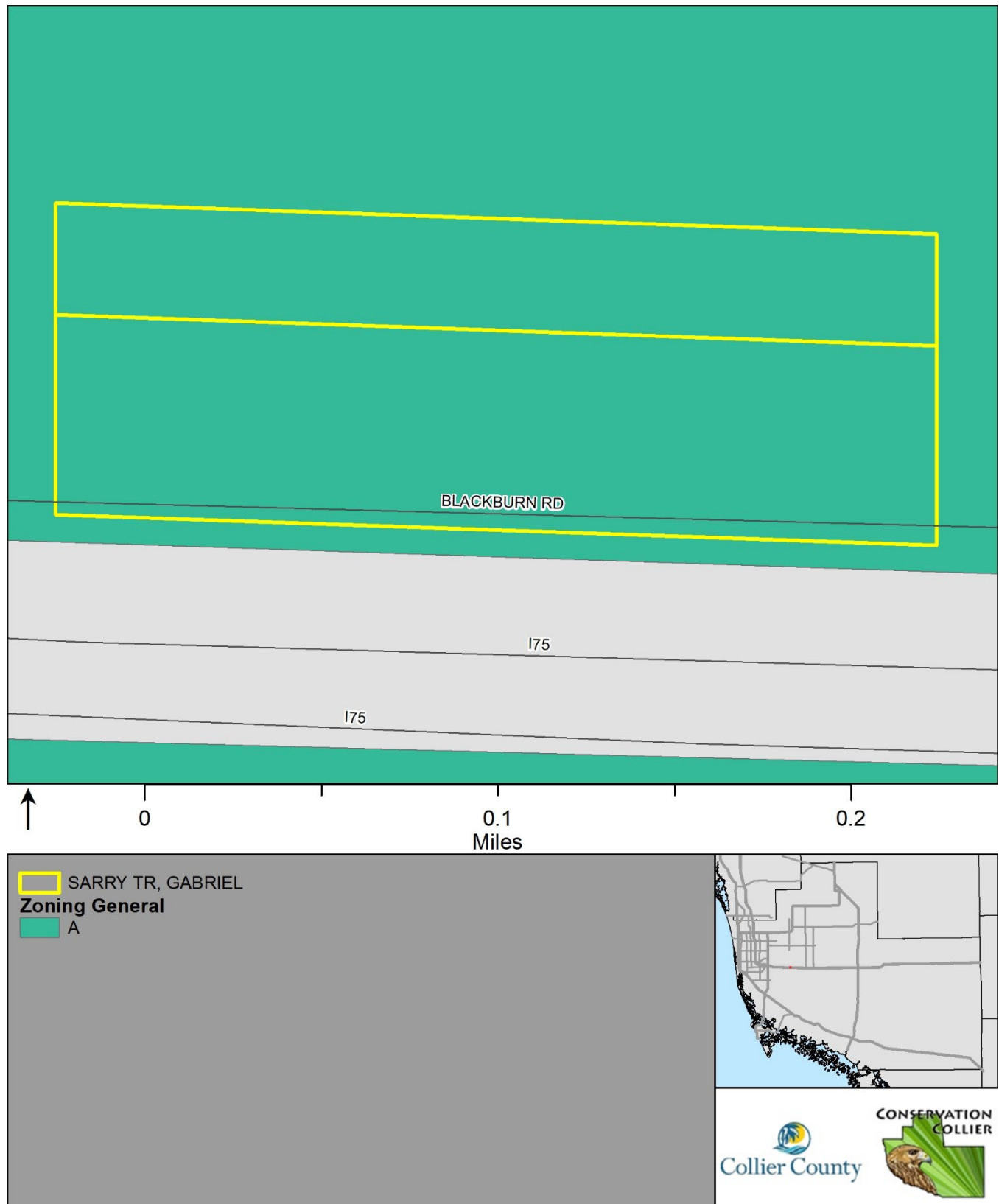


Figure 15 - Zoning

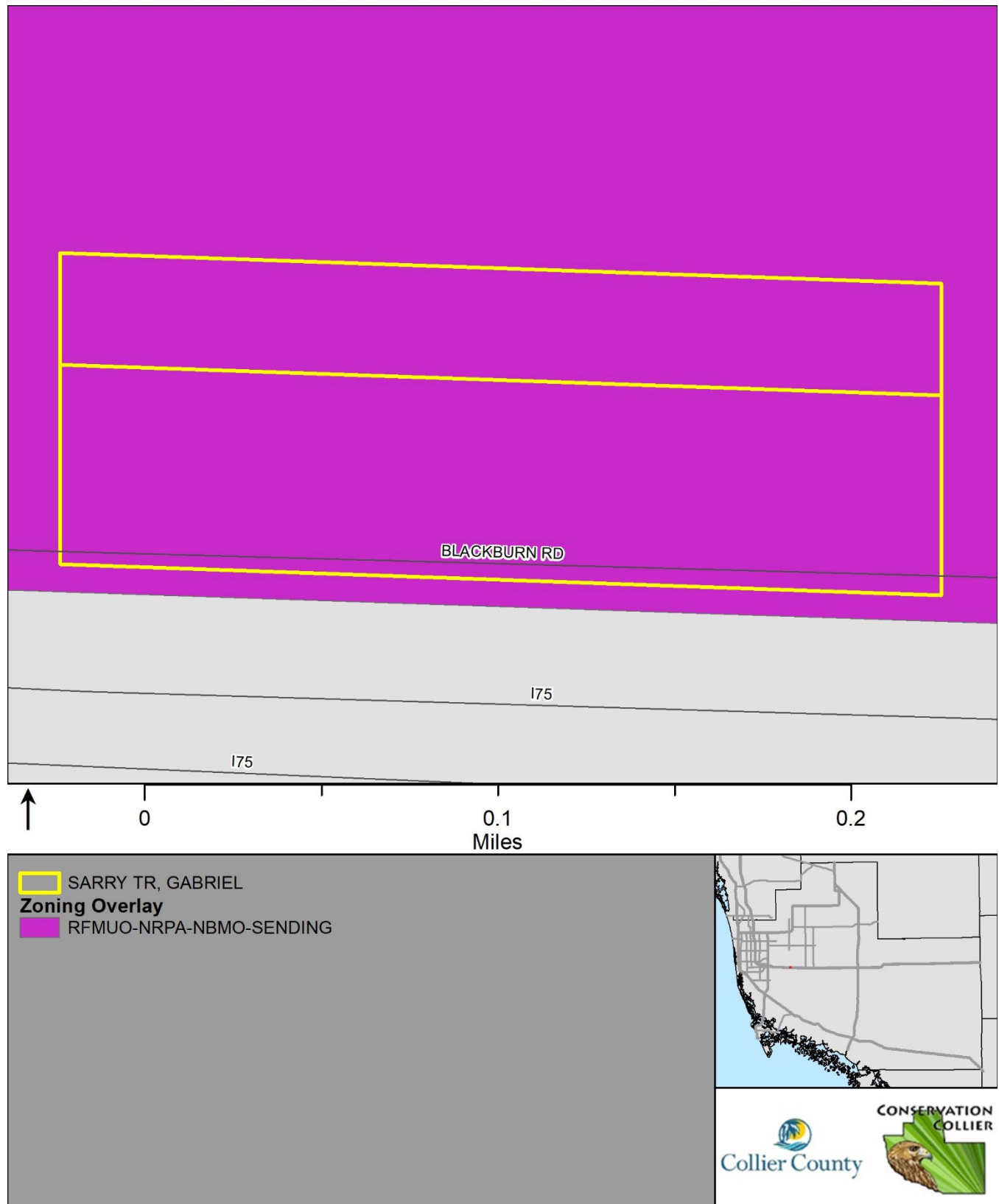


Figure 16 - Zoning Overlays

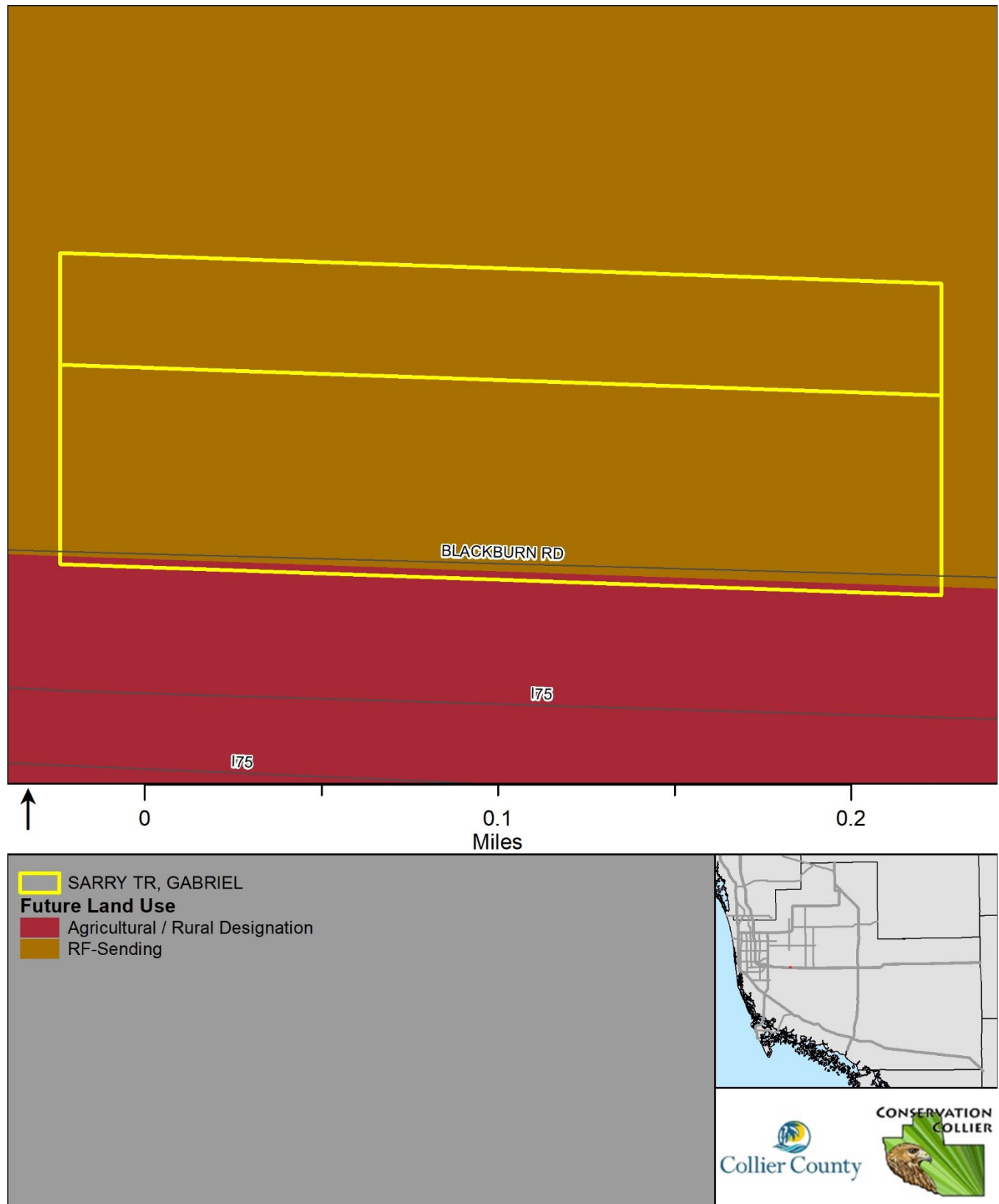


Figure 17 – Future Land Use

3.4.2 Development Plans

No development plans currently exist on the property. Although the zoning of the property favors agricultural use and low-density residential dwellings, the Wilson Corridor Extension may be aligned through this area. Once the corridor is constructed surrounding lands may transition from agricultural to more intensive forms of use.

4. Acquisition Considerations

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

These properties could be within the alignment of the future Wilson Benfield Road Extension. If these properties are approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, when applicable, language will be memorialized in the Purchase Agreements and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the properties from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

5. Management Needs and Costs

Table 5 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	\$5,300	\$2,000	\$400/acre initial, \$150/acre recurring. 13.3-acres
Cabbage Palm Treatment	\$5,300	N/A	\$400/acre
Native Plant Installation	\$800	N/A	\$70/1000 slash pine seedlings, \$225/1000 cypress seedlings. \$1/tree installation. 500 pines, 200 cypress
Trail/Firebreak Installation and Maintenance	\$5,000	\$1,000	Installing firebreaks along property boundaries
Total	\$16,400	\$3,000	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: Sarry Trust			
Target Protection Mailing Area: N/A			
Folio(s): 00348160000, 00348200009			
Secondary Criteria Scoring	Possible Points	Awarded Points	Percentage
1 - Ecological Value	160	63	39
2 - Human Value	80	33	41
3 - Restoration and Management	80	64	80
4 - Vulnerability	80	27	33
TOTAL SCORE	400	186	47

1 - ECOLOGICAL VALUES (40% of total)	Possible Points	Awarded Points	Comments
1.1 VEGETATIVE COMMUNITIES	200	50	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress/Pine/Cabbage Palm, Mixed Scrub-Shrub Wetlands
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥ 5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	

1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	cogon; melaleuca; lygodium
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	100	90	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	Florida Panther
b. Listed wildlife species documented on adjacent property	60		
c. CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to hundreds of undeveloped acres
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	100	30	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	

b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	200	65	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is \geq 300 acres	150		
b. Parcel is \geq 100 acres	100		
b. Parcel is \geq 50 acres	75		
c. Parcel is \geq 25 acres	25		
d. Parcel is \geq 10 acres	15	15	
e. Parcel is $<$ 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	600	235	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	160	63	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	120	40	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	120	65	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		

b. Public access via unpaved road	30		
c. Public access via private road	20	20	
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25	25	
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	40	10	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	Improves aesthetics from I-75
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	280	115	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	33	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	120	120	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		

3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	50	20	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	ATV trespass issues predicted
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	5	0	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	175	140	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	64	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	130	55	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	

d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	50	5	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	180	60	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	80	27	

8. Additional Site Photos



Groundcover with melaleuca seedlings



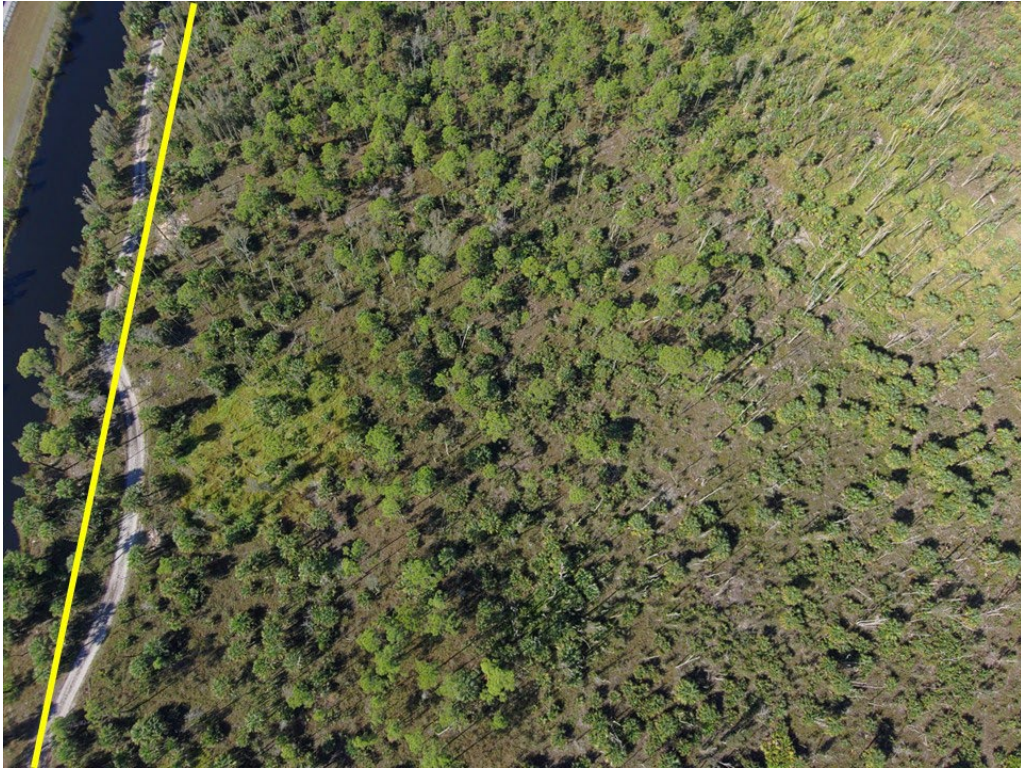
Cogongrass patch



Groundcover with swamp fern



Interior of property looking southwest



South edge of property



View looking east



View looking west



Interior of parcel



Looking southwest – light green is cogongrass



Looking southeast – light green is cogongrass

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

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

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.