

Parcel Name: **Barron Collier Investments, Ltd.**  
 Area/Acreage: Area I - 235 acres; Area II – 799.4 acres

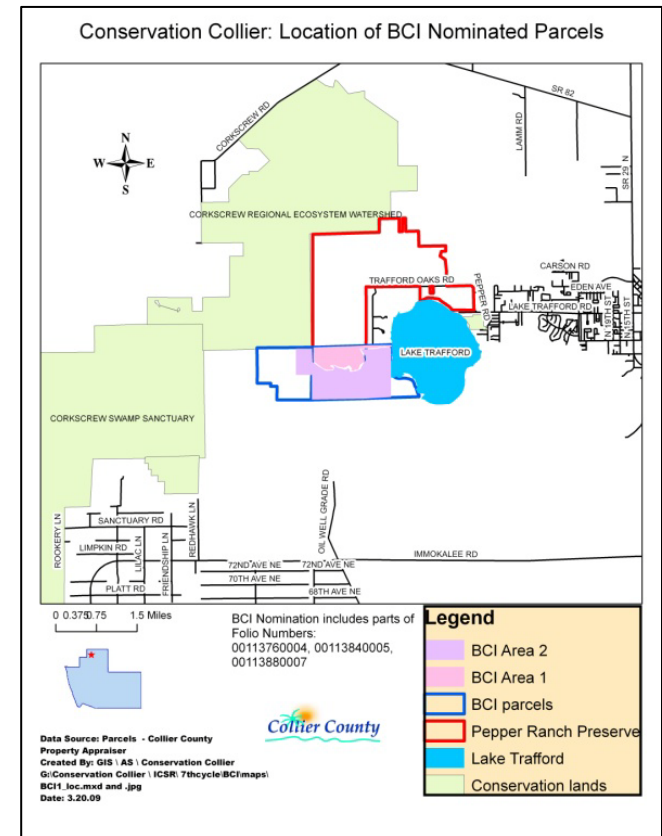
Target Protection Area: **Non TPA/Rural Lands Stewardship**

Previous Estimated Market Value Range (for January 2010):  
 Area I - \$2,115,000 - \$3,055,000; Area II – 47,194,600 - \$13,447,200 (\$9,000 - \$13,000 per acre)

**An updated Estimate of Value will be provided at the 11/8/10 CCLAAC meeting.**

### Highlights:

- **Location:** Sections 3, 4 & 5, T49 R28 – Adjacent to Pepper Ranch Preserve  
 Portions of folios offered: 00113760004, 00113840005, 00113880007
- **Met 6 out of 6 Initial Screening Criteria:** Native habitat-yes; human social values-yes; water resource values-yes; biodiversity-yes; connectivity-yes; within another Agency project boundary-yes (Florida Forever A-Category – CREW Project)
- **Habitat:** unimproved pasture/prairie, wetland and temperate hardwood hammock, wetland forest, freshwater marsh
- **Listed Species:** flora: orchids & bromeliads; fauna: Florida panther & birds; located within priority panther habitat
- **Water Resource values:** low Tamiami aquifer & moderate to high surficial aquifer recharge; Area I is primarily upland soil types; Area II is primarily wetland soil types
- **Connectivity:** Connects to adjacent Pepper Ranch Preserve
- **Utilities/Transportation interest:** Utilities-No; Transportation-No
- **Access:** via Pepper Ranch Preserve
- **Restoration needs:** Area I exotics – up to 25% density covering 72% of Area I; Area II exotics – up to 25% density covering 51% of Area II
- **Management issues / estimated costs:** Exotics removal-Area I -\$257,250; Area II -\$618,300; **Owner has offered to remove exotics at cost using their staff.** Trail creation (at minimum)- Area I-\$1,600/Area II-\$2,250, signage \$1,200
- **Partnership Opportunities:** – none known; Owner has offered to provide payment terms.



- **Mitigation Credits Associated – Possibility of 11,000 PHU’s for Area I (estimated from Starnes property values) and for an undetermined number of wetland credits; Area II within approved SSA #13 – no credits available**
- **Oil, Gas & Mineral rights – Owner (which is not BCI) would retain**
- **Other issues: Owner holds access easement through Pepper Ranch Preserve and has offered property pursuant to that agreement. Unless both Area I and Area II are acquired, owner retains access easement through Pepper Ranch.**
- **Area II contains archeological features along the shore of Lake Trafford.**

Surrounding land uses:

- **Conservation, cattle ranching**

