

Florida Mitigation Bank
Osceola County, Florida
Long Term Maintenance Cost

SFWMD EXAMPLE FORM

Item	Activity	District			Notes Explaining applicability to Conservation Collier
		unit rate	# units annually	Cost	
1	Nuisance and Exotic Weed Control (Herbiciding) <input type="checkbox"/> Annual cost based on worked performed to date (see attached invoice)	\$146.00	1.14	\$166.44	based on 2015 proposal
2	Monitoring Activities <input type="checkbox"/> Perimeter evaluation for fencing and signage repair (6 events per year)				no fencing
	<input type="checkbox"/> Assessment of vegetation for nuisance and exotic weed presence <input type="checkbox"/> Observation and evaluation of berm and bridge structure	\$40.18	4	\$160.72	4 hours assessment/year - 2 site visits
3	Monitoring Reports (1 event per year in response to monitoring activities) – Ma <input type="checkbox"/> Documentation of monitoring activities <input type="checkbox"/> Documentation of corrective actions taken	\$40.18		\$0.00	8 hours/year Mgmnt plan is revised every 5 years and takes about a week 40/5=8 - can't charge each acre that amount
	<input type="checkbox"/> Field notes	\$40.18	2	\$80.36	working with contractors, documentation, logs & photos.
4	Consultant Fees <input type="checkbox"/> Cost of consultation with District staff regarding monitoring activity findings, reports, and recommendations <input type="checkbox"/> Discussion and consultation regarding corrective action activities				no consultant need expected
5	Mowing of Berm (6 events per year)				no water structures present
6	Maintain Weir (6 events per year) <input type="checkbox"/> Weed control and log clearing <input type="checkbox"/> Observation of weed control structure for integrity				
7	Maintain Fencing <input type="checkbox"/> Replace and/or repair fencing as needed				no fencing
8	Maintain Signage <input type="checkbox"/> Replace and/or repair signage as needed	\$100.00	1	\$100.00	\$100 annually is standard
9	Security and Periodic Patrolling <input type="checkbox"/> Periodic patrol of site perimeter <input type="checkbox"/> Routine monitoring schedule (7 hours/month) 1 hour/month	\$40.18	0		can be done during vegetation monitoring
10	Liability Insurance				For Conservation Collier, Workman's Comp = \$2,900/year/3 staff so 1 staff = \$966 - divide that into 2,080 hours worked for \$.50/hr. Multiply that by number of hours on task \$2 - not charged
	total			\$507.52	
11	Prescribed burning				
12	Unscheduled Maintenance Reserve	10%		\$50.75	
Total	annual cost				
	cost per acre (1582-acres)			\$558.27	

Year	Beginning Principal Balance	2.25% return on Principal Balance	Annual Management Cost 3.0% CPI	Ending Principal Balance
1	\$32,535.00	\$732.04	\$558.27	\$32,708.77
2	\$32,708.77	\$735.95	\$575.02	\$32,869.70
3	\$32,869.70	\$739.57	\$592.27	\$33,017.00
4	\$33,017.00	\$742.88	\$610.04	\$33,149.84
5	\$33,149.84	\$745.87	\$628.34	\$33,267.38
6	\$33,267.38	\$748.52	\$647.19	\$33,368.70
7	\$33,368.70	\$750.80	\$666.60	\$33,452.90
8	\$33,452.90	\$752.69	\$686.60	\$33,518.98
9	\$33,518.98	\$754.18	\$707.20	\$33,565.96
10	\$33,565.96	\$755.23	\$728.42	\$33,592.78
11	\$33,592.78	\$755.84	\$750.27	\$33,598.35
12	\$33,598.35	\$755.96	\$772.78	\$33,581.54
13	\$33,581.54	\$755.58	\$795.96	\$33,541.16
14	\$33,541.16	\$754.68	\$819.84	\$33,476.00
15	\$33,476.00	\$753.21	\$844.43	\$33,384.78
16	\$33,384.78	\$751.16	\$869.77	\$33,266.17
17	\$33,266.17	\$748.49	\$895.86	\$33,118.80
18	\$33,118.80	\$745.17	\$922.74	\$32,941.23
19	\$32,941.23	\$741.18	\$950.42	\$32,731.99
20	\$32,731.99	\$736.47	\$978.93	\$32,489.53
21	\$32,489.53	\$731.01	\$1,008.30	\$32,212.25
22	\$32,212.25	\$724.78	\$1,038.55	\$31,898.48
23	\$31,898.48	\$717.72	\$1,069.70	\$31,546.49
24	\$31,546.49	\$709.80	\$1,101.79	\$31,154.49
25	\$31,154.49	\$700.98	\$1,134.85	\$30,720.62
26	\$30,720.62	\$691.21	\$1,168.89	\$30,242.94
27	\$30,242.94	\$680.47	\$1,203.96	\$29,719.45
28	\$29,719.45	\$668.69	\$1,240.08	\$29,148.06
29	\$29,148.06	\$655.83	\$1,277.28	\$28,526.61
30	\$28,526.61	\$641.85	\$1,315.60	\$27,852.86
31	\$27,852.86	\$626.69	\$1,355.07	\$27,124.48
32	\$27,124.48	\$610.30	\$1,395.72	\$26,339.06
33	\$26,339.06	\$592.63	\$1,437.59	\$25,494.10
34	\$25,494.10	\$573.62	\$1,480.72	\$24,586.99
35	\$24,586.99	\$553.21	\$1,525.14	\$23,615.06
36	\$23,615.06	\$531.34	\$1,570.89	\$22,575.50
37	\$22,575.50	\$507.95	\$1,618.02	\$21,465.43
38	\$21,465.43	\$482.97	\$1,666.56	\$20,281.84
39	\$20,281.84	\$456.34	\$1,716.56	\$19,021.62
40	\$19,021.62	\$427.99	\$1,768.06	\$17,681.55

41	\$17,681.55	\$397.83	\$	1,821.10	\$16,258.29
42	\$16,258.29	\$365.81	\$	1,875.73	\$14,748.37
43	\$14,748.37	\$331.84	\$	1,932.00	\$13,148.21
44	\$13,148.21	\$295.83	\$	1,989.96	\$11,454.08
45	\$11,454.08	\$257.72	\$	2,049.66	\$9,662.13
46	\$9,662.13	\$217.40	\$	2,111.15	\$7,768.38
47	\$7,768.38	\$174.79	\$	2,174.49	\$5,768.68
48	\$5,768.68	\$129.80	\$	2,239.72	\$3,658.76
49	\$3,658.76	\$82.32	\$	2,306.91	\$1,434.17
50	\$1,434.17	\$32.27	\$	2,376.12	\$909.68

DSAC Recommendation Current Maintenance Costs

The following table has been modified from the South Florida Water Management District's calculation matrix for long term management funding which was used to establish the long term maintenance costs for the Florida Mitigation Bank (1,582 acres) in Osceola County. Estimates are for exotics maintenance and staff time only and are based on current costs of managing individual parcels within Conservation Collier's multi-parcel projects.

Item	Activity	unit rate	# units annually	Cost	Notes Explaining applicability to Conservation Collier
1	Nuisance and Exotic Weed Control (Herbiciding) · Annual cost based on worked performed to date (see attached invoice)	\$146.00	1.14	\$166.44	based on 2015 proposal
2	Monitoring Activities - Perimeter evaluation for fencing and signage repair (6 events per year)				no fencing
	· Assessment of vegetation for nuisance and exotic weed presence - Observation and evaluation of berm and bridge structure	\$40.18	4	\$160.72	4 hours assessment/year - 2 site visits
3	Monitoring Reports (1 event per year in response to monitoring activities) Management Plan updates - Documentation of monitoring activities - Documentation of corrective actions taken	\$40.18		\$0.00	8 hours/year Mgmt plan is revised every 5 years and takes about a week 40/5=8 - can't charge each acre that amount
	· Field notes	\$40.18	2	\$80.36	working with contractors, documentation, logs & photos.
4	Consultant Fees - Cost of consultation with District staff regarding monitoring activity findings, reports, and recommendations - Discussion and consultation regarding corrective action activities				no consultant need expected
5	Mowing of Berm (6 events per year)				no water structures present
6	Maintain Weir (6 events per year) - Weed control and log clearing - Observation of weed control structure for integrity				
7	Maintain Fencing - Replace and/or repair fencing as needed				no fencing
8	Maintain Signage · Replace and/or repair signage as needed	\$100.00	1	\$100.00	\$100 annually is standard
9	Security and Periodic Patrolling - Periodic patrol of site perimeter · Routine monitoring schedule (7 hours/month) 1 hour/month	\$40.18	0		can be done during vegetation monitoring
10	Liability Insurance				For Conservation Collier, Workman's Comp = \$2,900/year/3 staff so 1 staff = \$966 - divide that into 2,080 hours worked for \$.50/hr. Multiply that by number of hours on task \$2 - not charged
	total			\$507.52	
11	Prescribed burning				
12	Unscheduled Maintenance Reserve	10%		\$50.75	
Total	annual cost				
	cost per acre (1582 acres)			\$558.27	

Modified CCLAAC Recommendation

Original 20 year spreadsheet with assumption of reduced maintenance level costs* after year 5. Model results in approximately the same balance after 20 years as initial endowment.

20 Year Model and 50 Year Snapshot				
Year	Beginning Principal Balance	2.25% return on Principal Balance	Annual Management Cost 3.0%CPI	Ending Principal Balance
1	\$13,200.00	\$297.00	\$558.27	\$12,938.73
2	\$12,938.73	\$291.12	\$575.02	\$12,654.83
3	\$12,654.83	\$284.73	\$592.27	\$12,347.30
4	\$12,347.30	\$277.81	\$610.04	\$12,015.08
5	\$12,015.08	\$270.34	\$628.34	\$11,657.08
6	\$11,657.08	\$262.28	\$141.11	\$11,778.25
7	\$11,778.25	\$265.01	\$145.34	\$11,897.92
8	\$11,897.92	\$267.70	\$149.70	\$12,015.92
9	\$12,015.92	\$270.36	\$154.19	\$12,132.08
10	\$12,132.08	\$272.97	\$158.82	\$12,246.23
11	\$12,246.23	\$275.54	\$163.59	\$12,358.19
12	\$12,358.19	\$278.06	\$168.49	\$12,467.75
13	\$12,467.75	\$280.52	\$173.55	\$12,574.73
14	\$12,574.73	\$282.93	\$178.75	\$12,678.91
15	\$12,678.91	\$285.28	\$184.12	\$12,780.07
16	\$12,780.07	\$287.55	\$189.64	\$12,877.98
17	\$12,877.98	\$289.75	\$195.33	\$12,972.41
18	\$12,972.41	\$291.88	\$201.19	\$13,063.10
19	\$13,063.10	\$293.92	\$207.22	\$13,149.79
20	\$13,149.79	\$295.87	\$213.44	\$13,232.22
21	\$13,232.22	\$297.72	\$219.84	\$13,310.10
22	\$13,310.10	\$299.48	\$226.44	\$13,383.14
23	\$13,383.14	\$301.12	\$233.23	\$13,451.02
24	\$13,451.02	\$302.65	\$240.23	\$13,513.44
25	\$13,513.44	\$304.05	\$247.44	\$13,570.06
26	\$13,570.06	\$305.33	\$254.86	\$13,620.52
27	\$13,620.52	\$306.46	\$262.51	\$13,664.48
28	\$13,664.48	\$307.45	\$270.38	\$13,701.55
29	\$13,701.55	\$308.28	\$278.49	\$13,731.34
30	\$13,731.34	\$308.96	\$286.85	\$13,753.45

31	\$13,753.45	\$309.45	\$295.45	\$13,767.45
32	\$13,767.45	\$309.77	\$304.32	\$13,772.90
33	\$13,772.90	\$309.89	\$313.45	\$13,769.34
34	\$13,769.34	\$309.81	\$322.85	\$13,756.30
35	\$13,756.30	\$309.52	\$332.53	\$13,733.28
36	\$13,733.28	\$309.00	\$342.51	\$13,699.77
37	\$13,699.77	\$308.24	\$352.79	\$13,655.23
38	\$13,655.23	\$307.24	\$363.37	\$13,599.10
39	\$13,599.10	\$305.98	\$374.27	\$13,530.81
40	\$13,530.81	\$304.44	\$385.50	\$13,449.76
41	\$13,449.76	\$302.62	\$397.06	\$13,355.31
42	\$13,355.31	\$300.49	\$408.98	\$13,246.83
43	\$13,246.83	\$298.05	\$421.25	\$13,123.64
44	\$13,123.64	\$295.28	\$433.88	\$12,985.04
45	\$12,985.04	\$292.16	\$446.90	\$12,830.30
46	\$12,830.30	\$288.68	\$460.31	\$12,658.68
47	\$12,658.68	\$284.82	\$474.12	\$12,469.38
48	\$12,469.38	\$280.56	\$488.34	\$12,261.60
49	\$12,261.60	\$275.89	\$502.99	\$12,034.50
50	\$12,034.50	\$270.78	\$518.08	\$11,787.20
Total Program Responsibility Years 21-50			\$0	

* Maintenance level costs are derived under assumptions: 1. that more parcels are acquired and there will be efficiencies of scale, and 2. that the properties will remain at maintenance levels with no new infestations.

Long Term Maintenance Estimate
For Red Maple Swamp - 70% ownership

CCLAAC
1/11/16

Backup for Memo
Agenda Item IV.A.

Format taken from:
Florida Mitigation Bank
Osceola County, Florida
Long Term Maintenance Cost

Item	Activity	District			
		unit rate	# units annually	Cost	
1	Nuisance and Exotic Weed Control (Herbiciding) <input type="checkbox"/> Annual cost based on worked performed to date (see attached invoice)	\$118.00	213	\$25,134	based on 2014 retreat and 70% of lands acquired
2	Monitoring Activities <input type="checkbox"/> Perimeter evaluation for fencing and signage repair (6 events per year) <input type="checkbox"/> Assessment of vegetation for nuisance and exotic weed presence <input type="checkbox"/> Observation and evaluation of berm and bridge structure	\$40.18	16	\$643	no fencing 2 days assessment/year
3	Monitoring Reports (1 event per year in response to monitoring activities) Mana <input type="checkbox"/> Documentation of monitoring activities <input type="checkbox"/> Documentation of corrective actions taken <input type="checkbox"/> Field notes	\$40.18	8	\$321	8 hours/year Mgmt plan is revised every 5 years and takes about a week 40/5=8 - can't charge each acre that amount
		\$40.18	2	80.36	2 hours/year
4	Consultant Fees <input type="checkbox"/> Cost of consultation with District staff regarding monitoring activity findings, reports, and recommendations <input type="checkbox"/> Discussion and consultation regarding corrective action activities				no consultant need expected
5	Mowing of Berm (6 events per year)				no water structures present
6	Maintain Weir (6 events per year) <input type="checkbox"/> Weed control and log clearing <input type="checkbox"/> Observation of weed control structure for integrity				
7	Maintain Fencing <input type="checkbox"/> Replace and/or repair fencing as needed				no fencing
8	Maintain Signage <input type="checkbox"/> Replace and/or repair signage as needed	\$100.00	1	\$100	\$100 annually is standard
9	Security and Periodic Patrolling <input type="checkbox"/> Periodic patrol of site perimeter <input type="checkbox"/> Routine monitoring schedule (7 hours/month)	\$40.18	24	964.32	monthly visits - 2 hours each Workman's Comp = \$2,900/year/3 staff so 1 staff = \$966 - divide that into 2,080 hours worked for \$.50/hr. Multiply that by number of hours on task
10	Liability Insurance			\$24	
	total			\$27,267	
11	Prescribed burning				
12	Unscheduled Maintenance Reserve	10%		\$2,727	
Total	annual cost			\$29,993.70	
	cost per acre (213 acres)			\$140.82	

Long Term Maintenance Estimate CCLAAC
 For Red Maple Swamp - 70% ownership 1/11/16

Backup for Memo
 Agenda Item IV.A.

Year	Beginning Principal Balance	2.25% return on Principal Balance	Annual Management Cost 3% CPI	Ending Principal Balance
1	\$8,395.00	\$125.93	\$141.00	\$8,379.93
2	\$8,379.93	\$188.55	\$145.23	\$8,423.24
3	\$8,423.24	\$189.52	\$149.59	\$8,463.18
4	\$8,463.18	\$190.42	\$154.07	\$8,499.53
5	\$8,499.53	\$191.24	\$158.70	\$8,532.07
6	\$8,532.07	\$191.97	\$163.46	\$8,560.58
7	\$8,560.58	\$192.61	\$168.36	\$8,584.83
8	\$8,584.83	\$193.16	\$173.41	\$8,604.58
9	\$8,604.58	\$193.60	\$178.61	\$8,619.57
10	\$8,619.57	\$193.94	\$183.97	\$8,629.54
11	\$8,629.54	\$194.16	\$189.49	\$8,634.21
12	\$8,634.21	\$194.27	\$195.18	\$8,633.30
13	\$8,633.30	\$194.25	\$201.03	\$8,626.52
14	\$8,626.52	\$194.10	\$207.06	\$8,613.55
15	\$8,613.55	\$193.80	\$213.28	\$8,594.08
16	\$8,594.08	\$193.37	\$219.67	\$8,567.78
17	\$8,567.78	\$192.77	\$226.26	\$8,534.29
18	\$8,534.29	\$192.02	\$233.05	\$8,493.26
19	\$8,493.26	\$191.10	\$240.04	\$8,444.31
20	\$8,444.31	\$190.00	\$247.24	\$8,387.06
21	\$8,387.06	\$188.71	\$254.66	\$8,321.11
22	\$8,321.11	\$187.23	\$262.30	\$8,246.04
23	\$8,246.04	\$185.54	\$270.17	\$8,161.40
24	\$8,161.40	\$183.63	\$278.28	\$8,066.76
25	\$8,066.76	\$181.50	\$286.62	\$7,961.63
26	\$7,961.63	\$179.14	\$295.22	\$7,845.55
27	\$7,845.55	\$176.52	\$304.08	\$7,717.99
28	\$7,717.99	\$173.65	\$313.20	\$7,578.45
29	\$7,578.45	\$170.52	\$322.60	\$7,426.36
30	\$7,426.36	\$167.09	\$332.28	\$7,261.18
31	\$7,261.18	\$163.38	\$342.24	\$7,082.31
32	\$7,082.31	\$159.35	\$352.51	\$6,889.16
33	\$6,889.16	\$155.01	\$363.09	\$6,681.08
34	\$6,681.08	\$150.32	\$373.98	\$6,457.42
35	\$6,457.42	\$145.29	\$385.20	\$6,217.51
36	\$6,217.51	\$139.89	\$396.75	\$5,960.65
37	\$5,960.65	\$134.11	\$408.66	\$5,686.11
38	\$5,686.11	\$127.94	\$420.92	\$5,393.13
39	\$5,393.13	\$121.35	\$433.54	\$5,080.93
40	\$5,080.93	\$114.32	\$446.55	\$4,748.70
41	\$4,748.70	\$106.85	\$459.95	\$4,395.60
42	\$4,395.60	\$98.90	\$473.75	\$4,020.76
43	\$4,020.76	\$90.47	\$487.96	\$3,623.26
44	\$3,623.26	\$81.52	\$502.60	\$3,202.19
45	\$3,202.19	\$72.05	\$517.67	\$2,756.57
46	\$2,756.57	\$62.02	\$533.21	\$2,285.38
47	\$2,285.38	\$51.42	\$549.20	\$1,787.60
48	\$1,787.60	\$40.22	\$565.68	\$1,262.15
49	\$1,262.15	\$28.40	\$582.65	\$707.90
50	\$707.90	\$15.93	\$600.13	\$123.70

From: Bruce Layman [<mailto:BLayman@barroncollier.com>]
Sent: Friday, December 11, 2015 1:43 PM
To: HenderlongRichard <RichardHenderlong@colliergov.net>
Cc: Dave Dunnivant <DDunnivant@barroncollier.com>; David Genson <DGenson@barroncollier.com>
Subject: DSAC-LDR Subcommittee- LDC Section 3.05.07 H.1.f.iii; Offsite Vegetation Retention Alternative 3 - Concept overview

Mr. Henderlong,

At the Development Services Advisory Committee (DSAC) meeting on December 2, 2015, under agenda item VI(E), it was determined that the on-going discussion regarding modification of LDC code Section 3.05.07, H.1.f.iii.a and b should return to sub-committee, in part, to further discuss a third off-site preserve alternative. Per communication between Mr. Dunnivant and yourself, following is a conceptual overview of the third proposed off-site preserve alternative, as requested:

It has long been recognized that small preserves, sometimes referred to as “postage stamp preserves”, often provide minimal ecological value when located in urban settings. In part, to realize greater ecological value of such preserves, Collier County, via LDC Section 3.05.07, H.1.f.iii, developed and implemented conditions under which small preserves established to satisfy Collier County’s vegetation retention requirements, under certain conditions, could be located off site. Recently, over concerns that the current management endowment formula may not be sufficient to support perpetual preserve management, the Board of County Commissioners directed staff to revisit the LDC, and amend it as necessary to assure that the management endowment established by the developer, is appropriate to support preserve maintenance needs in the long term.

To date, the LDC offers two alternatives for establishing off-site preserves – 1) contribute funds (per a prescribed formula) to Conservation Collier for the County to purchase off-site preserve land and to manage it, and 2) donate land (if determined appropriate by CCLACC) and a management endowment (per a prescribed formula) for Conservation Collier to manage it. Both alternatives involve the contribution of an endowment that the County uses to manage and maintain the preserve(s) in the long term. Unfortunately, due to variability in management costs and investment return over time, identification of an appropriate initial endowment value has proven difficult, and remains an ongoing point of discussion.

At the December 2, 2015 DSAC meeting, Mr. Dunnivant, proposed a third off-site preserve alternative – to apply existing on-site preserve design and management requirements (LDC 3.05.07, H) to the off-site preserves. This would include preserve designation on site plans, minimum preserve dimensions, establishment of conservation easements (including the right of access), preserve management (including trash, sign, and exotic vegetation maintenance), and a preserve management plan (in accordance with LDC Section 3.05.07, H.1.g thresholds) for off-site preserves, just as they are required for on-site preserves. The responsibility for preserve management would remain with the owner of the development and the off-site preserve. Preserve compliance would be monitored and enforced through the existing County process. At the end of the day, the County would not be burdened with the preserve management responsibility, nor would they need to invest and manage an endowment and apply the return on investment to the maintenance of the preserves implemented under this alternative

(i.e., their financial liability for preserve and endowment management would go away under this alternative.).

Amendment of the current LDC text to include this off-site alternative should be fairly straight forward since on-site preserve protection and management requirements already exist within the code and they would simply be cross-referenced to apply to off-site preserves. The *right to access* for off-site preserves may need to be more robust than on-site *right to access* given the potential remoteness of these preserves and the need to actively access and manage them in the long term.

I hope this provides sufficient detail to facilitate discussion at the forthcoming DSAC-LDR Sub-committee meeting on December 15. Please call me if you have any questions regarding the above narrative.

Sincerely,

Bruce Layman, Ecologist
Collier Environmental Services
2600 Golden Gate Parkway
Naples, FL 34105
239.262.2600 Office
239.571.9078 Mobile
blayman@barroncollier.com

From: [Marisa Carrozzo](#)
To: [PuigJudy](#); [HenderlongRichard](#)
Cc: [nicole.johnson](#); [SuleckiAlexandra](#)
Subject: Email to DSAC from the Conservancy of Southwest Florida re Agenda Item VI.E
Date: Wednesday, December 02, 2015 1:04:03 PM

Judy and Rich,

The Conservancy respectfully requests that the below email be forwarded to the Development Services Advisory Committee members as soon as possible in advance of the meeting today at 3 pm. Thank you for your assistance.

Dear Members of the Development Services Advisory Committee,

The Conservancy of Southwest Florida has reviewed the recommendations made by the DSAC subcommittee regarding the management endowment and payment in lieu options for the LDC section 3.05.07 H.1.f.iii as it relates to Conservation Collier. The Conservancy supports the inclusion of the initial exotic removal cost in the per acre endowment, as well as the recommendation to re-evaluate the formulas every three years to ensure that Conservation Collier is receiving a sufficient endowment to manage properties and acquire new ones in the multi-parcel projects.

The Conservancy proposes that DSAC consider a modification to the formula for the monetary payment option during the DSAC meeting today. Currently, the subcommittee recommendation is based on the average of all Conservation Collier purchases (\$32,800), plus the management endowment and initial exotics removal (\$13,200 + \$4,000 respectively), which equals \$50,000 per acre. However, this methodology does not fully capture the cost-benefit ratio which is realized by developers who exercise the option to remove their onsite preserve from urban developments.

The Conservancy instead recommends that the per acre monetary contribution be prorated based on the actual cost of the acquisition of the land being developed, or the appraisal of the land, whichever is most recent. For example, theoretically, if 20 acres cost 2 million to acquire, and the onsite preserve was 1 acre, that would equal \$100,000 per acre plus the initial cost of exotics removal and the management endowment. This methodology was used for the Landings at Bears Paw monetary contribution, and the Conservancy believes it is a defensible and fair method for calculating the formula with the addition of the exotics removal cost and management endowment.

The Conservancy appreciates the committee's consideration of our comments on this matter. Unfortunately, we will not be able to attend the meeting today in person. However, please do not hesitate to contact me at 239-403-4231 or Nicole Johnson at 239-403-4220 should you have any questions or wish to discuss our recommendation.

Sincerely,

Marisa Carrozzo

Natural Resource Specialist II
Conservancy of Southwest Florida
1495 Smith Preserve Way
Naples, FL 34102
(239) 403-4231



Protecting Southwest Florida's unique natural environment and quality of life...now and forever.

www.conservancy.org