

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, February 2, 2022

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 1:00 P.M. in REGULAR SESSION at Administrative Building “F”, 3rd Floor, Collier County Government Complex Naples, Florida with the following members present:

CHAIRMAN: Bill Poteet
VICE CHAIRMAN: Michele Lenhard
Michael Seef (via Zoom)
Gary Bromley
Brittany Patterson-Weber
Hannah Rinaldi
David Corban
Karyn Allman (via Zoom)
(Vacancy)

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Jennifer Belpedio, Assistant County Attorney
Molly DuVall, Environmental Specialist
Christal Segura, Environmental Specialist
Melissa Hennig, Regional Manager, Parks and Recreation
Danette Kinaszczuk, Pollution Control Manager
Kathlene Drew, Administrative Assistant

1. Roll Call

Chairman Poteet called the meeting to order at 1:00P.M. Roll call was taken and a quorum was established with 6 Members present in the Boardroom.

Ms. Lenhard moved to allow Ms. Allman and Mr. Seef to participate in the meeting via Zoom due to an extraordinary circumstance. Second by Ms. Patterson-Weber. Carried unanimously 6 – 0.

2. Approval of Agenda

Ms. Lenhard moved to approve the Agenda. Second by Ms. Rinaldi. Carried unanimously 8 – 0.

3. Approval of January 5, 2022 minutes

Ms. Lenhard moved to approve the minutes of the January 5, 2022 as presented. Second by Mr. Carried unanimously 8 – 0.

4. Old Business

A. Acquisition Cycle 10 Update Status of Active Acquisition list

Ms. Araque reported:

- The Cycle 10 ranking list was reviewed by the Board of County Commissioners (BCC) on January 25th where Staff was directed to move forward with the A-List properties.
- The next steps include notifying the property owner to ensure they are still interested in selling the land to the County, preparation of appraisals and purchase agreements, etc.
- Those on the B-List will be considered for acquisition after Staff investigates any issues associated with an individual property and reports back to the BCC.

Bethune Sanitation Parcel

Ms. Kinaszczuk and Ms. Araque provided an update on the B-List Sanitation parcel noting:

- The Florida Department of Environmental Protection conducted surface water testing on the parcel and found a family of chemicals known as PFAS present on site. These manmade hazardous compounds are not currently regulated by the Environmental Protection Agency.
- A determination has not been made on the source of the pollutants and the testing did not occur on groundwater sources.
- Staff will be garnering more information on the matter and report back to the Committee and Board of County Commissioners with any updated findings including if any further testing is required.

Ms. Araque reported approximately \$14M is available for acquisition of properties for Cycle 10. The BCC is considering deferring repayment of the \$3.5 million borrowed from the maintenance fund and utilizing the monies for purchase of B-List properties.

Committee discussion occurred on the process with Chairman Poteet noting:

- A fair market appraisal is prepared for the property under consideration and the parties conducting the appraisals are not affiliated with the County.
- An offer for purchase is made to the owner based on the fair market value identified in the appraisal and the owner may choose to accept or reject the offer.

- The County does not negotiate the amount of the offer proposed to the owner and if the offer is deemed acceptable, agreements for purchase are prepared for the property and brought forth to the Committee for recommendation to the BCC.

5. New Business

A. Preserve Updates

Ms. Araque provided the following updates:

Robert H. Gore, III Preserve – An Eagle Scout project was completed which included improvements to the trailhead and trails in the Preserve.

Volunteers - Naples Leadership volunteers walked 9 different preserve properties to gather information for community outreach.

Pepper Ranch – Exotic removal occurred in various areas and the work was funded by the County and Florida Fish and Wildlife Conservation Commission. There will be a family camping event on March 19th - 20th where games, craft projects, campfires, etc. will be available to participants. The cost is \$15 per person which includes a dinner and continental breakfast. Campers are required to provide their own gear.

B. Review of Cycle 11 Timeline

Ms. Araque provided the “*Conservation Collier Cycle 11 Acquisition Timeline*” for information purposes. She noted:

- Staff is now accepting applications for Cycle 11 and owners may file the necessary paperwork online or direct submittal Staff.
- Staff is working on developing maps of the proposed Target Protection Areas for the Subcommittee and are anticipated to be available for review by the full Committee in March, and the BCC in April.
- Staff will contact the property owners identified in the TPA’s by July 31st to determine their interest in selling properties to the County.
- All applications filed with Staff will be brought forth to the Committee for a recommendation.
- Those parties recommended for acquisition will be priority ranked at a December 5, 2022 meeting.

Cycle 12 Target Protection Areas

Ms. Araque noted Staff recommends developing the Cycle 12 Target Protection Areas in the Fall of 2022 so the process may be initiated earlier in 2023 with review anticipated by the BCC in February of the year.

Mr. Seef moved to approve Staff’s recommendation on revising the timeline for processing the Cycle 12 Target Protection Areas. Second by Mr. Corban. Carried unanimously 8 – 0.

6. Coordinator Communications

A. BCC Items

Ms. Araque reported:

January 11, 2022 – Acquisition approved for a 1.14-acre parcel in Winchester Head; 9.16-acre parcel in Red Maple Swamp and Staff will be preparing the closing documents for the transfers.

January 25, 2022 -- The Cycle 10 Acquisition list was approved, and directives provided to Staff. Acquisition approved for 1.14-acre parcel in Red Maple Swamp.

Future items - Review of applications for individuals filling vacancies on the Committee.

B. Second Committee Member Application(s)

Ms. Araque reported Ron Clark has filed an application to fill a vacancy on the Committee. She outlined his qualifications and Mr. Clark addressed the Committee on his desire to be seated on the Committee.

Mr. Seef moved to recommend the Board of County Commissioners appoint Ron Clark to the Conservation Collier Land Acquisition Advisory Committee. Second by Ms. Lenhard. Carried unanimously 8 – 0.

C. Proposed revisions to ICSR Scoring Form

Ms. Araque reported Staff is proposing changes to the Initial Criteria Screening Reports. The changes will be reviewed by the Lands Evaluation and Management Subcommittee for a recommendation to the full Committee.

D. Miscellaneous Items

None

7. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Bill Poteet

Next meetings March 2, 2022 and April 21, 2022

Staff reported the meeting is scheduled for March 2nd after the regular Committee meeting to review changes to the ICSR scoring form.

B. Outreach – Chair, Brittany Patterson-Weber

Next meeting February 15, 2022

C. Ordinance Policy and Rules - chair vacant- Last meeting July 28, 2021

The Subcommittee Members will participate in the March 2, 2022 Lands Evaluation and Management Subcommittee meeting.

8. Chair Committee Member Comments

Chairman Poteet recognized Staff's efforts for the recent presentation to the BCC for the Cycle 10 acquisitions.

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting Date

March 2, 2022

February 2, 2022

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:17P.M.

Conservation Collier Land Acquisition Advisory Committee



Bill Poteet, Chairman

These minutes approved by the Board/Committee on March 2, 22 as presented ✓ or
as amended _____.

SBA