

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, June 1, 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 (via Zoom)
Michael Seef
Gary Bromley
Brittany Patterson-Weber
David Corban (Absent)
Karyn Allman
Ron Clark
(Vacancy)

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Sally Ashkar, Assistant County Attorney
Mitchell Barazowski, Environmental Specialist
Melissa Hennig, Environmental Specialist

Meredith Budd, Florida Wildlife Federation Brad Cornell, Audubon Florida and Audubon of the Western Everglades memorialized Nancy Payton, a long-time environmental advocate for Florida conservation and wildlife.

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.

A. Approval of CCLAAC Members attending the meeting remotely

Mr. Seef moved to allow Ms. Lenhard 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. Patterson-Weber moved to approve the Agenda. Second by Mr. Seef. Carried unanimously 7 – 0.

3. Approval of February May 4, 2022 minutes

Ms. Patterson-Weber moved to approve the minutes of the May 4, 2022 as presented. Second by Mr. Clark. Carried unanimously 7 – 0.

4. Old Business

A. Acquisition Cycle 10 Update

1. Updates

Ms. Araque provided the “*Cycle 10 Active Acquisition List approved by BCC January 25, 2022 – Updated 5-10-22*” noting Staff continues to process the applications. This includes addressing any potential issues for those parcels on the “A” and “B” List and obtaining property appraisals. Contracts will be brought forth when available for consideration. She provided the “*Robert H. Gore, III Preserve Acquisition Update 6-1-22*” map and provided an overview on the status of the parcels proposed for acquisition

During Committee discussion it was noted the appraisals for the Panther Walk and Robert H. Gore, III Preserve’s target area will be completed on an individual lot basis with the information due back in the June to mid-July timeframe.

2. Popp – Agreement for Sale & Purchase

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 19.40 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$639,050 (Popp Tr)*” for consideration.

Ms. Patterson-Weber to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 19.40 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$639,050.00 (Popp Tr). Second by Mr. Seef. Carried unanimously 7 – 0.

B. Acquisition Cycle 11 Updates

1. Status of Active Acquisition list

Ms. Araque reported on May 18th, Staff sent out 626 target letters to property owners and have already received 11 applications for consideration. The composition of the letters differed if they were for Preserve expansion parcels.

Brad Cornell, Audubon Florida and Audubon of the Western Everglades noted consideration should be given to expediting the process by which the County acquires the properties, especially given the current real estate market. He recommended any policies incorporating the change be investigated as soon as possible.

Meredith Budd, Florida Wildlife Federation agreed with Mr. Cornell and queried if a parcel adjacent to a property acquired under the existing preserve “non ranking” process would be eligible to be acquired without undergoing the ranking process? – *Ms. Hennig noted the maps for acquisition have already been approved and only those parcels currently adjacent to existing preserves are eligible for the non-ranking process.*

5. New Business

A. Member Applications

Ms. Araque reported there is a vacancy on the Committee with Bernard R. Gallagher, Jr. Louise Cromwell, John R. Courtright and Rhys Watkins filing applications to fill the seat. She provided an overview of the individual applications. Mr. Watkins, Mr. Courtright, and Mr. Gallagher spoke on their desire to be appointed to the Committee.

Ms. Cromwell withdrew her application as there were other qualified applicants.

Speaker

Susan Calkins spoke in support of Ms. Cromwell.

Chairman Potect noted all applicants are extremely qualified and if not selected during this round of applications, they should re-apply when the next vacancy occurs.

Chairman Potect conducted a Straw Poll with Mr. Watkins and Mr. Courtright receiving 4 votes; Mr. Gallagher received 0 votes.

Chairman Potect noted a second straw poll would be conducted between Mr. Watkins and Mr. Courtright with Mr. Watkins receiving 4 votes and Mr. Courtright receiving 3 votes.

The Committee agreed to recommend the Board of County Commissioners appoint Rhys Watkins to the Conservation Collier Land Acquisition Advisory Committee.

B. Preserve Updates

Mr. Barazowski provide the updates noting:

- Rivers Road - Growing Climate Solutions donated 72 Pine and 3 Cypress trees which were planted by student volunteers from Seacrest Country Day School.
- Pepper Ranch – St. John Neumann Catholic High School students weeded and planted plants in the butterfly garden, cleaned the picnic pavilion and restrooms, etc.
- He and Molly DuVall obtained their commercial drone licenses, and the expertise will be utilized in a variety of ways including aerial photography of existing preserves and parcels proposed for acquisition.

Chairman Poteet recommended the Collier County School Board be notified when students undertake volunteer activities on the preserves.

C. ISC reviews

1. City of Marco Island RIBS property within Fiddler's Creek PUD

Ms. Hennig presented the "*Conservation Collier Land Acquisition Program Initial Screening Criteria Form for the City of Marco Island parcel located within the Marco Shores/Fiddler's Creek Planned "Unit Development (PUD), known as Fiddler's Creek.*

She noted the property is the site of a City of Marco Island Utilities Department operation, which has been discontinued. It is 43 acres in size and meets 1 of the 6 screening criteria.

Speakers

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades spoke on all 4 parcels slated for review today. He noted the RIBS parcel may pose an opportunity for Rookery Bay National Estuarine Research Reserve or Collier County Stormwater Management partnerships for treatment of stormwater. The Anney/Barfield lots harbor approximately 91 gopher tortoises, Bald Eagle and Burrowing Owl nests. The Adams parcel is unique as it is surrounded by CREW lands. The Chestnut parcel is a typical tropical hardwood hammock and should be preserved, especially with its proximity to Otter Mound Preserve.

Rich Blonna, Marco Island City Council noted the RIBS parcel may have access through Fiddler's Creek and provides opportunities for hiking. He queried on why the site characteristics are not beneficial for stormwater treatment and if the site poses potential for Gopher Tortoise relocation? If the property is not preserved it will be developed into residential uses – *Staff noted the site is characterized by berms preventing overland flow of stormwater with only the areas inside the berms where rain falls being available to treat water. The berms are primarily gravel which are not favorable for Gopher Tortoise burrows.*

Lina Upham, Purchase and Risk Management City of Marco Island reported the site was utilized by the Utility Department and decommissioned. The City is not in favor of donating the land as they wish to recoup funds for their investment in the property. Consideration may be given to selling the property to the program at a value slightly lower than the prevailing market.

Chairman Poteet reported his brother is General Manager of Sewer and Water for the City of Marco Island and queried Ms. Ashkar if he has a conflict of interest voting on any motions related to the item.

Recessed: 2:21pm

Reconvened: 2:26pm

Ms. Askar affirmed Chairman Poteet had no conflict of interest with the item.

Mr. Bromley moved for the application to move forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report.

With no second, the motion was not considered.

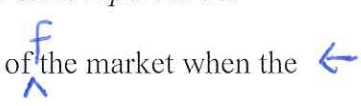
Mr. Lenhard moved to not move the application forward in the acquisition process. *Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.*

2. Anney/Barfield parcels – 4 properties on Marco Island at Barfield Drive & Griffs Way owned by Anney Marco LLC, 201 Barfield LLC, and Barfield Hawaii LLC

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Criteria Form for the Marco Island Target Mailing Area*. The properties (Anney Marco, LLC Acreage 181 S. Barfield Dr. - 0.66 acres; Anney Marco, LLC 191 S. Barfield Dr. - 0.54 acres; 201 Barfield, LLC 201 S. Barfield Dr. - 0.38 acres; Barfield Hawaii LLC, - 0.55 acres) are just south of the Publix located on S. Barfield Drive. She noted there are 5 properties totaling 2.13 acres and the application meets 3 of the 6 screening criteria.

Speakers

Stefan Bolsen, Real Estate Broker for the properties noted it is large acreage city parcel with high potential for development but contains prime Gopher Tortoise habitat with 91 of the species estimated to reside on the site. The owner would prefer to sell the properties to the program, but one concern is the timeline for the transaction – *Chairman Poteet reported the process takes approximately one year to complete.*

Rich Blonna, Marco Island City Council noted the property was taken off the market when the owner became aware of the environmental aspects of the lots. 

Meredith Budd, Florida Wildlife Federation stressed the importance of the Marco Island properties and their Gopher Tortoise habitat. The habitat conflicts with urban land uses as they are generally comprised of sandy soils and upland vegetation. The parcels bolster the need for a streamlined acquisition process.

Ms. Allman moved for the application to move forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Mr. Seef. Carried unanimously 7 – 0.

3. Chestnut parcel – Marco Island

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Criteria Form for the Marco Island Target Mailing Area*. The property is located on Inlet Dr. approximately 0.6 miles north of Otter Mound Preserve and 0.53 acres in size. It meets 3 of the 6 screening criteria.

Ms. Lenhard left the meeting at 2:40pm

Ms. Patterson-Weber moved for the application to move forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Mr. Clark. Carried unanimously 6 – 0.

Ms. Lenhard returned at 2:44pm.

4. Adams Trust parcel

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Criteria Form for the HC & JS Adams Trust*.” She noted the parcel is 4.34 acres and located northeast of Alligator Flag Preserve. It meets 3 of the 6 screening criteria.

Chairman Poteet expressed concern on the lack of public access to the property, the site is adjacent to conservation easements, is deemed Sending Lands under the Rural Fringe Mixed Use program and not subject to a threat of development.

Speaker

Meredith Budd, Florida Wildlife Federation noted the RFMU program is voluntary, and the land may be developed as allowed under the existing zoning requirements for the parcel.

Ms. Allman moved for the application to move forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Mr. Bromley. Motion carried 5 “yes” and 2 “no.” Chairman Poteet and Mr. Seef voted “no.”

6. Coordinator Communications

A. Member Recognition

Ms. Araque noted Michael Seef has served on the Committee for 7 years and his service to the citizens of Collier County was recognized by those present.

B. BCC Items

Ms. Araque provided the following updates:

6/28/22 – Review of the Popp contract agreement.

C. Miscellaneous Items

Ms. Araque requested Members to respond to Ms. Drew within 24 hours when a CLAAC meeting packet is circulated so they can ensure a quorum will be present in the Boardroom.

7. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Bill Poteet – Last Meeting April 21, 2022; meeting to be scheduled for August/September to address request by BCC to evaluate preserves
None

B. Outreach – Chair, Brittany Patterson-Weber – Last Meeting February 15, 2022
None

C. Ordinance Policy and Rules - chair vacant- Last meeting March 2, 2022 joint with LEMS; next meeting June 1, 2022 immediately following CCLAAC
Chairman Poteet noted a Chairman of the Subcommittee will be elected at the meeting to be convened immediately following this proceeding.

8. Chair Committee Member Comments

None

9. Public General Comments

None

10. Staff Comments

None

June 1, 2022

11. **Next Meeting Date**
July 6, 2022

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:58P.M.

Conservation Collier Land Acquisition Advisory Committee



William Poteet, Chairman

These minutes approved by the Board/Committee on 7-6-22 as presented _____ or as amended ✓.

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