

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, August 3, 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
Gary Bromley (via Zoom)
Brittany Patterson-Weber
David Corban
Karyn Allman
Ron Clark
Rhys Watkins
(Vacancy)

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Sally Ashkar, Assistant County Attorney
Mitchell Barazowski, Environmental Specialist
Melissa Hennig, Environmental Specialist
Molly DuVall, Sr. Environmental Specialist (via Zoom)
Christal Segura, Sr. Environmental Specialist (via Zoom)

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

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

2. Approval of Agenda

Ms. Patterson-Weber moved to approve the Agenda subject to adding the Sales and Purchase Agreements for the Sanchez Trust and Johnson applications as Items 5.A.1.j and k. Second by Ms. Lenhard. Carried unanimously 7 – 0.

3. Approval of Meeting Minutes

A. July 6, 2022, Regular CCLAAC Meeting

Ms. Lenhard moved to approve the minutes of the July 6, 2022 as presented. Second by Mr. Corban. Carried unanimously 7 – 0.

Mr. Watkins arrived at 1:05pm and a quorum of 8 was achieved.

4. Coordinator Communications

A. Committee Member application(s)

Mr. Araque reported there is a vacancy on the Committee and John Courtright, Louise Cromwell, and Bernard Gallagher, Jr. filing the necessary applications for consideration to fill the seat.

Ms. Araque provided an overview of their qualifications and the applicants spoke on their desires to be appointed to the Committee.

Ms. Lenhard moved to recommend the Board of County Commissioners appoint John Courtright to the Conservation Collier Land Acquisition Advisory Committee. Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

B. Introduce New Staff

Ms. Araque introduced new Staff Members Cliff Maehr, Environmental Specialist, David Mitchell, Maintenance Specialist and FGCU Intern Grace McCoy.

C. BCC Items

Ms. Araque noted:

7/11/22 – 3 contracts for sale, the accelerated acquisition policy and the Pepper Ranch Camp Post Agreement were approved.

Upcoming items include Panther Walk and Hussey parcel purchase agreements and the Prescribed Burn Memorandum of Understanding.

D. Miscellaneous Items

None

5. New Business

A. Acquisition Cycle 10 Purchase Agreements

The Committee recommended the acquisitions in one motion with unanimous approval but are indicated individually for recording purposes.

1. Panther Walk parcels

a. Aguilar

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$40,700 (Aguilar)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$40,700 (Aguilar). Second by Mr. Corban. Carried unanimously 8 – 0.

b. Behnke

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$57,800 (Behnke)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$57,800 (Behnke). Second by Mr. Corban. Carried unanimously 8 – 0.

c. Burns

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Burns)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Burns)” for consideration (Burnes). Second by Mr. Corban. Carried unanimously 8 – 0.

d. Joyce, D & J Naples Investors, LLC (2 parcels)

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 2 parcels totaling 3.41 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$93,400 (Joyce/D & J Naples Investors LLC)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 2 parcels totaling 3.41 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$93,400 (Joyce/D & J Naples Investors LLC). Second by Mr. Corban. Carried unanimously 8 – 0.

e. Ortega – Guasb

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Ortega/Guasp)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Ortega/Guasp). Second by Mr. Corban. Carried unanimously 8 – 0.

f. Pena

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 2.27 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$52,700 (Pena)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 2.27 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$52,700 (Pena). Second by Mr. Corban. Carried unanimously 8 – 0.

g. Thommen

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 5.0 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$101,000 (Thommen)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 5.0 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$101,000 (Thommen). Second by Mr. Corban. Carried unanimously 8 – 0.

h. Wright

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Wright)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Wright). Second by Mr. Corban. Carried unanimously 8 – 0.

i. Zhuang

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 2.73 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$63,800 (Zhuang)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 2.73 acres under the Conservation Collier Land

Acquisition Program, at a cost not to exceed \$63,800 (Zhuang). Second by Mr. Corban. Carried unanimously 8 – 0.

- j. **Ms. Araque** presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 2.73 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$63,800 (Sanchez Trust)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 2.73 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$63,800 (Sanchez Trust). Second by Mr. Corban. Carried unanimously 8 – 0.

- k. **Ms. Araque** presented the Executive Summary *Approve an Agreement for Sale and Purchase for 1.14 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$30,600 (Johnson)* for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners approve an Agreement for Sale and Purchase for 2.73 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$63,800 (Johnson). Second by Mr. Corban. Carried unanimously 8 – 0.

B. Acquisition Cycle 10 Update

Ms. Araque provided the “*Cycle 10 Active Acquisition List approved by BCC January 25, 2022*” for information purposes. She noted all owners of lands on the “A List” have been provided offers to purchase their properties with the exception on Big Hammock Area 1. Those on the “B List” will be reconsidered for Cycle 11 ranking today under item 7.C.12.

6. 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. Also, need to schedule one for December or January for upcoming acquisitions.**
Chairman Poteet reported a meeting will be scheduled for September to review Preserve Management Plans.

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

- C. **Ordinance Policy and Rules – Chair, Michele Lenhard- last meeting June 1, 2022**
None

7. New Business

- A. **Initial Criteria Screening Report (ICSR) reviews**

- 1. **S & B Properties – Marco Island TPMA**

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Report for the S & B of Marco parcel.*” The property is located at 841 Scott Dr. Marco Island, 0.5 acres in size, received a score of 230 out of 400 and has an estimated value of \$403,000.

2. South Terra Corp – Marco Island TPMA

Ms. Hennig presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the South Terra Corp parcel.* The property is located at 1125 Caxambas Dr., Marco Island, 0.56 acres in size, received a score of 253 out of 400 and has an estimated value of \$1,975,000. The estimated value is greater than the Agua Colina property as it has more waterfront footage and there are no burial grounds associated with the parcel.

3. VanCleave – Rivers Road Preserve TPMA

Ms. Hennig presented the *Conservation Collier Land Acquisition Program Initial Screening Report for VanCleave parcel.* It is located at 2065 Rivers Rd., Naples, 0.50 acres in size, received a score of 173 out of 400 and has an estimated value of \$35,000.

4. County Barn Land Trust – County Barn Road TPMA

Ms. Hennig presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the County Barn Trust parcel.* It is in Section 8, Township 50, Range 26, 5.0 acres in size, received a score of 200 out of 400 and has an estimated value of \$432,000.

5. Dr. Robert H. Gore III TPMA

Ms. Hennig presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the Robert H. Gore, III Target Protection Mailing Area.* The 262 parcels comprise 513.07 acres and received a score of 272 out of 400. There are 4 parcels to be considered in the ranking process today: RF Berman Trust – 1.14 acres with an estimated value of \$24,000; Delsina Trigoura -1.14 acres with an estimated value of \$24,000; Pedro Perez - 1.17 acres with an estimated value of \$25,000 and Donna Colon & Patricia Mack – 2.27 acres with an estimated value of \$53,000.

6. Panther Walk TPMA

Mr. Barazowski presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the Panther Walk Target Protection Mailing Area.* The 167 parcels comprise 425.18 acres and received a score of 262 out of 400. There are 5 parcels to be considered in today's ranking process: Andrea Repola – 1.14 acres with an estimated value of \$45,000; RF Berman Revocable Trust – 1.17 acres with an estimated value \$47,000; Maurice J. Vaz – 1.59 acres with an estimated value of \$70,000; Patricia McGinnis – 1.14 acres with an estimated value of \$45,000 and William J and Martha Scalley – 1.14 acres with an estimated value of \$45,000.

7. HHH Ranch TPMA

Mr. Barazowski presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the HHH Ranch Target Protection Mailing Area.* The 41 parcels comprise 319.34 acres and received a score of 221 out of 400. There are 4 parcels to be considered in today's ranking process: Robert Sponseller – 5 acres with an estimated value of \$47,000; Mary Scotti – 8.74 acres with an estimated value of \$61,000; Jonathan Geren – 7.74 acres with an estimated value of \$55,000 and Michael Gutierrez – 4.88 acres with an estimated value of \$44,000.

Ms. Araque provided the Transportation Department's conceptual plans for roadway corridors in the area. The future acquisition of any Conservation Collier lands will be at the purchase price the program paid for the lands at the time of purchase. Any construction of roadways will

require permitting where items such as listed species, wildlife habitat, etc. will need to be addressed by the County.

8. Northern Golden Gate Estates Scrub TPMA

Mr. Barazowski presented the *Conservation Collier Land Acquisition Program Initial Screening Report for the North Golden Gate Estates Scrub Target Protection Mailing Area, Barbara Dombrowski parcel*. The parcel is 1.14 acres in size, received a score of 267 out of 400 and has an estimated value of \$38,000.

B. Upcoming ISCs scheduled for September and October

Ms. Hennig provided the “*Cycle 11 Properties – Aerial*” for information purposes noting there will be further ISC reviews conducted by the Committee for any applications filed by landowners.

Break: 2:35pm

Reconvened: 2:45pm

C. Cycle 11A Property Summary, Public Comments, and Ranking The Committee will be taking Public Comments in advance of the Ranking. Public speakers may speak on any or all of the properties on the Cycle 11A Property list:

Ms. Araque provided the following documents to the Committee to assist in the ranking process:

- *Cycle 11 Properties - Commission District, Cycle 11 Conservation Areas, Cycle 11 Active Acquisition List to be Ranked by CCLAAC, Cycle 11 Working Analysis,*
- *Conservation Property Summaries:*
- *Conservation Collier Red Maple Swamp Preserve Parcel Status 8/3/2022*
- *Conservation Collier Winchester Head Preserve Parcel Status 8/3/2022*
- *Conservation Collier Panther Walk Preserve Parcel Status 8/3/2022*
- *Conservation Collier Robert H. Gore, II Parcel Status 8/3/2022*
- *Conservation Collier Ranking Procedure, Cycle 9 - December 9, 2021*
- *Cycle 11B Property Applications - 8-3-22*

She noted, per Ordinance 2019-03 and the Ranking Procedure, the Committee will deem the properties as an A, B, or C ranking. Any property placed on the “A List” will be prioritized with a 1, 2 or 3 designation. Following the ranking process, action will be required by the Committee endorsing their determinations.

Ms. Araque provided an overview of the properties to be considered including Staff recommendations for ranking of the individual parcels and the Committee heard from public speakers before the initiating the ranking process.

Speakers

Brad Cornell, Audubon of the Western Everglades agreed with the Staff’s recommendation except for the H C & J S Adams Trust which should be placed on the A List as it is in the CREW Land Trust Acquisition Boundary and Big Hammock Area II which should also be on the A List as its credit status as a Sending Area expires in 2028. He expressed concern the credits have not been utilized ensuring it is not permanently protected for preservation.

Rich Blonna, Marco Island City Council noted the residents of Marco Island support the County’s conservation efforts and the parcels being considered provide opportunities to preserve

wildlife habitat, enhance recreational and cultural values in the area and would be great public exposure for the Conservation Collier program.

Rosemary Tolliver (via Zoom), Audubon Eagle Watch agreed with Mr. Cornell's and Mr. Blonna's comments.

Staff noted:

- A determination will be made on any measures required to ensure City of Marco Island requirements are met before acquisition of any properties within their jurisdiction.
- Projections indicate there will be \$19M available for property acquisitions in Cycle 11.
- They will consult with Zoning Department Staff to determine the status of the Sending Area credits for the Big Hammock Area II property.

Following Staff presentations and public comments, the Members provided individual comments on any properties they wish to discuss including the County Barn Land Trust, Big Hammock Area II, H C & J S Adams Trust and Marco Island parcels. A straw poll was conducted to rank the properties to determine if they should be placed on the A, B or C List for acquisition. Following that process, those properties placed on the A List were reviewed to determine if they should be a 1, 2 or 3 priority for acquisition. The results are as follows:

1. H C & J S Adams Trust

The Committee determined the property should be placed on the B List.

2. Caracara Prairie Preserve Project (1 owner)

The Committee determined the property should be placed on the A1 List.

3. County Barn Land Trust

The Committee determined the property should be placed on the B List.

4. Dr. Robert H Gore II Preserve Project (4 owners)

RF Berman Trust – 1.14 acres; Delsina Trigoura -1.14 acres; Pedro Perez - 1.17 acres; Donna Colon & Patricia Mack – 2.27 acres.

The Committee determined all 4 properties should be placed on the A-1 List.

5. HHH Ranch - Section 33 (4 owners)

Robert Sponseller – 5 acres; Mary Scotti – 8.74 acres; Jonathan Geren – 7.74 acres and Michael Gutierrez – 4.88 acres.

The Committee determined all 4 properties should be placed on the A-1 List.

6. Marco Island Parcels (4 owners)

Anney Marco, LLC. – 2.13 acres; Diane Chestnut – 0.53 acres; South Terra Corp. – 0.56 acres and S & B Properties of Marco, LLC. – 0.50 acres.

The Committee determined the property should be placed on the A-1 List.

7. Northern Golden Gate Estates Scrub (1 owner)

The Committee determined the property should be placed on the B List.

8. Panther Walk Preserve Project (4 owners)

Andrea Repola – 1.14 acres; RF Berman Revocable Trust – 1.17 acres; Maurice J. Vaz – 1.59 acres; Patricia McGinnis – 1.14 acres and William J and Martha Scalley – 1.14 acres.

The Committee determined the property should be placed on the A-1 List.

9. Rivers Road Preserve Project (1 owner)

The Committee determined the property should be placed on the A-1 List.

10. Multi-parcel Projects – Winchester Head and Red Maple Swamp

These properties were previously placed on the A-1 List.

11. Preserve Expansion parcels – Panther Walk and Dr. Robert H. Gore III

These properties were previously placed on the A-1 List.

12. Re-rank properties from Cycle 10 B-list

Ms. Araque provided the Conservation Collier Property Summary for the following parcels: *Agua Colina, Big Hammock Area II, Barron Collier Partnership LLLP – Sanitation and Bethune Rd.*

The properties were re-ranked as follows:

Agua Colina

The Committee determined the property should be placed on the A-1 List.

Big Hammock Area II

The Committee determined the property should be placed on the B List.

Barron Collier Partnership LLLP – Sanitation and Bethune Rd.

The Committee determined the property should be placed on the B List.

Mr. Corban moved to approve the ranking list as developed by the Committee. Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

8. Chair Committee Member Comments

None

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting Date

September 7, 2022

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 4:32P.M.

August 3, 2022

Conservation Collier Land Acquisition Advisory Committee



William Potect, Chairman

These minutes approved by the Board/Committee on 9-7-22 as presented ✓ or as amended _____.

