

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, January 4, 2023

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:

CHAIR: Bill Poteet

VICE CHAIR: Michele Lenhard

Gary Bromley (via Zoom)

Brittany Patterson-Weber

David Corban (Excused)

Karyn Allman

Ron Clark

Rhys Watkins (via Zoom)

John Courtright

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

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 and Mr. Watkins 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 subject to hearing Item 5.B before 5.A and renumbering the Agenda accordingly. Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

3. Approval of December 7, 2022 Meeting Minutes

Ms. Allman moved to approve the minutes of the December 7, 2022 as presented. Second by Mr. Clark. Carried unanimously 8 – 0.

4. Old Business

A. Acquisition Cycle 10 Purchase Agreements

Ms. Araque reported the Board of County Commissioners (BCC) discussed the program’s purchasing policy at a recent meeting and whether a value lower than the appraisal should be allowed to be offered to the willing seller. The item is proposed to be discussed in greater detail at the January 10, 2023 meeting and until such time, their approval of purchase agreements will be delayed.

The Committee discussed the issue noting the policy of offering fair market value to willing sellers should remain intact and noted it may be advantageous to provide a recommendation to the BCC to aid in their deliberations.

Speaker

Rich Blonna, City of Marco Island spoke in support of notifying the BCC on the Committee’s potential recommendation for the purchase policy.

Ms. Patterson-Weber moved to recommend the Board of County Commissioners not change the Program’s purchase policy. Second by Mr. Courtright.

Ms. Askar noted any changes would require an amendment to the Resolution governing the purchase policy.

Motion carried unanimously 8 – 0.

The following items were approved in one motion but listed separately for recording purposes.

The Committee requested Staff to review the “Fiscal Impact” section of the Executive Summaries and proposed agreements to ensure the management costs and any related information identified is consistent.

1. Dr. Robert H. Gore III Preserve project

a. Craparo

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.64 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$44,750 (Craparo)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners Approve an Agreement for Sale and Purchase for 1.64 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$44,750 (Craparo). Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

b. Fleming

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.64 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$44,750 (Fleming)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners Approve an Agreement for Sale and Purchase for 1.64 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$44,750 (Fleming). Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

2. Red Maple Swamp Preserve project

a. Castillo

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 5.41 acres within the Red Maple Swamp Preserve Multi-parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$90,300 (Castillo)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners Approve an Agreement for Sale and Purchase for 5.41 acres within the Red Maple Swamp Preserve Multi-parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$90,300 (Castillo). Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

3. Winchester Head Preserve project

a. Trofatter

Ms. Araque presented the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.14 acres adjacent to the Winchester Head Multi-parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$29,150 (Trofatter)*” for consideration.

Ms. Lenhard moved to recommend the Board of County Commissioners Approve an Agreement for Sale and Purchase for 1.14 acres adjacent to the Winchester Head Multi-parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$29,150 (Trofatter). Second by Ms. Patterson-Weber. Carried unanimously 8 – 0.

B. Acquisition Cycle 10 Updates

Ms. Araque provided the “*Cycle 10 Active Acquisition List Approved by BCC January 25, 2022*” for information purposes noting Staff continues to pursue acquisition of the properties and all offers have

been provided to owners on the A-List. Acquisition work also continues for those parcels located in the multi parcel project areas.

C. Affirmation of Cycle 11B Ranking List for BCC Review - *Note: CCLAAC will be requested to vote on allocation of funds for the Multi-parcel project areas. Otherwise, no revisions to the Ranking List are proposed. This agenda item is review of the list to ensure the vote by the CCLAAC on December 7, 2022 was accurately captured.*

Ms. Araque presented the “*Cycle 11B Active Acquisition List for BCC review - 12-20-22*” for review. She provided an overview of the list noting:

- The properties slated for acquisition exceed budgeted amounts however the Owl Hammock property may be purchased over a series of years.
- The concept for dedicating funds to multi parcel project consists of an allotment based on the estimated total cost of the properties in the designated area and a relative ratio of funds dedicated per year.
- The acquisition funding including those for multi parcel projects are subject to review approximately every 6 months during the new Cycle period.

Speaker

Brad Cornell, Audubon of the Western Everglades pointed out measures should be taken to ensure there is adequate funding allocation for purchases of the properties in multi parcel projects over the next 7 – 10 years. Another factor to be considered should be how to manage funds in future Cycles given the acquisitions may exceed the budget in certain years, while those in other years may be less than budgeted amounts.

Mr. Courtright moved to approve Staff’s recommendation for the allocation of funds for the Multi Parcel project areas. Second by Ms. Allman. Carried unanimously 8 – 0.

Mr. Poteet moved to approve the Cycle 11B Ranking List as presented by Staff. Second by Ms. Patterson-Weber. Carried unanimously 8 – 0 (This motion was approved following Item 5.B).

5. New Business

A. Committee Member Application(s) *(this item was heard at 1:15, time certain)*

Ms. Araque reported there are 2 Committee Member terms expiring (Chairman Poteet and Ron Clark) with Robert Ippaso, Ron Clark and Corey McCloskey submitting applications for consideration to fill the seats.

Speakers

Robert Ippaso spoke on his desire to be appointed to the Committee.

Corey McCloskey spoke on her desire to be appointed to the Committee.

Ron Clark spoke on his desire to be reappointed to the Committee.

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

Chairman Poteet moved to recommend the Board of County Commissioners appoint Corey McCloskey to the Conservation Collier Land Acquisition Advisory Committee. Second by Ms. Lenhard. Carried unanimously 8 – 0.

B. Vote for Chair and Vice-chair

Chairman Poteet nominated Michelle Lenhard for Chair of the Conservation Collier Land Acquisition Advisory Committee.

Ms. Lenhard nominated Brittany Patterson-Weber for Chair of the Conservation Collier Land Acquisition Advisory Committee.

A straw poll of the Committee Members was taken with Ms. Lenhard receiving 6 votes and Ms. Patterson-Weber receiving 2 votes for Chair of the Committee.

Ms. Lenhard assumed the Chair

Selection of Committee Vice Chair

Ms. Lenhard moved to nominate Brittany Patterson-Weber for Vice Chair of the Conservation Collier Land Acquisition Advisory Committee. Second by Mr. Poteet. Carried unanimously 8 – 0.

C. Land Management Plan reviews

1. Rattlesnake Hammock

Mr. Barazowski presented the “*Rattlesnake Hammock Preserve Land Management Plan - January 2023 - January 2033 (10 Year Plan)*” for consideration. He presented a PowerPoint on the plan which includes historical land use, management framework, vegetation, recreation and wildlife management, proposed amenities, safety and security, cultural resources and the budget.

Speakers

Kerry Geroy, neighbor, expressed concern over the Preserve and the proposed construction of 10 parking spaces and potential public use of the property. She recommended the Preserve Plan be amended to close the site to public use and/or the number of parking spaces proposed be reduced to 4 or less.

Keith Vogt, adjacent property owner expressed concern over possible negative impacts to environmentally sensitive vegetation and wildlife due to public use of the property and traffic impacts on the neighborhood.

Bernadine Harris, neighbor expressed concern on negative impacts on safety and the overall character of the area due to possible high levels of public use at the Preserve, especially after dark. She recommended it be closed to public use. She noted it may be beneficial to allow beehives on the property to support the honeybee population – *Mr. Barazowski noted the County does promote pollen friendly plantings on preserves.*

During Committee discussions it was noted:

- Preserves generally experience low intensity public activity (compared to a park) and the site will be monitored for any negative impacts on the neighborhood, vegetation or wildlife.
- Visitors to preserves are generally environmentally conscious and seek a serene setting.
- Staff and the Committee seek to partner with neighborhoods in areas of preserves and work with the Collier County Sheriff’s Department to address issues.
- The site is also limited in use during the year as it is compromised by ponding water in the rainy season.

- Consideration may want to be given to seeking permits for 10 parking spaces but constructing 5 spaces initially and adding additional spaces if necessary – *Staff noted this concept may increase the budget for the amenities.*
- Another more cost-effective option may be constructing the 10 spaces and if demand dictates, reducing the number of spaces in the future as too few spaces initially constructed may promote street parking adjacent to the preserve.
- The plan may be amended as necessary to address issues which may arise in the future.
- County review will be required before permits are issued for construction of the parking spaces.
- Closing it to public use is premature as there is no evidence there will be negative impacts on the neighborhood.

Mr. Poteet moved to recommend the Board of County Commissioners adopt the “Rattlesnake Hammock Preserve Land Management Plan - January 2023 - January 2033 (10 Year Plan)” as presented. Second by Mr. Courtright. Carried unanimously 8 – 0.

6. Coordinator Communications

A. BCC Items

Ms. Araque reported:

- 12/13/22 - The Board of County Commissioners approved the Committee’s recommendations for the Cycle 11B ranking and directed Staff to pursue acquisition of the A-List properties.
- 1/10/23 – Discussion of the Program’s purchasing policy.

B. Member Recognition

The Committee recognized Mr. Bromley’s 5 years of service on the Committee.

C. Miscellaneous Items

Ms. Araque requested Members to submit their “*Area of Interest*” worksheet to Staff help ensure the Member categories are correctly represented.

7. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Bill Poteet – next meeting February 16, 2023

Mr. Poteet reported the Committee reviewed the Rattlesnake Hammock Preserve Land Management Plan at the last meeting.

B. Outreach – Chair, Brittany Patterson-Weber –next meeting January 20, 2023

C. Ordinance Policy and Rules – Chair, Michele Lenhard - last meeting June 1, 2022

8. Chair and Committee Member Comments

Mr. Watkins recognized Ms. Lenhard and Ms. Patterson-Weber’s appoints for the Committee and thanked Mr. Poteet for his service to the citizens of the County.

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting – February 1, 2023

Staff was requested to confirm the meeting schedule identifying March 8th, 2023 as a regular meeting given it is the second Wednesday of the month.

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 3:55P.M.

Conservation Collier Land Acquisition Advisory Committee

Michele Lenhard, Chair

These minutes approved by the Board/Committee on _____ as presented _____ or as amended _____.