

RESOLUTION NO. 2023 - ~~10~~

A RESOLUTION AMENDING RESOLUTION NO. 2007-300, THE PURCHASING POLICY FOR THE ACQUISITION OF LANDS BY THE CONSERVATION COLLIER LAND ACQUISITION PROGRAM.

WHEREAS, Collier County has recognized the need to plan for future growth and has initiated a long-term program, known as Conservation Collier, to acquire, protect, restore and manage environmentally sensitive lands in perpetuity and to provide public open space for the benefit of present and future generations; and

WHEREAS, the Board of County Commissioners (Board) has created Conservation Collier and implemented its policies, goals, and objectives by adopting Ordinance No. 2002-63, as amended.

WHEREAS, the Conservation Collier Program seeks to acquire property based upon a reasonable and appropriate purchase price; and

WHEREAS, the Board adopted Resolution No. 2007-300 to establish a methodology to value lands considered for acquisition; and

WHEREAS, the Board has determined that it is necessary to update the acquisition policy established by Resolution No. 2007-300.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that Section II of Resolution No. 2007-300 is hereby amended as follows:

(B) Offer Amount Methodology:

1. If the estimated value of the property is less than \$500,000.00, Real Estate Services staff shall secure one narrative appraisal report from a licensed independent real estate appraiser on an approved list with Collier County and on the Florida Division of State Lands list of appraisers. The Offer Amount ~~will be equal to~~ shall be determined by staff, but shall be no more than the appraised value.
2. If the estimated value of the property is \$500,000.00 or greater, Real Estate Services staff shall:

- a. Secure two narrative appraisal reports from licensed independent real estate appraisers on Collier County's and the Florida Division of State Land's list of approved appraisers. The Offer Amount appraised value will be equal to the average of the two appraisals. The Offer Amount shall be determined by staff, but shall be no more than the appraised value.
 - b. Should the two appraised values differ by an amount greater than 20% of the lowest appraisal, a third appraisal will be ordered and the two appraisals nearest in appraised value will be averaged to arrive at the Offer Amount appraised value. The Offer Amount shall be determined by staff, but shall be no more than the appraised value.
3. All appraisals will be reviewed by Collier County's Real Estate Services staff appraiser and any appraisal that does not meet generally accepted appraisal standards will not be used ~~to arrive at the Offer Amount.~~ Either the appraiser must bring the appraisal to compliance or a replacement appraisal will be ordered ~~and used to determine the Offer Amount.~~
 4. Should the offer not be accepted by the owner within the thirty (30) day acceptance period, no further contact will be initiated by the Real Estate Services staff in respect to that offer. If the owner again contacts the County before six (6) months has elapsed from expiration of the offer, offering to sell the same property, the same offer can again be made upon certification of the existing appraisal by the County's Real Estate Appraiser. If the owner contacts the County after more than six (6) months have elapsed since expiration of the offer, and the property is still on the Active Acquisition List, a new appraisal shall be ordered by Real Estate Services staff pursuant to this policy, with the owner paying for this new appraisal in advance. Without such payment, a new appraisal shall not be ordered.

SECTION III. Effective Date.

This Resolution shall go into effect immediately upon its passage and adoption.

THIS RESOLUTION ADOPTED after motion, second and majority vote this 10th day of January, 2023.

ATTEST:
Crystal K. Kinzel, Clerk of Courts

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: 
Deputy Clerk

By: 
Rick LoCastro, Chairman

**Attest as to Chairman's
signature only.**

Approved as to form and legality:


Jeffrey A. Klatzkow, County Attorney