

February 1, 2023

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, February 1, 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: Michele Lenhard
VICE CHAIR: Brittany Patterson-Weber
Gary Bromley
David Corban
Karyn Allman
Ron Clark
Rhys Watkins
John Courtright
Bill Poteet

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Sally Ashkar, Assistant County Attorney
Molly DuVall, Environmental Specialist
Melissa Hennig, Principal Environmental Specialist

1. Roll Call

Chair Lenhard called the meeting to order at 1:00P.M. Roll call was taken and a quorum was established with 9 Members present.

A. Approval of CCLAAC Members attending the meeting remotely
All Members were present in the Boardroom.

2. Approval of Agenda

Mr. Poteet moved to approve the Agenda subject to hearing Item 8.A at 1:30pm. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

3. Approval of January 4, 2023 Meeting Minutes

Mr. Poteet moved to approve the minutes of the January 4, 2023 subject to the following changes:

- Page 5, paragraph 1 from “Chairman Poteet nominated Michele Lenhard for Chair....” to “Chairman Poteet nominated **Brittany Patterson-Weber** for Chair....”
- Page 5, paragraph 2 from “Ms. Lenhard nominated Brittany Patterson-Weber for Chair...” to “**Ms. Patterson-Weber** nominated Michele Lenhard for Chair...”

Second by Ms. Allman. Carried unanimously 9 – 0.

4. Old Business

A. Acquisition Cycle 10 Purchase Agreements

None

B. Acquisition Cycle 10 Updates

Ms. Araque noted 7 parcels were acquired by the County in January.

C. Acquisition Cycle 11 Updates

The Cycle 11A Acquisition List was approved by the Board of County Commissioners (BCC) and Staff continues the work to acquire parcels on the “A-List” including obtaining the necessary appraisals.

D. Update on revised Purchasing Policy (CAO) New Business

Ms. Ashkar reported the Board of County Commissioners approved an amendment to the Purchase Policy Resolution (2023-10) allowing the offer amount for a parcel be determined by Staff but be no more than the appraised value.

The Committee expressed concern a hearing was held on the item where the public was not aware the change was being proposed and could not provide comment. Further, the Committee’s recommendation the policy remain “as is” was not included in the Executive Summary submitted to the BCC.

Ms. Ashkar noted a public hearing was not required to amend the policy and Staff submitted the Executive Summary prior to the Committee’s recommendation however, the Board was made aware of the recommendation during the meeting.

Speakers

Richard Blonna Marco Island City Council reported he attended the BCC meeting and recommended any policy changes be instituted for Cycle 13 as those owners already in the acquisition process applied with the understanding a fair market value appraisal would be the method for determining the price offered for the parcel.

Brad Cornell, Audubon of the Western Everglades noted he attended the BCC meeting and opposed a change in the policy. He expressed concern the new process may be a hinderance to the program as at times when negotiations are involved, deals may tend to “fall through.” He questioned how the policy would be administered given the language “determined by Staff” is not clear on which County representatives would be involved in the process.

Ms. Ashkar noted Real Property Management Staff would oversee the process.

The Committee requested Staff to place an item on a future agenda for a discussion with Real Property Management representatives on how the process will be administered.

5. New Business

A. Cycle 12A Initial Screening Criteria (ISC) reviews

i. Rosbough Enterprises

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. The property is 111.02 acres and east of Pepper Ranch Preserve along Trafford Oaks Rd., adjacent and west of Lake Trafford.

The property satisfies 5 Initial Screening Criteria.

Mr. Poteet moved for the application to move forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Mr. Corban. Carried unanimously 9 – 0.

ii. Rosbough

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. The property is 6.94 acres and located at the east end of Rosbough Way off Trafford Oaks Rd.; adjacent and west of Lake Trafford.

The property satisfies 2 Initial Screening Criteria.

Discussion occurred noting the property is a stand-alone property, contains structures including a home and accessory buildings.

Ms. Hennig noted Staff recommends the property not be acquired.

Committee discussion occurred noting the property may be utilized as a rental property for law enforcement personnel who could provide security to the area given its proximity to Pepper Ranch Preserve and other properties being acquired by the program.

Ms. Hennig noted given the concept, it may be beneficial to further evaluate the property.

Mr. Poteet 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. Carried unanimously 9 – 0.

iii. Volpe Trust – East

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. The property is 8.50 acres and located directly east and adjacent to Conservation Collier’s HHH Ranch in North Belle Meade – RFMUD – NBMO – Sending and Staff recommends it move forward in the acquisition process.

The property satisfies 4 Initial Screening Criteria.

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. Courtright. Carried unanimously 9 – 0.

8. Member Recognition *(this Item was heard at 1:30pm)*

A. Gary Bromley – 5 years

The Committee recognized Mr. Bromley’s 5 years of service and Mr. Bromley spoke on his appreciation for being allowed to serve the County.

B. Bill Poteet – 20 years

The Committee recognized Mr. Poteet’s 20 years of service including 17 years as Chairman. Mr. Poteet spoke on his appreciation for being allowed to serve the County citizens.

Ellen Goetz, Alex Sulecki, Meredith Budd and Brad Cornell provided comments in recognition of Mr. Poteet’s service to the County.

Recessed: 1:40pm

Reconvened: 1:50pm

iv. Volpe Trust – West

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. The property is 5.0 acres and located Approximately 1 mile northwest of Conservation Collier’s HHH Ranch in North Belle Meade – RFMUD – NBMO - Sending
The property satisfies 3 Initial Screening Criteria.

Mr. Poteet moved to not move the application forward in the process. Second by Mr. Watkins. Carried unanimously 9 – 0.

v. Murawski Trust (Previously evaluated as a parcel within HHH Ranch TPMA)

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. The property is 4.87 acres and located east, south, north, and adjacent to Conservation Collier’s HHH Ranch in North Belle Meade – RFMUD – NBMO - Sending
The property satisfies 4 Initial Screening Criteria.

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. Courtright. Carried unanimously 9 – 0.

B. Land Management Plan reviews

i. Caracara Prairie Preserve Update

Ms. DuVall presented the “*Caracara Prairie Preserve Conservation Bank Habitat Management Plan*” and PowerPoint “*Conservation Collier Caracara Prairie Preserve Final Management Plan 10 Year Update*” for review. She provided an overview of the updated plan noting comments were provided by Ms. Allman via email which were incorporated into the plan.

During Committee discussion it was noted the preserve was previously a Gopher Tortoise relocation site however it is no longer considered for the use.

Staff noted there were no applications for use and site manipulation would have been required to house the species over the long term.

Mr. Bromley moved to recommend the Board of County Commissioners approve the “Caracara Prairie Preserve Conservation Bank Habitat Management Plan” as presented by Staff. Second by Ms. Allman. Carried unanimously 9 – 0.

ii. Dr. Robert H. Gore III Preserve Final Management Plan

Ms. DuVall presented the “*Dr. Robert H. Gore, III Preserve Land Management Plan*” for consideration. She provided the PowerPoint “*The Dr. Robert H. Gore, III Preserve 10 Year Land Management Plan Review*” and an overview of the plan which includes addressing all aspects of the Preserve including Vegetation, Wildlife and Hydrological Management, Archeological, Culture, Historical Resources, Public Access, Budgets, and other items.

During discussion with the Committee, Staff noted:

- They still are investigating public parking for the area as the focus up to this point has been acquisition of properties.
- Consideration will be given to installing signage notifying the public on cameras in use around the area.

Mr. Poteet moved to recommend the Board of County Commissioners approve the “Dr. Robert H. Gore, III Preserve Land Management Plan” as presented by Staff. Second by Mr. Bromley. Carried unanimously 9 – 0.

C. Cycle 12 Target Protection Mailing Area

Ms. Araque presented the “*Conservation Collier Proposed Cycle 12 Target Protection Areas - Prepared for: The Conservation Collier Land Acquisition Advisory Committee Meeting February 1, 2023 - Revised 1-31-23*” for consideration. She noted:

- The program now utilizes acquisition Cycles twice a year to accelerate the process of obtaining parcels.
- The parcels on the lists have been identified for targeted mailings to determine an owner’s interest in- selling their property to the County.
- The mailing process was delayed this year due to Hurricane Ian as meetings with other Staff Departments where input on the targeted properties is obtained wasn’t scheduled until this past month.
- The goal of the meeting is to help ensure another Department such as Transportation, Stormwater Management, etc. is not interested in acquiring the property and if so, it is removed from the mailing list.

Ms. Hennig provided an overview of the list and associated maps for Committee consideration. She noted the 15 targeted areas represent 568 parcels totaling 4,482 acres. Properties along Everglades Blvd. in the Panther Walk Target Area will be removed from the mailing list for this Cycle as Public Utilities are interested in improvements along the roadway and may be acquiring lands for the upgrades. The Transportation Department may also have interest in widening the roadway in the future.

Chair Lenhard noted the Marco Island Target Protection Area was omitted from this Cycle.

Speakers

Richard Blonna, Marco Island City Council expressed concern on omitting the Marco Island Target Protection Area as the properties contain historical, ecological, archeological and wildlife habitat value. There is intense development pressure for land on the island and recommends it be granted the same status as the other properties identified on mailing lists.

Brad Cornell, Audubon of the Western Everglades agreed with Mr. Blonna and noted the properties contain unique vegetation and are home to listed species such as Burrowing Owls and Gopher Tortoises. In relation to the properties removed from the Panther Walk list and other areas due to Department conflicts, there may be opportunities to collaborate with other County Divisions as the parcels provide benefits for stormwater management.

During Committee and Staff discussion, the following was noted:

- The island is still a Target Protection Area and properties may be nominated for acquisition, or an application filed by the owner, however there will not be a mailing by Staff inquiring on the owner's interest in selling their property.
- One concern is the properties identified on the island cover a wide geographic range and there's a concern on acquiring isolated stand-alone parcels from management perspectives.
- It may be beneficial to providing a letter to landowners adjacent to those properties already acquired, or in the acquisition process to determine their interest in selling the property.

Speaker

Richard Blonna, City of Marco Island noted the City is interested in developing a recreation pathway in the area (along South Barfield and Inlet Drive) and recommended it be included with those properties adjacent to the existing/proposed acquisitions.

Staff discussed maintenance for the area noting the costs may be only slightly higher on Marco Island as the mobilization for service between parcels would not be difficult as the properties are easily accessible. The only other factor is the island is more prone to hurricane damage.

During Committee discussion it was noted the feasibility of the City of Marco Island participating in funding of the acquisitions may want to be investigated given the cost of land in the area.

Chair Lenhard moved to add the Marco Island Target Protection Mailing Area to the "Conservation Collier Proposed Cycle 12 Target Protection Areas" subject to limiting the parcels included in the mailing to those properties adjacent to parcels currently in the acquisition application process or already acquired through the Conservation Collier program and those identified along the South Barfield and Inlet Drive pathway.

Committee discussion occurred noting it may be advantageous to not include "waterfront" properties (adjacent to canals, etc.) as these areas were subject to dredge and fill activities.

Chair Lenhard amended the motion to add the Marco Island Target Protection Mailing Area to the "Conservation Collier Proposed Cycle 12 Target Protection Areas" subject to limiting the parcels included in the mailing to those properties adjacent to parcels currently in the acquisition application process or already acquired through the Conservation Collier program and those identified along the South Barfield and Inlet Drive pathway, excluding any "waterfront" properties. Second by Mr. Courtright. Carried unanimously 9 – 0.

Mr. Poteet moved to approve the Conservation Collier Proposed Cycle 12 Target Protection Mailing Areas as presented by Staff subject to adding the Marco Island Target Protection Mailing Area and removing those properties in the Panther Walk Preserve Target Protection Mailing Area as identified by Staff located along Everglades Blvd. Second by Ms. Allman. Carried unanimously 9 – 0.

6. Subcommittee Reports

- A. **Lands Evaluation & Management** next meeting February 16, 2023, April 12, 2023, September 2023
- B. **Outreach** – Chair, Brittany Patterson-Weber –last meeting January 20, 2023
- C. **Ordinance Policy and Rules** – Chair, Michele Lenhard - last meeting June 1, 2022

7. Coordinator Communications

A. **BCC Items** - Ms. Araque provided the update as listed below:

- i. **February 14 – Rattlesnake Hammock Land Management Plan**
- ii. **February 28 – Cycle 11B Ranking, Cycle 12 TPMA**

B. **Miscellaneous Items**

Ms. Araque noted the Board of County Commissioners appointed Ron Clark and Corey McKloskey to the Committee.

9. Chair and Committee Member Comments

Mr. Poteet thanked the County for the opportunity to be seated on the Committee and wished the Members and Program success in the future.

Mr. Courtright noted he is interested in joining the Lands Evaluation and Management and Outreach Subcommittees.

10. Public General Comments

None

11. Staff Comments

None

12. Next Meeting – March 8, 2023

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 4:31P.M.

Conservation Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Board/Committee on 3-8-23 as presented _____ or as amended _____.