

June 7, 2023

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, June 7, 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 (Excused)
Gary Bromley
Ron Clark
Karyn Allman
Rhys Watkins
John Courtright
Corey McCloskey
(Vacancy)

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

1. Roll Call

Chair Lenhard called the meeting to order at 1:00P.M. Roll call was taken and a quorum was established with 7 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

All Members were present in the Boardroom.

2. Approval of Agenda

Mr. Bromley moved to approve the Agenda subject to continuing Item 4.1.B.A. **Second by Ms. Allman.** Carried unanimously 7 – 0.

3. Approval of May 3, 2023 Meeting Minutes

Mr. Bromley moved to approve the minutes of the May 3, 2023 meeting as presented. **Second by Ms. Allman.** Carried unanimously 7 – 0.

4. Old Business

A. Acquisition Updates - Current Acquisition Status report updated monthly in advance of CCLAAC meeting provided as part of meeting packet and under Acquisition News at www.conservationcollier.com

Ms. Araque provided the following updates:

Cycle 10: The “Cycle 10 and 11 Property Status Updated May 30, 2023” was created for information purposes. The report will be updated monthly including which parcels the County has acquired to date, offers made by the County, pending acquisitions and those properties where the owner withdrew the application. Six properties are scheduled for real estate closings in June.

Cycle 11A: All offers to the 20 properties have been made with 16 accepted by owners.

B. Purchase Agreements

The Committee approved the Purchase and Sale Agreements listed below in one motion but were listed separately for recording purposes.

1. Dr. Robert H. Gore Preserve multi-parcel project

- a) **Arias**
Continued

2. Panther Walk Preserve multi-parcel project

- a) **Vaz**
Mr. Clark moved to recommend the Board of County Commissioners approve the Purchase and Sales Agreement for the Vaz property as presented by Staff. **Second by Ms. Allman.** Carried unanimously 7 – 0.

Other purchase agreements ready before the meeting will be posted online here:

<https://www.colliercountyfl.gov/government/public-services/divisions/conservationcollier/agendas->

C. Rosbough Enterprises Initial Criteria Screening Report Update

Ms. Hennig presented the Updated ICSR “Conservation Collier Land Acquisition Program Initial Screening Report for the Rosbough Enterprises.” The 2 parcels are in the Pepper Ranch Preserve Mailing area (Cycle 11), 23.50 acres in size, received a score of 213 out of 400 and have an assessed value of \$195,000. She noted the scores decreased due to the reduction in size of the total proposed acquisition to 2 parcels.

5. New Business

A. Committee Member Application(s)

Ms. Araque reported Nicholas Pearson has applied to fill the vacant seat on the Committee.

Speaker

Mr. Pearson spoke of his desire to serve on the Committee.

Mr. Watkins moved to recommend the Board of County Commissioners appoint Nicholas Pearson to the Conservation Collier Land Acquisition Advisory Committee. Second by Mr. Clark. Carried unanimously 7 – 0.

B. Land Management Plan Updates

1. Panther Walk Preserve 10-year update Land Management Plan

Mr. Barazowski presented the “Panther Walk Preserve Multi Parcel Project Land Management Plan 10 Year Update” April 2023 – April 2028” for consideration and the PowerPoint “Panther Walk Preserve Multi -Parcel Project Area” for information purposes. He noted:

- The Preserve encompasses 300 parcels, 600 acres and is in the northern reach of Horsepen Stand.
- Sixteen parcels have been acquired totaling 30.37 acres with more acquisitions in process.
- Promoting the growth and sustainment of native vegetation is the primary management activity as the lands are a flowway and provide water filtration and important plant/wildlife habitat.
- There is a 1/3 mile hiking trail which may be expanded as more parcels are acquired.
- Other priorities include improving security on site to reduce opportunities for trash disposal and ATV activities.
- A public meeting was held on the plan which was well received by those in attendance.

During Committee discussion, the following was noted:

- Staff are not aware if other agencies consider any impacts on County preserves when planning projects.
- The Plan accounts for acquisition of all properties, however if the need arises, it may be amended as necessary.
- The nearby elementary school named the Preserve and Staff coordinates any use by the school when requested.
- Representatives of the Big Cypress Basin support acquisition of the properties.

Speakers

Andy Wells-Bean, Audubon Western Everglades introduced himself to the Committee noting he was recently appointed to the position of Executive Director and thanked the Committee for their work.

Brad Cornell Audubon of Southwest Florida/Audubon Western Everglades noted the area provides important hydrologic restoration features and positive environmental aspects which reduces the potential for wildfires. He encouraged collaboration with other agencies to facilitate hydrologic restoration in the area.

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Ms. Araque noted hydrologic restoration aspects are referenced in the plan and will add any language as necessary regarding the potential for collaboration with other parties such as County Transportation or Stormwater Management.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Panther Walk Preserve Multi Parcel Project Land Management Plan 10 Year Update” April 2023 – April 2028 as presented by Staff. Second by Ms. McCloskey. Carried unanimously 7 – 0.

2. Red Maple Swamp Preserve First Final Land Management Plan

Mr. Maehr presented the “Red Maple Swamp Preserve Final Land Management Plan – March 2023 – March 2028” for consideration and the PowerPoint “Red Maple Swamp Preserve Final Management Plan” for information purposes. He noted:

- The Preserve contains 305.69 acres of land with 237.43 acres acquired to date (83 parcels).
- The area is part of the Corkscrew Regional Watershed and provides necessary wildlife habitat.
- Management primarily consists of vegetation control including chemical and mechanical treatments to remove exotic species and prescribed burns.
- The preserve is closed to the public but future concepts include regulated hunting, construction of walking trails and collaborations with CREW (Corkscrew Regional Ecosystem Watershed) on activities.

During Committee discussion it was noted the preserve is located adjacent to the CREW Bird Rookery Swamp and the feasibility of shared parking use should be investigated.

Mr. Bromley moved to recommend the Board of County Commissioners approve the “Red Maple Swamp Preserve Final Land Management Plan – March 2023 – March 2028” as presented by Staff. Second by Mr. Courtright. Carried unanimously 7 – 0.

C. Cycle 12A Initial Criteria Screening Report (ICSR)

1. Matlalatl, LLC

Ms. Hennig presented the ICSR “Conservation Collier Land Acquisition Program Initial Screening Report for Matlalatl, LCC.” The 3 parcels are in Key Marco Homeowners Association (a gated residential community) on Blue Hill Creek Drive, Marco Island. They total 2.83 acres in size, received a score of 246 out of 400 and have an assessed value of \$978,601.

During Committee discussion, the following was noted:

- Staff should determine any impacts of erosion year over year due to its location.
- The parcels are subject to the Deltona Settlement Agreement and investigation should occur determine any impacts the agreement has on the parcels.

Speaker

Nicholas Pearson noted the lands are privately owned and subject to the Deltona Settlement Agreement. They may not be subject to State review for wetlands, however Federal permitting addressing wetlands, wildlife and other impacts is probably required to develop the parcels.

Joshua Carter, Community Manager, Key Marco Homeowners Association reported the parcels are part of a homeowner association and a Community Development District (CDD). The annual fees for the CDD are \$4,800 for the 3 lots, the annual fees for the HOA are \$18,600 for the 3 lots, and there is a Capital Contribution Fee required upon transfer in the amount of \$6,000 per lot.

Herb Krutisch, President, Key Marco Homeowners Association noted the Board of Directors were unaware the owner made application to the County and will be discussing the issue at an upcoming Board meeting.

During Committee discussion, the following was noted:

- A concern about the transfer costs and recurring fees associated if the property is acquired.
- The Committee previously determined to forward the parcels to the ranking meeting and any available information may be considered at that time when the Committee prioritizes the properties to be purchased by the County.

Speaker

Kevin Kerins, Vice President Key Marco HOA noted the settlement agreement for the neighborhood involved 446 acres of land, 375 acres dedicated to mitigation and 137 residential lots.

The Committee noted the following information should be provided if possible:

- Clarification on the Deltona Settlement Agreement's impact on the lands.
- Whether the HOA/CDD is interested in reducing or eliminating any fees associated with the property should it be acquired by the County.

Mr. Krutisch noted the community infrastructure is aging and the HOA/CDD Membership would need to approve any fee changes. They may not be interested given the potential loss in revenue as the Capital Contribution Fee was recently raised from \$1,400 to the current \$6,000 level.

D. Cycle 12A Initial Screening Criteria (ISC)

1. Symphony Properties LLC

Ms. Hennig presented the "*Initial Screening Criteria Form*" for the above referenced parcels. The 11 parcels are within the northeast corner of North Belle Meade, south of Frangipani Ave., off 20th St. SE; northern-most 40 ac. RFMUD - Neutral, remaining 110 ac. RFMUD – NBMO - Sending *The properties satisfy 4 Initial Screening Criteria.*

The Committee queried on the status of any improvements in the northeast corner of the lands.

Speaker

Brad Cornell, Audubon of Southwest Florida recommended the parcels be acquired given the large size of the acquisition.

Andrew Salvan, owner representative noted he would investigate any improvements on the property and report back to Staff.

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

2. DGC & B LLC/Ultimate Developments LLC

Ms. Hennig presented the "*Initial Screening Criteria Form*" for the above referenced parcels. The 2 parcels are 4.61 acres and Off Old US 41 just north of the intersection of Old US 41 and US 41. *The properties satisfy 4 Initial Screening Criteria.*

Speaker

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Brad Cornell, Audubon of Southwest Florida recommended the properties not be acquired as it is an “inholding” and exotics proliferate the parcels.

Ms. Allman moved to not move the application forward in the acquisition process. Second by Mr. Watkins. Carried unanimously 7 – 0.

E. Preserve Updates

Ms. Araque provided the update noting Staff has been busy with activities including deer surveys on Pepper Ranch Preserve, prescribed burns on Caracara Prairie Preserve and exotic removal projects.

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – Upcoming Meeting September 21, 2023

Mr. Clark reported the Subcommittee will be reviewing land management plans at the meeting.

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

No recent update necessary.

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

No recent updates necessary.

7. Coordinator Communications

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

1. May 9 BCC - Purchase Agreements extensions Approved on Consent

2. May 23 BCC - Purchase Agreements Approved on Consent

3. June 13 BCC meeting – Cycle 12 TPMAs, Purchase Agreements

B. Miscellaneous Items

None

9. Chair and Committee Member Comments

Chair Lenhard noted Members should be aware:

- The Board of County Commissioners will be holding a budget workshop on June 15th and adoption of the budget will be considered in July.
- She and Ms. Patterson-Weber may not be in attendance for the July meeting for personal reasons.

10. Public General Comments

None

11. Staff Comments

None

12. Next Meeting – July 14, 2023

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:37P.M.

Conservation Collier Land Acquisition Advisory Committee

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Michele Lenhard, Chair

These minutes approved by the Board/Committee on 7-14-23 as presented ✓ or as amended _____.