

July 14, 2023

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, July 14, 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 9:00 A.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
Nick Pearson (via Zoom)

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

1. Roll Call

Chair Lenhard called the meeting to order at 9:00A.M. Roll call was taken and a quorum was established with 7 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

Mr. Pearson joined the meeting via Zoom at 10:15am and a motion for participation was approved at that time.

2. Approval of Agenda

Mr. Bromley moved to approve the Agenda. Second by Mr. Clark. Carried unanimously 7 – 0.

3. Approval of June 7, 2023 Meeting Minutes

Mr. Bromley moved to approve the minutes of the June 7, 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 July 7, 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.

She noted:

- The County has acquired 11 properties since the last meeting for a total of 32 in the Cycle.
- The WISC Investment Company, LLC parcel will be reconsidered by the Board of County Commissioners as the City of Marco Island has agreed to contribute \$10,000 towards the purchase so the County may offer the price the owner is seeking for the property.

Cycle 11B: All offers have been made to the owners except for the Relevant Radio and Owl Hammock parcels. Owl Hammock is on hold as the State is considering acquiring the parcel and Staff is working on the Relevant Radio property.

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

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Arias Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Arias property. Second by Mr. Clark. Carried unanimously 7 – 0.

b) Berman Trust

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Berman Trust Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Berman Trust property. Second by Mr. Clark. Carried unanimously 7 – 0.

c) Fontela

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Fontela Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Fontela property. Second by Mr. Clark. Carried unanimously 7 – 0.

d) Trigoura

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Trigoura Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Trigoura property. Second by Mr. Clark. Carried unanimously 7 – 0.

2. North Belle Meade Preserve

a) Gutierrez

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Gutierrez Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Gutierrez property. Second by Mr. Clark. Carried unanimously 7 – 0.

b) Sponseller

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Sponsellar Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Sponsellar property. Second by Mr. Clark. Carried unanimously 7 – 0.

3. Panther Walk Preserve multi-parcel project

a) McGinnis/Magner

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report McGinnis/Magner Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the McGinnis/Magner property. Second by Mr. Clark. Carried unanimously 7 – 0.

b) Repola Braffman

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Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Repola Braffman Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Repola Braffman property. Second by Mr. Clark. Carried unanimously 7 – 0.

c) **Scalley**

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Scalley Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Scalley property. Second by Mr. Clark. Carried unanimously 7 – 0.

4. **Winchester Head Preserve multi-parcel project**

a) **Perona**

Ms. Hennig provided the “*Conservation Collier Land Acquisition Program Project Design Report Perona Property Date: June 2023*” for consideration.

Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Perona property. Second by Mr. Clark. Carried unanimously 7 – 0.

5. **New Business**

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

1. **Symphony Properties, LLC**

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Report for the Symphony Properties, LLC parcels.*” The 11 parcels are in North Belle Meade on 20th ST SE, 150 acres in size, received a score of 276 out of 400 and have an estimated value of \$2,368,214. She noted:

- There are structures on the 40 acre parcel including a residence, storage building, cabin and chickee huts and there are no development plans for the property.
- The parcels are adjacent to future school sites.
- The structures may be used for an office or storage for the program and contains a berm utilized for firearms shooting.

During Committee discussions, the following was noted:

- The berm area is not utilized as an active shooting range.
- If any structures need to be removed, it would be done prior to acquisition at the expense of the owner including any environmental remediation required.
- The property has changed hands a few times over the years.

B. **Acquisition Cycle 12A 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 12A Property list.

Ms. Araque provided the “*Cycle 12A Active Acquisition List for CCLAAC review*” for consideration. Supporting documents “*Conservation Collier Cycle 12A Property Summaries Revised 7-12-23,*”

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“*Conservation Collier Cycle 12A Property – Aerial*” and “*Conservation Collier Cycle 12A Working Analysis – July 14, 2023*” were also provided for information purposes. She noted:

- An overview of the properties under consideration will be provided and public comments taken before the ranking process.
- The Committee will determine if the properties should be placed on the A, B or C list.
- Those on the A List will be ranked as a 1, 2 or 3 priority for Staff direction.
- The A List properties are actively pursued for acquisition.
- The B-List indicates interest by the County, however the properties are not actively pursued and re-considered for ranking during the following Cycle.
- Those on the C List are not considered for acquisition, however the landowner may re-apply to the Program if they so desire.

She provided an overview of the properties to be considered by the Committee via the PowerPoint “*Cycle 12A Property Summaries – July 14, 2023*” which included Staff recommendations for ranking of the proposed acquisitions.

During Committee discussion with Staff, it was noted:

- The H C & J S Adams Trust parcel requires access through a Planned Unit Development.
- Staff have not had any follow up communication with the Key Marco HOA regarding the Matlatatl, LLC property and the fees associated with the parcel. They are still researching the ramifications of the Deltona Settlement Agreement.
- Regarding the McIlvane Marsh area, Staff is in the process of obtaining appraisals for the Relevant Radio property and the owner would be reducing the number of radio towers on the site from 3 to 1.
- The owner, not the County, proposed the 50 foot buffer around the landfill area for the Sanitation-Bethune parcel.

Speaker

Brad Cornell, Audubon of the Western Everglades provided comment on the proposed acquisition noting a better understanding of the Deltona Settlement must be attained by County and other local government and non-profit agency staff for the Matlatatl, LCC parcel. The Volpe Trust, Rosbough,Enterprises, Murawski Trust, Symphony, LLC, Connection Investors, and Dombrowski parcels should be placed on the A List. He recommended the Matlatatl, LLC, H C & J S Adams,Hoffman, and the Sanitation-Bethune parcels placed on the C List.

The Committee conducted straw polls to rank the properties for placement on the A, B or C List with those on the A list prioritized 1, 2 or 3.

1. Matlatatl, LLC

The property was placed on the C list.

2. North Belle Meade Preserve Project – Murawski Trust

The property was placed on the A-1 list.

3. North Belle Meade Preserve Project – Volpe Trust

The property was placed on the A-1 list.

4. Pepper Ranch Preserve Project - Rosbough Enterprises

The property was placed on the A-1 list.

5. Symphony Properties LLC

The property was placed on the A-1 list.

6. Multi-parcel Projects

a) Dr. Robert H. Gore III Preserve (154 parcels)

The properties were placed on the A-2 list.

b) Panther Walk Preserve (203 parcels)

The properties were placed on the A-2 list.

c) Red Maple Swamp (21 parcels)

The properties were placed on the A-3 list.

d) Winchester Head (39 parcels)

The properties were placed on the A-3 list.

7. Re-rank B-list properties from Cycle 11A and Cycle 11B

a) Dombrowski

The property was placed on the B list.

b) H C & J S Adams Trust

The property was placed on the C list.

c) Hoffman

The property was placed on the B list.

d) McIlvane Marsh Project – Connection Investors

The property was placed on the B list.

e) Sanitation-Bethune

The property was placed on the C list.

Mr. Courtright moved to ratify the Committee’s decision to place the Murawski Trust, Volpe Trust, Rosbough Enterprises and Symphony Properties, LLC on the A-1 list. Second by Ms. Allman.

The Committee noted it would be beneficial to consider a motion for the entire ranking list after prioritizing the A-List multi-parcel project properties.

The Committee placed the Dr. Robert H. Gore, III and Panther Walk areas on the A-2 List and the Winchester Head and Red Maple Swamp areas on A-3 list.

Mr. Courtright amended the motion to approve the Cycle 12A ranking list as developed by the Committee. Second by Ms. Allman. Carried unanimously 7 – 0.

Mr. Pearson joined the meeting at 10:15am

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Ms. Allman moved to allow Mr. Pearson to participate in the meeting via Zoom due to an extraordinary circumstance. Second by Mr. Courtright. Carried unanimously 7 – 0.

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – Upcoming Meeting September 21, 2023
No recent update necessary.

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 update necessary.

7. Coordinator Communications

A. BCC Items Heard by CCLAAC - Ms. Araque provided the update as listed below:

June – Approval of Purchase and Sales agreements

July 11th – Otter Mound Land Management Plan and Pepper Ranch Campground Host Agreement approved.

July 25th – Consideration of Purchase and Sale Agreements.

September 26th – Consideration of Cycle 12 Target Mailing Protection List.

B. Miscellaneous Items

None

9. Chair and Committee Member Comments

Mr. Pearson apologized for being late for the meeting.

10. Public General Comments

None


11. Staff Comments


None

12. Next Meeting – September 6, 2023

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:31A.M.

Conservation Collier Land Acquisition Advisory Committee


Michele Lenhard, Chair

These minutes approved by the Board/Committee on 9-6-23 as presented  or as amended _____.