

September 6, 2023

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, September 6, 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
Ron Clark
Karyn Allman
Rhys Watkins (via Zoom)
John Courtright
Corey McCloskey
Nick Pearson

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 1:00P.M. Roll call was taken and a quorum was established with 8 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

Mr. Clark moved to allow Mr. Watkins to participate in the meeting via Zoom due to an extraordinary circumstance. Second by Ms. Allman. Carried unanimously 8 – 0.

B. Welcome new member Nick Pearson

Mr. Pearson was welcomed as a new Member of the Committee.

2. Approval of Agenda

Ms. Patterson-Weber moved to approve the Agenda. Second by Mr. Clark. Carried unanimously 9 – 0.

3. Approval of July 14, 2023 Meeting Minutes

Ms. Patterson-Weber moved to approve the minutes of the July 14, 2023 meeting as presented. Second by Mr. Bromley. Carried unanimously 9 – 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 for information purposes. The report will be updated monthly including 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:*
Cycle 10: Properties continue to be acquired with 7 real estate closings in July and 4 in August. In September, there are 10 parcels scheduled for closing.
Cycle 11A/B: The Board of County Commissioners (BCC) will consider 7 Purchase and Sale Agreements in September. Review of the Marco Island properties are slated for the October 24th BCC meeting.

B. Purchase Agreements

Speakers

Rosemary Tolliver noted she is a volunteer for the Audubon Eagle Watch Program and the Annecy/Barfield parcel contains important Bald Eagle and other wildlife habitat. It is an active wildlife viewing site for the public and recommended the parcel be acquired by the County.

Brad Cornell, Audubon of the Western Everglades supports acquisition of the properties under consideration.

Andy Wells-Bean, Audubon of the Western Everglades supports acquisition of the properties under consideration.

Rich Blonna, City of Marco Island spoke in support of the proposed acquisitions on Marco Island.

Ms. Araque provided the “*Map of Purchase Parcel Agreements*” for information purposes and presented the following Purchase and Sale agreements for consideration - (*The Committee approved the Purchase and Sale Agreements listed below in one motion but were listed separately for recording purposes*).

1. **Brewer**

“Conservation Collier Land Acquisition Program Project Design Report Brewer Property Date: September 2023” for consideration.

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Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Brewer property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

2. VanCleave – Rivers Road Preserve

“Conservation Collier Land Acquisition Program Project Design Report VanCleave Parcel Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the VanCleave parcel. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

3. English Trust – Pepper Ranch Preserve

“Conservation Collier Land Acquisition Program Project Design Report English Trust Parcel Date: September 2023” for consideration.

Ms. Allman moved to Bromley recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the English Trust parcel. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

4. Annecy/Barfield

“Conservation Collier Land Acquisition Program Project Design Report Annecy/Barfield Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Annecy/Barfield property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

5. Chestnut

“Conservation Collier Land Acquisition Program Project Design Report Chestnut Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Chestnut property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

6. South Terra Corp

“Conservation Collier Land Acquisition Program Project Design Report South Terra Corp Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the South Terra Corp property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

7. Dr. Robert H. Gore III Preserve multi-parcel project

a) Dibala Trust

“Conservation Collier Land Acquisition Program Project Design Report Dibala Wood Trust Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Dibala Wood Trust property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

b) Perez Castro

“Conservation Collier Land Acquisition Program Project Design Report Perez Castro Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Perez Castro property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

8. Panther Walk Preserve multi-parcel project

a) Hackmann

“Conservation Collier Land Acquisition Program Project Design Hackmann Trust Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Hackmann Trust property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

9. Winchester Head Preserve multi-parcel project

a) Higdon Trust

“Conservation Collier Land Acquisition Program Project Design Report Higdon Trust Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Higdon Trust property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

b) Wilson Trust

“Conservation Collier Land Acquisition Program Project Design Report Wilson Trust Property Date: September 2023” for consideration.

Ms. Allman moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Wilson Trust property. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

5. New Business

A. Member Recognition

1. Brittany Patterson-Weber – 5 Years

Staff and the Committee recognized Ms. Patterson-Weber’s 5 years of service to the citizens of the County.

B. LEO @ Naples Proposed Off-Site Preservation Land Donation

Ms. Araque reported LEO of Naples is developing housing on Immokalee Road and proposes parcels for offsite preservation as part of the permit processing. The parcels are in the North Belle Meade Preserve and the donation includes endowment funds in the amount of \$161,333 for management in accordance with the Ordinance governing the program.

Speaker

Joann Rubio, Advenir Oakley Capital provided an update on the LEO@Naples development which is a rental housing project on Immokalee Road east of Collier Blvd.

During discussions with the Committee, Staff noted they worked with the developer to identify the parcels to be considered which are in the Target Protection Mailing Area. A site visit was conducted by Staff.

Mr. Courtright moved to recommend the Board of County Commissioners accept the offsite preservation land donation and associated endowment from Advenir Oakley Capital. Second by Mr. Bromley. Carried unanimously 9 – 0.

C. Cycle 12A Initial Screening Criteria (ISC)

1. Wildflowerz Ranch

Ms. Hennig presented the “Initial Screening Criteria Form” for the above referenced parcel. It is on the north and south side of Oil Well Rd. and 639.17 acres in size.
The property satisfies 5 of 6 Initial Screening Criteria.

During Committee discussions it was noted the lands on the south side of Oil Well Road are fallow agricultural lands. Restoration activities such as planting of trees should not be necessary as these areas provide valuable wildlife habitat for a variety of species.

Speaker

Brad Cornell, Audubon of the Western Everglades recommended the parcel move forward in the acquisition process due to its wildlife and ecological values.

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

2. Winebrenner – Camp Keais Strand

Ms. Hennig presented the “Initial Screening Criteria Form” for the above referenced parcel. It is South of Oil Well Rd. and east of Desoto Blvd. within Camp Keais Strand and is 5 acres in size.
The property satisfies 5 of 6 Initial Screening Criteria. Staff noted the property is in a flowway and inaccessible, however Conservation Collier previously acquired other properties in the area. Those parcels were placed on the C-List by the Committee during Cycle 5 in 2008, but elevated to the A-List by the BCC and acquired by the County.

Speaker

Brad Cornell, Audubon of the Western Everglades noted the parcels are isolated which poses management challenges, however it may be beneficial to move the property forward for additional screening which could include identifying any collaboration opportunities with provide land holders in the area who own large tracts of land.

Committee discussion occurred noting it may be beneficial to continue the item to determine:

1. *The BCC's rationale for placing the properties on the A-List.*
2. *The characteristics of the other properties in the area held within the program.*
3. *Identifying any opportunities for access to the properties.*

Mr. Bromley moved to Continue the Item. Second by Ms. Allman. Carried unanimously 9 – 0.

3. Hendrix House, Inc.

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 93, adjacent to Miller Canal on west side; west of Everglades Blvd. S., north of I-75, between 40th Ave. SE and 42nd Ave. SE and is 17.66 acres in size.

The property satisfies 5 of 6 Initial Screening Criteria.

Speaker

Brad Cornell, Audubon of the Western Everglades supported acquisition of the property as the area serves as a corridor for wildlife activity.

Frankie Hendrix, landowner spoke on the wildlife value of the property and her desire to transfer it to Conservation Collier.

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 9 – 0.

4. Marco Island Dogwood/Sheffield

The items were combined.

a) Beans

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcels. The 2 parcels are just east of Marco Island off San Marco Rd - 2031 Sheffield Ave and 2040 Dogwood Dr., Marco Island and is 0.53 acres in size.

The property satisfies 5 of 6 Initial Screening Criteria.

b) Brija

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcels. The 3 parcels are east of Marco Island off San Marco Rd – 2052, 2053, and 2056 Dogwood Ave. and 2061 San Marco Rd., Marco Island and is 1.2 acres in size.

The property satisfies 4 of 6 Initial Screening Criteria.

c) Munera/Krumm

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is just east of Marco Island off San Marco Rd – 2055 Dogwood Dr., Marco Island and is 0.38 acres in size.

The property satisfies 4 of 6 Initial Screening Criteria.

Speaker

Rich Blonna, City of Marco Island noted the properties have value in storm surge protection but would be difficult to develop.

During Committee discussion it was noted the properties would be difficult and expensive to develop given the access improvements required and are not suited for the program due to their location and characteristics.

Mr. Bromley moved to not consider the parcels for acquisition. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

D. Winchester Head Preserve Application – Bailey
Ms. Araque reported the Item has been continued by Staff.

6. Subcommittee Reports

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

B. Outreach – Chair, Brittany Patterson-Weber –last meeting January 20, 2023
No update necessary.

C. Ordinance Policy and Rules – Chair, Michele Lenhard - last meeting June 1, 2022
No update necessary.

7. Coordinator Communications

A. BCC items heard by CCLAAC

1. July 25 BCC Meeting

- a. Purchase Agreements (4 items)
- b. WISC Property
- c. Budget Amendment

2. August 8 BCC Meeting

- a. Shell Island Preserve Addendum Management Plan 5 Year Update

3. August 22 BCC Meeting

- a. Pepper Ranch Volunteer Camp Host Agreement
- b. Purchase Agreements (4 items)
- c. Panther Walk Preserve Land Management Plan

4. September 12 – Purchase Agreements (6 items)

5. September 26 – Purchase Agreements (5 items)

6. October 10 – Cycle 12 Target Mailing Areas

7. October 24 – Tentative Purchase Agreements for Marco Island parcels

The Committee requested Staff to determine the status of properties which are ultimately not approved for purchase by the BCC and whether they may reapply to the program.

Speakers

Rich Blonna, City of Marco Island queried on any strategies for presentation of the proposed Marco Island property acquisitions to the BCC based on the recent experience with the WISC Investments property – *Staff noted the Purchase and Sale Agreements are forwarded to the County Attorney's Office who sets the schedule on how the agreements will be reviewed by the BCC.*

Brad Cornell, Audubon of the Western Everglades noted the final budget hearings for the County will be held on September 7th and 21st at 5:00pm.

B. Sunflower Viewing Event at Pepper Ranch Preserve

Ms. Araque reported the annual Sunflower viewing event will be held at Pepper Ranch Preserve from October 13th – 15th.

9. Chair and Committee Member Comments

Chair Lenhard noted a Conservation Collier Exhibit is on display at the Collier County Museum.

10. Public General Comments

None

11. Staff Comments

Ms. Araque thanked Staff for their work in developing the exhibits on display at the Collier County Museum.

12. Next Meeting – October 4, 2023

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:33P.M.

Conservation Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Board/Committee on 10-4-23 as presented _____ or as amended ✓.