

October 4, 2023

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, October 4, 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
John Courtright (Excused)
Corey McCloskey (Excused)
Nick Pearson

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

None required.

2. Approval of Agenda

Ms. Patterson-Weber moved to approve the Agenda subject to adding Item 4.B.4 - Bailey. **Second by Mr. Bromley.** Carried unanimously 7 – 0.

3. Approval of September 6, 2023 Meeting Minutes

Ms. Allman moved to approve the minutes of the September 6, 2023 meeting subject to the following changes:

- Item 4.B.3 – Motion, 1st line - Remove “Bromley”
- Item 4.A, line 5 – from “She noted:..” to “*Ms. Araque noted:...*”

Second by Ms. Patterson Weber. 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 for information purposes. The report will be updated monthly (last updated September 25, 2023) including parcels the County has acquired to date, offers made by the County, pending acquisitions and those properties where the owner withdrew the application.

Ms. Araque noted 11 properties were acquired in September for a total of 76 acres. The Buckley parcel acquisition is now in the appraisal phase of the process.

B. Purchase Agreements

Ms. Araque provided the “Map of Purchase Parcel Agreements – October 4, 2023” 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. Agua Colina

Mr. Bromley moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Agua Colina, LLC property. **Second by Ms. Patterson-Weber.** Carried unanimously 7 – 0.

2. Dredge Management – Shell Island Preserve

Mr. Bromley moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Dredge Management Assoc, LLC property. **Second by Ms. Patterson-Weber.** Carried unanimously 7 – 0.

3. Williams – Nancy Payton Preserve

Mr. Bromley moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Clair Williams property. **Second by Ms. Patterson-Weber.** Carried unanimously 7 – 0.

4. Bailey – Winchester Head

Ms. Araque noted Staff will be recommending the Board of County Commissioners expand the Winchester Head boundaries to include this parcel.

Mr. Bromley moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Bailey property. Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.

C. Cycle 12A Initial Screening Criteria (ISC)

1. Winebrenner – Camp Keais Strand

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in the RLSA – Flowway; South of Oil Well Rd. and east of Desoto Blvd. within Camp Keais Strand and 5.0 acres in size.

The property satisfies 5 of 5 Initial Screening Criteria.

She noted:

- Other properties in the area were purchased by Conservation Collier during Cycle 5 in 2008.
- At the time, the CCLAAC placed those parcels on the B-List during Cycle 4 but moved it to the C-List during Cycle 5 as it was not vulnerable to development. The Conservancy of Southwest Florida was in favor of the acquisition and the Board of County Commissioners placed them on the A-List during Cycle 5.
- A letter was sent to this owner regarding interest in County acquisition at that time, however he did not receive it.
- The Committee did review a request in 2022 for another parcel in the area and decided not to move forward with the acquisition.
- There is one owner of a large parcel of land on the north side of the property, however the area abutting the Winebrenner parcel is designated a Sending Area under the Rural Lands Stewardship Area Program.

During Committee discussion it was noted:

- It may be beneficial to consider the property given the owner filed an application and there are lands in the area held by Conservation Collier.
- The lands to the north are Sending Area lands and not vulnerable to development.
- There is no access to the parcel and management activities are extremely limited.
- The Camp Keais Strand area is not a Target Protection Area under the Program.

Ms. Patterson-Weber moved to not consider the parcel for acquisition. Second by Mr. Bromley. Second by Ms. Allman. Carried unanimously 7 – 0.

5. New Business

A. Cycle 12B Initial Screening Criteria (ISC)

1. Land Quest Holdings – near Panther Walk Preserve Project Area

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 47, NW corner of intersection of Everglades Blvd. and 68th Ave. NE; just east of Panther Walk Preserve project area and 2.81 acres in size. She noted the property is adjacent to the Target Protection Mailing Area and the property may be needed by the Transportation/Stormwater Departments for future improvements.

The property satisfies 3 of 5 Initial Screening Criteria.

Speaker

Brad Cornell, Audubon of the Western Everglades noted the area is subject to seasonal flooding and recommended collaboration with other County departments for acquisition of the parcel may want to be considered.

Staff noted:

- They will contact the Stormwater and Transportation Departments to determine the property's status from their standpoint.
- If the acquisition moves forward in the Conservation Collier process, it may be incorporated into the Panther Walk Target Protection Area.
- If lands are acquired by the Program and later needed by other Departments, they would pay Conservation Collier the cost incurred acquiring the property.

Ms. Patterson-Weber moved to continue the item to the November meeting. Second by Mr. Bromley. Carried unanimously 7 – 0.

2. Lynch – near Winchester Head Preserve Project Area

Ms. Hennig presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 65, east of Everglades Blvd., south off 37th Ave NE; just east of Winchester Head Preserve project area 1.14 acres in size. She noted Staff is recommending the Winchester Head Preserve boundaries be expanded to include this parcel and the area between it and the Bailey parcel.

The property satisfies 3 of 5 Initial Screening Criteria.

Ms. Allman moved to move the application forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.

Mr. Bromley moved to recommend the Board of County Commissioners expand the Winchester Head Multi Parcel project to include the Lynch parcel, the Baily parcel and the 3 lots between those parcels. Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.

B. Cycle 12B Initial Criteria Screening Report (ICSR)

1. Hendrix House, Inc.

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Screening Report for Hendrix House, Inc.*” The 17.66 acres in size, received a score of 270 out of 400 and have an estimated value of \$381,370.

Speaker

Frankie Hendrix spoke about her desire to have the lands placed in conservation and for acquisition of the parcel to be accelerated.

Ms. Hennig noted the Committee will be ranking properties in the Cycle during January of 2024. The BCC will review the Committee's recommendations in March of 2024 where the final decisions for acquiring parcels will be made.

C. Camp Keais Strand 4th Extended Interim Management Plan

Mr. Maehr presented the “*Conservation Collier Camp Keais Strand Project Parcels - Extended Interim Management Plan Fourth Extension Revised September 2023*” for consideration. The Committee noted references to the Parks and Recreation Department should be changed to the Growth Management Department.

Ms. Patterson-Weber moved to recommend the Board of County Commissioners adopt the Conservation Collier Camp Keais Strand Project Parcels - Extended Interim Management Plan Fourth Extension Revised September 2023.” Second by Mr. Bromley. Carried unanimously 7 – 0.

6. Subcommittee Reports

- A. Lands Evaluation & Management** – Chair, Ron Clark – Meeting September 21, 2023
Mr. Clark reported the Subcommittee reviewed the Railhead Scrub Preserve, McIlvane Marsh Preserve and Camp Keais Strand Preserve Land Management Plans at the meeting.
- 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. Conservation Collier updates**
None
- B. BCC items related to Conservation Collier**
 - 1. Previously heard**
 - a) 9/12 – Purchase agreements (Approved)
 - b) 9/21 – Budget Hearing (revisions to Conservation Collier budget)
 - c) 9/26 – Purchase agreements (Approved)
 - 2. Upcoming**
 - a) 10/10 – Cycle 12 Target Mailing Areas
 - b) 10/10 -- Cycle 12A Active Acquisition List
 - c) 10/10 – Purchase Agreements
 - d) 10/24 – Marco Island parcels

Speakers

Brad Cornell, Audubon of the Western Everglades noted clarification should be sought by the Committee on the impacts to Conservation Collier from the County’s 2024 Fiscal Year budget.

Rich Blonna, City of Marco Island agreed with Mr. Cornell given the millage rate for Conservation Collier was rolled back.

9. Chair and Committee Member Comments

Mr. Watkins queried Staff on the budget impacts on the program – *Ms. Araque noted the Program’s funding for 2024 is \$26.8M based on the 2024 budget.*

The Committee recommended Staff provide an update on the budget and proposed acquisitions at the November meeting.

10. Public General Comments

Speaker

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Brad Cornell, Audubon of the Western Everglades noted the BCC decided the Consent Agenda will no longer be an option for Conservation Collier Purchase and Sales Agreements and requested Staff to determine any avenues available to streamline the acquisition process.

11. Staff Comments

Ms. Araque reported:

- Staff is aware of the BCC decision on streamlining the acquisition process and is awaiting further direction before proceeding.
- Mr. Watkins and Mr. Bromley are joining the Ordinance, Policy and Rules Subcommittee.

12. Next Meeting – November 1, 2023

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:25P.M.

Conservation Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Committee on 11.1.23 mf as presented _____ or as amended _____.