

November 1, 2023

## MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, November 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”, 3<sup>rd</sup> 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 (via Zoom)  
John Courtright  
Corey McCloskey (via Zoom)  
Nick Pearson (Excused)

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

**1. Roll Call**

**Chair Lenhard** called the meeting to order at 1:10P.M. Roll call was taken and a quorum was established with 5 Members present.

**A. Approval of CCLAAC Members attending the meeting remotely**

*Mr. Bromley moved to allow Ms. McCloskey and Mr. Watkins to participate in the meeting remotely due to an extraordinary circumstance. Second by Ms. Allman. Carried unanimously 5 – 0.*

**2. Approval of Agenda**

*Mr. Courtright moved to approve the Agenda subject to hearing Public General Comments after Item 4.C. Second by Mr. Bromley. Carried unanimously 7 – 0.*

**3. Approval of October 4, 2023 Meeting Minutes**

*Mr. Courtright moved to approve the minutes of the October 4, 2023 meeting as presented. Second by Mr. Bromley. 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 October 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 7 properties are scheduled for closing in November with 14 others anticipated over the next 30 – 60 days.*

**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 agreement for consideration - (The Committee approved the Purchase and Sale Agreements listed below in one motion but were listed separately for recording purposes).*

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

**a. Mooney**

*Mr. Courtright moved to recommend the Board of County Commissioners approve the Purchase and Sale Agreement for the Mooney Property. Second by Mr. Bromley. Carried unanimously 7 – 0.*

**C. Cycle 12A Initial Screening Criteria (ISC)**

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

*Ms. Hennig provided an update on 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.*

- *The Transportation Department has indicated they have a future interest in the parcel for stormwater retention however a final report on the location of any potential structures has not been completed, nor the funds approved for any purchases of land in the area.*
- *The Public Utilities Department reported they are awaiting determinations made by the Transportation Department on the location of improvements before any decisions on their needs for the property.*
- *There is no timeline established for the decision by the Departments.*

During Committee discussion it was noted:

- If the property is acquired by the Program, the deed would contain provisions on the County's potential future uses eliminating the need for utilizing the Program's Exceptional Benefits Ordinance.
- The parcel would have been included in the Panther Walk Preserve Target Protection Area; however the Committee was aware of its potential uses by other County Departments.
- The Board of County Commissioners established new funding guidelines for the Program however the directive noted the Committee should make any recommendations for purchase based on the Program's criteria, not potential funding sources.

**Ms. Ashkar** reported if lands within the Program are transferred to another County Department, Conservation Collier is reimbursed the land acquisition cost at the time it was purchased by the County.

**Chair Lenhard** reported Brad Cornell of the Audubon of the Western Everglades provided comments via email which outlined support for acquisition of the parcel due to its strategic location for providing stormwater storage and functional habitat. He noted it also appears to offer wildlife linkage from the south to the north to CREW land habitats.

*Mr. Bromley moved to move the parcel forward in the acquisition process and for Staff to prepare an Initial Criteria Screening Report. Second by Mr. Courtright. Carried unanimously 7 - 0.*

## 9. Public General Comments

### Speakers

**John Munera** requested reconsideration of their application heard by the Committee during the September meeting where a decision was made not to pursue acquisition of the property. He submitted maps to the Committee in support of his comments and noted the application met 4 of 6 of the Program's criteria. The Program's Mission Statement references land preservation not public access to lands. The lot is identified on a map as an area of historical interest, and he received a letter from the County about a lot he owns on Inlet Drive which does not have the environmental characteristics of this lot.

**Kira Krumm-Munera** requested reconsideration of their application heard by the Committee noting it was purchased for preservation purposes, may potentially be developed and home to various wildlife species.

**Ms. Ashkar** noted the Committee is Advisory and is not required to take any action on the request. The Munera's may consider contacting the Board of County Commissioners who ultimately make the decision on acquiring properties.

**Chair Lenhard** noted the Committee is targeting other areas of Marco Island and the Munera's received a letter for their other parcel as the lot is within this area. The letter was simply to determine if the owner is interested in selling the land to the County and if so, a detailed evaluation of the property is conducted to determine if the County will move forward acquiring the property.

### Speakers

**Richard Blonna, City of Marco Island** thanked the Committee for their work on acquiring properties on Marco Island.

**Ronald Brija** requested reconsideration of his application heard by the Committee during the September meeting where a decision was made not to pursue acquisition of his property on Marco Island. The lot is in

the same area as the Munera's. The property met 4 out of 6 of the Program's criteria and has the potential for archeological sites especially given the elevation of the lands.

## 5. New Business

### A. McIlvane Marsh Preserve Land Management Plan

Mr. Barazowski presented the "*McIlvane Marsh Preserve Land Management Plan – September 2023 – September 2028*" for consideration. He outlined the components of the Plan including the ownership history, environmental and wildlife habitat characteristics, management activities, protection of habitat and species (especially the American Crocodile), budget, site security, etc. The proposed plan was reviewed by the Land Evaluation and Management Subcommittee who provided input and a recommendation the plan be approved by the full Committee.

During Committee discussion, it was noted Ms. Allman provided recommendations for revisions to the Plan via an email dated November 1, 2023 which will be incorporated into the plan.

*Mr. Clark moved to recommend the Board of County Commissioners approve the "McIlvane Marsh Preserve Land Management Plan – September 2023 – September 2028" for as presented by Staff. Second by Mr. Bromley. Carried unanimously 7 – 0.*

### B. Cycle 12B Initial Screening Criteria Form (ISC)

#### 1. Wildcat Acres

Ms. Hennig presented the "*Initial Screening Criteria Form*" for the above referenced parcel. It is just south of the Hendry County line and just east of the Lee County line off SR 82 and approximately 70 acres in size.

*It satisfies 5 of the Initial Screening Criteria.*

#### Speaker

Sharon Kurgis, Property Manager noted the property has been well maintained including the removal of exotic species and is home to Sandhill Cranes, Spoonbills, Hawks, Caracara, etc. North of the property is mitigation lands and on the south and east are groves.

During Committee discussion it was noted given the agriculture activity on adjacent parcels, a Phase I and II Environmental Assessment may be undertaken if the property moves forward in the acquisition process.

Chair Lenhard noted Brad Cornell of the Audubon of the Western Everglades provided comments via email which outlined support for acquisition of the parcel for its hydrologic and wildlife values for wading birds and mammals such as the Florida Panther. Data suggests wildlife linkage movements with Hendry County and the property is adjacent to conservation easements on the north.

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

#### 2. Dr. Robert H. Gore Preserve TPMA (*the items were combined for presentation purposes*)

##### a. Eid

November 1, 2023

**Ms. Hennig** presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 91, south of 34th Ave SE, west of Desoto Blvd. S; north of Dr. Robert H. Gore Preserve project area and approximately 2.27 acres in size.  
*It satisfies 3 of the Initial Screening Criteria.*

**b. Pritchard**

**Ms. Hennig** presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 91, south of 34th Ave SE, west of Desoto Blvd. S; north of Dr. Robert H. Gore Preserve project area and approximately 2.27 acres in size.  
*It satisfies 3 of the Initial Screening Criteria.*

**c. Sunny Florida Investments, Inc.**

**Ms. Hennig** presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is in NGGE Unit 91, south of 34th Ave SE, west of Desoto Blvd. S; north of Dr. Robert H. Gore Preserve project area and approximately 1.14 acres in size.  
*It satisfies 3 of the Initial Screening Criteria.*

**Chair Lenhard** noted Brad Cornell of the Audubon of the Western Everglades provided comments via email which outlined support for acquisition of the parcels.

*Mr. Courtright moved to move the parcels forward in the acquisition process and for Staff to prepare Initial Criteria Screening Reports. Second by Mr. Bromley. Carried unanimously 7 – 0.*

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

**1. Wildflowerz Ranch**

**Ms. Hennig** presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report for Wildflowerz Ranch.*” It is located on Oil Well Road, 639.17 acres in size, received a score of 331 out of 400 and has an estimated value of \$5,552,400.

**Speaker**

**Hunter Ward, Real Estate Agent for the property** noted there are water wells and structures on the property which aid in manipulating water levels of the 28 acre pond. The property may be subject to a South Florida Water Management District permit for agricultural irrigation and is characterized by high numbers of waterfowl during periodic times.

**Chair Lenhard** noted Brad Cornell of the Audubon of the Western Everglades provided comments via email which outlined support for acquisition of the parcel due to its significant and wide ranging habitat and mammal movement functions.

**6. Subcommittee Reports**

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

**Mr. Clark** reported the next Subcommittee meeting is anticipated for March or April of 2024.

**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. 10/10 - Cycle 12 Target Mailing Areas (approved)
- b. 10/10 - Cycle 12A Active Acquisition List (approved)
- c. 10/10 - Purchase Agreements (approved)
- d. 10/24 - Marco Island parcels (Annecy/Barfield, Chestnut, South Terra Corp (approved);  
Agua Colina (not approved))

**2. Upcoming**

- a. 11/14 – Purchase Agreements
- b. 11/14 – Red Maple Swamp Preserve Land Management Plan

**8. Chair/Committee Member Comments**

None

**9. Public General Comments**

None

**10. Staff Comments**


Ms. Araque reported there will a presentation on the Program's budget next month.

**13. Next Meeting – December 6, 2023**

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 2:36P.M.

**Conservation Collier Land Acquisition Advisory Committee**

  
Michele Lenhard, Chair

These minutes approved by the Committee on 12-6-23 as presented  or as amended \_\_\_\_\_.