

January 3, 2024

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

Naples, Florida, January 3, 2024

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  
Gary Bromley  
Ron Clark  
Karyn Allman (via Zoom)  
Rhys Watkins (Excused)  
John Courtright  
Corey McCloskey (Absent)  
Nick Pearson

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier  
Sally Ashkar, Assistant County Attorney  
Melissa Hennig, Environmental Specialist I  
Molly DuVall, Sr. Environmental Specialist II  
Jaime Cook, Development Review Division Director  
Jamie French, Growth Management Department Head

**1. Roll Call**

**Chair Lenhard** called the meeting to order at 1:00P.M. Roll call was taken and a quorum was established with 6 Members present in the Boardroom.

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

*Mr. Bromley moved to allow Ms. Allman to participate in the meeting remotely due to an extraordinary circumstance. Second by Mr. Clark. Carried unanimously 6 – 0.*

**2. Approval of Agenda**

*Mr. Bromley moved to approve the Agenda subject to hearing Item 4.B after Item 3. Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.*

**3. Approval of December 6, 2023 Meeting Minutes**

*Ms. Patterson-Weber moved to approve the minutes of the December 6, 2023 meeting as presented. Second by Mr. Bromley. Carried unanimously 7 – 0.*

**4. Old Business**

**B. Conservation Collier Ordinance Revisions**

Staff presented the proposed amendments to Ordinance 2022-63 for review.

**Ms. Cook** presented the PowerPoint “*Update on Proposed Ordinance Changes: Subcommittee Recommendations – January 3, 2024*” and provided an overview of the proposed changes.

The following was noted during Committee discussion:

- The proposed changes are anticipated to be heard by the Board of County Commissioners on February 13, 2024.
- The recommendations of the Ordinance, Policy and Rules Subcommittee have been incorporated into the proposed Ordinance.
- Staff will review the criteria for evaluating lands including any changes necessary for the “Lands comprised of native habitat” and “Lands which provide climate resilience criteria” and report back to the Committee on any recommended changes.
- Any proposed changes to the composition of the Committee, including the number of Members should be addressed later, if necessary to ensure quorums are present at meetings.

**Speaker**

**Brad Cornell, Audubon of Southwest Florida** noted it would be beneficial to ensure the Ordinance addresses adequate funding for land management into perpetuity. Concepts could include identifying specific percentages for dedication of funds to acquisition and management, allowing backup by the General Fund in the event of a shortfall, etc. It may be advantageous to clarify the process involved for lands with Transfer of Development Rights including identifying any changes required to the Growth Management Plan and Land Development Code. Additionally clarifying the process under Section 12.5 if the intent is for the Board of County Commissioners to review high priority acquisitions as soon as possible.

**Ms. Cook** noted the concept is for the BCC to review any properties designated as “A-List” in an expedited manner.

**Mr. French** noted the program is intended to be self sufficient via ad valorem tax and investment income revenue. In the event of maintenance funding issues, Florida Statute requires the General Fund to be utilized to address any shortfalls in County commitments.

***Ms. Patterson-Weber moved to approve the changes to the proposed Ordinance recommended by the Ordinance Policy and Rules Subcommittee subject to Staff reviewing the Ordinance as necessary. Second by Mr. Courtright. Carried unanimously 7 – 0.***

- 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](http://www.conservationcollier.com) for information purposes. The report will be updated monthly (last updated December 26, 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** reported 63 properties totaling 517.60 acres have been acquired under Cycles 10, 11A, 11B and 12A. There are 18 properties totaling 284.56 acres pending acquisition.

**B. Purchase Agreements**

**Ms. Araque** provided 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).*

None

**C. Caracara Land Management Plan update**

**Ms. DuVall** presented the PowerPoint “*Caracara Prairie Preserve Management Update 2024*” for information and provided an overview of recent management endeavors, land management concerns, cattle leasing activities and the fiscal impacts associated with the property. There is a concern livestock is overgrazing the land negatively impacting habitat.

During Committee discussion it was noted:

- Staff recommends not renewing the cattle lease which expires in 2024 for a period of 2 – 5 years to provide an opportunity for the habitat to recover.
- Following the 2 year hiatus, the feasibility of executing a lease would be revisited.
- At this point in time, there are no plans to replant any areas with native vegetation.

**5. New Business**

**A. Railhead Scrub Preserve Land Management Plan 10-year update**

**Ms. DuVall** provided the “*Railhead Scrub Preserve Land Management Plan 10-year update*” for consideration and “*Railhead Scrub Preserve 10 Year Land Management Plan Update Public Meeting Summary*” for information purposes. She presented the PowerPoint “*Conservation Collier Nature Preserves – Railhead Scrub Preserve*” and outlined the resource protection, wildlife management and public aspects of the plan and noted a public meeting was held on December 18, 2023 to obtain input.

The Committee noted 2 minor corrections involving scrivener’s errors.

***Mr. Courtright moved to recommend the Board of County Commissioners approve the Railhead Scrub Preserve Land Management Plan 10 Update as presented by Staff. Second by Ms. Patterson-Weber. Carried unanimously 7 – 0.***

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

**1. NGGE TPMA – McIntosh Family Trust**

**Ms. Hennig** presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is north of 50th Ave. NE, south of Immokalee Rd. and east of Everglades Blvd. N within the NGGE Scrub Target Protection Mailing Area (TPMA) and 2.73 acres in size.  
*It satisfies 4 of the Initial Screening Criteria.*

**Speaker**

**Brad Cornell, Audubon of Southwest Florida** supported moving the application forward in the process.

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

**2. Marco Island TPMA – Ramoski Trust**

**Ms. Hennig** presented the “*Initial Screening Criteria Form*” for the above referenced parcel. It is at the intersection of S. Barfield Dr. and Inlet Dr. - 511 S. Barfield Dr., Marco Island, FL 34145; Marco Island TPMA and 0.40 acres in size.  
*It satisfies 3 of the Initial Screening Criteria.*

**Speaker**

**Brad Cornell, Audubon of Southwest Florida** noted the lot has been heavily mowed however 4 Gopher Tortoises have inhabited the lands. If the mowing activity was ceased and necessary habitat established, additional tortoises would be attracted to the area. He recommended it move forward in the process.

**Richard Blonna, City of Marco Island** recommended the parcel be acquired given its location and current configuration of Conservation Collier properties acquired and/or under consideration in the area including Otter Mound Preserve.

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

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

**1. Sarry Trust**

**Ms. Hennig** presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report for Sarry Trust.*” It is approximately ½ mile east of North Belle Meade Preserve, north off Blackburn Rd., just north of I-75; RFMUD-NRPA-NBMO-Sending and 13.1 acres in size and received a score of 186 out of 400 and has an assessed value of \$168,245.

**2. Marco Island TPMA**

**a. HK Investment**

**Ms. Hennig** presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report for HK Investment.*” It is just south of San Marco Rd off S. Barfield Dr. - 363 S. Barfield Dr., Marco Island, FL 34145; Marco Island TPMA and 0.38 acres in size, received a score of 228 out of 400 and has an assessed value of \$209,278.

**b. Van Cleef**

**Ms. Hennig** presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report for Van Cleef.*” It is just south of San Marco Rd off S. Barfield Dr. - 383 S.

Barfield Dr., Marco Island, FL 34145; Marco Island TPMA and 0.43 acres in size, received a score of 189 out of 400 and has an assessed value of \$187,310.

**Speaker**

**Richard Blonna, City of Marco Island** spoke in support of the acquisition noting the pathway in front is designated for multi-use.

**E. Advisory Board vacancy application(s)**

**Ms. Araque** noted there are 3 vacancies on the Committee effective February 11, 2024. Karyn Allman and Gary Bromley have re-applied to be seated on the Committee.

**Mr. Bromley and Ms. Allman** spoke of their desire to be re-appointed to the Committee.

*Ms. Patterson-Weber moved to recommend the Board of County Commissioners re-appoint Karyn Allman and Gary Bromley to the Conservation Collier Land Acquisition Advisory Committee. Second by Mr. Courtright. Carried unanimously 5 – 0. Mr. Bromley and Ms. Allman abstained.*

**6. Subcommittee Reports**

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

**Mr. Clark** reported the next Subcommittee meeting will be held in March 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 December 18, 2023

No update necessary.

**7. Coordinator Communications**

**A. BCC Items Related to Conservation Collier**

**1. Previously Heard**

12/12/23 (all approved on consent)

- a. North Belle Meade Preserve FWC Funding Assistance Application
- b. Dr. Robert H. Gore III Preserve Final Management Plan

**2. Upcoming 1/9/24**

- a. Florida Wildlife Corridor Foundation MOU
- b. Ordinance 2002-63 revisions
- c. Pepper Ranch Funding Assistance application

**B. Miscellaneous**

**Ms. Araque** noted:

- The Committee’s annual appointment of Chairman and Vice Chairman will occur at the February meeting.
- The Committee’s meeting location is anticipated to be changed to the Growth Management building on North Horseshoe Drive. Staff will send out a poll to the Committee to determine the most optimal day and time for the meeting. Availability of a room at the building will be a factor in determining the schedule.

**8. Chair/Committee Member Comments**

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**Chair Lenhard** noted the minutes for the Subcommittees meetings will be approved at the CCLAAC meeting (if necessary) as there tends to be long breaks between Subcommittee meetings.

**9. Public General Comments**

**Brad Cornell, Audubon of Southwest Florida** noted the organization recognizes a need for a large mammal wildlife underpass when Veterans Blvd. Extension is constructed through Railhead Scrub Preserve and will be pursuing the concept throughout the permitting process. He requested the Committee support the request.

*Committee discussion occurred on the most optimal avenue to express support for the underpass with Staff noting they will review the issue and report back to the Committee at a future meeting.*

**10. Staff Comments**

None

**13. Next Meeting – February 7, 2024**

**There being no further business for the good of the County, the meeting was adjourned by order of the chair at 3:46P.M.**

**Conservation Collier Land Acquisition Advisory Committee**

\_\_\_\_\_  
**Michele Lenhard, Chair**

These minutes approved by the Committee on \_\_\_\_\_ as presented \_\_\_\_\_ or as amended \_\_\_\_\_.