

May 1, 2024

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, May 1, 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 9:00A.M. in REGULAR SESSION at the Growth Management Department Building, 2800 North Horseshoe Drive, Naples Florida with the following members present:

CHAIR: Michele Lenhard (Excused)
VICE CHAIR: Ron Clark
Gary Bromley
Rhys Watkins
John Courtright
Nick Pearson
Austin Howell
Oriany Brito
Christopher Sater

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier
Sally Ashkar, Assistant County Attorney
Melissa Hennig, Environmental Specialist I
Jaime Cook, Development Review Division Director
Kathlene Drew, Administrative Support Specialist, II

1. Roll Call

Vice Chair Clark called the meeting to order at 9:00A.M. Roll call was taken and a quorum was established with 8 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

Not Applicable

2. Approval of Agenda

Mr. Bromley moved to approve the Agenda subject to hearing Item 4.B after Item 3. Second by Mr. Courtright. Carried unanimously 8 – 0.

3. Approval of April 3, 2024 Meeting Minutes

Mr. Bromley moved to approve the minutes of the April 3, 2024 meeting as presented. Second by Mr. Courtright. Carried unanimously 8 – 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 April 23, 2024) 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 provided the PowerPoint “*Conservation Collier Acquisition Updates – May 1, 2024*” and noted:

- Cycles 10, 11A, 11B and 12A – 73 properties acquired for a total of 615.6 acres.
- Cycle 10 and 11A – all properties “closed.”
- Cycle 11B – 9 properties “closed” – 2 properties totaling 81 acres pending closing.
- Cycle 12A – 1 property “closed” – 18 properties totaling 202 acres pending closing.
- Multi Parcel Projects – 4 parcels acquired in the Robert H. Gore, III Preserve
- Panther Walk Preserve - TPMA letters to owners to be sent out today

5. New Business

A. Initial Criteria Screening Reports (ICSR) and Ranking

1. Dively Trust

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report for Dively Trust.*” It is located Approx. 1½ mile east of North Belle Meade Preserve and ½ mile east of Kam Luck Dr, north of I-75; RFMUD-NRPA-NBMO-Sending 10.0 acres in size, received a score of 151 out of 400 and has an assessed value of \$126,500. She noted Staff is recommending it be placed on the B-List as the County should develop a broader plan for the properties in the North Belle Meade Sending Lands before committing to acquisitions. Under the revised ordinance approved by the Board of County Commissioners, the property will be ranked at today’s meeting.

Ms. Araque provided an overview of the ranking process noting:

- The properties are ranked to be placed on the A, B or C List.
- Those on the A-List are actively pursued for acquisition, those on the B-List indicate interest in acquiring the parcels but delayed for one year and reranked.
- The C-List properties indicates the County is not interested in purchasing the property, but the landowner may re-apply to the Program should they so desire.

- The A-List properties are then ranked as a 1,2, or 3 priority for Staff direction on pursuing the acquisition.
- All applications are forwarded to the Board of County Commissioners for a final determination on the ranking of the property.

Speaker

Brad Cornell, Audubon of the Western Everglades recommended the property be placed on the A-List. He noted although it is a small parcel, is surrounded by conservation lands and properties in the Rural Fringe Mixed Use District designated as Sending Land which developers have acquired as part of the Transfer of Development Rights (TDR) programs and severed 2 of the 4 credits. The 2 remaining credits are for restoration and transferring to a public agency and there is no organization available to obtain the lands and Conservation Collier may be the vehicle. This approach could lead to a larger land holding for the County and valuable for hydrologic restoration purposes.

William Lively, Property Owner noted he purchased the property for family recreation and the properties surrounding these lands are owned by builders who utilized them for TDR credits and are interested in avenues available to transfer the lands to other entities.

During Committee discussion, Staff noted the following:

- The lands surrounding this property is in conservation through easements dedicated to South Florida Water Management District of the Florida Fish and Wildlife Conservation Commission, or owned by builders potentially to be utilized as sending credits for future developments.
- The area where the property is located is not within any of the program’s Target Protection Mailing Areas (TPMA).
- Staff agrees the area needs to be protected, however a long-term acquisition/management plan should be in place before actively pursuing the properties.
- The properties west of these lands are in the vicinity of other properties managed by Conservation Collier and letters will be disseminated to these owners in the June timeframe to determine their interest in selling the properties to the County.
- The timeline for closing a property once the sale is approved by the County is 6 – 9 months.
- If the property is placed on the B-List, the application would be revisited in one year.
- The area is not included in the Florida Wildlife Corridor Foundation lands identified in the County’s Memorandum of Understanding.
- The lots in the area are pre-existing, nonconforming and current zoning allows for construction of 1 individual home or use for agriculture under the Right to Farm Act. There are no roads or other infrastructure developed in the area.

Mr. Courtright moved to place the property on the A-List. Second by Mr. Bromley. Motion failed 3 “yes” – 5 “no.” Mr. Howell, Ms. Brito, Mr. Watkins, Mr. Bromley and Mr. Sater voted “no.”

Chair Clark moved to place the property on the B-List. Second by Mr. Bromley. Motion carried unanimously 8 – 0.

B. Preserve & Event Updates

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Ms. Araque presented the PowerPoint “*Land Management Program Updates*” for information purposes which outlined the various events and activities at the preserves including Pepper Ranch, Railhead Scrub, Rattlesnake Hammock and Marco Island Preserves.

6. Subcommittee Reports

- A. Lands Evaluation & Management** – Chair, Ron Clark – Last meeting March 20, 2024
Upon a motion by Chair Clark and a second by Mr. Courtright the Subcommittee Members present unanimously approved the March 20, 2024 meeting minutes.
- B. Outreach** – Chair, (Vacant) – Next Meeting June 13, 2024
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**
 - a. Conservation Collier MOU with Florida Corridor Foundation 4/23**
 - b. Appoint Christopher Sater as a member CCLAAC 4/23**
 - c. Request for authorization to apply for FWC IPMS funding assistance 4/23**
 - 2. Upcoming**
 - a. Agreement for Sale and Purchase the Murawski & Volpe Parcels; and Rodriguez and The Whitingham Corp 5/14**
 - b. Cycle 12B Active Acquisition List 5/28**
 - c. Railhead Exceptional Benefits request 5/28**

8. Chair/Committee Member Comments

None

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting – June 5, 2024

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:15AM.

Conservation Collier Land Acquisition Advisory Committee

Michele Lenhard, Chair

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