

June 5, 2024

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, June 5, 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
VICE CHAIR: Ron Clark
Gary Bromley
Rhys Watkins
John Courtright
Nick Pearson (Excused)
Austin Howell
Oriany Brito
Christopher Satter

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier
Sally Ashkar, Assistant County Attorney
Christal Segura, Environmental Specialist II
James French, GMCD Department Head
Kathlene Drew, Administrative Support Specialist, II
Matthew Denison, Manager - Environmental

1. Roll Call

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

Matthew Denison was introduced as a new addition to Staff.

John Wimberley was introduced as the new Landscape Technician II for the Program.

A. Approval of CCLAAC Members attending the meeting remotely

Not Applicable

2. Approval of Agenda

Mr. Bromley moved to approve the Agenda. Second by Mr. Courtright. Carried unanimously 8 – 0.

3. Approval of May 1, 2024 Meeting Minutes

Mr. Bromley moved to approve the minutes of the May 1, 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 June 5, 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 – June 5, 2024*” and noted:

- Cycles 10, 11A, 11B and 12A – 73 properties acquired for a total of 615.6 acres.
- Cycle 11B, Cycle 12A and 2024 – 24 parcels totaling 1714.5 acres.
- Robert H. Gore, III Preserve – 13 target letters with 11 owners accepting offers totaling 41.7 acres.
- Panther Walk Preserve – 6 owners accepted offers totaling 10.2 acres.
- Red Maple Swamp and Winchester Head – no new activity.
- Purchase Agreements for Board of County Commissioner (BCC) consideration – 42.82 acres.

Williams Farm

Mr. French provide the update noting:

- The BCC approved purchasing the Williams Farm property in Immokalee and the site will be utilized for a variety of County uses such as affordable housing, public services, stormwater treatment including potential partnerships US Army Corps of Engineers and South Florida Water Management District), etc.
- Incorporated into the plan is Conservation Collier acquiring a portion of the property for preservation purposes, however in the future, portions of these lands may be “purchased back” by the County for other uses, if necessary.
- The owner completed Phase I and limited Phase II Environmental testing on the property and the reports will be provided to the County upon execution of the sales contract.
- There were past agricultural uses on site and the environmental reports will be reviewed by the County and consultants to determine if any further testing or data analysis is required for the property.

- There are tribal lands adjacent to the site and the County will seek communication with their representatives to determine if any partnerships are available to address environmental concerns in the area.
- The site is intended for long term development over the next 15 – 20 years.
- Restoration costs for the Conservation Collier portion of the site are estimated at \$5M initially and \$1M annually and funding opportunities such as grants from agencies will be considered to help offset the costs.

During Committee discussion the following was noted:

- Additional manpower will be necessary to manage/maintain the Conservation Collier portion of the property and a determination will be made if it is more cost effective to employ new staff or engage 3rd party contractors to perform the work.
- Consideration should be given to acquiring the vacant parcel adjacent to the northwest corner of the site to ensure any conservation efforts for Lake Trafford are not impeded by those lands – *Mr. French noted the County is considering amendments to the GMP and other County measures to protect the slough area for Lake Trafford. This includes investigating the feasibility of developing sending credits for the property under the RLSA program. Ms. Araque noted “target letters” will be circulated to nearby landowners following acquisition of the property to determine if they are interested in selling their property to the County.*
- Staff will continue to provide budgetary information including maintenance costs for potential land acquisitions prior to the Committee ranking a parcel.

The Committee requested Staff keep them apprised of any future Growth Management Plan or Land Development Code amendments proposed for the area which may have an impact on Conservation Collier property.

Mr. French provided an update on the South Terra Corp parcel on Marco Island noting:

- It has been determined the property needs extensive seawall work.
- Estimates to repair the wall are \$500,000- \$600,000 and the work will most likely include relocating the Gopher Tortoises and Burrowing Owls on site given heavy equipment will be accessing the site and pile driving will be required as part of the project.
- The species may be reestablished after the seawall work and remediation of the areas has been completed.

5. New Business

A. Pepper Ranch Land Management Plan – 10-year Update

Ms. Segura presented the “*Pepper Ranch Preserve Land Management Plan – May 2024 – May 2034*” for consideration. She noted the Lands Evaluation and Management Subcommittee reviewed the plan at their March 20, 2024 meeting and provided recommendations. A public information meeting was also held on April 24, 2024 to garner input from the public.

She provided the PowerPoint “*Pepper Ranch Preserve 10 Year Land Management Plan Update 2024 – 2034*” and an overview of the changes including:

- Revisions to the boundary map incorporating properties recently acquired in the area.
- Updated plant, wildlife species and the Florida Panther information.
- Addressing accomplishments over the past years and revising the main goals language.
- Updated information on cattle leasing and prescribed burning.
- Budget revisions as necessary.

During Committee discussion, it was noted annual visitation is identified at 800 individuals. The numbers are generated by “check in” data from the Park Ranger and the 2,000 +/- guests who attend the Sunflower Festival are not included in the counts.

Mr. Courtright moved to recommend the Board of County Commissioners adopt the “Pepper Ranch Preserve Land Management Plan – May 2024 – May 2034” as presented by Staff. Second by Mr. Clark. Carried unanimously 8 – 0.

6. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Ron Clark – Next meeting June 5, 2024

Mr. Clark noted the Brewer parcel will be discussed at the meeting.

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.

Chair Lenhard noted any Committee Member may join a Subcommittee and if interested, they should notify Staff of their desires.

7. Coordinator Communications

A. BCC Items Related to Conservation Collier

1. Previously Heard

- a. 5/14 BCC – Purchase Agreement Rodriguez and Whittingham parcels
- b. 5/14 BCC – Purchase Agreement Murawski and Volpe parcels
- c. 5/14 BCC - Williams Reserve Purchase Agreement (not approved)
- d. 5/28 BCC – Williams Farm Sale & Purchase Agreement (approved)

2. Upcoming

- a. 6/25 BCC - Cycle 12B Active Acquisition List
- b. 6/25 BCC – Capital Project Fund Budget Amendment
- c. 6/11 BCC - Woodworth, CDL Naples Investment, Beckert, Arnold Trust and Land Genie
- d. 7/9 BCC – First Amendment to Agreement 21-7903 for Preserve Area Maintenance Contract
- e. 6/11 BCC – Purchase Agreements Granados, Moulton Tr., Taylor, Walsh
- f. 6/11 BCC – Caracara Prairie Preserve Budget Amendment
- g. 6/25 BCC – Gore Purchase Agreement Langell Trust & Sardinas
- h. 6/25 BCC – Diveley Trust Active Acquisition List
- i. 6/25 BCC – Railhead Exceptional Benefits Request

8. Chair/Committee Member Comments

Chair Lenhard noted the Board of County Commissioner meetings are archived on the County website and it would be beneficial for the Members to view discussions for any items involving Conservation Collier.

9. Public General Comments

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None

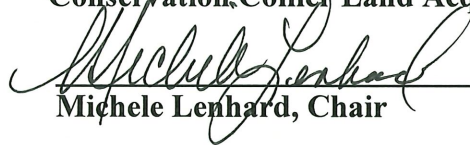
10. Staff Comments

None

11. Next Meeting – July 3, 2024

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:30AM.

Conservation, Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Committee on 7/3/24 as presented ML or as amended
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