

October 2, 2024

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, October 2, 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 (Excused)
Nick Pearson
Austin Howell
Oriany Brito (Excused)
Christopher Satter

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

1. Roll Call

Chair Lenhard called the meeting to order at 9:00A.M. Roll call was taken and a quorum was established with 7 Members present.

A. Approval of CCLAAC Members attending the meeting remotely

All Members were present in the Conference Room

2. Approval of Agenda

Mr. Howell moved to approve the Agenda subject to rescheduling Item 5.C to the November meeting. Second by Mr. Pearson. Carried unanimously 7 – 0.

3. Approval of September 11, 2024 Meeting Minutes

Mr. Bromley moved to approve the minutes of the September 11, 2024 meeting subject to changing Item 6.A from “Next meeting June 4, 2024” to “Last meeting June 5, 2024”. Second by Mr. Satter. 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 2, 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 “Acquisition Updates as of October 2, 2024” and noted:

- A total of 5,031 acres has been acquired by the Program since 2004.
- Cycle 10, 11A – All properties closed.
- Cycle 11B – 9 properties acquired totaling 118 acres, 1 remaining (1.14 acres).
- Cycle 12A – 18 properties acquired for a total of 68 acres, 12 acquisitions for 171 acres pending offers.
- Cycle 12B – 8 properties accepted for a total of 86 acres, 3 properties awaiting response on offers
- 2024 Cycle – 1 property proposed for acquisition (Williams Farm) totaling 1,410 acres.
- Red Maple Swamp – 305.8 acres total; acquisitions 80.5% complete, 21 parcels remaining.
- Winchester Head – 158.7 acres total; acquisitions 77.3% complete, 31 parcels remaining.
- Panther Walk Preserve – 426.1 acres total; acquisitions 18.2% complete, 183 parcels remaining.
- Robert H. Gore, III Preserve – 590.7 acres total; acquisitions 45.4% complete, 132 parcels remaining.

5. New Business

A. Conservation Collier Budget presentation – Christopher Johnson, Director of Corporate Financial & Management Services

Mr. Johnson presented the PowerPoint “FY 2025 Conservation Collier Budget Overview – October 2, 2024” for information purposes noting the fiscal year budget is effective on October 1st of the year with planning workshops beginning in February with presentations of the Department’s proposed budgets to the BCC in June and July. The budget is officially adopted by the BCC and Public hearings are held throughout the process.

Land Acquisition Fund (1061)

- The fund is allocated \$51,251,300 with \$40,200,000 slated for acquisition of properties.

October 2, 2024

- The acquisition amount is based on previous years carry forward (\$19M +/-) and new ad valorem tax revenue (\$22,700,000 +/-) for the fiscal year.
- The acquisition of the Williams Farm property will utilize approximately \$12M of the available FY25 funds.

During Committee discussion, it was noted the County has an Emergency Disaster Fund which they continue to monitor. The funds are generally utilized for upfront costs as the expenditures are subject to 80 percent reimbursement from FEMA.

Maintenance Fund (1062)

The fund is allocated \$47,857,00 for the year (\$40,152,000 of carry forward and 1061 transfers of \$6,900,000).

Project Fund (1063)

The fund is allocated \$1,098,000 for the year with projects including:

- Caracara Pedestrian Bridge - \$90,000
- CC Preserve Amenities - \$35,000
- Freedom Park Boardwalk - \$27,500
- Gore Preserve Parking - \$85,000
- Marco Island Parcels & Amenities - \$484,600
- Pepper Ranch Pole Barn & Facilities - \$270,400
- Rattlesnake Hammock Parking Lot - \$80,000

Pepper Ranch Preserve Trust Fund (0673)

The fund is allocated \$4,398,800 for the year (\$4,238,800 in carry forward).

Caracara Prairie Preserve Trust Fund (0674)

The fund is allocated \$1,902,900 for the year (\$1,850,200 in carry forward).

During Committee discussion it was noted the options under consideration to repay the funds borrowed from the Program by the BCC include:

- No repayment
- Extending the millage rate for an 11th year
- Annual repayments over a series of years
- Lump sum payment in 2025

Mr. Johnson noted the PowerPoint will be posted on the Programs website.

Speaker

Brad Cornell, Audubon of Southwest Florida and Audubon Florida noted \$29.6M was borrowed from the Program in FY 2024 with no formal plan to repay the money and recommended the Committee continue to monitor the issue. The Maintenance Trust Fund is a reserve style account envisioned to garner interest to fund future expenditures. With the 2,300 of new acreage anticipated to be added to the Program in 2025, the County should begin planning for the increased demands placed on maintenance staff and equipment.

B. Initial Criteria Screening Reports (ICSRs) and Rankings

1. Parang Trust – near Panther Walk Preserve

October 2, 2024

Ms. Hennig presented the “*Conservation Collier Land Acquisition Program Initial Criteria Screening Report Parang Trust.*” It is located on 72nd Ave. NE St., 2.73 acres in size, received a score of 180 out of 400 and has an assessed value of \$70,980. Staff recommends the property be placed on the B-List as there are homes on the east and west side of the property. There are adjacent parcels on both sides between the property and the homes and Staff is investigating if the parcel may become part of a larger acquisition of properties.

Speaker

Brad Cornell, Audubon of Southwest Florida and Audubon Florida recommended the parcel be placed on the A-List for acquisition. It is located in Horsepen Stand but not the Panther Walk Preserve Target Protection Area. Its location is important for connectivity to other sensitive lands.

During Committee discussion it was noted:

- The invasive grasses in the wetland areas would be initially treated to be brought under control and most likely require annual treatment thereafter.
- Staff recommends the B-List for the property as it would be revisited in one year and in that time frame Staff would have further information on the status of the other vacant parcels near the property.
- The Committee determines their ranking of the parcel, but the Board of County Commissioners (BCC) makes the final determination on which acquisition list it will be placed on.
- It may be beneficial to inform the BCC of the Committee’s rationale should they decide to place it on the B-List.

Mr. Howell moved to place the parcel on the B-List for acquisition and Staff to notify the Board of County Commissioners the rationale for the ranking as the property contains environmentally sensitive land and may be part of a larger holding of parcels in the future. Second by Mr. Clark. Carried unanimously 7 – 0.

C. RFMUD Transfer of Development Rights presentation – Jaime Cook, Director of Development Review

Rescheduled to the November meeting.

6. Subcommittee Reports

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

No update necessary.

B. Outreach – Chair, John Courtright – Last 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. Miscellaneous

Ms. Araque reported:

- Indications are the blooms will not be as substantial as previous years during the upcoming Sunflower Festival at Pepper Ranch and the public will be notified on the condition via social

October 2, 2024

media. The lack of blooming may be attributed to the timing and amount of rain received during the summer months.

- The Bald Eagles have returned to the Annecy/Barfield parcel on Marco Island.

B. BCC Items Related to Conservation Collier

1. Previously Heard

a. 9/24/2024

1. Purchase Agreements: Panther Walk - Radel & Gore – Seepersad

2. Upcoming

a. 10/8/2024

1. Purchase Agreement – Gore – Dennison
2. Purchase Agreement – Symphony Properties
3. Haven at North Naples Donation Agreement – Gore & Winchester Head

b. 10/22/2024

1. Conservation Collier Annual Report
2. Ranking of September 2024 AAL
3. Railhead Exceptional Benefits Request

8. Chair/Committee Member Comments

None

9. Public General Comments

None

10. Staff Comments

None

11. Next Meeting – November 6, 2024

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:37AM.

Conservation Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Committee on 11-6-24 as presented _____ or as amended _____.