

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION  
ADVISORY COMMITTEE MEETING

Naples, Florida, March 8, 2021

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 9:00 A.M. in REGULAR SESSION at Administrative Building “F”, 3<sup>rd</sup> Floor, Collier County Government Complex Naples, Florida with the following members present:

CHAIRMAN: Bill Poteet  
VICE CHAIRMAN: Michele Lenhard  
Michael Seef (via Zoom)  
Gary Bromley (via Zoom)  
Brittany Patterson-Weber  
Thomas J. Iandimarino  
Hannah Rinaldi  
David Corban (via Zoom)  
Carl Kuehner

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator  
Jennifer Belpedio, Assistant County Attorney  
Molly DuVall, Environmental Specialist  
Mitchell Barazowski, Environmental Specialist  
Christal Segura, Environmental Specialist

**I. Roll Call**

**Chairman Poteet** called the meeting to order at 9:00 A.M. Roll call was taken and a quorum was established.

**Ms. Araque** welcomed new Committee Members Carl Kuehner and David Corban.

*Ms. Lenhard moved to allow Mr. Bromley, Mr. Corban and Mr. Seef to participate via Zoom due to an extraordinary circumstance. Second by Ms. Rinaldi. Carried unanimously 6 – 0.*

**II. Approval of Agenda**

*Mr. Seef moved to approve the Agenda. Second by Ms. Rinaldi. Carried unanimously 9 – 0.*

**III. Approval of January 11, 2021 minutes**

*Ms. Patterson-Weber moved to approve the minutes of the January 11, 2021 meeting subject to the following change:*

- *Page 6, Item VIII.B.1 – revise language from “Mr. Seef reported the Subcommittee will meet in March and begin identifying properties for potential acquisition.” to “Mr. Seef reported the Subcommittee will meet in March to begin identifying Targeted Protected Areas leading to properties for potential acquisition.”*

*Second by Ms. Lenhard. Carried unanimously 9 – 0.*

**IV. Old Business**

**A. Rattlesnake Hammock Preserve (fka SD Corp) updates**

**Mr. Barazowski** presented the update noting:

- Staff has been implementing the Interim Management Plan for the preserve including identifying projects and budgets for Committee recommendations to the Board of County Commissioners.
- Exotics have been removed at the front of the property and public access is anticipated to be available over the next couple years.
- Other projects including installing signage, fencing and an entrance gate to restrict access by unauthorized vehicles including ATV’s.
- Split rail fencing is proposed and a solar operated chain link entrance gate with the cost for these improvements totaling \$26,000 (including surveying, permits and installation).

During Committee discussion, the following was noted:

- It may be beneficial to install signs notifying the public on the prohibition of ATV’s and any other security measures such as cameras in use – *Staff noted this is possible and construction of a kiosk will be considered in the future.*
- Bollards will be installed at trail entrance(s) to prevent vehicles from traversing the area should someone gain ATV access to the property.

*Mr. Seef moved to approve the plans for improvements as presented by staff. Second by Ms. Rinaldi. Carried unanimously 9 – 0.*

**B. Update on Cycle 10**

**1. Timeline**

**Ms. Araque** presented the “*Conservation Collier Cycle 10 Timeline & Process Reviewed by CCLAAC January 11, 2021 updated March 1, 2021*” for information purposes noting: There are 3 means by which properties may be selected for consideration: Owner application, citizen nomination or those lands identified in a Target Protection Area. To date, one application has been received and property reviews will begin at the April meeting.

## 2. Acquisition Process

**Ms. Araque** provided an update on the acquisition process noting:

- The acquisition process is owner driven process with the requirements outlined in the Ordinance governing the program.
- Applications will be accepted through July 30<sup>th</sup>.
- As applications come in applications will be brought to the CCLAAC for initial review.
- Based on Committee input, staff will prepare final reports on the properties recommended for consideration.
- The parcels under final consideration will be ranked on a priority basis in the fall and the results will be forwarded to the Board of County Commissioners by January 1, 2022.

During Committee discussion, the following was noted:

- There has been previous work done identifying potential properties that could be part of the Target Protection Areas have been previously identified in the past two years in an item that was taken to the BCC. The Subcommittee will provide recommendations on the parcels which should be considered for acquisition.
- Approximately \$13M - \$15M of funds should be available for Cycle 10 (2021-22) acquisitions after reimbursement of funds to the Land Management Fund for Cycle 9 purchases and the required contributions to the Land Management Fund.
- The reimbursement to the Land Management Fund for Cycle 9 (2019/2020) is necessary as it was the source the Board of County Commissioners utilized for the Cycle’s land purchases prior to the voter’s reauthorizing funding of acquisitions in 2020.

## V. New Business

### A. Preserve Updates

Staff presented the PowerPoint “*Conservation Collier Preserve Updates*” and provided an update on the following Preserves: *Caracara Prairie, Robert H. Gore, III, Rivers Road, Pepper Ranch, Otter Mound, Red Maple Swamp, Mellvane Marsh and Nancy Payton.*

The following was noted during the presentation:

- Staff continues pursue a Google Map identifiable address for the Robert Gore, III property.
- Red Maple Swamp and Winchester Head are multi parcel projects with an identified boundary for property acquisitions.
  - The properties are generally wet and 1 – 5 acres in size.
  - A value of \$14,000 per acre has been established for the lands via the appraisals conducted for the properties.
  - The properties may be purchased outside of the Cycle and ranking process given the prior approval by the Board of County Commissioners.

- Developers may donate lands in the multi project areas or provide funds to satisfy County off site mitigation requirements for small parcels. The donated monies may be used to fund purchases in these areas as well. These donations also include funds for land management of the properties.
- Staff is pursuing options to install an access gate at Nancy Payton Preserve to prevent ATV access to the site.

*The Committee requested staff provide them with the approved Memorandum of Understanding executed between the County and Cypress Cove Land-keepers for the Robert T. Gore, III Preserve.*

**B. Youth Hunt Updates**

Ms. DuVall provided the update regarding hunting on Conservation Collier Preserves. Pepper Ranch and Caracara Prairie both provide hunting opportunities overseen by the FWC. The Program hosts FWC Sponsored youth hunts at Pepper Ranch Preserve. The youth hunts are held 3 times annually for qualified youths who learn appropriate hunting skills with educational opportunities made available by law enforcement officers.

**C. Eagle Scout Projects**

Ms. Segura reported Naples High School student Logan Johnson led a project for construction of a kiosk style sign and bench structure at the Nancy Payton Preserve as part of an Eagle Scout project.

**D. Sunshine Law Presentation – County Attorney’s Office**

Colleen Greene, Assistant County Attorney presented the video “Sunshine Law, Public Records and Ethics” prepared by the County Attorney’s office to ensure Advisory Committee Members are aware of the requirements of the Sunshine Law, retaining Public Records and Ethics protocols.

**VI. Coordinator Communications**

**A. BCC Items approved since last CCLAAC**

Ms. Araque noted the following items approved by the Board of County Commissioners:

1. SD Corp IMP & Naming February 23
2. Land Management Plans January 26
3. Land Donation Red Maple January 12

**B. Miscellaneous Items**

**1. Appraisals for multi-parcel projects**

Ms. Araque requested Committee direction on obtaining an updated property appraisal for the multi parcel project lands. The appraisal would be funded by the Land Acquisition Fund and is anticipated to cost approximately \$5,000.

*Mr. Iandimarino moved for staff to undertake the necessary measures to obtain new appraisal reports for the Red Maple Swamp and Winchester Head multi parcel projects. Second by Mr. Kuehner. Carried unanimously 9 – 0.*

**VII. Subcommittee Reports**

**A. Lands Evaluation & Management – Chair, Bill Poteet – Last meeting March 5, 2021**

**Chairman Poteet** noted the Subcommittee met to review Land Management Plans and recommendations will be brought forth at the next Committee meeting.

**B. Outreach – Chair, Michael Seef – Next meeting March 24, 2021**

**Mr. Seef** noted the Subcommittee will meet to review the Target Protection Areas to identify parcels for potential acquisition and rank them by priority as necessary.

**C. Ordinance Policy and Rules, Need new chair – No meeting**

**Chairman Poteet** reported the Committee convenes as needed and will be electing a new Chairman at their next meeting.

**VIII. Chair Committee Member Comments**

**IX. Public General Comments**

**Meredith Budd, Florida Wildlife Federation** addressed the Committee requesting consideration be given to establishing a policy allowing lands adjacent to existing preserves be acquired similar to the process utilized for multi parcel projects. As an example, a parcel was recently made available for purchase adjacent to the Robert Gore, III Preserve and was acquired by a private party.

*The Committee noted the concept is favorable and requested staff to research the idea and report back to them on their findings including any Ordinance changes which may be required to institute such a policy.*

**X. Staff Comments**

None

**XI. Next Meeting Date**

April 12, 2021

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 11:04 A.M.

Conservation Collier Land Acquisition Advisory Committee

Bill Poteet, Chairman

These minutes approved by the Board/Committee on April 12, 2021 as presented  or as amended 838.

