

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING
Naples, Florida, May 10, 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”, 3rd 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
Carl Kuehner (via Zoom)

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Jennifer Belpedio, Assistant County Attorney
Melissa Hennig, Regional Manager, Parks and Recreation

Any persons in need of the verbatim record of the meeting may request a copy of the video recording from the Collier County Communications and Customer Relations Department or view online.

I. Roll Call

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

Ms. Lenhard moved to allow Mr. Bromley, Mr. Kuehner 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 April 12, 2021 Minutes

Ms. Patterson-Weber moved to approve the minutes of the April 12, 2021 meeting subject to the following changes:

- Page 2 – Item B – Line 9 - “Robert Gore, III **“Preserve...”**”
- Page 6 paragraph 6 – from “...recommendation several lots on Marco Island identified...” to “...recommendation **that** several lots on Marco Island identified...”
- Page 6 paragraph 7 – from “...if they so desire at which...” to “...if they so desire, at which...”
- Page 4 C.2.d – from “...the seller not have the ability to...” to “...the seller **should** not have the ability to...”
- VII.B – Outreach Subcommittee - Chair from “Michele Lenhard” to “**Brittany Patterson-Weber**”

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

IV. New Business

A. Gore MOU Revisions

Shane Duff, Cypress Cove Landkeepers, Inc. requested the Memorandum of Understanding (MOU) between the organization and the County be amended. An issue recently came to light whereby to undertake improvements at their site, the County required a “re-zone” of their property to Commercial. After meeting with Staff at the Growth Management Division, it was determined the best avenue to address the issue is to amend the MOU executed between the parties by adding Section 5.G of the MOU and citing Section 2.01.03 A.9 of the Land Development Code which identifies uses allowed on Conservation Collier lands. The language for Section 5.G is proposed as follows:

“The provisions set forth in Section 2.01.03 A.9 of the Collier County Land Development Code relating to “Conservation Collier lands” and all “permitted minor improvements” listed therein shall be applicable to Cypress Cove Property.”

Ms. Rinaldi moved to add the language as proposed to the previously approved Memorandum of Understanding between Collier County and the Cypress Cove Landkeepers, Inc. Second by Mr. Iandimarino. Carried unanimously 9 – 0.

B. Cycle 10 – Initial Screening Criteria worksheet properties for review

1. **Review process**

Ms. Araque provided the “*Cycle 10 Initial Screening Criteria Properties for Review – May 10, 2021*” for informational purposes. There are 4 properties under review today and a parcel needs to meet 2 out of the 6 criteria to move forward in the process.

2. **Rivers Road (Popp)**

Ms. Araque presented the “*Rivers Road Preserve Joseph Popp Initial Criteria Screening Report*” for informational purposes.

Property Owner: Joseph Popp

Property Location: Rivers Road Parcel size: 19.4 acres

She provided an overview of the report which details how the application meets the Initial Screening Criteria.

Ms. Lenhard moved to move the application forward in the Initial Screening Criteria Report process. Second by Mr. Seef. Carried unanimously 9 – 0.

3. **HHH Ranch Section 33 (various owners)**

Ms. Araque presented the “*Mary Pat Hussey and John Vega Conservation Collier Initial Criteria Screening Report*” for informational purposes.

Property Owner: Mary Pat Hussey and John Vega

Parcel(s) size: (36 total parcels) 252 acres

She provided an overview of the report which details how the application meets the Initial Screening Criteria.

Ms. Lenhard moved to move the application forward in the Initial Screening Criteria Report process. Second by Ms. Patterson-Weber.

William Rollins, representatives for the property owners was present and the following was noted during discussions with the Committee and Staff:

- That the owners of all 26 properties proposed for acquisition are “willing sellers.”
- The lots are located in the Rural Fringe Mixed Use District and no development credits have been severed from the parcels – *Staff to confirm the status of the development rights.*
- There are lands owned by other parties between some of the parcels proposed for acquisition which are not owned by the applicant – *Staff to determine if this factor negatively impacts management operations should the properties be acquired.*
- There is no public access to the properties; however representatives of Conservation Collier and/or County employees will have access to the parcels through other lands owned by Collier County.

Motion carried unanimously 9 – 0.

4. **Big Hammock areas I & II (Barron Collier Partnership)**

Ms. Araque presented the “*Big Hammock Areas 1 & 2 - Barron Collier Partnership LLLP Conservation Collier Initial Criteria Screening Report*” for information purposes noting that the properties were placed on the A-List for acquisition in Cycle 9, however they were not acquired by the County due to funding limitations.

Property Owner: Barron Collier Partnership, LLLP (BCP)
Parcel(s) acreage: Area 1 = 235 acres; Area 2 = 799.4 acres
Property Location: immediately south of and adjacent to Pepper Ranch

She provided an overview of the report which details how the application met the Initial Screening Criteria. The previously prepared report will be updated as necessary.

Mr. Seef moved to move the application forward in the Initial Screening Criteria Report process. Second by Ms. Rinaldi.

Austin Howell of Barron Collier Partnership was present, and the following was noted during discussions with the Committee:

- That the parcels proposed for acquisition are two sites located outside the Stewardship Sending Areas of the Rural Lands Stewardship Area.
- Staff will review the property lines as depicted on the map and make any adjustments as necessary.
- Staff to confirm the status of any SSA credits including if any have been severed from the properties and how the credits, or any potential credits may have been addressed in the property appraisal previously completed for the parcels.

Motion carried unanimously 9 – 0.

5. Bethune Rd & Sanitation Rd properties (Barron Collier Partnership)

Ms. Araque presented the “*Sanitation Rd & Bethune Rd properties - Barron Collier Partnership LLLP Conservation Collier Initial Criteria Screening Report*” for informational purposes noting the properties were placed on the A-List for acquisition in Cycle 9, however they were not acquired by the County due to funding limitations.

Property Owner: Barron Collier Partnership, LLLP
Parcel(s) acreage: Parcel a = 289.57 acres; Parcel b = 111.08 acres
Property Location: Immokalee off Sanitation Rd (parcel a) and Bethune Rd (parcel b)

She provided an overview of the report which details how the application met the Initial Screening Criteria. The previously prepared report will be updated as necessary.

During Committee discussions Staff noted they will determine the location and impacts of any previous logging which may have occurred on site and the status of the 7.5-acre conservation parcel associated with the properties.

Mr. Seef moved to move the application forward in the Initial Screening Criteria Report process. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

V. Old Business

None

VI. Coordinator Communications

A. BCC Items approved since last CCLAAC

Ms. Araque noted the Target Protection Area mailing list and the programs Annual Report is slated to be heard at the May 25th meeting.

B. Preserve Updates

Ms. Araque reported that the work continues at the Rattlesnake Hammock Preserve to remove exotic vegetation. It is anticipated the fencing and parking lot will be installed next year.

C. Miscellaneous Items

Ms. Araque noted that the new appraisals for the multi-parcel projects are ongoing and she will provide updates as they become available.

VII. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Bill Poteet

The next meeting is anticipated to be convened on June 9, 2021.

B. Outreach – Chair, Brittany Patterson-Weber

The last meeting was held on March 24, 2021.

C. Policy and Rules –

Chair to be selected at next meeting; meeting to be scheduled.

VIII. Chair Committee Member Comments

A. Attendance

Chairman Poteet noted that the attendance of meeting by Members is critical to the success of the Committee as they do convene during the summer months.

IX. Public General Comments

None

X. Staff Comments

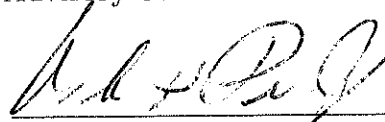
Ms. Araque reported that Kathlene Drew is the Administrative Assistant for the program.

XI. Next Meeting Date

June 14, 2021

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:25A.M.

Conservation Collier Land Acquisition
Advisory Committee



Bill Poteet, Chairman

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

