

December 9, 2021

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, December 9, 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 5:00 P.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
Gary Bromley
Brittany Patterson-Weber
Thomas J. Iandimarino
David Corban
Hannah Rinaldi
Karyn Allman

ALSO PRESENT: Summer Araque, Conservation Collier Program Coordinator
Jennifer Belpedio, Assistant County Attorney
Melissa Hennig, Regional Manager, Parks and Recreation
Mitchell Barazowski, Environmental Specialist
Molly DuVall, Sr. Environmental Specialist
Christal Segura, Sr. Environmental Specialist

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 5:00 P.M. Roll call was taken and a quorum of 9 was established by those Members present in person.

II. Approval of Agenda

Ms. Lenhard moved to approve the Agenda subject to adding Item IV.D – Preserve Updates. Second by Ms. Patterson-Weber. Carried unanimously 9 – 0.

III. Approval of November 8, 2021 minutes

Ms. Lenhard moved to approve the minutes of the November 8, 2021 meeting as presented. Second by Ms. Rinaldi. Carried unanimously 9 – 0.

IV. Coordinator Communications

A. BCC Items

Ms. Araque reported the Board of County Commissioners will consider the proposed acquisition of properties in the Red Maple Swamp and Winchester Head multi parcel projects on January 11th.

B. Member terms expiring February

Ms. Araque reported Ms. Rinaldi and Ms. Lenhard’s terms on the Committee expire in February. They may choose to re-apply to serve on the Committee as may any interested person in Collier County who meets the criteria. She requested those interested in submitting applications do so by December 24th so they may be considered at the January Committee meeting.

C. Miscellaneous Items

Ms. Araque requested the Committee Members respond immediately to their intentions on attending the meetings when the information package is disseminated, to ensure a quorum is physically present in the Boardroom.

D. Preserve Updates

Mr. Barazowski provided the following updates:

Robert H. Gore, III – There was a Grand Opening event for Cypress Cove Landkeepers Gore Nature Education Center with approximately 500 people attending.

McIlvane Marsh – Treatment for invasive species.

Gordon River Greenway/Freedom Park - Treatment for invasive species.

Pepper Ranch – Deer and small game hunts where 2 bucks were harvested. Turkey and Youth Hunts scheduled for the future.

Caracara – Hunting event administered through the Florida Fish and Wildlife Conservation Commission – a 175lb. hog was harvested.

Nancy Payton – Eagle Scout project completed by R.J. Colo for installation of fencing.

V. Subcommittee Reports

A. Lands Evaluation & Management – Chair, Bill Poteet – Next meeting April 21, 2022

B. Outreach – Chair, Brittany Patterson-Weber – Next Meeting February 15, 2022

C. Ordinance Policy and Rules – Chair, Tom Iandimarino - Last meeting July 28, 2021

VI. Old Business

A. Multi-parcel project updates

Ms. Araque reported the acquisition process remains active with 226.9 acres acquired in Red Maple Swamp (62 acres remaining) and 86 acres acquired in Winchester Head with 61 acres remaining. She noted the projects are not part of the ranking process and properties may be acquired as they become available. The funds utilized are those included in the current Acquisition Cycle.

VII. New Business

A. Acquisition Cycle 10 Public Comments - *The Committee will be taking Public Comments in advance of the Ranking (Agenda Item VII.B.). Public speakers may speak on any or all of the properties on the Cycle 10 Property list:*

Ms. Araque provided an overview of the applications noting they were previously reviewed and recommended by the Committee to be considered for acquisition. The following was noted during Committee discussions:

Bethune Sanitation

Concern over the status of the closed landfill on the site and the potential for future environmental/public health impacts leaching from soil leaching or air quality given the public will be visiting the site. Also, whether the applicant would consider selling only one of the parcels and retaining the one with the landfill.

Staff noted the landfill was operated between 1947 – 1992; the County operated the landfill from 1980-1985. It received a Florida Department of Environmental Protection certification for closing and was monitored for 20 years until 2012. There is no debris on site associated with the operation.

HHH Ranch

Concern over the maintenance costs of the lands should they be acquired, given their layout and what impacts any future roadway constructed by the County on the adjacent lands may have on the parcels. Additionally, clarification sought on whether parcels are deemed “sending lands” under the Rural Fringe Mixed Use program.

Staff noted the maintenance costs would be no different than other preserves and the lands contain critical habitat for the Red Cockaded Woodpecker and Florida Panther. These characteristics would affect permitting issues for any roadway, which at this point is not even under consideration by the County.

Chairman Poteet noted there are funds in the amount of \$14,065,100 available for property acquisition in this Cycle.

Speakers

Billy Rollins, owner representative of HHH Ranch addressed the Committee noting the lands under consideration are deemed “Sending Lands” in the Rural Fringe Mixed Use program.

Rich Blonna expressed support for acquisition of the Marco Island parcels.

Eugene Erjavec spoke supporting acquisition of the Rivers Road and Marco Island parcels.

Al Schantzen expressed support for acquisition of the Bayshore parcel.

Eric Folk, Naples Botanical Garden expressed support for acquisition of the Bayshore parcel.

Brad Cornell, Audubon of the Western Everglades provided the Committee the document “*Conservation Collier Cycle 10: Audubon Western Everglades Rankings*” for the parcels under consideration and outlined the rationale for the recommendation.

Meredith Budd, Florida Wildlife Federation provided the Committee with her recommendations for ranking the parcels.

Monica Folk spoke supporting acquisition of the HHH Ranch properties.

Austin Howell, owner representative of the Bethune Sanitation noted they would not be interested in separating the properties for acquisition included in the application.

Joseph Driscoll noted the Argay Parcel, associated with the Robert H. Gore, III Preserve Project application, is in probate court and is an active case.

Break: 7:27 p.m.

Reconvened: 7:35 p.m.

Ms. Araque advised the Members the applications are to be ranked and placed on the "A," "B," or "C" List with those on the "A" List to be pursued for acquisition. Those on the "B" List to be continued to the next Cycle where the owner needs to notify Staff to be continued for consideration in the next Cycle without filing a new application. Those on the "C" List will not be considered for acquisition and the owner must file a new application to be considered by the Committee. The Committee reviewed the applications, and the Members were polled on prioritizing the properties for the A, B and C List for acquisition.

1. Dr. Robert H. Gore III Preserve Project (5 owners)

Argay Estate – *The property was placed on the "A List."*

Kenneth Cedeno – *The property was placed on the "A List."*

Eugene D'angelo – *The property was placed on the "A List."*

Charles Edwin Bailey – *The property was placed on the "A List."*

2. Sanitation & Bethune Rd Parcels (Barron Collier Partnership)

The properties were placed on the "B List."

3. Parcels near Shell Island Preserve (2 owners)

Josef Magdalener – *The property was placed on the "A List."*

Rookery Bay Business Park LLC – *The property was placed on the "C List."*

4. Rivers Road Preserve Project (3 owners)

Eugene Erjavec – *The property was placed on the "A List."*

Shari Eschuk – *The property was placed on the "A List."*

Joe Popp – *The property was placed on the "A List."*

5. HHH Ranch (Hussey & Vega)

The properties were placed on the "A List."

6. Parcels near Panther Walk Preserve – Horsepen Strand (20 owners)

Timothy R and Jenett Johnson – *The property was placed on the "A List."*

Jorge & Magali Aguilar – *The property was placed on the "A List."*

Veronica Haughton – *The property was placed on the "A List."*

Barry L Grossman Trust – *The property was placed on the "A List."*

Isabel Gonzalez – *The property was placed on the "A List."*

Charles W Hackmann – *The property was placed on the "A List."*

Virginia M Meyer Trust – *The property was placed on the "A List."*

Linda and Charles E Anderson Jr. – 2 parcels – *The properties were placed on the "A List."*

Kroneman Express – *The property was placed on the "A List."*

David Joyce – *The property was placed on the "A List."*

D&J Investors LLC – *The property was placed on the “A List.”*
David V Wright – *The property was placed on the “A List.”*
Sandra Burns – *The property was placed on the “A List.”*
Kathleen Macrina – *The property was placed on the “A List.”*
Paul Edward Moylan – *The property was placed on the “A List.”*
Lois J Behnke – *The property was placed on the “A List.”*
William F Thommen III – *The property was placed on the “A List.”*
PS & NE Sanchez Rev Trust – *The property was placed on the “A List.”*

Maribeth L Selvig

Ms. Lenhard moved to accept the offer of donation of the parcel as proposed by the applicant. Second by Mr. Corban. Carried unanimously 9 – 0.

7. Bayshore Parcels (Forrest G Amaranth Trust)

The property was placed on the “A List.”

8. Pepper Ranch Preserve Project (Arnold, Blocker, Crawford)

Emily Arnold – *The property was placed on the “A List.”*
Brian Blocker – *The property was placed on the “A List.”*
Jim H. Moody Crawford (3 parcels) – *The properties were placed on the “A List.”*

9. Pepper Ranch Preserve Project – Big Hammock Areas I & II (Barron Collier Partnership)

Area I – *The property was placed on the “A List.”*
Area II – *The property was placed on the “B List.”*

10. Marco Island Parcels (4 owners)

WISC Investment Company LLC c/o Cathe Read – Dade Ct – *The property was placed on the “C List.”*
WISC Investment Company LLC c/o Cathe Read – Inlet Dr – *The property was placed on the “A List.”*
Addison Fischer Rev Trust – *The property was placed on the “A List.”*
Agua Colina LLC – *The property was placed on the “B List.”*

Break: 8:20 p.m.

Reconvened: 8:34 p.m.

D. Acquisition Cycle 10 Ranking

1. Dr. Robert H. Gore III Preserve Project (5 owners)

Argay Estate – *The property was placed on the “A -3 List.”*
Kenneth Cedeno – *The property was placed on the “A -1 List.”*
Eugene D’angelo – *The property was placed on the “A – 1 List.”*
Charles Edwin Bailey – *The property was placed on the “A - 1 List.”*

2. Sanitation & Bethune Rd Parcels (Barron Collier Partnership)

N/A

3. Parcels near Shell Island Preserve (2 owners)

Josef Magdalener – *The property was placed on the “A- 2 List.”*

4. Rivers Road Preserve Project (3 owners)

Eugene Etjavec – *The property was placed on the “A - 1 List.”*

Shari Eschuk – *The property was placed on the “A -1 List.”*

Joe Popp – *The property was placed on the “A- 1 List.”*

5. HHH Ranch (Hussey & Vega)

The properties were placed on the “A-1 List.”

6. Parcels near Panther Walk Preserve – Horsepen Strand (20 owners)

Timothy R and Jenett Johnson – *The property was placed on the “A -1 List.”*

Jorge & Magali Aguilar – *The property was placed on the “A -1 List.”*

Veronica Haughton – *The property was placed on the “A -1 List.”*

Barry L Grossman Trust – *The property was placed on the “A -1 List.”*

Isabel Gonzalez – *The property was placed on the “A-1 List.”*

Charles W Hackmann – *The property was placed on the “A -1 List.”*

Virginia M Meyer Trust – *The property was placed on the “A -1 List.”*

Linda and Charles E Anderson Jr. – 2 parcels – *The properties were placed on the “A-1 List.”*

Kroneman Express – *The property was placed on the “A-1 List.”*

David Joyce – *The property was placed on the “A -1 List.”*

D&J Investors LLC – *The property was placed on the “A-1 List.”*

David V Wright – *The property was placed on the “A-1 List.”*

Sandra Burns – *The property was placed on the “A-1 List.”*

Kathleen Macrina – *The property was placed on the “A-1 List.”*

Paul Edward Moylan – *The property was placed on the “A-1 List.”*

Lois J Behnke – *The property was placed on the “A -1 List.”*

William F Thommen III – *The property was placed on the “A -1 List.”*

PS & NE Sanchez Rev Trust – *The property was placed on the “A-1 List.”*

7. Bayshore Parcels (Forrest G Amaranth Trust)

The property was placed on the “A -1 List.”

8. Pepper Ranch Preserve Project (Arnold, Blocker, Crawford)

Emily Arnold - *The property was placed on the “A- 2 List.”*

Brian Blocker - *The property was placed on the “A- 2 List.”*

Jim H. Moody Crawford (3 parcels) - *The property was placed on the “A- 2 List.”*

Mr. Iandimarino moved to place the properties on the “A-2” List for acquisition. Second by Ms. Lenhard. Carried unanimously 9 – 0.

9. Pepper Ranch Preserve Project – Big Hammock Areas I & II (Barron Collier Partnership)

Area I - *The property was placed on the “A-1 List.”*

Area II (N/A)

Mr. Iandimarino moved to place the property (Area I) on the “A-2” list for acquisition. Second by Ms. Lenhard. Carried unanimously 9 – 0.

10. Marco Island Parcels (4 owners)

WISC Investment Company LLC c/o Cathe Read – Dade Ct – *N/A.*

Agua Colina LLC – N/A.

WISC Investment Company LLC c/o Cathe Read – Inlet Dr
Addison Fischer Rev Trust

Ms. Lenhard moved to place the Addison Fischer and WISC Investment Inlet Drive parcels on the “A-1” List for acquisition. Second by Ms. Rinaldi. Carried unanimously 9 – 0.

11. Multi-parcel Projects – Winchester Head and Red Maple Swamp

Discussed under Item VI.A

12. Preserve Expansion parcels

Ms. Araque reported the expansion parcels for the Robert H. Gore, III Preserve total 157.08 acres with an estimated value of \$1,884,960. The Panther Walk Preserve expansion parcels total 39.75 acres with an estimated value of \$1,150,643.

Chairman Poteet moved to place the Robert H. Gore, III Preserve and Panther Walk Preserve Expansion parcels on the “A-3” List for acquisition. Second by Mr. Iandimarino. Motion carried 8 “yes” – 1 “no.” Mr. Seef voted “no.”

Ms. Araque reported the A-List of properties total \$12,147,482 of estimated value.

Ms. Rinaldi moved to approve the Cycle 10 Ranking List developed by the Committee as determined above. Second by Ms. Patterson-Webber. Carried unanimously 9 – 0.

VIII. Chair Committee Member Comments

None

IX. Public General Comments

Rich Blonna and **Al Schantzen** thanked the Committee for their service.

X. Staff Comments

None

XI. Next Meeting Date

January 5, 2022 at 1:00 p.m.

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 8:59 P.M.

December 9, 2021



Bill Poteet, Chairman

These minutes approved by the Board/Committee on January 5, 2002 as presented _____ or as amended ✓.

