

February 5, 2025

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, February 5, 2025

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
Austin Howell
Oriany Brito
Christopher Satter (Excused)

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier
Sally Ashkar, Assistant County Attorney
Matthew Denison, Environmental Manager

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.

A. Approval of CCLAAC Members attending the meeting remotely

All Members were present in the Conference Room

2. Approval of Agenda

Mr. Bromley moved to approve the Agenda as presented. Second by Mr. Howell. Carried unanimously 8 – 0.

3. Approval of January 8, 2025 Meeting Minutes

Mr. Clark moved to approve the minutes of the January 8, 2025 meeting as presented. Second by Mr. Courtright. Carried unanimously 8 – 0.

4. Vote for a Chair and Vice Chair

Mr. Clark moved to appoint Michele Lenhard as Chair of the Conservation Collier Land Acquisition Advisory Committee. Second by Mr. Courtright. Carried unanimously 8 – 0.

Mr. Bromley moved to appoint Ron Clark as Vice Chair of the Conservation Collier Land Acquisition Advisory Committee. Second by Mr. Courtright. Carried unanimously 8 – 0.

5. 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 January 28, 2025) 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 reported:

- Cycle 10, 11A, 11B and 12A – 105 parcels acquired totaling 708.19 acres.
- Cycle 11B, 12A 12B and 2024 – 19 pending acquisitions totaling 2,033.63 acres.

B. Update on Williams Farm

Mr. Denison reported the purchase agreement has been extended for a total of 180 days so the County can complete their due diligence on the property. Environmental reports are due this week and following review any necessary remediation protocols will be developed.

C. Initial Criteria Screening Reports (ICSRs) and Rankings

1. I-75 and Everglades Blvd. TPMA – revised 2-5-25

- a. Berman – Parcel 1**
- b. Berman Parcel 2**
- c. Echavarria**
- d. Family Onyx LLC**
- e. Morales**

Ms. Araque presented the “Conservation Collier Land Acquisition Program Initial Criteria Screening Report I-75 and Everglades Blvd. Parcels.” She noted the 5 parcels have been updated from the previous meeting as follows:

- Parcel 1 - RF Berman Trust 5.0 ac.; Estimated Value \$325,000; scored 206 out of 400
- Parcel 2 - RF Berman Trust 159 ac.; Estimate Value \$140,000; scored 183 out of 400

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- Parcel 3 - Andres Echavarria & Lianet Garcia 3.05 ac.; Estimated Value \$86,000; scored 185 out of 400
- Parcel 4 - Family Onyx, LLC 2.73 ac.; Estimated Value \$80,000; scored 183 out of 400
- Parcel 5 - Miguel Diaz Morales 2.27 ac.; Estimated Value \$65,700; scored 189 out of 400

She noted in January Staff reported an additional application had been filed for the area however it is no longer under consideration as the parcel was sold by the owner.

Staff recommends the properties be placed on the B-List for acquisition.

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades noted the parcels are separated but provide connectivity to other important areas with wildlife habitat. He supports the County acquiring the parcels.

Mr. Courtright noted the parcels are spread out and the area is subject to single family residential development and recommended the properties be placed on the C-List for acquisition.

During Committee discussion, the following was noted:

- Even though the properties are small and separated, they are important for wildlife in the area, including the potential suitability for dens for mammals.
- The properties are in an area designated as a Target Protection Mailing Area where owners were contacted regarding their interest in selling the properties to the County.
- The area could become a multi parcel project for faster acquisitions in a competitive marketplace. The designation would require a CCLAAC recommendation and approval by the Board of County Commissioners.
- Any proposed I-75 interchange could be located west of Golden Gate Estates to the Robert H. Gore Preserve and Conservation Collier acquisitions would generally not have an impact on the proposed location.
- Any sales agreement would either contain a clause regarding another County agency's acquisition which would be based on paying the purchase price of the lands to Conservation Collier. If there is no reference in the transaction, the Exceptional Benefits Ordinances could be utilized.

Mr. Bromley moved to place the parcel on the A-List for acquisition. Second by Mr. Howell. Motion carried 7 "yes" – 1 "no." Mr. Courtright voted "no."

6. New Business

A. Initial Criteria Screening Reports (ICSRs) and Rankings

1. North Belle Meade Preserve TPMA (last revised 2-5-25)

a. Simmons Trust

Ms. Araque presented the "Conservation Collier Land Acquisition Program Initial Criteria Screening Report North Belle Meade Preserve TPMA – Simmons Trust. She noted the parcel is 38.94 ac., has an assessed value of \$492,591 and scored 221 out of 400. Staff recommends the parcel be placed on the A-List for acquisition.

Speaker

Brad Cornell, Audubon of Florida and Audubon of the Western Everglades recommended the parcel be placed on the A-List for acquisition. Even though it is designated as sending lands

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in the Rural Fringe Mixed Use District, there is no avenue for restoration and management and the lands should be managed for wildfire protection and preservation of wildlife habitat.

Mr. Bromley moved to place the parcel on the A-List for acquisition. Second by Mr. Howell. Carried unanimously 8 – 0.

2. Lucarelli

Mr. Howell reported he is abstaining from the Item as he resides near the land and filed the necessary documentation with the County Attorney's Office.

Ms. Araque presented the “Conservation Collier Land Acquisition Program Initial Criteria Screening Report Lucarelli.” She noted:

- The parcel is in Willoughby Acres on Erie Drive, 5.0 ac., has an assessed value of \$1,040,354 and scored 177 out of 400.
- The property would be envisioned as a neighborhood preserve if it is acquired by the County.
- It contains large amounts of exotics which need to be removed.
- The owner has received approval from the Southwest Florida Management District and filed a development plan with the County for 8 homes on the property.
- A letter of support for the acquisition was received from Donna and Ross Bartuccio of 56 Erie Drive.
- Staff recommends the parcel be placed on the A-List for acquisition.

Speaker

Michael Delate consultant for the property owner noted the applicant has obtained approval to develop 8 homes on the property from the South Florida Water Management District and an application is pending review with Collier County. The parcel is in an urban area and meets the goals of the program when it was originally established to acquire green space in urban areas. The owner would prefer to sell it to the County to be held in conservation.

Mr. Courtright moved to place the parcel on the A-List for acquisition. Second by Mr. Bromley. Carried unanimously 7 – 0. Mr. Howell abstained.

B. Conservation Collier property discussion – South Terra Corp

Mr. Denison presented the PowerPoint “South Terra Corp” noting:

- The update will be presented to the Board of County Commissioners in the future.
- The 0.56 acre property is located at 1125 Caxambas Drive on Marco Island and was acquired on 1/5/24 for \$1.62M.
- Work proposed for the property involves replacing the seawall which is in disrepair and building a floating dock at a total cost of \$564,000 including design and permitting.
- Additional costs to be determined include temporary relocation of Gopher Tortoises and Burrowing Owls on site (if required for the construction work), permits for rezoning if required for a kayak launch, revegetating areas, etc.
- The estimated costs are preliminary figures as of mid 2024.

During Committee discussion it was noted it may be advantageous to determine the feasibility of utilizing rip rap along the waterline instead of replacing the seawall – *Staff noted one issue is the seawall is connected to the seawall on the adjacent property.*

Speaker

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Brad Cornell, Audubon of Florida and Audubon of the Western Everglades expressed concern on relocating the Gopher Tortoises and Burrowing Owls off site – *Staff noted they prefer for the species to remain on site, one option may be to cordon off an area for the species.*

7. 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

C. Ordinance Policy and Rules – Chair, Michele Lenhard - Last meeting December 18, 2023

No update necessary.

Ms. Araque provided the TPMA meeting schedule and outlined the dates for reviews by Subcommittees, the full Committee and Board of County Commissioners.

8. Coordinator Communications

A. Miscellaneous

1. March CCLAAC Meeting Location @NCRP

Ms. Araque noted the March meeting will be held at North Collier Regional Park on Livingston Road.

B. BCC Items Related to Conservation Collier

Ms. Araque provided the following updates:

1. Previously Heard

a. 1/14/2025

Purchase Agreements – JOL Property Ventures (Panther Walk), Chavez (Panther Walk), Fernandez (Winchester Head), and Cypress Cove Conservancy (Gore Nature Center); January 2025 Active Acquisition List

b. 1/28/2025

Recommendation to reappoint two members to the Land Acquisition Advisory Committee (Michele & Rhys)

2. Upcoming

a. 2/11/2025

Purchase Agreements –HK Investment, Van Cleef (both Marco Island), Descoteau (Gore), and Fish (Panther Walk); Barfield Burrows Naming

b. 2/25/2025

Purchase Agreements – Golden Land Partners (NBM), Hendrix House (I-75 TPMA), Lautz (Panther Walk); February 2025 Active Acquisition List

9. Chair/Committee Member Comments

None

10. Public General Comments

None

11. Staff Comments

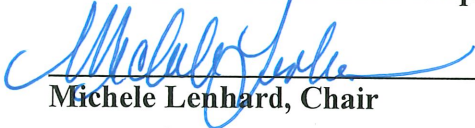
None

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12. Next Meeting – March 5, 2025

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:42AM.

Conservation Collier Land Acquisition Advisory Committee



Michele Lenhard, Chair

These minutes approved by the Committee on 3-5-25 as presented _____ or as amended _____.