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2021 0309 BCC MEETING

AGENDA ITEM 11.B

PURCHASE OF 1046 ACC FROM BCC AT SE QUAD OF CAMP KEAIS AND OIL WELL RD

PID 00227240009 S22 T48 R29

PID 00227280001 S23 T48 R29

Agenda Item 11.B. for the 03.09.21 BCC meeting (tomorrow) describes the purpose of buying the 1046 acres from Barron Collier Co on the southeast quadrant of the intersection of Camp Keais Strand Rd and Oil Well Rd. See Attached.

The Executive Summary indicates it is for the relocation of the fairgrounds, essential public services, hurricane debris management, EMS low income housing for Collier County's future needs. (See attached)

What it does not tell you is that in prior presentations by Commissioner McDaniel he wants to see the Fairgrounds and swamp buggy park moved to this proposed location. He has also indicated that he would like to see the current fairground location on 39th Ave NE become the new School Bus Barn Facility for Collier Co Public Schools.

Most interesting is in the documentation for this Agenda Item it appears that they are using a very old Black and White aerial photo to conceal the fact that there is an Illegal Dumping Operation currently operating on these parcels.

Looking at the 2020 aerial photos on the Property Appraisers website you can see the illegal dumping operation. Why did they not use the most recent aerial photos. The public is required to use the most current aerial photos when applying for permits.

It appears that this Agenda Item 11.B. and the documentation is created to mislead the public to:

1. Hide the fact that the landowner BCC has an illegal dumping operation,
2. Have Collier County Government purchase it, claim that they will use it for hurricane debris management, and make it legal.
3. Allow BCC to bypass the legal Conditional Use Process.

The District 5 Commissioner McDaniel would have to be aware of all this information prior to the creation of this Agenda Item, since it is his District, and he has been Commissioner for 5 years.

These are your Commissioners, let them know how you feel.

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EXECUTIVE SUMMARY

Recommendation to approve an Agreement for Sale and Purchase to acquire 1,046.19 +/- acres located on the Southeast corner of the intersection of Oil Well Road (SR 858) and Camp Keais Road owned by Barron Collier Partnership, LLLP and authorize necessary budget amendments. The total cost for this transaction is \$13,634,670.

OBJECTIVE: To acquire 1,046.19 +/- acres to facilitate the future Camp Keais Campus to facilitate future uses such as hurricane debris management and horticultural processing, potential relocation of fairgrounds, essential public services, and work force housing to effectively satisfy Collier County's immediate and future needs.

CONSIDERATIONS: During the Board's Space Planning Workshop on June 4, 2019, Core Campus #3 (Northeast Government Campus - Immokalee / Oil Well Road) potential options to maximize the utilization of this site such as repurposing the fairgrounds area was discussed. Core Campus #3 comprises Big Island Corkscrew Regional Park, Institute of Food and Agricultural Sciences, Fair Grounds, Emergency Medical Station, and Collier County Sheriff's Office Substation, Northeast Recycling Center and Northeast Utilities.

Staff was tasked with locating large tracts of land in the vicinity of Immokalee and Oil Well Roads to facilitate future uses such as, potential relocation of fair grounds, essential public services, and work force housing, hurricane debris management and horticultural processing to effectively satisfy Collier County's immediate and future needs.

Multiple sites were researched, and a favorable response was received from Barron Collier Companies. A Letter of Intent was executed by the Barron Collier Companies and the County Manager on August 5, 2019 providing for a purchase price of \$15,000 per acre.

Davidson Engineering Inc. was hired to perform environmental and site planning assessments as well as an American Land Title Association survey (ALTA). The due diligence has been completed and an extensive report has been prepared. A copy of the report is attached for reference. A Location Map is also attached.

The future Camp Keais Campus would provide a tremendous benefit to the County for relocating the fairgrounds component in Core Campus #3 as well as providing opportunities for utilization by Parks & Recreation, EMS/Fire, hurricane debris management and horticultural processing , and work force housing. The County has received a Letter of Intent from the Fair Board to purchase 100 acres from the County for that relocation. Copy attached.

Appraisals were obtained in accordance with Section 2, Subsection of Ordinance No. 2007-28 and Section 125.355(1)(b), Florida Statutes. The first appraisal from Carroll & Carroll dated January 24, 2020 valued the property at \$14,700,000. The second appraisal from RKL Appraisal and Consulting dated January 24, 2020 valued the property at \$14,160,000. The average of the two (2) appraisals is \$14,430,000. Staff negotiated a purchase price of \$13,600,470. Copies of the appraisals are attached.

Leases 1-5 shown on Exhibit B have a 30-day termination clause. Purchaser shall determine if these leases will be a requirement to terminate prior to closing.

FISCAL IMPACT: The total cost of the acquisition should not exceed \$13,634,670 (\$13,600,470 for the land and \$34,200 for a title commitment, title policy, closing costs and recording of the documents).

03/09/2021

The purchase of this property was contemplated in the 2020 Taxable Special Obligation Revenue Bond. The proceeds were deposited into the County Wide Capital Projects Fund (301) reserves. A budget amendment is needed for \$13,634,670 moving funding out of reserves and into the Camp Keais project (50224).

GROWTH IMPACT: There is no impact to the Growth Management Plan.

LEGAL CONSIDERATION: This item has been approved for form and legality and requires majority vote for approval. - JAB

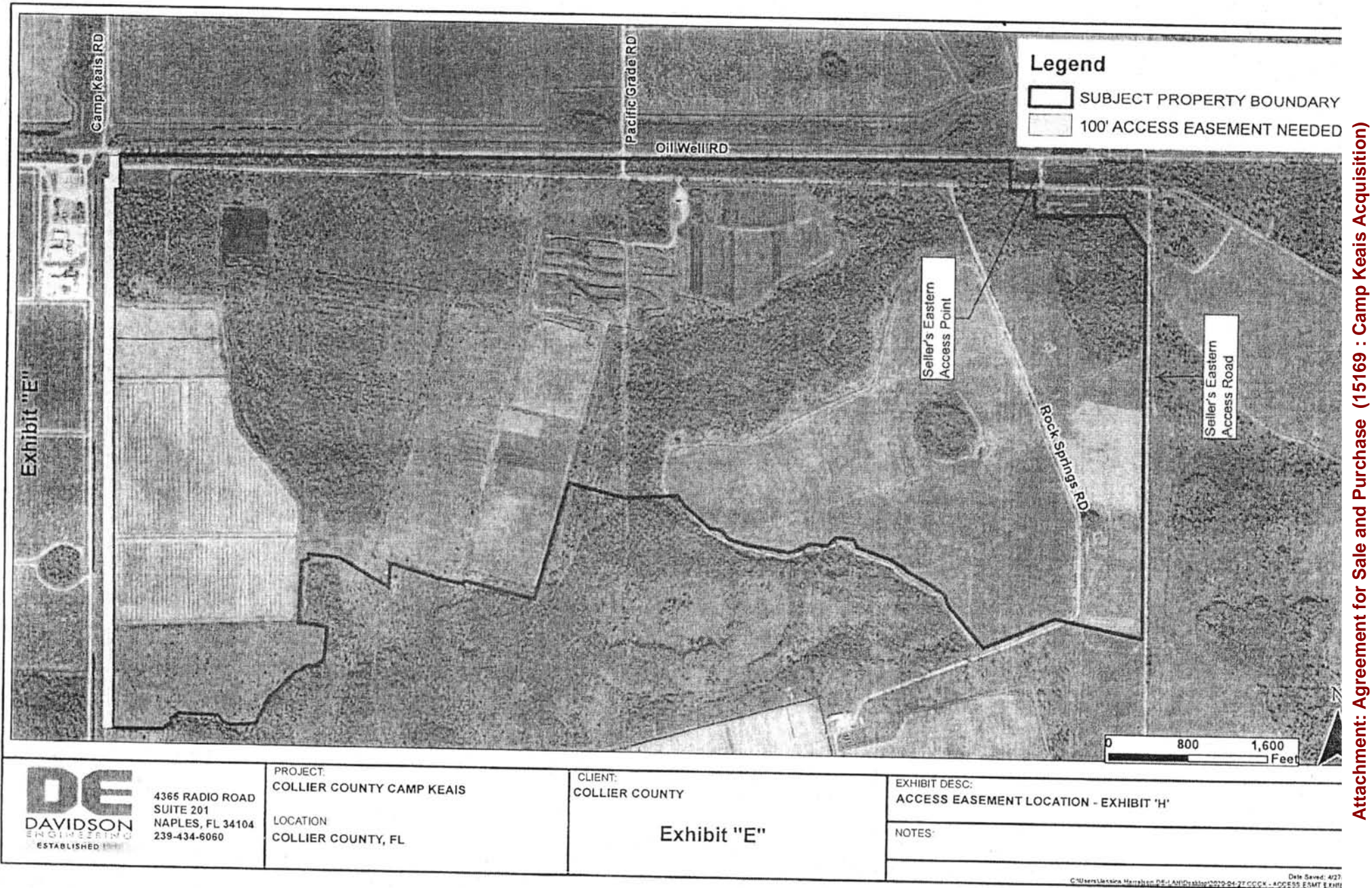
RECOMMENDATION: That the Board:

1. Approve the attached Agreement for Sale and Purchase.
2. Authorize the Chairman to execute the Agreement and any additional closing documents, and accept the Special Warranty Deed, once approved by the County Attorney's Office.
3. Authorize staff to prepare related vouchers and backup warrants for payment.
4. Authorize necessary budget amendments.
5. Direct the County Manager or his designee to proceed to acquire the Property and to follow all appropriate closing procedures, to acquire and obtain clear title to the Property, and to record any and all necessary documents (once approved by the County Attorney's Office) in the Public Records of Collier County, Florida.

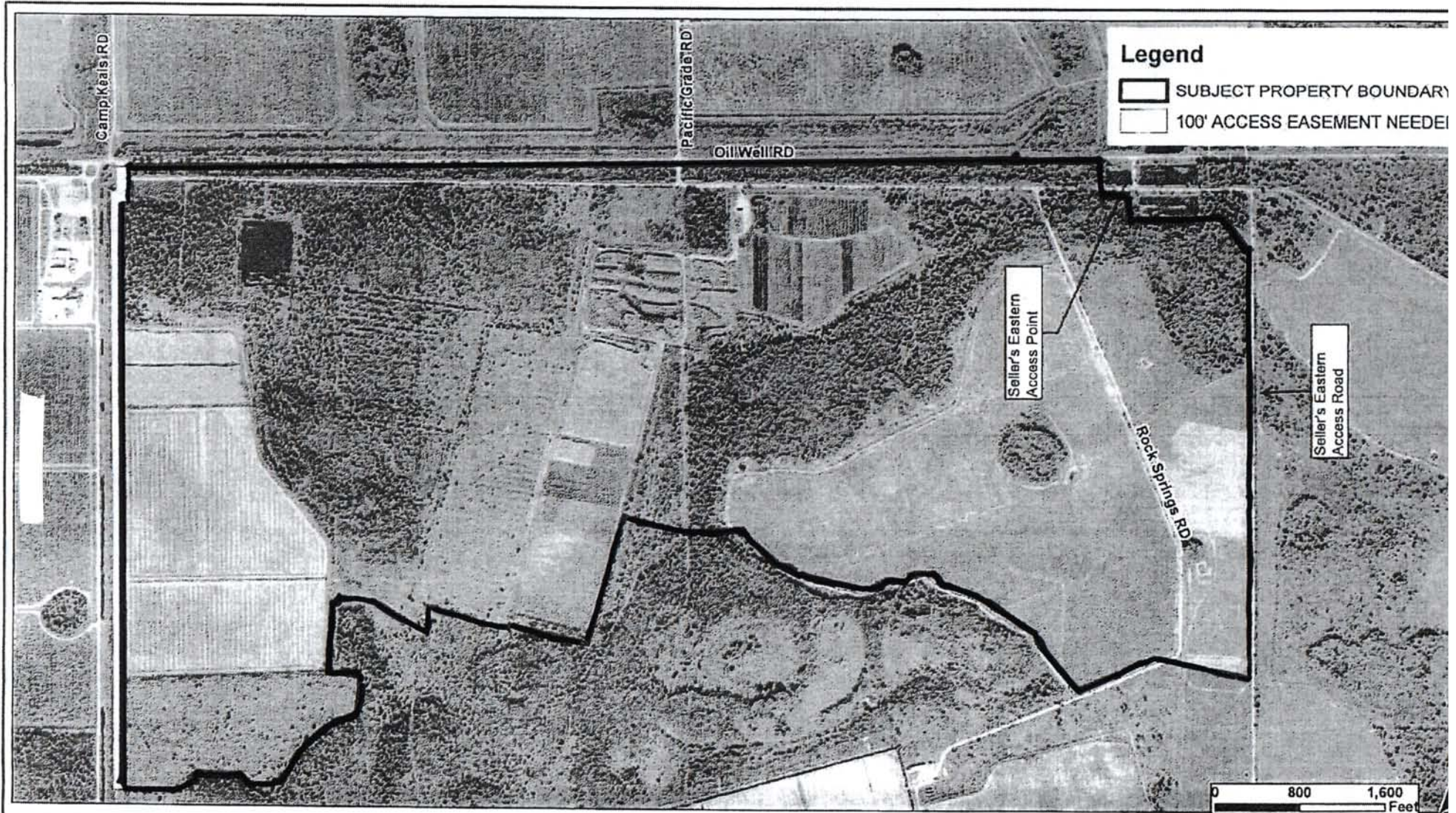
Prepared by: Toni A. Mott, Manager, Real Property Management, Facilities Management Division

ATTACHMENT(S)

1. Agreement for Sale and Purchase (PDF)
2. [Linked] 2020-04-27 CC CAMP KEAIS SITE FEASIBILITY-ZONING REVIEW (PDF)
3. Location Map_001 (PDF)
4. [Linked] RKL Appraisals (PDF)
5. [Linked] Carroll & Carroll Appraisal (PDF)
6. SIGNED MOU01192021 (PDF)



Attachment: Agreement for Sale and Purchase (15169 : Camp Keais Acquisition)



4365 RADIO ROAD
SUITE 201
NAPLES, FL 34104
239-434-6060

PROJECT:
COLLIER COUNTY CAMP KEAIS

LOCATION:
COLLIER COUNTY, FL

CLIENT:
COLLIER COUNTY

LOCATION MAP

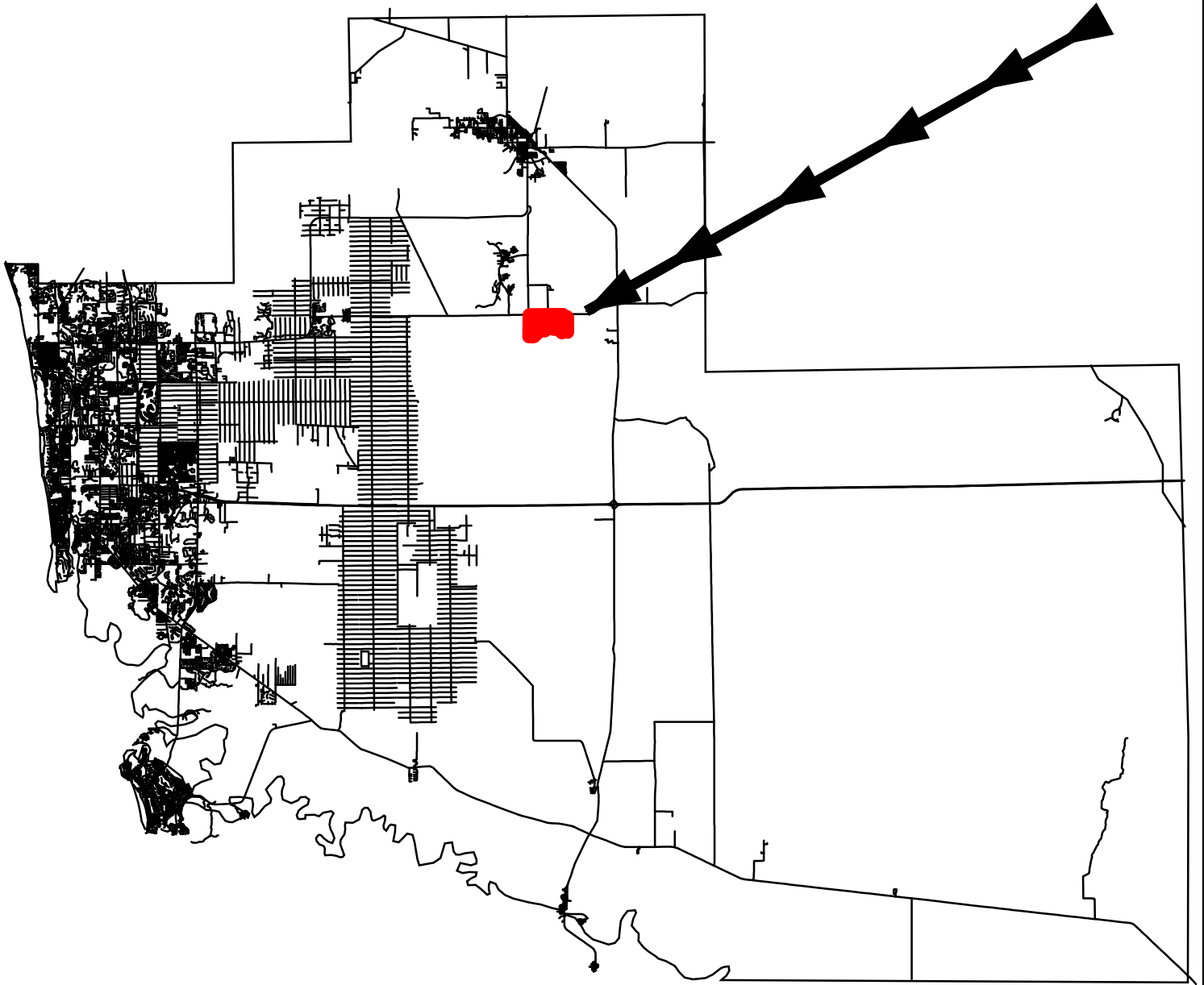
EXHIBIT DESC:
ACCESS EASEMENT LOCATION - EXHIBIT 'H'

NOTES:

Drawn By: [Name]
C:\Users\jessie_hayden\Desktop\DE-LAND\Desktop\2020-04-27\CCCK - ACCESS EASEMENT

Attachment: Location Map_001 (15169 : Camp Keais Acquisition)

PROJECT LOCATION MAP



PROJECT: PURCHASE OF CAMP KEAIS 1046 AC FROM BCC COLLIER CO, IMMOKALEE, FL

Figure 1. Project Location Map.

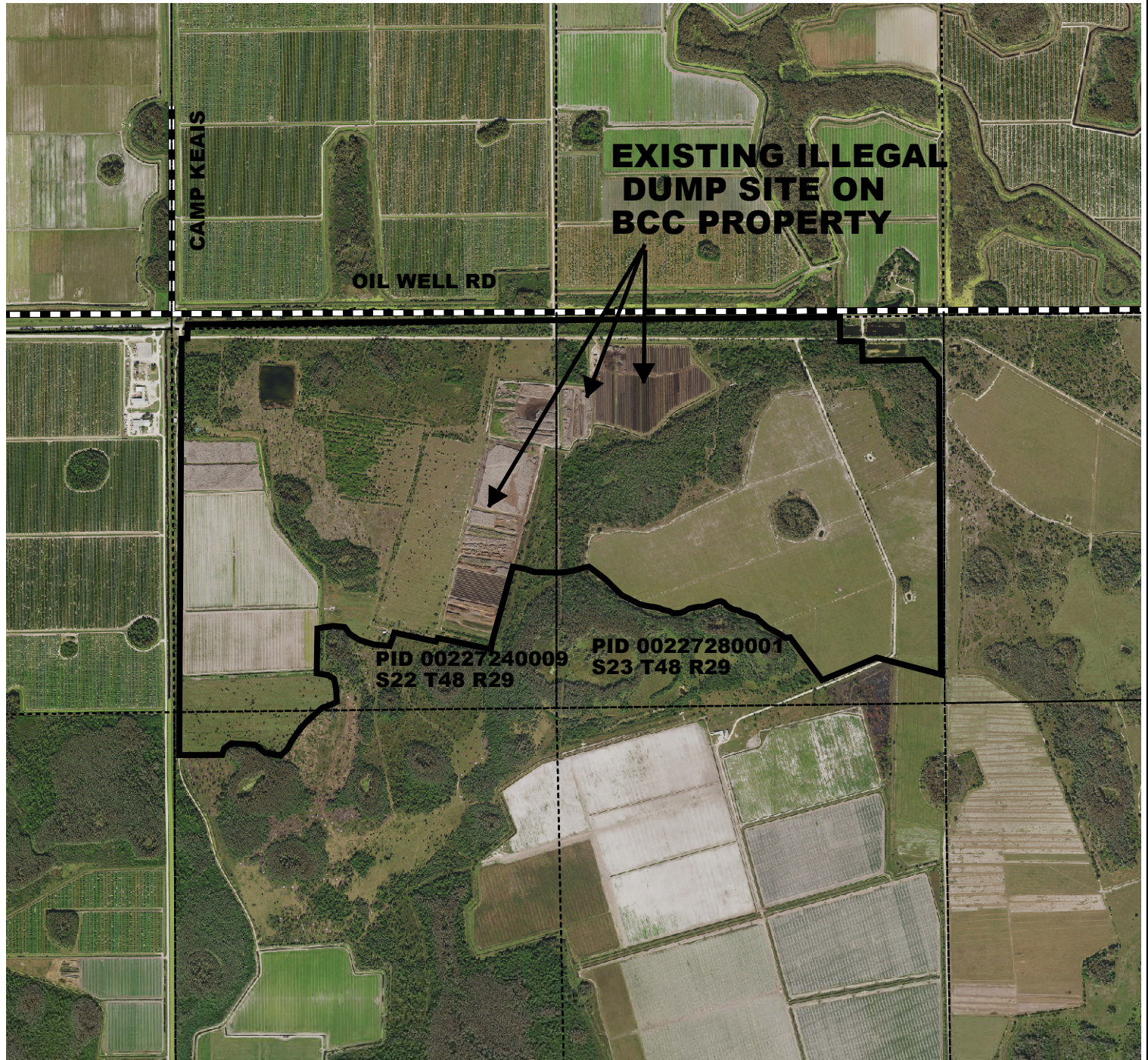
SE of the intersection of Oil Well Rd and Camp Keais, Collier Co
Immokalee, FL Sec 22,23 ; Twn 48 ; Rge 29 ; totaling 1.14 acres
PID 00227240009, PID 00227280001

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Golden Gate Estates Area
Civic Association
2631 4th St NW
Naples, FL 34120
www.ggeaca.org

PROJECT LOCATION DETAIL MAP



0 750 1,500 3,000 4,500 6,000
Feet

**SOURCE: COLLIER CO PROPERTY
APPRAISER 2020 AERIALS**

**PROJECT: PURCHASE OF CAMP KEAIS 1046 AC FROM BCC
COLLIER CO, IMMOKALEE, FL**

Figure 2. Project Location Detail Map.

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