

MINUTES OF THE MEETING OF THE CONSERVATION  
COLLIER LAND ACQUISITION ADVISORY COMMITTEE

Naples, Florida, March 12, 2007

LET IT BE REMEMBERED, that 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 Center, Naples, Florida, with the following members present:

Chairman: Bill Poteet  
Michael Delate (excused)  
Marco Espinar  
Wayne Jenkins  
Kevin Kacer  
Will Kriz  
Tony Pires (absent)  
Stan Weiner  
Mimi Wolok

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator  
Cindy Erb, Sr. Property Acquisition Specialist  
Christal Segura, Conservation Collier Land Manager  
Jennifer Belpedio, Assistant County Attorney  
Roosevelt Leonard, Collier County Real Estate Appraiser  
Amanda Townsend, Public Services Division

**I. Roll Call**

The meeting was called to order by Chairman Bill Poteet at 9:02 a.m. Roll call was taken and a quorum established.

**II. Introduce new staff member Linda Sujevich**

**Alex Sulecki** welcomed Dennis Vasey, Supervisor, Seat 3, District Board of Supervisors, Collier Soil and Water Conservation District (CSWCD) and noted that Conservation Collier Committee member Stan Weiner is also the Chairman of the CSWCD, but would not be acting in that capacity at this meeting. She then introduced the new County staff member Linda Sujevich.

**III. Approval of Agenda**

**Mr. Espinar moved to approve the agenda. Second by Mr. Kriz. Motion carried unanimously 6-0.**

**IV. Approval of February 12, 2007 Minutes**

**Mr. Kriz moved to approve the minutes for February 12, 2007. Second by Mr. Weiner.**

Wayne Jenkins noted that he had arrived to the meeting late and therefore should not have been marked “absent”.

**Motion carried unanimously 6-0.**

**V. Old Business**

**A. Partnership Proposal – Collier Soil and Water Conservation District**

**Mr. Vasey** read an introductory statement thanking Conservation Collier for allowing him to be part of the meeting and reviewed the history of how Florida’s water flow was set up years ago to drain instead of allowing standing water and how it is now a goal to reestablish the historic hydrology.

**Mimi Wolok** joined the meeting at 9:09 a.m.

**Mr. Poteet** brought out that a letter written to the Board of County Commissioners from the Collier Soil and Water Conservation District mentioning that they did not want Conservation Collier purchasing lands within Winchester Head.

**Mr. Vasey** mentioned that the purpose of Collier Soil and Water Conservation District is to conserve water. South Florida Water Management District and Big Cypress Basin are state agencies; Collier Soil and Water Conservation District are a sub agency but all entities work together. Collier Soil and Water Conservation District suggested that Conservation Collier purchase the lands from the 22 willing sellers within Winchester Head. The issue about purchasing the lands is whether the cost is reasonable. Efforts in the future will have more communication with the County. He suggested meeting together periodically and that Conservation Collier Land Acquisition Advisory Group can appoint a member to the CSWCD.

**Mr. Kriz** advised that Conservation Collier wants to cooperate and coordinate but that the letter to the BCC is an impediment and requested a new letter be written rescinding the previous letter.

**Mr. Vasey** agreed.

**Ms. Wolok** added that the letter has altered purchase of lands within the area. She does not see Conservation Collier and Collier Soil and Water Conservation District goals as incompatible. She suggested that acquisition of lands should get back online. Ms. Wolok also noted that the practical aspects of terracing may upset neighbors and that it was necessary to get the biological and process details in order to get acquisition online.

**Mr. Vasey** would like to protect property owners and receive guidance from the Land Development Code. Preservation of historic flows is a goal. Lands are purchased through grants and marketing. He believes that Collier Soil and Water Conservation District does not have to own the land, they just want to be part of managing the land. He believed that if there were problems of agreement, it was appropriate for CSWCD to approach the BCC directly as this constituted communication between elected bodies.

**Alex Sulecki** (speaking to problems of agreement) noted from a staff perspective that Mike Ramsey had come to the Conservation Collier Committee in 2004 with a similar proposal. The committee had asked for details but these were never subsequently provided.

**Mr. Vasey** stated that the request for a new letter would need to be an agenda item and that CSWCD could come back to Conservation Collier.

**Mr. Vasey** advised that lands would be posted and it may be necessary to close at times for public health and safety. He advised that lands would be open for access if suitable and discussed some potential uses like fishing and duck hunting.

**Mr. Vasey** announced that all lands held by the public in trust in Collier County are of potential interest.

Public Speakers-

**Brad Cornell, Collier County Audubon Society** raised the issue that Collier Soil and Water Conservation District propose technically engineering the lands to hold water, which is not natural and therefore not compatible with Conservation Collier.

**Pat Humphreys** mentioned that she is a resident of Golden Gate Estates and spent some time during the last year with her property flooded. She would like to know what Winchester Head will do to eliminate the flooding.

**Bridget Washburn, Conservancy of Southwest Florida** expressed concern with Winchester Head properties being altered beyond their natural capacity to treat water.

**Roosevelt Leonard, County Real Estate Appraiser** demonstrated maps for sales during 2004, 2005, and 2006 in Winchester Head. Conservation Collier was competing against buyers. Conservation Collier started out paying around \$26,000 an acre and ended with paying around \$39,000 an acre. The price for land outside of the wetlands was around \$100,000 to \$125,000 an acre. It is a good time to purchase lands now because the market is down to \$20,000 an acre. Anyone that can purchase this land with the ability to negotiate may be able to get a lower price.

**Marco Espinar** noted that the Florida Department of Environmental Protection (DEP) regulates permitting and that permitting in Winchester Head has stopped essentially due to the high cost of developing wetlands.

**Roosevelt Leonard** added that now wetland properties in Collier are marketed with a DEP report to demonstrate the amount of uplands.

## **B. Real Estate Services Update**

**Ms. Erb** gave an update on the following properties:

Cycle Four- appraisals are underway; they should be complete by the end of March.

Oetting- An offer of \$50,000 for the two properties has been made.

**Mr. Kriz** moved to approve the “**Agreement for Sale and Purchase**” of the Oetting property. **Second by Mr. Kacer.**

**Mr. Espinar** left the meeting at 9:10 a.m.

**Motion carried unanimously 6-0.**

**C. Contracts/Agreements**

**D. Conflict of Interest**

Michael Delate will read his conflict of interest at the next meeting, since he is not available today.

**E. Gawn Fishin' partnership proposal staff update**

**Mr. Espinar** rejoined the meeting at 9:11 a.m.

**Amanda Townsend, Public Services Division** mentioned that they continue to pursue acquisition of the Gawn Fishin' parcel. Staff is working on due diligence and appraisal, which has been ordered. A letter of intent has been signed by the BCC and staff is seeking buy-in from Sammy Hamilton, Mayor of Everglades City. An environmental assessment has been ordered, which is needed to continue pursuit.

**Roosevelt Leonard, Real Estate Services Dept.** advised that it will be about 45 days for the appraisal.

**Mimi Wolok** requested that the wetland area be broken out of the appraisal.

**Marco Espinar** questioned Conservation Collier funds being used for an area potentially needed for conservation under permit requirements.

**Alex Sulecki** read the Conservation Collier ordinance, which requires approval from the governing body of a municipality before acquiring lands located within that municipality's boundary, noting that the Gawn Fishin' property is with the municipal boundary of Everglades City.

**F. Starnes property update**

**Cindy Erb** reported that Mr. Starnes and his wife own 50% of the property while 1/8<sup>th</sup> and 3/8<sup>th</sup> are owned by others.

**VI. New Business**

**A. Review of submitted applications to determine whether they meet criteria and goals.**

**Ms. Sulecki** demonstrated the location of the Bailey Trust property. It is part of the flood plane for the Gordon River. Its estimated value is \$139,629.00. She feels it would be excellent access for the adjacent Conservation Collier property.

**Ms. Wolok moved to move the property forward. Second by Mr. Espinar. Motion carries unanimously 7-0.**

**B. Outstanding Advisory Committee Member Program**

Mr. Poteet will be honored at tomorrows Board of County Commissioners meeting.

**C. Program General Report**

**Christal Segura** showed photographs of the Otter Mound Grand Opening Ceremony, held March 13, 2007. Around 100 persons were in attendance including the media.

**D. Subcommittee appointments**

**Kevin Kacer** agreed to stay on the Lands Evaluation and Management Subcommittee.

**Mimi Wolok** volunteered to join the Outreach Subcommittee.

**VII. Subcommittee meeting reports**

**A. Outreach – Tony Pires, Chair**

The next meeting will be May 20<sup>th</sup>, 11:00 a.m. at Building ‘W’ conference room.

**B. Lands Evaluation and Management – Marco Espinar, Chair**

The final draft of Railhead Scrub was received. The next meeting is tentatively set for the 30<sup>th</sup> at 9:00 a.m.

**C. Ordinance Policy and Procedures – Will Kriz, Chair**

A meeting date needs to be set before the next full Committee meeting; which once set can be emailed to each Committee Member.

**VIII. Chair Committee Member Comments**

**Mr. Espinar** thanked Collier Soil and Water Conservation District for coming to the meeting.

**IX. Public Comments**

**Brad Cornell, Collier County Audubon Society** suggested looking at an ordinance change to be able to go forward with purchasing within other agency's acquisition areas where the other agency is no longer actively pursuing purchase.

**X. Staff Comments**

None

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 10:39 a.m.**

CONSERVATION COLLIER LAND ACQUISITION  
ADVISORY COMMITTEE

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Chairman Bill Poteet

**These Minutes approved by the Board/Committee on \_\_\_\_\_,  
as presented\_\_\_\_\_or as amended\_\_\_\_\_.**