

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

Naples, Florida, September 10, 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 Complex Naples, Florida with the following members present:

CHAIRMAN: Bill Poteet  
VICE CHAIRMAN: Michael Delate  
Marco Espinar  
Wayne Jenkins  
Kevin Kacer  
Will Kriz  
Tony Pires  
Stan Weiner  
Mimi Wolok

STAFF PRESENT: Christal Segura - Conservation Collier Land Manager  
Jennifer Belpidio– Assistant County Attorney  
Cindy Erb – Sr. Property Acquisition Specialist  
Alexandra Sulecki – Conservation Collier Coordinator

**I. Roll Call**

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

**Ms. Sulecki** introduced Annisa Karem as a temporary staff member.

**II. Approval of Agenda**

*Mr. Jenkins moved to approve the agenda. Second by Mr. Kacer. Carried unanimously 8-0.*

**Mr. Pires** stated that he had reviewed possible conflicts of interest on the RJS parcel application with the Assistant County Attorney Jennifer Belpedio and determinations were made that a conflict did not exist. Due to a possible conflict of interest he will not be voting on the Su application.

**III. Approval of July 9, 2007 Minutes**

*Mr. Kriz moved to approve the minutes of July 9, 2007 subject to the following changes:*

Page #5 “New Business” (2) – line #1 **Pint Ridge Road** to *Pine Ridge Road*.

Page 8 “Break”: **11:56 AM** to **10:56 AM**

Page 8 “V. New Business, paragraph 2, line 2, **filing in or dredging** to *filling in or dredging*

*Second by Mr. Jenkins. Carried unanimously 8-0.*

**IV. Old Business**

**A. Real Estate Services Update – A list of properties**

**Ms. Erb** updated the Committee on the following applications:

- **Fleischmann North** – Ms. Sulecki stated the property has a project ongoing in the permit process and this application has been delayed until the process is complete.
- **Mcllvane Marsh**
  - **Price and Scherer** - properties closed on July 16<sup>th</sup>.
  - **Connolly Tr.** - BCC approved on 5/22/07. Closing documents being prepared.
  - **RJS, LLC (1parcels)** – Accepted offer on June 22<sup>nd</sup>, Executive Summary prepared for approval.
    - At present 4 parcels acquired totaling 159.54 acres (\$1,078,500)
- **Winchester Head** – To date 7 parcels have been acquired. In addition, 106 offer letters sent out to landowners; 7 properties owners have accepted, 4 have rejected.

**B. Contracts**

**1. RJS LLC-** Ms. Erb submitted the Executive Summary for the parcel.

*Mr. Kacer moved to approve the Executive Summary. Second by Mr. Kriz. Carried 6-1. Mr. Delate voted “no.” Mr. Pires abstained.*

2. **Starnes Update** – Ms. Belpedio provided an update on the Starnes application. The following was noted:

- The property has approximately 18 existing leases containing mineral rights including surfacing mining.
- Purchaser has 55 days (expiring at the end of October) to obtain releases or terminate the agreement. Releases have been prepared for submittal to the mineral rights owners.
- The County may not need releases, could handle it through the deed language.
- The South Florida Water Management District has refused the OGM lessee’s request to open a well on District lands east of Starnes for the purpose of directional drilling beneath Starnes.

*The Committee determined that the mineral rights should be released before purchase of the parcel.*

**C. TDR Conveyance Resolution DRAFT**

Ms. Sulecki submitted and summarized the resolution for the Committee.

*Mr. Kriz moved to approve the resolution and send it to the BCC for approval subject to the following:*

Section II., (C) line 2, - exotic and solid waste removal, to “**exotic, solid waste and hazardous materials** removal”,

*Seconded by Mr. Delate. Carried unanimously 8-0.*

**D. Update - Ordinance and Purchase Policy Resolution changes**

Ms. Sulecki stated that staff’s request was on the BCC agenda for September 11<sup>th</sup> to ask the Board for direction on changing the ordinance. Once that direction is provided it will be set for a final approval hearing. Two additional changes have been suggested:

- Change the percent of the management funding split from 15% to 25%.
- Increase the time frame for the interim management plan to be due from 60 to 90 days.

*The Committee determined a subcommittee should review the changes.*

**E. Update - Winchester Head**

Ms. Erb stated that to date 7 parcels totaling 8.88 acres (\$275,000) have been acquired. In addition, 106 offer letters sent out to landowners; 7 properties owners have accepted, 4 have rejected.

**V. New Business**

**A. Cycle 5 applications – new application reports**

**1. Rivers Road Properties, Romak, Celsnak, Dyches, Su, Freitas and other late additions.**

**Ms. Sulecki** provided an presentation on the River Road application, the 9 parcels total 71.9 acres offered by 5 different property owners' properties and have a total assessed value of 4.3 million dollars. The owners are seeking a total of 7 million dollars. A cursory site assessment was prepared by the staff and a power point presentation and was reviewed by the Committee.

**Mr. Espinar** noted that he had worked for Mr. Stirns 2 years ago on one of the subject parcels, but the contract has expired.

**Ms. Belpedio** determined that he did not have a conflict of interest.

*The Committee determined that the ownership status of River Road should be determined.*

*Ms. Wolok moved to go forward with the application. Second by Mr. Kriz. Carried unanimously 8-0.*

**2. Unit 53- Trinh-2,Romack and Celsnak**

**Ms Sulecki** presented the application and stated the project was originally approved in 2004 but was halted in 2006 because of rising property values and staff was directed to stop buying for 2 years or until the property values decreased by 50 percent. Staff received several unsolicited applications and is presenting them because there is no mechanism to refuse consideration at this point. The Celsnak and "Trinh - 2" parcels are available and have been added to the application. There was discussion about whether to add the Devisse property to the group of applications. Mimi Wolok stated a possible conflict with the Devisse parcel.

**Colleen Greene**, Assistant County Attorney relieved Jennifer Belpedio at 9:53 AM.

*Mr. Kriz moved to go forward with the presented Unit 53 applications. Second by Ms. Wolok. Carried unanimously 8-0.*

**3. Dyches property – Marco Island**

**Ms. Sulecki** presented the application and stated that the property is adjacent to the Otter Mound Preserve, is 1.25 acres in size and contains a residence. The Committee reviewed a power point presentation prepared by the Staff.

**Mr. Pires** noted the parcel's location is adjacent to other County properties and other County Departments have purchased properties with structures in the past.

**Ms. Wolok** was concerned that purchasing this type of property could set future precedents for purchases of properties with homes and that is not the scope of the Committee.

**SPEAKERS**

**Jim Dyches**, spoke about the family history of the property and stated that he is willing to work with the County on the sale price of the property. He noted it is adjacent to two other County properties.

**Bill Perdichizzi** of the Marco Island Historical Society stated that the Society is interested in partnering with the County and utilizing the structure as a visitor's center.

***Mr. Delate moved to go forward with the application. Second by Mr. Espinar.***

**Mr. Jenkins** felt that the application did not meet the goals of the Conservation Collier Land Acquisition Advisory Committee.

**Mr. Espinar** requested staff to review the zoning requirements on the parcel for allowing a visitors center.

***Carried 6-2. Mr. Jenkins and Ms. Wolok voted "no."***

**4. Reid Parcel – late addition**

**Ms. Sulecki** presented the application and stated the 5 acre parcel is east of County Barn Road off Whittaker road on Sandy Lane. The Committee reviewed a power point presentation.

***Mr. Espinar moved not to proceed with the application. Second by Kacer. Motion carried unanimously 8-0.***

**5. Su parcel – Manatee Road**

**Ms. Segura** presented the application and stated that property is approximately 72 acres and located between Manatee Road and US 41. The Committee reviewed a power point presentation prepared by the Staff. The State of Florida, Department of Environmental Protection supports the purchase of this parcel, providing a written letter of support (see attachment).

*Ms. Wolok moved to go forward with the application. Second by Mr. Kacer. Carried 7-0. Mr. Pires abstained.*

**6. Freitas parcel – 62<sup>nd</sup> Ave. NE**

**Ms. Segura** presented the application and stated the property is 2.27 acres and located adjacent to the Oetting site previously acquired by the County. The Committee reviewed a power point presentation prepared by the Staff.

*Mr. Jenkins moved to go forward with the application. Second by Mr. Kacer. Carried unanimously 8-0.*

**B. ICSR Reports**

**Ms. Sulecki** reviewed the following Initial Criteria Screening Reports:

- 1. Faust** – Score: 200 out of 400.
- 2. Gascon** – Score: 228 out of 400.
- 3. Trinh – 1- Parcel addition - McIlvane Marsh** Score: 280 out of 400.
- 4. Unit 53 Trinh 2 & Romack** – Score: 237 out of 400.

**Ms. Segura** reviewed the following Initial Criteria Screening Reports:

- 5. Purpero – Score: 178 out of 400.**

**C. Interim Management Plans**

**Ms. Sulecki** presented the following Interim Management Plans for approval.

**1. Karen Property**

*Mr. Espinar moved to approve the plan as presented. Second by Mr. Delate*

**Mr. Kacer** stated that he did not want to approve the plan at this time because of an outstanding easement and lack of a maintenance plan for the walls.

**Mr. Pires** had concerns regarding Section 4.6, Public Access.

*Motion fails 8-0.*

**2. RR Land Trust**

*Mr. Kacer moved to approve the plan as presented. Second by Mr. Delate. Carried unanimously 8-0.*

**3. Oetting Property**

*Mr. Kacer moved to approve the plan as presented. Second by Ms. Wolok.*

**Mr. Wolok** questioned whether any educational grants have been pursued at this point.

**Ms. Sulecki** stated no.

*Carried unanimously 8-0.*

**D. TAME Event Report**

**Ms. Segura** provided an update on the exotic removal and related public event on a private parcel just north of Logan Woods.

**E. Conservation Collier Logo**

**Ms. Sulecki** stated Staff's interest in starting work on the Conservation Collier Logo. The Committee agreed to set an Outreach Committee meeting to provide input on the Logo.

**F. Outstanding Advisory Committee Member Program**

None.

**G. Coordinator Communications**

**Ms. Sulecki** provided the following information:

1. There has been a telephone exchange change and the entire County government will be on a single exchange of 252.
2. Handout of the South Florida Land Acquisition Update Map.
3. Section 24 Administrative Challenge is on the Counties' radar, due to new applications for properties within the section.
4. She and the County attorney are meeting with the City of Naples attorney to discuss the cities request funding for building the bike bridge for the Gordon River Greenway Project.
5. The Hamilton parcel is on the agenda for the September 11, 2007 BBC meeting. Staff has not been contacted, but the owner may be seeking more money than was offered.

**VI. Subcommittee Meeting Reports**

**A. Outreach – Tony Pires, Chair**

None.

**B. Lands Evaluation and Management – Kevin Kacer, Chair.**

Committee met on August 24<sup>th</sup> to review Karen, RR Land Trust and Oetting Interim Management plans. Currently reviewing final plan for Otter Mound and will meet on October 11, 2007.

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

A meeting will be scheduled to discuss the Ordinance issues of Section 4-D of today's meeting.

**VII. Chair Committee Member Comments**

None

**VIII. Public General Comments**

None.

**IX. Staff Comments**

None.

**There being no further business for the good of the County, the meeting was adjourned by order of the chair at 11:22 A.M.**

**Conservation Collier Land Acquisition Advisory  
Committee**

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**Bill Poteet, Chairman**

These minutes approved by the Board/Committee on October 8  
as presented \_\_\_\_\_ or as amended X.