

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

Naples, Florida, October 8, 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”, 3rd Floor, Collier County
Government Complex Naples, Florida with the following members present:

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

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

I. **Roll Call**

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

II. Approval of Agenda

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

III. Approval of September 10, 2007 Minutes

Mr. Jenkins moved to approve the minutes of September 10, 2007 subject to the following changes:

Page #5 - line #1 parcels to parcel's

Page #7 Item G.4, line #2 cities request funding to "*City's request for funding*"

Page #3 Item #2 - bullet point #4 line #1 District has refuse to "*refused*"

Second by Ms. Wolok. Carried unanimously 8-0.

IV. Old Business

A. Conflicts of Interest – member statements

- **Ms. Wolok disclosed a conflict of interest regarding the both Virginia Devisse parcels, including the application for late submission being voted on today**
- **Mr. Pires disclosed a conflict of interest on the Kaye Homes application, RJS parcel application and the Su parcel application**

B. Real Estate Services Update – A list of properties

The following updates were provided:

- **Fleischmann North** – Ms. Sulecki reported that there is no conflict with the permits to separate the parcel, and staff are reviewing the existing approved Florida Communities Trust Management Plan to make sure Conservation Collier can accommodate any commitments.
- **Mcllvane Marsh**
 - **Connolly Tr.** – Scheduled to close on October 30th
 - **RJS, LLC (1parcels)** – Hope to close on October 30th
- **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.

C. Contracts

1. Starnes – Tentative closing date of 11/30/07.

Ms. Sulecki received a letter from Crew Land and Water Trust addressed to the Chairman Jim Coletta dated October 4, 2007 supporting staff's request for a 60-day extension to resolve the oil, gas and mineral issues. She has received the geologic report from the State and there is a "good chance there are mineral deposits in the area".

2. Winchester Head – To date 106 offer letters have been sent out, 21 accepted, 5 rejected, 14 undecided and 2 returned undeliverable; 5 agreements will be presented today.

The following agreements were offered:

1. Berman Trust, Richard F. 1.14 ac. \$25,800
Ms. Wolok moved to accept the agreement and recommend it to the Board of County Commissioners for approval. Second by Mr. Kriz. Carried unanimously 8-0.
2. Armes, William C. 1.14 ac. \$25,800
Mr. Delate moved to accept the agreement and recommend it to the Board of County Commissioners for approval. Second by Ms. Wolok. Carried unanimously 8-0.
3. Medina, Alfredo 1.14 ac. \$25,800
Mr. Jenkins moved to accept the agreement and recommend it to the Board of County Commissioners for approval. Second by Mr. Kriz. Carried unanimously 8-0.
4. Rickard Trust, Wandae 1.14 ac. \$25,800
Mr. Jenkins moved to accept the agreement and recommend it to the Board of County Commissioners for approval. Second by Mr. Delate. Carried unanimously 8-0.
5. Cisco Est., Fredricka 1.59 ac \$36,570
Mr. Pires moved to accept the agreement and recommend it to the Board of County Commissioners for approval. Second by Mr. Delate. Carried unanimously 8-0.

D. Update – Ordinance and Purchase Policy Resolution changes

Ms. Sulecki reported the Ordinance has been advertised and is scheduled for the Board of County Commissioners for 10/23/07. No changes were made in percentages between acquisition and management. Mr. Kriz will attend and represent the Committee.

E. Update – Florida Communities Trust (FCT) Grant for the CDC property

Ms. Sulecki applied for the FCT Grant which received a score of 160 points; the application is on the edge of funding. Ms. Sulecki is appearing in Tallahassee at the Florida Communities Trust Board Selection Committee meeting on 11/2/07 to request up to 10 points for a project excellence award. Andrew McElwaine of the Conservancy of Southwest Florida will be present on another item and will support the application. She has requested letters of support from Naples Pathway Coalition and League of Women Voters.

V. New Business

A. Cycle 5 applications – new application reports

1. Pepper Ranch

Ms. Sulecki introduced the Pepper Ranch application. There are 10 parcels totaling over 2500 acres on the North and West side of Lake Trafford. The parcel is surrounded on the north and west by conservation land. It is adjacent to the Collier County ATV Park. The Committee viewed a power point presentation. It is a late application in the Cycle and was received on September 12, 2007. The following points were noted:

- The Crew Trust and the Collier County Department of Parks and Recreation may be willing to partner with the purchase
- Upon restoration actions, the Ranch potentially contains 1300 – 1800 Panther Habitat Units which may be banked to satisfy future County requirements
- Soil boring tests estimate 30 million tons of concrete quality rock exists on the parcel; the owners are willing to release the mineral rights
- The site contains 3 oil wells, with a lease for oil for the life of the wells
- The Audubon Society has completed a survey of the property

Ms. Wolok moved to approve the late submission to the cycle and that the application meets the goals of the Collier County Land Acquisition Advisory Committee. Second by Mr. Weiner.

Discussion followed and it was noted there are some private properties adjacent to the site and a question was asked if the road to access them traverses the property.

Tom Taylor, a representative of the owners, stated that the road does not traverse through the ranch.

Mr. Pires noted that the Stewardship Easement Agreement should be reviewed. He also noted that the goal of the program is to encourage preservation of land, not purchasing mitigating measures for panther or other habitats.

Motion carried unanimously 8-0.

2. NGEE Unit 53

Ms. Sulecki stated the previous Trinh-2, Romak and Celsnak were in the application, subsequent to this, the Berman, Stiffler and Devisse parcels have requested addition to this Cycle 5 application. The Committee viewed a power point presentation on the application.

Mr. Kriz moved to accept all Unit 53 applications for consideration. Second by Mr. Jenkins.

The parcels were voted on separately.

The motion carried unanimously 8-0 for the Berman property
The motion carried unanimously 8-0 for the Stiffler property.
The motion carried unanimously 7--0 for the Devisse property. Ms. Wolok abstained.

B. ICSR Reports

The Committee reviewed the following Initial Criteria Screening Reports:

1. **Kaye Homes** - Score: 221 out of 400 (presented by Ms. Segura)
2. **Mayr** - Score: 210 out of 400 (presented by Ms. Sulecki)
3. **Freitas - Score:** 254 out of 400 (presented by Ms. Segura)
4. **Dyches** – Score: 206 out of 400 (presented by Ms. Hennig)

With regard to the Dyches property, Ms. Hennig noted that the appraised value is \$1,570,000, \$749,000 for the residence. The final purchase price will be based on the value of the parcel less the value of the residence as the Dyches may be willing to donate the value of the residence.

Ms. Wolok noted that the ordinance screening criteria doesn't address properties containing structures.

Ms. Sulecki noted that the ordinance does contemplate purchasing properties with structures.

Mr. Delate requested a detailed cost analysis at the December meeting, house vs. land, etc. and a selling price required by the Dyches.

Mr. Poteet noted that the operation of keeping the residence would be an on-going maintenance expense and to include these estimates in the cost analysis.

C. City of Naples funding request for Gordon River Greenway Bridge

Ms. Sulecki submitted a memorandum to the Committee she sent to the Board of County Commissioners regarding an update on Conservation Collier Dollars for City of Naples Gordon River Greenway Bridge. The City of Naples requested \$500,000 for the construction of the bridge. The funding request has now been increased by the Board of County Commissioners to \$1,000,000. The funding would require the County to have an interest in the Bridge and a unified management plan in place for disbursement of the money. It will be submitted as a Project Proposal to the Committee for a recommendation to the Board of County Commissioners

Mr. Poteet requested that the matter be referred to the Land Evaluation and Management Subcommittee for review when the Project Proposal becomes available.

D. Scenic Highway Designation for US 41

Ms. Sulecki noted an error in the newspaper stating that Conservation Collier supported the US 41 Scenic Highway Designation when the letter was actually the position represented by the Staff of Conservation Collier. At the meeting, the Metropolitan Planning Organization recommended to the Florida Department of Transportation the de-designation of US 41 as a Scenic Highway.

E. Outstanding Advisory Committee Member Program

None.

F. Coordinator Communications

Ms. Sulecki provided the following information

- *The next meeting will be at the Community Development and Environmental Services Center on November 16th at 2pm at Room 609/610 of the Mr. Poteet and Mr. Weiner will not be present.*
- Joe Hamilton submitted an e-mail requesting his property be reconsidered. The e-mail was distributed to members. The matter will be placed on the November 16th CCLAAC agenda for action.

VI. Subcommittee Meeting Reports

A. Outreach – Tony Pires, Chair

The Committee will meet on October 16th at 11:00AM building W Conference room to review the Conservation Collier logo.

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

Committee will meet on October 11th to review the final Management Plan for Otter Mound Preserve and the 15% vs. 25% funding issue.

C. Ordinance Policy and Procedures – Will Kriz, Chair

The Committee met and discussed a possible change in the Ordinance considering that 15 % of the funding should be allocated to management. No recommendation was agreed upon and it was the general consensus that more data is needed to come to a recommendation. Any request for increase may be coordinated with the next budget cycle.

VII. Chair Committee Member Comments

Mr. Jenkins questioned the status of the Melaleuca tree left in place at the Logan Woods site.

Ms. Segura noted it was left standing and has been girdled, treated with herbicide and will be removed if determined a hazard.

VIII. Public General Comments

A. Brad Cornell of the Collier County Audubon Society addressed the Committee regarding the 12 ½ acre parcel of wetland associated with the Fleischmann North application. He noted the following:

- The project has a Florida Communities Trust Grant that reimburses the County for a portion of the purchase costs. As Conservation Collier moves forward in reimbursing the Collier County Department of Transportation/Stormwater, it is important that Collier County should reduce the costs by the portion of the FCT grant allocated to the wetlands
- The value assigned to the property should be reduced by the cost of mitigating the wetlands
- The Committee should review the existing Florida Community Trust Management Agreement
- Conservation Collier's Ordinance may prohibit the purchase of land for mitigation of other County projects

Ms. Sulecki noted that there is no language in the Ordinance prohibiting purchasing land for mitigation measures.

Ms. Belpedio, Assistant County Attorney, agreed and noted it is on a case by case basis.

Mr. Pires stated that it is not addressed in the Ordinance but the original intent of the Program was for Conservation purposes, not mitigation.

B. Bridget Washburn of Conservancy of Southwest Florida stated that the purchase of the Dyches parcel is not consistent with the intent or goals of the Conservation Collier program and funds would be better allocated to other purchases.

Mr. Kacer requested inclusion of the costs to renovate the Dyches residence to current building codes be included in the information provided to the Committee previously requested under item V-B. – 4.

IX. Staff Comments

Ms. Segura noted all the exotics have been treated on the Wetwoods preserve.

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 11:00 A.M.

**Conservation Collier Land Acquisition Advisory
Committee**

s/Will Kriz, Vice Chair

Bill Poteet, Chairman

October 8, 2007

These minutes approved by the Board/Committee on 11/16/07
as presented _____ or as amended X.