

February 9, 2009

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

Naples, Florida, February 9, 2009

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
Wayne Jenkins
Michael Delate
Tony Pires (Excused)
Jeffrey Curl
Mimi Wolok

ALSO PRESENT: Jennifer White, Assistant County Attorney
Cindy Erb, Real Property Management
Alexandra Sulecki, Conservation Collier Coordinator
Melissa Hennig, Principal Environmental Specialist

I. Roll Call

Chairman Poteet called the meeting to order at 9:00am

II. Approval of Agenda

Mr. Espinar moved to approve the agenda subject to the following revision:

Item V. New Business as follows:

C. Outstanding Committee Member

D. Coordinator Communications

Second by Mr. Delate. Carried unanimously 7-0

III. Approval of January 12, 2009 Minutes

Mr. Kriz moved to approve the minutes of the January 12, 2009 meeting. Second by Mr. Jenkins. Carried unanimously 7-0.

IV. Old Business:

A. Real Property Management Update – A-list properties

Cindy Erb, Real Property Management provided the following updates:

RJS, LLC. – Owner accepted offer.

Winchester Head – 2 agreements for Conservation Collier consideration today.

Unit 53 – Closed on 8 parcels, other closing continue. Final 2 agreements for Conservation Collier consideration today.

Camp Keais – Closings underway.

B. Staff report on 1-27-09 Board approval of cycle 6 Active Acquisition List

Alex Sulecki, Conservation Collier Coordinator submitted the document “*Conservation Collier Cycle 6 Approved Active Acquisition List*”, dated January 27, 2009 and map “*Conservation Collier Acquired and Cycle 6 BCC Approved.*” It was noted the Board of County Commissioners approved the list presented by Conservation Collier 3-2. The BCC moved the Stirns and Paganes properties from the A-list to the C-list because the parcels contained structures.

C. Pepper Ranch update

Alex Sulecki stated the Pepper Ranch property closed. The following was noted:

- The Easement was granted (to Barron Collier Investments) for historic use of the access, no utility or improvements which affect the value of the Conservation lands or Panther Habitat Units are allowed;
- There is an escrow account for the potential loss of Panther Habitat Units.
- There is an escrow account for the pending value of the easement.
- If an alternate access to the Barron Collier property is obtained prior to 2013, any funds in the escrow account retained by the County would be remitted to the seller.

D. Contracts

1. **Winchester Head: Ponce – 1.14 acres; Pacheco – 2.27 acres**

Cindy Erb provided the following Executive Summaries and attached agreements for approval:

“Approve for Sale and Purchase for 2.27 acres within the Winchester Head Multi –parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$37,900 (Pacheco)” dated February 9, 2009.

Approve for Sale and Purchase for 1.14 acres within the Winchester Head Multi –parcel Project under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$19,300 (Ponce)” dated February 9, 2009.

Mr. Jenkins moved to approve the Executive Summaries as presented. Second by Ms. Wolok. Carried unanimously 7-0.

2. NGGE Unit 53: Tauber – 5 acres; Rey (2 parcels) – 2.83 acres each

Cindy Erb provided the following Executive Summaries for approval:

“Approve for Sale and Purchase for 5.66 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$91,100 (Rey)” dated February 9, 2009.

Approve for Sale and Purchase for 5.00 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$80,300 (Tauber)” dated February 9, 2009.

Ms. Wolok moved to approve the Executive Summaries as presented. Second by Mr. Kriz. Carried unanimously 7-0.

E. Conveyance proposals update – staff

Benfield Road – Alex Sulecki contacted Tom Levangie (landowner’s representative) to determine if removing the requirement for a Phase I Environmental Assessment would prompt the owners to re-nominate the properties for acquisition consideration by the Program. She has not had a reply.

Calussa Reserve – no contact.

V. New Business

Item A. was heard after item C.

A. Presentation: South Florida Water Management District – District Project Priorities

Clarence Tears, Director of Big Cypress Water Management Basin for South Florida Water Management District presented a slide show on the District Priorities for restoration in the area highlighting the following:

- Historic concepts were to drain the land in South Florida and develop residential and agricultural lands uses.
- The current concept is to restore the water flow to its existing courses.
- Historically the ground was saturated with water for longer periods of time.

- Nutrients and/or chemicals are more likely to enter the systems today due to the development of the land.
- He provided an overview map of historic and current water flows indicating it historically moved freely through the County.
- The construction of the canals in the region in the 1960's interrupted these flows.
- There are now 4-5 major outlets of the flows when in the past it was primarily sheet flow.
- The outlets are Henderson Creek, Picayune System at Port of the Isles, Cocahatchee and Gordon River, etc.
- Transfer of Development Rights properties provides opportunities to restore historic flows.
- The concept is to have the restoration plans in place and implement it through future actions as opportunities arise (direct acquisition of properties, work with land developers during the development process, utilizing Programs like Conservation Collier, etc.)
- He used the Pepper Ranch and Winchester Head properties (and related connections) as examples which could assist in implementation of the restoration plans.

Alex Sulecki reviewed future strategies for the Conservation Collier Program. She provided the following maps "*Conservation Collier Properties Commission Districts*"; Florida Department of Environmental Protection "*Conservation Lands and Waters*"; "*Collier MPO 2030 Long Range Transportation Plan*" for review. She noted the following:

- There has been some discussion by the Board of County Commissioners regarding equitable distribution of acquisitions (it was noted the Ordinance does not require "equitable distribution" specifically by Commission Districts but that this is one way of examining the topic).

It was noted properties in District 3 and 4 are the most expensive to acquire.

B. Cycle 7 Applications received

Alex Sulecki presented an application for the Narsiff -2 parcel, previously submitted in cycle 4 and noted the following:

- It is located South of Immokalee Road East of the Corkscrew Sanctuary
- It is not visible from a public road or highway.
- The parcel accesses Friendship Lane, a private easement.
- Listed species wading birds were observed on-site.
- The surrounding lands area agriculture with the Jones Earth Mine in the vicinity.
- It is characterized by Pine Flatwoods and Wet Prairie.

Mr. Kriz moved to not consider the parcel in Cycle 7. Second by Mr. Espinar. Motion carried unanimously 7-0.

C. Outstanding Advisory Committee Member

Marco Espinar was selected as Outstanding Advisory Committee Member for February 2009.

D. Coordinator Communications

Alex Sulecki recommended the following:

- A Subcommittee to review the concept of contacting surrounding landowners of A-list properties slated for acquisition by the Program to identify potential issues such as the Barron Collier Investment Easement issue that arose with Pepper Ranch.
- A Subcommittee to review the concept of utilizing one appraisal (as opposed to 2) for properties valued under \$1M. It was noted Staff should review the concept of utilizing a "review appraiser" in potential purchases.

VI. Subcommittee Meeting Reports

A. Outreach – Tony Pires, Chair

None

B. Lands Evaluation and Management – Marco Espinar, Chair

Meeting held last week, which discussed public access on the parcels the Program has acquired.

Ms. Wolok recommended the Committee re-evaluate the scoring criteria for the parcels acquired by Conservation Collier.

C. Ord. Policy and Procedures – Will Kriz, Chair

None

VII. Chair Committee Member Comments

- Mr. Kriz and Mr. Jenkins are leaving the Committee. Staff and the Committee recognized their service to the Program.
- Annisa Karim is leaving the County to take a position in Lee County.

VIII. Public General Comments

None

IX. Staff Comments

Alex Sulecki also recognized Mr. Kriz and Mr. Jenkins' service to the Committee

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:04 A.M.

**Conservation Collier Land Acquisition Advisory
Committee**

February 9, 2009



Bill Potteet, Chairman

These minutes approved by the Board/Committee on 3-9-09
as presented _____ or as amended AS