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 AM in REGULAR SESSION in Building “F” of the Government Complex, East Naples, Florida, with the following members present:

CHAIRMAN: Bill Poteet
  Michael Delate
  Marco Espinar
  Ellin Goetz - Absent
  Wayne Jenkins
  Will Kriz
  Brent Moore
  Tony Pires
  Mimi Wolok

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator
  Cindy Erb, Senior Property Acquisition Specialist
  Michael Pettit, Chief Assistant County Attorney
  Christal Segura, Environmental Specialist
I. Roll Call

The meeting was called to order by Chairman Bill Poteet at 9:01 AM. Roll call was taken and a quorum established.

II. Approval of Agenda

Ms. Sulecki noted that item “V. Old Business, C. Contracts/Agreements, a. Collier Development Corporation (tentative)” will not be addressed.

Ms. Wolok added ‘BCC meeting presence’ for discussion under item “V. Old Business, D. Fleischmann / Caribbean Gardens Property update”

Mr. Espinar moved to approve the agenda. Second by Mr. Pires. Carries unanimously 6-0.

III. Approval of October 10, 2005 Minutes

“Trust Republic Land” should read “Trust for Public Land”.

Chairman Poteet moved item “V. Old Business, D. Fleischmann / Caribbean Gardens Property update” for consideration at this time.

Chuck Carrington gave an update on the Fleischmann / Caribbean Gardens Property; noting that the Board of County Commissioners will be considering the item under “10. E.” on the agenda at the November 15th meeting. Two choices will be given to the Board of County Commissioners to purchase parcels 1, 2, 3, and 10 for $41.5 million, or to purchase parcels, 1, 2, 3, 10, 11, and 12 for $45.5 million. Part of the purchase contract will be a lease agreement set up between Trust for Public Land and the Zoo that will be assigned to the County upon the closing of the lands. Closing is arranged for December 19th. Mr. Carrington demonstrated the parking arrangement on the overhead screens. Parcels 3 and 10 will be utilized as a connecting roadway for public access. Parcel 13 is slated for purchase by a developer who will investigate gaining access through Bear Paw.

Ms. Sulecki noted that upon closing with the Trust for Public Land an application for parcels will be requested.

Brent Moore joined the meeting at 9:17 AM.

Chairman Poteet resumed discussion on the minutes.

Mr. Moore moved to approve the minutes of October 10, 2005. Second by Mr. Delate. Motion carries 4-3.
Changes and additions to minutes as recommended by Ms. Sulecki are as follows:

- Page 3. item “C. Fleischmann/Caribbean Garden Property Update” changing language to “Once the Trust for Public Land becomes the owner then an application will be sought for parcels the Trust for Public Land chooses to sell to Conservation Collier. Parcels can only be purchase at appraised value according to purchase policy.”
- Page 6. item “3. Wojtys, Randall; Wojtys, Richard; Snow” should read “Corkscrew ‘Swamp’”. The motion was suggested to be a separate item #4. Under item “C. Letter of appreciation from CCLAAC to Kathy Prosser Brovard (Chair drafting)” removal of (Chair drafting) was recommended.
- Page 7. item “F. Subcommittee membership” was recommended to say “Mr. Moore volunteered to join the Outreach Subcommittee.” Item “VII. Subcommittee Meeting Reports, B. Lands Evaluation and Management – Marco Espinar, Chair” the second bullet point should have read “Watkins/Jones draft property inter-management plan was reviewed”. Item “VII. Subcommittee Meeting Reports, D. 2006 Referendum – Mimi Wolok, Chair” was suggested to have the additional language “Ms. Sulecki advised the brochure was listing Conservation Collier milestones was almost complete”
- Page 8. item “X. Staff Comments” was recommended to replace “An update sheet on all property values” with “An update sheet on third cycle properties”.

Ms. Erb noted on page 3 under “Collier Development Corp. Parcel” the sentence “written appraisals are expected today” should be struck.

Mr. Kriz moved to approve the minutes of October 10, 2005 as amended. Second by Mr. Delate. Motion carries 6-1 with Mr. Pires opposed.

Chairman Poteet returned discussion to item “V. Old Business, D. Fleischmann / Caribbean Gardens Property update”.

Ms. Wolok has plans to attend the Board of County Commissioners meeting on November 15th.

It was suggested that any Committee members that are able to attend, do so.

IV. Introduction on new Staff Member, Christal Segura

Ms. Sulecki introduced Christal Segura highlighting her attributes. She will be full time under the title Environmental Specialist, with the main duty of property management. She has three years of Code Enforcement experience. She had worked for Miami Dade County as a Naturalist, and Biologist, along with working in the Environmentally Endangered Lands program.

V. Old Business:
A. Real Estate Services Update on Status of A-list Properties

Update by Ms. Erb:

- **Golden Gate Unit 53 Red Maple Swamp Preserve**- An offer was made on two contiguous parcels totaling 10.26 acres which has been accepted. A new application has been received for a 5.7 acre parcel, an appraisal has been ordered, and an offer should be made soon.
- **North Fleischmann Parcel**- Waiting for determination of what portion of the property is available for conservation.
- **Talon Land Group Parcel**- Determination of possible land for Conservation Collier is still underway.
- **Collier Development Corp. Parcel**- An offer was accepted.
- **MacIntosh Parcel**- Closed on October 14th.
- **Winchester Head**- November 1st the Board of County Commissioners approved the Lockwood agreement, closing date is tentative for December 16th. No new applications have been received.

B. Update on School Board Section 24 parcel

Update by Ms. Sulecki:

- **School Board Section 24**- The Board of County Commissioners approved the contract with future road right of way stipulations on September 27th. New information was given on the Counties ability to contract with a private buyer to purchase the property and hold it until the up coming growth management plan amendments occurred that would change the parcel to sending lands. The private party would then have TDRs that could be separated and then the parcel could be sold back to Conservation Collier at a reduced price.

C. Contracts/Agreements

a. **Collier Development Corporation**

   Continued

D. Fleischmann / Caribbean Gardens Property update

Previously addressed.

E. 3rd Cycle Property Updates
Update by Ms. Sulecki:

- Review of Information Packet and ranking procedure.
- Review of chart “Cycle 3 Willing Seller and Cycle 2 B-list Properties”
  * STR” on the chart represents Section, Township and Range.
  * Chart shows “Assessed Value” which are the most recent values given by the property appraiser.
  * “Estimated Appraised Value” can be changed to “Estimated Value”
  * O- represents owner nominated, M- represents mail out, and N represents nominated under the “Application” category.
  * Category “FF” shows if the property is within another agencies acquisition boundary.
  * A key will be added to the chart.
- Review of Conservation Collier Property Summary update.
  * Milano - The property is under contract. One of the problems with this property is access. A bridge for access would cost approximately one million dollars. Zoning rules prohibit the adjacent business owner from providing parking. Ms. Wolok suggested applying for a variance.

Mr. Jenkins joined the meeting at 9:46 AM.

Brad Cornell, Audubon Society and Audubon Florida noted that the flow way in this area is natural. The berms on the road way prevent the water from flowing across the property. The parcel should be considered important because it is strategic part of the flow way.

* Campbell - There are TDRs attached to the property. The property owner would like to have the best value for the simplest transaction.

* Peters - Updates reviewed.
* TIG Corporation - Updates reviewed. A response from Parks and Recreation as to the interest in a dock on this land is anticipated.
* Schutt - No updates.
* Camp Keais Strand - Updates reviewed. The property is within the Rural Lands Stewardship Area which means it has Stewardship Credits. It is also within two State acquisition boundaries, Florida Forever and South Florida Water Management District. State partnership has been very difficult to execute. The private sector has interest in partnership, in order to separate the Stewardship Credits and then donate the underlying lands to the State.
* Narsiff-1 - No updates.
* Narsiff-2 – No updates.
* Wojtys(2)-Snow – No updates.
* Brochu – No updates. This parcel's vegetation has not been previously cleared.
* Anderson – No updates.
* Abercia – The ponds on the property are regulated by water management. Some of the lands have not been designated as to their definite use. **Mr. Scott, Transportation** has the understanding that a new signal will be put in at this location.
* Blake – Estimated value changed.
* Haaga – The value has decreased. A developer has purchased surrounding areas and would be willing to have open discussion. Some surrounding residents have sent letters expressing interest in the property not being developed.
* Longner – Access difficulties.

VI. New Business:

A. Ranking Review

**Ms. Sulecki** reviewed “Conservation Collier Ranking Procedure October 2005” (see attachment).

**Mr. Pettit, Chief Assistant County Attorney** would like Committee Members to contact him prior to filling out any paper for a voting conflict.

Committee Members expressed no interest in having an evening meeting for ranking. Rankings will then occur on the regularly scheduled meeting of December 12th.

**Ms. Sulecki** reviewed the spread sheet “Cycle 3 Properties November 2005” (see attachment). Tony Pires noted several errors in the “Estimated Values” and staff to correct these.

B. Outstanding Advisory Committee Member Program

None

C. Coordinator General Report

**Ms. Sulecki** gave a presentation including the following points:

- No permits have been requested for Units 53 and 65.
- She will be attending a conference later this week.
- A final draft brochure “Conservation Collier Land Acquisition Program” was given to Committee members.
- Ms. Sulecki will sign Ms. Goetz name on the letters to Ms. Prosser.
• Otter Mound suffered the most hurricane damage.

D. Discussion on ADA compliance – trail surface material

Ms. Sulecki gave a presentation including the following points:

• Trails or a percentage of the trails within the properties need to be in compliance with the Americans with Disabilities Act.
• Ms. Sulecki looked at three different types of surfaces, crushed limestone with wood boarder, plastic lumber and an aggregate material and requested quotes from contractors. The contractors have not responded.
• Ms. Sulecki already had a quote on a crushed limestone with wood boarder walk that has been approved and will be executed.

Mr. Jenkins suggested looking into asphalt.

E. Naming new preserves

Ms. Sulecki will solicit for four property names via newspapers along with schools in the vicinity of the properties. She will also provide examples.

Mr. Poteet would like to have the names displayed from roadways.

VII. Subcommittee Meeting Reports

A. Outreach – Ellin Goetz, Chair

None

B. Lands Evaluation and Management – Marco Espinar, Chair

There will be a meeting at the conclusion of this meeting. The Watkins/Jones property was discussed at the prior meeting.

C. Ordinance Policy and Procedures – Will Kriz, Chair

None

D. 2006 Referendum – Mimi Wolok, Chair

None

VIII. Committee Member Comments
None

IX. Public General Comments

None

X. Staff Comments

None

There being no further business for the good of the County of Collier the meeting was adjourned at 10:49 AM.

CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE

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Chairman Bill Poteet