

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

Naples, Florida, September 12, 2005

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 - Excused  
Wayne Jenkins  
Will Kriz  
Tony Pires  
Mimi Wolok

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator  
Cindy Erb, Senior Property Acquisition Specialist  
Michael Pettit, Chief Assistant County Attorney

**I. Roll Call**

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

**II. Approval of Agenda**

**Chairman Bill Poteet approved the agenda.**

**Ms. Sulecki** noted that “Medina- Winchester Head” under “IV. Old Business, B. Contract/Agreements” will not be covered today.

**III. Approval of August 8, 2005 Minutes**

**Mr. Pires** move to approve the minutes of August 8, 2005. Second by **Mr. Delate**.

**Wayne Jenkins** arrived at 9:02 AM.

Changes include page six “Counties” should read “County’s”, along with page nine it should have read “County Manager” not “County Commissioner”.

**Carries unanimously 6-0.**

**IV. Old Business:**

**A. Real Estate Services Update on Status of A-list Properties**

**Update by Ms. Erb:**

- Red Maple Swamp Preserve- Closed on a 2.75 acre parcel on August 19<sup>th</sup>. Total acquisition of 15 parcels, 30.28 acres. No new applications have been received.
- North Fleischmann Parcel- Waiting on determination of what portion of the property is available for conservation. **Ms. Sulecki** added that the land is being cleared for road access, and one of the ponds. In conjunction with the Storm Water Department an upland wetland survey is being done; the cost will be split.

**Marco Espinar** arrived at 9:03 AM.

- Talon Land Group Parcel- Determination of possible land for Conservation Collier is still underway.
- Watkins Jones Parcel- Closed August 19<sup>th</sup>.
- Collier Development Corp. Parcel- An offer was made and accepted for two parcels, bringing the total to 47.93 acres.

- School Board Unit 24 Parcel- The agreement will be presented to the Board of County Commissioners on September 13<sup>th</sup>; pending approval closing is scheduled for September 23<sup>rd</sup>.
- MacIntosh Parcel- The agreement will be presented to the Board of County Commissioners on September 13<sup>th</sup>; pending approval closing is scheduled for October 28<sup>th</sup>.
- Winchester Head- Offers have been made on two parcels with verbal acceptance. Total acquisition of 6 parcels, 7.74 acres. No new applications have been received.

**V. New Business:**

**A. Fleischmann/Caribbean Gardens Property update**

**Update by Chuck Carrington:**

- A fourth appraisal has been completed; minor adjustments are being made after Mr. Carrington's review.
- Mr. Mudd will be presenting the numbers tomorrow in order to make another offer to the Fleischmanns.

**B. Sunbelle Groves – Evaluation Determination**

**Ms. Sulecki** gave a Power Point Presentation including the following points:

- Four out of Six criteria were met for this property. It may not fulfill the purposes of Conservation Collier due to the substantial protection from conversion to another use. A vote of at least five members will be needed to continue the evaluation.
- The parcel has been fallow land since 2001-2002.
- It is naturally flooded; therefore had to be pumped to farm.
- Some of the surrounding lands are owned by the Collier Family.
- It is a Priority One Panther Habitat.
- (Photographs shown)
- Owner has control over access, recreational use, and leasing for purposes subject to Federal and State regulations.
- An owner wanted the conveyance of a message that an advantage to the purchase of the property would be the acquisition of the hunting, fishing and recreational rights. A party is interested in leasing the site for duck hunting and airboats.
- Interest has been expressed on the willingness to sell for approximately \$228,000 as long as the remainder of the amount could be claimed as a donation for Federal Tax purposes.

**Mr. Kriz moved for no further evaluation on the parcel. Second by Mr. Jenkins.**

Discussion occurred on the land quality. It is the understanding of **Ms. Sulecki** that the land cannot be farmed.

**Ms. Wolok** feels that it is a waste of the tax payer's money to spend funds on protected lands.

**Motion carried 6-1 with Mr. Pires opposed.**

**C. ICSR Presentation**

**1. Camp Keais Strand Properties**

**Power Point Presentation review of Initial Criteria Screening Report for Camp Keais Strand Sections 31-32 by Ms. Sulecki including the following points:**

- There are 19 parcels totaling 194.77 acres that have been submitted out of 814 acres.
- The land is located about 3 miles north of the Florida Panther National Wildlife Refuge.
- The State of Florida has interest in partnering, but would insist on holding the title.
- Easement access only.
- All properties would cost about \$338,000 with each acre being around \$1,500 to \$2,000.
- Contact of land owner representatives has been made to inquire about potential for partnership involving private purchase of stewardship credits.

Questions were addressed.

**Mr. Espinar** suggested use of land for primitive hunting recreation.

**2. Narsiff-1**

**Power Point Presentation review of Initial Criteria Screening Report for Narsiff-1 by Ms. Sulecki.**

**3. Narsiff-2**

**Power Point Presentation review of Initial Criteria Screening Report for Narsiff-2 by Ms. Sulecki.**

Questions were addressed.

**Mr. Kriz** expressed little interest in either Narsiff property.

**D. LDC amendments (2<sup>nd</sup> cycle) update**

**Ms. Sulecki** provided a copy of the update to the Committee members and addressed questions. She will look into the definition of “Conservation Collier Lands”.

**Mr. Pires** would like “B.1.E.”, and “G.1.F” looked into regarding the language, along with the definition of “passive recreation”.

**E. 2006 Referendum language**

**Mr. Poteet** reported that the language previously approved by this Committee was reviewed for a legal opinion.

**Ms. Wolok** is happy with the language, but would like to address the issue of adding bonding language.

**Mr. Pettit** noted that the outside council found the language fine for purpose of determining voter sentiment.

**Brad Cornell** felt that adding the bonding language would cause confusion. He also recommended removing the words “be authorized to” from the current language as this would be confusing since Commissioners do not legally require voter authorization for levying in each budget year and may decide differently at a future date.

**Mr. Pettit** suggested the language be changed to “Shall Collier County continue to acquire”,

**Mr. Pires moved to eliminate the language “be authorized to”.  
Second by Mr. Espinar.**

**Mr. Pettit** felt that the bonding issue would be indicated in the Executive Summary.

**Mr. Poteet** stated for the record that he was against the bonding issue being on the ballot, due to possible voter confusion.

**Motion carried 7-0.**

**F. Draft letter of appreciation for Kathy Prosser**

**Mr. Poteet** will draft a letter specifically to Ms. Prosser.

All of the Committee was in favor of having the current letter drafted by Ellin Goetz sent out.

**G. Outstanding Advisory Committee Member Program**

None

**H. Coordinator General Report**

**Update by Ms. Sulecki:**

- No permits have been reported for Winchester Head according to DEP.
- An updated willing seller list was provided.
- The MacIntosh contract, the Executive Summary to transmit recommendation to stop purchases in Winchester Head for ninety days, and the recommendation for Brent Moore to be the new Committee Member for Conservation Collier will be on the Board of County Commissioners consent agenda tomorrow.
- The School Board Unit 24 Parcel contract will be on the Board of County Commissioners regular agenda tomorrow.
- Ms. Sulecki will be in attendance at the Board meeting to address questions.
- A draft brochure has been created to outline Conservation Collier accomplishments.

**VI. Subcommittee Meeting Reports**

**A. Outreach – Bill Poteet, Chair**

Ellin Goetz is now the Chair of Outreach.

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

There will be a meeting at the conclusion of this one.

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

Next meeting date is to be scheduled.

**D. 2006 Referendum – Mimi Wolok, Chair**

Issues have been addressed. Appreciation was expressed toward subcommittee members.

**VII. Committee Member Comments**

**Mr. Espinar** thanked Mr. Cornell for his comments.

**VIII. Public General Comments**

None

**IX. Staff Comments**

None

**There being no further business for the good of the County of Collier the meeting was adjourned at 10:44AM.**

**CONSERVATION COLLIER LAND ACQUISITION  
ADVISORY COMMITTEE**

---

**Chairman Bill Poteet**