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 the Board Meeting Room E third floor, Administration Building, of the Government Complex, 3301 East Tamiami Trail, Naples, Florida, with the following members present:

CHAIRMAN: Kathy Prosser
Bill Poteet
Michael Delate
Tony Pires
Marco Espinar
Ellin Goetz – Excused Absence
Wayne Jenkins
Will Kriz
Mimi Wolok

Collier County Staff: Alexandra Sulecki, Program Coordinator
Cindy Erb, Senior Property Acquisition Specialist
Michael Pettit, Chief Assistant County Attorney
I. Roll Call

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

II. Approval of Agenda

Mr. Espinar moved to approve the agenda. Second by Mr. Delate.

Ms. Sulecki made the addition of “V. E. Referendum 2006 draft language” to the agenda.

Carries unanimously 7-0.

III. Approval of May 9, 2005 Minutes

Mr. Jenkins moved to approve minutes. Second by Mr. Delate. Carries unanimously 7-0.

IV. Old Business:

(Mr. Pires arrived 9:03AM)

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

Ms. Erb:

* Agreement Language in the surveys has been modified to require surveys if existing; all future contracts will contain this language with the exception of the School Board Property.

* Golden Gate Unit 53- Thirteen parcels have been acquired totaling 25.64 acres.

* Goddard Agreement- Pending the BCC approval on June 14th the closing is scheduled for July 8th.

* Sill Agreement- Pending the BCC approval on June 14th the closing is scheduled for August 19th.

* North Fleishman Parcel- Once the design has been approved; staff will be working with transportation to determine what will be available for conservation.

* Talon Land Group Parcel- Determination of possible land for Conservation is still underway.

* Malt Property- The closing occurred on June 10th.
* Watkins Jones- The agreement was approved on May 24th. A favorable Phase One Environmental Audit was received, indicating no apparent pollution problems. The closing is scheduled for August 19th.

* Collier Development Corp. – Appraisals will be ordered.

* School Board Unit 24 Parcel- The School Board staff will be reviewing the offer on June 23rd; if accepted the agreement will go to the BCC in July.

* Macintosh Parcel- Coordination’s are being made with transportation for a future right-of-way on roads Logan and Pine Ridge. An offer will be made once appraisals are received.

* Winchester Head- A 1.14 acre parcel was acquired on May 27th.

* Lubbers Agreement- As a result of the board’s approval on May 24th the closing would occur August 5th.

* Cooke Agreement- As a result of the board’s approval on May 24th the closing would occur July 22nd.

* Moreno Agreement- This agreement consists of two parcels and has a scheduled closing date of July 8th.

* Two additional applications have been made. Appraisals for these properties have been ordered; upon receipt offers will be made.

B. Contracts/Agreements – Sill, Moreno, Goddard

Ms. Sulecki:

*Sill- (Review location and price as stated in Executive Summary)

Ms. Wolok moved to approve the Executive Summary for Sill. Second by Mr. Delate. Carries unanimously 8-0.

* Moreno- (Review of location and price as stated in Executive Summary)

Mr. Poteet moved to approve the Executive Summary for Moreno. Second by Mr. Delate. Carries unanimously 8-0.

* Goddard- (Review of location and price as stated in Executive Summary)

Mr. Jenkins moved to approve the Executive Summary for Goddard. Second by Mr. Poteet. Carries unanimously 8-0.
C. Recommended changes to scoring format, adding TDR-based bonus points: Lands Evaluation & Management Subcommittee

There is a three tier system of points based on the level of TDRs being withdrawn from the property. The development rights of the property are removed and points are given. It was difficult to work out a system or points when the TDR system has not been executed. It was suggested that a point system be set up due to the fact that they didn’t want Conservation Collier to purchase properties with TDRs, it was suggested to sever property rights before the property was sold to Conservation Collier. A suggestion was made to wait to reevaluate and determine if there will be a demand for the TDR program.

Speakers:

Nancy Payton, Florida Wildlife Federation- Ms. Payton recommended to adopt a policy not to purchase lands within the sending area due to the Commissioners having adopted a policy that provides land for free. Last week the Commissioners adopted amendments to the growth management plan that provide three additional TDRs; the base line TDR with early program initiation bonus, second by exotic removal with a management program, and third by conveying land to Conservation Collier or a public conservation entity. The County should not have to compete with Conservation Collier.

Brad Cornell, Collier County Audubon Society- Rural fringe sending lands and rural lands stewardship areas are two different types of sending lands. The rural fringe sending lands have the TDRs attached to them. Mr. Cornell suggested to stay within the boundaries of the ordinance and continue to seek acquisition of the rural fringe sending areas while promoting the use of TDR credit severance. Conservation collier has an educational role.

Nichole Ryan, Conservancy of South West Florida- Work on a set of policy procedures as a parallel track for sales and donations of land.

Ms. Sulecki- There is a process available.

Mr. Delate moved to use the outreach committee and mailers for public education, and not to make any formal policy on the bonus program until such time when the effectiveness of the TDR program can be determined. Second by Mr. Espinar. Carries 7-1 with Mr. Pires apposed.

The subject should go back to the subcommittee to be brought forth at a later time.

V. New Business:

A. Cocohatchee Creek Preserve “stovepipe” – neighbor requests to purchase

Ms. Sulecki:
A correction needs to be made on the summary the closing actually occurred on July 1st.

(Review of Executive Summary) There is a small piece of property that is under a fifth of an acre that is not accessible with the trail. The Welch family that the property abuts is interested in purchasing this small portion to control their buffer from the road. Sale of land acquired with funds from the Conservation Collier Trust fund is required to follow the goals of the program. The sale of the land would go under the following goals:

* Welch family will place a permanent conservation easement over the property.
* A stipulation can be placed for the property to remain free of exotics.
* The property is too small to be used for a trail or by people and wildlife other than small birds, and it is separated from the main portion of the property by the Cocohatchee Creek. It is a maintenance obligation.
* Funds from the sale would return to the Acquisition Trust Fund for purchase of other lands.

The property can be sold under the Florida Statues as a private sale satisfying the following criteria:

* The property is too small to be issued a building permit
* It is only of use to the Welch family

A tentative value of $25,800.00 has been given.

Mr. Pires expressed concern about the Welch’s ability to expand their home due to the potential created set back.

Mr. Poteet moved to deny the sale of a piece of the Cocohatchee Creek Preserve property. Second by Mr. Pires. Carries unanimously 8-0.

B. Campbell Property – Initial Criteria Screening Report

Ms. Sulecki:

(Review of the Initial Criteria Screening Report) There is no direct access to this parcel and utilities and transportation do not have interest in it. It could potentially be used for development of one single family home. (Review of photographs) It was the owner of the property that showed interest in the purchasing of this property.

Mr. Espinar moved to deny the property. Second by Mr. Pires. Due to no need to vote at this time Mr. Espinar withdrew his motion.

C. Peters Property – Initial Criteria Screening Report

Ms. Sulecki:
(Review of the Initial Criteria Screening Report) The five acres the owners wish to sell is not visible from the road but the owners are willing to provide an access corridor from Rookery Lane. Native wildlife has been observed. The Utility department is interest in the property for a well site. The owners of this property contacted Ms. Sulecki directly about its purchase. They are willing to consider selling an easement with public access as an alternative to fee simple.

Michael Pettit will research the possibility of this being a nonconforming lot. If sale of the 5 acres would make this lot nonconforming, fee simple sale cannot occur.

D. Caribbean Gardens – Staff update

Ms. Sulecki:

Staff met on May 23rd to discuss what areas of this property are best suited. The Zoo sits on parcel 1. Parcels 3 and 10 are likely to be used for parking and public access. Parcels 2, 11, 12, 13, 14, and 15 were evaluated for potential purchase of Conservation Collier. Two County appraisals of the property along with the appraisal from the Fleischmann’s are being reviewed. The completion of the contract is projected for July or September. An application is going to be made in order to keep this property in the current cycle.

E. Referendum 2006 draft language

Ms. Wolok noted that the language is still in the draft process. The County Manager is the one that needs draft the language. It is not known if that process has begun. Mr. Pettit suggested a meeting with Bill Lorenz, Ms. Sulecki, the County Manager and himself. Mr. Poteet distributed his suggested language. This new language was discussed including the use of “water resources” and “75 million”, along with the possible use of a statement followed by a question.

(10:26 Mr. Pires left the meeting)

Nicole Ryan, Conservancy of South West Florida suggested to either not mention the $75 million or just say three quarters of a million until 2013.

Nancy Payton, Florida Wildlife Federation suggested staying with the wording of “environmentally sensitive lands”, and spending the $75 million first.

Ms. Sulecki attended a web cast conference last week given by the Local Government Environmental Assistance Network, International City County Management Association, Trust for Public Lands, and the US Environmental Protection Agency. Some recommendation given were:

* Start developing the language early on
* Poll the public
* Use qualifiers like - protection of water resources
* Understand deadlines
* Have a champion on the Board

**Brad Cornell, Collier County Audubon Society** noted that the question is to find out if the voters are willing to fund more that $75 million. The words “beyond” or “above” were suggested.

This will be taken back to subcommittee after the meeting with the County Manager. Mr. Pettit will generate a new draft.

**F. Annual Public Meeting – Staff report**

**Ms. Sulecki:**

The annual public meeting for Conservation Collier occurred on June 7th before the BCC to give an update on the status of the committee. (Review of presentation given to the Board) At the Cocohatchee Creek Preserve the Sheriff’s workers assisted in placing the ground up exotic mulch for the trail.

**G. Outstanding Advisory Committee Member Program**

None

**H. Coordinator General Report**

**Ms. Sulecki:**

* There is no DEP permitting activity in Winchester Head or North Golden Gate Estates Unit 53 (Red Maple Swamp Preserve) at this time
* The web-site is being restructured and has received 3,466 visitors.
* The target protection mailing went out, with no return applications, but there has been substantial telephone contact from owners interested in selling lands in Section 31 & 32, Township 47 Range 47. Seventeen (17) applications have been mailed out. Four hundred and fifty (450) letters were sent out. Two hundred (200) more letters will be sent out. Applications have a due date of August 15th.
* Ms. Sulecki attended a S.W.I.M. meeting June 1st. A reconnaissance report is being prepared on the Naples Bay watershed. Five (5) of the Conservation Collier properties are within the Naples Bay watershed, and staff will be alert for any partner funding that becomes available.

**VI. Subcommittee meeting reports**

**A. Budget – Ellin Goetz, Chair**

No report.

**B. Outreach – Bill Poteet, Chair**
There will be a meeting after adjournment of this meeting.

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

Meeting occurred on May 11th, report was already given but thanks go out to Ms. Wolok and Mr. Jenkins.

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

Language has been drafted to address the TDRs in the Purchase Policy. (Draft language was distributed by Will Kriz) The subcommittee will continue examination. Volunteers are welcome; the next meeting will be June 22nd at 4: PM.

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

Ms. Wolok and Ms. Sulecki have been working on language for a brochure to demonstrate Conservations Colliers accomplishments.

**VII. Committee Member Comments**

This will be Ms. Prosser’s last meeting as chair and member due to relocation. She will be resigning her position as of June 23, 2005. She articulated the honor to have been on the committee.

**VIII. Public General Comments**

None

**IX. Staff Comments**

Ms. Sulecki expressed congratulations and gratitude to Ms. Prosser. A new chair will be elected the next meeting. Community members interested in the committee can fill out an application.

**X. Adjournment**

There being no further business for the good of the County of Collier the meeting is adjourned at 10:57AM.

**CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE**

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Chairman Kathy Prosser