CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE

Naples, Florida, May 9, 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 the Board Meeting Room E third floor, Administration Building, of the Government Complex, 3301 East Tamiami Trail, Naples, Florida, with the following members accounted for:

CHAIRMAN: Kathy Prosser – Excused Absence
VICE CHAIR: Bill Poteet – Present, serving as ACTING CHAIR
     Michael Delate - Present
     Tony Pires – Arrived at 9:02 am
     Marco Espinar – Arrived 9:02 am
     Ellin Goetz – Arrived at 9:22 am
     Wayne Jenkins - Present
     Will Kriz - Present
     Mimi Wolok - Present

Collier County Staff: Alexandra Sulecki, Program Coordinator:
     Cindy Erb, Senior Proper Acquisition Specialist:
     Michael Pettit, Chief Assistant County Attorney
The Conservation Collier Land Acquisition Advisory Committee meeting was called to order by the Chairperson, Bill Poteet, May 9th, 2005 at 9:00am.

I. Roll Call

II. Approval of Agenda

Ms. Sulecki: I would like to amend the agenda by adding “V.B. Ammann Property – Evaluation determination”.

Mr. Jenkins moved to approved agenda with corrections. Second by Mr. Delate. Carries unanimously 5-0.

III. Approval of April 11, 2005 Minutes

Mr. Jenkins moved to approved minutes. Second by Mr. Delate. Carries unanimously 5-0.

IV. Old Business:

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

Ms. Erb:

* Golden Gate Unit 53- April 29th there was a closing on a 5.5 acre parcel, 13 parcels have been acquired, totaling 25.64 acres. The offer for a 2.73 acre parcel was accepted along with an offer for a 1.59 acre parcel. The agreements should be presented at the next meeting

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

* Talon Land Group Parcel- DCA is reviewing proposed changes to the GMP.

* Malt Property- BCC has approved the agreement for sale and purchase. Closing is scheduled for June 10th.

* Watkins Jones- The agreement will be presented for approval and recommendation to the BCC. If approved it will be scheduled for May 24th on the BCC agenda. Closing would then be scheduled for July or August.

* Collier Development Corp. – The upland wetland survey has been received. Appraisals will be ordered.
* School Board Unit 24 Parcel- The School Board staff will be reviewing the offer on June 2nd; if accepted the agreement will return to this board in June. BCC will then be scheduled for late June.

* McIntosh Trust Parcel- Coordination is occurring with transportation for a future right-of-way on roads Logan and Pine Ridge. An offer is to be made.

* Winchester Head- Offers were sent out for 9 parcels with 6 parcels being accepted. On April 26th the BCC approved an agreement for a 1.14 acre parcel with the closing scheduled for May 27th.

* Fallowfield Agreement- The executive summary approval is scheduled for tomorrow's meeting. The closing is scheduled for June 24th.

* Lubbers Agreement- Pending the board’s approval this agreement will be scheduled for the BCC agenda on May 24th. Closing would occur in July.

* Cooke Agreement- May 24th this agreement will be on the agenda of the BCC. With a potential closing in July.

B. Contracts/Agreements

Ms. Sulecki:

* School Board- Ms. Sulecki will be attending the School Board meeting on June 2nd 2: PM.

* Fallowfield- (Review of Executive Summary) The price of the property should be written as $37,000 not $40,000; this will be corrected for the board.

Mr. Delate moved to approve the Executive Summary for Fallowfield. Second by Mr. Pires. Carries unanimously 7-0.

* Cooke- (Review of Executive Summary)

Mr. Kriz moved to approve the Executive Summary for Cooke. Second by Mr. Espinar. Carries unanimously 7-0.

* Lubbers- (Review of Executive Summary) The price of the property should be written as $37,000 not $40,000; this will be corrected for the board.

Mr. Delate moved to approve the Executive Summary for Lubbers. Second by Mr. Espinar. Carries unanimously 7-0.

* Watkins- (Review of Executive Summary) The price of the environmental site assessment cost was actually $2,500; this will be corrected for the board.
Mr. Kriz moved to approve the Executive Summary for Watkins. Second by Ms. Wolok.
Mr. Kris moved to amend motion to approve purchase subject to clarification of legal access and survey.

Surveys of the properties and legal access can be looked into further.

Carries unanimously 7-0.

Ellin Goetz was not present and did not vote on these issues.

V. New Business:

A. Milano Property – Initial Criteria Screening Report

Mr. Pires chose not to participate just as a caution due to a potential conflict, as he stated he is acting as attorney for a neighboring property, Olde Cypress.

Ellin Goetz arrived.

Ms. Sulecki: (Review of Initial Criteria Screening Report) (Reference to Power Point presentation) There isn’t any vehicular access; only walking access. This property is going to be connected to a lot of other preserve lands. This seems to suggest more of a positive than a negative.

Discussion of access to the property by a bridge would be estimated to have a cost of 2 to 5 million dollars, or a shared parking agreement with the commercial site to the west.

Brad Cornell, Collier County Audubon Society - This general area is a targeted restoration area within the Southwest Florida Feasibility Study. This is an excellent parcel for restoration.

B. Ammann Property – Evaluation determination

Ms. Sulecki: The ordinance states that if a parcel does not meet the criteria and the purposes of Conservation Collier that it can be brought forward and only continue evaluation with a positive vote of 5 or more committee members. At this time it does meet the criteria but not the purposes. The owner has a soft offer of $675,000. The taxes are around $530,000 a year. Access is difficult. If Conservation Collier purchased the land Rookery could repurchase the parcel.

Mr. Jenkins moved not to move forward with the Ammann Property. Second by Mr. Kriz. Carries unanimously 8-0.

C. Discussion on disposal of properties that no longer serve program goals
Mr. Jenkins expressed concern about purchased properties that are not able to fulfill goals.

Mr. Kriz suggested exchange for properties with development rights.

Nichole Ryan, Conservancy of Southwest Florida- It is good to look into the future, but it is suggested to look into this after the referendum.

Mr. Cornell- There is a “train wreck” coming in Golden Gate Estates due to a hole in planning. There is no way to mitigate some problems now other than buying lands. North Golden Gate Estates Unit 53 (Red Maple Swamp Preserve) and Winchester Head are good choices for acquisition.

This can be looked at further with the Committee headed by Mr. Kriz.

D. Discussion of drafted Referendum 2006 language

Ms. Wolok: There was significant time spent on the language of the Referendum.

Open discussion on potential use of the word “continue” earlier on in the document. There is a limit of 75 words.

Mr. Pires moved to add the words “continue to” into the second paragraph in between the words “Shall Collier County be authorized” and “acquire, preserve”. Seconded. Carries unanimously 8-0.

Mr. Petit will take the Referendum to outside counsel and bring it back. It will also be sent to the environmental community by Ms. Sulecki in order to get their input. Members of the committee can individually state that they support or do not support the Referendum and also state that they are part of this committee but they can not speak for the committee.

E. Annual Public Meeting – final discussion

The annual public meeting was scheduled for tomorrow but it was moved to June 7th due to the full agenda. Ms. Sulecki will be giving a 15-20 minute Power Point presentation which will also be distributed to this committee.

F. Outstanding Advisory Committee Member Program

No nominations.

G. Coordinator General Report

Ms. Sulecki:
* The County Manager can approve names of preserves but he has asked that we get the Board of County Commissioners’ approval.

* There are no new Department of Environmental Protection (DEP permits in Unit 53 or Winchester Head.

* Cocohachee Creek Preserve had a clean-up day with around 60 participants. (Pictures shown). Wayne Jenkins and Joe Delate, Parks and Recreation Dept. both volunteered their time, which was much appreciated.

* The target protection area mailing strategy resolution was approved by the board, so letters will be going out this week.

* There are two new site visits to be done (location shown on chart).

VI. Subcommittee meeting reports

A. Budget – Ellin Goetz, Chair

No report.

B. Outreach – Bill Poteet, Chair

The next meeting will be after the June Conservation Collier meeting. Methods of accelerating purchase of properties in Unit 53 and Winchester Head will be discussed.

C. Lands Evaluation and Management – Marco Espinar, Chair

The next meeting will be May 11th 4: PM on Horseshoe Dr. Preserve management status, format of the TDRs and scoring of properties will be discussed.

D. Ordinance Policy and Procedures – Will Kriz, Chair

The sub-committee will meet following this meeting. Discussion will be over TDRs and how they are dealt with while acquiring properties.

E. 2006 Referendum – Mimi Wolok, Chair

It is appropriate for the County to offer impartial educational materials about the accomplishments of Conservation Collier. The next meeting will be June 16th 4: PM on Horseshoe Dr.

VII. Committee Member Comments

The most powerful communication tool is the web site. It needs to be kept up to date.
VIII. Public General Comments

George Fogg- There is a concern about the ultimate use of the properties. Each of the properties needs to be evaluated on how they can be used by the public without detracting from their conservation value.

IX. Staff Comments

Management plans are developed for each property.

X. Adjournment

There being no further business for the good of the County of Collier the meeting is adjourned at 10:35AM.

CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE

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Acting Chairman, Bill Poteet