CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE

Board Meeting Room, 3rd Floor, Administration Building
3301 Tamiami Trail, Naples, Florida 34112
9:00 o’clock a.m., November 10, 2003

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 O’clock a.m., in REGULAR SESSION in Board Meeting Room E, 3rd Floor, Administration Building, 3301 Tamiami Trail, Naples, Florida, with the following members present:

Members: Michael Delate
         Wayne Jenkins
         Linda Lawson
         Bill Poteet
         Will Kriz
         Ellin Goetz
         Ed Carlson
         Marco Espinar
         Kathy Prosser

Collier County Staff: Alex Sulecki; Bill Lorenz; Michael Pettit, Assistant County Attorney; Assistant County Attorney; Chuck Carrington, Roosevelt Leonard, Real Estate Services
- The meeting was called to order at 9:00 o’clock a.m.

I. ROLL CALL
   Present:     Michael Delate, Wayne Jenkins, Linda Lawson, Bill Poteet, Ed Carlson, Marco Espinar, Kathy Prosser

   Absent:  Ellin Goetz, Will Kriz, excused

II. APPROVAL OF MINUTES
    The minutes of the meeting of October 20, 2003, were approved unanimously.

III. APPROVAL OF AGENDA
     No changes were made to the agenda.

IV. OLD BUSINESS
4(a) Updates on Property Reports
    Malt Property  Conservation Collier cannot partner with Florida Forever to purchase Malt property because of policy differences. Alternatives to guidelines will be investigated. Amendment to ordinance should be looked into.

    Hack Living Trust  There are 3.2 million dollars in liens on property. It may not be possible to have liens forgiven. Liens are worth more than parcel.

    McIntosh Trust/Wozniak  Parcel is not a future activity center. There is great deal of support from surrounding community for acquisition of this parcel.

    Marco Lake  No water quality data has been received. City of Marco Island Council is reviewing Conservation Collier’s request for approval to pursue purchase at a meeting being held November 10, 2003.

    North Golden Gate Estates Unit 53 parcels  Parcel has excellent value as panther habitat. There was discussion regarding a parking facility being connected with the tram system.
4(b) Discussion of Ranking Methodology Including Setting of Minimum Thresholds and Weighting of Sub Scores

- Mr. Lorenz presented a table to be used as a tool in ranking. Weight to be allotted to various sized parcels was discussed. Ordinances should be looked at to determine weight of public support regarding preservation of green spaces in their neighborhoods. It was suggested to have an A and B list of potential properties. There will be a subcommittee meeting on December 5th, 2003 at 3:00 p.m.

Public Speakers:

- Jeff Provenzano, representing GGEACA & LWSBCA, spoke in favor of purchasing and preserving smaller urban parcels through the green space program.

V. NEW BUSINESS

A. Jim Mitchell, Director of Financing and Accounting for the Clerk, gave a presentation on the two financing options available for the acquisition of properties; Florida Local Government Pool of Commercial Paper Program which is a variable rate program and Fixed Rate General Obligation Debt which is fixed rate money.

B. Initial Criteria Screening Reports

c. Gionet – Otter Mound Parcel is located on the south side of Marco Island in a residential neighborhood, parcel is a total of just under two acres, parcel is in an urban target protection area. Habitat is tropical hardwood hammock. Status of parcel to south is residential properties. There is no house on parcel. Boundaries of state project are the same.

Public Speakers:

- Helmut Nickel, Member of Historical Society of Marco Island, stated that this lot is the last lot of historical significance on Marco Island. There are original shell mounds from Calusa Indians further back on the property. There should be a balance struck between the preservation of human artifacts and the natural habitat.

- Robert Carr, Director, Archaeological and Historical Conservancy, stated that this parcel is archaeologically significant because of the shell mounds and it has one of the only two historic shell walls left in Florida. The wall is unusual in that it is the last one left on Marco. Parcel contains the last maritime hammock on Marco that is still
available. Parcel is habit for ligulas tree snail and is a bird fly-over. The Archaeological and Historical Conservancy is willing to be responsible for a management plan for maintaining removal of exotics, not initial removal. Archaeological site is 90 percent contained within this property.

- Jane Aslaksen, stated parcel is important as educational site.
- Carol Bierman, Member of Historical Society, supports purchase of Otter Mound property. Area should be kept forever green and used as educational site.
- Jack Thompson, Past-President Florida Anthropological Society and Southwest Florida Archaeological Society, spoke in favor of preserving site.
- Betsy Perdichizzi, President, Historical Society and Past-President Southwest Archaeological Society, spoke in favor of preserving site; a museum planned to be built on Marco Island could go hand-in-hand with Otter Mound.
- Theresa Schober, Co-Director of the Cultural Resource Management Program at Florida Gulf Coast University and teacher, spoke in favor of preserving site so school children can experience actual site rather than relying on viewing artifacts in museum.

b. America’s Business Park Located east of Old US 41 and south of Railhead Industrial Park. Site is a group of 12 parcels. Habitat is 50 percent Xerick Oak Scrub which is unique habitat for species that do not live elsewhere.

Mr. Espinar disclosed that he is currently involved in working on this project and is prohibited from voting on the parcel, but can discuss it. Erickson parcel is adjacent to this property.

Public Speakers:

- Thomas Taylor supports County buying property. Mr. Taylor indicated there are gopher tortoises on the property and there is legal access, property may be developed as industrial park. School will be built on a near by property. Property will in the future front on a four or six lane roadway.
- Nicole Ryan, representing Conservancy of Southwest Florida, discussed gopher tortoise relocation, that there are many entities interested in developing parcel and suggested in five or ten years parcel will no longer be available.

(Meeting recessed for ten minutes)
Old Business (Continued)

Fleishmann – Updates to Property Summary were given. Parcel important for storm water purposes. County has sent a letter of intent to purchase to property owner.

-Scott Cameron, representing Fleishmann family, discussed two letters regarding purchase of parcel.

Golden Gate Estates Unit 53 – There is an opportunity for South Florida Water Management District to include Golden Gate Estates Unit 53 in their boundaries for crew and possibly finding some partnership funding for that.

New Business (Continued)

Erickson –Overview of Property Summary was given. Property abuts conservation area. Need for gopher tortoise relocation area in Collier County was discussed. Potential for including Erickson parcel in America’s Business Park parcel was discussed.

Roth – Overview of Property Summary was given. No questions or comments.

Haaga, Longner, Wielhouwer/Shader – Overview of Property Summaries was given. More information is needed regarding potential roadway. Native habitat is important for migrating birds, size of parcels make it an appealing feeding and resting place for migratory birds. Next outreach strategy should include bigger parcels. Trails, boardwalks and jogging paths would be put in over a period of time as the County has resources to develop them.

-Dixie Sky Corp. – Overview of Property Summary was given.

Public Speaker:

Judy Haner, Department of Environmental Protection, stated that if property is on B list, parcels are not purchased through the State. The State plans to build a visitor center near Borrow Pits which would include trails and fishing. Properties to the south may have opportunity for partnering. Properties on A List are in active purchase mode; properties on B list are not being pushed. There is money for purchase of this property.

Ms. Lawson stated that when she first got involved in state land acquisition Fakahatchee was number one on the Carl list and that was subsequent to a long history of it being number one on the Environmental Endangered Lands List. During the entire time Ms. Lawson was involved in state land acquisition Fakahatchee got overlooked for
state land purchases in favor of many properties further down on the list because of the difficulties involved in purchasing it. Had an opportunity like this come up, the State would have purchased the property. The only reason Fakahatchee has been moved down to the B List is because of the difficulty the State has had purchasing the property. After decades the property is not left in a higher position because no progress is being made. Lessor properties have been purchased because of the difficulty involved in purchasing properties such as Fakahatchee. Property should not be overlooked because of position on list.

Talon Land Group LTD – Overview of Property Summary was given. Property will be surrounded by development but is of significant enough size that it will provide some green space where species to go and it is right next door to the School Board property and thus would provide excellent educational opportunity for school children. Possibility of School Board participating with Conservation Collier in the purchase of this property will be explored. Access to school would be along the extension of Vanderbilt Beach Drive which will be built in future and there will be huge public access. If Bonita Bay PUD conservation easement abuts this parcel, then area will be larger. School Board would be required to preserve 25 percent of their native habitat so there is potential there for connectivity.

Harned – Overview of Property Summary was given. Nomination was acquired by sending letters to owners of parcels over five acres and to property owners in Northern Belle Meade. Future use of adjoining county owned land is uncertain, golf course is possible, expansion of county facility type building is likely. There are issues of RCW and Fox Squirrel on the county land.

Abercia – Slide presentation was given. Property consists of 16 acres and contains 2 lakes that are connected to the adjoining development. Owner is still interested in submitting nine-acre parcel when lake issue resolved.

C. Set Time and Date for Ranking Meeting

Date to be determined and published

VI. SUBCOMMITTEE MEETING REPORTS

A. Budget. Nothing new.
B. Outreach – County Highlights program is airing now with conservation collier interviews and is a very effective communication vehicle.

C. Lands Evaluation and Management – Mr. Espinar reported on activities of Committee which included the following: A and B list of properties will be addressed by each member. Looked at feasibility of putting efforts into B list if it is not appropriate to have it there. Looked at how many parcels should be put into the lists. New vulnerability score method purposed using exiting zoning as a base line and building upon that with issued permits. Next meeting will be held on December 5 at 3:00 p.m.

D. Ordinance Policy and Procedures – No comments.

VII. COMMITTEE MEMBER COMMENTS

Staff is doing excellent job of bringing information to us.

VIII. PUBLIC GENERAL COMMENTS

- Mr. Carrington discussed procedure used in selecting projects to pursue, estimates being able to handle 12 to 15 parcels annually and at the same time. America’s Business Park is five parcels. It was suggested that more properties be selected than actually will be purchased and that they be prioritized. The State has advised against prioritizing.

IX. STAFF COMMENTS

- Total assessed value of properties is $18,500,000.00 with a total estimated appraised value of $35,300,000.00, total per acre average was $70,000.00.

X. ADJOURNMENT

- There being no further business for the good the County, the meeting was adjourned by order of the Chair at 12:40 p.m.

Conservation Collier Land Acquisition Advisory Committee

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Chairperson (Kathy Prosser)