MINUTES OF THE MEETING OF THE CONSERVATION COLLIER
LAND ACQUISITION ADVISORY COMMITTEE

Naples, Florida, October 12, 2015

LET IT BE REMEMBERED, 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 A.M. in REGULAR SESSION at Administrative Building “F”, 3rd Floor, Collier County Government Complex Naples, Florida with the following members present:

CHAIRMAN: Bill Poteet
VICE CHAIRMAN: Clarence Tears
Tracey Dewrell
Susan Calkins (Excused)
John Burton, II
Pat Sherry
Michael Seef

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator, Program Manager
Jennifer Belpedio, Assistant County Attorney
Melissa Hennig, Sr. Environmental Specialist
I. Roll Call – Welcome Michael Seef  
Chairman Poteet called the meeting to order at 9:00AM. Roll call was taken and a quorum was established.  
Mr. Seef was welcomed as a new member of the Committee.

II. Approval of Agenda  
Mr. Dewrell moved to approve the Agenda. Second by Mr. Tears. Carried unanimously 5 – 0.

III. Approval of July 13, 2015 minutes  
Mr. Dewrell moved to approve the minutes of the July 13, 2015 meeting subject to the following change:  
- Page 2, New Business, Item B, 1st bullet – from “The Board of County Commissioners requested Staff to review the requirements and propose any amendments as necessary. to "The BCC directed Staff to review the requirements with the Conservation Collier Committee and the Development Services Advisory Committee and provide recommendations on a potential Land Development Code Amendment.””  
Second by Ms. Sherry. Carried unanimously 5 – 0.

IV. Old Business  
A. Management Endowments LDC Review – Subcommittee Report  
Ms. Sulecki presented the Executive Summary “Modification of Land Development Code LDC Section 3.05.07, H.1.f. iii. a. and b.” noting the Subcommittee met and formed a recommendation on the issue.  
Mr. Dewrell updated the Committee on the Subcommittee’s work noting:  
- The Land Development Code has a native vegetation requirement which provides an option to mitigate undevelopable lands on a property through an off site land donation program to Conservation Collier.  
- The current endowment fee charged to the developer for managing these donated properties into perpetuity is $4,000 per acre.  
- The Board of County Commissioners (BCC) directed Staff to review the requirements with the Conservation Collier Land Acquisition Advisory Committee and the Development Services Advisory Committee and provide recommendations on a potential Land Development Code Amendment for the amount required for the management endowment to ensure it meets the goals of the County.  
- The Subcommittee, after a detailed analysis determined:  
  - A $4,000 dollars endowment is inadequate as after a period of 7 years the funds are exhausted and the taxpayers bear the burden of maintaining the lands.  
  - An endowment cost of $47,000 should be established to adequately fund the management of lands into perpetuity.  
  - Absent of this endowment, it is not prudent for the County to accept the donation of the lands.  
  - The cost of endowment should be reviewed every three year to ensure it is aligned with current management costs.  
  - The amount of the endowment should not have a negative impact on the donation Program as the developer reaps a long term benefit greater than $47,000 (studies
indicate the cost of one acre of developable land in the urban area is $250 – 350k) with the ability to utilize lands previously prohibited to be developed.

**Speaker**

Marissa Carrozzo, Conservancy of Southwest Florida addressed the Committee noting the initial cost of removing exotics could be incorporated into the proposed endowment, a cost typically borne by the donor before transfer of the parcel to the County.

Staff reported the proposal is for the owner to bear responsibility for original removal or exotics, and it is not included in the $47,000 proposed endowment.

*Mr. Burton arrived at 9:13am*

**Mr. Dewrell moved to recommend the Board of County Commissioners amend and revise the Land Development Code so the endowment required by developers when donating parcels under the off site preserve requirements be increased to $47,000 per acre. The required amount of said endowment to be reviewed every 3 years to ensure it is consistent with actual costs at that time. Second by Ms. Sherry. Carried unanimously 6 – 0.**

**B. Pepper Ranch Proposed Improvements – RV pad and hookups for volunteers**

Ms. Sulecki reported the Committee directed Staff to ascertain more information on the proposal to install a RV pad and hook ups for a Staff volunteer at Pepper Ranch. She noted:

- The cost of the improvement is estimated at $38,000.
- The cost to the County to provide the required Staff is currently $15,000 annually.
- If the volunteer leaves mid season, there is Parks and Recreation Staff available to address the issue.
- The Risk Management Division has no issues with the concept.

*Mr. Dewrell moved to recommend to support the proposal given there needs to be someone on site to manage the Preserve and the improvement will provide a resource for potential parties interested in the volunteer endeavor. Staff to forward the proposal to the Parks and Recreation Division for input. Second by Mr. Seef. Carried unanimously 6 – 0.*

**C. CDC Parcel Update – status**

Ms. Sulecki reported the Board of County Commissioners (BCC) has conceptually agreed to purchase the parcel and the acquisition agreement is on the October 12, 2015 BCC meeting Consent Agenda for consideration.

**V. New Business**

**A. General Land Management Update**

Staff presented the **“Land Management Report for Preserves Prepared for the Conservation Collier Land Acquisition Advisory Committee October 12, 2015.”** The following additional points were noted during the presentation:

**Nancy Payton Preserve**

Consideration may need to be given to establishing and MSTU (Municipal Service Taxing Unit) for maintaining Blue Sage Drive.
Panther Walk
Contact the local school(s) to determine if they are using it as an educational tool given that was one factor in determining if the property should be acquired by the County.

Pepper Ranch
Determine the feasibility of holding the Farm City Barbeque on the site.

Gordon River Greenway
Staff met with the Collier County Sheriff’s Office to identify recommendations to prohibit ‘bridge jumping’ which includes:
- Amending any Ordinance so a minimum fine of $500.00 may be imposed for violators.
- Installing defensive landscaping in areas that are now easily accessed by residents of adjacent neighborhoods (possible Eagle Scout project).
- Installing security cameras, although by the time the Agencies respond to a violation, the perpetrator has generally exited the area.

It was noted use of Park Rangers to patrol the area is not an option as they only have jurisdiction over County “Park” facilities, not ‘Preserves.”

B. Wet Woods Preserve Land Management Plan - 5 Year Update
(Committee recommendations for all plans under items V.B – V.F were provided under Item V.F)

Ms. Hennig presented the “Wet Woods Preserve Land Management Plan - May 2008 – May 2018 (10 yr plan) Updated: July 2015” for consideration. She noted the following minor changes to the Plan:
- Eliminated provision for prescribed burns and replaced with fire substitute options.
- Updated Flux map.
- Updated Plant Species List.
- Updated budget to correlate with Board of County Commissioners approved budget.

C. Railhead Scrub Preserve Land Management Plan - 5 Year Update
Ms. Hennig presented the “Railhead Scrub Preserve Land Management Plan October 2015 – October 2025 last revised October 2015” for consideration. She noted the following minor changes to the Plan:
- Updated Flux map.
- Removed references to public access amenities.
- Updated budget to correlate with Board of County Commissioners approved budget.

The Committee requested Staff to:
1. Verify percentages of land in conservation in the County to ensure the statement is consistent throughout all plans.
2. Contact area bee keepers to determine the potential for apiaries on site.

D. Camp Keais Interim Management Plan – 2 Year Update
Ms. Hennig presented the “Conservation Collier Camp Keais Strand Project Parcels Extended Interim Management Plan First Extension” dated October 2015 for consideration. She noted there were no changes to the Plan.

E. Red Maple Swamp Interim Management Plan – 2 Year Update
Ms. Hennig presented the “Conservation Collier Red Maple Swamp Preserve Extended Interim Management Plan Second Extension” dated July 2015 for consideration. She noted the following minor changes to the Plan:
- Referenced the two additional donated parcels.

F. McIlvane Marsh Interim Management Plan – 2 Year Update
Ms. Hennig presented the “Conservation Collier McIlvane Marsh Property Interim Management Plan Extension – 2nd Extension” dated July 2015 for consideration. She noted the following minor changes to the Plan:
- Revised any dates referenced as necessary.
- Removed the 5 space parking lot.


G. PNC Bank donation Offer
Ms. Sulecki provided the map “Conservation Collier: Winchester Head NGGE Unit 62 & 65” for information purposes. She noted the proposal came to light this past week and requested conceptual approval for donation of the parcel. She noted:
- The parcel is 1 ¼ acre in size and valued by the Property Appraiser at $11,856.
- It is encumbered by Florida Department of Environmental Protection (FDEP) violations and a Collier County Code enforcement lien (approximately $163,000) for unlawful clearing and excavation.
- The owner is seeking to donate the parcel to dispose of the fines and violations.
- FDEP has notified Staff if the County acquires the parcel, the violation will not be pursued by the Agency.
- There is a high potential for establishing a parking area on the parcel to serve the multi parcel project and a future boardwalk could be constructed throughout the lands for use by the public.
- There is a building on the property and one suggestion for removal is allowing the Fire District to conduct training via a “practice burn” of the structure.

The Committee endorsed the concept subject to the building being conventionally demolished and the debris removed by the owner, and the County releasing all liens associated with property.
Mr. Dewrell moved to conceptually approve the donation subject to the house being removed by the owner prior to acquisition and the County’s release of any liens on the property. Second by Mr. Tears. Carried unanimously 6 – 0.

VI. Coordinator Communications
A. BCC Items
9/8/15 – Mr. Seef was appointed to a 3 year term on the Committee.
9/22/15 – Preserve Management Plans with 5 year updates were adopted.
10/13/15 – The Board will be considering off site preserve donation parcels for Red Maple Swamp; 3 Florida Fish and Wildlife Conservation Commission (FWC) agreements for Youth Hunts at Pepper Ranch and the contract for acquisition of the CDC parcel.

B. Misc. Items
Bear Hunting
Bear hunting was approved by the FWC for a one week season (10/24/15 – 10/30/15) following the denial of a challenge launched by a group in central Florida. The FWC established 4 bear units in Florida with one being in the Southwest Region. The areas available for hunting in the Southwest unit will be Spirit of the Wild, Okaloacoochee Slough and Picayune Strand.

VII. Chair Committee Member Comments
None

VIII. Public General Comments
None

IX. Staff Comments
None

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:25A.M.

Conservation Collier Land Acquisition Advisory Committee

[Signature]

Bill Poteet, Chairman

These minutes approved by the Board/Committee on 1-11-16 as presented or as amended. Signed by Tracey Dewrell for Bill Poteet.

6