

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

Naples, Florida, September 11, 2006

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 at Administrative Building F, 3rd Floor Collier County
Government Center, Naples, Florida, with the following members present:

Chairman: Bill Poteet
Michael Delate
Marco Espinar
Wayne Jenkins
Kevin Kacer
Will Kriz
Tony Pires
Stan Weiner
Mimi Wolok

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator
Cindy Erb, Sr. Property Acquisition Specialist
Christal Segura, Conservation Collier Land Manager
Michael Pettit, Chief Assistant County Attorney
Jennifer Belpedio, Assistant County Attorney
Roosevelt Leonard, County Real Estate Appraiser

I. Roll Call

The meeting was called to order by Chairman Bill Poteet at 9:00 a.m. Roll call was taken with Wayne Jenkins absent at the time of roll call; a quorum was established.

II. Moment of silence – 9/11 Memorial

Wayne Jenkins joined the meeting at 9:01 a.m.

III. Approval of Agenda

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

Ms. Sulecki asked to move item “VI. New Business, E. NGGE Unit 53 – Rising Values” before “V. Old Business, B. Contract/Agreement”, and move item “VI. New Business, C. Initial Criteria Screening Reports, 7. Kirby” before “VI. New Business, C. Initial Criteria Screening Reports, 3. Fernandez”.

Motion carries unanimously 9-0.

IV. Approval of July 10, 2006 Minutes

Mr. Kriz moved to approve the minutes for July 10, 2006. Second by Mr. Weiner.

Noted changes:

Page 3- Spelling correction of Real Estate Services.

Page 3- Hans Russell’s comment change “suggested” to “referenced”.

Page 3- Strike “legal” from the sentence “The legal location of the property was demonstrated.”

Page 5- Under Ms. Hennig’s comment it should read “Artifacts from the 1200’s and 1800’s were located.”

Motion carries unanimously 9-0.

V. Old Business

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

Ms. Erb gave an update on the following properties:

Cycle Three-

Milano – Closed July 28th.

Brochu – Closed August 25th.

City of Naples – Scheduled to close on September 21st.

Cycle One-

North Fleischmann Parcel - still waiting on a determination.

Golden Gate Unit 53-

Graham Parcel – Scheduled to close on September 15th.

Ramirez – Closed on July 14th.

Beardsley – Scheduled to close on December 15th.

Howery – Accepted the offer, it will be presented later in the agenda.

Twelve new applications have been received.

B. NGGE Unit 53 – Rising Values

Ms. Sulecki reviewed Executive Summary “Recommendation for the Board of County Commissioners to confirm their direction regarding purchase authorization for Conservation Collier properties within North Golden Gate Estates Unit 53 as property values increase” (see attachment) to be sent to the Board of County Commission advising that the prices of these lands have increased by 167%, where they will be asked to note the higher values and confirm their direction to purchase.

Mr. Leonard added that smaller unit parcels will generally have a higher value though they have dropped in price, while the larger parcels have increased in price. The average price for an acre runs around \$43,000. Units adjacent to Unit 53 have an average price of \$55,000 an acre. Most appraisers have deemed the area undevelopable; Collier County is really the only buyer. There are a few parcels that were flipped; one was purchased for \$70,000 and is now appraising for \$43,000.

Ms. Wolok volunteered to work with Ms. Sulecki and DEP to set up individual parcels as mitigation.

It was recommended to add a specific percentage of price increase within the Executive Summary before needing to return to the Board of County Commissioners.

Ms. Wolok moved to accept the Executive Summary and move it forward to the County Commission. Second by Mr. Kriz. Motion carries unanimously 9-0.

C. Contracts/Agreements

1. Howrey – NGGE Unite 53 – 2.27 acres

Ms. Sulecki reviewed Executive Summary “Approve an Agreement for Sale and Purchase for 2.27 acres under the Conservation Collier Land Acquisition program, at a cost not to exceed \$89,700 (Howery Hutchison)” (see attachment).

Ms. Wolok left the meeting at 9:24 a.m.

Mr. Kriz moved to proceed with the sale. Second by Mr. Jenkins. Motion carries 8-0.

Ms. Wolok rejoined the meeting at 9:25 a.m.

Discussion on exotic removal in this area as a whole will be discussed further at the sub-committee level.

D. Ordinance/Policy Changes – Exceptional Benefits Ordinance – Update

Ms. Sulecki reviewed the three separate ordinance drafts; noting changes (see attachment). The draft of the enabling ordinance has added language allowing for exchange of parcels only within a multi parcel project [to limit exchanges within a multi-parcel project and not to allow exchanges across multi-parcel projects].

Mr. Pires suggested adding to the new language “a” before “multi-parcel” and change “have” to “has” on page 17.

Mr. Kriz moved to recommend it to the Board of County Commission. Second by Mr. Delate. Motion carries unanimously 9-0.

Mr. Kriz moved to recommend the Purchase Policy to the Board of County Commission. Second by Mr. Delate. Motion carries unanimously 9-0.

The Committee would like to review the changes to the Exceptional Benefits Draft document and address them further at the October meeting. A representative from the Utilities Department reviewed changes made by the Utility department. He discussed a possible dilemma with well site rights on exchanged properties.

E. Preserve Management – Update

Ms. Segura reviewed the “Conservation Collier September 2006 Management Update” (see attachment).

Mr. Kriz expressed concerns with the Conservation Collier sign displayed at the Malt property along highway 951 not containing enough information or being in a visually appropriate location. **Ms. Sulecki** pointed out that it is a temporary sign and there are limitations on placement location.

F. Grants – Update

Ms. Sulecki reported that \$13,500 in pending grant funds have been awarded to Conservation Collier [ESRI and U.S. Fish and Wildlife Service grants].

VI. New Business

A. Preserve Names

Ms. Sulecki reviewed Executive Summary “Naming Acquired Preserves” (see attachment). She then demonstrated photographs of the properties. She agreed to look into the application of restrictions on the list of “Collier County Overused Project Names” (see attachments).

Ms. Wolok moved to name the three preserves “Wet Woods Preserve” for the Watkins-Jones Property, “Logan Woods Preserve” for the McIntosh Trust Property, and “Red-Cockaded Woodpecker Preserve” for the School Board Section 24 Property. **Second by Mr. Pires.**

It was requested to have the chosen names reported back to the children involved in the creative process and have a press release.

Motion carries unanimously 9-0.

Mr. Pires suggested having a contest with school children to create a logo for Conservation Collier; it could be set up as education and could be incorporated with the FCAT.

B. Cycle 4 application status

Mr. Pires will file a conflict of interest due to the Hamilton Parcel because he has represented the property owner in the past. **Mr. Espinar** disclosed that he had done an endangered species survey in the past on this parcel. **Mr. Pettit** does not believe that there is any issue for Mr. Espinar since the ownership of the property has changed. **Mr. Pettit** then announced that Assistant County Attorney Ms. Belpedio will be transitioning in as the Conservation Collier staff and Committee Attorney.

Ms. Sulecki reviewed the “Conservation Collier Cycle Four Applications” spreadsheet (see attachment) using a map produced by the local newspaper.

C. Initial Criteria Screening Reports

1. Hamilton

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Hamilton” (see attachment). She is waiting to hear back about potential partnering. The current development may be all that is permitted. There is a limited duck hunting season on adjoining lands. Photographs of the property were demonstrated.

The meeting recessed at 10:28 a.m. reconvening at 10:36 a.m.

2. Murphy

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Murphy” (see attachment). A panther was recently sited close to this property. Photographs of the property were demonstrated.

It was suggested to find out if the surrounding golf course properties are in conservation.

3. Kirby

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Kirby” (see attachment). Two thirds of the property would be taken if transportation runs a road through the area which has been suggested, but not within the next ten years. Photographs of the property were demonstrated.

Mr. Pires would like “legal access” to properties defined.

4. Fernandez

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Fernandez” (see attachment). Karst topography may affect the estimated value of the property. The vehicle test track in the area that is set to be fully fenced, could cut off connectivity with the Florida Panther National Wildlife Refuge several miles to the east. Photographs of the property were demonstrated.

Mr. Weiner left the meeting at 11:15 a.m.

5. Argay

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Argay” (see attachment). Karst topography was again identified. Photographs of the property were demonstrated.

6. Ayra

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Ayra” (see attachment). Photographs of the property were demonstrated.

Ms. Wolok left the meeting at 11:26 a.m.

7. Mohabir

Ms. Sulecki gave a Power Point Presentation on “Conservation Collier Initial Criteria Screening Report, Property Name: Mohabir” (see attachment). Photographs were demonstrated.

Mr. Poteet brought out that the reason the properties were looked into was because of the possible future development in the area [due to a possible future interchange allowing access to I-75 from Everglades Blvd].

Ms. Sulecki demonstrated the Coci Property noting that it may not fulfill the purpose of the Conservation Collier Program because it is a small isolated parcel, there were no applications from surrounding parcels and it appears to be a buildable lot. Photographs of the property were demonstrated.

Mr. Kriz moved not to give this parcel any further consideration. Second by Mr. Kacer. Motion carries unanimously 7-0.

D. Outstanding Advisory Committee Member Program

None

VII. Subcommittee meeting reports

A. Outreach – Tony Pires, Chair

No report.

B. Lands Evaluation and Management – Marco Espinar, Chair

There was a productive meeting regarding the Railhead Scrub addressing security concerns. The management plan will be reviewed at the next meeting which will be Thursday the 21st at 3:00 p.m.

Ms. Sulecki added that she has offered to individually take members out to the property.

C. Ordinance Policy and Procedures – Will Kriz, Chair

There should be a meeting before the next full Committee meeting.

VIII. Chair Committee Member Comments

None

IX. Public Comments

None

X. Staff Comments

Ms. Sulecki reported that she attended the Florida Local Environmental Professionals Conference in Sarasota she reported about the meeting:

- There is a political move at the State level to stop purchasing lands.
- CO2 credits for Conservation Lands.
- Conservation Collier needs to develop an ordinance for property use.
- Urban interface makes properties more expensive and difficult to manage.

Ms. Sulecki acknowledged the help of an intern from the Florida Gulf Coast University, Lindsey Addison.

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 11:51 a.m.

(Brackets within the minutes [] indicate clarifications not explicit statements.)

**CONSERVATION COLLIER LAND ACQUISITION ADVISORY
COMMITTEE**

Chairman Bill Poteet