

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

Naples, Florida, December 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 a.m. 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 (excused)
Stan Weiner
Mimi Wolok

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator
Cindy Erb, Sr. Property Acquisition Specialist
Christal Segura, Conservation Collier Land Manager
Jennifer Belpedio, Assistant County Attorney

I. Roll Call

The meeting was called to order by Chairman Bill Poteet at 9:02 a.m. Roll call was taken and a quorum established.

II. Approval of Agenda

Mr. Espinar moved to approve the agenda. Second by Mr. Jenkins. Motion carries unanimously 8-0.

III. Approval of November 13, 2006 Minutes

Amended minutes were distributed, with one additional change on page six; changing “Mr. Weiner announced that Soil and Water are in the process” to “Mr. Weiner announced that Soil and Water is in the process.”

Mr. Delate moved to approve the minutes for November 13, 2006 as amended. Second by Mr. Weiner. Motion carries unanimously 8-0.

IV. Old Business

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

Ms. Erb gave an update on the following properties:

Golden Gate Unit 53-

Howery – Closed on November 20th.

Beardsley – Ms. Beardsley has chosen not to sell at the previously agreed price of \$11,900; she is requesting \$30,000.

Mr. Weiner moved to pay what was contracted. Second by Mr. Kriz. Motion carries unanimously 7-0, with Ms. Wolok abstaining due to a conflict of interest.

B. Contracts/Agreements

None

V. New Business

A. Kevin Dugan, Transportation Dept. – Mitigation Opportunities

Kevin Dugan spoke on Panther mitigation possibilities and history. Purchase of individual plots of land for mitigation had been the norm in the past. In the mid 80's mitigation banking started but then returned to the purchase of

individual plots of land. Mitigation units are now used and have risen in price. The Transportation Department has expressed interest in purchasing the Starnes property for mitigation of the development to occur along Santa Barbara; but the Department can not afford it. He requested that Conservation Collier give the Transportation Department a little time to work out the purchase of the property.

The Committee commented that this is the first property Conservation Collier has been able to look at acquiring that allows hunting.

Public-

Brad Cornell, Collier County Audubon Society noted that Conservation Collier has done all of the work to acquire the parcel and that there are other lands within this area that the Department of Transportation could look at. He suggested that mitigation lands be identified ahead of time.

Bill Lorenz added that Conservation Collier can utilize other funding sources for restoration purposes.

B. Final Property Updates

Ms. Sulecki distributed a letter from the Audubon Society (see attachment). She reviewed changes to the property summaries (see attachments).

McIlvane Marsh-

Ms. Sulecki reported that the Price property has requested priority in acquisition if the Committee decides to purchase the properties in the area.

Ms. Sulecki reported that the Calos wanted the Committee to know that there is a road running on the North and west sides of their property.

Mr. Weiner read a letter from Dennis Vasey (see attachment).

Winchester Head-

Ms. Sulecki reported that another property has been offered. There are ten properties in for permits; some are for tax purposes while some are for development. Soil and Water bought two properties within this area.

Fleischmann North-

Ms. Sulecki reported that they are still in the permitting process with the County, State and Federal Governments. The proposed wetlands are set up within their permits.

RR Land Trust-

Ms. Sulecki reported that the management cost per year should be approximately \$30,000.00 not the stated \$90,000.00.

Mr. Martin part owner and representative of the trust pointed out a lake that abuts the western side of the property which could be used for recreation.

Ms. Sulecki announced that the new rankings given today will go before the Board of County Commissioners on January 23rd.

C. Review of Ranking Procedures/Conflict Disclosure

Ms. Sulecki reviewed the procedures and worksheet (see attachment).

No conflicts of interest by the Committee members present were disclosed.

Brad Cornell, Collier County Audubon Society addressed the letter from the Collier County Audubon Society demonstrating the suggested property rankings with the change of moving Winchester Head from the “B” list to the “A” list.

Bridget Washburn, Conservancy of Southwest Florida agreed with the list given by Brad Cornell with the suggested addition of the Camp Keais Strand to category “A”, and moving the Fleischmann parcel to the “B” list.

Bernard Oetting mentioned that his property is adjacent to a school which could be an educational tool.

D. 4th cycle Ranking and Recommended AAL Development

Abercia-

Cons expressed with acquiring the property:

- Irregular configuration

Pros expressed with acquiring the property:

- The location
- Only proposed property in Golden Gate

Mr. Kriz moved to place the property in category “B”. **Second by Ms. Wolok. Motion tied 4-4 with Mr. Delate, Mr. Espinar, Mr. Jenkins, and Mr. Kacer opposed.**

Mr. Jenkins moved to place the property in category “C”. Second by Mr. Kacer. Motion carries 5-3 with Mr. Kriz, Ms. Wolok and Mr. Poteet opposed.

Blake-

Mr. Delate moved to place the property in category “C”. Second by Mr. Espinar. Motion carries unanimously 8-0.

Camp Keais Strand-

Discussion ensued on the issue of the properties being within the Rural Stewardship Program. **Ms. Sulecki** commented that Conservation Collier ordinance requires partnership when purchasing lands within other agencies boundaries; which does not seem possible since the State of Florida and Florida Forever are not willing to partner with these properties.

Mr. Espinar moved to place it on the “B” list. Without a second the motion was not considered.

Mr. Jenkins moved to place it on the “C” list. Second by Mr. Kriz. Motion tied 4-4 with Mr. Kacer, Mr. Poteet, Ms. Wolok and Mr. Weiner opposed.

Mr. Delate moved to place it on the “B” list. Second by Mr. Espinar. Motion carries 6-2 with Mr. Jenkins and Mr. Kacer opposed.

Mr. Kriz moved to have all the Camp Keais Strand properties placed on the “B” list. Second by Ms. Wolok. Motion carries 6-2 with Mr. Jenkins and Mr. Kacer opposed.

Campbell-

Mr. Delate moved to place the property on the “C” list. Second by Mr. Espinar. Motion carries 7-1 with Mr. Poteet opposed.

Fleishmann North-

Mr. Kriz moved to place the property on the “C” list. Second by Mr. Jenkins. Motion carries unanimously 8-0.

Hamilton-

Mr. Kriz moved to place the property on the “A” list. Second by Mr. Weiner.

It was discussed that Conservation Collier will purchase it at the Conservation Collier guideline price.

Motion carries unanimously 8-0.

I-75 Properties-

Mr. Espinar moved to vote on all the properties collectively. Second by Mr. Kacer. Motion carries unanimously 8-0.

Mr. Espinar moved to place the I-75 properties on the “C” list. Second by Mr. Jenkins.

Cons expressed with acquiring the property:

- Too soon if the I-75 intersection goes through

Pros expressed with acquiring the property:

- Preservation of Panther habitat.
- If the intersection does come in then prices will rise.
- Create a panther corridor with the Raceway.

The motion fails 3-5 with Mr. Poteet, Mr. Kacer, Mr. Kriz, Mr. Weiner, and Ms. Wolok opposed.

Mr. Weiner moved to place the properties on the “B” list. Second by Mr. Kriz. Motion tied 4-4 with Mr. Delate, Mr. Espinar, Mr. Jenkins, and Mr. Kacer opposed.

Mr. Kacer moved to place the properties on the “A” list. Second by Mr. Poteet.

Discussion ensued on the acquisition possibly being in competition with other agencies.

The motion fails 1-7 with Mr. Poteet, Mr. Delate, Mr. Espinar, Mr. Jenkins, Mr. Kriz, Mr. Weiner, and Ms. Wolok opposed.

Mr. Poteet moved to place the properties on the “B” list. Second by Ms. Wolok. Motion tied 4-4 with Mr. Espinar, Mr. Kacer, Mr. Kriz, and Mr. Jenkins opposed.

Mr. Delate moved to place the properties on the “B” list. Second by Ms. Wolok. Motion carries 5-3 with Mr. Kacer, Mr. Kriz, and Mr. Jenkins opposed.

Karen-

Mr. Kacer moved to place the property on the “A” list. Second by Mr. Espinar. Motion carries unanimously 8-0.

Kirby-

Cons expressed with acquiring the property:

- No access.
- Right-of-way issues.
- Only one acre.

Mr. Kacer moved to place the property on the “B” list. Second by Mr. Poteet. Motion fails 3-5 with Mr. Delate, Mr. Espinar, Mr. Jenkins, Mr. Kriz, and Mr. Weiner opposed.

Mr. Kriz moved to place the property on the “C” list. Second by Mr. Delate.

It was mentioned that it is adjacent to the property already acquired by Conservation Collier.

Motion tied 4-4 with Mr. Poteet, Mr. Espinar, Mr. Kacer, and Ms. Wolok opposed.

Mr. Espinar moved to place the property on the “A” list. Second by Mr. Jenkins. Motion tied 4-4 with Mr. Delate, Mr. Kacer, Mr. Kriz, and Mr. Weiner opposed.

Mr. Delate moved to place the property on the “B” list. Second by Ms. Wolok. Motion carries 7-1 with Mr. Jenkins opposed.

McIlvane Marsh-

Ms. Wolok moved to consider all of the properties together as a group. Second by Mr. Kriz. Motion carries unanimously 8-0.

Mr. Kriz moved to place the properties on the “A” list. Second by Mr. Kacer. Motion carries 7-1 with Mr. Delate opposed.

Murphy-

Mr. Espinar moved to place the property on the “A” list. Without a second the motion was not considered.

Mr. Kriz moved to place the property on the “B” list. Second by Mr. Kacer.

It was suggested that the property could be considered for the “A” list if the land owner in between offers their property.

Motion carries unanimously 8-0.

Narsiff-2-

Mr. Kriz moved to place the property on the “C” list. Second by Mr. Espinar. Motion carries 5-3 with Mr. Poteet, Ms. Wolok and Mr. Weiner opposed.

Oetting-

Ms. Wolok moved to place the property on the “A” list because it is across the street from a school. Second by Mr. Jenkins. Motion carries unanimously 8-0.

Peters-

Mr. Kriz moved to place the property on the “C” list. Second by Mr. Delate.

Discussion ensued on the value of an easement allowing for access to desired properties.

Motion carries 5-3 with Mr. Poteet, Ms. Wolok and Mr. Weiner opposed.

RR Land Trust-

Mr. Delate moved to place the property on the “A” list. Second by Mr. Espinar.

The potential lack of access until 2012 and the possibility of trespassing were discussed.

Motion carries unanimously 8-0.

Mr. Espinar would like the acquisition and management plan done quickly so that it can be coordinated with the property to the north, and to take care of fast growing exotic infestation.

Mr. Delate suggested having a boundary survey.

Starnes-

Mr. Weiner moved to place the property on the “A” list. Second by Ms. Wolok.

Ms. Sulecki mentioned that some areas could be restored and some could be leased for grazing rights.

Mr. Kriz suggested a year to year grazing right lease.

Motion carries unanimously 8-0.

Winchester Head Multi-parcel-

Mr. Delate moved to place the property on the “A” list. Second by Mr. Espinar.

Soil and Water have a long term plan to continue purchasing properties in this area according to Mr. Weiner.

Motion carries 6-2 with Mr. Kriz and Mr. Weiner opposed.

Mr. Jenkins moved to approve the entire list as previously approved. Second by Mr. Delate. Motion carries unanimously 8-0.

Mr. Poteet moved to have Mr. Price’s property placed on the “A”, #1 priority list. Second by Mr. Kriz. Motion carries unanimously 8-0.

Mr. Delate moved to have the Oetting property placed on the high priority list. Second by Mr. Espinar. Motion carries unanimously 8-0.

Mr. Espinar moved to place the RR Land Trust property on the #1 priority list. Second by Mr. Jenkins. Motion carries unanimously 8-0.

Mr. Espinar moved to place Winchester Head on the #2 priority list. Second by Mr. Kriz. Motion carries 5-3 with Mr. Kacer, Ms. Wolok and Mr. Weiner opposed.

Mr. Poteet moved to place the Starnes property on the “A”, #1 list. Second by Ms. Wolok. Motion carries 6-2 with Mr. Kacer and Mr. Delate opposed.

Ms. Wolok moved to place the Hamilton property on the “A”, #1 list. Second by Mr. Kriz. Motion carries 6-2 with Mr. Delate and Mr. Espinar opposed.

Mr. Jenkins moved to place the Karen property on the “A”, #1 list. Second by Mr. Delate. Motion carries unanimously 8-0.

Mr. Kriz moved to place McIlvane Marsh on the “A”, #1 list. Second by Mr. Poteet. Motion carries 6-2 with Mr. Kacer and Mr. Delate opposed.

E. Program General Report

1. Exceptional Benefits Ordinance status update

Ms. Sulecki mentioned that there was a proposal made by the County Manager that Conservation Collier by transferred to the Real Estate Department.

Mr. Espinar commented that by making the switch they will be away from their resources. He suggested writing a letter to the Board of County Commissioners.

Ms. Erb added that there isn't any room within the Real Estate Office.

Public-

Brad Cornell does not see how this is an efficient move.

Mr. Kriz moved to have the Committee make known to the Board of County Commissioners its opposition to the proposed relocation of Conservation Collier Staff to the Real Estate Department. Second by Mr. Espinar.

Mr. Poteet asked Ms. Sulecki to draft a quick letter that he can sign regarding the issue.

Motion carries 7-1 with Mr. Poteet opposed.

Ms. Sulecki announced that the Exceptional Benefits Ordinance was approved on November 29th.

2. 2002-63 Ordinance Revisions and Purchase Policy status update

Ms. Erb and **Ms. Sulecki** will review it once more and then return to the Committee.

3. Assorted other items

Ms. Sulecki reported that three Committee Seats will be ending in February; Mr. Delate, Ms. Wolok, and Mr. Espinar, who have reapplied along with one new application. This item will be on the January agenda

along with new chairman elections and a review of subcommittee memberships.

Ms. Sulecki also reported that according to a Land Trust Alliance Report conservation of lands exceeded those of developed lands between the years 2000 and 2005.

F. Outstanding Advisory Committee Member Program

No report.

VI. Subcommittee meeting reports

A. Outreach – Tony Pires, Chair

A meeting should occur in January.

B. Lands Evaluation and Management – Marco Espinar, Chair

The Rail Head management plan will be looked at on January 19th.

C. Ordinance Policy and Procedures – Will Kriz, Chair

No report.

VII. Chair Committee Member Comments

None

VIII. Public Comments

None

IX. Staff Comments

None

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 11:37 a.m.

**CONSERVATION COLLIER LAND ACQUISITION ADVISORY
COMMITTEE**

Chairman Bill Poteet