

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

Naples, Florida, April 9, 2007

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, 3<sup>rd</sup> 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  
Jennifer Belpedio, Assistant County Attorney

**I. Roll Call**

The meeting was called to order by Chairman Bill Poteet at 9:00 a.m. Roll call was taken and a quorum established.

**II. Approval of Agenda**

**Mr. Jenkins moved to approve the agenda. Second by Mr. Espinar.**

Item “IV. Old Business, F. Gone Fishin’ property – staff update” was the added item on the revised agenda.

**Motion carried unanimously 9-0.**

**III. Approval of March 12, 2007 Minutes**

**Mr. Weiner moved to approve the minutes (draft revised). Second by Mr. Kriz.**

Changes:

- Tony Pires should be marked as an excused absence.
- Attach Mr. Vassey’s revised minutes as part of the record.
- Ms. Wolok would like an addition to her comment on page #3 to mention that ‘the price paid by Conservation Collier in Winchester Head was less then that paid immediately adjacent to Winchester Head.’

**Ms. Sulecki** announced she had made revisions to the minutes to get more detail on the conversation with Mr. Vassey. The minute taker Michelle Guerrero reviewed them since the changes were not in the correct format. The corrected minutes are the draft revised version. There will be a presentation on Roberts Rules of Order at the next meeting.

**Tony Pires** requested a copy of the Mancan contract before the next meeting.

**Michelle Guerrero** mentioned that the information to go into the minutes are facts leading up to motions, no opinions.

**Motion carried unanimously 9-0.**

**IV. Old Business**

**A. Conflict of Interest**

**Michael Delate** read a conflict of interest statement regarding Gone Fishin’.

**B. Real Estate Services Update**

**Ms. Erb** gave an update on the following properties:

Hamilton- the appraisal average came in at \$1,625,000

**Ms. Sulecki** let the property owners know of the appraisal values at which time they declined to have an offer letter sent.

The property owners are asking for \$4,000,000.

Kaylow- an offer has been made.

Conaly Trust- offer has been accepted.

Price- offer has been accepted. It should be presented at the next meeting.

Rivers/Predmore- offer has been accepted. It should be presented at the next meeting.

RJS- offer has been accepted.

Sheer- offer has been accepted.

Wess- offer has been made.

RR Land Trust- offer has been made.

Oetting- the agreement was approved by the Board on the 27<sup>th</sup>. Closing documents are being prepared.

A letter can be sent to Hamilton that they have declined to have an offer letter sent.

Starnes- **Ms. Sulecki** mentioned that the appraisal was \$1,700,000 higher than estimated. Some sales within the area produced the higher appraisal value of \$5,332,000 which would come out at around \$14,000 an acre. All of the owner entities are willing sellers.

**Mr. Pires moved to continued forward and tend to the offer for Starnes as a valuable piece to other properties. Second by Mr. Jenkins. Motion carried unanimously 9-0.**

## **C. Contracts/Agreements**

### **1. Karen**

**Ms. Erb** reported that the offer has been accepted; she reviewed the Executive Summary “Approve an Agreement for Sale and Purchase for 0.678 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$898,000 (Karen)” (see attachment).

**Mr. Kriz moved to approve. Second by Mr. Jenkins.**

**Tony Pires** brought out that the Executive Summary mentioned “intended purpose”, but it does not define it. For the futures he would like it to be defined.

**Ms. Sulecki** addressed a question that there is one more property in this area but it is totally cleared of vegetation.

**Motion carried unanimously 9-0.**

**D. Staff Report – Status of AAL**

Previously covered.

**E. Collier Soil & Water Conservation District letter to BCC – Discussion/Recommendation**

**Ms. Sulecki** reviewed the Executive Summary “Collier Soil and Water Conservation District letter to BCC” (see attachment). She does not recommend modifying the goals of Conservation Collier that would require a County wide referendum as brought out by Collier Soil and Water Conservation District.

Discussion ensued; it was suggested to go back to Collier Soil and Water to have them define “water enhancements”, and find out what their actual proposal is but to have the letter continue on to the Board of County Commissioners with their retraction.

**Mr. Kacer moved to recommend moving forward with the acquisition of the 23 willing sellers within Winchester Head. Second by Ms. Wolok. Mr. Kacer amended his motion to recommend that the substance of the motion be taken for a Board of County Commissioner decision right away, not waiting until after the workshop.**

**Mr. Delate** mentioned that the contents of the letter were discussed at the Lands Evaluation Subcommittee. It was mentioned that Collier Soil and Water Conservation District do not have the technical expertise as of yet to set up a plan. He recommend meeting with the Board of County Commissioners in a workshop with the County’s experts, and Big Cypress Basin to discuss the

ground altering ideas. Conservation Collier should not hold off in anticipation of Collier Soil and Water action.

Public:

**Brad Cornell, Collier County Audubon Society** encouraged moving forward with land acquisition and to clarify to the Board of County Commissioners what are Conservation Collier objectives.

**Ms. Sulecki** mentioned that there are now 24 parcels available for purchase.

**Ms. Belpedio** suggested that Ms. Sulecki speak with the County Manager about the recommendation.

**Mr. Kacer amended his motion to include 24 properties. Motion carried 7-2 with Mr. Delate and Mr. Weiner opposed.**

**Mr. Poteet** pointed out that the vote only dealt with purchasing the properties; it did not address any management issues with Soil and Water.

**F. Gone Fishin' property – staff update**

**Ms. Sulecki** showed an aerial photograph of the property. Appraisals came back at \$13,500,000 total, which would work out to be \$259,216 per acre. It would cost \$10,000 to have the appraisals broken down by parcel if the Committee requests.

It was suggested to not look into the property any further until it can be determined if there are any conservation easements, if the land can be purchased since it is within the boundary of Everglade City, and wait until Parks and Recreation put in an application for the property.

**V. New Business**

**A. Resolution to support Florida Forever Successor Program**

**Ms. Sulecki** reviewed “Resolution of the Conservation Collier Land Acquisition Advisory Committee Recommending that the Collier County Board of County Commissioners Support Additional Funding for Florida Forever and the Creation of a Successor Program” (see attachment).

It was suggested that it is outside the scope of Conservation Collier.

**Mr. Pires moved to authorize the Chairman to send a note or letter to the County Commission Chairman saying that Conservation Collier encourages the adoption of the Resolution by the Board of County**

**Commissioners. Second by Mr. Espinar. Motion carried unanimously 9-0.**

**B. Cycle 5 Application Status**

**Ms. Sulecki** reviewed the “Conservation Collier Cycle Five Willing Sellers” spreadsheet (see attachment).

**Ms. Wolok** announced that she did not receive the spreadsheet within her packet.

**C. Review of new applications to determine whether they meet criteria and goals**

**1. Collier County Borrow Pit – 10 ac parcel E of Falling Waters/Davis Blvd.**

**Ms. Sulecki** showed photographs of the property (see attachments). FDOT deeded it to Collier County in the past after constructing Davis Blvd. The \$700,000 burrow pit property is proposed to be transferred to Conservation Collier at a cost only of maintenance which they project to be around \$900,000. There is no identified public access. The edges of the lake are staked limestone boulders. It is a nice area for wading birds. A letter was written by the Board of Directors of the Magnolia Falls Association of the Falling Waters Subdivision opposing the acceptance of the property by Conservation Collier (see attachment).

It was questioned if the water body is being used for storm water and if access is possible. It was suggested by **Mr. Poteet** to have the County clean-up the exotics before the transfer. **Mr. Jenkins** suggested the property would better serve the purposes of the Parks and Recreation Department.

**Mr. Kriz** moved that the Committee take the position that the property does not meet the goals of Conservation Collier. **Second by Mr. Pires. Motion carried unanimously 9-0.**

**2. Blake – 1.59 ac parcel NGGE Unit 90 – E Desoto and S of 40<sup>th</sup> Ave SE**

**Ms. Sulecki** showed photographs of the property (see attachments). This property is adjacent to three properties owned by an expressed willing seller. The assessed value is \$34,980.

**Ms. Wolok** excused herself from the meeting at 10:17 a.m.

Concerns were expressed about having a target area so close to where the interstate interchange may go. **Mr. Poteet** replied that properties within the area of the possible interchange were not set within the target area.

**Mr. Pires moved to ask staff to continue exploring it in greater detail and come back with a recommendation. Second by Mr. Delate. Motion carried unanimously 8-0.**

**3. Narsiff – 21.88 ac parcel on Cycle 4 “C” list – owner has re-nominated**

**Ms. Sulecki** showed photographs of the property (see attachments). The property owner resubmitted the property after it was placed on the “C” list. There is no access or visibility from public roads. There are very few exotics. The estimated market value is \$415,720.

**Mr. Pires moved to ask staff not to have any further exploration with regards to this property due to isolation. Second by Mr. Kriz. Motion carried unanimously 8-0.**

**D. Cycle 5 Target Protection Areas Mailing List**

**Christal Segura** reviewed photographs and spreadsheets of the proposed properties for the mailing list (see attachments).

**Mr. Delate moved to send out the letters to the so described properties. Second by Mr. Kriz. Motion carried unanimously 8-0.**

**E. Outstanding Advisory Committee Member Program**

No new information.

**F. Program General Report**

**Ms. Sulecki** reported that she is working with the Division of State Lands on a McIvane Marsh partnership for a post acquisition funding. She will return with details if it moves forward. Mr. Trin has withdrawn his application.

**Mr. Kacer moved to take the month of August off in keeping with the Board of County Commissioners and other County Advisory Committees. Second by Mr. Kriz. Motion carried unanimously 8-0.**

**VI. Subcommittee meeting reports**

**A. Outreach – Tony Pires, Chair**

Cycle 5 mailing list was worked on to have it be presented today. There was discussion on having a subcommittee to address multi parcel projects which will be addressed at the next meeting. Staff had set up a meeting with the Property appraisers Office on May 3<sup>rd</sup> to discuss values, valuation, and multi parcel projects. The next meeting date will be set in coordination with staff and subcommittee members. The subcommittee meeting scheduled to be held directly following this meeting was cancelled.

**B. Lands Evaluation and Management – Marco Espinar, Chair**

**Mr. Espinar** noted that Mr. Kacer is now the Chairman.

**Mr. Kacer** reported that the subcommittee continues to review the long term draft management plan for Railhead Scrub. There will be a public meeting on April 30<sup>th</sup>. The next meeting is set for April 26<sup>th</sup> with the primary focus on the initial review of the Otter Mound long term management plan.

**C. Ordinance Policy and Procedures – Will Kriz, Chair**

Transfer or conveyance of lands from which TDRs have been stripped was the primary concern of the subcommittee meeting to which a few land owners on Benfield Road attended. Presently there is no mechanism to accept properties with TDRs stripped. A policy can be developed and discussed at a future meeting. Mr. Kriz suggested what would be involved within a policy or procedure:

- All potential conveyances would go through the regular evaluation process.
- Meet Conservation Collier criteria.
- Subject to conservation easement under Comprehensive Planning control.
- Owners remove all exotics.
- Long term endowment for property management to maintain exotic free.

**Mr. Kriz** will not be at the next meeting.

**Ms. Sulecki** mentioned that there is potential that the properties could move forward faster, but she is not sure why a long term endowment would be needed. She cautioned disincentives.

Public:

**Brad Cornell** added that requirements set by the entity the property is being donated to would have to be satisfied.

**Ms. Sulecki** added that exotics would need to be removed by a licensed contractor.



**Mr. Pires** suggested having the property owners maintain the property for 5 years.

The subcommittee will draft a resolution along the lines of the discussion.

A joint meeting of the Ordinance Policy and Procedures Subcommittee and the Lands Evaluation Subcommittee was suggested.

**VII. Chair Committee Member Comments**

None

**VIII. Public General Comments**

None

**IX. Staff Comments**

**Ms. Sulecki** forwarded an “Action Alert” for Keewaydin Island to the Committee.

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 11:00 a.m.**

CONSERVATION COLLIER LAND ACQUISITION  
ADVISORY COMMITTEE

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Chairman Bill Poteet

**These Minutes approved by the Board/Committee on \_\_\_\_\_,  
as presented \_\_\_\_\_ or as amended \_\_\_\_\_.**