

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

Naples, Florida, June 11, 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 AM in REGULAR
SESSION at Administrative Building "F," 3rd Floor, Collier County
Government Complex, Naples, Florida, with the following members present:

CHAIRMAN: Bill Poteet
Michael Delate (Excused)
Marco Espinar
Wayne Jenkins
Kevin Kacer
Will Kriz
Tony Pires
Stan Weiner
Mimi Wolok

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

I. Roll Call

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

II. Approval of Agenda

Mr. Kacer moved to approve the Agenda. Seconded by Mr. Jenkins.

Discussion:

Under "New Business," move item "C-1" up under "Approval of May 14, 2007 Minutes."

Motion carried unanimously 8-0.

III. Approval of May 14, 2007 Minutes

Mr. Espinar moved to approve the Minutes of May 14 2007 with the following changes. Seconded by Mr. Kriz.

Changes are:

- Page 2, under "Approval of Minutes" correction to Page 5 should have read "borrow" rather than "burrough"
- Page 7, Item B should read the "Malt" property rather than the "Mall" property
- On the title page, Mr. Weiner's name should be spelled "Stan" rather than "Stain"
- Page 3, "Old Business" under "B" the total cost to purchase "all properties in the program" is \$56,625,533 rather than "all six" properties"

Motion carried unanimously 8-0.

V. New Business

C. Final Management Plans

1. Railhead Scrub Preserve

Ms. Sulecki presented the Railhead Scrub Preserve Final Draft Land Management Plan. (See attached)

- URS Corporation and Lands Evaluation and Management Sub-Committee formulated the Plan; the Plan can be used as a template for future plans

Ms. Sulecki introduced Melissa Hennig, Preserve Manager.

Ms. Hennig responded to questions by the Advisory Committee members as follows:

- Melaleuca has already been removed from the northern sections and will be removed in the south after June 2007

- Planned burns will be accomplished under the guidance of a fire consultant
- Burning may not be available around the perimeter areas
- Alternative plan to keep vegetation and habitat in a healthy state would be to hand clear
- Access issue with regard to the upgrading of the crossing of the railroad tracks by vehicles will be addressed when Veterans Memorial Boulevard is put in by the Transportation Department; the crossing was originally scheduled to be put in during 2007, currently 2017 is the expected timeframe to be begin the project
- Collier County owns the right of way for the crossing; it is possible to clear a non-paved crossing prior to the road going in, but there are many issues that would need to be worked out

Ms. Sulecki requested a recommendation by the Conservation Collier Land Acquisition Advisory Committee to forward a recommendation of acceptance of the Railhead Scrub Preserve Final Draft Land Management Plan to the Collier County Board of County Commissioners.

Mr. Jenkins moved to recommend the Railhead Scrub Preserve Final Draft Land Management Plan to the Collier County Board of County Commissioners for acceptance. Seconded by Ms. Wolok.

Discussion:

- Motion should encompass the adjustments discussed with regard to bringing the Plan up-to-date with regard to the status of the vegetation. Wording in the Plan should be changed to read "designated preserve manager, Collier County staff" rather than using names of individuals currently holding the positions as these positions may be held by different individuals over a course of time

Motion carried unanimously 8-0.

IV. Old Business:

B. Contracts/Agreements

1. Starnes (tentative)

Mr. Kriz moved to approve the draft Starnes lease agreement. Seconded by Mr. Jenkins.

Mr. Kriz withdrew his motion in light of the fact the lease must undergo revision.

Ms. Belpedio stated a motion is not necessary at this point as the lease is a work in progress; however, it would be advisable at the next meeting to make a recommendation in order to put something in the Executive Summary telling the Collier County Board of County Commissioners where the Conservation Collier Land Acquisition Advisory Committee stands generally with regard to the lease.

Chairman Poteet directed staff that the lease be revised and brought back before the Conservation Collier Land Acquisition Advisory Committee at its next meeting so a final decision can be made regarding the lease.

After polling the Committee, 7 were in favor of revising the lease with Mr. Kacer opposed.

A. Real Estate Services Update - A-list properties

- Appraisal value was requested for Fleishmann wetland acreage from Real Estate Services

Ms. Erb presented a report on Reactivating Winchester Head Multi-parcel Parcel.

- Oetting property was closed on June 11, 2007
- Karen property was scheduled to close June 18, 2007
- RR Land Trust was scheduled to close June 22, 2007
- Starnes lease agreement is scheduled to be brought back before CCLAAC at the next meeting
- Calo closing was scheduled for July 2, 2007
- Price was scheduled for closing July 16, 2007
- Rivers/Predmore closing was scheduled for July 2, 2007
- Scherer was scheduled for closing July 16, 2007
- Connolly Trust closing documents were being prepared
- RJS LLC extension of offer for 30 acre parcel was being considered, needs CCLAAC recommendation

Mr. Kriz moved to extend the offer to purchase the RJS LLC property an additional 30 days. (Thirty acre parcel) Seconded by Mr. Pires. Motion carried unanimously 8-0.

C. Multi-parcel Projects - status report

Ms. Sulecki presented the status reports regarding Golden Gate Estates and Winchester Head.

Winchester Head:

- Winchester Head updated sellers list is available (See attached)
- Collier County has picked up three more parcels over the last few weeks totaling 28 parcels comprising of 41 1/2 acres
- BCC agreed to reactivate the project on May 22, 2007
- Appraisals have been sought on lots
- DEP will be updated on progress

Golden Gate Estates Unit 52:

- Project is currently inactive
- Potential is being explored for mitigation purchasing and restoration

D. Annual BCC meeting (5/22) - status report

Ms. Sulecki reported on the annual Collier County Board of County Commissioners meeting held on May 22, 2007 as follows:

- Current Activities Report was accepted
- Cycle 5 target protection mailing strategy was approved
- Conservation Collier Land Acquisition Advisory Committee land map showing all of the parcels was presented
- Conservation Collier received approximately \$200,000 in grants

V. New Business

A. Cycle 5 Applications - New Applications Report

Ms. Sulecki presented the New Applications Report as follows:

- There are nine projects with 16 parcels
- There are a little over 70 acres in Cycle 5
- Gore-3 requires approval from the CCLAAC to go forward

(Mr. Pires left the meeting at 10:00 AM)

Mr. Kriz, Ms. Wolok, Mr. Poteet, and Mr. Kacer were in favor of evaluating the Gore-3 properties while Mr. Jenkins, Mr. Espinar, Mr. Weiner were opposed.

B. ICSR Reports

1. Bailey Trust

Ms. Sulecki presented the Bailey Trust Initial Criteria Screening Report.

- Bailey Trust parcel is just under one acre and is at the end of Bembury Street in Naples
- Property met three out of six initial screening criteria
- No native intact plant community, little ecological quality, is accessible from the public road and could provide access point parking lot for the future Gordon River Greenway
- Could serve as a buffer from urban runoff into the Gordon River floodplain
- Estimated market value is \$760,000

C. Final Management Plans

2. Cocohatchee Creek Preserve

Ms. Sulecki discussed the Cocohatchee Creek Preserve Management Plan.

- Key management objectives are to keep the property clean, keep exotic plants under control, keep the creek clean and clear, and protect the listed species
- Recommendation was requested to move the item before the Collier County Board of County Commissioners

Mr. Espinar moved to approve a recommendation to move the Cocohatchee Creek Preserve Management Plan before the Collier County Board of County

Commissioners for approval. Seconded by Mr. Kacer. Motion carried unanimously 7-0.

D. Phase 1 Environmental Surveys - Member Requested Discussion

Mr. Kriz expressed his concern that Conservation Collier is buying some properties without doing a Level 1 environmental survey. Care must be taken to avoid properties with hazardous materials present, and he also noted environmental surveys provide inexpensive insurance against more expensive problems.

Discussion:

- Surveys cost \$3,000 to \$5,000 apiece and must be put out for bid at the time the survey is being contracted
- Surveys are done if a problem is suspected
- Waste chemicals could have been dumped without their presence being obvious
- Recommendation to do a survey could be given on a case-by-case basis as needed

Mr. Kriz moved an Environmental Site Assessment Phase 1 be required prior to closing of all acquisitions. Seconded by Mr. Kacer.

Discussion followed on it not being possible or economically feasible to train staff to do site assessments.

Motion failed 2-5 with Mr. Poteet, Mr. Espinar, Mr. Kacer, Ms. Wolok and Mr. Jenkins opposed.

E. Outstanding Advisory Committee Member Program

None

F. Coordinator Communications

Ms. Sulecki reported as follows:

- Ordinance and purchase policy revisions voted on at the last Committee meeting are on hold until after the June 26 Board meeting because there is potential to change the ordinance
- DEP Division of State Lands is being worked with on the McIllvane Marsh Project regarding a post-acquisition partnership which they are going to put into their budget for 2009-2010; the goal is to reimburse Collier County for some portion of the costs, title would be transferred to the State; State would provide long-term management
- City of Naples has requested funding from Conservation Collier to build a bridge on the City of Naples' portion of the Gordon Greenway, lands would have to be put under Conservation Collier easement permanently and there would have to be one unified management plan approved by the BCC

Ms. Belpedio stated the City of Naples has to be willing to accept the funds; the property would have to be nominated and come through Conservation Collier Land Acquisition Advisory Committee; property must make the A List, and proper management plans must be in place before the property could be improved with Conservation Collier money. An easement would need to be granted by the City of Naples to Collier County to provide Collier County with a real estate interest in the property.

- TDR policy will be presented at the next meeting for a recommendation on resolution

VI. Subcommittee Meeting Report

A. Outreach - Tony Pires, Chair

None

B. Lands Evaluation and Management - Kevin Kacer, Chair

Mr. Kacer reported they met briefly on May 17, 2007 and the Management Plan for Malt has not been received yet. (Staff is working with Rookery Bay staff who are still in the process of completing the Rookery Bay Management Plan the Malt Memorandum of Agreement will reference and which the Malt Plan will be appended to).

C. Ordinance Policy and Procedures - Will Kriz, Chair

Mr. Kriz stated the joint meeting was held with the Land Evaluation Advantage Subcommittee on May 17, 2007, and minutes were provided to the CCLAAC by Ms. Sulecki.

VII. Chair Committee Member Comments

Melaleuca have been removed from Logan Woods Preserve.

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 11:50 AM.

**CONSERVATION COLLIER LAND ACQUISITION ADVISORY
COMMITTEE**

Chairman Bill Poteet

June 11, 2007

These Minutes approved by the Board/Committee on _____, as presented _____ or as amended _____.