

**Conservation Collier Land Acquisition Advisory Committee  
Meeting of the Lands Evaluation and Management Subcommittee**

**Summary Minutes**

**February 20, 2008**

3:00 p.m. Facilities Management Dept., Building W  
3301 East Tamiami Trail, Naples, FL 34112

*Audio Files Available Upon Request*

<u>Committee Members</u>	<u>Staff</u>	<u>Other Depts./ Public</u>
Kevin Kacer (KK) - Chair	Melissa Hennig (MH) – Conservation Collier	(none)
Mike Delate (MD)	Christal Segura (CS) – Conservation Collier	
Marco Espinar (ME)	Linda Sujevich (LS) – Conservation Collier Annisa Karim (AK)– Conservation Collier	

*Last page of document contains a map of the Wet Woods Preserve and Adjacent Lands for reference of issues dealing with access to the Wet Woods Preserve and a table of management funds discussed during meeting.*

**I. Approval of Agenda:** (Meeting began at 3:02 p.m.) [[Audio File Part 1 00:25](#)]

KK called the meeting to order once a quorum was present. Motion to approve agenda: MD; Seconded by: ME. Motion carried.

**II. Old Business:** [[Audio File Part 3 00:10](#)]

**A. Malt Property Management Agreement with Rookery Bay**

MH: Alex S. was working on this with Keith Laakkonen from Rookery Bay on the plan. He has since left. The plan is to have an agreement they will include it in their final management plan – this committee has seen their standard agreement format. What is the best way to form this agreement since they will be in charge of management? How detailed should it be? Two things we should work on – moving the gate to the front of Shell Island Road and a visitor platform and parking on the upland fill area. FGCU students were working on a plan to see what to do with the berm/ old road.

KK: wouldn't we do these things before the land goes to them. I would not expect them to incur the cost of moving the gate or dealing with the berm...

MD: they should make the decision on the berm

ME: the plan should be detailed enough so in the future, it is clear who is responsible for each action. This is a contract between Rookery Bay and Conservation Collier. Even if the plan refers someone to the Rookery any plan, the action should be mentioned in our plan. It should eliminate any question as to whose responsibility each management item is.

MD: if a management issue is detailed in their plan, make sure our plan refers to theirs...

KK: [[Audio File Part 3 04:55](#)] e.g., whose agency is responsible for securing grants – theirs or ours...these things need to be spelled out. – all day to day actions...we get the grants and they do the work...

MH: this is our first agreement...we also met with SFWMD, CREW Trust and FFWCC and they want to incorporate the Starnes property into their WMA for hunting. FFWCC is fashioning the

agreement right now. We will work on an agreement with SFWMD where we provide the funds and they manage it.

KK: those agencies should have templates...

MH: they do – Jim Goodwin gave me a few on disk to look at.

KK: on to member comments (Agenda item IV)

### III. New Business: [\[Audio File Part 1 00:53\]](#)

A. Review of First Draft of the Wet Woods Final Management Plan – *See map on last page of document*

ME/ KK/ MD: reword first sentence on pg 9.

ME: would like updates on initial exotic removal mentioned on pg. 31 “In Sept., 2007, all invasive...”

§ pg. 31 - Section 2.6.2 – name the non-indigenous species found on the preserve

§ pg. 39 – Section 3.4 – last row of table 8 – reword: “First half of inventory was conducted”

CS/ MH: cost of inventory was \$2,100.00 – Keith Bradley is the same person that did Railhead’s survey...

ME: would like updates on *Lygodium* (pg. 47) – how often will re-treatments occur, etc.

CS: we’ve gone back 2 more times since the initial removal – will add to plan

ME: final comments re: access... [\[Audio File Part 1 06:16\]](#)

§ potential liability to the County for having the canoe/kayak trail – wonderful idea – liabilities include – potential of people getting lost or hurt – add Germain Toyota as a potential access point

KK: there are marked canoe trails all along the coast – more liability exists by having visitors parking across Hwy 41

ME: that’s why Germain is a better option

CS: I’ve checked with the planning dept. re: parking at Germain – 3 or 4 ways to do this – Conservation Collier does not feed into categories

MD: can the BCC override a planning staff decision?

CS: Germain has also said they are not interested

MD: semi-“defunked” plaza across the street could be an option for visitors to the preserve to park – has excess parking. May be the best option – access issue is the biggest concern

CS: so we may go before the BCC for an exception

KK: Since the North Naples Civic Association (NNCA) wants this preserve open quickly, they may be able to speak with Germain...

CS: we may be able to name the boardwalk or trail to honor Germain...

KK: If Germain agreed, there would be a liability that they would incur...like the water routes – who owns the canal (western boundary of preserve)

CS: spoke with homeowners association of that community – they are currently in a dispute re: adding docks along canal for people who do not have waterfront access. No official deed exists – having problems figuring it out. They (homeowner’s) want deed to specify that they own the bottomlands but they do not own the water. Canal is tidally influenced.

MD: Marco Island had this problem a few years ago – outcome was that if waterway was dredged out – it belonged to the landowners – if it was a natural waterway and just cleaned out or widened – then it belonged to the state.

KK: Canoe/ Kayak route is a big question mark... [[Audio File Part 1 11:04](#)]

ME: what was the reasoning behind the placement of the landing site for canoes and kayaks?

CS: upland area where a big patch of Brazilian Pepper was removed – best point we could see depending on FLUCCS, soils, and vegetation.

KK: homeowners may have an issues with kayakers

CS: community is in litigation with the state to try to determine the water issue. Other water route is only accessible at extreme high tides but there is nowhere to get out.

KK: access dose not mean we provide dry foot access.

MD: how do we provide handicap access?

CS: boardwalk, if constructed off Hwy 41 would be ADA accessible.

MD: would need a handicap parking spot in plaza and a marked route to boardwalk

CS: last resort would be partnering with the Cocohatchee Nature Center to the south of the preserve. They have 22 parking spots and an agreement with the Pewter Mug across the Street. Pewter Mug has 85 spots and there exists a tunnel under 41 so people can get to the nature center. Visitors can walk to the site via the sidewalk...part of the scenic trail...approx 1200 feet. Crosswalk at Imperial (northern eastern side of preserve) is controlled by a light. Permitting will determine where exactly the boardwalk/ footbridge goes...we would prefer to put the boardwalk in an area most impacted by exotics that inhabited the site. All in agreement that we do not want to put a parking lot on site?

ALL: yes

KK: [[Audio File Part 1 18:18](#)] what about Future Citizens, Inc. – could they grant us an easement through their property/ on the perimeter of their property for visitors to access to our property – we would fence the easement off to keep visitors off their property

CS: may be difficult – they have an area they use for parking

MD: what does the Fire Dept use their property for?

CS: no current plans – they are working with USFWS to remove exotics – under that agreement, they would have to keep the site natural for ten years.

MD: willing to sell it to us?

MH: would still have to go through Future Citizens property

CS: Germain is working with Future Citizens to come to a shared parking agreement for their employees. Not sure where they are in process. Will meet with one of the owners of the Future Citizens property next week and will discuss possible access issues. Germain may have to improve the parking area on the Future Citizens parcel

MD: they may have to get it re-zoned.

ME: What does the Fire Dept property consist of?

CS: probably both uplands and wetlands – a creek runs through the property.

MD: any vacant lots at the end of Center Lane?

CS: Stormwater owns a large parcel off Wiggins Pass – don't plan on doing anything with it – they bought it because of the amount of water flows into it. They own two vacant lots at the end of West

Lane. Southern most lot is full of Melaleuca. Trying to work with them to remove exotics. Also talked to a contractor to get a quote to remove Melaleuca in order to eliminate seed source...

Easement from southern lot through Future Citizens property into Wet Woods would lead directly to the Eagle's Nest.

MD: potential to angle the easement to avoid it leading to Eagle's Nest?

CS: [\[Audio File Part 1 23:00\]](#) could ask them but not sure how it would work...

KK: we only have to maintain a 330-ft buffer when Eagles are breeding – not year-round, correct?

CS: correct – only in nesting season

KK: we could close the rail (easement) during the nesting period.

MD: is Stormwater amenable to selling the lot to Conservation Collier?

CS: maybe

MD: if we lease it from them, we would have to re-zone it...if we bought it we would not have to re-zone

ME: two possibilities – buy Fire Dept. parcel or Stormwater parcel (southern most parcel on western side of West Lane) – either one may be used as a parking lot. Then the task would be to secure an easement through the Future Citizens property. Either way – Future Citizens may use our preserve for the kids to hike through

KK: we have a gate for them to access the preserve

MD/ ME: they could use the parking lot on special occasions – drop-off location for kids, etc.

CS: stormwater may want to sell or give us the large parcel off Wiggins pass road

ME: its very wet – almost like red maple swamp

CS: southern portion is wet

ME: good for preservation but not for a parking lot – I'm thinking about the access issues at Wet Woods.

MD: this may be the best option – southern stormwater parcel for parking lot and an easement through the Future Citizens property

KK: parking across Hwy 41 is not a good option; parking at Pewter Mug may be a possibility.

ME: would we have to re-zone the vacant lot for a parking lot?

MD: if Conservation Collier owns the land we do not need to re-zone – may need an SDP...

CS: the proposition is to obtain an easement and fencing it off?

KK: Owners of Future Citizens may have security concerns, what do they have on their property in terms of restrooms, etc?

MH/ AK: restrooms, cabins,

KK: security issues – we should fence it off.

ME: is the property currently fenced?

CS: 6-foot chain-link fence on eastern boundary, we are installing a field fence across the northern portion of the Wet Woods Boundary.

MD: if they are okay with that fence – they may be okay with a fenced easement through their property.

CS: NNCA is interested in Wet Woods Preserve because their organization wants preserves open near them. They also were at the Railhead meetings...Doug Fee – president of the NNCA.

KK: [\[Audio File Part 1 29:55\]](#) how does the committee feel about pursuing stormwater section as an adjunct – large parcel

CS: Bill Poteet suggested looking into parcels on this whole corner off Wiggin Pass Road as a Target Protection Area last year. I've spoken with Jerry Kurtz (Trans/Stormwater Mgmt) to see what their plans are for the property...

MH: When Robert Wiley was in Transportation – the engineer, I looked into getting exotics removed – 4 or 5 years ago. He said they were going to use the parcel for mitigation and do some grading on little lots. Robert moved departments and the plans fell to the wayside...

CS: Jerry said that he thought they did not have any plans for parcel currently. I'm trying to find grant money for them...if they place a conservation easement on the property they may qualify for grant \$\$\$ . He may be open for that. He was doing to talk to the District to see if they still could use the property for mitigation to remove exotics.

KK: no requirement to remove exotics?

MH: not unless the site is to be developed

CS: if someone in the community complained about the exotics...they would have to remove the exotics within a 200-ft radius of the structure. Don't know the costs of exotic removal for the whole property – have not gotten quote back.

ME: two southern lots are platted as single family – those two lots will be the most expensive

CS: may need to call for meeting with stormwater and will speak to the owners of Future Citizens parcel.

KK: Was access an issue during acquisition phase?

MD: we looked at Hwy 41 and considered that to be the access point

MH: property ranked high because of the diversity of natural communities and less for the ability to provide access.

KK: a few comments re: 1<sup>st</sup> draft... [\[Audio File Part 1 37:57\]](#) insert a few sentences somewhere in the beginning of plan about what Future Citizens is...driving force, improvements on land,

ME: what do exotics look like on Future Citizens parcel?

CS: not too bad – will be treated in the next couple of months – they obtained a grant from USFWS – as soon as Eagles fledge, treatment will take place.

MD: Australian pines that were killed on Wet Woods – any way they could be brought down?

CS: not really – duff is thick and once all needles fall, we may get no growth. Will bring DOF in to discuss it. They are in a pocket surrounded by wetlands. If burned, there are probably enough natives for recruitment.

MD: budget mentions Money for re-planting...

CS: if recruitment is not sufficient – then we may re-plant

KK: budget on pg. 58 – very well thought out and thorough – one of the best I've seen

§ pg. 36 – section 3.3 - clarify that the Germain conservation easement is along the western boundary of the Germain parcel.

§ pg. 42 – section 4.2.1 - preserve ordinance being worked on by the county – is Conservation Collier at the table for that?

CS: Parks and Recreation is working on that

MH: We may have to take it over – not going anywhere – not sure if it will happen in 2008. We will help Parks and Recreation and Nancy Olson with that – ordinance for PUBLIC preserves. Have not seen a copy of it yet.

KK: does the subcommittee want to see a draft copy of what they are working on?

MH/ CS: we'll bring it to the subcommittee...before the end of the year...

KK: pg. 42 – plan states fishing is an inconsistent use...is consistent – by boat... one complaint by public is that fishing is not being taken into consideration enough. There is potential for fishing here.

§ pg. 46 – Goal 3 – table 9 – outstanding – put biology of plants in the end...arsenal was mentioned in the plan – is this the chemical that caused damage at Otter Mound and at the County park? Is the application of the chemical or the chemical itself dangerous?

CS: just went to a Forest Stewardship Workshop – Dr. Ken Langeland was there and DOF...arsenal was still mentioned in treatments they recommended – the application is the issue.

ME: I made a recommendation at a previous meeting to stop using arsenal on all sites

CS: noted in plan

KK: 2,4 D amin is permissible?

ME: we should take that out of table... [\[END Audio File Part 1 49:55\]](#)

KK: pg. 49 – goal 4 – roller-chopping may not be a good option...tears up the ground – should be omitted [\[END Audio File Part 2\]](#). Very good plan... back to old business (Agenda item I)

#### IV. Member comments [\[Audio File Part 3 07:48\]](#)

MD: For next full committee meeting, perhaps we could get an update on each site we own – exotics removed, condition of site, etc...so everyone knows we've moved from a buying mode to a management mode

KK: moving from an acquisition mode to a management mode – this creates new and additional burdens

#### V. Staff Comments [\[Audio File Part 3 08:46\]](#) - *See table on last page of document*

MH: Mike – you asked in a previous meeting about how much money we've spent on the management of the preserves versus price of acquisition. Capital improvements have only been made at the Cocohatchee Creek Preserve and Otter Mound.

ME: Why is the Greenway Preserve so high?

MH: \$200,000 for design, permitting and planning for the boardwalk. We're connected to the Gordon River Greenway Park to the north. They had a contract to get the boardwalk permitted – we got onto their contract. No construction costs but it does include permitting for bridge, wetlands and boardwalk. It was a good price...Kimley-Horn is doing the work.

KK: do we have to mitigate the boardwalk?

MH: probably but perhaps through the exotic work– did not get the FCT grant but the Parks and Rec. dept., Stormwater dept and us...we are looking at this as one big project

ME: how did you arrive at the number \$232,624 for the Greenway preserve?

MH: part of it was the survey...

MD: what were their total fees for permitting?

MH: almost a million dollars – planning, permitting and design. It cost the City of Naples \$200,000 just for the planning, permitting and design of their bridge

ME: [[Audio File Part 3 12:58](#)] are we paying a percentage of the overall contract for the greenway?

MH: no

ME: this cost is for the design, permitting and planning of the boardwalk on our parcel...

MH:... and the bridge south of the Golden Gate weir

ME: perhaps you could provide a breakdown to the committee – x amount to the bridge and structural components, etc.

CS: some of the estimates for the Wet Woods Preserve were based on these numbers...

KK: are we shooting for a goal?

MH: we are putting 15% away for management

MD: we were looking at changing it to 20%... the question was how are we doing. How are we internally budgeting...is 15% taken and being put into one account?

MH: yes

MD: what if one area takes a considerably more than 15%...should we short-change one preserve for another? Perhaps you should have different accounts? Any plans for Nancy Payton Preserve?

CS: no major capital improvements – just a small parking area.

MH: there is a grant with the state for trails and boardwalks...as soon as another county Dept. clears up their issue with the state, we can start to apply for those grants again.

CS: Melissa and I and liaisons for the South Florida BIPM working-group – the annual meeting is at the end of march

MH: we're submitting Starnes and RR Land

CS: next year we will submit Pepper Ranch if we acquire it

MD: consider including free services into table – estimate how much money has been saved – may be \$30,000 or \$40,000

MH: can't use Sherriff's weekenders at the Otter Mound Preserve but can at other preserves

CS: [[Audio File Part 3 22:17](#)] one more thing to talk about...the possibility of collaborating with Collier Soil & Water Conservation District (CSWCD) on management of lands

MH: Dennis Vasey of CSWCD sent a draft of a management plan....a newsletter was sent by them saying we would partner with them...

MD: what are they doing that is explicit and concrete...so far everything I've heard is ethereal

MH: There should be an over-arching watershed approach with everyone involved – is it realistic? – should WE fund it?

MD: as far as redundancy, we have the Big Cypress Basin and WMD – we are paying tax dollars for that already

CS: by the end of next week, I'll be sending the 1<sup>st</sup> Draft of the Logan Woods Management Plan to you, shall we invite Mr. Vasey here to speak with him?

MD/ ME: We should read it first and have time to formulate questions



ME: we should make sure that any agreement is on only certain lands...we don't need a partnership unless its mutually beneficial

KK: does our ordinance protect us from funding this?

ME: I haven't seen anything in the ordinance

MH: the newsletter and the management plan didn't quite jive...I'll email the management plan to the subcommittee

KK: we need to know what is going on before they go to the BCC without coming to us.

KK/ MD: questions on nano-wetlands...cost, ecological impact, etc.

AK: need to hear him out...and have justification for partnering or not...

ME: need to hear something concrete

**VII. Set next meeting date and agenda** [\[Audio File Part 3 33:06\]](#)

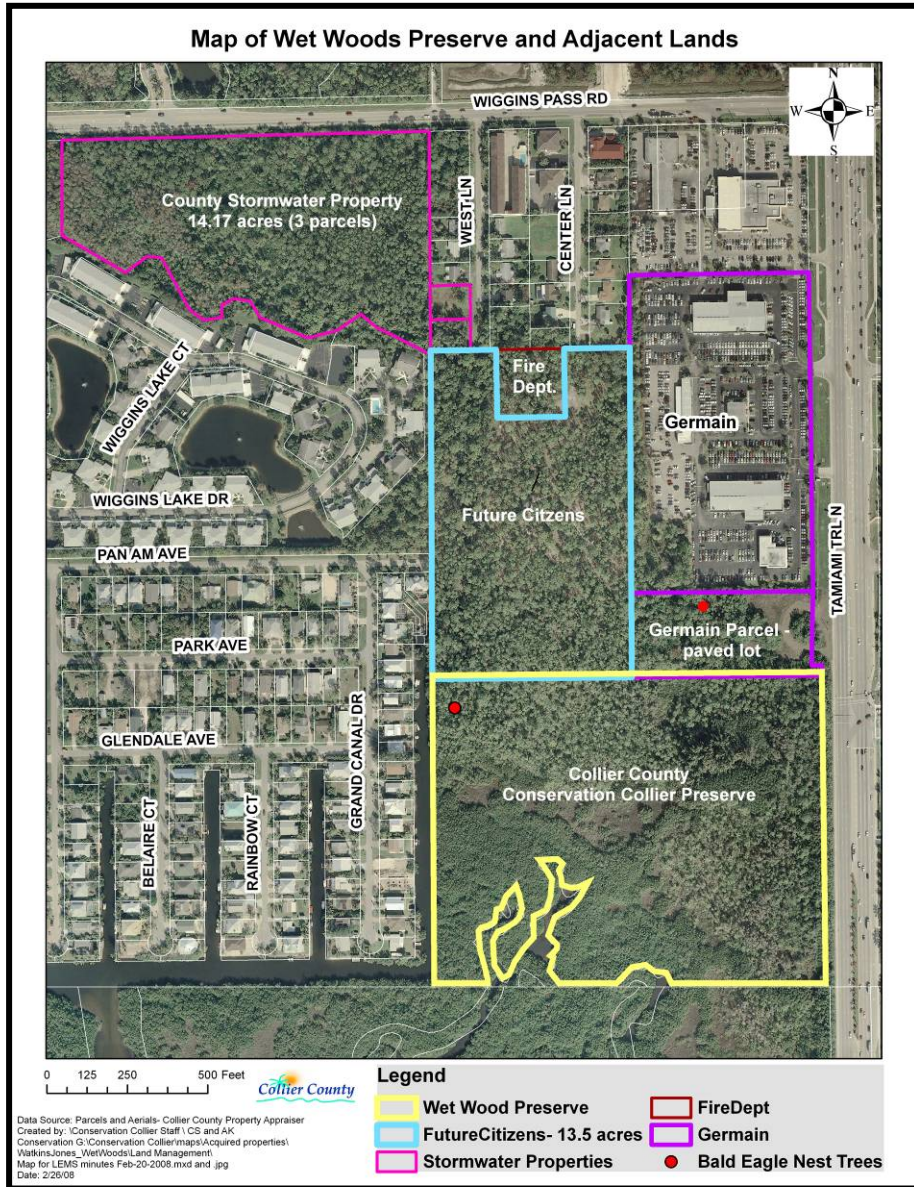
– next meeting set for March 26, 2008 - 9:00 a.m.

§ First Draft of Logan Woods Final Management Plan

§ Discussion of Collier Soil & Water Conservation District Management Plan

**Adjourn:** 4:35 p.m.





Preserve	Acquisition Price	Gross Management Funds expended	Grant Funds Acquired	Net Management Funds expended	% of Acquisition Price expended on Management
Cocohatchee Creek	\$476,200	\$55,864	\$0	\$55,864	11.7%
Greenway Preserve	\$2,075,000	\$232,624	\$0	\$232,624	11.2%
Logan Woods	\$711,983	\$58,574	\$34,400	\$24,174	3.4%
Malt	\$4,750,000	\$15,600	\$15,600	\$0	0.0%
Nancy Payton	\$2,112,500	\$13,155	\$0	\$13,155	0.6%
Otter Mound	\$2,234,000	\$110,596	\$5,500	\$105,096	4.7%
Railhead Scrub	\$32,617,050	\$166,122	\$60,600	\$105,522	0.3%
Wet Woods	\$2,160,000	\$70,995	\$57,700	\$13,295	0.6%