

March 8, 2010

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

Naples, Florida, March 8, 2010

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 Complex Naples, Florida with the following members present:

CHAIRMAN: Bill Poteet
VICE CHAIRMAN: Michael Delate
Tony Pires
Jeffrey Curl
Jeremy Sterk
Thomas Sobczak
Annisa Karim
Clarence Tears
Lauren Barber

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator
Jennifer White, Assistant County Attorney
Cindy Erb, Real Property Management
Melissa Hennig, Principal Environmental Specialist

I. Roll Call – Welcome to New Committee Members

Chairman Poteet welcomed new member Clarence Tears and Lauren Barber to the Committee.

II. Approval of Agenda

Mr. Delate moved to approve the Agenda. Second by Mr. Curl. Carried unanimously 9-0.

III. Approval of February 8, 2010 Minutes

Mr. Delate moved to approve the minutes of the February 8, 2010 meeting subject to the following change.

Page, paragraph 5 from “Roosevelt Leonard noted...” to “*Mr. Pires* noted...”
Second by Ms. Karim. Carried unanimously 9-0.

IV. Thank you to Rolf Anthony for Eagle Scout Project.

William Kocses, accepted a Certificate of Appreciation for Rolf Anthony, Eagle Scout for his efforts in the construction of the picnic tables for Pepper Ranch.

IV. Old Business:

A. Cosentino Project – Rivers Road

Alex Sulecki, Conservation Collier Coordinator presented a Memo from her to the Conservation Collier Land Acquisition Advisory Committee (CCLAAC) Members dated March 8, 2010 - *Subject: Agenda Item V.A. – Cosentino parcel – Rivers Road* for review. She noted:

- Mr. Cosentino had addressed the Committee at the last meeting outlining a concern in the lower appraised value and subsequent offer to purchase his property than the other properties purchased in the immediate area under Program.
- He requested the Committee consider removing the condition for the purchase of his property that requires him to remove the solid waste debris present on site.
- The County has obtained an estimate from a County approved contractor of approximately \$28,000 to remove the debris.

Speaker

Paul Cosentino, landowner, addressed the Committee stating unknown individuals have deposited the waste on the property over the years. Due to the lower offer value than that of adjacent properties, he requested the County grant a monetary allowance to clean up the property. He would assume the responsibility of cleaning up the property, which may be completed at a lower cost than the estimate received by the County.

Discussion occurred on the potential liability to the County should the landowner be responsible to remove the debris and environmental contamination is discovered before or after the closing. It was noted a Phase I Environmental and Phase II (if necessary) Environmental Assessment should be completed prior to

removal of the debris. It was noted the County would pay for the Phase I Environmental Assessment, while the cost of a Phase II Environmental Assessment is the responsibility of the landowner.

Mr. Delate moved to grant a 30 day extension to the offer tendered to Mr. Cosentino, to require A Phase I Environmental Assessment (at the expense of the County) and if necessary, a Phase II Environmental Assessment (at the expense of the landowner) be conducted on the property. The Committee recommends the County maintains the option to terminate the contract after the completion of either Environmental Assessments. The Committee also recommends the County grant a \$15,000 (Fifteen Thousand Dollars) monetary allowance (above the purchase price) to Mr. Cosentino for removal of the existing debris on the property. Second by Mr. Curl. Carried unanimously 9-0.

It was noted the removal of the debris should not be required until the Environmental Assessments are completed and the owner knows whether the County will purchase his property.

B. Real Property Management Update

Cindy Erb, Real Property Management provided the following updates:

Winchester Head – Stark closing scheduled for March 8, 2010; no response from Ocean Investment Management Corp.

Murphy – accepted offer.

Joyce – offer not accepted.

Devisse – tentative closing on March 29, 2010.

1. Contract – Kirby (Rivers Road)

Cindy Erb, provided the Executive Summary “*Approve an Agreement for Sale and Purchase for 1.0 acre under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$31,675 (Kirby)*” dated March 8, 2010 and related contract of sale. She requested the Committee recommend approval of the contract to the Board of County Commissioners.

Mr. Pires moved to recommend to the Board of County Commissioners the approval of the Agreement for Sale and Purchase for 1.0 acre under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$31,675 (Kirby).” Second by Ms. Karim. Carried unanimously 9-0.

C. Budget Recommendations

Melissa Hennig noted there is no formal update for the budget process. Staff continues to work on budget projections.

Chairman Poteet recommended new Committee members meet individually with Staff for a review of the budget to aid them in preparing for upcoming discussions on the matter.

D. Caracara Prairie Reserve Conservation Bank Documents

Melissa Hennig presented the document "*Caracara Prairie Preserve Conservation Bank - Caracara Prairie Reserve Bank Agreement*" for review.

Mr. Pires recommended the document clearly reflect that:

- The CREW Land Trust will not benefit from the mitigation credits sold on the parcel.
- The Florida Fish and Wildlife Conservation Commission (and others) are aware the property is subject to a cattle lease.

E. Gordon River Greenway Project:

1. Standing Item General Update – Jeff Curl

Conference calls continue and the rezone application is still in process. Staff does receive copies of the CDES comments on the zoning applications. Committee members requested to receive copies of these comments and Melissa Hennig agreed to provide them when received.

Chairman Poteet expressed concern there is a lack of communication and coordination between the various parties involved in the process.

Ms. Karim requested Staff provide clarification on the commitments to the project made by Conservation Collier and the timeline for any necessary comments. In addition, at future meeting, Margaret Bishop, Project Manager, provide an update on the project.

2. FDEP Office of Greenways and Trails, Recreational Trails Program, "Gordon River Greenway Bridge" Grant Application Packet – Melissa Hennig

The document "*Florida Department of Environmental Protection Recreational Trails Program Grant Program Grant Application Package*" was submitted to the Committee for the record.

V. New Business

B. New Property Applications – Somers Donation

Alex Sulecki submitted the document "*Cycle 8 Applications for March 2010*" dated March 8, 2010 for information purposes.

A Slideshow was presented on a new property application proposed for acquisition via donation. For the property to be considered further for acquisition, at least 5 Committee members must vote favorably following the presentation.

Somers parcel

The following highlighted:

- The property is approximately 2.5 acres in size and located off Oil Well Grade Road on 66th Ave NE.
- The parcel is isolated from other acquired Conservation Collier lands.

- The Florida Land Use Cover and Forms Classification Code (FLUCCS) indicate it is primarily rangeland.
- The soils are mainly hydric.
- The Integrated Wildlife Habitat Ranking System (IWHRs) ranks the parcel as an overall priority 3-4 of 10.
- Other County Departments have been notified of the proposed donation, should they be interested in acquiring the parcel (Parks and Recreation, Transportation, etc.)

Mr. Delate moved not to pursue acquisition of the property. Second by Mr. Pires.

Mr. Delate noted it is an isolated parcel and would require the Program to undertake a multi parcel acquisition approach within the area.

Carried unanimously 9-0.

C. Kevin Kacer Memorial Trail System

Alexandra Sulecki presented a memo from her to the Conservation Collier Land Acquisition Advisory Committee Members dated March 8, 2010 - *Subject: Agenda Item VI.B. - Proposal to name the proposed Railhead Scrub Preserve trail system the "Kevin Kacer Memorial Trail System" for review.*

Alex Sulecki reported the Outreach Committee voted unanimously to name the trail system after former Committee member Kevin Kacer, who passed away suddenly in 2007, and who was a valuable contributor to the Program during his tenure. The Committee may name trail systems within the Program without obtaining the approval of the Board of County Commissioners.

Mr. Sterk moved to name the Railhead Scrub Preserve Trail System the "Kevin Kacer Memorial Trail System." Second by Mr. Delate.

Kim Kacer, wife of the late Kevin Kacer, was present and noted she was honored by the Committee's recognition of Mr. Kacer's service.

Carried unanimously 9-0.

D. Outstanding Advisory Committee Member Program

Alex Sulecki provided the "*Advisory Committee Outstanding Member Nomination Form*" and "*Outstanding Advisory Committee Member Nomination and Selection Workflow Procedures and Instructions for Advisory Committee Members for information purposes.*" She noted a Committee member may recognize another Committee member for their service. There is also a procedure for recognizing years of service.

Mr. Pires will be receiving the service award on March 9, 2010.

E. Coordinator Communications

Alex Sulecki provided the following updates:

- There was an organizational meeting held on February 18, 2010 for the Pepper Ranch Hunt Program. A copy of the meeting minutes was distributed for review. A second meeting will be held on March 18, 2010 in Building W, Government Center from 5:30pm to 7:30 pm. The hunt will take place April 16 – 18 with 12 children and 17 volunteers taking part.
- The new parking tags were distributed to Committee members.

VII. Subcommittee Membership

Alex Sulecki showed a current subcommittee membership roster and noted new members are encouraged to join a Subcommittee.

Ms. Barber volunteered for the Lands Evaluation and Management Subcommittee.

Mr. Tears volunteered for the Ordinance, Policy and Rules Subcommittee.

VIII. Subcommittee Meeting Reports

A. Outreach – Tony Pires, Chair

The recently scheduled meeting, on February 26, 2010, did not have a quorum present and a formal meeting was not held, but discussion did take place. The revised property owner “offer letter” was reviewed and the Gordon River Greenway Project was discussed.

B. Lands Evaluation and Management – Mike Delate, Vice Chair

At a previous meeting the scheduling for the Public Opening of Preserves was discussed. The Final Pepper Ranch Management Plan will be reviewed at the March 22, 2010 Subcommittee meeting.

Mr. Delate requested members give consideration to the parameters for hunting on Pepper Ranch. A section on these policies will be included in the final management plan.

C. Ord. Policy and Procedures – Annisa Karim, Chair

There was a meeting held on February 26, 2010 where Land Development Code Amendments were discussed, the Geo-Caching form was reviewed. It was determined a joint Subcommittee meeting is required between this Subcommittee and the Lands Evaluation Subcommittee (tentatively April 12, 2010, directly following the regularly scheduled CCLAAC meeting) to discuss potential Gopher Tortoise recipient sites.

IX. Chair Committee Member Comments

None

X. Public General Comments

None

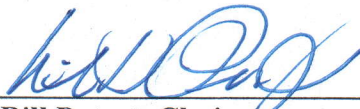
XI. Staff Comments

March 8, 2010

In response to a question by Mr. Delate, Alex Sulecki noted the future meeting schedule will be monthly. She noted that in past years, the Committee has taken the month of August off.

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:27 A.M.

**Conservation Collier Land Acquisition Advisory
Committee**



Bill Poteet, Chairman

These minutes approved by the Board/Committee on April 12, 2010
as presented or as amended Sulecki