

**MINUTES OF THE COLLIER COUNTY COMPREHENSIVE WATERSHED  
IMPROVEMENT PROGRAM COMMITTEE**

Naples, Florida, September 23, 2016

**LET IT BE REMEMBERED**, the Collier County Watershed Improvement Program Committee in and for the County of Collier, having conducted business herein, met on this date at 1:00 PM in a **REGULAR SESSION** at the Growth Management Department Building, Room 609/610 2800 N. Horseshoe Drive, Naples, FL with the following persons present:

Chairman: Jocelyn Nageon De Lestang  
Vice Chairman: Dennis Vasey  
Gregg Strakaluse  
Chad Chustz  
Brent Bachelder (Excused)  
Jeff Carter  
(Vacancy)

**ALSO PRESENT:** Jerry Kurtz, Stormwater Planning – Staff Liaison  
Tabitha Stadler, Stormwater Planning  
Kris Van Lengen, Community Planning Manager  
Gino Santabarbara, Principal Planner

*Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department –Contact Mr. Evy Ybaceta at 239-252-2400.*

**1. Call to order**

**Chairman Nageon De Lestang** called the meeting to order at 1:00pm and a quorum was established.

**2. Approval of Agenda – Committee action requested**

*Mr. Strakaluse moved to approve the Agenda. Second by Mr. Vasey. Carried unanimously 5 - 0.*

**3. Approval of Minutes – Committee action requested**

**a) July 8, 2016 Minutes**

*Mr. Vasey moved to approve the minutes of the July 8, 2016 meeting subject to verifying the amount of funds from the Gulf American Corporation agreement reported by Jennifer Carpenter on page 5 is approximately \$600,000. Second by Chairman Nageon De Lestang. Carried unanimously 5 - 0.*

*(The \$600,000 figure was later verified from the audio recording of the 7/8/16 meeting).*

**4. Staff Announcements – Jerry Kurtz, Collier County Government**

Staff provided an update on the status of the plan reviews and the development of the final products.

*Ms. Stadler reported, and the Committee agreed, the concept will be to develop a “journal” on the various plans as the work proceeds and not finalizing any of them until all have been reviewed given some issues are interconnected.*

Staff reported on the composition of the final reports noting:

- The plans are intended to be a long term resource for decision makers in the County.
- They are considering engaging an outside consultant to assist in drafting the final plans to ensure the best product is made available.
- The consultants focus would be on creating the graphics for the documents.

During Committee discussions it was noted there are funds available in the budget for an outside consultant.

**5. Workshop/Discussion Session**

**a. Discussion of Golden Gate Estates Area Management Options All Committee and Staff**

Staff provided the following handouts for information purposes:

- *“Comprehensive Watershed Improvement Program (CWIP) Ad Hoc Technical Advisory Committee Golden Gate Estates Flow-way Recommendations from Committee Members Prepared by Collier County Stormwater Planning August 12, 2016.”*
- *“Comprehensive Watershed Improvement Program (CWIP) Ad Hoc Technical Advisory Committee.”*
- *Golden Gate Estates Area Recommendations Analysis from Speaker Presentations Prepared by Collier County Stormwater Planning, July - August 2016.”*
- *Comprehensive Watershed Improvement Program (CWIP) Ad Hoc Technical Advisory Committee Golden Gate Estates Flow-way Recommendations from Committee Members, September 23, 2016.”*

They noted no decisions are requested at today's meeting however input continues to be sought from the Committee.

***The Committee noted Aquifer Storage and Recovery (ASR) wells should be considered for the area.***

**I. Update on Gulf America Corporation (GAC) Lands in Golden Gate Estates Region**

**Mr. Santabarbara** presented the PowerPoint "*Gulf Atlantic Corporation (GAC) Lands Update – September 23, 2016*" for information purposes. He noted:

- Per a County agreement with the Corporation approximately 1,100 acres were donated to the County in the early 1970's as part of a settlement agreement for the development in the Estates area.
- At this point, 86 acres remain with 51 acres unreserved for a specific party and Staff is investigating the parcels to determine any that may be of value for stormwater treatment including filter marshes, stormwater detention, increasing the size of canals (scalloping), etc.
- Staff has identified 6 potential properties for use at this point (58<sup>th</sup> Ave. NE, 20<sup>th</sup> Ave. NE, 10<sup>th</sup> Ave. NE (2 parcels), 14 St. NE and 8<sup>th</sup> St. NE).
- The parcels range in size from 5 – 7 acres and comprise 3,646 linear feet of canal frontage.
- In 1983, the County established the Golden Gate Estates Land Trust Advisory Committee (GGLTAC) to manage the lands in the settlement agreement.
- Staff met with Committee who is amenable to the idea and recommended a partnership approach, recreational opportunities be incorporated into the concept and a series of Neighborhood Information Meetings be convened to garner public input.
- The next steps in the process include contacting the Real Property Management Division, continued engagement with the GGLTAC and conducting a feasibility study to determine the most optimal use of the properties, the funding available, cost/benefits of any projects, etc.
- If the concept is successful, it may be expanded to incorporate additional parcels.

Under Committee discussion, the following was noted:

- Staff will be coordinating with the Parks and Recreation Department on the potential for a mixed goal of conservation and recreation for the parcels.
- The County Attorney's Office has confirmed the concept is viable.
- A collaborative effort with benefits to the GGLTAC will be required to ensure the program is successful.
- The County does have the authority to utilize any funds available for these type uses.
- The uses of the parcels could include ASR wells and/or diversion swales for the canals employing water retention techniques before returning flows to the canal.

Staff noted they will provide updates as they become available.

**II. Potential TDR Program Strategies**

**Ms. Stadler** noted consideration could be given to the concept of the County TDR Program (which is being revamped at this point in time) incorporating the Conservation Collier multi parcel projects (Horsepen Strand and Red Maple Swamp) into the sending lands of the TDR program. The goal would be to assist the County in completing acquisition of the parcels in the

projects. She noted one concern identified by the Program's Coordinator (Alex Sulecki) is potential lack of long term funding for managing the parcels should they be acquired through this process.

**Mr. Vasey** provided the report "*Urban Wetland Availability*" he prepared which outlined the concern the County lacks a Wetland Management Program. He noted:

- Wetlands protect water quality, provide flood and drought mitigation, provide water storage and groundwater connectivity, provide habitat for wildlife, fish and plants and the region continues to experience a loss of the resource.
- A commitment to conserve, restore, protect and manage wetlands is needed for economic and environmental reasons and should be addressed over a County wide context.
- Steps to preserve the resource begin with avoidance of the areas, followed by minimization of damage to any areas where avoidance is not possible and replacement as a last resort.
- Pockets of wetlands are an important resource and urban wetlands have been especially neglected.
- Parcels could be identified in the TDR program for conservation and he identified 4 sites located on Immokalee Road across from Gulf Coast High School as an example.

**Mr. Van Lengen** had no objection to concept but one consideration for the TDR program is ensuring it is a "closed system" with defined boundary areas. He noted the "White Paper" to be presented to the Board of County Commissioners will be delayed until after the new Board members are elected in November.

The following was noted during Committee discussion:

- Concern on a concept of preserving small parcels in compromised areas as it may force development to more pristine areas that should be protected.
- Exploring the concept of allowing TDR's or property tax benefits for lots with residences where easements could be established to provide stormwater benefits.
- One benefit of the Conservation Collier program's inclusion into any program is their multi parcel project boundaries and management entities are already established.
- A determination may need to be made, on if the TDR program was implemented for the multi parcel projects, would it preclude the Conservation Collier from purchasing lots in the area?
- A determination should be made if there are other lots in flowways not located within the multi parcel projects that are more beneficial for a restoration program.
- Investigation should occur to identify any concerns on linking the two programs given the Conservation Collier and TDR programs operate under separate auspices.

Staff noted Alex Sulecki, Conservation Collier Coordinator was unavailable today but will appear at a future meeting.

**Mr. Van Lengen** noted the Committee does have input on concepts for the TDR program as one of the recommendations in the White Paper is to "*Accommodate implementation measures recommended by the CWIP Committee and Watershed Management Plan that are consistent with TDR Programs success.*"

### **III. Potential Density Reduction Strategies**



Staff reported the concept would be to allow the combining of lots in the area through an incentive program to reduce the densities in the area and potentially aid in reducing stormwater impacts.

**b. Overview of the FY17 Collier County Stormwater Program Jerry Kurtz, Collier County Government**

**Mr. Kurtz** presented the PowerPoint "*Collier County Stormwater Management FY2017 Capital Program*" which outlined a total of 18 projects/items receiving funding in FY2017 in the amount of \$6,129,000.

**6. Member and Citizen Comments**

None

**7. Old Business**

None

**8. New Business**

None

**9. Set or announce next meeting date**

To be determined

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 3:45PM.**

**COMPREHENSIVE WATERSHED  
IMPROVEMENT PROGRAM COMMITTEE**

  
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**Chairman, Jocelyn Nageon De Lestang**

These Minutes were approved by the Committee on 11/2/16, as presented , or as amended \_\_\_\_\_.