

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION  
ADVISORY COMMITTEE MEETING

Naples, Florida, December 3, 2018

LET IT BE REMEMBERED, 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 Complex Naples, Florida with the following members present:

CHAIRMAN:	Bill Poteet
VICE-CHAIRMAN:	Pat Sherry
	Susan Calkins
	Michael Seef
	John Psaras
	Jacob Winge
	Carol Pratt
	Gary Bromley
	Brittany Patterson-Weber

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator, Program Manager  
Jennifer Belpedio, Assistant County Attorney  
Christal Segura, Environmental Specialist  
Summer Araque, Principal Environmental Specialist

**I. Roll Call**

**Chairman Poteet** called the meeting to order at 9:00 A.M. Roll call was taken and a quorum was established.

**Ms. Weber** was introduced as a new Member of the Committee.

**Ms. Araque** was introduced as the new Coordinator for Conservation Collier given Ms. Sulecki is retiring.

**II. Approval of Agenda**

*Ms. Sherry moved to approve the Agenda. Second by Mr. Winge. Carried unanimously 9 – 0.*

**III. Approval of September 8, 2018 minutes**

*Ms. Calkins moved to approve the minutes of the September 8, 2018 Meeting subject to the following change:*

- Page 3 – Item VI, line 2 – from “Florida Fish and Wildlife Conservation Service (FWC) Invasive Plant Management” to “Florida Fish and Wildlife Conservation **Commission** (FWC) Invasive Plant **Management**”

*Second by Mr. Seef. Carried unanimously 9 – 0.*

**IV. Old Business**

**A. Cycle 9 Acquisition - Update**

**Ms. Sulecki** presented the “*Cycle 9 Property Updates*” dated December 3, 2018 for informational purposes. She provided an update on the properties noting:

Gore - approved for purchase on November 20, 2018.

The Hack Family Trust - Rejected the County’s offer for purchase.

Baron Collier - Sanitation Bethune – Three minor concerns were raised in the Phase I Environmental report however no further testing was recommended. The concerns included household rubbish and a storage tank on an adjoining property. The landfill was closed in accordance with FDEP regulations and released. The County reported the tank was utilized for storage of chemicals and Staff will review the issue and report back to the Committee.

BCI, LLC – Big Hammock Area I, Area II – Phase I Environmental report identified concerns on Area I including recommending further testing (cost of \$21,000 +/-) due to the oil well. The cost for the parcels was estimated at \$1.6M however the appraisal indicates a value of \$4M for both parcels. CREW is interested in partnering with the County on the purchase (\$15,000 for Area I and \$5,000 for Area II). The County would maintain in control of management if the partnership came to fruition.

**B. Conservation Collier Ordinance Revisions**

**Ms. Sulecki** reported the Committee and Commissioner McDaniel have been working on changes to the Ordinance governing Conservation Collier and developed a proposed Ordinance. The Ordinance, Policy and Rules Subcommittee reviewed the Ordinance at their October 4 Meeting and Commissioner McDaniel also recommended changes. The Committee reviewed the draft, took public comment from Meredith Budd of the Florida Wildlife Federation and Gladys Delgadillo of the Conservancy of Southwest Florida and recommended the following changes:

Preamble

*Ms. Pratt moved to remove the language “WHEREAS, it is recognized that Collier County has various programs in existence within non-urban areas to provide incentives to encourage conservation of environmentally sensitive lands within those areas; and”*

*Second by Ms. Calkins. Motion carried 7 “yes” – 2 “no.” Ms. Sherry and Mr. Winge voted “no.”*

Section 4.12, line 2

*Ms. Pratt moved to change the language in Section 4.12, line 2 from “...within the County’s Urban Area including...” to “...within the County’s Area including...”. Second by Mr. Winge. Carried unanimously 9 – 0.*

Section 6.1.e

*Mr. Psaras moved to change the language in Section 6.1.e, line 1 from “...of all ad valorem revenues...” to “...of all revenues...” Second by Mr. Seef. Carried unanimously 9 – 0.*

Section 7.2.a

*Ms. Weber moved to change the language in Section 7.2.a from “Ad Valorem taxes collected...” to “Revenue collected...” Second by Mr. Winge. Carried unanimously 9 – 0.*

Section 8.6.b

*Mr. Winge moved for the language in Section 8.6.b to remain as proposed. Second by Mr. Seef. Carried unanimously 9 – 0.*

Section 9.1

*Mr. Psaras moved to change the language in Section 9.1, line 3 from “... priority given to those properties located within the Urban Area...” to “... priority given to those properties located within, but not limited to the Urban Areas. Second by Mr. Seef. Motion carried 5 “yes” – 4 “no.” Ms. Sherry, Mr. Winge, Ms. Calkins and Mr. Bromley voted “no.”*

Section 10.3.b

*Ms. Pratt moved to change the language in Section 10.3.b, line 2 – 3 from “...Collier County Growth Management Plan within the Urban Area of Collier County” to “...Collier County Growth Management Plan.” Second by Mr. Winge. Carried unanimously 9 – 0.*

Section 10.3.c

*Ms. Calkins moved to retain the language proposed to be deleted in Section 10.3.c “All undeveloped lands with predominately native vegetative cover in the Northern Golden Gate Estates, as shown on the Future Land Use Map of the Collier County Growth Management Plan.” Second by Mr. Seef. Carried unanimously 9 – 0.*

Section 10.3.d

*Ms. Calkins moved to retain the language proposed to be deleted in Section 10.3.c “The Flow-way and Habitat Stewardship Areas as depicted on the Future Land Use Map of the Collier County Growth Management Plan. Second by Mr. Seef. Carried unanimously 9 – 0.*

Section 11.1

*Ms. Pratt moved to change the language in Section 11.1 line 2 – 3 from “... in the Urban Area and is initially...” to “...initially...” Second by Ms. Calkins. Carried unanimously 9 – 0.*

*Mr. Winge moved retain the language in Section 11.1 lines 1 – 2 “...representing the highest natural resource values (such as Natural Resource Protection Areas), but generally not specific parcels...” Second by Ms. Pratt. Carried unanimously 9 – 0.*

Section 14.7

*Ms. Sherry moved for the language in Section 14.7 to read “Purchasing land using Conservation Collier program funds permanently extinguishes transfers all development rights to Collier County except those strictly compatible with the purposes and goals of Conservation Collier.” Second by Ms. Calkins. Motion carried 8 “yes” – 1 “no.”*

*Ms. Sherry moved to forward the document to the Board of County Commissioners for consideration incorporating the above referenced changes. Second by Mr. Psaras. Carried unanimously 9 – 0.*

*Mr. Winge left the meeting at 11:00 a.m.*

**V. New Business**

**A. Pepper Ranch Preserve Land Management Plan 5-Year Update**

*Ms. Segura presented the “Pepper Ranch Preserve Land Management Plan (5 Yr. Revision)” for consideration. She noted the Lands Evaluation and Management Subcommittee met September 5, 2018 and reviewed the plan and recommended changes. Wildlife camera photos will be added to the Plan in Appendix A.*

*Ms. Sherry moved to recommend the Board of County Commissioners adopt the Pepper Ranch Preserve Land Management Plan (5 Yr. Revision.) as presented by Staff. Second by Mr. Seef. Carried unanimously 8 – 0.*

**B. Annual Report 2016-18**

*Ms. Sulecki presented the “Conservation Collier Annual Report 2016-2018” for review. The Committee reviewed the proposed report and recommended the following changes:*

- 1. Change Ms. Weber’s employment title (remove Associate).*
- 2. Add language on the Eagle Scout projects.*
- 3. Add the panther cub picture to the narrative.*
- 4. Add language regarding public outreach efforts.*

*Ms. Sherry moved to accept the Conservation Collier Annual Report 2016-2018 subject to the above recommendations. Second by Mr. Psaras. Carried unanimously 8 – 0.*

**C. Panel for Naples Preserve Hedges Family Eco-Center**

*Ms. Sulecki presented a rendering of the program’s promotional panel to be displayed at Naples Preserve. The panel will be similar to the information contained on the rack cards distributed to the public.*

*Ms. Sherry moved to approve the proposed design of the panel. Second by Ms. Calkins. Carried unanimously 8 – 0.*

**VI. Coordinator Communications**

**A. BCC Items**

9/11/18 – Fish and Wildlife Conservation Commission (FWC) Wildlife Grant approved.

9/25/18 – Eagle Scout presentation; Pepper Ranch cottage demolition approved.

11/13/18 – Hack Living Trust property presented for re-consideration.

1/8/19 – Review of remaining Cycle 9 properties

**B. Misc. Items**

A soft opening for the Gore property was held on 11/18/18 by the Cypress Cove Conservancy.

**VII. Subcommittee Reports**

**A. Lands Evaluation & Management - Chair, Bill Poteet - Last Meeting 9/5/18**

Review of the Pepper Ranch 5-year management plan; continued consideration of the “tree policy” to address vegetation on the program’s preserves adjacent to residential developments.

**B. Outreach – Chair, Michael Seef – Last Meeting 11/14/18**

Review of the Naples Preserve Panel design, investigating opportunities with certified eco tourism providers.

**C. Ordinance Policy and Rules – Chair, Pat Sherry – Last Meeting 10/4/18**

Reviewed the proposed Ordinance for recommended changes.

**VIII. Chair Committee Member Comments**

The Committee noted Ms. Sulecki is retiring and this would be her last meeting and recognized her long tenured service with the County and the efforts put forth on behalf of the citizens of the County.

**IX. Public General Comments**

None

**X. Staff Comments**

Ms. Sulecki thanked the Committee and stated it had been her honor and opportunity to work for the citizens of Collier County in this capacity and she expected future great things from the program.

**There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:42 A.M.**

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**Conservation Collier Land Acquisition Advisory Committee**

  
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**Bill Poteet, Chairman**

These minutes approved by the Board/Committee on January 14, 2019 as presented  or as amended \_\_\_\_\_.

