

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION
ADVISORY COMMITTEE MEETING

Naples, Florida, September 8, 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", 3rd Floor, Collier County Government Complex Naples, Florida with the following members present:

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

ALSO PRESENT: Alexandra Sulecki, Conservation Collier Coordinator, Program Manager
Jennifer Belpedio, Assistant County Attorney
Melissa Hennig, Sr. Environmental Specialist
Barry Williams, Director, Parks and Recreation
Steve Carnell, Administrator, Public Services Division

I. Roll Call

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

II. Approval of Agenda

Mr. Winge moved to approve the Agenda. Second by Mr. Psaras. Carried unanimously 6 – 0.

III. Approval of July 5, 2018 minutes

Mr. Psaras moved to approve the minutes of the July 5, 2018 meeting as presented. Second by Ms. Calkins. Carried unanimously 6 – 0.

IV. Old Business

A. Cycle 9 Acquisition - Update

Ms. Sulecki provided the “*Conservation Collier Approved and Acquired Lands 2018*” dated 9/10/18 for information purposes. She noted:

- The Board of County Commissioners (BCC) approved two parcels on the A-List (Hack Living Trust and Robert H. Gore Estate) for acquisition in April and those remaining at their July 10th meeting.
- The representatives for the Hack Living Trust parcel rejected the County’s offer but Staff is moving forward with the appraisal process for all remaining properties.
- Staff intends to return to the BCC in October or November with the appraisals to confirm costs are acceptable to the Board before preparing contracts for purchase.

Committee discussion occurred on the following:

- Concern over expending \$49,000 on property appraisals when the BCC has not directed Staff to prepare contracts for purchase - *Staff noted properties approved on the A-List for purchase have historically been acquired by the County. If necessary, the appraisals may be updated for a minor fee by the appraiser.*
- Phase I Environmental Assessments have been ordered on properties where necessary with the costs already allocated for the activity.
- Staff met with representatives of the Cypress Cove Conservancy for developing a Memorandum of Understanding on the Gore property if the Conservancy purchases the residence and opened as a visitor center.
 - The parking for the facility would be on Conservation Collier property given the center would only be open on the weekends and individuals may want to access the County Preserve other days of the week.
 - The County Attorney’s office will be reviewing the proposed agreement and ensuring any liability issues are addressed.

B. Ordinance 2018-34 – Offsite Preservation Amendment

Ms. Sulecki provided “*Collier County Ordinance No. 2018-34*” for information purposes. She noted:

- The BCC adopted the changes to the Land Development Code including the recommendations of the Committee. Land available for onsite preservation will be changed from the current 1 acre allowance to parcels of ½ acre or less.

- Off site monetary donations will require an amount based on a post development land value of the property multiplied by 125 percent to accommodate long term land management costs. Land donations will be at a ratio of 4:1 (i.e. ½ acre of impacted area will require 2 acres to be donated). Additional costs include those necessary for treatment/removal of exotics.

Mr. Psaras expressed concern on Section 3.05.01 H.vi.b.1 which reads “*State and Federal agency requirements for mitigation, remediation and monitoring for the donated land shall be the responsibility of the applicant.*” The language may be a concern to potential applicants as it appears they are responsible to address unforeseen issues into perpetuity after the title has been transferred to the County.

Other Members noted the language protects the County if there is a prior unforeseen environmental issue with the donated property and the Assistant County Attorney noted the Ordinance could be amended if it is determined this provision undermines the ability to donate the property.

C. Resolution 2018-135 – Amended Fee Schedule

Ms. Sulecki provided “*Collier County Ordinance No. 2018-35*” for information purposes. She noted the fees in the Land Development Code in relation to Conservation Collier are now incorporated into the schedule utilized by Parks and Recreation.

D. Pepper Ranch Projects - Update

Ms. Sulecki provided the Executive Summary “*Update on three Pepper Ranch Preserve projects including development of an RV pad, demolishing the caretaker’s house and structural repairs*” dated 9/10/18 for information purposes. She provided an update on the RV Pad construction (seeking additional bids), Demolition of the Caretakers Cottage (requesting permission from BCC to demolish the structure as the Fire Department is not interested in utilizing the structure for a training exercise) and the Structural Repairs – Visitor Center (Staff meeting with contractors this month).

V. New Business

A. Service Award – 15 years - Bill Poteet

Chairman Poteet was presented an award for his 15 years of service on the Committee.

VI. Coordinator Communications

A. BCC Items

9/11/18 – Florida Fish and Wildlife Conservation Service (FWC) Invasive Plant Management Section Grant application for \$208,000 for Pepper Ranch, Wetwoods and Red Maple Preserves.

9/25/18 – Eagle Scout Appreciation, Demolition of Caretakers Cottage at Pepper Ranch.

B. Misc Items

1. November CCLAAC – Reschedule meeting date

The Committee discussed the feasibility of meeting quarterly given land acquisitions are not under consideration (other than multi parcel projects) at this point.

After discussion, it was determined to continue meeting monthly until additional direction is given by the BCC on the anticipated activities of the Committee. It would be feasible to cancel the October meeting as there are no pressing items needing to be considered.

Ms. Calkins moved to cancel the regularly scheduled October meeting (unless business warrants) and to hold the next meeting on November 20, 2018. Second by Mr. Winge.

Carried unanimously 6 – 0.

2. Golden Gate Estates Master Plan White Paper

Ms. Sulecki reported:

- The County is in the process of conducting restudies of 4 County Plans (Golden Gate Area Master Plan, Immokalee Area Master Plan, Rural Fringe Mixed Use District and the Rural Lands Stewardship Area).
- Staff monitors the studies to determine any issues impacting Conservation Collier.
- The proposed amendments to the Golden Gate Area Master Plan (GGAMP) will be heard by the BCC on September 25, 2018 with the other studies to follow in the future.
- One new recommendation of the GGAMP is to target properties for acquisition in Golden Gate Estates area that provide hydrological benefits to the County.

3. FWC Camera Project

Staff is placing wildlife cameras at several properties including Nancy Payton, Rivers Road and Panther Walk Preserves and the information will be posted on the website. Staff showed video taken of panthers and deer from 3 preserves: Nancy Payton, Rivers Road and panther Walk Preserves.

4. Grants

Staff is pursuing the following Grants: Nancy Payton Preserve \$12,042 for Gopher Tortoise Management; South Florida Water Management District and FWC Aquatic Habitat Enhancement Grant applications with the purpose being to develop options for proposed hydrologic project at Pepper Ranch Preserve - *Staff to determine if the work covers geological aspects of they hydrology;*

A Florida Communities Trust grant will be submitted Sept 17th to replace costs associated with acquisition of the Robert T. Gore property.

Calendar of Events

Ms. Sulecki presented the newly created calendar of events to aid the public in identifying activities of interest. The format of the calendar will be reviewed by the Outreach Subcommittee and posted on the website.

Pepper Ranch Sunflower Festival

Ms. Sulecki reported there will not be a festival, however, Pepper Ranch will be open for visitors to drive the ranch road to see the sunflowers on the last weekend in September and the first weekend of October with viewing of the fields available by car given the trails are wet.

VII. Subcommittee Reports

A. Lands Evaluation & Management - Last Meeting 9/5/18

September 8, 2018

The Committee reviewed the Pepper Ranch Management Plan, which will come to the CCLAAC for recommendation at the next meeting and will be revisiting the issue of trees along the edge of preserve and impacts on adjacent structures on other properties.

B. Outreach – Last Meeting 5/30/18

The Subcommittee is working on the program's panel to be displayed at Naples Preserve.

C. Ordinance Policy and Rules - Last Meeting 5/14/18

The Subcommittee recently worked on proposed Ordinance changes and will be continuing that work and also reviewing a TDR conveyance resolution, once Commissioner goals regarding TDRs are known.

VIII. Chair Committee Member Comments

None

IX. Public General Comments

None

X. Staff Comments

Members were invited to celebrate Mr. Poteet's Service Award in the room following the meeting.

There being no further business for the good of the County, the meeting was adjourned by order of the chair at 10:07A.M.

Conservation Collier Land Acquisition Advisory Committee



Bill Poteet, Chairman

These minutes approved by the Board/Committee on 12-3-18 as presented _____ or as amended ✓. 