

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

March 28, 2012

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, March 28, 2012, in Suite 104 of the Monroe Regional Service Center (State building) located at 2796 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Robert Tischenkel at 9:12 AM. Present and answering roll call in addition to Chairman Tischenkel, were Leslie Clift, Barbara Neal and Susan Sprunt. David Tuttle was absent. Also in attendance were Executive Director Mark Rosch, Counsel Larry Erskine, Office Manager Kimberly Nystrom and a member of the public.

The first item was additions and deletions to the agenda. There were none.

The next item was approval of the February 29, 2012 meeting minutes. A motion was made by Ms. Neal and seconded by Ms. Sprunt to approve the minutes as presented. There being no objections, the motion carried 4/0.

The next item was approval of the 2012 Acquisition List. Mr. Rosch addressed the Committee regarding the update of the hurricane evacuation model that is underway and distributed a summary provided by the Growth Management Division indicating there are 8,758 undeveloped parcels in unincorporated Monroe County. Mr. Rosch said the Acquisition List can be amended over the course of the year if necessary. A motion was made by Ms. Sprunt to approve the 2012 Acquisition List and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a request from Alice Allen to release the conservation easement on Lots 43 and 44, Tavernier Cove No. 1 and purchase the unencumbered property for conservation. This site is designated Tier 3A – Special Protection Area, is zoned Improved Subdivision and consists of tropical hardwood hammock vegetation. Ms. Allen addressed the Committee and distributed information to the Committee. In May of 2009 Ms. Allen donated a conservation easement to MCLA to protect these two lots from development and to avoid paying mandatory sewer assessments on them. Soon after the conservation easement was in place, the Key Largo Wastewater Treatment District (KLWTD) revised its policy and began allow waivers for these types of situations. Mr. Rosch addressed the Committee regarding MCLA's acquisition of conservation easements in other situations and discussed the following options: 1) tabling the item; 2) declining to purchase the property; 3) purchasing the property at a reduced price; and 4) purchasing the property at full price. Counsel Erskine addressed the Committee and said it was not necessary to release the conservation easement if MCLA purchases the remaining property interests and ends up with fee simple title. Ms. Sprunt made a motion to purchase the two lots for a price of \$32,000 and Ms. Clift seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval to purchase property for conservation. Mr. Rosch addressed the Committee regarding the following proposed acquisitions:

- a) Block 23, Lots 17 and 18, Palm Villa, Big Pine Key (J. Polo). The subject property consists of 0.29 acre of pineland and tropical hardwood hammock, is zoned Improved Subdivision (IS), and is designated Tier 1 – Natural Area. The owner has agreed to a \$32,000 purchase

- price. Ms. Neal made a motion to approve purchasing the property for the price of \$32,000 and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 26, Lots 11-14, Palm Villa, Big Pine Key (Kiem). The subject property consists of 0.57 acre of pineland and tropical hardwood hammock vegetation and is designated Tier 1 – Natural Area. Lots 11 and 12 are zoned Improved Subdivision (IS), and Lots 13 and 14 are zoned Area of Critical County Concern (ACCC). The owner has signed a contract for \$39,577.35 (\$16,000 for IS zoned Lots 11 and 12; and 115% of the 1986 assessed value for Lots 13 and 14). A motion was made by Ms. Sprunt and seconded by Ms. Clift to approve purchasing the property for the price of \$39,577.35. There being no objections, the motion carried 4/0.
  - c) Block 14, Lots 18 and 19, Eden Pines Colony, Big Pine Key (Belviso). This 0.23 acre site is designated Tier I – Natural Area, is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC), and consists of pineland transitioning to tropical hardwood hammock. The owner has agreed to a purchase price of \$32,000. Ms. Clift made a motion to approve purchasing the property for the \$32,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - d) Block 24, Lot 4, Sands, Big Pine Key (Cheatham). The subject property is a 5,000 square foot lot designated Tier 1 – Natural Area. The zoning is Improved Subdivision (IS) and the vegetation consists of Brazilian pepper and tropical hardwood hammock. The owner has agreed to sell for a price of \$16,000. Ms. Neal made a motion to approve purchasing the property for the \$16,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.
  - e) Block 14, Lot 1, Eden Pines Colony (Gouldy). This 0.13 acre site is designated Tier 1 – Natural Area, is zoned Improved Subdivision (IS) and Area of Critical County Concern (ACCC), and consists of mostly tropical hardwood hammock with some pineland vegetation. One of the owners (Ralph Gouldy) is a former County Biologist. The owners have agreed to sell the property for a purchase price of \$16,000. Ms. Neal made a motion to approve purchasing the property for the \$16,000 price and Ms. Clift seconded the motion. There being no objections, the motion carried 4/0.
  - f) Block 27, Lot 10, Eden Pines Colony Third Addition (Konopko). This 0.16 acre site is designated Tier 2 – Transition and Sprawl Reduction Area, is zoned Improved Subdivision (IS) and Area of Critical County Concern (ACCC), and consists of pineland transitioning to tropical hardwood hammock vegetation. The owner has agreed to sell the property for a purchase price of \$16,000. Ms. Clift made a motion to approve purchasing the property for the \$16,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.

The next item was the Executive Director's report. Mr. Rosch reported on recent events, including the following:

- a) One conservation transaction has closed since last meeting consisting of three lots in Thompsons and one lot in Bay Haven, all on Key Largo.
- b) The Key West Housing Authority (KWA) has closed on the purchase of all of the Bahama Conch Community Land Trust (BCCLT) affordable housing properties.
- c) The Key Largo site owned by Arena in Bowens Addition to Riviera Village has been purchased by a billboard company.

The next meeting is scheduled for Wednesday, April 25, 2012 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. The members in attendance indicated they would be able to attend the April meeting.

The meeting was adjourned at 10:40 AM.

Prepared by: Kimberly Nystrom  
Kimberly Nystrom  
Office Manager



Approved by the Advisory Committee on April 25, 2012.