

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

May 30, 2012

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, May 30, 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 9:08 AM. Present and answering roll call in addition to Chairman Tischenkel were Leslie Clift and Barbara Neal. Susan Sprunt and David Tuttle were absent. Also in attendance were Executive Director Mark Rosch, Counsel Larry Erskine and Office Manager Kimberly Nystrom.

The first item was additions and deletions to the agenda. There were none. Ms. Clift made a motion to approve the agenda and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of the April 25, 2012 meeting minutes. A motion was made by Ms. Clift and seconded by Ms. Neal to approve the minutes as presented. There being no objections, the motion carried 3/0.

The next item was approval of a resolution authorizing the conveyance of Tracts IS, IT and JR, Pine Key Acres to the United States of America for conservation. Mr. Rosch addressed the Committee. The subject property totals over 3 acres and was previously donated to MCLA. Keys Environmental Restoration Fund is working with US Fish and Wildlife Service on a restoration project to restore a portion of the central freshwater slough on Big Pine Key by removing two private roads within conservation lands in Pine Key Acres subdivision. Monroe County has received the mitigation credit associated with this property and may donate, but not sell the subject conservation lands without forfeiting the associated mitigation credit. A motion was made by Ms. Neal to approve the resolution and Ms. Clift seconded the motion. There being no objections, the motion carried 3/0.

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

- a) Block 7, Lots 7-18, Palm Villa, Big Pine Key (Paskewitz). The subject property totals 1.72 acre and is designated Tier 1 – Natural Area. The property is zoned Improved Subdivision (IS) and consists of pineland habitat. Staff has obtained an appraisal and the owner has agreed to a \$175,000 purchase price. Ms. Clift made a motion to approve purchasing the property for a \$175,000 purchase price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
- b) Block 13, Lot 13, Eden Pines Colony, Big Pine Key (Wahlberg Trust). The subject property consists of 0.12 acre of tropical hardwood hammock and exotic vegetation and is designated Tier 1 – Natural Area. The property is zoned Improved Subdivision (IS) with an Area of Critical County Concern (ACCC) overlay. The owner has signed a contract for \$16,000. A motion was made by Ms. Clift and seconded by Ms. Neal to approve purchasing the property for the price of \$16,000. There being no objections, the motion carried 3/0.
- c) Block 21, Lot 6, Eden Pines Colony Third Addition, Big Pine Key (Taaffe). This 0.14 acre site is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS) with an Area of Critical County Concern (ACCC) overlay. The vegetation consists of exotics and tropical hardwood hammock. The owner has agreed to 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 3/0.
- d) Block 2, Lot 3, Ramrod Shores Marina Section and Block 9, Lot 8, Ramrod Shores First Addition, Ramrod Key (Hartkopp). The subject lots total 0.31 acre in size, are designated Tier 1 – Natural Area and are zoned Improved Subdivision (IS). The vegetation on Lot 3 consists of tropical hardwood hammock and Lot 8 consists of mangrove vegetation. The owner has agreed to sell the property for a purchase price of \$17,000. Ms. Clift made a motion to approve purchasing the property for the \$17,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
  - e) Block 4, Lot 51, Cutthroat Harbor Estates, Cudjoe Key (Branch Banking and Trust Company). The subject property consists of 0.14 acre and is designated Tier 1 – Natural Area. The zoning is Improved Subdivision (IS). The property vegetation consists of disturbed saltmarsh and buttonwood. The site was permitted for a single family home in 2007. Today a rebar column, temporary power pole and fence exist. The permit has since expired. The current owner, a bank, acquired the site as a foreclosure in 2010 and is willing to sell for a price of \$16,000. The purchase agreement calls for an “as is” sale with the seller paying \$500 toward the removal of trash, debris and structures from the site. Ms. Neal made a motion to approve the \$16,000 purchase price and Ms. Clift seconded the motion. Then Ms. Neal amended her motion to include the “as is” language with the seller paying \$500 toward trash, debris and structure removal. Ms. Clift agreed to the amendment. There being no objections, the motion carried 3/0.
  - f) Tract JU, Pine Key Acres, Big Pine Key (J. Garcia). This 1.01 acre site is designated Tier 1 – Natural Area and is zoned Area of Critical County Concern (ACCC). The site consists of freshwater wetland habitat. The owner has agreed to sell the property for a purchase price of \$13,357.25 (115% of 1986 assessed value). Ms. Clift made a motion to approve purchasing the property for the \$13,357.25 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

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

- a) Recent closings: MCLA has closed seven conservation transactions (13 parcels on Big Pine Key) since last meeting. The property consists of two lots in Sands, three lots in Eden Pines Colony, and eight lots in Palm Villa. The Committee viewed aerial maps of the sites.
- b) The hurricane evacuation study is still in process. The results of the initial model scenarios indicate very limited reserve capacity to accommodate additional development. Additional model scenarios will be evaluated. Development determinations and the distribution of development allocations among jurisdictions are yet to be made.
- c) The Middle Keys Community Land Trust (MKCLT) is having financial problems. Five undeveloped MKCLT lots are currently in foreclosure. These five lots were not purchased with MCLA funds. Richard Casey, Executive Director of MKCLT is proposing to refinance the five lots and additional debt by encumbering the Seacrest Apartments property. Seacrest Apartments was purchased with MCLA funds and MCLA’s deed restrictions prohibit the encumbrance. Staff plans to meet with the Monroe County Housing Authority staff to discuss additional options. Counsel Erskine addressed the Committee.
- d) The Peary Court housing development in Key West is currently under contract to be sold to White Street Partners. The State initially took the position that 30% of the units must be set aside for affordable housing but the State now says affordable housing is not required. The City of Key West is continuing to require 30% affordable housing. Counsel Erskine addressed the Committee.

- e) The US Army Corps of Engineers has awarded MCLA a grant in the amount of \$67,397.83 to reimburse MCLA's cost of purchasing the Hindelang property in Tavernier for conservation (Block 16, Lots 5-12, Palma Sola).

Ms. Clift announced that she will be moving out of the Keys in July and will no longer be able to serve on the Committee after that time.

The Committee agreed to schedule a meeting for Wednesday, June 27, 2012 at 9:30 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. The three members in attendance indicated they would be able to attend this meeting.

The meeting was adjourned at 10:34 AM.

Prepared by: Kimberly Nystrom  
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Office Manager



Approved by the Advisory Committee on June 27, 2012