

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 26, 2012

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Monday, November 26, 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 9:00 AM. Present and answering roll call in addition to Chairman Tischenkel were Susan Matthews, Susan Sprunt and David Tuttle. Barbara Neal was 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. Mr. Tuttle made a motion to approve the agenda as presented and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of the October 31, 2012 meeting minutes. A motion was made by Ms. Matthews and seconded by Ms. Sprunt to approve the minutes as presented. There were no objections and the motion carried 4/0.

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

- a) Block 19, Lot 1, Twin Lakes, Key Largo (Weekend At Berni's/Camarda-Eickhorn Ent.). The subject property consists of tropical hardwood hammock vegetation and is 6,600 square feet in size. The lot is designated Tier 3A – Special Protection Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$16,000. Ms. Sprunt made a motion to approve purchasing the property for the \$16,000 purchase price and Mr. Tuttle seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 19, Lot 2, Twin Lakes, Key Largo (Comas). The subject property consists of a 6,600 square foot lot with tropical hardwood hammock vegetation. The property is designated Tier 3A – Special Protection Area and is zoned Improved Subdivision (IS). The owner has agreed to sell for a price of \$16,000. A motion was made by Ms. Matthews and seconded by Ms. Sprunt to approve purchasing the property for the price of \$16,000. There being no objections, the motion carried 4/0.
- c) Block 19, Lot 3, Twin Lakes, Key Largo (Fernandez). The subject property consists of tropical hardwood hammock vegetation and is also 6,600 square feet in size. The lot is designated Tier 3A – Special Protection Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for a price of \$16,000. Mr. Tuttle made a motion to approve purchasing the property for the \$16,000 purchase price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- d) Block 10, Lots 3, 4, 11, 19, 20 and 21, Thompsons, Key Largo (Keefe). The subject property totals 30,000 square feet (0.7 acre) and is designated Tier 1 – Natural Area. Four of the lots consist of salt marsh and buttonwood vegetation, one lot is tropical hardwood hammock and one lot has a pond on it. The property is zoned Suburban Residential (3 lots), Improved Subdivision (1 lot), or both (2 lots). The owner has agreed to sell all six lots for a total price of \$14,375. This price corresponds to 115% of 1986 assessed value for five of the lots, omitting a value for the lot with a pond on it. A motion was made by Ms. Sprunt and

seconded by Ms. Matthews to approve purchasing the property for the price of \$14,375. There being no objections, the motion carried 4/0.

- e) Block 18, Lot 6, Eden Pines Colony, Big Pine Key (Thommes). The subject property consists of a 5,100 square foot canal lot containing a mixture of tropical hardwood hammock and buttonwood vegetation. The property is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS) with Area of Critical County Concern overlay (ACCC). The owner has agreed to sell for a price of \$25,000. A motion was made by Mr. Tuttle and seconded by Ms. Sprunt to approve purchasing the property for the price of \$25,000. There being no objections, the motion carried 4/0.
- f) Block 6, Lot 3, Eden Pines Colony First Addition, Big Pine Key (Gray). The subject property is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS). The lot is 6,000 square feet in size, located on a canal and contains buttonwood with some tropical hardwood hammock vegetation. The owner has agreed to a \$25,000 purchase price. A motion was made by Ms. Sprunt and seconded by Ms. Matthews to approve purchasing the property for the price of \$25,000. There being no objections, the motion carried 4/0.
- g) Block 8, Lot 4, Eden Pines Colony First Addition, Big Pine Key (Wright). The subject property is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS). The lot is 7,925 square feet in size, located on a canal and contains disturbed tropical hardwood hammock and buttonwood vegetation. The owner has agreed to a \$25,500 purchase price. A motion was made by Ms. Matthews and seconded by Ms. Sprunt to approve purchasing the property for the price of \$25,500. The motion carried 3/1, with Mr. Tuttle dissenting.
- h) Block 27, Lot 9, Eden Pines Colony Third Addition, Big Pine Key (Cassara). The subject property is a non-waterfront lot designated Tier 2 – Transition and Sprawl Area and zoned Improved Subdivision (IS) with Area of Critical County Concern overlay (ACCC). The lot is 6,900 square feet in size and contains pineland and tropical hardwood hammock vegetation. The owner has agreed to a \$16,000 purchase price. A motion was made by Ms. Sprunt and seconded by Ms. Matthews to approve purchasing the property for the price of \$16,000. There being no objections, the motion carried 4/0.
- i) Sugarloaf Key acreage parcels RE#00117510-000500 and 00118090-000100 (Malone). The subject parcels are designated Tier 1 - Natural Area and total 2.03 acres in size. The first parcel is a 1.02 acre tract on Mad Bob Road that is zoned Native Area (NA) and has a mix of tropical hardwood hammock, salt marsh, buttonwood, and exotic vegetation. The second parcel is a 1.01 acre tract on an unnamed road that is zoned Native Area and Suburban Residential Limited (SRL) and has tropical hardwood hammock vegetation. The owner has agreed to accept a purchase price of \$18,607 (115% of 1986 assessed value). A motion was made by Mr. Tuttle and seconded by Ms. Matthews to approve purchasing the property for the price of \$18,607. There being no objections, the motion carried 4/0.

The next item was approval of the meeting schedule for 2013. Mr. Rosch addressed the Committee and staff distributed a proposed meeting schedule to the Committee. Ms. Sprunt made a motion to approve the 2013 meeting schedule and Mr. Tuttle 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) Recent acquisitions: MCLA closed five transactions involving the purchase of 16 conservation parcels since last meeting. The property purchases consist of one parcel on Summerland Key (Summerland Estates Resub. No. 2); seven parcels on Big Pine Key (six

located in Wickfield Acres and one in Pine Key Acres); and eight parcels on Key Largo (six in Thompsons and two in Largo City).

- b) Acquisitions during FY 2012: During the fiscal year ending September 30, 2012, MCLA closed 55 transactions and acquired property interests in 138 parcels at a cost of \$2.4 million, including the issuance of \$775,000 in mortgage loans for affordable housing in Key West.

The next meeting is scheduled for Wednesday, December 19, 2012 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All four Committee members in attendance said they would be able to attend.

The meeting was adjourned at 10:19 AM.

Prepared by: Kimberly Nystrom
Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on December 19, 2012