

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 30, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 30, 2013, 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 9:03 AM. Present and answering roll call in addition to Chairman Tischenkel were Susan Matthews, Barbara Neal and Susan Sprunt. David Tuttle was absent. Executive Director Mark Rosch, Counsel Larry Erskine and Office Manager Kimberly Nystrom were also in attendance.

The first item was additions and deletions to the agenda. Mr. Rosch distributed information to the Committee and proposed the following additions: 1) approval of a revised contract for the purchase of Sugarloaf Acreage RE #00118090-000100 (Lot 15) for conservation to omit RE #00117510-000500 (Lot 6) from the transaction; 2) approval to purchase property for conservation: a) Tract X, Pine Key Acres, Big Pine Key; b) Block 7, Lot 10, Ramrod Shores, Ramrod Key; c) Block 3, Lot 21, Ramrod Shores Marina Section, Ramrod Key; d) Block 3, Lot 22, Ramrod Shores Marina Section, Ramrod Key; e) Block 5, Lot 25, Ramrod Shores Marina Section, Ramrod Key; and f) Block 7, Lots 17 and 18, Ramrod Shores Marina Section, Ramrod Key. Ms. Matthews made a motion to approve the agenda with the proposed additions and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was selection of a Chairman and Vice Chairman for 2013. Mr. Rosch addressed the Committee. Chairman Tischenkel has served as Chairman for three consecutive terms which is the maximum allowable by MCLA ordinance. For Chairman, Ms. Matthews nominated Mr. Tuttle and Ms. Neal nominated Ms. Sprunt. A roll call vote was taken as follows: Ms. Matthews: Mr. Tuttle; Ms. Neal: Ms. Sprunt; Ms. Sprunt: Ms. Sprunt; and Chairman Tischenkel: Ms. Sprunt. Ms. Sprunt was selected as Chairman via a 3/1 vote. For Vice Chairman, Ms. Sprunt nominated Mr. Tuttle. There were no other nominations and there were no objections to the nomination. Mr. Tuttle was selected as Vice Chairman via a 4/0 vote.

Chairman Sprunt began presiding over the meeting.

The next item was approval of the December 19, 2012 meeting minutes. A motion was made by Mr. Tischenkel and seconded by Ms. Neal to approve the minutes as presented. There were no objections and the motion carried 4/0.

The next item was review of the 2012 Acquisition List and discussion of directions for 2013. Mr. Rosch addressed the Committee regarding the form of the list and the adoption process. He said the City of Key West is proposing a homeless shelter for the Easter Seals property on Stock Island and will be providing MCLA with a description of the proposed development for legal review to determine if it could qualify for inclusion on the Acquisition List. The County is in the process of updating its comprehensive plan and estimates there are over 8,000 undeveloped parcels in private ownership. This being a discussion item, the Committee took no action.

The next item was approval of a revised contract for the purchase of Sugarloaf Acreage RE #00118090-000100 (Lot 15) for conservation to omit RE #00117510-000500 (Lot 6) from the transaction (Malone). Mr. Rosch addressed the Committee. During the due diligence period, staff discovered a large number of creosote poles on Lot 6. There is no upland access on this site for the removal of poles without causing significant damage to the hammock. Staff sent a revised contract to the seller to purchase RE #00118090-000100 (Lot 15) only in the amount of \$8,050 (115% of 1986 assessed value) and to omit RE #00117510-000500 (Lot 6) from the transaction. Ms. Neal made a motion to approve the revised contract. Ms. Matthews seconded the motion. 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) Tract X, Pine Key Acres, Big Pine Key (Reichardt). The subject property consists of pineland vegetation and is 1.01 acre in size. The lot is designated Tier 1 – Natural Area and is zoned Suburban Residential (SR). The owner has agreed to sell the property for \$16,000. Mr. Tischenkel made a motion to approve purchasing the property for the \$16,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 7, Lot 10, Ramrod Shores, Ramrod Key (Abreau). The subject property consists of 6,250 square feet of tropical hardwood hammock. The property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owners have agreed to sell for a price of \$16,000. A motion was made by Ms. Matthews and seconded by Mr. Tischenkel to approve purchasing the property for the price of \$16,000. There being no objections, the motion carried 4/0.
- c) Block 3, Lot 21, Ramrod Shores Marina Section, Ramrod Key (Carr). The subject property consists of 6,000 square feet of tropical hardwood hammock with exotics. The property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owners have agreed to sell for a price of \$16,000. A motion was made by Ms. Neal and seconded by Mr. Tischenkel to approve purchasing the property for the price of \$16,000. There being no objections, the motion carried 4/0.
- d) Block 3, Lot 22, Ramrod Shores Marina Section, Ramrod Key (Tynes). The subject property consists of tropical hardwood hammock with exotic vegetation and is also 6,000 square feet in size. The lot is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for a price of \$16,000. Ms. Matthews made a motion to approve purchasing the property for the \$16,000 purchase price and Mr. Tischenkel seconded the motion. There being no objections, the motion carried 4/0.
- e) Block 5, Lot 25, Ramrod Shores Marina Section, Ramrod Key (Lowe). The subject property has a valid ROGO allocation, consists of exotic and tropical hardwood hammock vegetation, and is 7,200 square feet in size. The lot is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has not begun construction, no longer wishes to build and has agreed to sell for a \$30,000 purchase price. A motion was made by Ms. Neal and seconded by Ms. Matthews to approve purchasing the property for the price of \$30,000. There being no objections, the motion carried 4/0.
- f) Block 7, Lots 17 and 18, Ramrod Shores Marina Section, Ramrod Key (Collado). The subject property consists of tropical hardwood hammock with exotic vegetation and is 14,400 square feet in size. The property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for a price of \$32,000 but objected to the language in the purchase agreement requiring the Seller to bring suits if necessary to provide clear title. Counsel Erskine addressed the Committee and said it would be acceptable to eliminate this requirement. Mr. Tischenkel made a motion to approve the

\$32,000 purchase price, and if necessary, to remove the language in the contract requiring the seller to bring suits to correct title defects. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

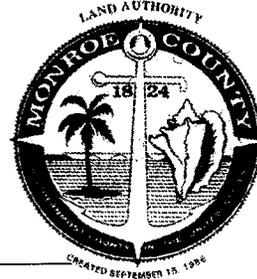
The next item was the Executive Director's report. Mr. Rosch reported on recent events including the following:

- a) Recent acquisitions: MCLA closed seven transactions involving the purchase of seven conservation parcels since last meeting. The property purchases consist of three parcels on Key Largo in Largo Beach and Twin Lakes subdivisions and four parcels on Big Pine Key in Eden Pines Colony subdivisions.
- b) Staff is currently in negotiations for two properties in Tavernier.

The next meeting is scheduled for Wednesday, February 27, 2013 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All of the Committee members said they would be able to attend.

The meeting was adjourned at 10:15 AM.

Prepared by: Kimberly Nystrom
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Office Manager



Approved by the Advisory Committee on February 27, 2013