

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 24, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 24, 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 Susan Sprunt at 9:01 AM. Present and answering roll call in addition to Chairman Sprunt were Susan Matthews, Barbara Neal, Robert Tischenkel and David Tuttle. 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. Staff distributed information to the Committee and Mr. Rosch addressed the Committee and proposed adding the following properties as conservation purchases: a) Block 2, Lot 8, Ocean Park Village, Key Largo; b) Block 3, Lots 9 and 10, Harris Ocean Park Estates, Key Largo; c) Block 5, Lots 29 and 30, Harris Ocean Park Estates, Key Largo; and d) Block 5, Lot 7, Eden Pines Colony 1st Addition and Block 5, Lot 8, Eden Pines Colony 3rd Addition, Big Pine Key. Mr. Tischenkel made a motion to approve the agenda with the proposed additions and Mr. Tuttle seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the March 27, 2013 meeting minutes. Ms. Neal made a motion to approve the minutes as presented. Mr. Tischenkel seconded the motion. There were no objections and the motion carried 5/0.

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

- a) Block 2, Lots 22 and 23, Harris Ocean Park Estates, Key Largo (Lopez). The subject property vegetation consists of tropical hardwood hammock and is 0.23 acre 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 \$32,000. Ms. Matthews made a motion to approve purchasing the property for the \$32,000 price and Mr. Tischenkel seconded the motion. There being no objections, the motion carried 5/0.

Mr. Tischenkel left the meeting.

- b) Block 3, Lot 26, Harris Ocean Park Estates, Key Largo (Cuenca). The subject property consists of tropical hardwood hammock vegetation and is 0.12 acre in size. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$16,000. Ms. Neal made a motion to approve purchasing the property for the \$16,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- c) Block 4, Lot 39, Harris Ocean Park Estates, Key Largo (Velazquez). The subject property consists of tropical hardwood hammock and is 0.12 acre in size. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$16,000. Mr. Tuttle 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.

- d) Block 5, Lot 31, Harris Ocean Park Estates, Key Largo (Leon). The subject property consists of tropical hardwood hammock and is 0.12 acre in size. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$16,000. Ms. Matthews 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.
- e) Block 6, Lots 11 and 12, Torch Key Estates, Little Torch Key (Pfund). The subject property size is 0.23 acre of tropical hardwood hammock vegetation. This property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell for a price of \$32,000. A motion was made by Mr. Tuttle and seconded by Ms. Matthews to approve purchasing the property for the price of \$32,000. There being no objections, the motion carried 4/0.
- f) Block 2, Lot 8, Ocean Park Village, Key Largo (Castellanos). The subject property consists of tropical hardwood hammock vegetation and is 6,000 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 \$16,000. Ms. Matthews made a motion to approve purchasing the property for the \$16,000 price and Mr. Tuttle seconded the motion. There being no objections, the motion carried 4/0.
- g) Block 3, Lots 9 and 10, Harris Ocean Park Estates, Key Largo (Worth). The subject property consists of tropical hardwood hammock and is 0.23 acre in size. The property is designated Tier 3A – Special Protection Area and is zoned Improved Subdivision (IS). The Planning Commission has approved awarding two ROGO allocations for this property. Instead of building two houses on the site, the owner has agreed to sell the property for \$60,000. Ms. Neal made a motion to approve purchasing the property for the \$60,000 price and Mr. Tuttle seconded the motion. There being no objections, the motion carried 4/0.
- h) Block 5, Lots 29 and 30, Harris Ocean Park Estates, Key Largo (Mahoney Real Estate 3, LLC). The subject property consists of tropical hardwood hammock and is 0.23 acre in size. The property is designated Tier 1 – Natural Area. A small portion of Lot 29 is zoned Native Area (NA) and the majority of the lot is zoned Improved Subdivision (IS). Lot 30 is zoned entirely Improved Subdivision (IS). The owner has agreed to sell the property for \$32,000. Ms. Matthews made a motion to approve purchasing the property for the \$32,000 price and Mr. Tuttle seconded the motion. There being no objections, the motion carried 4/0.
- i) Block 5, Lot 7, Eden Pines Colony 1st Addition and Block 5, Lot 8, Eden Pines Colony 3rd Addition, Big Pine Key (Mephram). This subject canal property consists of tropical hardwood hammock vegetation and is 0.60 acre in size. This property is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC). The owners have agreed to sell for a price of \$60,000. A motion was made by Mr. Tuttle and seconded by Ms. Neal to approve purchasing the property for the price of \$60,000. 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:

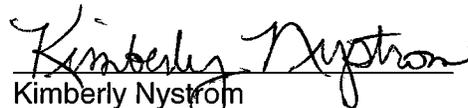
- a) Recent acquisitions: MCLA closed nine transactions involving the purchase of twelve conservation parcels since last meeting. The property purchases consist of three parcels on Key Largo, one parcel on Big Pine Key, seven parcels on Ramrod Key and one parcel on Sugarloaf Key.
- b) Cupania hammock site on Summerland Key. The adjacent property owners claim to have a ten-year lease on this property as well as a right of first refusal to purchase the site. There

may be a driveway and accessory building encroaching on the property. Staff is obtaining a boundary survey.

The next meeting is scheduled for Wednesday, May 29, 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 present said they would be able to attend.

The meeting was adjourned at 10:34 AM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on May 29, 2013