

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

May 29, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, May 29, 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 9:00 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. Mr. Rosch addressed the Committee and proposed adding one property as a conservation purchase: Little Torch Key Acreage (RE #00113410-000300). Mr. Tischenkel made a motion to approve the agenda with the proposed addition and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the April 24, 2013 meeting minutes. Mr. Tuttle made a motion to approve the minutes as presented. Ms. Neal seconded the motion. There were no objections and the motion carried 5/0.

The next item was approval of a revised contract for the purchase of part of Lot 29, Summerland Estates for conservation. Mr. Rosch addressed the Committee. MCLA has an existing agreement to purchase a 2.66 acre parcel on Katherine Street on the ocean side of Summerland Key for \$24,408. During the due diligence inspection period of this transaction neighbors Stephen Waddell and Mary Vanden Brook claimed to have a leasehold interest in the property that includes a right of first refusal. Though no one has a fully executed lease, the seller has produced a partially executed copy of the lease and does not contest its validity. The Tax Collector's records indicate the neighbors have made tax payments on the property, which is one of the lease requirements. In addition to the lease issue, a boundary survey indicates the neighbors' driveway and shed encroach on the property and they are using a portion of the property as their yard. To resolve these issues, staff has negotiated a revised agreement whereby the neighbors will purchase an approximately 0.47 acre portion (Parcel A) of the site for a prorated price of \$4,320 and MCLA will purchase an approximately 2.19 acre portion (Parcel B) of the site for the prorated price of \$20,088. Mr. Tischenkel made a motion to approve the purchase of the 2.19 acre portion of RE #00200690-000000 (part of Lot 29, Summerland Estates) represented as Parcel B on the survey map for the revised purchase price of \$20,088. Mr. Tuttle seconded the motion. There were no objections and the motion carried 5/0.

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

- a) Block 3, Lots 17 and 18, Harris Ocean Park Estates, Key Largo (Koesy). The subject property vegetation 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 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 Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

- b) Block 9, Lot 9, Ocean Park Village, Key Largo (Ponton). The subject property consists of tropical hardwood hammock vegetation and is 0.23 acre in size. The parcel 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. Neal 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 5/0.
- c) Big Pine Key acreage: RE# 00111040-000200 and 00111040-000300 (McCleskey). The subject property consists of tropical hardwood hammock and is 2.02 acres in size. The property is designated Tier 1 – Natural Area and is zoned Suburban Commercial (SC). The owner has agreed to sell the property for \$32,000. Mr. Tuttle 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.
- d) No Name Key acreage: RE# 00108200-000000 (Doyle). The subject property consists of tropical hardwood hammock and is approximately 8.9 acres in size. The parcel is designated Tier 1 – Natural Area and is zoned Native Area (NA). The owner has agreed to sell the property for \$99,000. Counsel Erskine addressed the Committee regarding the portion of Old State Road which runs through the property. Mr. Tischenkel made a motion to approve purchasing the property (excluding the Old State Road portion) for the \$99,000 price and Mr. Tuttle seconded the motion. There being no objections, the motion carried 5/0.
- e) Little Torch Key acreage: RE# 00113410-000000 (Murray). The Monroe County Property Appraiser's website lists the subject parcel as 0.66 acre. The vegetation is buttonwood, mangrove and tropical hardwood hammock. The property is designated Tier 1 – Natural Area and is zoned Native Area (NA). The owner has agreed to sell for a price of \$18,400 (115% of 1986 assessed value). A motion was made by Ms. Matthews and seconded by Mr. Tuttle to approve purchasing the property for the price of \$18,400. There being no objections, the motion carried 5/0.
- f) Block 6, Lots 19 and 20, revised plat of Torch Key Estates, Little Torch Key (Fenske/Sachs). 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 owners have agreed to sell for a price of \$32,000. A motion was made by Mr. Tischenkel and seconded by Ms. Neal to approve purchasing the property for the price of \$32,000. There being no objections, the motion carried 5/0.
- g) Little Torch Key acreage: RE# 00113410-000300 (Kesser). The Monroe County Property Appraiser's website lists the subject parcel as 0.34 acre. The vegetation is tropical hardwood hammock, buttonwood and mangrove. The property is designated Tier 1 – Natural Area and is zoned Native Area (NA). The owner has agreed to sell for a price of \$14,720 (115% of 1986 assessed value). A motion was made by Mr. Tischenkel and seconded by Ms. Matthews to approve purchasing the property for the price of \$14,720. There being no objections, the motion carried 5/0.

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 six conservation parcels since last meeting. The property purchases consist of four parcels on Key Largo, one parcel on Big Pine Key and one parcel on Ramrod Key.
- b) The Governing Board will be holding a workshop at a later date with the County Legal and Planning staff to discuss land acquisition issues and priorities.

The next meeting is scheduled for Wednesday, June 26, 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 10:18 AM.

Prepared by: Kimberly Nystrom
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Office Manager



Approved by the Advisory Committee on June 26, 2013