

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

July 31, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 31, 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 and Barbara Neal. Robert Tischenkel was absent. Executive Director Mark Rosch and Office Manager Kimberly Nystrom were also in attendance.

Mr. Rosch reported that David Tuttle has resigned from his seat on the Committee.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding the following properties as conservation purchases: 1) Sugarloaf Key acreage RE# 00117510-001200 (Mucci); 2) Block 7, Lot 1, Port Pine Heights (Sengelmann); and 3) Big Pine Key acreage RE# 00111078-000401 and 00111078-000700 (Pegg). Mr. Rosch also proposed adding a discussion of property sales information on Big Pine Key. Ms. Neal made a motion to approve the agenda with the proposed additions and Ms. Matthews seconded the motion. There were no objections and the motion carried 3/0.

The next item was approval of the June 26, 2013 meeting minutes. Ms. Neal made a motion to approve the minutes as presented and Ms. Matthews seconded the motion. There were no objections and the motion carried 3/0.

The next item was a report on July 18, 2013 County Commission meeting. Mr. Rosch discussed the information that was presented to the County Commission and the actions the Commission took with respect to the following topics:

- a) Status of Big Pine Key Habitat Conservation Plan (HCP) implementation.
- b) Policy and funding strategies to address potential build-out challenges.
- c) Proposed amendments to land acquisition policies in the Comprehensive Plan.

The Committee took a brief recess during this item.

The next item was a discussion of property sales information on Big Pine Key. Mr. Rosch addressed the Committee and staff distributed information to the Committee, including maps of Port Pine Heights and Sands subdivisions. This was a discussion item and the Committee took no action.

The Committee took a brief recess.

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

- a) Block 18, Lots 8 and 9, Port Pine Heights 1st Addition on Big Pine Key (DeSapio). Part of the subject property is tropical hardwood hammock and part is mowed. The property size totals 10,780 square feet. The property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC). The owner has agreed to sell the property for \$50,000. Ms. Matthews made a motion to approve purchasing

the property for the \$50,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

- b) Lots 2 – 6, Sacarma, on Cudjoe Key (Diaz/Zerpa). The subject property vegetation consists of tropical hardwood hammock, buttonwood, salt marsh and mangrove. The five parcels total 4.84 acres. The property is designated Tier 1 – Natural Area and is zoned Suburban Residential (SR) and Native Area (NA). The owners have agreed to sell the property for \$112,968, which is less than 115% of 1986 assessed value. Ms. Neal made a motion to approve purchasing the property for the \$112,968 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 3/0.
- c) Sugarloaf Key acreage RE# 00117510-001200 (Mucci). The subject property vegetation consists of tropical hardwood hammock. The parcel size is 1.02 acres. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owners are considering selling 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 3/0.
- d) Block 7, Lot 1, Port Pine Heights on Big Pine Key (Sengelmann). The Committee viewed property information online. The subject property is mowed with some tropical hardwood hammock vegetation. The property size is 7,963 square feet. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC). Ms. Matthews made a motion to approve purchasing the property for a price not to exceed \$30,000. Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
- e) Big Pine Key acreage RE# 00111078-000401 and 00111078-000700 (Pegg). The Committee viewed property information online. This US 1 corridor site consists of pineland vegetation and is 3 acres in size. The subject property is designated Tier 1 – Natural Area and is zoned Suburban Commercial (SC). The owners have agreed to sell the property for a price of \$240,000, which is less than 115% of the 1986 assessed value. Ms. Neal made a motion to approve purchasing the property for the price of \$240,000 and Ms. Matthews 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:

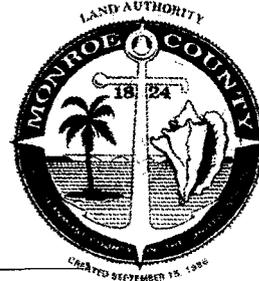
- a) Recent acquisitions: MCLA closed seven transactions involving the purchase of thirteen conservation parcels since last meeting. The property purchases consist of two parcels on Key Largo, seven parcels on Big Pine Key, three parcels on Little Torch Key and one parcel on Summerland Key. The Committee viewed aerial photographs.
- b) The Governing Board will meet next on August 21, 2013 in Key Largo. A workshop may be held at this meeting to discuss land acquisition priorities.

The next meeting is scheduled for Wednesday, August 28, 2013 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. The three members in attendance said they would be able to attend the August meeting date.

The meeting was adjourned at 12:17 PM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on August 28, 2013