

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

October 30, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, October 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 Susan Sprunt at 9:00 AM. Present and answering roll call in addition to Chairman Sprunt were Susan Matthews, Barbara Neal and Robert Tischenkel. Executive Director Mark Rosch, Office Manager Kimberly Nystrom and Counsel Ginny Stones were also in attendance.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding two Big Pine Key properties as conservation purchases: 1) Block 19, Lot 8, Eden Pines Colony (Caughlin), and 2) Block 40, Lot 14, Sands (Pesa). Mr. Tischenkel made a motion to approve the agenda with the inclusion of these two items and Ms. Neal seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the September 25, 2013 meeting minutes. Ms. Neal made a motion to approve the minutes as presented and Mr. Tischenkel seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval to purchase property for conservation. Mr. Rosch distributed information to the Committee and began the presentation by discussing the funding available for land stewardship and restoration on conservation lands; the ongoing need to trim vegetation on canal lots to avoid interfering with navigation along the canal; and the cost of trimming vegetation along canals. He then addressed the Committee regarding the following proposed acquisitions:

- a) Lot 22, Amended Plat of Dolphin Harbour on No Name Key (Lorah). The subject canal property's vegetation consists of mostly buttonwood with some tropical hardwood hammock species. The property size totals 12,438 square feet. The property is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$32,104 (the 2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$32,104 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 12, Lot 1, Port Pine Heights 1st Addition on Big Pine Key (Grady). The subject canal property's vegetation is about half tropical hardwood hammock and half mowed. The parcel size is 9,643 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 \$32,500. Mr. Tischenkel made a motion to approve purchasing the property for the \$32,500 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- c) Block 7, Lot 8, Eden Pines Colony on Big Pine Key (Lednum). The subject canal property's vegetation consists of buttonwood, tropical hardwood hammock and exotics. The parcel size is 7,666 square feet. The parcel 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 owner has signed a contract to sell the property for \$27,977 (the 2013 tax assessed value). Counsel Stones addressed the Committee. Mr. Tischenkel made a motion to

- approve purchasing the property for the \$27,977 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- d) Block 18, Lot 3, Eden Pines Colony on Big Pine Key (Stith/Thoms). The subject property's vegetation consists of mostly tropical hardwood hammock with some exotics. The property size is 5,100 square feet and is located on a canal. The parcel 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 owner has signed a contract for \$25,000. Ms. Matthews made a motion to approve purchasing the property for a price of \$25,000. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
 - e) Block 3, Lot 4, Eden Pines Colony 1st Addition on Big Pine Key (Irvin). The subject canal property's vegetation consists of exotics with a few native species. The property is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for a price of \$25,500 (the 2013 tax assessed value). Ms. Neal made a motion to approve purchasing the property for the price of \$25,500 and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
 - f) Block 40, Lot 3, Pine Crest on Big Pine Key (Gillen/Browne). The subject property's vegetation consists of tropical hardwood hammock. The property size is 5,000 square feet. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell for \$16,000. Ms. Neal made a motion to approve purchasing the property for a price of \$16,000. Mr. Tischenkel seconded the motion. There being no objections, the motion carried 4/0.
 - g) Block 19, Lot 8, Eden Pines Colony on Big Pine Key (Caughlin). The subject canal property's vegetation has recently been eradicated of exotics and now is partly cleared and partly tropical hardwood hammock. The property size is 5,100 square feet. The parcel 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 owner has agreed to sell for \$25,000. Ms. Matthews made a motion to approve purchasing the property for a price of \$25,000. Mr. Tischenkel seconded the motion. There being no objections, the motion carried 4/0.
 - h) Block 40, Lot 14, Sands on Big Pine Key (Pesa). The subject property's vegetation consists of exotics with some tropical hardwood hammock. The property size is 5,000 square feet. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell for \$17,500 (the 2013 tax assessed value). Ms. Neal made a motion to approve purchasing the property for a price of \$17,500. Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval to accept Lot 13, Re-subdivision of Government Lot 1, Sugarloaf Key (Padgett) as a donation. The subject property's vegetation consists of salt marsh, buttonwood, mangroves and water. The property size is 2.5 acres. The parcel is designated Tier 1 – Natural Area and is zoned Native Area (NA). The owner has agreed to donate the site provided the buyer pays the closing costs. Counsel Stones addressed the Committee and advised that a survey would not be necessary as any encroachment would be unlikely due to the remote location of the site. Mr. Tischenkel made a motion to accept the donation with MCLA paying all closing costs. 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 distributed information and reported on recent events including the following:

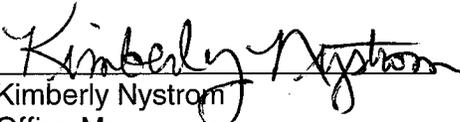
- a) Recent acquisitions: MCLA closed eight transactions involving the purchase of nine conservation parcels since last meeting. All of the parcels are located on Big Pine Key.

- b) MCLA closed 70 conservation land transactions at a cost of \$2.4 million during the fiscal year that ended September 30. The property MCLA acquired consists of 114 parcels and totals over 51 acres.
- c) Pending negotiations - Mr. Rosch briefed the Committee regarding negotiations underway for the purchase of property.
- d) The City of Key West is no longer proposing to build a 24-hour homeless shelter on the Easter Seals property. Counsel Stones addressed the Committee.
- e) The Biggert-Waters Flood Insurance Reform Act will result in dramatically higher insurance premiums for many Keys property owners unless the legislation is amended by Congress.
- f) Mr. Rosch traveled to Tallahassee last week with County staff to meet with Cabinet Aides and DEP staff to discuss the State renewing their conservation land acquisition activities in the Keys. It appears the best way to re-start the State conservation land buying program is to convince the Legislature to designate funding via budget proviso language. County staff also met with the Florida Defense Support Task Force to discuss the State purchasing non-conservation buffer lands around the Boca Chica Naval Air Station. Two Keys sites are being considered for this program but are ranked as a low priority at this time.
- g) The County Commission's recent prioritization of lands for acquisition generally agrees with MCLA's 2013 Acquisition List. The Committee reviewed the Commission's prioritization.
- h) The County Comprehensive Plan is in the process of being updated. The County Planning Commission is reviewing it at this time.

The next meeting is scheduled for Thursday, November 21, 2013 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All four members in attendance said they would be able to attend the November meeting date.

The meeting was adjourned at 10:46 AM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on November 21, 2013