

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 21, 2013

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Thursday, November 21, 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 9:02 AM. Present and answering roll call in addition to Chairman Sprunt were Bryan Green, Susan Matthews and Barbara Neal. Executive Director Mark Rosch, Office Manager Kimberly Nystrom and Counsel Ginny Stones were also in attendance.

Mr. Rosch introduced and welcomed new Committee member Bryan Green.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding four Big Pine Key properties as conservation purchases: 1) Lot 9, Whispering Pines (Young), 2) Block 11, Lot 12, Eden Pines Colony (Flora), 3) Block 16, Lot 24, Eden Pines Colony (Napier), and 4) Block 41, Lot 1, Port Pine Heights 2nd Addition (Page). Ms. Matthews made a motion to approve the agenda with the additional items and Ms. Neal seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the October 30, 2013 meeting minutes. Ms. Neal made a motion to approve the minutes as presented and Ms. Matthews seconded the motion. Mr. Green asked Counsel Stones if he could abstain from voting since he was not a member of the Committee on October 30, 2013 and Counsel Stones confirmed that he could. There were no objections and the motion carried 3/0 with Mr. Green abstaining.

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

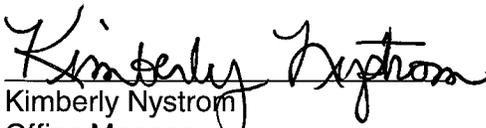
- a) Block 2, Lot 12, Gulf Shores on Sugarloaf Key (Briggs Estates). The subject property is a freshwater wetland consisting of sawgrass, standing water, and a buttonwood canopy. The property size totals 15,000 square feet. The property is designated Tier 3A – Special Protection Area and is zoned Improved Subdivision (IS). The executor of the two estates has agreed to sell the property for \$8,444 (115% of the 1986 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$8,444 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 7, Lots 3 - 22, Tropical Park on Big Pine Key (Ross Estate). The subject property's vegetation consists of salt marsh habitat. The property size totals 2.3 acres. The property is designated Tier 1 – Natural Area and is zoned Native Area (NA). The executors of the estate have agreed to sell the property for \$4,186 (115% of the 1986 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$4,186 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- c) Lot 9, Whispering Pines on Big Pine Key (Young Estate). The subject canal property's vegetation consists of mostly exotics with some tropical hardwood hammock species. The parcel size is 21,438 square feet. The parcel is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The property is listed for sale for \$29,000. Ms. Matthews made a motion to approve purchasing the property for the \$29,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

- d) Block 11, Lot 12, Eden Pines Colony on Big Pine Key (Flora). The subject property's vegetation is recovering to tropical hardwood hammock. The property size is 5,000 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 owners have agreed to sell the property for \$20,800. Counsel Stones addressed the Committee regarding an adjacent neighbor's fence placement and recommended a survey be performed to eliminate the need for an exception in the title policy. Ms. Neal made a motion to approve purchasing the property for a price of \$20,800 subject to a satisfactory survey. Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
- e) Block 16, Lot 24, Eden Pines Colony on Big Pine Key (Napier). The subject property's vegetation consists of pineland transitioning to tropical hardwood hammock. The property size is 5,259 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). The owner has agreed to sell for \$20,800. Ms. Matthews made a motion to approve purchasing the property for a price of \$20,800. Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
- f) Block 41, Lot 1, Port Pine Heights 2nd Addition on Big Pine Key (Page). The subject canal property's vegetation is part mowed and part buttonwood and tropical hardwood hammock species. The property size is 6,213 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). The owner has agreed to sell for \$26,907 (the 2013 tax assessed value). Mr. Green made a motion to approve purchasing the property for a price of \$26,907. Ms. Matthews 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: Mr. Rosch reported MCLA closed nine transactions involving the purchase of nine conservation parcels since last meeting. One parcel is located on No Name Key and the remaining eight parcels are located on Big Pine Key.
- b) Fiscal Year 2013 acquisitions: Mr. Rosch reported 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. Mr. Rosch reviewed the acquisitions with the Committee.
- c) Potential acquisitions - Mr. Rosch and Counsel Stones addressed the Committee regarding properties under consideration as potential acquisitions.
- d) Next meeting - The next meeting is scheduled for Wednesday, December 18, 2013 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All members in attendance confirmed that they would be able to attend the December meeting except for Ms. Matthews.

The meeting was adjourned at 11:50 AM.

Prepared by: 
 Kimberly Nystrom
 Office Manager



Approved by the Advisory Committee on December 18, 2013