

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 29, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 29, 2014, 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 9:03 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.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee proposing the addition of the following conservation purchases: a) Lot 24, Doctor's Arm 3rd Addition Section B on Big Pine Key (Wilson); b) Lot 28, Doctor's Arm 3rd Addition Section B on Big Pine Key (Ostenberg); and, c) Lot 5, Tavernier Acres on Key Largo (Barreto Trust). Mr. Green 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 4/0.

The next item was selection of a Chairman and Vice Chairman for 2014. Mr. Rosch addressed the Committee. Mr. Green nominated Chairman Sprunt to serve as Chair for another term and Ms. Neal to serve as Vice Chair. After further discussion, Mr. Green withdrew his nomination of Ms. Neal as Vice Chair and nominated Ms. Matthews as Vice Chair. Counsel Stones addressed the Committee. There were no other nominations and there were no objections to the nominations. Chairman Sprunt was re-elected as Chairman and Ms. Matthews was elected as Vice Chairman.

The next item was approval of the December 18, 2013 meeting minutes. Mr. Green made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was review of the 2013 Acquisition List and discussion of directions for 2014. Mr. Rosch addressed the Committee and suggested that this item be heard after the proposed property purchase items. The Committee agreed.

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

- a) Lot 2, Doctor's Arm 3rd Addition Section C on Big Pine Key (Singler). The subject property fronts a canal and consists of mowed tropical hardwood hammock vegetation. The property size totals 6,375 square feet. The site is designated Tier 2 – Transition and Sprawl Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$30,657 (2013 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$30,657 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- b) Lot 22, Doctor's Arm 3rd Addition Section C on Big Pine Key (Wherley). The subject property consists of cleared land, tropical hardwood hammock and exotic vegetation, is zoned Improved Subdivision (IS) and has a Tier designation of 2 – Transition and Sprawl Area. The size of this canal lot is 6,000 square feet. The owners have agreed to sell the property for \$30,000 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing

- the property for the \$30,000 price and Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
- c) Lots 25, 26 and 27, Doctor's Arm 3rd Addition Section B on Big Pine Key (Matthews). The subject property consists of cleared land, tropical hardwood hammock and exotic vegetation, is zoned Improved Subdivision (IS) and has a Tier designation of 2 – Transition and Sprawl Area. This canal front property totals 0.41 acre in size. The owner has agreed to sell the property for \$90,000 (2013 tax assessed value). Ms. Neal made a motion to approve purchasing the property for the \$90,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
 - d) Lot 20, Doctor's Arm 3rd Addition Section C on Big Pine Key (Jacoby). The subject canal property is mowed tropical hardwood hammock vegetation. The property size totals 6,000 square feet. 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 \$30,000 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$30,000 price and Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
 - e) Lot 24, Doctor's Arm 3rd Addition Section B on Big Pine Key (Wilson). The property is sparsely vegetated with tropical hardwood hammock and exotic species, is zoned Improved Subdivision (IS) and has a Tier designation of 2 – Transition and Sprawl Area. The subject canal property size totals 6,000 square feet. The owner has agreed to sell the property for \$27,000 (2013 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$27,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
 - f) Lot 28, Doctor's Arm 3rd Addition Section B on Big Pine Key (Ostenberg). The subject property vegetation consists of tropical hardwood hammock and exotic species, is zoned Improved Subdivision (IS) and has a Tier designation of 2 – Transition and Sprawl Area. This canal property totals 6,000 square feet in size. The owner has agreed to sell the property for \$30,000 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$30,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
 - g) Lot 5, Tavernier Acres on Key Largo (Barreto Trust). The subject property vegetation consists of tropical hardwood hammock, buttonwood, mangroves and submerged land, is zoned Suburban Residential (SR) and Native Area (NA) and has a Tier designation of 1 – Natural Area. The property size totals 1.46 acres and lies adjacent to the Sandy Sprunt Dove Creek Hammocks State conservation area. The seller's asking price is \$35,000. Counsel Stones addressed the Committee. Mr. Green made a motion to approve purchasing the property for the \$35,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution authorizing the purchase of Block 7, Lots 14-16, Plantation Beach subdivision for conservation and authorizing the subsequent conveyance of the property to the Village of Islamorada subject to a conservation easement. Mr. Rosch addressed the Committee and read the minutes from the January 9, 2014 Village Council meeting into the record expressing their support for the proposed acquisition. The Council is scheduled to formally nominate this site at their February 13, 2014 meeting. Counsel Stones addressed the Committee. The subject property is located on Plantation Key, consists of tropical hardwood hammock vegetation and is zoned Residential Single-Family (R-1). The Village comprehensive plan does not use Tier designations. The property is 0.57 acre in size. The owner has agreed to sell the property for \$53,216.06. Mr. Green made a motion to approve the

resolution as written and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

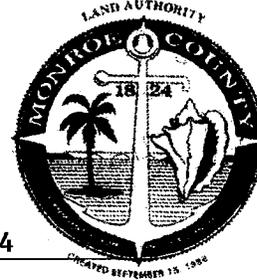
The next item was review of the 2013 Acquisition List and discussion of directions for 2014. Mr. Rosch addressed the Committee regarding conservation and affordable housing acquisition issues. This being a discussion item, the Committee took no action.

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 three transactions consisting of four Big Pine Key parcels since last meeting. The Committee viewed aerial photographs of the sites.
- b) Potential acquisitions - Mr. Rosch addressed the Committee regarding properties under consideration as potential acquisitions.
- c) At the February County Commission meeting the County may consider the following Keys land acquisition discussion items: hiring the Trust for Public Lands to research the level of public support in the Keys for raising additional local funding for land acquisition; implementation of a 50% funding match from the State; military lands; amending the Florida Forever funding statute; request that the State prioritize the Florida Keys Area of Critical State Concern.
- d) The next meeting is scheduled for Wednesday, February 26, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All four members confirmed that they would be able to attend the February meeting.

The meeting was adjourned at 11:30 AM.

Prepared by: Kimberly Nyström
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Office Manager



Approved by the Advisory Committee on February 26, 2014