

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

February 26, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, February 26, 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 9:02 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.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee proposing the addition of one conservation purchase: Lots 11 and 12, Doctor's Arm 3<sup>rd</sup> Addition Section B on Big Pine Key (Bolton). Ms. Neal made a motion to approve the agenda with the proposed addition and Ms. Matthews seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the January 29, 2014 meeting minutes. Mr. Green made a motion to approve the minutes as presented and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was discussion of recent County Commission (BOCC) actions regarding land acquisition. Mr. Rosch addressed the Committee. At the February meeting the BOCC considered an agenda item regarding land acquisition initiatives with the State of Florida, Florida Forever program, and Military Base Protection program. The BOCC decided to pursue various legislative and lobbying efforts intended to obtain more funding for the projects in the Keys. The BOCC also decided to dedicate up to \$2 million of County infrastructure sales tax revenue as matching funds toward State land purchases in the Keys if matching funds are statutorily required. Counsel Stones addressed the Committee. The BOCC also considered an agenda item regarding a contract with the Trust for Public Lands to identify options for purchasing or financing future land acquisitions. Counsel Stones addressed the Committee. The BOCC tabled this item.

The next item was review of the draft 2014 Acquisition List. Mr. Rosch addressed the Committee and discussed potential property acquisitions. Ms. Matthews made a motion to remove 1911-1913 Patterson Avenue from the list, as this site is no longer viable. Ms. Neal seconded the motion. Mr. Green (President of A. H. of Monroe County, Inc.) recused himself from the vote. There were no objections and the motion carried 3/0. The Committee will revisit the 2014 Acquisition List next month and will discuss the land acquisition priority rankings by the County Commission.

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 4, Lot 5, Doctor's Arm 1st Addition on Big Pine Key (J. Murray). The subject property fronts a canal and consists of tropical hardwood hammock and buttonwood vegetation. The property size totals 5,000 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 \$27,019 (2013 tax assessed value). Ms. Neal made a motion to approve purchasing the

- property for the \$27,019 price and Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 4, Lot 6, Doctor's Arm 1st Addition on Big Pine Key (T. Murray). The subject property consists of tropical hardwood hammock and buttonwood vegetation, is zoned Improved Subdivision (IS) and has a Tier designation of 2 – Transition and Sprawl Area. The size of this canal lot is 5,000 square feet. The owner has agreed to sell the property for \$27,019 (2013 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$27,019 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - c) Block 13, Lot 6, Eden Pines Colony on Big Pine Key (Miller). The subject property consists of tropical hardwood hammock and exotic vegetation and is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC). The site is designated Tier 1 – Natural Area and is 5,000 square feet in size. The owner has agreed to sell the property for \$20,800. Ms. Matthews made a motion to approve purchasing the property for the \$20,800 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - d) Block 7, Lot 1, Port Pine Heights on Big Pine Key (Sengelmann). The subject canal property is mowed with some tropical hardwood hammock vegetation. The property size totals 7,963 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 a price of \$31,183 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$31,183 price and Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
  - e) Lots 11 and 12, Doctor's Arm 3<sup>rd</sup> Addition Section B on Big Pine Key (Bolton). The property consists of 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 lots total 12,000 square feet in size. The owners have signed a contract to sell the property for \$60,000 (2013 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$60,000 price and 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) Potential acquisitions - Mr. Rosch addressed the Committee and the Committee discussed properties currently under negotiation.
- b) Recent acquisitions - MCLA closed four transactions since last meeting consisting of: one parcel on Key Largo, five parcels on Big Pine Key and four Big Torch Key parcels.
- c) The next meeting is scheduled for Wednesday, March 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 March meeting date.

Ms. Matthews left the meeting.

d) The Committee reviewed and discussed closing statistics for 2013 from other local government land acquisition programs in Florida.

The meeting was adjourned at 11:13 AM.

Prepared by: Kimberly Nystrom  
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Approved by the Advisory Committee on March 26, 2014