

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 30, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 30, 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 9:00 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. Staff distributed information to the Committee. Mr. Rosch addressed the Committee and proposed adding the following conservation purchases: 1) Block 14, Lot 13, Palm Villa and Block 1, Lot 13, Tropical Park on Big Pine Key (Moore). Mr. Green made a motion to approve the agenda with the proposed addition and Ms. Neal seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the March 26, 2014 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 approval to purchase property for conservation. Mr. Rosch addressed the Committee regarding the following proposed acquisitions:

- a) Block 40, Lot 23, Pine Crest on Big Pine Key (Halama). The property vegetation is mowed and has a few tropical hardwood hammock species present. The property size totals 5,000 square feet. The site is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owner has agreed to sell the property for \$20,000. Mr. Green made a motion to approve purchasing the property for the \$20,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 25, Lots 5 and 6, Sands on Big Pine Key (Tabailloux). The property vegetation is mostly exotics and has some tropical hardwood hammock species present. The site is zoned Improved Subdivision (IS) and has a Tier designation of Tier 1 – Natural Area. The property size is 10,000 square feet. The owners have agreed to sell the property for \$40,000. Ms. Matthews made a motion to approve purchasing the property for the \$40,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- c) Block 25, Lot 11, Sands on Big Pine Key (Virasawmi). The property vegetation is mostly exotics with some tropical hardwood hammock species present. The site is zoned Improved Subdivision (IS), is designated Tier 1 – Natural Area and is 5,000 square feet in size. The owner has agreed to sell the property for \$20,000. Mr. Green made a motion to approve purchasing the property for the \$20,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- d) Block 12, Lot 14, Eden Pines Colony on Big Pine Key (Vining). The subject property vegetation is tropical hardwood hammock with exotic species present. The site is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and has a designation of Tier 1 – Natural Area. The property size is 5,000 square feet. The owner has agreed to sell the property for \$21,888 (2013 tax assessed value). Mr. Green

made a motion to approve purchasing the property for the \$21,888 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

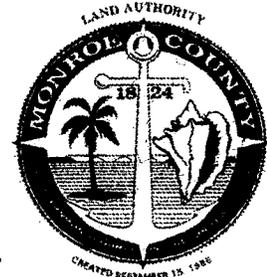
- e) Block 17, Lot 1, Eden Pines Colony on Big Pine Key (Hyde). The property vegetation consists of pineland transitioning to tropical hardwood hammock. The site is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and has a designation of Tier 1 – Natural Area. The property size totals 4,759 square feet. The owner has signed a contract to sell the property for \$21,017 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$21,017 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- f) Block 15, Lot 7, Palm Villa on Big Pine Key (Johnson). The subject property vegetation is a mix of exotics and tropical hardwood hammock. The site is zoned Improved Subdivision (IS), designated Tier 1 – Natural Area and is 6,250 square feet in size. The owner has agreed to sell the property for \$20,000. Mr. Green made a motion to approve purchasing the property for the \$20,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- g) Block 14, Lot 13, Palm Villa and Block 1, Lot 13, Tropical Park on Big Pine Key (Moore). The Palm Villa site has buttonwood, mangrove and sawgrass vegetation and is zoned Improved Subdivision (IS). The Tropical Park site has buttonwood vegetation and is zoned Native Area (NA). Both sites are designated Tier 1 – Natural Area and the total size is 10,954 square feet. The owners have agreed to sell the property for \$5,600. Ms. Matthews made a motion to approve purchasing the property for the \$5,600 price and Mr. Green 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 pending negotiations and potential acquisitions. Counsel Stones addressed the Committee.
- b) Counsel Stones addressed the Committee regarding the potential use of Land Authority funds collected within the City of Key West for the acquisition of a homeless shelter site. Counsel Stones, the County Attorney and the Key West City Attorney are researching this matter.
- c) On April 23 the County Commission held a special meeting to review the draft Comprehensive Plan and voted to extend the 10 year growth allocation out over a twenty year period.
- d) Recent closings - MCLA closed seven transactions since last meeting. Six of the transactions were the acquisition of seven parcels on Big Pine Key. The seventh transaction was the conveyance of three previously acquired Plantation Key parcels to the Village of Islamorada for conservation. The Committee viewed aerial maps of the sites.
- e) The next meeting is scheduled for Friday, May 23, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Ms. Neal was not sure if she would be available to attend. All other members are available to attend.

The meeting was adjourned at 11:01 AM.

Prepared by: 
Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on May 23, 2014