

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

July 30, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 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 9:04 AM. Present and answering roll call in addition to Chairman Sprunt were Bryan Green, Susan Matthews and Barbara Neal. Mitchell Cook was absent. Executive Director Mark Rosch, Counsel Ginny Stones and Office Manager Kimberly Nystrom were also present.

The first item was additions and deletions to the agenda. Mr. Rosch distributed information and proposed adding the following Cudjoe Key property as a conservation acquisition: Block 6, Lots 11 and 12, Cutthroat Harbor Estates (Nelkin). Ms. Neal made a motion to approve the agenda with the proposed addition and Mr. Green seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the June 25, 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 7, Lot 24 and Block 9, Lots 5 and 6, Tropical Park on Big Pine Key (Renedo). The subject property totals 14,588 square feet and consists of salt marsh and mangrove vegetation. The site is zoned Native Area (NA) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for \$627.90 (115% of 1986 TAV). Ms. Matthews made a motion to approve purchasing the property for the price of \$627.90 and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 39, Lot 1, Pine Crest on Big Pine Key (Roberts). The property's vegetation consists of mostly tropical hardwood hammock with some freshwater wetlands. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The lot size is 5,500 square feet. 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.
- c) Block 4, Lot 23, The Ladies Acre First Addition on Little Torch Key (Parsons). The subject property is 7,000 square feet, is zoned Native Area (NA), and is designated Tier 1 – Natural Area. The vegetation consists of buttonwood and mangroves. The owner has agreed to sell the property for \$6,037 (115% of 1986 TAV). Ms. Neal made a motion to approve purchasing the property for the \$6,037 price and Mr. Green seconded the motion. There being no objections, the motion carried 4/0.
- d) Block 15, Lot 20, Cutthroat Harbor Estates First Addition on Cudjoe Key (Chmielewski). The subject property consists of tropical hardwood hammock and buttonwood vegetation and is zoned Improved Subdivision (IS). The site is designated Tier 3 – Infill Area and is 8,592 square feet. The owner has agreed to sell the property for \$20,000. Counsel Stones addressed the Committee. Ms. Matthews 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.

- e) Block 6, Lots 11 and 12, Cutthroat Harbor Estates on Cudjoe Key (Nelkin). The subject property consists of tropical hardwood hammock vegetation and is zoned Suburban Commercial (SC). The site is designated Tier 1 – Natural Area and is 26,085 square feet. The owner has agreed to sell the property for \$52,000. Mr. Green made a motion to approve purchasing the property for the \$52,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution approving a declaration of restrictive covenants and corresponding funding toward the purchase of the Johnson property by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Mr. Rosch addressed the Committee. The property consists of about 44 parcels (approximately 1,280 acres) on Sugarloaf, Park and Saddlebunch Keys zoned Sparsely Settled (SS) and Native Area (NA). One parcel is designated Tier 3 – Infill Area and all the others are designated Tier 1 – Natural Area. The proposed transaction calls for the State to purchase the property for \$3.6 million, with the Land Authority contributing \$600,000 in exchange for a declaration of restrictive covenants. The Committee discussed revising the resolution to accommodate restoration activities and Counsel Stones provided some suggested wordings. Mr. Green made a motion to approve the resolution with the condition that paragraph 3 of the declaration of restrictive covenants be revised to allow habitat and water quality restoration activities. 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 closings - MCLA closed eight transactions since last meeting consisting of ten lots on Big Pine Key. The Committee viewed aerial maps of the sites.
- b) Potential acquisitions - Mr. Rosch and Counsel Stones addressed the Committee and the Committee discussed pending negotiations and potential acquisitions.
- c) The next meeting is scheduled for Wednesday, August 27, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All members in attendance said they would be available to attend.

The meeting was adjourned at 10:51 AM.

Prepared by:

  
Kimberly Nystrom  
Office Manager



Approved by the Advisory Committee on August 27, 2014