

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

February 25, 2015

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, February 25, 2015, 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, Mitchell Cook, Susan Matthews and Barbara Neal. Also present were Executive Director Mark Rosch, Counsel Ginny Stones and Office Manager Kimberly Nystrom.

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 to the agenda: Lot 34, Summerland Estates Re-subdivision No. 1 (Allen); and Lot 38, Summerland Estates Re-subdivision No. 1 (Waite). Ms. Matthews made a motion to approve the agenda with the proposed additions and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the January 28, 2015 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 5/0.

The next item was review of the draft 2015 Acquisition List. Mr. Rosch and Counsel Stones addressed the Committee regarding the draft parcel analysis model criteria prepared by the Trust for Public Land (TPL) that were presented to the BOCC earlier this month. The TPL model criteria prioritize properties for acquisition under four different goals: a significant constraints goal, a conservation priorities goal, a development compatibility goal, and a sea level rise goal. The Committee took no action.

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

- a) Block 7, Lot 18, Pamela Villa, Key Largo (Tamargo). The subject property is 5,350 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$26,000. Ms. Matthews made a motion to approve purchasing the property for the \$26,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- b) Lot 38, Summerland Beach Amended Plat, Summerland Key (Waddell). The subject property is 11,236 square feet and consists of tropical hardwood hammock and exotic vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a price of \$20,000. Mr. Green made a motion to approve purchasing the property for the \$20,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- c) Lot 34, Summerland Beach Amended Plat, Summerland Key (Nesbit). The subject property is 11,236 square feet and consists of tropical hardwood hammock and exotic vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a price of \$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 5/0.
- d) Lot 5, Summerland Beach Addition No. 6, Summerland Key (Cherrybon). The subject property is 6,388 square feet and consists of disturbed vegetation growing back as exotics and tropical hardwood hammock. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$20,000. Mr. Cook 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 5/0.
 - e) Block 7, Lot 11, Ramrod Shores, Ramrod Key (St. Lucie Consulting, Inc.). The subject property is 6,250 square feet and consists of tropical hardwood hammock with some exotic vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 - Natural Area. The present owner acquired this site via a tax deed sale. Counsel Stones addressed the Committee regarding potential risks of acquiring property via a tax deed sale without benefit of a title insurance policy. The owner has agreed to sell the property for a price of \$20,000. Ms. Matthews made a motion to approve purchasing the property for the \$20,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
 - f) Sugarloaf Key Acreage RE #00117540-000000 (Habitat for Humanity of Key West and Lower Florida Keys, Inc.). The subject property consists of two adjoining parcels listed under a single tax ID number. The property totals 28,800 square feet and consists of tropical hardwood hammock vegetation. The property is zoned Improved Subdivision (IS) and designated Tier 1 - Natural Area. The owners have agreed to sell the property for a price of \$40,000. Mr. Cook 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 5/0.
 - g) Lot 34, Summerland Estates Re-subdivision No. 1, Summerland Key (Allen). The subject property is 7,200 square feet and consists of a mix of exotics and tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a price of \$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 5/0.
 - h) Lot 38, Summerland Estates Re-subdivision No. 1, Summerland Key (Waite). The subject property is 7,200 square feet with vegetation consisting of disturbed tropical hardwood hammock and buttonwood. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$20,000. Ms. Matthews made a motion to approve purchasing the property for the \$20,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.

The next item was the Executive Director's report. Mr. Rosch distributed information and reported on recent events including the following:

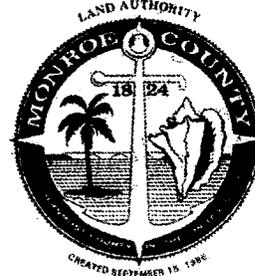
- a) Since last meeting MCLA has closed five transactions consisting of nine lots: three lots on Key Largo in Palma Sola; two lots on Big Pine Key in Sands and Palm Villa; and four lots on Summerland Key in Summerland Key Garden. The Committee viewed aerial photos of the sites.
- b) Update on affordable housing issues in Key West - The Governing Board approved statutory amendment language proposed by the City staff to expand the use of MCLA funds designated for Key West to include construction, redevelopment, or preservation of affordable housing. The City Commission recently approved resolutions to: 1) have staff look into building additional units at Poinciana Plaza; 2) relocate the Keys Overnight Temporary Shelter (KOTS) facility to the former Easter Seals property; and, 3) have staff prepare a plan for affordable and workforce housing at the Truman Waterfront and other potential city-owned sites. Counsel Stones is reviewing the Key West Comprehensive Plan

and LDRs to determine if these documents provide a basis for including a homeless shelter within the scope of affordable housing.

- c) Update on Florida Keys Environmental Stewardship Act - The leadership in the Legislature did not support this bill, so it is not going forward. It may be possible to address the concepts in the bill via other methods.
- d) The next meeting is scheduled for Wednesday, March 25, 2015 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, but all other members said they would be available to attend.

The meeting was adjourned at 10:40 AM.

Prepared by: Kimberly Nystrom
Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on March 25, 2015