

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 29, 2015

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 29, 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 Mitchell Cook, Bryan Green, 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: Block 3, Lot 7, Silver Lake Park, Key Largo; and Lot 25, Long Beach Estates Section A, Big Pine Key. Ms. Neal made a motion to approve the agenda with the proposed additions and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the March 25, 2015 meeting minutes. Mr. Green made a motion to approve the minutes as presented and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.

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

- a) Block 12, Lot 22, Thompsons, Key Largo (Cobo). The subject property is 5,000 square feet and consists of mostly exotics with some 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. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- b) Lot 11, Long Beach Estates Section C, Big Pine Key (Cates). The subject property is a 26,900 square foot open water lot with vegetation consisting of beach berm, tropical hardwood hammock, buttonwood and mangroves. The site is zoned both Improved Subdivision (IS) and Native Area (NA) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a price of \$99,000. Ms. Matthews made a motion to approve purchasing the property for the \$99,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- c) Block 54, Lot 6, Sands, Big Pine Key (Harper). The subject property is 5,000 square feet with vegetation consisting of exotics and some tropical hardwood hammock species. 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. Cook 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) Block 2, Lot 6, Eden Pines Colony, Big Pine Key (Cooper). The subject property is a 5,000 square foot canal lot with vegetation consisting of exotic and tropical hardwood hammock species. The site is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and is designated Tier 2 – Transition and Sprawl Area. The owner has agreed to sell the property for a price of \$25,000. Mr. Green made a motion to approve

purchasing the property for the \$25,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

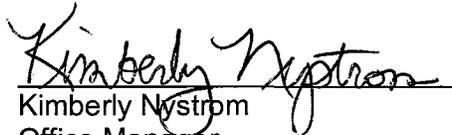
- e) Block 12, Lot 7, Eden Pines Colony 2nd Addition, Big Pine Key (Palmer). The subject property is a 7,344 square foot open water lot with vegetation consisting of buttonwood and tropical hardwood hammock species. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$48,525. Mr. Cook made a motion to approve purchasing the property for the \$48,525 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- f) Lots 9 and 10, Summerland Estates Re-subdivision No. 1, Summerland Key (Reynolds, et al.). The subject property is 15,540 square feet with vegetation consisting of 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 \$40,000. Mr. Green 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) Block 3, Lot 7, Silver Lake Park, Key Largo (Plunkett). The subject property is 5,396 square feet and consists of 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 \$24,069. Ms. Matthews made a motion to approve purchasing the property for the \$24,069 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- h) Lot 25, Long Beach Estates Section A, Big Pine Key (Parker). The subject property is a 15,000 square foot open water lot with vegetation consisting of tropical hardwood hammock and exotic species. 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 \$90,000, but have not signed the contract yet. Ms. Matthews made a motion to approve purchasing the property for the \$90,000 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 11 transactions and acquired 16 parcels consisting of: seven lots on Key Largo in Anglers Park, Palma Sola and Pamela Villa; one lot on Grassy Key in Crains; two acreage parcels on No Name Key; one lot on Ramrod Key in Ramrod Shores; four lots on Summerland Key in Summerland Estates Re-subdivision No. 1, Summerland Beach Amended Plat and Summerland Beach Addition No. 6; and one acreage parcel on Sugarloaf Key.
- b) The amendment requested by the City of Key West to allow MCLA funds to be used for the construction of affordable housing has been approved by the Legislature as SB 1216 and is now subject to approval by the Governor. The language in the bill is generic rather than specific to Key West.
- c) The Key West Planning Department estimates Poinciana Plaza could accommodate 201 additional units of affordable housing if the City's Comprehensive Plan and Land Development Regulations are increased to allow 16 du/acre. Likewise, 3.2 acres of the Truman Waterfront property could accommodate 70 units if the allowable density is increased to 22 du/acre and the height limit is increased to 40 feet. The City estimates the cost of building the 70 units to be \$23 million.
- d) The next meeting is scheduled for Friday, May 22, 2015 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Ms. Matthews and Counsel Stones said they will not be available to attend. The Committee discussed the possibility of changing the meeting date to Thursday, May 21, 2015. Ms.

Stones said she could attend on May 21; Ms. Matthews said she could not attend; Mr. Cook said he probably could not attend; and Mr. Green said he would check his availability and let staff know. The meeting was adjourned at 10:44 AM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on May 22, 2015.