ACQUISITION PROPOSAL
for use of
U.S. ACOE LAND ACQUISITION FEES
TO PURCHASE OR TRANSFER PRIVATELY OWNED LAND
FOR PERPETUAL PRESERVATION

NAME OF PARCEL AND/OR LEGAL DESCRIPTION (Please attach map identifying the property and showing other parcels in proximity which are already in public/conservation ownership):

The subject property, known as the Jack Tsavdaris property, is described as Block 13, Lot 2, Center Island and is located on South Bahama Drive on Duck Key near mile marker 61. The property is located within an area of freshwater wetlands. See Map 1 – Property Boundaries.

REAL ESTATE NUMBER: 00381810-000000

SIZE/ACREAGE: 7,513 square feet per MCPA website
7,525 square feet per GIS measurement

COUNTY TIER DESIGNATION: Tier 3 – Infill Area

TYPE(S) OF HABITAT AND APPROXIMATE ACREAGE FOR EACH:

When the Monroe County Land Authority purchased the subject property in 2017, it was mapped as buttonwood and exotic vegetation. See Map 2 – Pre-acquisition Habitat Delineations.

The approximate acreage of each habitat type was as follows:

Buttonwood 4,088 square feet
Exotics 3,437 square feet

The invasive exotic vegetation (mostly Australian pine) was removed by a contractor working for Monroe County in April 2019. Therefore the entire lot should now be considered buttonwood habitat.

The subject property received a KEYWEP score of 6.0 by the ADID assessment team. The Monroe County Land Authority found no evidence of previous disturbance by dredging or filling activity on the subject property, therefore there do not appear to be any opportunities for wetland restoration.
IMPORTANCE FOR CONSERVATION AND LISTED SPECIES THAT WOULD DIRECTLY BENEFIT [address potential for development (ie: allowable uses under current zoning and land use regulations) if not preserved]:

The subject property is located within an area of freshwater wetlands in the center of Duck Key and the Monroe County Land Authority has been purchasing lots for conservation within and around this freshwater wetland area. As of September 30, 2018, the Land Authority had acquired a total of 92 conservation lots on Duck Key, including all but one lot in the subject property’s block. See Map 3 – Nearby Conservation Lands.

The current zoning of the subject property is Improved Subdivision (IS). Properties zoned IS have the potential for residential development at a density of one unit per lot. Development of this environmentally sensitive area would result in the loss of native vegetation and fragmentation of habitat, thereby conflicting with the recommendations of the Florida Keys Carrying Capacity Study.

Typical vegetation within the buttonwood / saltmarsh habitat includes buttonwood, sea ox-eye daisy (*Borrichia spp*), yellowtop (*Flaveria linearis*), seashore paspalum (*Paspalum vaginatum*), seagrape, and poisonwood. The site provides habitat for animal species such as butterflies and migrating songbirds. The US Fish and Wildlife’s FEMA Biological Opinion and Permit Referral Program identify the subject property as potentially suitable habitat for the following federally protected species: Eastern indigo snake (*Drymarchon corais couperi*).

WILL PARCEL OWNERSHIP BE TRANSFERRED TO ANOTHER AGENCY?

YES _______ NO ___ X ___

If so, intended/potential recipient(s):

The subject property is outside the acquisition boundaries of the Florida Keys Ecosystem project of the State’s Florida Forever program. The Monroe County Land Authority is open to the possibility of transferring ownership of the property to the State but there are no plans to do so at this time.

IS PARCEL NOW, OR WILL IT BE, PLACED UNDER A CONSERVATION EASEMENT OR DEED RESTRICTION PRIOR TO TRANSFER?

YES_______ NO ___ X ___

If yes, please provide details:

The subject property has been purchased for conservation by the Monroe County Land Authority and therefore is protected pursuant to Section 380.0666(3), Florida Statutes.
BRIEFLY EXPLAIN MECHANISMS and/or FUNDING SOURCES WHICH WILL PROVIDE FOR LONG-TERM MANAGEMENT/MAINTENANCE OF THE PARCEL:

The subject property will be managed as conservation land by the Monroe County Land Authority. Funding for land stewardship activities is provided by the Monroe County Environmental Land Management and Restoration Fund through the collection of County mitigation fees charged for permitted development activities. Additional funding is provided by the Florida Fish and Wildlife Conservation Commission’s Invasive Plant Management Section.

POTENTIAL SPECIAL CONDITIONS FOR PURCHASE OR EASEMENT REQUIREMENTS? None

HAS PARCEL BEEN OR WILL IT BE EVALUATED FOR POTENTIAL ENVIRONMENTAL HAZARDS? (if no, please explain why you felt evaluation was not necessary)
YES   X    NO

Findings: Based on inspections of the property and a review of the surrounding land uses, the potential for environmental hazards was determined to be low and did not warrant further investigation.

Phase I or II Environmental Status? A formal Phase I or II ESA report was not obtained.

Please list all current or known prior uses of the parcel(s) in question:
The property is currently being managed as conservation land. There are no known prior uses of the property.

IS THIS PARCEL A FEE SIMPLE DONATION WHICH WILL SATISFY ACOE PERMIT MITIGATION? YES_____ NO   X

ESTIMATED COST OF PARCEL (please note that regardless of estimated value, final reimbursement cannot exceed 100% of the appraised value of the parcel(s) in question):

Monroe County Land Authority’s total acquisition costs were as follows:

Purchase price: $49,435.00
Closing Costs: $1,153.13
Total Cost: $50,588.13

IS OWNER A WILLING SELLER? Yes.

ESTIMATED CLOSING DATE: The Monroe County Land Authority purchased the subject property on October 26, 2017.
ESTIMATED COST OF DUE DILIGENCE REQUIREMENTS FOR PURCHASE:
Not to exceed: $1,153.13
Please provide a listing of minimum items required by your agency to satisfy due diligence:

The Monroe County Land Authority's due diligence activities for this transaction included a site inspection, title search, legal review, and title insurance policy. The purchase price was based on comparable sales in the area but no formal appraisal report was obtained. There are no developed parcels bordering the subject property and no encroachment issues were identified during the site inspection, therefore no boundary survey was obtained.

TOTAL AMOUNT OF LAND ACQUISITION FUNDING REQUESTED (including any due diligence):
Minimum: $50,588.13
Not to exceed: $50,588.13

By his or her signature, the applicant acknowledges that they have read the attached guidelines for submittal and agree to provide all supporting documentation prior to reimbursement of funds.

[Signature]
Charles G. Pattison, Executive Director
Monroe County Land Authority

7/9/19
Date

APPROVED BY:

[Signature]
Curtis Kruer, Vice President
Keys Restoration Fund

Date

[Signature]
Ingrid Gilbert
US Army Corps of Engineers

Date
Map 1 - Property Boundaries
Jack Tsavdaris Property
Duck Key
Map 2 - Pre-acquisition Habitat Delineations
Jack Tsavdaris Property
Duck Key

Legend

**Habitat_2009**

- Beach Berm
- Buttonwood
- Developed Land
- Exotic
- Freshwater Wetland
- Hammock
- Impervious Surface
- Mangrove
- Pineland
- Salt Marsh
- Scrub Mangrove
- Undeveloped Land
- Water

<all other values>
Map 3 - Nearby Conservation Lands
Jack Tsavdaris Property
Duck Key
(Public lands are shown in red hatching)