

**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 University of Miami property, is described by metes and bounds and is located on the ocean side of Key Largo in Tavernier near mile marker 93. The property fronts Trinidad Road and Antigua Road and is almost entirely surrounded by conservation land owned by the State of Florida. See Map 1 – Property Boundaries.

**REAL ESTATE NUMBER:** 00089200-000000

**SIZE/ACREAGE:** 6.8 acres per GIS measurement

**COUNTY TIER DESIGNATION:** Tier 1 – Natural Area

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

The subject property is mapped as mangrove, buttonwood, and hammock. See Map 2 - Habitat Delineations.

Mangrove	3.77 acres
Buttonwood	0.78 acres
Hammock	<u>2.25 acres</u>
Total	6.80 acres

The Monroe County Land Authority found no evidence of previous disturbance 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 surrounded on three sides by a large area of conservation lands on Key Largo known as the Dove Creek Wildlife Environmental Area (WEA). Dove Creek WEA is owned by the State of Florida and totals approximately 325 acres. See Map 3 – Nearby Conservation Lands.

The current zoning of the subject property is Suburban Residential (SR) and Native Area (NA). Properties zoned SR have the potential for residential

development at a density of one unit per two acres, while NA zoning allows a density of one unit per four acres. 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, white mangrove, black mangrove, sea ox-eye daisy, glasswort (*Salicornia bigelovii*), keygrass (*Monanthochloe littoralis*), saltwort (*Batis maritima*), and seashore dropseed (*Sporobolus virginicus*).

Some of the species that are present within the hammock habitat include mahogany (*Swietenia mahogani*), tamarind (*Lysiloma latisiliquum*), poisonwood (*Metopium toxiferum*), pigeon plum (*Coccoloba diversifolia*), and gumbo limbo (*Bursera simaruba*).

The site provides habitat for animal species such as wading birds 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:

- Key Largo cotton mouse (*Peromyscus gossypinus*)
- Eastern indigo snake (*Drymarchon corais couperi*)
- Schaus swallowtail butterfly (*Papilio aristodemus ponceanus*)
- Keys tree cactus (*Pilosocereus robinii*)
- Keys tree snail (*Orthalicus reses reses*)
- Key Largo woodrat (*Neotoma floridana smalli*)

**WILL PARCEL OWNERSHIP BE TRANSFERRED TO ANOTHER AGENCY?**

YES \_\_\_\_\_ NO  X

**If so, intended/potential recipient(s):**

The subject property is within 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**  **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**

There are no known current or prior uses of the property.

**IS THIS PARCEL A FEE SIMPLE DONATION WHICH WILL SATISFY ACOE PERMIT MITIGATION?** YES \_\_\_\_\_ NO

**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 purchase price and the total acquisition costs were as follows:

Purchase price: \$20,567.00  
Closing Costs: \$ 886.95  
Total Cost: \$21,453.95

**IS OWNER A WILLING SELLER?** Yes.

**ESTIMATED CLOSING DATE:** The Monroe County Land Authority purchased the subject property on May 23, 2014.

**ESTIMATED COST OF DUE DILIGENCE\* REQUIREMENTS FOR PURCHASE:**

**Not to exceed:** \$886.95

**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 tax assessed values and therefore the subject property has not been appraised. 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.

**\*At a minimum, the ACOE will require a metes and bounds survey, appraisal, and title search for each parcel.**

**TOTAL AMOUNT OF LAND ACQUISITION FUNDING REQUESTED (including any due diligence):**

**Minimum:** \$21,453.95

**Not to exceed:** \$21,453.95

**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.**

Charles Pattison  
Signature

7/5/17  
Date signed

Charles G. Pattison  
Printed name

Executive Director  
Title

Monroe County Land Authority  
Agency represented

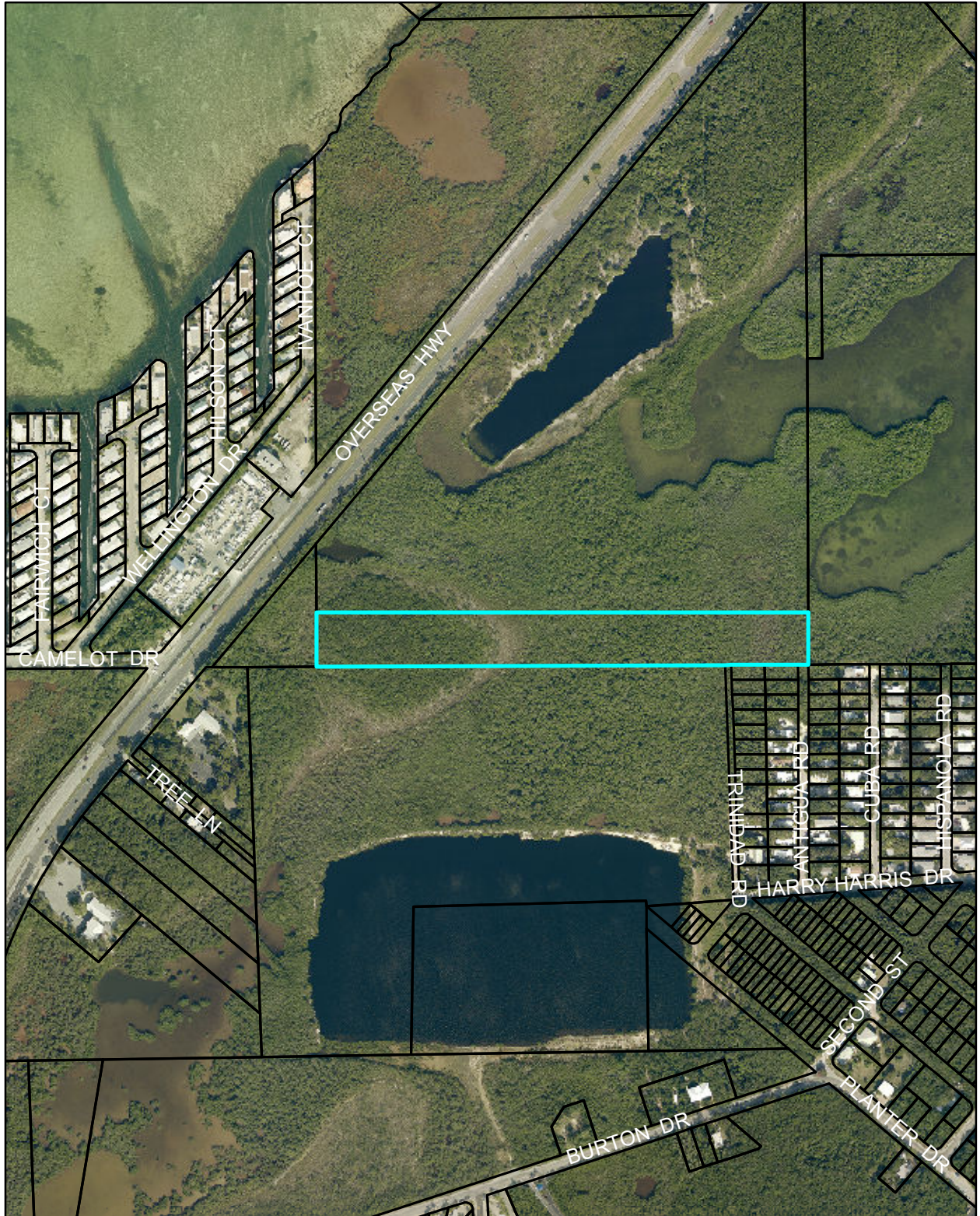
**APPROVED BY:**

\_\_\_\_\_  
Eric Reusch  
ACOE

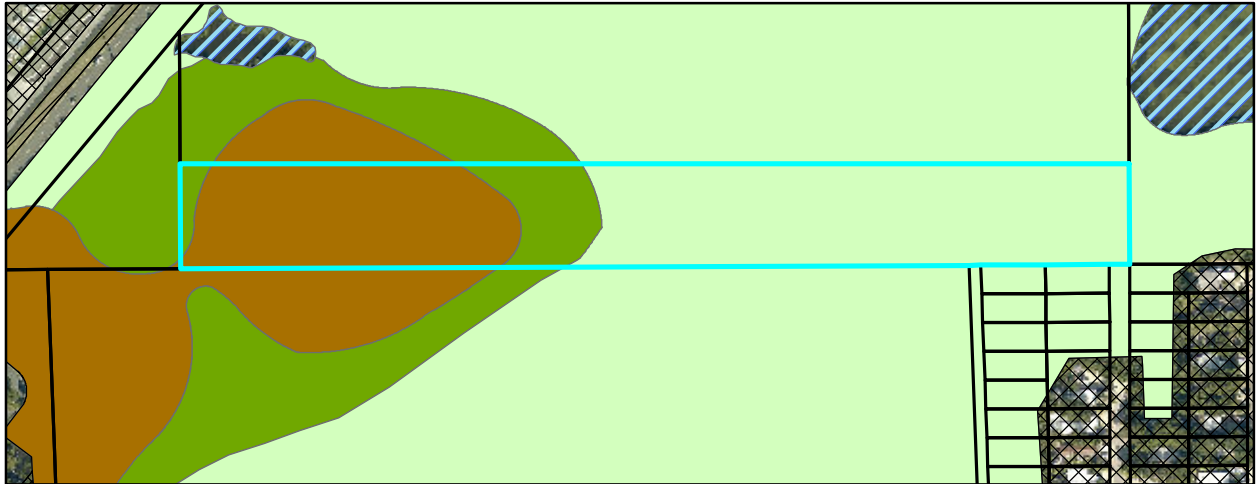
DATE OF SIGNATURE:

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Map 1 - Property Boundaries  
University of Miami Property  
Key Largo




**Map 2 - Habitat Delineations  
University of Miami Property  
Key Largo**



**Legend**

**Habitat\_2009**

 <all other values>

**DESCRIPTION**

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

**Map 3 - Nearby Conservation Lands  
University of Miami Property  
Key Largo  
(Public lands are shown in red hatching)**

