



Margaret Blank <margaret.h.blank@gmail.com>

public records request

8 messages

Margaret Blank <margaret.h.blank@gmail.com>

Tue, Jul 5, 2016 at 7:09 PM

To: Christine Hurley <Hurley-Christine@monroecounty-fl.gov>, "Santamaria, Mayte" <Santamaria-Mayte@monroecounty-fl.gov>

Cc: "Shillinger, Bob" <Shillinger-Bob@monroecounty-fl.gov>, George Neugent <boccds2@monroecounty-fl.gov>, BOCCDIS3 <boccds3@monroecounty-fl.gov>, BOCCDIS4 <boccds4@monroecounty-fl.gov>, Danny Kolhage <boccds1@monroecounty-fl.gov>, BOCCDIS5 <boccds5@monroecounty-fl.gov>

Hello;

Holly Raschein mentioned a land acquisition plan in her interview with Jenna Stauffer. It was the part where they were discussing the Florida Keys Stewardship Act. She said that acquisition of conservation land would be prioritized.

Would you please provide a copy of that plan?

Thank you,

Margaret

Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Tue, Jul 5, 2016 at 8:58 PM

To: Margaret Blank <margaret.h.blank@gmail.com>

Cc: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccds2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>

Margaret. We have several white papers we've written. Is that what you're looking for?

Christine Hurley AICP
Monroe County

Sent from my iPhone

[Quoted text hidden]

Margaret Blank <margaret.h.blank@gmail.com>

Tue, Jul 5, 2016 at 9:24 PM

To: Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Cc: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccds2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>

Are you telling me there is no plan for land acquisitions? Am I understanding that correctly? You are contradicting what Rep. Raschein said in her interview.

If all you've got are some "white papers" then please send those.

Thanks.

[Quoted text hidden]

Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Tue, Jul 5, 2016 at 9:29 PM

To: Margaret Blank <margaret.h.blank@gmail.com>

Cc: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccds2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5

<BOCCDIS5@monroecounty-fl.gov>

No. I'm telling you we have several documents and I want to make sure I get you what you're looking for. One of them is specific to State Department of Environmental Protection. One is related to land surrounding the Military for acquisition. One is County wide. And, the cities have their own methods of recommending acquisition.

Glad to help - just need to know what you're looking for. I didn't hear the interview and I'm out of town.

Christine

Sent from my iPhone

[Quoted text hidden]

Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Tue, Jul 5, 2016 at 9:31 PM

To: Margaret Blank <margaret.h.blank@gmail.com>

Cc: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccdi2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>

We also have an interactive GIS model that includes State Florida Forever priority areas. But I can't "send" that to you. You'd need the software to run that model. It includes the State priority criteria.

Christine

Sent from my iPhone

[Quoted text hidden]

Margaret Blank <margaret.h.blank@gmail.com>

Wed, Jul 6, 2016 at 7:07 AM

To: Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Cc: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccdi2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>

Okay. Let's see if we can dig our way out of this bureaucratic black hole. I'll make it as simple as I possibly can.

Here is a [link](#) to the video I am referring to. At about two minutes in Raschein says that "the county has a plan to first start buying up the environmentally sensitive land and then moving on to other tiers". That is a direct quote.

You are saying there is no plan - just a collection of documents. That concerns me. Why is there such a huge bust between what you are saying and what the state rep is saying? This needs to be clarified immediately.

As to the GIS data. It is easy enough to make that publicly accessible. You could certainly do it if you wanted to. A few suggestions:

1. Put it on your website.
2. Save the data table to an Excel format - assuming the parcels have some sort of identifying information like an AK number.
3. Configure the files so that they can be viewed in Arc Explorer (a free viewer).

This is public information and it shouldn't be available only to people who have access to ArcGIS. Especially when it's so simple and easy to make it more widely accessible.

Thanks in advance for your assistance.

[Quoted text hidden]

Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>

Sun, Jul 10, 2016 at 5:37 PM

To: Margaret Blank <margaret.h.blank@gmail.com>, Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>

Cc: Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccdi2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>, Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>

Good evening Margaret –

I hope you are enjoying cooler weather up there.

I'm sending you a bunch of info on the acquisition efforts by the County and our work on refining acquisition priorities.

The County has actively been working on strategies to address potential future build-out of the Keys (i.e. not receiving additional ROGOS/building permits from the state) and protecting our sensitive habitats and resources. The County has purchased environmentally sensitive lands and is also starting to target Tier III lands (see updated 2016 Land Authority Acquisition List).

Please see the attached info. I also pasted links directly to the BOCC agenda items because several files are too large to email.

I hope this helps.

Mayté

Chapter 2016-225, LOF -- Florida Keys Stewardship Act (attached).

Land Authority Land Acquisition and Management Master Plan (attached).

Adopted Code establishing the Land Authority: https://www.municode.com/library/fl/monroe_county/codes/code_of_ordinances?nodeId=CH2AD_ARTVIILAACPR

2016 Land Authority Acquisition List (attached). Approved by the BOCC at the June, 15, 2016. (note with our new online agenda system – I don't know how to send you an individual agenda items – the entire agenda packet can be accessed here: <http://monroecountyfl.iqm2.com/citizens/FileOpen.aspx?Type=1&ID=1017&Inline=True>). [annually approved by the BOCC]

July 18, 2013 BOCC: Discussion and direction on policy and funding strategies to address the potential future build-out challenges facing the Florida Keys.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/3623?fileID=3591>

July 18, 2013 BOCC: Discussion and direction on amendments to the Land Acquisition policies within the Monroe County 2010 Comprehensive Plan to address evolving and new issues.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/3624?fileID=3590>

September 17, 2013 BOCC: Approval of the Monroe County Area of Critical State (ACSC) Annual Work Program Report, pursuant to Rule 28-20.140, F.A.C., which will be sent to the Department of Economic Opportunity (DEO).

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/3829?fileID=3755> [includes a report on acquired land]

February 19, 2014 BOCC: Discussion and direction regarding land acquisition initiatives with the State of Florida, Florida Forever program and Military Base Protection Program.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/4439?fileID=4368>

February 19, 2014 BOCC: Approval of a Sole Source contract for the Trust for Public Lands (TPL) to identify options for purchasing or financing future land acquisitions to support the County's conservation and Growth Management objectives.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/4440?fileID=4361>

August 20, 2014 BOCC: Approval of a Sole Source contract for the Trust for Public Lands (TPL) to identify options for purchasing or financing future land acquisitions to support the County's conservation and growth management objectives and to develop a GIS based analysis tool to assist in determining Conservation Acquisition Priorities by assessing habit conditions and development constraints on each parcel.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/5171?fileID=5063>

September 17, 2014 BOCC: Approval of the Monroe County Area of Critical State (ACSC) Annual Work Program Report, pursuant to Rule 28-20.140, F.A.C., which will be sent to the Department of Economic Opportunity (DEO).

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/5305?fileID=5186> [includes a report on acquired land]

February 18, 2015 BOCC: Presentation and Discussion of the Trust for Public Lands' Conservation Finance Feasibility Study and the land acquisition priorities criteria matrix.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/5937?fileID=5876>

March 18, 2015 BOCC: Presentation and Discussion of the Trust for Public Lands' revised Conservation Finance Feasibility Study and preliminary review of the results of the land acquisition priorities parcel analysis.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/6018?fileID=5897>

March 18, 2015 BOCC: Approval of an amendment to the Trust for Public Lands' contract based on results of the Finance Feasibility Report and the Summary of preliminary parcel analysis.

<http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/6019?fileID=5898>

November 17, 2015 BOCC: Approval of the 2015 Monroe County Area of Critical State Concern (ACSC) Annual Work Program Report, pursuant to Rule 28-20.140, F.A.C., which will be sent to the Department of Economic Opportunity (DEO). <http://fl-monroecounty.civicplus.com/AgendaCenter/ViewFile/Item/7357?fileID=7038> [includes a report on acquired land]

April 13, 2016: BOCC adopted Ordinance 006-2016, creating the 2030 Comp Plan which includes priorities for land acquisition:

Policy 102.4.2

The Land Authority and the Growth Management Division shall identify the types of lands which shall be considered for acquisition. These shall include the following priorities for acquisition:

Priority One*

- Lands designated as Tier I (Natural Areas)
- Lower Keys marsh rabbit habitat and buffer area, as adopted with the Big Pine Key & No Name Key (BPK/NNK) Habitat Conservation Plan (Figure 2.2) and Incidental Take Permit
- Lands containing known populations of federally-designated wildlife species

Priority Two*

- Lands designated as Tier II (BPK/NNK)
- Lands designated as Tier III-A
- Lands designated as Tier III for the retirement of development rights & hurricane evacuation clearance times
- Lower Keys marsh rabbit focus area & buffer (excluding BPK/NNK)¹ (Permit Referral Process required by USFWS and FEMA)
- Silver rice rat focus area & buffer¹ (Permit Referral Process required by USFWS and FEMA)

Priority Three*

- Lands designated as Tier III for employee and affordable housing
- Lands with areas of deteriorated infrastructure where the cost of maintaining and/or repairing the infrastructure exceeds the value of private lands (developed or undeveloped)
- Lands for potential recreational/park development & expansion (public access)
- Lands within the FEMA “V” Zones (purchase parcels within V Zone to encourage growth away from more vulnerable areas) [see NOTE]

Priority Four*

- Key Largo wood rat & cotton mouse buffer areas¹ (Permit Referral Process required by USFWS and FEMA)
- Adaptation action area² or lands in more “interior” locations for transitioning public facilities & directing development [see NOTE]
- Lands within the Coastal High Hazard Area (CHHA)³
- Lands subject to saltwater inundation under the assumption of 3 inches to & 7 inches by 2030 [see NOTE]

Criteria for the ranking of land acquisitions within the four priority areas shall include:

- 1) Consideration of the carrying capacity of the natural and man-made systems in the Florida Keys to continually accommodate further development; including hurricane evacuation clearance times.
- 2) The size and the location of the property and surrounding land uses, including management status (adjacent ownership, consolidation of parcels for management feasibility, maintenance costs, diversity of habitats, and the provision of habitat buffers).
- 3) The habitat type on the property with preference given to:
 - a. Hardwood hammock & pinelands (upland habitats)
 - b. Undisturbed wetlands
 - c. Disturbed wetlands
- 4) Minimization of fragmentation of habitats (edge effect) and potential for successful restoration, if within a larger hammock area.
- 5) Percent of land surrounding the property that is already under public ownership.

Criteria for the ranking of land acquisitions within the four priority areas shall include:

- 1) Consideration of the carrying capacity of the natural and man-made systems in the Florida Keys to continually accommodate further development, including hurricane evacuation clearance times.
- 2) The size and the location of the property and surrounding land uses, including management status (adjacent ownership, consolidation of parcels for management feasibility, maintenance costs, diversity of habitats, and the provision of habitat buffers).
- 3) The habitat type on the property with preference given to:
 - a. Hardwood hammock & pinelands (upland habitats)
 - b. Undisturbed wetlands
 - c. Disturbed wetlands
- 4) Minimization of fragmentation of habitats (edge effect) and potential for successful restoration, if within a larger hammock area.
- 5) Percent of land surrounding the property that is already under public ownership.

¹ United States Federal Emergency Management Agency (FEMA) and United States Fish and Wildlife Service (FWS) required Monroe County to implement Permit Referral Process (PRP) to avoid impacts on federally listed (threatened or endangered) species. Focus and buffer areas are areas of potentially suitable habitat for nine federally protected species (Eastern indigo snake, Key deer, Key Largo cotton mouse, Key Largo woodrat, Key tree cactus, Lower Keys marsh rabbit, Schaus swallowtail butterfly, silver rice rat, and Stock Island tree snail), as defined within the Biological Opinion issued by FWS on April 30, 2010.

² Adaptation action area means one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

³ The Coastal High-Hazard Area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

* Priorities will be reevaluated for recently federally listed species.

NOTE: It should be noted that the science examining the impacts of climate change and sea level rise is still evolving and the County may want to consider postponing the acquisition priorities on this issue until a future date.

From: Margaret Blank [mailto:margaret.h.blank@gmail.com]

Sent: Wednesday, July 06, 2016 7:08 AM







To: Hurley-Christine

Cc: Santamaria-Mayte; Shillinger-Bob; BOCCDIS2; BOCCDIS3; BOCCDIS4; Kolhage-Danny; BOCCDIS5

Subject: Re: public records request

[Quoted text hidden]

6 attachments

-  **WHITE PAPER_build out_land_acquisition_strategies_7_11_13.pdf**
224K
-  **TLH_Preliminary Acquisition Priority analysis_March 2015_LONG.PDF**
166K
-  **TLH_land acquisition-Prelim_SHORT.PDF**
154K
-  **Land Authority List-2016-Approved.pdf**
127K
-  **2006 Land Acquisition and Management Master Plan.pdf**
2773K
-  **Ch 2016-225 LOF Keys Stewardship Act.pdf**
55K

Margaret Blank <margaret.h.blank@gmail.com>

Mon, Jul 11, 2016 at 8:03 AM

To: Santamaria-Mayte <Santamaria-Mayte@monroecounty-fl.gov>

Cc: Hurley-Christine <Hurley-Christine@monroecounty-fl.gov>, Shillinger-Bob <Shillinger-Bob@monroecounty-fl.gov>, BOCCDIS2 <boccdi2@monroecounty-fl.gov>, BOCCDIS3 <BOCCDIS3@monroecounty-fl.gov>, BOCCDIS4 <BOCCDIS4@monroecounty-fl.gov>, Kolhage-Danny <Kolhage-Danny@monroecounty-fl.gov>, BOCCDIS5 <BOCCDIS5@monroecounty-fl.gov>

Thank you.

[Quoted text hidden]