

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 28, 2021

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 28, 2021 via Communications Media Technology (“CMT”) in the form of a conference telephone call. The meeting was called to order by Chairman Linda Cunningham at 9:01 AM. Attending and answering roll call in addition to Chairman Cunningham were Susan Matthews, Barbara Neal, Leslie Valant, and Sandi Williams. Also attending were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Greg Oropeza. Ms. Gambuzza asked any other persons on the call to introduce themselves and there was no response.

Mr. Pattison announced that a portion of today’s meeting will be supplemented with a video connection via a Zoom platform.

The first item was additions and deletions to the agenda. Mr. Rosch advised the Committee that the agenda with the revision date April 27, 2021 reflects the addition of the following item:

- Item 5d - Approval to purchase property for conservation – Block 21, Lot 15, Eden Pines Colony Third Addition, Big Pine Key.

Ms. Valant made a motion to approve the agenda with the addition of Item 5d and Ms. Williams seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

The next item was approval of the minutes for the March 31, 2021 meeting. Ms. Matthews made a motion to approve the minutes as presented and Ms. Neal seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

The next item was approval to purchase property for conservation – Block 1, Lots 46 and 47, Cutthroat Harbor Estates, Cudjoe Key (Swift). Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 12,000 square feet on Henry Morgan Road on the bay side of Cudjoe Key near mile marker 23. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area, and vegetation consisting of mangroves and salt marsh. The property owner has agreed to sell the property for the price of \$6,348. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$6,348 and Ms. Valant seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

Mr. Rosch then said that meeting participants wishing to supplement their conference call connection with a video connection could do so at this time. Ms. Gambuzza emailed the meeting participants a link to the Zoom platform. Mr. Rosch asked if there were any members of the public on the call wishing to connect to the Zoom platform and there was no response.

The next item was approval to purchase property for conservation – Block 6, Lot 9, Eden Pines Colony, Big Pine Key (Helliesen). Mr. Rosch addressed the Committee regarding the subject property and real estate sales and tax assessed values in the Eden Pines Colony

neighborhoods. The subject property consists of a 7,666 square foot lot on Begonia Drive on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of mostly disturbed habitat with exotic and native species. The property owner has agreed to sell the property for the price of \$30,000. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$30,000 and Ms. Williams seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

The next item was approval to purchase property for conservation – Block 23, Lot 1, Eden Pines Colony Third Addition, Big Pine Key (Smith/Hazen/Greer). Mr. Rosch addressed the Committee. The subject property consists of an 8,063 square foot lot on the corner of Oleander Drive and Gardenia Lane on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock and exotics. The property owners have agreed to sell the property for the price of \$30,000. Following discussion, Ms. Valant made a motion to approve the item at the purchase price of \$30,000 and Ms. Matthews seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

The next item was approval to purchase property for conservation – Block 21, Lot 15, Eden Pines Colony Third Addition, Big Pine Key (Clement). Mr. Rosch addressed the Committee. The subject property consists of an 8,990 square foot lot at the corner of Coconut Palm Drive and Buttonwood Drive on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock. The property owners have agreed to sell the property for the price of \$40,000. Following discussion, Ms. Valant made a motion to approve the item at the purchase price of \$40,000 and Ms. Matthews seconded the motion. Roll call vote was as follows: Ms. Matthews, yes; Ms. Neal, yes; Ms. Valant, yes; Ms. Williams, yes; and Chairman Cunningham, yes. The motion carried 5/0.

The next item was the Executive Director's report. Mr. Pattison reported on recent events including the following:

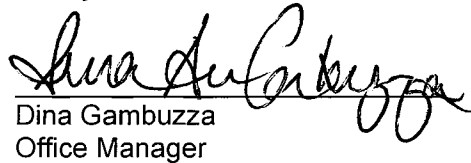
- a) Sundowners Fishing Camp, LLC proposal to abandon Dolphin Street – staff has advised the applicant of conflicts with the County Comprehensive Plan.
- b) The Governing Board has asked staff to look into consolidating under MCLA several land acquisition programs currently being managed by different County departments, including the Less Than Fee program, Density Reduction, and Home Buyout grant programs.
- c) Mr. Pattison's retirement date is approaching (October 4) and staff will be discussing with the Governing Board the process to be used to select his successor.

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- d) The next MCLA Advisory Committee meeting is scheduled for Wednesday, May 26, 2021 at 9:00 AM. Chairman Cunningham, Ms. Matthews, Ms. Neal, Ms. Valant, and Ms. Williams said they would be available to attend.

The meeting was adjourned at 10:56 AM.

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on May 26, 2021.