

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

July 27, 2016

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 27, 2016 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 Matthews at 9:07 AM. Present and answering roll call in addition to Chairman Matthews were Barbara Neal, and Susan Sprunt. Also present were Executive Director Charles Pattison, Office Manager Dina Gambuzza, and Counsel Ginny Stones. Senior Property Acquisition Specialist Mark Rosch participated via telephone.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following conservation purchase: Block 8, Lots 7 and 8, Center Island, Duck Key. Ms. Sprunt made a motion to approve the agenda with the proposed addition and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of the minutes for the June 29, 2016 meeting. Ms. Sprunt made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval to purchase property for conservation. Mr. Pattison and Mr. Rosch reviewed the proposed acquisitions with the Committee.

- a) Block 3, Lot 17, Center Island, Duck Key. The subject property consists of a 7,782 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of buttonwood and exotics. The owner has agreed to sell the property for the price of \$39,000. Ms. Neal made a motion to approve purchasing the property for the \$39,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
- b) Block 4, Lot 9; Block 12, Lot 7; Block 14, Lots 4 and 19, Center Island, Duck Key. The subject property consists of four lots totaling 37,540 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of exotics, tropical hardwood hammock, and buttonwood. The owner has agreed to sell the property for the price of \$156,000. Ms. Sprunt made a motion to approve purchasing the property for the \$156,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
- c) Block 4, Lot 11; Block 5, Lot 19; Block 8, Lot 17; Block 9, Lot 6; Block 12, Lot 6; and Block 14, Lot 18, Center Island, Duck Key. The subject property consists of six lots totaling 1.2 acres. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of exotics, buttonwood, and tropical hardwood hammock. The owner has agreed to sell the property for the price of \$234,000. Ms. Neal made a motion to approve purchasing the property for the \$234,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
- d) Block 4, Lot 18, Center Island, Duck Key. The subject property consists of a 7,500 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of exotics. The owner has agreed to sell the property for the price of \$40,000. Ms. Sprunt 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 3/0.
- e) Block 11, Lots 4 and 5, Center Island, Duck Key. The subject property consists of two adjoining lots totaling 15,000 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of exotics. The owners have agreed to sell the property for the price of \$80,000. Ms. Neal made a motion to approve purchasing the property for the \$80,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
  - f) Block 11, Lot 11, Center Island, Duck Key. The subject property consists of a 7,486 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of exotics. The owner has agreed to sell the property for the price of \$39,000. Ms. Sprunt made a motion to approve purchasing the property for the \$39,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
  - g) Block 12, Lot 8 and Block 16, Lots 5 and 6, Center Island, Duck Key. The subject property consists of three lots totaling 23,040 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of tropical hardwood hammock and exotics. The owner has agreed to sell the property for the price of \$117,000. Ms. Neal made a motion to approve purchasing the property for the \$117,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
  - h) Block 13, Lot 1, Center Island, Duck Key. The subject property consists of an 8,260 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of buttonwood and exotics. The owners have agreed to sell the property for the price of \$40,000. Ms. Sprunt 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 3/0.
  - i) Block 14, Lot 5, Center Island, Duck Key. The subject property consists of an 8,599 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting exotics and tropical hardwood hammock. The owners have agreed to sell the property for the price of \$40,000. Ms. Neal made a motion to approve purchasing the property for the \$40,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
  - j) Block 23, Lot 11, Palm Villa, Big Pine Key. The subject property consists of a 6,250 square foot lot. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of pineland and exotics. The property is within the Florida Forever boundary and is therefore eligible for potential sale or transfer to the State. The owner has agreed to sell the property for the price of \$21,875. Ms. Sprunt made a motion to approve purchasing the property for the \$21,875 price and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.
  - k) Block 8, Lots 7 and 8, Center Island, Duck Key. The subject property consists of two adjoining lots totaling 15,000 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of buttonwood and exotics. The owners have agreed to sell the property for the price of \$80,000. Ms. Neal made a motion to approve purchasing the property for the \$80,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.

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

- a) A general update of the status of the DEP draft memorandum of agreement concerning the State's purchase of land in the Keys.
- b) The Land Authority closed five transactions since the last Advisory Committee meeting.
- c) The next meeting is scheduled for Wednesday, August 31, 2016 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Ms. Neal, Chairman Matthews, and Vice Chairman Sprunt said they would be available to attend.

The meeting was adjourned at 9:54 AM.

Prepared by:   
Dina Gambuzza  
Office Manager



Approved by the Advisory Committee on August 31, 2016.