

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

November 2, 2016

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, November 2, 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 9:00 AM. Present and answering roll call in addition to Chairman Matthews were Mitchell Cook, Teri Johnston, Barbara Neal, and Susan Sprunt. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, Counsel Ginny Stones, and a member of the public.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following conservation purchases for consideration: Block 8, Lot 5, Cahill Pines and Palms, Big Pine Key and Block 9, Lots 19 and 20, Pamela Villa, Key Largo. Ms. Sprunt made a motion to approve the agenda with the proposed additions and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the September 28, 2016 meeting. Ms. Sprunt made a motion to approve the minutes as presented and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.

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

- a) Lot 7 and south ½ of Lot 8, 2<sup>nd</sup> Amended and Revised Plat of Lee Shores, Key Largo. The subject property consists of two adjoining lots totaling 2.07 acres. The property has a tier designation of Tier 3A – Special Protection Area and a zoning designation of Suburban Residential (SR). Approximately 1.7 acres of the site is tropical hardwood hammock and the remainder of the site is mostly mangroves. The owner has agreed to sell the property for the price of \$150,000. Ms. Sprunt made a motion to approve purchasing the property for the \$150,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 3, Lot 6, Bahia Mar Estates, Key Largo. The subject property consists of a 5,273 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS) and vegetation consisting of disturbed tropical hardwood hammock and exotics. The owner has agreed to sell the property for the price of \$45,000. Ms. Neal made a motion to approve purchasing the property for the \$45,000 price and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.
- c) Block 9, Lot 12, Bahia Mar Estates, Key Largo. The subject property consists of a 5,250 square foot lot. The property has a tier designation of Tier 3A – Special Protection Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of mostly exotics with some tropical hardwood hammock. The owner has agreed to sell the property for the price of \$45,000. Ms. Sprunt made a motion to approve purchasing the property for the \$45,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- d) Block 2, Lot 18, Winston Park, Key Largo. The subject property consists of a 6,300 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of exotics, tropical hardwood

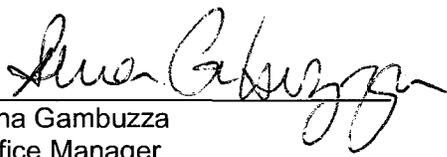
- hammock, and buttonwood. The owners have agreed to sell the property for the price of \$45,000. Ms. Johnston made a motion to approve purchasing the property for the \$45,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- e) Block 3, Lot 5, Winston Park, Key Largo. The subject property consists of a 5,054 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of exotics and tropical hardwood hammock. The owner has agreed to sell the property for the price of \$45,000. Mr. Cook made a motion to approve purchasing the property for the \$45,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 5/0.
  - f) Block 9, Lots 19 and 20, Pamela Villa, Key Largo. The subject property consists of two adjoining lots totaling 10,700 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock. The owners are considering selling the property for the price of \$90,000. Ms. Neal made a motion to approve purchasing the property for the \$90,000 price and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.
  - g) Block 8, Lot 5, Cahill Pines and Palms, Big Pine Key. The subject property consists of a 6,000 square foot lot. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of exotics. The owners are considering selling the property for the price of \$42,000. Ms. Sprunt made a motion to approve purchasing the property for the \$42,000 price and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.

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

- a) MCLA has either purchased or entered into contracts to purchase approximately \$1 million of land in fiscal year 2017.
- b) The Memorandum of Agreement between DEP and the County and the Interlocal Agreement between the County and MCLA concerning land acquisition were approved at the Governing Board's October 19, 2016 meeting.
- c) All of the MCLA's purchase transactions in Duck Key have closed.
- d) MCLA closed nine transactions since the last Advisory Committee meeting.
- e) Preliminary information regarding the implementation of a new comprehensive plan policy calling for the development of a willing seller program for certain qualifying properties.
- f) The next meeting is scheduled for Monday, November 28, 2016. Mr. Cook, Ms. Johnston, Ms. Neal, Ms. Sprunt, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 10:27 AM.

Prepared by:

  
Dina Gambuzza  
Office Manager



Approved by the Advisory Committee on November 28, 2016