The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 27, 2022 in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Linda Cunningham at 9:37 AM. Present and answering roll call in addition to Chairman Cunningham were Erin Muir, Barbara Neal, Leslie Valant, and Sandi Williams. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch and Office Manager Dina Gambuzza. Counsel Greg Oropeza participated via Zoom.

The first item was additions and deletions to the agenda. There were none.

The next item was approval of the minutes for the March 30, 2022 meeting. Ms. Muir made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried S/O.

The next item was a discussion of background information for Grains Subdivision. Ms. Hurley and Mr. Rosch addressed the Committee and discussed the general characteristics of Grains subdivision, appraisal information, and purchase offers made by MCLA. Ms. Hurley explained some of these lots could be sold to the State of Florida. Marathon City Manager George Garrett addressed the Committee and discussed the City’s willingness to own and/or manage all of the conservation lands MCLA is able to acquire in the area if the State does not acquire them from the Land Authority. Mr. Garrett also discussed the City’s plans to construct a series of boardwalks and trails in the subdivision and indicated a need to own the land, even if it is wetlands.

The next five items were the approval to purchase specific lots in Grains Subdivision on Grassy Key for conservation:

- Block 6, Lots 11, 12, 13, 14, Grains Subdivision, Grassy Key for the price of $76,000 (Silva);
- Block 6, Lot 15, Crains Subdivision, Grassy Key for the price of $19,000 (Berne);
- Block 26, Lots 9 and 10, Crains Subdivision, Grassy Key for the price of $38,000 (Epifano);
- Block 49, Lots 1, 2, 3, 14, 15, and 16, Crains Subdivision, Grassy Key for the price of $114,000 (Webber); and
- Block 56, Lots 4, 5, and 6, Crains Subdivision, Grassy Key for the price of $57,000 (Carawan Estate).

Following discussion, Ms. Muir made a motion to approve items 5b through 5f on the agenda at the purchase price of $19,000 per lot and Ms. Valant seconded the motion. There being no objections, the motion carried 5/0.

Ms. Hurley addressed the Committee regarding future conservation purchases in Crains Subdivision, a budget amendment for future funding, and the potential for MCLA to re-sell pre-
acquired lots in this area to the State’s Florida Forever program. The Committee agreed future purchases in Crains would be acceptable.

The next item was approval to purchase Block 3, Lots 6 and 8, Summerland Estates Re-subdivision No. 2, Summerland Key for conservation (Graham). Mr. Rosch addressed the Committee. The subject property consists of two lots totaling 12,616 square feet on 45th Street on the ocean side of Summerland Key near mile marker 25. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential and Native Area, and vegetation consisting of tropical hardwood hammock, buttonwood, and exotics. The property owner has agreed to sell the property for the price of $34,000. Following discussion, Ms. Valant made a motion to approve the item at the purchase price of $34,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 55, Lot 5, Sands, Big Pine Key for conservation (Jattan). Mr. Rosch addressed the Committee. The subject property consists of a 4,025 square foot lot on Avenue J on the bay side of Big Pine Key near mile marker 31. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock. The property owner has agreed to sell the property for the price of $50,000. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of $50,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was discussion of remaining vacant privately owned lots/parcels of land in unincorporated Monroe County (White Paper comparisons since 2012). Ms. Hurley and Mr. Rosch address the Committee. This being a discussion item, there was no action taken by the Committee.

The next item was the Executive Director’s report. Ms. Hurley had no further business to report.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, May 25, 2022 at 9:30 AM. Chairman Cunningham, Ms. Muir, Ms. Neal, Ms. Valant, and Ms. Williams said they would be able to attend.

There being no further business, the meeting was adjourned at 11:14 AM.

Prepared by: Dina Gambuzza
Office Manager

Approved by the Advisory Committee on 5/25/22.