

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 29, 2020

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 29, 2020 via Communication Media Technology (“CMT”) in the form of a conference telephone call. The meeting was called to order by Chairman Mitchell Cook at 9:02 AM. Present and answering roll call in addition to Chairman Cook were Linda Cunningham, Susan Matthews, Barbara Neal, and Sandi Williams. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Counsel Ginny Stones, and Office Manager Dina Gambuzza. Ms. Gambuzza asked any other persons on the call to introduce themselves and there was no response.

The first item was additions and deletions to the agenda. There were none. Ms. Matthews made a motion to approve the agenda revised April 27, 2020 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the February 26, 2020 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to add Block 22, Lot 11, Big Pine Cove, Big Pine Key (31530 Avenue D) to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (Roberts). Mr. Rosch addressed the Committee. The subject property consists of a 5,000 square foot, ROGO-exempt lot at 31530 Avenue D and borders the County’s Howard’s Haven property on the bay side of Big Pine Key near mile marker 31. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and disturbed habitat conditions. The property owners have agreed to sell the property for the price of \$99,000. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$99,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 6, Lot 31, Center Island, Duck Key for conservation (Seahorse Communities of Southwest Florida, LLC). Mr. Rosch addressed the Committee. The subject property consists of an 8,370 square foot lot on South Bahama Drive on Duck Key near mile marker 61. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision - Masonry, and vegetation consisting of salt marsh and buttonwood. The wetland portion of the lot has a KEYWEP designation of “Wet” which is buildable with mitigation. The property owner has agreed to sell the property for the price of \$66,960. Mr. Rosch invited the property’s listing agent Sheryl Phillips to address the Committee. Ms. Phillips said she did not wish to speak. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$66,960 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 2, Lots 14, 15, and 16, Silver Shores Estates, Ramrod Key for conservation (Fillmore Estate). Mr. Rosch addressed the Committee. The subject property consists of three contiguous lots totaling 15,000 square feet on Pruitt Drive on

the bay side of Ramrod Key near mile marker 26. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area, and is mapped as buttonwood and mangrove vegetation. The property owner has agreed to sell the property for the price of \$4,209. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$4,209 and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

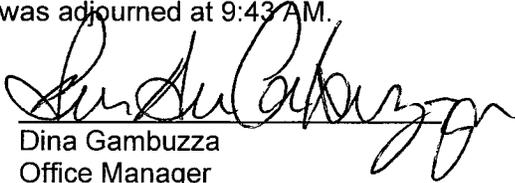
The next item was approval of the 2020 Acquisition List. Mr. Pattison and Mr. Rosch addressed the Committee and discussed how the proposed Acquisition List has changed since the Committee's February meeting. The Howard's Haven transaction has closed and therefore that property has been removed from the list. The Block 22, Lot 11, Big Pine Cove property discussed earlier in today's meeting has been added to the list. In addition to those changes, staff recommends removing one of the 17 subdivision lots on Stock Island and Big Coppitt Key (Block 2, Lot 6, Gulfrest Park) because that property is now developed. Following discussion, Ms. Williams made a motion to approve the 2020 Acquisition List as presented and with the deletion of Block 2, Lot 6, Gulfrest Park. Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

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

- a) MCLA's budget will be adversely impacted by COVID-19. Staff will monitor the budget closely and focus on acquiring low-cost properties until revenues improve.
- b) The Legislature has approved \$100 million in funding for Florida Forever but that allocation could change if the Legislature holds a special session to consider the budgetary impacts of COVID-19.
- c) The Howard's Haven transaction has closed since our last meeting. The property is now owned by Monroe County, leased to the Monroe County Housing Authority, and will be developed with funding from the Florida Finance Housing Corporation if the pending grant application is approved.
- d) The next meeting is scheduled for Wednesday, May 27, 2020 at 9:00 AM. Chairman Cook, Ms. Cunningham, Ms. Matthews, Ms. Neal, and Ms. Williams said they would be available to attend.

The meeting was adjourned at 9:43 AM.

Prepared by:


Dina Gambuzza
Office Manager

Approved by the Advisory Committee on May 27, 2020

