

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

September 29, 2021

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 29, 2021 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 Linda Cunningham at 9:00 AM. Present and answering roll call in addition to Chairman Cunningham were Susan Matthews, Barbara Neal, and Sandi Williams. Leslie Valant was absent. Also present were Executive Director Charles Pattison, Incoming Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Greg Oropeza.

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

The next item was approval of the minutes for the August 25, 2021 meeting. Ms. Matthews made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of the 2021-2022 Acquisition List. Mr. Pattison addressed the Committee. There were no public speakers for this item and no nominations from the public. Ms. Hurley and Mr. Rosch also addressed the Committee. Following discussion, Ms. Neal made a motion to approve the 2021-2022 Acquisition List as presented and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval to accept the transfer of title to Lot 38, Doctors Arm Third Addition Section B, Big Pine Key from Monroe County for conservation. Mr. Rosch addressed the Committee. This property was the subject of litigation in the case of Thomas F. Collins et al., and Donald Davis vs. Monroe County vs. State of Florida. Pursuant to MCLA Resolution 08-2019, MCLA paid the judgment, statutory interest, and statutory service charge fee associated with this litigation on behalf of the defendants. Earlier this month the plaintiff's deed to Monroe County was recorded. Resolution 08-2019 calls for the property to be acquired and managed as conservation land and for MCLA to receive a property interest. Staff will recommend to the Board that Monroe County transfer fee simple title to MCLA. The subject property consists of a 6,000 square foot canal lot at 2221 San Remo 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 exotics and tropical hardwood hammock. Following discussion, Ms. Neal made a motion to approve the item and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.


The next item was approval to purchase Block 7, Lots 1-11 and Block 8, Lot 1, Cutthroat Harbor Estates and adjoining bay bottom, Cudjoe Key for conservation. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of 2.2 acres plus 0.7 acre of bay bottom totaling 2.9 acres on both the open water and a canal at the corner of Pirates Road and US 1 on the ocean side of Cudjoe Key near mile marker 22. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Commercial and Improved Subdivision, and has 12.56 Transferrable Development Rights (TDRs). The property's vegetation consists of tropical hardwood hammock, salt marsh and buttonwood, disturbed land,

exotics, mangroves, and water. The property owners have agreed to sell the property for the price of \$600,000. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$600,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

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

- a) This was Ms. Matthews last meeting as a member of the Committee. Mr. Pattison presented her with a plaque recognizing her service.
- b) Sandi Williams will be reappointed to the Committee by Commissioner Cates at the next Governing Board meeting.
- c) Mr. Pattison discussed MCLA's budget and available funds.
- d) Mr. Pattison is retiring next month and this was his last meeting as Executive Director. He thanked all the Committee members for their service and discussed his upcoming retirement plans.
- e) The next MCLA Advisory Committee meeting is scheduled for Wednesday, October 27, 2021 at 9:00 AM. Chairman Cunningham, Ms. Matthews, Ms. Neal, and Ms. Williams said they would be available to attend.

The meeting was adjourned at 10:04 AM.

Prepared by:   
Dina Gambuzza  
Office Manager

Approved by the Advisory Committee on 10/27/21.

