

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 25, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 25, 2023 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 9:30 AM. Present and answering roll call in addition to Chairman Cunningham were Erin Muir, Barbara Neal, Leslie Valant, and Sandi Williams. Also present were Senior Property Acquisition Specialist Mark Rosch, Property Specialist Dina Gambuzza, and Office Manager John Beyers. Executive Director Christine Hurley and Counsel Greg Oropeza participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Ms. Gambuzza advised the Committee that the agenda with the revision date of January 24, 2023 reflects the additional agenda items as follows:

- Item 12 – Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 39 and 40, Block 25, Amended Plat of Key Largo Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$90,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.
- Item 13 – Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 10, 11, 12, 14 and 15, Square 2, Ocean Heights on No Name Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$125,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

The next item (Item 4) was Selection of a Chairman and Vice Chairman for 2023. Ms. Cunningham was ineligible to be nominated for Chairman, as she has served four years consecutively. Ms. Cunningham nominated Ms. Valant to serve as Chairman. Ms. Cunningham nominated Ms. Muir to serve as Vice Chairman. There being no other nominations, the nominations were closed and Ms. Valant was selected as Chairman and Ms. Muir was selected as Vice Chairman.

The next item (Item 5) was approval of the minutes for the December 14, 2022 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 6) was approval of a contract to purchase Tier 1 property for conservation – Block 13, Lot 29, North Sugarloaf Acres Section 2 on Sugarloaf Key near mile marker 19 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$152,000. Mr. Rosch addressed the Committee and introduced Habitat for Humanity of Key West and Lower Florida Keys Executive Director Kristina Welburn and Habitat Vice President Debra Batty, who participated via Zoom. The subject property consists of a 4.15 acre lot on Mad Bob Road on the

bay side of Sugarloaf Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area, and vegetation consisting of tropical hardwood hammock, buttonwood, and mangrove. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$152,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

During discussion, the Committee determined items 7 through 10 were similar to item 6 and consequently did not warrant a detailed discussion.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Parcel 38 Hilda Subdivision on Sugarloaf Key near mile marker 19 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$15,000. Ms. Williams made a motion to approve the item at the purchase price of \$15,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation – Lot 46, Sugarloaf Townsite on Sugarloaf Key near mile marker 20 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$25,000. Ms. Cunningham made a motion to approve the item at the purchase price of \$25,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was of a contract to purchase Tier 1 property for conservation – Parcel BB, Cudjoe Acres on Cudjoe Key near mile marker 21 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$67,200. Ms. Muir made a motion to approve the item at the purchase price of \$67,200 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 10) was of a contract to purchase Tier 1 property for conservation - Block 17, Lot 10, Rainbow Beach on Big Torch Key near mile marker 27 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$19,000. Ms. Williams made a motion to approve the item at the purchase price of \$19,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 11) was of a contract to purchase Tier 1 property for conservation – Lot 14 in Government Lot 3, Plat of Survey (OR 407-695) on Sugarloaf Key near mile marker 19 from Carrie Gil for the price of \$94,000. Mr. Rosch addressed the Committee. The subject property consists of a 1.01 acre lot that fronts an unnamed easement on the bay side of Sugarloaf Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area and Suburban Residential Limited, and vegetation consisting of tropical hardwood hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$94,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 12) was approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 39 and 40, Block 25, Amended Plat of Key Largo Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$90,000; authorizing the Chairman to execute same; and authorizing the

Chairman to execute the deed and associated closing documents. Mr. Rosch and Ms. Hurley addressed the Committee. This item is part of MCLA's ongoing effort to help the State purchase Florida Forever land in the Keys. Following discussion, Ms. Williams made a motion to approve the item at the sale price of \$90,000 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 13) was approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 10, 11, 12, 14 and 15, Square 2, Ocean Heights on No Name Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$125,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. Mr. Rosch addressed the Committee. This item is part of MCLA's ongoing effort to help the State purchase Florida Forever land in the Keys. Following discussion, Ms. Cunningham made a motion to approve the item at the sale price of \$125,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

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

- a) Ms. Hurley discussed the article in the Keys Citizen on January 11, 2023 regarding endangered tree snails on the conservation parcel MCLA recently purchased at the entrance to the Trade Winds Shopping Center on Key Largo.
- b) Ms. Hurley made a presentation regarding MCLA's conservation and affordable housing purchases since 1988. Ms. Hurley explained she will attend a Tourist Development Council meeting and present this type of information. The Advisory Committee requested a 1-2 page summary of information.
- c) Ms. Hurley reported that she will attend the Village of Islamorada's council meeting on February 9, 2023 when the Village is expected to nominate a list of properties the Village would like MCLA to purchase.
- d) Ms. Hurley discussed the Committee meeting start times of 9:30 AM and asked if the Committee would like to change the time to 9:00 AM. The Committee decided to keep the start times at 9:30 AM.
- e) The next MCLA Advisory Committee meeting is scheduled for Wednesday, March 1, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Neal, and Ms. Williams said they would be able to attend. Ms. Muir was not certain as to whether she would be able to attend.

There being no further business, the meeting was adjourned at 10:41 AM.

Prepared by:



John Beyers
Office Manager

Approved by the Advisory Committee on 3-1-23.

