

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

March 29, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, March 29, 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 Leslie Valant at 9:55 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Barbara Neal, Sandi Williams, and Erin Muir. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Property Specialist Dina Gambuzza 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. There were none.

The next item (Item 4) was approval of the minutes for the March 1, 2023 meeting. Ms. Neal 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 5) was approval of a contract to purchase Tier 3 property for conservation - Block 6, Lot 1 and Block 9, Lots 4 and 5 in Cahill Pines and Palms near mile marker 29 from Southernmost Homes, Inc. for the price of \$300,000. Mr. Rosch addressed the committee. The subject property consists of three lots, totaling 19,363 square feet, one located at 35 Lobstertail Road and two lots located at 154 and 164 Newfound Boulevard on the ocean side of Big Pine Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and vegetation consisting of a mix of exotic and native vegetation. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$300,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 6) approval of a contract to purchase Tier 1 property for conservation – Ramrod Key Acreage (Parcel ID #00114000-000000) on Ramrod Key near mile marker 27 from Habitat for Humanity of Key West and Lower Florida Keys, Inc. for the price of \$320,000. Mr. Rosch addressed the committee. The subject property consists of a 9.82 acre lot that fronts US 1 on the ocean side of Ramrod Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA) and Suburban Residential (SR), and vegetation consisting of developed, tropical hardwood hammock, buttonwood, freshwater wetland, and scrub mangrove. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$320,000, and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

Mr. Rosch addressed the committee with a brief discussion regarding agenda items (7-11), which are all similar in nature. They are MCLA owned properties that are being sold to the State of Florida for the same amount of the purchase price with one exception, Item 10. The sale price of

Item 10 is \$188,000 compared to the purchase price of \$190,300 or \$193,000 including closing costs, due to the appraised value of \$188,000. Following discussion, a motion was made by Ms. Neal and seconded by Ms. Cunningham to approve the following items (Items 7-11) in bulk.

Item 7 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 17, Block 39, Pine Crest on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

Item 8 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 1, Block 16, Palm Villa on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

Item 9 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 5, Block 12, Palm Villa on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

Item 10 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 9, 10, and 11 in Government Lot 3 on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$188,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

Item 11 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Parcel 21, Maggie and Mary Subdivision on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$19,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

There being no objections, the motion carried 5/0.

The next item (Item 12) was the Executive Director's report. Ms. Hurley reported on the budget outlook and recent events including the following:

- a) Ms. Hurley highlighted the \$12 million that is budgeted to purchase land this fiscal year. As of March 29, 2023, the Land Authority purchased \$2.8 million of property and another \$1.65 million is in the process of closing. When you take into consideration all properties which have been approved for purchase this fiscal year, as well as the properties in the pipeline from last fiscal year, the Land Authority is close to meeting the goal of selling \$5 million of property to the State of Florida this year. If

the State purchases all the properties in the current list for resales, the Land Authority is only \$265,000 away from meeting the \$5 million goal by the end of FY 23.

- b) Tourist Impact Tax revenues remain strong, well over the projected revenue used for budget. Staff is watching what state legislators are proposing to do with redistributing some of the Tourist Development Council (TDC) funds to the Visit Florida fund. Which, in turn would be redistributed to other more rural counties throughout Florida for tourism. Land Authority funds are not currently being considered for this transfer; however, our revenues are very closely related to the TDC revenue funding.
- c) The Land Authority can now offer direct deposit to the Advisory Committee members for their stipend check, as we continue to streamline our operations. Mr. Beyers will work with each member to obtain the needed information for direct deposit.
- d) The next MCLA Advisory Committee meeting is scheduled for Wednesday, April 26, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, and Ms. Neal said they would be able to attend. Ms. Williams will be out of town and would not be able to attend.

There being no further business, the meeting was adjourned at 10:33 AM.

Prepared by: 
John Beyers
Office Manager

Approved by the Advisory Committee on 4/26/2023.

