

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

May 31, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, May 31, 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 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Barbara Neal, and Sandi Williams. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Committee member Erin Muir, 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. Mr. Rosch advised the Committee that the meeting agenda has a revision date of May 30, 2023 and reflects the addition of Items 12a, 12b, 12c, 12d, 12e, 12f, and 12g. Ms. Cunningham made a motion to approve the agenda and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the April 26, 2023 meeting. Ms. Neal made a motion to approve the minutes as presented and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 12, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from David R. Blackburn for the price of \$50,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 7,190 square foot lot located on a platted but undeveloped road south of Puerto Bello Drive on the ocean side of Cudjoe Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS) and vegetation consisting of buttonwood and mangroves. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$50,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 13, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from Thomas J. Cumings for the price of \$50,000. Mr. Rosch addressed the Committee. The subject property consists of a 6,995 square foot canal lot located on a platted but undeveloped road south of Puerto Bello Drive on the ocean side of Cudjoe Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS) and vegetation consisting of buttonwood and mangroves. Following discussion, Ms. Cunningham 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 4/0.

The next item (Item 7) was approval to add Block 28, Lot 15, Sands on Big Pine Key near mile marker 31 to the Acquisition List as conservation land and approval to add Block 28, Lot 16, Sands on Big Pine Key near mile marker 31 to the Acquisition List as an affordable housing site. Mr. Rosch addressed the Committee. Following discussion, Ms. Neal made a motion to approve adding these lots to the acquisition list and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation – Block 28, Lot 15, Sands and for affordable housing – Block 28, Lot 16, Sands with an existing Rate of Growth Ordinance (ROGO) exemption, on Big Pine Key near mile marker 31 from Manuel M. Perez for the price of \$215,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of two adjoining lots totaling 10,000 square feet and is located at 31030 Avenue E on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of developed land. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$215,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation – Block E, Lots 1, 2, and 3, Piney Point on Big Pine Key near mile marker 29 from Carroll McSwain and Donni K. McSwain for the price of \$119,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of three contiguous lots totaling 1.24 acres located on Big Pine Avenue on the ocean side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation consisting of buttonwood, mangroves, scrub mangrove, and salt marsh. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$119,000 and Ms. Neal seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 10) was approval of a contract to purchase Tier 1 property for conservation – Parcel ID# 00112330-000000, 00112340-000000, 00317230-000000, and 00317090-000000 through 00317220-000000 on Big Pine Key near mile marker 33 from Tropical Isles, Inc., also known as Tropical Isle, Inc. for the price of \$440,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of 53.68 acres of submerged land on both the ocean side and Coupon Bight side of Long Beach Drive on Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA) and Improved Subdivision (IS), and vegetation consisting of developed land and undeveloped land beach berm, salt marsh, buttonwood, mangroves, scrub mangrove, and salt water. Following discussion, Ms. Williams made a motion to approve the item at a purchase price of \$119,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) was approval of a contract to purchase Tier 1 property for conservation – Block 5, Lot 33, Bay Haven Section 1 on Key Largo near mile marker 95 from Scott G. Weiss for the price of \$25,000. Mr. Rosch, Ms. Hurley and Counsel Oropeza addressed the Committee. The subject property consists of a 5,000 square foot lot located at 304 Bayview Avenue on the bay side of Key Largo. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR) and vegetation consisting of tropical hardwood hammock. Mr.

Rosch and Ms. Hurley addressed the Committee. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$25,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 12) was to recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Lot 1, Block 21, Port Pine Heights Second Addition 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. [Murphy]
- b) Lots 29 and 30, Block 6, Bay Haven Section Two on Key Largo 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. [Nall]
- c) Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$152,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [HFH-Mad Bob Road]
- d) Lot 46, Sugarloaf Townsite on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$25,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [HFH-Kings Row]
- e) Parcel BB, Cudjoe Acres on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$67,200; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [HFH-Cudjoe Acres]
- f) Parcel 38, Hilda Subdivision on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$15,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [HFH-Acosta Trail]
- g) Lot 14 in Government Lot 3, Plat of Survey on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$84,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Gil]

Mr. Rosch addressed the Committee. Following discussion, Ms. Neal made a motion to recommend approval of items 12a, 12b, 12c, 12d, 12e, 12f, and 12g as listed in the agenda and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 13) was the Executive Director's report. Ms. Hurley reported on the budget outlook and recent events including the following:

- a) The legislation approved the extension of the FRS DROP program from 5 years to 8 years, which will allow Mr. Rosch, the Senior Acquisition Specialist to continue working with no break in employment for Monroe County Comprehensive Land Authority through July 2026.
- b) MCLA hired a new consultant, Ms. Scull, to assist in the less than fee program and should increase our property purchases in that program.

c) The next MCLA Advisory Committee meeting is scheduled for Wednesday, June 28, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, Ms. Neal, and Ms. Williams said they would be able to attend.

There being no further business, the meeting was adjourned at 10:46 AM.

Prepared by:   
John Beyers  
Office Manager

Approved by the Advisory Committee on 06-28-2023.

