

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

June 28, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 30, 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, Erin Muir, Barbara Neal, and Sandi Williams. Also present were Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Executive Director Christine Hurley, 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 June 27, 2023 and reflects the addition of items 6, 7a, and 7b. Ms. Cunningham made a motion to approve the revised agenda and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the May 31, 2023 meeting. Ms. Muir 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 (Item 5) was approval of a contract to purchase Tier 1 property for conservation – Block 1, Lots 14, 15, and 16, Rainbow Beach on Big Torch Key near mile marker 28 from Joseph M. Albury and William J. Albury for the price of \$57,000. Mr. Rosch addressed the committee. The subject property consists of a 15,000 square foot lot located on a platted but undeveloped road on Big Torch Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA), and vegetation consisting of freshwater wetland. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$57,000 and Ms. Cunningham 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 – Lot 1, Block 16, in Government Lot 3, Section 25, Township 66 South, Range 27 East, according to a map entitled North Sugarloaf Acres Section Two, in Sections 25 and 36, Township 66 South, Range 27 East, recorded in Official Records Book 427, Page 1048, less and except Hawksbill Lane as shown on the plat of Vacation Harbour, recorded in Plat Book 6, Page 47 on Sugarloaf Key near mile marker 19 from the Marjorie Allen Living Trust dated March 2, 1994, the Joseph B. Allen, Jr. Living Trust u/t/d March 2, 1994, the Michael D. Atkinson Revocable Living Trust dated July 21, 2000, and the Sugarloaf Trust u/t/a dated January 4, 2011 for the price of \$600,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 17.71 acre lot located at the corner of Crane Boulevard and Hawksbill Lane on the bay side of Sugarloaf Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA) and Sparsely Settled (SS), and vegetation consisting of developed land, tropical hardwood

hammock, freshwater wetlands, buttonwood, salt marsh, mangrove, and scrub mangrove. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$600,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) 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) Metes and bounds (Parcel ID #00114470-000500) on Summerland Key (also known as Part of Tract E, Summerland Key Properties) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$170,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Dalsin)
- b) Lot 1, Block 41, Second Addition to Port Pine Heights 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. (Page)

Mr. Rosch addressed the Committee. Following discussion, Ms. Muir made a motion to recommend approval of items 7a and 7b as listed in the agenda and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was the Executive Director's report. Ms. Hurley reported on the following:

- a) Ms. Hurley presented the budget outlook and stated June 30<sup>th</sup> is the end of the fiscal year for the State of Florida. MCLA sold \$3,078,539 of pre-acquired Florida Forever land to the State. This figure fell short of the \$5 million available annual funds the State has to purchase for conservation land in Monroe County. Going forward, MCLA is going to focus on larger, multiple lot owned properties as we move forward, which may help lower the number of transactions and increase the total of property sold to the State.
- b) The BOCC and MCLA Governing Board decided not to have a regular meeting in August. However, a tentative MCLA Advisory Committee meeting is scheduled for July 26, 2023 if needed.
- c) The next MCLA Advisory Committee meeting is scheduled for Wednesday, August 30, 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 10:05 AM.

Prepared by:   
John Beyers  
Office Manager

Approved by the Advisory Committee on 8/30/2023.

