

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

August 30, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 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 9:32 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, and Barbara Neal. Sandi Williams was absent. 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. Mr. Rosch advised the Committee that the meeting agenda has a revision date of August 29, 2023 and reflects the addition of item 9e. Ms. Cunningham made a motion to approve the revised agenda and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the June 28, 2023 meeting. Ms. Muir 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 1 property for conservation – Sugarloaf Key Acreage (Parcel ID #00118300-000000) on Sugarloaf Key near mile marker 20 from Maria Christina Lopez, as Trustee of the Maria Christina Ruiz Living Trust of May 17, 2017 for the price of \$55,000. Mr. Rosch addressed the committee. The subject property consists of a 0.95 acre lot which fronts Johnson Road on the ocean side of Sugarloaf Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR) and Native Area (NA), and vegetation consisting of buttonwood, scrub mangrove, hammock, and undeveloped land. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$55,000 and Ms. Neal 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 3A property for conservation – Block 19, Lot 7, Twin Lakes on Key Largo near mile marker 103 from William Cotter and Bridget Cotter for the price of \$62,500. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 6,765 square foot lot located on Bunky Street on the bay side of Key Largo. The property has a tier designation of Tier 3A – Special Protection Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of buttonwood and tropical hardwood hammock. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$62,500 and Ms. Neal seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation – Block 3, Lots 11 and 12, Ramrod Shores Marina Section on Ramrod Key near mile marker 27 from Vera Tison for the price of \$170,000. Mr. Rosch and Ms. Hurley addressed the committee. The property consists of two adjoining lots totaling 12,000 square feet located at 27118 and 27128 Dolphin Road on the bay side of Ramrod Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and is developed land, appropriate for habitat restoration. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$170,000 and Ms. Muir 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 3 property for conservation – Block 1A, Lots 5, 6, and 7, Amended Plat of Bay Harbor on Key Largo near mile marker 95 from Michael E. Theiss for the price of \$260,000. Mr. Rosch and Ms. Hurley addressed the committee. The property consists of three adjoining lots totaling 15,000 square feet located at 109 North Bay Harbor Drive on the bay side of Key Largo. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$260,000 and Ms. Neal seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) 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) Land described by metes and bounds on Cudjoe Key, also known as Parcel GGG, Cudjoe Acres, 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. (Gil RJ)
- b) Lot 32, Block 4 of the unrecorded plat of North Sugarloaf Acres Section One on Sugarloaf 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. (Gonzalez)
- c) Lot 16, Block 8, Thompsons Subdivision Section “A” on Key Largo 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. (Lopez)
- d) Lot 12, Block 16, Eden Pines Colony 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. (Little)
- e) Lots 1, 2, and 3, Block E, Piney Point on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$119,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (McSwain)

Mr. Rosch addressed the committee. Following discussion, Ms. Neal made a motion to recommend approval of items 9a through 9e as listed in the agenda and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 10) was the Executive Director's report. Ms. Hurley reported on the following:

- a) Ms. Hurley presented the FY23 budget outlook: \$11,380,196 is budgeted to spend outside of Key West, \$5.4 million has been spent to date in FY23 which is approaching the highest amount spent historically. There is \$999,233 under contract which includes the properties that were approved in today's meeting. Sales to the State in the Florida Forever program for FY23 are \$2,900,000 with an additional \$1,264,000 under contract. There is also \$1,816,000 earmarked in future sales to the State. The State has started requiring surveys on some of the properties, which has slowed down the closing process on resales.
- b) The FY24 budget will have \$14,112,000 to spend in Monroe County and \$15,850,000 to spend in Key West.
- c) The City of Key West Commission passed a resolution asking MCLA for over \$4,000,000 towards The Lofts, a 3.2 acre project in Key West. Most of the units are rentals, 14 of the units are to be sold with income restrictions for affordable housing. The City is requesting these funds to offset the cost of these units which are projected to be sold between \$635,000 and \$705,250 with a Land Authority subsidy of \$287,000 per unit. The MCLA statute governing affordable housing requires all land authority funding to be used for families whose income does not exceed 160 percent of the median family income for the area. Because Key West wants these 14 units to be ownership units, the land authority statute is problematic since income can increase after a unit is sold. MCLA staff will be discussing this with the MCLA Governing Board in September and proposing a statutory change to remedy this situation.
- d) Islamorada requested MCLA assist with purchasing conservation property. MCLA has been willing to assist in acquisitions of land within Florida Forever and then re-sale that land to the State of Florida. Islamorada staff have asked if MCLA is willing to partner on acquisitions within Florida Forever, whereby the purchase price exceeds appraised value, if Islamorada pays the difference between appraised value and sales price.
- e) The MCLA is now required to review their inventory of land to determine whether any of it is appropriate for affordable housing. A new law was passed last legislative session that requires this for Special Districts. MCLA is a special district under Monroe County. This work has been completed and revealed the sites acquired for affordable housing as appropriate. The List will be reviewed by the Board of County Commission at their 9/20/23 meeting during a Public Hearing.
- f) The next MCLA Advisory Committee meeting is scheduled for Wednesday, September 27, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, and Ms. Neal said they would be able to attend.

There being no further business, the meeting was adjourned at 10:53 AM.

Prepared by: 
John Beyers
Office Manager



Approved by the Advisory Committee on 09/27/2023.