

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

September 27, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 27, 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 Vice Chairman Erin Muir at 9:42 AM. Present and answering roll call in addition to Vice Chairman Muir were Linda Cunningham, Barbara Neal, and Sandi Williams. Leslie Valant 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 September 26, 2023 and reflects additional items 8, 9, and 10. Ms. Cunningham made a motion to approve the revised agenda and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the August 30, 2023 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 4/0.

The next item (Item 5) was approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 23, Cahill Pines and Palms on Big Pine Key near mile marker 30 from Eladio Lima and Blanca T. Lima for the price of \$90,000. Mr. Rosch addressed the committee. The subject property consists of a 6,000 square foot lot located on Horvath Road 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 (IS), and vegetation consisting of exotics and tropical hardwood hammock. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$90,000 and Ms. Cunningham 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 1 property for conservation - Big Pine Key Acreage (Parcel ID #00112310-000100) on Big Pine Key near mile marker 32 from the Estate of Dale L. Yingst and the Estate of Joan M. Yingst for the price of \$80,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 1.04 acre lot located on Long Beach Drive on the ocean side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Sparsely Settled (SS), and vegetation consisting of scrub mangrove, mangrove, water, salt marsh, and hammock. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$80,000 and Ms. Williams 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 2 property for conservation – Block 10, Lot 3, Eden Pines Colony First Addition on Big Pine Key near mile marker 30 from Candido Velez for the price of \$75,000. Mr. Rosch addressed the committee. The subject property consists of a 7,630 square foot lot located on Horvath Road on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock and buttonwood. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$75,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval to add Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing. Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Neal 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 and a ROGO exemption for affordable housing – Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key near mile marker 31 from Vu Luong and Vien Vo for the price of \$750,000. Mr. Rosch and Ms. Hurley addressed the committee. The subject property consists of a 1.22 acre lot located at 30447 Oleander Boulevard on the bay side of Big Pine Key. One of the lots was previously developed with a dwelling unit and is therefore ROGO exempt. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), 5 Transferrable Development Rights (TDRs) and has vegetation of developed and undeveloped land. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$750,000 and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next Item (10) was to recommend approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 1-2, Block 1; Lots 1-10, Block 3; Lots 1-12, Block 4; Lots 1-6, Block 5; and Lots 1-6, Block 6, Marion Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$300,000; 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. Following discussion, Ms. Neal made a motion to recommend approval of the item and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) was the Executive Director's report. Ms. Hurley reported on the following:

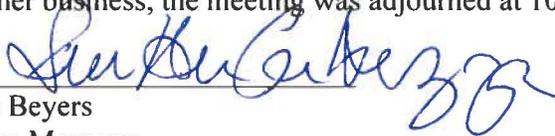
- a. Ms. Hurley presented the FY23 Budget Outlook: \$3,121,881 was sold to the State, which fell short of the \$5 million MCLA FY23 goal. There is \$1,394,600 earmarked in future sales to the State and MCLA is awaiting the State of Florida surveying prior to closing, which has been causing a delay in resales. There is an additional \$1,846,000 in potential resales that we are waiting on State contracts. The State has started requiring surveys on most 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. MCLA has been asked to partner with Monroe County to purchase some ROGO/BPAS allocations from Monroe County School Board. These purchases would be made with funds which are aside for ROGO reserve and used to settle future potential administrative relief, beneficial use, or takings cases.

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

Prepared by:

For


John Beyers
Office Manager



Approved by the Advisory Committee on November 15, 2023