

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 15, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, November 15, 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 9:31 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, new committee member Marv Schindler, and Sandi Williams. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Property Specialist Dina Gambuzza. Office Manager John Beyers, Acquisition Manager Cynthia Guerra, 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. Ms. Gambuzza advised the Committee that the meeting agenda has a revision date of November 14, 2023 and reflects revised agenda item wording on item 9 and the addition of items 14 and 15. Ms. Muir made a motion to approve the revised agenda and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the September 27, 2023 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was approval of the proposed 2024 meeting schedule. Ms. Hurley and Ms. Gambuzza address the Committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Williams 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 - Ramrod Key Acreage (the south 2.5 acres of Parcel ID #00114130-000000) on Ramrod Key near mile marker 27 from David Sakowski for the price of \$125,000. Mr. Rosch addressed the Committee. The subject property consists of a 2.5 acre lot located at the corner of Coral Avenue and Mariposa Road on the bay side of Ramrod Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Sparsely Settled (SS), and vegetation consisting of hammock and a small portion of developed land in the form of a road shoulder on the corner of the property. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$125,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Tract CN, Pine Key Acres on Big Pine Key near mile marker 30 from Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated 1/15/10 for the price of \$67,200. Mr. Rosch addressed the committee. The subject property consists of a 1.01 acre lot located at the corner of Wilder Road and 22nd Lane on the bay side of Big Pine Key. The property

has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR), and vegetation consisting of undeveloped land and pinewood. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$67,200 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase Tier 3 property for conservation - Block 16, Lot 17, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from Southernmost Homes, Inc. for the price of \$70,000. Mr. Rosch addressed the committee. The subject property consists of a 7,000 square foot lot located on Basque Lane 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 tropical hardwood hammock. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$70,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was approval to amend the Acquisition List to 1) add Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; 2) add Block 22, Lots 15, 16, 17, Big Pine Cove on Big Pine Key; and 3) expand the existing acquisition category for Property Impacted by Local Government Regulations to include property prioritized by a local government for acquisition. Ms. Hurley addressed the committee. During discussion, the Committee recommended adding the following language to the end of “Property impacted by Local Government Regulations to include property prioritized by Local Government Regulations to include property prioritized by a local government for acquisition which meet the statutory requirements to accomplish density reduction, environmental protection and or conservation. Following discussion, Ms. Cunningham made a motion to approve the 2024 Acquisition List with the above referenced changes and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next Item (10) was approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing - Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key near mile marker 25 from Gregory M. Scorza for the price of \$215,000. Mr. Rosch and Ms. Hurley addressed the committee. The subject property consists of two adjoining lots totaling 12,616 square feet located on 45th Street on the ocean side of Summerland Key. Lot 5 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 Suburban Residential (SR), and vegetation consisting of developed land. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$215,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next Item (11) was approval of a contract to purchase property within the City of Marathon for conservation – Block 2, Lot 4, Amended Plat of Flamingo Island Estates near mile marker 50 from Marcia Kay Kagay and Mark Alan Singer, as Successor Co-Trustees of the Harry W. Singer Family Trust utd June 23, 1989 for the price of \$19,000. Mr. Rosch addressed the committee. The subject property consists of a 7,200 square foot lot located on Copa d’Oro on the ocean side of Marathon. The City of Marathon does not have a tier system and therefore, there is no Tier

designation. The property has a zoning designation of Residential Medium (RM) and vegetation consisting of buttonwood and mangroves. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$19,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next Item (12) was approval of a resolution authorizing the conveyance of Block 2, Lot 4, Amended Plat of Flamingo Island Estates to the City of Marathon subject to a Conservation Easement. Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 13) was to recommend the Monroe County Comprehensive Plan Land Authority Governing Board approve the resolutions approving the Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Lot 33, Block 5, Bay Haven Section 1 on Key Largo 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. (Weiss)
- b) Lots 14, 15, and 16, Block 1, Rainbow Beach on Big Torch Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$57,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Albury)

Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to recommend approval of items 13a and 13b as listed in the agenda and Ms. Mur seconded the motion. There being no objections the motion carried 5/0.

The next Item (14) was approval of a contract to purchase Tier 1 property for conservation - Block 10, Lot 22, Ramrod Shores First Addition on Ramrod Key near mile marker 27 from Theresa Boyd Fleming and Tammy Boyd Watkins, as Limited Guardians of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd for the price of \$19,000. Mr. Rosch addressed the committee. The subject property consists of a 6,125 square foot lot located on Shannahan Road on the bay side of Ramrod Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of buttonwood. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$19,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next Item (15) was approval of a contract to purchase Tier 3 property for affordable housing – Block 22, Lots 15, 16, and 17, Big Pine Cove on Big Pine Key near mile marker 31 from Anthony Joseph Clancy for the price of \$445,000. Ms. Hurley and Mr. Rosch addressed the committee. The subject property consists of three adjoining lots totaling 15,000 square feet located at 31568 Avenue D on the bay side of Big Pine Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS). The property is currently developed with a single-family home and garage that were substantially damaged in Hurricane Irma. After the home is demolished, there will be a ROGO Exemption that can be used to develop a future affordable housing unit. The Land Authority is proposing to purchase the site and demolish the

storm-damaged structures so the site can be redeveloped with three affordable single-family homes. Two additional ROGO exemptions will be transferred to this three lot site to create a total of three affordable housing units. The developer of the housing will be determined at a later time. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$445,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 16) was the Executive Director's report. Ms. Hurley reported on the following:

- a. Ms. Hurley presented the budget outlook: \$15,850,058 to spend in Key West. \$4,928,500 has been requested by the City of Key West for the Bahama Village 3.2 Lofts project for affordable housing. This project has not been reviewed by the Governing Board yet, as the developer has not agreed to a deed restriction for the property related to ownership and income qualifications. The Governing Board has requested the County lobby to amend the Land Authority Statute to allow income qualifications to occur at time of purchase. To date, \$910,850 has been spent in Monroe County and \$1,213,095 is encumbered to be spent in Monroe County, outside the City of Key West. To date, \$812,358 has been sold to the State, with \$599,200 encumbered for future sales to the State. There is an additional \$1,975,200 in potential resales that have been submitted to the State and we are waiting on State option agreements for purchase. Our goal is to sell \$5 million to the State based on the 2016 Stewardship Act.
- b. ROGO Reserve fund is budgeted at \$3.2 million for any potential legal settlements – we budget these funds annually.
- c. Ms. Rosch displayed an aerial of the Howards Haven project to show the Housing Authority's progress building 10 new elevated affordable code compliant tiny homes.
- d. The MCLA Advisory Committee meeting scheduled for Wednesday, December 20, 2023 meeting has been cancelled.
- e. The next MCLA Advisory Committee meeting is scheduled for Monday, January 8, 2024. Ms. Cunningham, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend. Ms. Muir said she would not be able to attend.

There being no further business, the meeting was adjourned at 11:15 AM.

Prepared by: 
John Beyers
Office Manager

Approved by the Advisory Committee on 01-08-2024.

