

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

January 08, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Monday, January 8, 2024, 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, Marv Schindler, and Sandi Williams. Erin Muir 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. There were none.

The next item (Item 4) was selection of a Chairman and Vice Chairman for 2024. Ms. Cunningham nominated Ms. Valant to serve as Chairman. Ms. Cunningham nominated Ms. Muir to serve as Vice Chairman. There being no other nominations, the nominations were closed, and Ms. Valant was selected as Chairman and Ms. Muir was selected as Vice Chairman.

The next item (Item 5) was approval of the minutes for the November 15, 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.

Mr. Hurley suggested hearing Items 9 and 10 next and coming back to items 7, 8, 11, and 12 later in the meeting, since a developer representative was present for those two items.

The next item (Item 9) was approval of the 2024 Land Authority Acquisition List. Ms. Hurley addressed the Committee. Following discussion, Ms. Williams made a motion to approve the 2024 Acquisition List and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next Item (10) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing a zero interest 50-year affordable housing construction loan for development of 56 affordable rental units on property legally described as A Portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F (PB 6-9) as shown in Exhibit A and Exhibit B with Parcel ID#00166976-011300 and Parcel ID#00166976-011400 subject to a Land Use Restriction Agreement (LURA). Ms. Hurley addressed the Committee and introduced Rural Neighborhoods President Steve Kirk, who participated via zoom. Following discussion, Ms. Cunningham made a motion to recommend approval of the proposed resolution limiting the project to 56 units and construction funding up to \$2,240,000 and Mr. Schindler 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 – Parcels 11 and 13 on Little Knockemdown Key near mile marker 25 from Donald J. Nelson and Mary Ann Nelson, formerly known as Mary Ann Hanifan for the price of \$200,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of two adjoining lots consisting of 12.10 acres located on the offshore island of Little Knockemdown Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation Offshore Island Area (OS), and vegetation consisting of hammock, salt marsh button wood, mangrove, and water. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$200,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 3/0 with Chairman Valant dissenting.

The next item (Item 7) was approval of a contract to purchase Tier 2 property for conservation - Block 4, Lots 20 and 21, Doctors Arm First Addition on Big Pine Key near mile marker 30 from Deborah J. Casino, Personal Representative of the Estate of Betty Lou Bruner a/k/a Betty Lou Shrouder for the price of \$140,000. Mr. Rosch addressed the committee. The subject property consists of 10,00 square feet lot located on Malaga Lane on the bay side of Pig Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Reduction Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as Developed Land. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$140,000 and Ms. Williams 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 19, Lot 10, Port Pine Heights 1st Addition on Big Pine Key near mile marker 30 from Tailored Homes, LLC for the price of \$55,000. Mr. Rosch addressed the committee. The subject property consists of a 5,390 square foot lot located on Diane Road 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 \$55,000 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next Item (11) 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# 00118300-000000) on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$55,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Ruiz).
- b) Metes and bounds (Parcel ID# 00114000-000000) on Ramrod Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$320,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (HFH Biggar)

Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to recommend approval of items 11a and 11b as listed in the agenda and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 12) was the Executive Director's report. Ms. Hurley reported on the following:

- a. Ms. Hurley presented a listing of Affordable Housing projects and explained staff are currently working on a possible press release. The BOCC has leased eight properties to Habitat for Humanity of the Lower Keys and Key West for affordable housing projects. The lots were acquired by the MCLA and conveyed to Monroe County for this purpose. The County is also working on a new program for employee rental housing.
- b. The Budget Outlook was presented. To date, 2024 MCLA resales are projected to meet or exceed the \$5 million annual goal of resales to the State of Florida and 2023 resales totaled a little over 3 million.

The next MCLA Advisory Committee meeting is scheduled for Thursday, February 1, 2024. Ms. Cunningham, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:50 AM.

Prepared by:   
John Beyers  
Office Manager



Approved by the Advisory Committee on 02-01-2024.