

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

February 28, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, February 28, 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, Erin Muir, Marv Schindler, 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, Property Acquisition Specialist Paunece Scull, 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 had a revision date of February 27, 2024 and reflects the addition of items 7, 8, and 9. Ms. Cunningham made a motion to approve the revised agenda and Ms. Williams seconded the motion. There being no objections the motion was carried. 5/0.

The next item (Item 4) was approval of the minutes for the February 1, 2024 meeting. Ms. Muir made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lot 7, Sunset Bay on Grassy Key near mile marker 58 from the Ruben D. Espinosa Revocable Trust dated 6/24/15 for the price of \$17,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 6,000 square foot lot located on Godley Street on the bay side of Grassy Key. The City of Marathon does not have a Tier system; therefore, the site doesn't have a tier designation; however, the vegetation is mapped as buttonwood, and has a zoning designation of Residential Low – Conservation (RL-C). Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$17,000 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 - Block 55, Lot 10, Sands on Big Pine Key near mile marker 31 from Teresa G. Easter for the price of \$50,000. Mr. Rosch addressed the Committee. The subject property consists of a 4,025 square foot lot located on the corner of 1st Street and Hibiscus Drive 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 mapped as exotics. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$50,000 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 - Block 4, Lots 8 and 9 and Block 8, Lot 3, Pine Crest on Big Pine Key near miler marker 30 from

James R. Jones 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 the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Area of Critical County Concern (ACCC), and vegetation mapped as hammock and mangroves. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$57,000 and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was approval to amend the Acquisition List to add Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key as an affordable housing site. Following discussion, Ms. Cunningham made a motion to approve the amendment to the Acquisition List and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property with one ROGO exemption for affordable housing - Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key near mile marker 31 from Jeffery Wright and Julie Kristine Wright for the price of \$215,000. Ms. Scull, Mr. Rosch, and Ms. Hurley addressed the Committee. The subject property consists of a 7,312.50 square foot lot located at 81 County Road on the Bay side of Big Pine Key. This lot was previously developed with a dwelling unit and is ROGO exempt. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Urban Residential Mobile Home (URM), and vegetation mapped as 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 (Item 10) was the Executive Director’s report. Ms. Hurley reported on the following:

- a. Ms. Hurley presented the budget outlook and stated MCLA’s robust sales continue and are working toward the annual goal of \$5 Million in resale properties to the State of Florida.
- b. Bahama Village Lofts – on April 11, 2024, the City of Key West will discuss their progress to date with the developer and may formalize the requested amount needed from the Land Authority.
- c. The Board will not meet in June. There will not be a May Advisory Committee meeting.

The next MCLA Advisory Committee meeting is scheduled for Wednesday March 27, 2024. Ms. Cunningham, Ms. Muir, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:15 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on 03/27/2024.