

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

February 1, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Monday, February 1, 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 Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. 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 has a revision date of January 30, 2024 and reflects the addition of items 9, 10, and 11. Ms. Williams made a motion to approve the revised agenda and Ms. Cunningham 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 January 8, 2024 meeting. Ms. Muir made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) Approval of a contract to purchase Tier 1 property for conservation - Block 9, Lot 4, Southern Pines on Big Pine Key near mile marker 31 and also property for conservation within the City of Marathon - Block 48, Lots 1 and 2, Crains on Grassy Key near mile marker 58 from Charles William Ansell, II for the price of \$70,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of 20,375 square feet (5,375 square feet on Big Pine Key and 15,000 square feet on Grassy Key). The Big Pine Key property is located on an undeveloped road, has a Tier 1 – Natural Area designation and a zoning designation of Suburban Residential, and is mapped as hammock. The Grassy Key property is located on Avocado Avenue and Residential Conservation zoning, and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$70,000 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 2 property for Administrative Relief and Density Reduction - Block 11, Lot 12, Tropical Bay 3rd Addition on Big Pine Key near mile marker 30 from Thomas Carl Rothdeutsch for the price of \$120,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of an 8,100 square foot lot, located at 30499 Hawk Lane on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Reduction Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation mapped as Developed Land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$120,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a resolution authorizing the conveyance of real property described as Block 11, Lot 12, Tropical Bay Third Addition (PB 5-81) on Big Pine Key to Monroe County for density reduction subject to a Land Use Restriction Agreement (LURA). Mr. Rosch and Ms. Hurley addressed the Committee. The proposed resolution authorizes the Land Authority to convey the property to Monroe County so the property can be managed in a coordinated manner with the other County owned lots in the neighborhood. Consistent with the County's density reduction goals, the conveyance will be subject to a Land Use Restriction Agreement (LURA) extinguishing the property's density but allowing the County to sell the property, if they deem desirable, for accessory uses (with non-habitable space). 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 8) was approval of a contract to purchase Tier 1 property for conservation - Block 5, Lots 13 and 14, Summerland Estates Re-subdivision No. 2 on Summerland Key near mile marker 25 from Robert J. Novacek for the price of \$115,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of an 11,00 square foot lot located on 46th Street on the ocean side of Summerland Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$115,000 and Mr. Schindler 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 add 1) Block 2, Lots 8 and 9, Hibiscus Park on Key Largo and 2) Lots 22 and 23, Burton's Addition to Tavernier on Key Largo as affordable housing sites. Mr. Rosch addressed the Committee. The first site (Block 2, Lots 8 and 9, Hibiscus Park on Key Largo) includes 2 ROGO exemptions. The second site (Lots 22 and 23, Burton's Addition to Tavernier on Key Largo) includes up to 6 ROGO exemptions. Following discussion, Ms. Muir made a motion to approve the amendment to the Acquisition List and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 10) was approval of a contract to purchase Tier 3 property for affordable housing - Block 2, Lots 8 and 9, Hibiscus Park on Key Largo near mile marker 101 from L.J. Gators, LLC for the price of \$530,000. Mr. Rosch, Ms. Hurley, and Ms. Scull addressed the Committee. The subject property consists of two adjoining lots totaling 14,000 square feet and are located at 15 and 17 Hibiscus Lane on the ocean side of Key Largo. Each lot is ROGO exempt. The subject property has a tier designation of Tier 3 – Infill 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 \$530,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 11) was approval of a contract to purchase Tier 3 property for affordable housing - Lots 22 and 23, Burton's Addition to Tavernier on Key Largo near mile marker 92 from John F. Gillen, Carol Gillen, and the Lawrence J. Hogan Estate for the price of \$975,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of two adjoining lots totaling 11,150 square feet and are located at 159 Florida Avenue in Tavernier on the bay side of Key Largo. The subject property has a tier designation of Tier 3 – Infill Area, a zoning

