

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

April 24, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 24, 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 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 no additions or deletions to the agenda. Ms. Cunningham made a motion to approve the 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 March 27, 2024 meeting. Ms. Cunningham 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) was approval of a contract to purchase property for conservation within the City of Marathon – Lot 14 and North ½ of Lot 15, Block 30, Crains on Grassy Key near mile marker 58 from William Rose for the price of \$34,000. Mr. Rosch addressed the Committee. The subject property consists of a 11,250 square foot lot located on Orange Avenue on the bay side of Grassy Key. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$34,000 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 6) was approval to amend the Acquisition List to add the South 1/2 of Lot 3, Block 2, The Palms, located at 470 W 105<sup>th</sup> Street Ocean within the City of Marathon as an affordable housing site. Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the amended Acquisition List and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase property for affordable housing within the City of Marathon – the South 1/2 of Lot 3, Block 2, The Palms, located at 470 W 105<sup>th</sup> Street Ocean near mile marker 52 from James W. H. Lam and Irina C. Y. Lam for the price of \$125,000. Mr. Rosch addressed the committee. The subject property consists of a 3,666 square foot lot located at 470 W 105<sup>th</sup> Street Ocean on the ocean side of Vaca Key in Marathon. This lot was previously developed with a dwelling unit. The Seller is retaining the property's BPAS exemption (Transferrable Building Right or TBR) and will be transferring it off site at closing.

The property has a zoning designation of Residential Mobile Home (R-MH), and vegetation mapped as scarified. Following discussion, Ms. Muir 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 8) 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) Tract CN, Pine Key Acres on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$67,200; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Weinstein)
- b) Metes and bounds (Parcel ID #00117490-001500) and located on Hawksbill Lane in North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$600,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Atkinson)
- c) Metes and bounds (Parcel ID # 00112310-000100) and located on Long Beach Drive on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$80,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Yingst)
- d) Parcels 11 and 13 on Little Knockemdown Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$200,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Nelson)
- e) Lot 10, Block 19, Port Pine Heights First Addition on Big Pine 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. (Tailored Homes)

Mr. Rosch addressed the Committee. Following discussion, Ms. Muir made a motion to approve items 8a, 8b, 8c, 8d, and 8e, as listed in the agenda and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was the Executive Director's report. Ms. Hurley reported on the following:

- a. The BOCC received a report from Emily Schemper regarding the number of existing vacant lots in Monroe County. The report indicates there are 8,000 privately owned vacant lots, however the number of those which are developable lots is approximately 3,000.
- b. MCLA will shift our focus to purchasing lots from this list which are developable lots and are within the Florida Forever boundaries. This allows us to recover the purchase price of property when they are sold to the State under the Florida Forever program.
- c. Budget outlook for FY 24 indicates that the total of acquisitions to date is just over \$4 million. Our revenues collected from selling these properties to the State are about \$ 3 million of our annual \$5 million dollar goal.

The next MCLA Advisory Committee meeting, which was originally scheduled for Wednesday, June 26, 2024 was changed to Thursday, June 20, 2024. Ms. Cunningham, Ms. Muir, Mr. Schinder, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:07 AM.

Prepared by:   
John Beyers  
Office Manager

Approved by the Advisory Committee on 6-20-24.

