

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

June 20, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Thursday, June 20, 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 Erin Muir, Marv Schindler, and Sandi Williams. Linda Cunningham was absent. Also present was Property Specialist Dina Gambuzza. Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, 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. Ms. Gambuzza advised the Committee that the meeting agenda has a revision date of June 17, 2024 and reflects the addition of item 13. The Executive Director's report has also been added as item 14. Ms. Muir made a motion to approve the agenda and Mr. Schindler seconded the motion. There being no objections the motion was carried 4/0.

The next item (Item 4) was approval of the minutes for the April 24, 2024 meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of a contract to purchase Tier 3A property for conservation - Block 9, Lots 10 and 11, Bahia Mar Estates on Key Largo near mile marker 102 from Crowdaddy Inc. for the price of \$275,000. Ms. Scull addressed the Committee. The subject property consists of two adjoining lots totaling 10,500 square feet located at 1006 and 1004 Gibraltar Road on the ocean side of Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock and developed land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$275,000 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 property for conservation within the City of Marathon - Block 53, Lot 10, Crains on Grassy Key near mile marker 57 from Ariel Fund 2011, Tax LLC for the price of \$17,000. Mr. Rosch addressed the committee. The subject property consists of a 13,783 square foot lot located on Overseas Highway on the ocean side of Grassy Key. The property has a zoning designation of Residential Medium (RM) and vegetation mapped as buttonwood, mangroves and submerged land. Following discussion, Mr. Schindler 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 4/0.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Big Torch Key Acreage (Parcel ID #00112810-000000) on Big Torch Key near mile marker 28 from the Estate of Lulie Eddins Walker for the price of \$906,300. Mr. Rosch addressed the

committee. The subject property is a 27.86 acre parcel located on Dorn Road on Big Torch Key. The property has a zoning designation of Sparsely Settled Residential (SS) and Native Area (NA), and vegetation mapped as undeveloped land, hammock, salt marsh, buttonwood, mangrove, scrub mangrove, and water. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$906,300 and Mr. Schindler 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 3A property for conservation - Block 3, Lot 1, Harris Ocean Park Estates on Key Largo near mile marker 93 from Key Largo Reef, LLC for the price of \$130,000. Ms. Scull addressed the Committee. The subject property consists of a 6,030 square foot lot located at the corner of Indian Avenue and Dove Creek Drive on the ocean side of Tavernier on Key Largo. The property has a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$130,000 and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation - Part of Tract H, Summerland Key Properties on Summerland Key near mile marker 25 from Juan Carlos Ramirez and Mercedes Ramirez for the price of \$84,000. Mr. Rosch addressed the Committee. The subject property is a 1.51 acre parcel located west of Niles Road on the bay side of Summerland Key. The property has a zoning designation of Industrial, Sparsely Settled, and Native Area (I, SS, and NA), and vegetation mapped as mangrove, salt marsh, and buttonwood. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$84,000 and Ms. Muir seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 10) was approval of a contract to purchase Tier 1 property for conservation - Block 12, Lots 5 and 18, Thompsons on Key Largo near mile marker 99 from Ana Marina Gonzalez for the price of \$69,000. Mr. Rosch, Ms. Hurley, and Counsel Oropeza addressed the Committee. The subject property consists of two platted lots, with undeveloped roads totaling 10,000 square feet that front Jackfish Trail and Moonfish Trail on the ocean side of Key Largo. Lot 5 has a zoning designation of Commercial Fishing Special District 5 (CFSD 5) and Lot 18 has a zoning designation of Improved Subdivision (IS), and vegetation mapped as buttonwood. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$69,000 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at 470 W. 105th Street Ocean in Marathon with Parcel ID# 00332830-000100 to the City of Marathon for use as affordable housing subject to a Land Use Restriction Agreement (LURA). Mr. Rosch addressed the Committee. The proposed resolution authorizes the conveyance of the subject property to the City of Marathon for the purposes of Habitat for Humanity of the Middle Keys to develop workforce housing. Following discussion, Mr. Schindler made a motion to approve the item and Ms. Muir seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 12) was of a resolution approving an option agreement to sell pre-acquired

Florida Forever land described as Lot 7, Block 4, Sunset Bay on Grassy Key in Marathon to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the Price of \$17,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. Mr. Rosch address the Committee. Following discussion, Ms. Williams made a motion to approve the item and Ms. Muir seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 13) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of Block 53, Lot 10, Crains Subdivision to the City of Marathon subject to a Conservation Easement. Mr. Rosch and Ms. Hurley address the Committee. The proposed resolution authorizes the conveyance of the subject property to the City of Marathon for the purposes of conservation land management activities, including the restoration of disturbed native habitat, as well as the construction of resource - based public recreational facilities as permitted by the Florida Department of Environmental Protection and the US Army Corps of Engineers are allowed within the easement area. Following discussion, Mr. Schindler made a motion to approve the item and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 14) was the Executive Director's report. Ms. Hurley reported on the following:

- a. The Budget outlook was presented. Ms. Hurley discussed the upcoming affordable housing projects in the City of Key West:
 - The first project is the Bahama Village Lofts Project. The City adopted Resolution 22-290 requesting \$4,028,500 from MCLA for construction funding and adopted Resolution 23-891 requesting another \$900,000 for this project. At the City's recent meeting in June, staff was directed to request another \$1,000,000 of MCLA funding for this project which will be presented at their August meeting, totaling \$5,928,500 of MCLA funding towards this project. The project will consist of 28 homeownership condominiums costing approximately \$750,000 per unit. The Developer is required to offer 14 of the units at a discounted price of approximately \$350,000 per unit. The City will buy down the cost of the remaining 14 units using MCLA funding.
 - The second project is the Key West Housing Authority Poinciana Housing Project. The City adopted Resolution 24-137 requesting \$10,000,000 from MCLA for construction funding. The project will consist of 45 or 54 new rental units. They are proposing that these units serve an income level of up to 120% (housing Firefighter, Police Officer, and Teacher income levels).
 - The third project is the City-owned Continuum of Care Project at Poinciana. The City adopted Resolution 24-137 requesting \$2,800,000 from MCLA for construction funding. The Key West Continuum of Care is made up of 9 different non-profits which serve homeless needs. They plan on building new permanent housing or renovate existing housing in different phases.
- b. MCLA's Budget for FY25 will be presented to the Governing Board in July. Ms. Hurley said she will email the Budget Memo to the Committee to give them an overview. MCLA has allocated an estimated \$15,732,386 for unincorporated Monroe County for FY25. We estimate that MCLA will sell approximately \$4.4 million to the State.

- c. MCLA has added Paunece Scull to the staff for purchasing. Cynthia Guerra is currently a BOCC employee and manages the Voluntary Home Buyout Program. Once Ms. Guerra's program ends around July, 2025, she will shift over to MCLA staff for purchasing.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, July 31, 2024. Ms. Muir, Mr. Schinder, and Ms. Williams said they would be able to attend. Chairman Valant said she will not be able to attend.

There being no further business, the meeting was adjourned at 10:46 AM.

Prepared by: 
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Approved by the Advisory Committee on 07-31-2024