

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

July 31, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 31, 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 was Office Manager John Beyers and Senior Property Acquisition Specialist Mark Rosch. 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. There were none. Ms. Muir made a motion to approve the agenda and Mr. Schindler 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 June 20, 2024 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 5/0.

The next item (Item 5) was approval of a contract to purchase Tier 3A property for conservation - Block 3, Lots 7 and 8, Harris Ocean Park Estates on Key Largo near mile marker 93 from Mario E. Atia for the price of \$240,000. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,050 square feet and are located at 125 and 127 Indian Avenue on the ocean side of Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$240,000 and Ms. Muir 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 Administrative Relief and Conservation - Block 6, Lot 36, Harris Ocean Park Estates on Key Largo near mile marker 93 from Harold Fried and Sherry Fried for the price of \$120,000. Mr. Rosch and Ms. Hurley addressed the committee. The subject property consists of a 5,025 square foot lot located at 128 Caribbean Avenue on the ocean side of Tavernier on 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 \$120,000 and Mr. Schindler seconded the motion. The motion carried 4/1 with Ms. Cunningham dissenting.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Block 28, Lots 5 and 10, Pine Crest on Big Pine Key near mile marker 30 from the Estate of Nidia F. Borders for the price of \$38,000. Mr. Rosch addressed the committee. The subject property consists of two adjoining lots totaling 10,000 square feet and located on platted but undeveloped roads on the bay side of Big Pine Key. The property has a zoning designation of Area of Critical

County Concern (ACCC) and vegetation mapped as hammock and scrub mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$38,000 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 - Part of Tract KK, Summerland Key Properties on Summerland Key near mile marker 25 from Joseph Marino for the price of \$60,000. Mr. Rosch addressed the Committee. The subject property consists of 0.91 acres and located on Niles Road on the bay side of Summerland Key. The property has a zoning designation of Native Area (NA) and Sparsely Settled (SS) and vegetation mapped as buttonwood, salt marsh, scrub mangrove, and mangrove. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$60,000 and Ms. Williams 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 for conservation - Block 2, Lot 8, Summerland Estates Re-Subdivision No. 2 on Summerland Key near mile marker 25 from Teresa Shepherd-Hill and Joyce Holt, formerly known as Joyce Shepherd for the price of \$15,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property is a 6,000 square foot lot located on 46th Street on the ocean side of Summerland Key. The property has a zoning designation of Native Area (NA) and vegetation mapped buttonwood. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$15,000 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 Tier 3 property for conservation - Cudjoe Key Acreage (Parcel ID #00115840-000500) on Cudjoe Key near mile marker 21 from Jolynn Cates, also known as Jolynn Cates Reynolds for the price of \$240,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of 4.44 acres and is located at the corner of the Colson Drive and US 1 on the ocean side of Cudjoe Key. The subject property has a zoning designation of Suburban Residential (SR) and vegetation mapped as exotic, hammock, developed, and freshwater wetland. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$240,000 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 1 property for conservation - Block 28, Lots 10 and 11, Sands on Big Pine Key near mile marker 31 from Antonius Johannus Petrus Smits et al. (formally owned by Kurt Lorenz, now deceased) for the price of \$120,000. Mr. Rosch, Ms. Hurley, and Counsel Oropeza addressed the Committee. The subject property consists of two adjoining lots totaling 10,000 square feet and located on Avenue E at the corner of 1st Street on the bay side of Big Pine Key. The subject property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as exotics, hammock, and developed. 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 12) was approval of a contract to purchase Tier 1 property for conservation - Ramrod Key Acreage (Parcel ID #00114240-000000) near mile maker 27 from the Michelle L. Shere and the Estate of Laurette C. Le Manach, also known as the Estate of Laurette Manach for the price of \$200,000. Mr. Rosch address the Committee. The subject property consists of 10.46

acres and fronts Amberjack Road on the ocean side of Ramrod Key. The subject property has a zoning designation Natural Area (NA) and vegetation mapped as disturbed, hammock, buttonwood, and mangrove. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$200,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 13) was to 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) Lot 4, Block 9, Southern Pines on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Ansell)
- b) Lots 1 and 2, Square 48, Crains 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 \$20,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Ansell)
- c) Lot 10, Block 55, Sands on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Easter)

Mr. Rosch address the Committee. Following discussion, Ms. Cunningham made a motion to approve items 13a, 13b, and 13c and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

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

- a. Ms. Hurley presented the Budget Outlook.
- b. Mr. Hurley discussed the Budget Memo from July and recapped the upcoming three affordable housing projects in the City of Key West – The Lofts, KWHA Poinciana Plaza, and the Continuum of Care. These projects may be presented to the Committee in August and to the Governing Board in September.

The next MCLA Advisory Committee meeting was moved from Thursday, August 22, 2024 to Friday, August 19, 2024 due to scheduling conflicts. Chairman Valant, Ms. Cunningham, Mr. Schinder, and Ms. Williams said they would be able to attend. Ms. Muir said she might be able to attend.

There being no further business, the meeting was adjourned at 10:35 AM.

Prepared by: 
John Beyers
Office Manager



Approved by the Advisory Committee on 08-20-2024