

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 20, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, November 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 Linda Cunningham, Erin Muir, and Marv Schindler. Sandi Williams was absent. Also present were Office Manager John Beyers, Senior Property Acquisition Specialist Mark Rosch, and Acting Executive Director Cynthia Guerra. 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. Ms. Guerra proposed hearing the items in the following order: Items 4, 5, 9 through 12, 6, 7, 8a through 8d, and delete Item 13 so she may attend the BOCC Special ROGO Workshop meeting at 10 AM. Ms. Cunningham made a motion to approve the revised agenda and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the October 30, 2024 meeting. Chairman Valant noted the correction of the spelling of Angelfish. Ms. Cunningham made a motion to approve the minutes as corrected and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of the proposed 2025 meeting schedule. Mr. Rosch, Ms. Guerra, and Ms. Gambuzza addressed the Committee. Following discussion, Ms. Muir made a motion to approve the 2025 meeting schedule as presented and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at 81 County Road on Big Pine Key, having Parcel ID #00111360-000500 to Monroe County for affordable housing subject to a Land Use Restriction Agreement (LURA). (Wright property) Ms. Guerra and Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham 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 10) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at Block 22, Lot 16, Big Pine Cove Subdivision (PB3-131) on Big Pine Key, having Parcel ID #00308540-00000, to Monroe County for Affordable Housing subject to a Land Use Restriction Agreement (LURA). (Clancy property)

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 Block 22, Lot 15, Big Pine

Cove Subdivision (PB3-131) on Big Pine Key, having Parcel ID #00308540-00100, to Monroe County for Affordable Housing subject to a Land Use Restriction Agreement (LURA). (Clancy property)

The next item (Item 12) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at Block 22, Lot 17, Big Pine Cove Subdivision (PB3-131) on Big Pine Key, having Parcel ID 00308540-000200, to Monroe County for Affordable Housing subject to a Land Use Restriction Agreement (LURA). (Clancy property).

Ms. Guerra and Mr. Rosch addressed the Committee. Following discussion, Ms. Cunningham made a motion to recommend approving items 10, 11, and 12 as listed in the agenda and Mr. Schindler seconded the motion. There being no objection, the motion carried 4/0.

The next item (Item 6) was approval of a contract to purchase Tier 1 property for administrative relief and conservation - the West 30 feet of Lot 10 and the East 35 feet of Lot 11, Block 3 and the West 15 feet of Lot 11 and all of Lot 12, Block 3, Anglers Park on Key Largo near mile marker 103 from B.C.D. of the Keys, LLC for the price of \$170,000. Mr. Rosch and Ms. Guerra addressed the committee. The subject property consists of 0.31 acres and is located 656 and 658 Dolphin Avenue on the ocean side on Key Largo. The property has a zoning designation of Improved Subdivision (IS), and vegetation mapped as tropical hardwood hammock and developed land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$170,000.00 and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

Ms. Guerra left the meeting.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Lots 1 and 2, Government Lot 3, Plat of Survey (OR 407-695) on Sugarloaf Key near mile maker 19 from Ivette Maria Rodriguez for the price of \$156,000. Mr. Rosch addressed the committee. The subject property consists of 2.19 acres and is located on Rocky Road on the bay side of Sugarloaf Key. The property has a zoning designation of Suburban Residential Low (SR-L) and Native Area (NA), and vegetation mapped as tropical hardwood hammock, freshwater wetland, and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$156,000.00 and Ms. Muir seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Described by metes and bounds (Parcel ID# 00115840-000500) on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$240,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Cates Reynolds property)
- b) Lots 19 and 20, Block 4, First Addition to The Ladies Acre on Little Torch Key to the Board

of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$25,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Smith property)

c) Lot 22, Block 11, Ramrod Shores First Addition on Ramrod Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$19,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Ronning property)

d) Lots 5 and 10, Block 28, Pine Crest on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$38,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Borders property)

Mr. Rosch and Counsel Oropeza addressed the Committee. Following discussion, Ms. Muir made a motion to approve items 8a, 8b, 8c, and 8d and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, December 18, 2024 at 9:30 AM. Chairman Valant, Ms. Cunningham, and Mr. Schindler said they would be able to attend. Mr. Muir said she may not 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 12-18-24.