

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

May 28, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, May 28, 2025, 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 9:31 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 Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. 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 the agenda has a revision date of May 27, 2025, with the addition of items 10 and 11. Ms. Cunningham made a motion to approve the 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 April 30, 2025, meeting. Ms. Muir made a motion to approve the minutes as presented and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of a contract to purchase property for conservation within the City of Marathon - Block 26, Lot 8, Crains on Grassy Key near mile marker 58 from Leon Asselstine and Carol-Anne Asselstine for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot and is located on the corner of Guava Avenue and Crain Street on the bay side of Grassy Key. The property has a zoning designation of Conservation Native Area (C-NA) and vegetation mapped as buttonwood and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$14,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was approval of a resolution authorizing the conveyance of Block 26, Lot 8, Crains Subdivision to the City of Marathon subject to a Conservation Easement. Mr. Rosch addressed 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, 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 7) was approval to add Block 28, Lots 17 and 18, Sands on Big Pine Key to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing: Block 28, Lots 17 and 18, Sands on Big Pine Key near mile marker 31 from BetteAnn Baginski for the price of \$265,000. Mr. Rosch addressed the Committee. The subject property consists of a 10,000 square foot lot and is located at 31014 Avenue E on the bay side of Big Pine Key. The site was previously developed with a dwelling unit and is therefore ROGO exempt. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as developed land.

Following discussion, a motion was made by Ms. Muir to approve items 7 and 8, adding the property to the Acquisition list as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing and approve the item at the purchase price of \$265,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 9) was approval of a contract to purchase property for conservation within the City of Marathon - Block 47, Lots 5 and 6, Crains on Grassy Key near mile marker 58 from the David E. Dewitt Revocable Trust for the price of \$28,000. Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 15,000 square feet and are located on an undeveloped portion of Avocado Avenue on the bay side of Grassy Key. The property has a zoning designation of Conservation Native Area (C-NA) and vegetation mapped as hammock and buttonwood. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$28,000 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 property for conservation within the City of Marathon – Block 48, Lots 3, 4 and 5, Crains on Grassy Key near mile marker 58 from Johnny Clarence Crow, Chester L. Crow, and Lester F. Crow for the price of \$42,000. Mr. Rosch addressed the Committee. The subject property consists of three contiguous lots totaling 22,500 square feet and are on Avocado 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 \$42,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 11) was approval of a contract to purchase property for conservation within the City of Marathon - Block 22, Lots 2, 3, 14, 15, and 16, Crains on Grassy Key near mile marker 58 from the Estate of Frances E. Hager for the price of \$60,000. Mr. Rosch addressed the Committee. The subject property is a 5 lot site that consists of 37,500 square feet and fronts Coconut Avenue, on the bay side of Grassy Key. The property has a zoning designation of Conservation Native Area (C-NA) and vegetation mapped as hammock, buttonwood, salt marsh, and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$60,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 12) 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) Parcel 000, Cudjoe Acres on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$73,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Quehl property)
- b) Metes and bounds on Ramrod Key (Parcel ID# 00114240-000000) 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. (ShereManach property)
- c) Lots 14, 15, 16, 17, and 18, Block 4, Kinercha on Big Pine 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. (Roberts Estate property)

Mr. Rosch addressed the Committee. Following discussion, Ms. Muir made a motion to recommend approval of items 12a, 12b, and 12c as listed in the agenda and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 13) was the Executive Director's report. Ms. Guerra described MCLA staff involvement in the TDC affordable housing program.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, June 25, 2025. Ms. Cunninham, Mr. Schindler, and Chairman Valant said they would be able to attend. Ms. Muir will not be able not attend this meeting.

There being no further business, the meeting was adjourned at 10:20 AM.

Prepared by: _____

John Beyers
Office Manager



Approved by the Advisory Committee on 06-25-2025 .