

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

March 1, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, March 1, 2023 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, Barbara Neal, and Sandi Williams. Erin Muir was absent. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, Property Specialist Dina Gambuzza, and Office Manager John Beyers. 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.

The next item (Item 4) was approval of the minutes for the January 25, 2023 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) approval of a contract to purchase Tier 2 property for conservation - Lot 44, Doctor's Arm Third Addition Section C on Big Pine Key near mile marker 30 from **Floy B. Denton and Nancy V. Denton** for the price of **\$60,000**. Mr. Rosch addressed the committee. The subject property consists of a 6,000 square feet lot that is located on San Sebastian Drive on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation Improved Subdivision, and vegetation consisting of tropical hardwood hammock and exotics. Following discussion, Ms. Neal 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 4/0.

The next item (Item 6) approval of a contract to purchase Tier 1 property for conservation - Block 41, Lot 1, Port Pine Heights Second Addition near mile marker 30 from **Willie Ruth Page** for the price of **\$50,000**. Mr. Rosch addressed the committee. The subject property consists of a 6,213 square feet lot located on the corner of Caribbean Street and Gulf Boulevard on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation Improved Subdivision, and vegetation consisting of disturbed with buttonwood. Following a discussion Ms. Williams made a motion to purchase the item at the purchase price of \$50,000, a second was made by Ms. Cunningham. 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 - Part of Tract E, Summerland Key Properties on Summerland Key near mile marker 25 from **Michael J. Dalsin and Julie Dalsin** for the price of **\$170,000**. Mr. Rosch and Ms. Hurley addressed the committee. The subject property consists of a 6.10 acre lot, located near Center Road on the bay side of Summerland Key. The property has a tier designation of Tier 1 – Natural

Area, a zoning designation Industrial and Native Area, and vegetation consisting of tropical hardwood hammock, buttonwood, mangrove, and scrub mangrove. Ms. Cunningham made a motion to approve the item at the purchase price of \$170,000 and Ms. Williams 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 1 property for conservation – Block 1, Lots 3 and 4 in Marion Park near mile marker 98 from **William H. Pass, Anita J. Swanson, and Donna S. Pass-Otteni, as Co-Trustees of the Revocable Trust Agreement of Elizabeth A. Pass dated November 7, 1994** for the price of **\$50,000**. Mr. Rosch, Ms. Hurley, and Counsel Oropeza addressed the committee. The subject property consists of two adjoining lots totaling 15,000 square feet, located at the corner of Overseas Highway and Bahama Road in the median on Key Largo. One of the lots (Lot 3) has a billboard on it and is encumbered with a ground lease that will expire on December 31, 2024. The Land Authority's purchase of the property will close once the lease expires and the billboard has been removed. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Commercial, and vegetation consisting of disturbed hammock. Ms. Neal made a motion to approve the item at the purchase price of \$50,000 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 – Block 1, Lots 1-2; Block 3, Lots 1-10; Block 4, Lots 1-12; Block 5, Lots 1-6; and Block 6, Lots 1-6 in Marion Park near mile marker 98 from **William H. Pass, Anita J. Swanson, and Donna S. Pass-Otteni, as Co-Trustees of the Revocable Trust Agreement of Elizabeth A. Pass dated November 7, 1994** for the price of **\$300,000**. Mr. Rosch, Ms. Hurley, and Counsel Oropeza addressed the committee. The subject property consists of 5.27 acres which consists of 36 lots located at the corner of Overseas Highway and Bahama Road on the ocean side of Key Largo. The property has a tier designation of Tier 1 – Natural Area, a zoning designation Suburban Residential and Suburban Commercial, and vegetation consisting of tropical hardwood hammock, buttonwood, mangrove, and submerged land. Ms. Cunningham made a motion to approve the item at the purchase price of \$300,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 10) approval of a resolution of the Monroe County Comprehensive Plan Land Authority approving an Option Agreement to sell pre-acquired Florida Forever land described as Lots 2, 3, 4, 5, 6, 10, 11, 12, 30, 31, 32, and 33, Block 1, Windward Beach Estates on Little Torch Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$228,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. Ms. Cunningham mad 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 11) approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 41, Block 5, in Government Lot 5 (Parcel ID# 00117510-003800) on Hansen Trail on Sugarloaf Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$94,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated

closing documents. Ms. Cunningham made a motion to approve the item. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 12) approval of a resolution of the Monroe County Comprehensive Plan Land Authority approving an Option Agreement to sell pre-acquired Florida Forever land described by Lots 1, 2, 3, 4, and 5, Block 4, 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 \$76,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. Ms. Cunningham made a motion to approve the item and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 13) Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds (Parcel ID# 00110590-000000) on Warner Street on Big Pine 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. Ms. Cunningham made a motion to approve the item, and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was the Executive Director's report. Ms. Hurley reported on recent events including the following:

a) Staff are coordinating potential purchases and resales with the State of Florida DEP for submerged land, which are below mean high water. In the past, DEP has offered a nominal amount for those types of properties. One suggestion was to come up with a minimal flat rate amount (such as \$1000/lot) to offer a property owner in order to clear the title and avoid costly attorney fees at a later date. We are awaiting DEP's recommendation.

b) The next MCLA Advisory Committee meeting is scheduled for Wednesday, March 29, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Neal, and Ms. Williams said they would be able to attend.

There being no further business, the meeting was adjourned at 10:41 AM.

Prepared by: 
John Beyers
Office Manager

Approved by the Advisory Committee on 3/29/23.

