

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

September 25, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 25, 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, Senior Property Acquisition Specialist Mark Rosch, and Acting Executive Director Cynthia Guerra. Property Specialist Dina Gambuzza, Property Acquisition Specialist Paunece Scull, County Administrator Chistine Huley, 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 that the meeting agenda had a revision date of September 24, 2024, and reflects the addition of items 11 and 12. Ms. Guerra proposed to hold items 5 through 8 for Mr. Hurley to present them. Ms. Cunningham made a motion to approve the agenda and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the August 20, 2024, meeting. Ms. Cunningham made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was approval to amend the Acquisition List to add Block 3, Lot 1, Gulfrest Park on Big Coppitt Key as an affordable housing site. (Benz). Ms. Scull and Mr. Rosch addressed the committee.

The next item (Item 10) was approval of a contract to purchase Tier 3 property with one ROGO exemption for affordable housing - Block 3, Lot 1, Gulfrest Park on Big Coppitt Key near mile marker 10 from George Benz for the price of \$175,000. Ms. Scull and Mr. Rosch addressed the committee. The subject property consists of a 2,978 square foot lot and is located at 4 Del Mar Boulevard on the bay side of Big Coppitt Key. The property has a zoning designation of Urban Residential Mobile Home (URM) and vegetation mapped as developed land. Following discussion, Mr. Schindler made a motion to approve item 9 to add the property the Acquisition List and approve item 10 to purchase the property at the purchase price of \$175,000.00 and Ms. Muir seconded the motion. Roll call was as follows: Ms. Cunningham, no; Ms. Muir, yes; Mr. Schindler, yes; Ms. Williams, yes; Chairman Valant, no. The motion failed 2/3.

The next item (Item 11) was approval to amend the Acquisition List to add Block 3, Lot 9, Hibiscus Park on Key Largo as an affordable housing site. (Scott)

The next item (Item 12) was approval of a contract to purchase Tier 3 property with one ROGO exemption for affordable housing - Block 3, Lot 9, Hibiscus Park on Key Largo near mile marker 101 from Darren Scott for the price of \$250,000. Ms. Scull and Mr. Rosch addressed the

committee. The subject property consists of a 7,000 square foot lot and is located at 18 Hibiscus Lane on the ocean side of Key Largo. The property has a zoning designation of Urban Residential Mobil Home (URM) and vegetation mapped as developed land. Following discussion, Ms. Muir made a motion to approve item 11 to add the property the Acquisition List and approve item 12 to purchase the property at the purchase price of \$250,000.00 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 13) 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 14 and the Northerly 1/2 of Lot 15, Block 30, 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 \$34,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Rose)
- b) Lot 13, Block 8, Bay Haven Section 3 on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$45,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Marshall/Jostock)
- c) Lots 13 and 14, Block 5, Summerland Estates Re-subdivision No. 2 on Summerland Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$115,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Novacek)

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. Guerra reported on the following:

- a. Ms. Guerra reported she has been with the County since 2017 as a biologist and lives in Key Largo.
- b. Ms. Guerra reported Ms. Hurley is now the County Administrator and that Ms. Guerra is the Acting Executive Director for the Land Authority for six months. Provided the probationary six months is passed successfully, Ms. Guerra will become Executive Director of Land Authority (no longer Acting).
- c. Ms. Guerra reported that she worked as a Biologist, Environmental Planner, and served as a Code Enforcement Officer in Dade County. Her last position in Dade County was Director of the Environmentally Endangered Lands Program which is similar to the Land Authority.
- d. Ms. Guerra reported that she has been supporting the Land Authority on the BOCC side and managing the Voluntary Home Buyout Program (VHBP) for the past four years which is a \$15 million grant that acquired 21 Hurricane Irma destroyed parcels and retired 21 development rights.

The next item (Item 5) was held for Mr. Hurley present. Approval to amend the Acquisition List to add 3 Key West sponsored projects including: (1) 28 new Loft units on the 3.2 acre site, on a

portion of lands described in Quitclaim deed from US Government to City of Key West as recorded in Official Records Book 1839, Page 410, of the Public Records of Monroe County, located at 318 Fort Street having Parcel ID# 00001630-000801; and (2) 54 new Key West Housing Authority units at Poinciana Plaza, legally described as a portion of Lot 5, Lots 6-12, Block 17, and Lots 1-8, a portion of Lots 9-12, Block 18, and land lying North of said Blocks in Key West having Parcel ID# 00054250-000000; and (3) 20 total (4 of which are new) Key West units at Poinciana Plaza, legally described as Lots 2-10, Block 19, and part of Lot 11 and Part of land lying North of said Block, Key West FWDN Subdivision, Plat 2 PB 1-189 (6.45 AC) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT. Ms. Hurley addressed the committee. Following discussion, Ms. Cunningham made a motion to approve adding the 3 Key West sponsored projects to the Acquisition List and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 6) was held for Mr. Hurley present. Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority approving \$2,000,000 for construction funding upon Key West Housing Authority receiving a loan commitment for funding for entire project and \$8,000,000 for construction funding upon receipt of building permits from the City of Key West for the Key West Housing Authority for between 45 and 54 affordable rental units on property legally described as a Tract of land lying on the Island of Key West, Monroe County, Florida and being known as a portion of Lot 5, Lots 6 through 12, Block 17, and Lots 1 through 8, a portion of Lots 9 through 12, Block 18 and land lying North of said Blocks and being more particularly described as shown in Exhibit A with ID# 00054250-000000 subject to a Land Use Restriction Agreement (LURA); and authorizing the Chairman to execute documents in support of the project. (Poinciana project) Ms. Hurley, Mr. Rosch, and Counsel Oropeza addressed the committee. The Key West Housing Authority (KWA) is developing between 45 and 54 new units at Poinciana Plaza in the City of Key West. The number of units depends on whether they are able to obtain variances for setbacks, etc. The City of Key West requested \$10,000,000 through Resolution 24-137 of construction funding from the Land Authority Key West fund. The resolution also includes a request for another project. Following discussion, Ms. Cunningham made a motion to approve the proposed resolution and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was held for Mr. Hurley to present. Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority approving \$2,800,000 for FY26 Budget for reconstruction and new construction funding to the City of Key West for a 20 bedroom affordable rental project with a common area and kitchen for every 4 bedrooms on property legally described as a tract of land lying on the island of Key West, Monroe County, Florida and being known as Block 19, Lots 2 through 10 and part of Lot 11 and part of land lying North of said Block Key West, Key West FWDN Subdivision Plat 2, PB1-189 (6.45 acres) (aka Poinciana Housing Complex – homeless housing) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT, more particularly described as shown in Exhibit A with ID#00064740-000000 subject to a Land Use Restriction Agreement (LURA); and authorizing the Chairman to execute documents in support of the project. (Continuum Care project). Ms. Hurley and Counsel Oropeza addressed the committee. The City of Key West through their Continuum of Care partner is developing a 20 bedroom, affordable rental project with a common area and kitchen for every 4 bedrooms, at Poinciana Plaza in the City of Key West. They requested \$2,800,000 of funding from

the Land Authority Key West fund. The City of Key West adopted Resolution 24-137 requesting \$2,800,000 for construction funding. Following discussion, Ms. Muir made a motion to approve the proposed resolution and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was held for Mr. Hurley to present. Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority approving \$6,170,457 for construction funding to the City of Key West for 28 homeownership units on property legally described in Exhibit A with ID# 00001630-000801, 318 Fort Street, Key West, Florida, 33040, subject to a Land Use Restriction Agreement (LURA) restricting income limits for households purchasing the units found in Exhibit B, inclusive of an Individual Land Use Restriction (LURA) to be recorded upon purchase of individual condominium units, and authorizing the Chairman to execute documents in support of the project. (Lofts project). Ms. Hurley, Mr. Rosch, and Counsel Oropeza addressed the committee. The City of Key West is developing 28 new units at The Lofts located at 318 Fort Street in Key West with Bahama Village on Fort, LTD, consisting of 18 two bedroom units and 10 three bedroom units. Key West adopted Resolutions requesting funding as follows: Resolution 22-290: \$4,028,250; Resolution 23-289: \$ 900,000; and Resolution 24-185: \$1,242,207; for a total amount of \$6,170,457. Following discussion, Ms. Cunningham made a motion to approve the proposed resolution and Ms. Williams seconded the motion. There being no objections the motion carried. 5/0.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, October 30, 2024. Chairman Valant, Ms. Cunningham, Ms. Muir, Mr. Schindler, and Ms. Williams said they would be able to attend.

Ms. Hurley thanked the Committee and the Land Authority Staff for the work.

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 10/30/2024.