

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

October 30, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 30, 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 9:35 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, Marv Schindler, and Sandi Williams. Also present were 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, 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 being no additions or deletions, 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 September 25 2024, meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Willaims 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 3 property for conservation - Block 2, Tract A, Largo Hi-Lands on Key Largo near mile marker 105 from Bo - Jo, Inc. for the price of \$387,500. Mr. Rosch addressed the committee. The subject property consists of a 28,647 square foot lot and is located at 105820 Overseas Highway on the bay side of Key Largo. The property has a zoning designation of Suburban Commercial (SC) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$387,500 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 3 property for conservation - Block 3, Lot 27, Ramrod Shores Marina Section on Ramrod Key near mile marker 27 from Anna Hernandez-Lopez and Rafael Hernandez-Lopez for the price of \$105,000. Mr. Rosch and Ms. Guerra addressed the committee. The subject property consists of a 6,000 square foot lot and is located on Angelfish Road on the bay side of Ramrod Key. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as developed land and hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of 105,500 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation - Block 24, Lot 7, Sands near mile maker 31 from Paxton P. Bromley and Flora Bromley for the price of \$40,000. Mr. Rosch, Ms. Scull, and Ms. Guerra addressed the committee. The subject property consists of a 5,000 square foot lot and is located at 31365 Avenue C on the bay side of Big Pine Key. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as developed land.

The next item (Item 9) was approval of a contract to purchase Tier 1 property with one ROGO exemption for affordable housing - Block 24, Lot 8, Sands on Big Pine Key near mile marker 31 from Keys Block & Stucco Corp. for the price of \$235,000. The subject property consists of a 5,000 square foot lot and is located at 31373 Avenue C on the bay side of Big Pine Key. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as developed land.

Following discussion, Mr. Schindler made a motion to approve item 7 at the purchase price of \$40,000 and item 9 at the purchase price of \$235,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was approval to amend the Acquisition List to add Block 24, Lot 8, Sands on Big Pine Key as an affordable housing site. Ms. Scull, Mr. Rosch, and Ms. Guerra addressed the Committee. Following discussion, Ms. Muir made a motion to approve the item 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 purchase Tier 3A property for conservation - Block 9, Lots 8 and 9, Bahia Mar Estates on Key Largo near mile marker 102 from Crawdaddy Inc. for the price of \$275,000. Mr. Rosch and Ms. Scull addressed the Committee. The subject property consists of a 10,500 square foot lot and is located at 1010 and 1008 Gibraltar Road on the ocean side of Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as tropical hardwood hammock. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of 275,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 11) 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 8, Block 2, 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 \$15,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Shepherd/Hill/Holt)
- b) Lot 1, Block 16 (Less Hawksbill Lane), North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$600,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Atkinson)

Mr. Rosch and Ms. Guerra addressed the Committee. Following discussion, Mr. Muir made a motion to approve items 11a and 11b as listed in the agenda and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 12) was the Executive Director's report. Ms. Guerra reported on the following:

- a. Ms. Guerra asked the Committee members what they are looking for regarding a report on affordable housing projects. The members requested a report on what has been achieved with affordable housing by the MCLA. Ms. Guerra will provide that report in December.

- b. Ms. Guerra mentioned that there will be a November 20, 2024 ROGO special workshop which will partially overlap the next Advisory Committee meeting, in case the members want to attend. The Committee members opted to keep the November 20th meeting as scheduled.
- c. Ms. Guerra, Mr. Rosch, and Ms. Gambuzza discussed the Budget Outlook and the process of how State properties are added to it.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, November 20, 2024 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, and Mr. Schindler said they would be able to attend. Ms. Williams said she is unsure if she is able to attend.

There being no further business, the meeting was adjourned at 10:16 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on 11/20/2024.