

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

December 18, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, December 18, 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 9:32 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, 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, Counsel Greg Oropeza, and Committee Member Erin Muir participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Chairman Valant advised the Committee that the meeting agenda has a revision date of December 17, 2024. 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 4/0.

The next item (Item 4) was approval of the minutes for the November 20, 2024 meeting. Mr. Schindler 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 to amend the Acquisition List to add Block 1, Lots 8 and 9, Darios Subdivision on Big Pine Key as an affordable housing site. (30919 Edward Rd, LLC). Mr. Rosch and Ms. Scull addressed the Committee.

The next item (Item 6) was approval of a contract to purchase Tier 1 property with two ROGO exemptions for affordable housing - Block 1, Lots 8, and 9, Darios Subdivision on Big Pine Key near mile marker 31 from 30919 Edward Rd, LLC for the price of \$450,000. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,764 square feet and are located 30919 Edward Road on the bay side of Big Pine Key. The lots were previously developed with two dwelling units and are ROGO exempt. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as developed land.

Following discussion, Ms. Cunningham made a motion to approve item 5 and to approve item 6 at purchase price of \$450,000.00 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation - Lots 18 and 19, Tavernier Bend in Tavernier on Key Largo near mile marker 92 from Harold Fried and Sherry Fried for the price of \$240,000. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,095 square feet and are located 123

and 125 Tavernier Bend Lane on the bay side of Tavernier on Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$240,000.00 and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property described as Block 24, Lot 8, Sands (PB 1-65), located at 31373 Avenue C on Big Pine Key, having Parcel ID# 00302940-000000 to Monroe County for affordable housing subject to a Land Use Restriction Agreement (LURA) (Keys Block & Stucco Corp.). Ms. Guerra and Mr. Rosch addressed the Committee. Following discussion, Ms. Williams made a motion to approve the item, and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval contract to purchase Tier 1 property for conservation – Parcel 000, Cudjoe Acres on Cudjoe Key near mile marker 21 from Frederick H. Quehl, Jr. and Martha G. Quehl for the price of \$73,000. Mr. Rosch addressed the Committee. The subject property consists of 1.01 acres and is located on Valencia Road on the bay side of Cudjoe Key. The property has a zoning designation of Suburban Residential (SR) and vegetation mapped as pineland and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$73,000 and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 10) approval of a contract to purchase Tier 3A property for conservation – Block 3, Lot 29, Ocean Park Village on Key Largo near mile marker 93 from Angel J. Gonzalez for the price of \$120,000. Mr. Rosch and Ms. Guerra addressed the Committee. The subject property consists of a 6,000 square foot lot and is located at 559 Beach Road on the ocean side of Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$120,000.00 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) The Acting Executive Director's Report. Ms. Guerra gave an update on the affordable housing in Monroe County in which MCLA has been involved in since 1987 which does not include any private sector or other governmental affordable housing projects. The report was based on 2023 figures. There are 1,316 housing units (family dwelling) which have been constructed or are in the process of construction in Monroe County, 1,254 of which units are occupied. Most of the occupied units are in Key West.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, January 29, 2025 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, Mr. Schindler, and Ms. Williams said they would 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 January 29, 2025