

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

December 7, 2022 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, December 7, 2022. The meeting was a hybrid format with the Governing Board members assembled at the Nelson Government Center located at 102050 Overseas Highway, Key Largo, Florida. Some members of the public participated via Communications Media Technology (CMT) using a Zoom Webinar platform, while other members of the public attended the meeting in person. Chairman David Rice called the meeting to order at 9:29 AM.

F-1 Roll Call. Present and answering roll call, in addition to Chairman Rice, were Commissioner Craig Cates, Commissioner Michelle Lincoln, Commissioner Holly Raschein, and Commissioner Jim Scholl. Also attending in person was Executive Director Christine Hurley. Attending via CMT were Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Greg Oropeza.

F-2 Selection of the Chairman and Vice Chairman of the Governing Board. Commissioner Raschein nominated Commissioner Rice to serve as Chairman. There were no other nominations for Chairman. Commissioner Cates then nominated Commissioner Lincoln to serve as Vice Chairman. There were no other nominations for Vice Chairman.

F-3 Approval of a resolution electing the Chairman and Vice Chairman of the Governing Board. This resolution documents the Board's selections of David Rice as Chairman and Michelle Lincoln as Vice Chairman. A motion was made by Commissioner Cates and seconded by Commissioner Raschein to approve the resolution. There being no objections, the motion carried (5/0). [Resolution 22-2022]

F-4 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Raschein to approve items F-5 through F-18 in bulk:

F-5 Approval of a resolution regarding the execution of all warrants, legal documents and papers, and other instruments on behalf of the Land Authority. [Resolution 23-2022]

F-6 Approval of 2023 Acquisition list.

F-7 Approval of the minutes for the November 15, 2022 meeting.

F-8 Monroe County Land Authority Executive Director Monthly Report for December, 2022 (through November 30, 2022).

F-9 Approval of conflict waiver from the law firm of Oropeza, Stones & Cardenas, PLLC to allow representation of the Monroe County Land Authority with respect to the request by the City of Key West to provide funding for The Bahama Village 3.2 Acre Lofts project.

F-10 Approval of a contract to purchase Tier 1 property for conservation – Block 16, Lot 1, Palm Villa on Big Pine Key near mile marker 30 from the F. Russell Specht Trust and the Nellie K. Specht Trust for the price of \$50,000.

F-11 Approval of a contract to purchase Tier 1 property for conservation – Block 12, Lot 5, Palm Villa on Big Pine Key near mile marker 30 from Shirley Klimeck for the price of \$50,000.

F-12 Approval of a contract to purchase Tier 3A property for conservation - Block 8, Lots 17, 18, 19, 20, 24, 25, 26, and 27, Amended Plat of Key Largo Park on Key Largo near mile marker 100 from the Testamentary Trust of Sophie Cutler for the price of \$99,000.

F-13 Approval of a contract to purchase Tier 1 property for conservation - Block 6, Lots 5 and 14, Harbor Shores on Key Largo near mile marker 99 from Donald M. Gerson and Marilyn Stoler for the price of \$50,000.

F-14 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 4, 5, and 6, Block 56, Crains Subdivision 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 \$57,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 24-2022]

F-15 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 25, Block 1, Largo City on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$40,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 25-2022]

F-16 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds (Parcel ID# 00110780-000000) 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 documents. [Resolution 26-2022]

F-17 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 18, Block 5, Thompsons Subdivision on Key Largo 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 documents. [Resolution 27-2022]

F-18 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 11, 12, 13, and 14, Block 6, Crains Subdivision 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 \$76,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 28-2022]

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There being no objections, the motion carried (5/0).

There being no further business, the meeting was adjourned at 9:33 AM.



Minutes prepared by:

*Christine Hurley*  
Christine Hurley  
Executive Director

Approved by the Board on:

January 18, 2023