

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

May 17, 2023 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, May 17, 2023. The meeting was a hybrid format with the Governing Board members assembled at the Harvey Government Center located at 1200 Truman Avenue, Key West, 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 9:41 AM.

G-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 in attendance was Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, Property Specialist Dina Gambuzza, Office Manager John Beyers, and Counsel Greg Oropeza.

G-2 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Scholl to approve items G- 3 through G-17 in bulk.

G-3 Approval of the minutes for the April 19, 2023 meeting.

G-4 Monroe County Land Authority Executive Director Monthly Report for May 2023 (through April 30, 2023).

G-5 Review of MCLA expenses for the time period of 4/1/23 through 4/30/23.

G-6 Approval of a contract to purchase Tier 1 property for conservation – Parcel GGG, Cudjoe Acres on Cudjoe Key near mile marker 21 from Rene Alberto Gil, now known as Rene Alberto Besson and Janet Gil, also known as Janet Valdivia for the price of \$67,200.

G-7 Approval of a contract to purchase Tier 1 property for conservation – Lot 32 in Government Lot 5, Plat of Survey (OR 407-695) on Sugarloaf Key near mile marker 19 from Lisa Marie Gonzalez, Charles Manuel Gonzalez, and Albert Gonzalez for the price of \$67,200.

G-8 Approval of a contract to purchase Tier 1 property for conservation – Block 8, Lot 16, Thompsons on Key Largo near mile marker 99 from Raymond Patrick Lopez for the price of \$19,000.

G-9 Approval of a contract to purchase Tier 1 property for conservation – Block 16, Lot 12, Eden Pines Colony on Big Pine Key near mile marker 30 from Jennell R. Little for the price of \$50,000.

G-10 Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 1 and 46, Harris Ocean Park Estates on Key Largo near mile marker 92 from Miriam Judith Schroeder formerly known as Miriam Judy Sparkman for the price of \$100,000.

G-11 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 15 and 16, Block 3, Big Pine Key, Inc. on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$100,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 17-2023]

G-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 14 and 15, Block 25, Amended Plat of Key Largo Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$90,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 18-2023]

G-13 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 5 and 14, Block 6, Harbor Shores on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 19-2023]

G-14 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 27 and 28, Block 6, Bay Haven Section 2 on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 20-2023]

G-15 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority providing written consent for use of park for recreational activities described herein at Big Pine Community Park at 31009 Atlantis Drive, Big Pine Key, Florida; authorizing the chairman to execute same. [Resolution 21-2023]

G16 Approval of a Contract with Scull and Scull, P.A. for professional consulting services including acquisition and contractual work on behalf of the Land Authority from May 18, 2023 through May 17, 2024, not to exceed \$130,000 annually, with two one-year options for renewal.

G-17 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority Superseding Resolutions 01-2002, 04-2003, 09-2003, 01-2004, and 04-2005; authorizing the subordination and assumption of a \$1,500,000 mortgage loan by Meridian West Owner LLC for Meridian West Apartments at 6701 Shrimp Road, Key West, FL 33040 with Parcel ID number

00123800-000103 in exchange for a Declaration of Affordable Housing restrictions to maintain the units as affordable rental housing subject to conditions. [Resolution 22-2023]

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

There being no further business, the meeting was adjourned at 9:45 AM.



Minutes prepared by:

**Christine Hurley** Digitally signed by  
Christine Hurley  
Date: 2023.06.27  
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Christine Hurley  
Executive Director

Approved by the Board on: 06-21-23