

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
GOVERNING BOARD

September 20, 2023 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, September 20, 2023. 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 1:46 PM.

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

G-2 Bulk Approvals. A motion was made by Vice Chairman Lincoln and seconded by Commissioner Raschein to approve items G- 3 through G-14 in bulk. Items G-15 and G- 16 were held for discussion.

G-3 Approval of the minutes for the July 18, 2023 Budget meeting and July 19, 2023 Regular meeting.

G-4 Monroe County Land Authority Executive Director Monthly Report for September, 2023 (through August 31, 2023).

G-5 Review of MCLA expenses for the time period of 7/1/23 through 8/31/23.

G-6 Approval of a contract to purchase Tier 1 property for conservation – Sugarloaf Key Acreage (Parcel ID #00118300-000000) on Sugarloaf Key near mile marker 20 from Maria Christina Lopez, as Trustee of the Maria Christina Ruiz Living Trust of May 17, 2017 for the price of \$55,000.

G-7 Approval of a contract to purchase Tier 3A property for conservation – Block 19, Lot 7, Twin Lakes on Key Largo near mile marker 103 from William Cotter and Bridget Cotter for the price of \$62,500.

G-8 Approval of a contract to purchase Tier 3 property for conservation – Block 3, Lots 11 and 12, Ramrod Shores Marina Section on Ramrod Key near mile marker 27 from Vera Tison for the price of \$170,000.

G-9 Approval of a contract to purchase Tier 3 property for conservation – Block 1A, Lots 5, 6, and 7, Amended Plat of Bay Harbor on Key Largo near mile marker 95 from Michael E. Theiss for the price of \$260,000.

G-10 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds on Cudjoe Key, also known as Parcel GGG, Cudjoe Acres, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$67,200; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

G-11 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 32, Block 4 of the unrecorded plat of North Sugarloaf Acres Section One on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$67,200; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

G-12 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 16, Block 8, Thompsons Subdivision Section “A” 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.

G-13 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 12, Block 16, Eden Pines Colony on Big Pine Key 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.

G-14 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 1, 2, and 3, Block E, Piney Point on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$119,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

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

G-15 Discussion and direction of F.S. 380.0666 Powers of land authority. (3)(a) provide affordable housing to families whose income does not exceed 160 percent of the median family income for the area. Ms. Hurley and Attorney Oropeza addressed the Board requesting to work with County Legislative Affairs Department and County Lobbyists to request the State of Florida Legislature amend the current Land Authority law to: perform compliance with income qualification only at time of purchase for homeownership projects using Land Authority funding; protect its funding for future qualified buyers via recordable deed restrictions; and clarify that Land Authority funding will not be subordinate to a primary lender, but may subordinate to other governmental program funding, if those programs require a subordination as follows:

For affordable housing homeownership units, compliance with the income requirements specified in 380.0666(3)(a) shall be determined at the time of conveyance each time the unit is conveyed, and the original land authority funding/contribution shall be memorialized in a recordable perpetual deed restriction. If the purchaser receives State or Federal funding and that program requires a priority lien position over the land authority deed restriction, the land authority funding/contribution may be subordinate to the State or Federal funding lien.

Following discussion, Commissioner Lincoln made a motion to request staff work with County lobbying team to amend land authority law to protect the Land Authority funding in perpetuity. Commissioner Scholl seconded the motion. There being no objection the motion carried (5/0).

G-16 Discussion and Direction on partnership with Islamorada and Marathon for purchases more than appraised value or non-Florida Forever purchases whereby the local governments would share in the cost of the purchase. Ms. Hurley and Counsel Oropeza addressed the Board. It was agreed to proceed with development of an interlocal agreement that would allow the Land Authority to work with municipalities when they want to pay toward the purchase of land the municipality designates as a priority purchase. In all cases, the resale of any of these sites would be paid toward Land Authority funding first.

This being a discussion item, no formal action was taken; however, all members gave a head nod to proceed and bring back a draft interlocal agreement for Governing Board consideration.

There being no further business, the meeting was adjourned at 2:05 PM.



Minutes prepared by: Christine Hurley
Christine Hurley
Executive Director

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Approved by the Board on: October 18, 2023