

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
GOVERNING BOARD

October 18, 2023 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, October 18, 2023. The meeting was a hybrid format with the Governing Board members assembled at the Marathon Government Center located at 2798 Overseas Highway Marathon, 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 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. Attending via CMT were 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 Raschein to approve items G.3 through G.20 and G.22 in bulk. Item G.21 was held for discussion.

G-3 Approval of the minutes for the September 6, 2023 Budget meeting, September 20, 2023 Budget meeting and September 20, 2023 Regular meeting.

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

G-5 Review of MCLA expenses for the time period of 9/1/23 through 9/30/23.

G-6 Commissioner Lincoln – Approval to re-appoint Leslie Valant to the Land Authority Advisory Committee.

G-7 Chairman Rice – Approval to appoint Marv Schindler to the Land Authority Advisory Committee.

G-8 Approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 23, Cahill Pines and Palms on Big Pine Key near mile marker 30 from Eladio Lima and Blanca T. Lima for the price of \$90,000.

G-9 Approval of a contract to purchase Tier 1 property for conservation - Big Pine Key Acreage (Parcel ID #00112310-000100) on Big Pine Key near mile marker 32 from the Estate of Dale L. Yingst and the Estate of Joan M. Yingst for the price of \$80,000.

G-10 Approval of a contract to purchase Tier 2 property for conservation – Block 10, Lot 3, Eden Pines Colony First Addition on Big Pine Key near mile marker 30 from Candido Velez for the price of \$75,000.

G-11 Approval to add Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing.

G-12 Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing – Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key near mile marker 31 from Vu Luong and Vien Vo for the price of \$750,000.

G-13 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Lot 1, Block 41, Second Addition to Port Pine Heights on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida extending the Option Expiration Date to December 3, 2023.

G-14 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida extending the Option Expiration Date to December 3, 2023.

G-15 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Lot 46, Sugarloaf Townsite on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida extending the Option Expiration Date to December 3, 2023.

G-16 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Lots 29 and 30, 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 extending the Option Expiration Date to December 3, 2023.

G-17 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Parcel BB, Cudjoe Acres on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida extending the Option Expiration Date to December 3, 2023.

G-18 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 1-2, Block 1; Lots 1-10, Block 3; Lots 1-12, Block 4; Lots 1-6, Block 5; and Lots 1-6, Block 6, Marion Park on Key Largo to the Board of Trustees of the

Internal Improvement Trust Fund of the State of Florida for the price of \$300,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 40-2023]

G-19 Approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at Block 22, Lot 11, Big Pine Cove Subdivision (PB 3-131), on Big Pine Key; Block 3, Lot 5, Sam-N-Joe Subdivision (PB 3-76), on Big Pine Key; Block 1, Lot 8, Amended Plat of The Ladies Acre (PB 5-96), on Little Torch Key; and Block 1, Lot 9, Amended Plat of The Ladies Acre (PB 5-96), on Little Torch Key to Monroe County for Affordable Housing subject to a Land Use Restriction Agreement (LURA). [Resolution 41-2023]

G-20 Approval of Reservation of ROGO Exemption as evidenced by ROGO Exemption Request File #2017-R179 and authorization for Chairman to sign instrument.

G-22 Approval of Final Adjusted Purchase Price of \$92,000 for the sale of pre-acquired Florida Forever land described as Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

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

G-21 Discussion and direction regarding a request by Rural Neighborhoods, Inc. (RN) Developer, and The Landings at Sugarloaf Key, LLC (LSK) Property Owner, requesting \$2,240,000 as a 50 year, zero interest loan for construction funding from the Monroe County Land Authority (MCLA) or \$2,800,000 for property acquisition of the land needed to develop 56 affordable housing units at The Landings at Sugarloaf Key. Ms. Hurley and Steven Kirk, President of Rural Neighbors, Inc. addressed the Board and presented two options for the South Pointe Sugarloaf affordable housing project. The first option would be for MCLA to contribute construction funding towards the project and the second option would be for MCLA to acquire the property, convey to the BOCC, and then lease the land for 99 years to Rural Neighbors, Inc. The Governing Board preferred the second option, as this would provide long-term control of the investment for the affordable housing project in perpetuity. The Board directed staff to work with the Developer and Property owner and bring back an item for their consideration.

There being no further business, the meeting was adjourned at 9:59 AM.



Minutes prepared by:

**Christine
Hurley**

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Christine Hurley
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Christine Hurley
Executive Director

Approved by the Board on: November 08, 2023