

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
GOVERNING BOARD

December 13, 2023 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, December 13, 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 9:27 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 Selection of the Chairman and Vice Chairman of the Governing Board. Commissioner Lincoln nominated Commissioner Rice to serve as Chairman. There were no other nominations for Chairman. Commissioner Raschein then nominated Commissioner Lincoln to serve as Vice Chairman. There were no other nominations for Vice Chairman.

G-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 Lincoln and seconded by Commissioner Raschein to approve the resolution. There being no objections, the motion carried (5/0). [Resolution 43-2023]

G-4 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Raschein to approve items G-3 through G-6 and items G-8 through G-25 in bulk. Item G-7 was held for discussion.

G-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 44-2023]

G-6 Approval of the minutes for the November 8, 2023 meeting.

G-8 Review of MCLA expenses for the time period of 11/1/23 through 11/30/23.

G-9 Approval of a contract to purchase Tier 1 property for conservation - Ramrod Key Acreage (the south 2.5 acres of Parcel ID #00114130-000000) on Ramrod Key near mile marker 27 from David Sakowski for the price of \$125,000.

G-10 Approval of a contract to purchase Tier 1 property for conservation - Tract CN, Pine Key Acres on Big Pine Key near mile marker 30 from Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated 1/15/10 for the price of \$67,200.

G-11 Approval of a contract to purchase Tier 3 property for conservation - Block 16, Lot 17, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from Southernmost Homes, Inc. for the price of \$70,000.

G-12 Approval to amend the Acquisition List to 1) add Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; 2) add Block 22, Lots 15, 16, 17, Big Pine Cove on Big Pine Key; and 3) expand the existing acquisition category for Property Impacted by Local Government Regulations to include property prioritized by a local government for acquisition for density reduction, environmental protection, and conservation purposes.

G-13 Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing - Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key near mile marker 25 from Gregory M. Scorza for the price of \$215,000.

G-14 Approval of a contract to purchase property within the City of Marathon for conservation – Block 2, Lot 4, Amended Plat of Flamingo Island Estates near mile marker 50 from Marcia Kay Kagay and Mark Alan Singer, as Successor Co-Trustees of the Harry W. Singer Family Trust utd June 23, 1989 for the price of \$19,000.

G-15 Approval of a resolution authorizing the conveyance of Block 2, Lot 4, Amended Plat of Flamingo Island Estates to the City of Marathon subject to a Conservation Easement. [Resolution 45-2023]

G-16 Approval of a contract to purchase Tier 1 property for conservation - Block 10, Lot 22, Ramrod Shores First Addition on Ramrod Key near mile marker 27 from Theresa Boyd Fleming and Tammy Boyd Watkins, as Limited Guardians of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd for the price of \$19,000.

G-17 Approval of a contract to purchase Tier 3 property for affordable housing – Block 22, Lots 15, 16, and 17, Big Pine Cove on Big Pine Key near mile marker 31 from Anthony Joseph Clancy for the price of \$445,000.

G-18 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 33, Block 5, Bay Haven Section 1 on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$25,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 46-2023]

G-19 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 14, 15, and 16, Block 1, Rainbow Beach on Big Torch Key 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 47-2023]

G-20 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Parcel GGG, 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 April 12, 2024.

G-21 Approval of the First Amendment to Option Agreement for Sale and Purchase 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 extending the Option Expiration Date to April 12, 2024.

G-22 Approval of Environmental Maintenance Easement agreement between Monroe County Comprehensive Plan Land Authority and Monroe County Board of County Commissioners for use of MCLA owned property for Canal Restoration Program Injection Wells.

G-23 Approval to exempt State of Florida Department of Environmental Protection (DEP) approved surveyor services from Monroe County Competitive Solicitation Process for Monroe County Land Authority.

G-24 Approval of Interlocal Agreement between the Monroe County Comprehensive Plan Land Authority and The Islamorada Village of Islands regarding the Administration of Land Acquisition Programs.

G-25 Approval of Interlocal Agreement between the Monroe County Comprehensive Plan Land Authority and The City of Marathon regarding the Administration of Land Acquisition Programs.

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

G-7 Monroe County Land Authority Executive Director Monthly Report for December 2023 (through November 30, 2023). Ms. Hurley made a presentation to the Board. She explained that the Monroe County Comprehensive Plan Land Authority should not purchase the Sugarloaf Landings property because of the deed restrictions the current owner negotiated with the adjacent neighborhood has provisions the MCLA wouldn't want to monitor and enforce. Therefore, staff are recommending the project proceed with the originally proposed 50 year 0% interest loan, which will be brought back for board consideration in the future. This was an informational item and there was no action taken.

There being no further business, the meeting was adjourned at 9:38 AM.

Minutes prepared by: **Christine Hurley**
Digitally signed by Christine Hurley
Date: 2024.01.31 11:51:51 -05'00'

Approved by the Board on: 01-31-2024

