

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

January 31, 2024 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, January 31, 2024. 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 9:25 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 Scholl to approve items G.3 through G.15.

G-3 Approval of the minutes for the December 13, 2023 meeting.

G-4 Monroe County Land Authority Executive Director Monthly Report for January, 2024 (through December 31, 2023).

G-5 Review of MCLA expenses for the time period of 12/1/23 through 12/31/23.

G-6 Approval of a contract to purchase Tier 1 property for conservation - Parcels 11 and 13 on Little Knockemdown Key near mile marker 25 from Donald J. Nelson and Mary Ann Nelson, formerly known as Mary Ann Hanifan for the price of \$200,000.

G-7 Approval of a contract to purchase Tier 2 property for conservation - Block 4, Lots 20 and 21, Doctors Arm First Addition on Big Pine Key near mile marker 30 from Deborah J. Casino, Personal Representative of the Estate of Betty Lou Bruner a/k/a Betty Lou Shrouder for the price of \$140,000.

G-8 Approval of a contract to purchase Tier 1 property for conservation - Block 19, Lot 10, Port Pine Heights 1st Addition on Big Pine Key near mile marker 30 from Tailored Homes, LLC for the price of \$55,000.

G-9 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds (Parcel ID# 00118300-000000) on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$55,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 01-2024]

G-10 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds (Parcel ID# 00114000-000000) on Ramrod Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$320,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 02-2024]

G-11 Approval of the First Amendment to Option Agreement for Sale and Purchase to sell pre-acquired Florida Forever land described as Lots 1 and 2, Block 1; Lots 1 through 10, Block 3; Lots 1 through 12, Block 4; Lots 1 through 6, Block 5; and Lots 1 through 6, Block 6, Marion Park 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 March 22, 2024.

G-12 Approval of the 2024 Land Authority Acquisition List.

G-13 Approval of a resolution of the Monroe County Comprehensive Plan Land Authority committing to encumber up to \$2,240,000 for a zero interest 50-year affordable housing construction loan for hard construction costs for development of 56 affordable rental units on property legally described as A Portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores, Section F (PB 6-9) as shown in Exhibit A and Exhibit B with Parcel ID#00166976-011300 and Parcel ID#00166976-011400 subject to a Land Use Restriction Agreement (LURA). [Resolution 03-2024]

G-14 Approval of a professional services agreement with Hana Eskra, Consultant, in an amount up to \$49,999.00 to assist Monroe County Comprehensive Plan Land Authority staff with review of affordable housing projects seeking funding from the Authority.

G-15 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority regarding the execution of all warrants, legal documents and papers, and other instruments on behalf of the Land Authority. [Resolution 04-2024]

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

There being no further business, the meeting was adjourned at 9:27 AM.



Minutes prepared by: **Christine Hurley** Digitally signed by Christine Hurley  
Date: 2024.02.21 10:49:54 -05'00'

Christine Hurley  
Executive Director

Approved by the Board on: February 21, 2024