

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

February 21, 2024 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, February 21, 2024. 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 9:38 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 were Executive Director Christine Hurley, Property Specialist Dina Gambuzza, Office Manager John Beyers, and Counsel Greg Oropeza. Attending via CMT was Senior Property Acquisition Specialist Mark Rosch.

G-2 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Scholl to approve items G-3 through G-14 in bulk.

G-3 Approval of the minutes for the January 31, 2024 meeting.

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

G-5 Review of MCLA expenses for the time period of 1/1/24 through 1/31/24.

G-6 Approval of a contract to purchase Tier 1 property for conservation - Block 9, Lot 4, Southern Pines on Big Pine Key near mile marker 31 and also property for conservation within the City of Marathon - Block 48, Lots 1 and 2, Crains on Grassy Key near mile marker 58 from Charles William Ansell, II for the price of \$70,000.

G-7 Approval of a contract to purchase Tier 2 property for Administrative Relief and Density Reduction - Block 11, Lot 12, Tropical Bay 3rd Addition on Big Pine Key near mile marker 30 from Thomas Carl Rothdeutsch for the price of \$120,000.

G-8 Approval of a resolution authorizing the conveyance of real property described as Block 11, Lot 12, Tropical Bay Third Addition (PB 5-81) on Big Pine Key to Monroe County for density reduction subject to a Land Use Restriction Agreement (LURA).

G-9 Approval of a contract to purchase Tier 1 property for conservation - Block 5, Lots 13 and 14, Summerland Estates Re-subdivision No. 2 on Summerland Key near mile marker 25 from Robert J. Novacek for the price of \$115,000.

G-10 Approval to amend the Acquisition List to add 1) Block 2, Lots 8 and 9, Hibiscus Park on Key Largo and 2) Lots 22 and 23, Burton's Addition to Tavernier on Key Largo as affordable housing sites.

G-11 Approval of a contract to purchase Tier 3 property with two ROGO exemptions for affordable housing - Block 2, Lots 8 and 9, Hibiscus Park on Key Largo near mile marker 101 from L.J. Gators, LLC for the price of \$530,000.

G-12 Approval of a contract to purchase Tier 3 property with six ROGO exemptions for affordable housing - Lots 22 and 23, Burton's Addition to Tavernier on Key Largo near mile marker 92 from John F. Gillen, Carol Gillen, and the Lawrence J. Hogan Estate for the price of \$975,000.

G-13 Approval of a resolution authorizing the purchase of Block 2, Lots 8 and 9, Hibiscus Park (PB 3-166) with Parcel ID#s 00507510-000000 and 00507520-000000 commonly known as 15 and 17 Hibiscus Lane, Tavernier, FL, for affordable housing; and authorizing the conveyance of the property (excluding 2 Rate of Growth Ordinance (ROGO) exemptions) to Monroe County subject to a Land Use Restriction Agreement (LURA)

G-14 Approval of a resolution authorizing the purchase of Lots 22 and 23, Burton's Addition to Tavernier (PB 2-82) with parcel ID#00479430-000000 commonly known as 159 Florida Avenue, Tavernier, FL, for affordable housing; and authorizing the conveyance of the property (Excluding 6 Rate Of Growth Ordinance (ROGO) Exemptions) to Monroe County subject to a Land Use Restriction Agreement (LURA).

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

There being no further business, the meeting was adjourned at 9:43 AM.



Minutes prepared by:

**Christine  
Hurley**

Christine Hurley  
Executive Director

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Hurley  
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Approved by the Board on:

March 20, 2024