

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
GOVERNING BOARD

March 20, 2024 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, March 20, 2024. 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 1:45 PM.

G-1 Roll Call. Present and answering roll call, in addition to Chairman David Rice, were Commissioner Craig Cates, Vice Chairman 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-9 and G-11 through G-17.

Item G-10 was deleted from the agenda. Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 8 and 9 and Block 8, Lot 3, Pine Crest on Big Pine Key near mile marker 30 from James R. Jones for the price of \$57,000.

G-3 Approval of the minutes for the February 21, 2024 meeting

G-4 Review of Monroe County Land Authority Executive Director Monthly Report for March 2024 (through February 29, 2024).

G-5 Review of MCLA expenses for the time period of 02/2/24 through 02/29/24.

G-6 Approval of an amendment to Gregory Oropeza, attorney, professional services agreement extending the term to March 31, 2027.

G-7 Approval of an Addendum to Contract with Scull and Scull, P.A. for professional consulting services including acquisition and contractual work on behalf of the Land Authority extending the term to September 30, 2025.

G-8 Approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lot 7, Sunset Bay on Grassy Key near mile marker 58 from the Ruben D. Espinosa Revocable Trust dated 6/24/15 for the price of \$17,000.

G-9 Approval of a contract to purchase Tier 1 property for conservation - Block 55, Lot 10, Sands on Big Pine Key near mile marker 31 from Teresa G. Easter for the price of \$50,000.

G-11 Approval to amend the Acquisition List to add Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key as an affordable housing site.

G-12 Approval of a contract to purchase Tier 1 property with one ROGO exemption for affordable housing - Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key near mile marker 31 from Jeffery Wright and Julie Kristine Wright for the price of \$215,000.

G-13 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority authorizing the Executive Director to apply for a request for a minor conditional use permit for the Transfer of a ROGO Exemption (TRE), including the payment of applicable application fee(s), as well as property owner notification costs, authorizing Chairman to sign on behalf of Monroe County Comprehensive Plan Land Authority (property owner), authorizing Executive Director to be authorized agent on behalf of Monroe County Comprehensive Plan Land Authority for Receiver Site and Sender Site and approval to record Assignment of Rate of Growth Ordinance (ROGO) exemption from 30447 Oleander Boulevard, Big Pine Key, Parcel Identification Number 00278950-000000 legally described as: Lots 1, 2, 15, 16, and 17, Block 8, Palm Villa Subdivision (PB 1-89), (hereinafter referred to as the "Sender Site") to 31562 Avenue D, Big Pine Key, Parcel Identification Number 00308540-000100 legally described as: Lot 15, Block 22, Big Pine Cove Subdivision (PB 3-131) (hereinafter referred to as the "Receiver Site"), contingent upon approval by the County of a Minor Conditional Use transferring the market rate ROGO as an affordable ROGO exemption. [Resolution 09-2024]

G-14 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority authorizing the Executive Director to apply for a request for a minor conditional use permit for the Transfer of a ROGO Exemption (TRE), including the payment of applicable application fee(s), as well as property owner notification costs, authorizing Chairman to sign on behalf of Monroe County Comprehensive Plan Land Authority (property owner), authorizing Executive Director to be authorized agent on behalf of Monroe County Comprehensive Plan Land Authority for Receiver Site and Sender Site and approval to record Assignment of Rate of Growth Ordinance (ROGO) exemption from 31030 Avenue E, Big Pine Key, Parcel Identification Number 00303660-000000 legally described as: Lot 16, Block 28, Sands Subdivision (PB 1-65), (hereinafter referred to as the "Sender Site") to 31574 Avenue D, Big Pine Key, Parcel Identification Number 00308540-000200 legally described as: Lot 17, Block 22, Big Pine Cove Subdivision (PB 3-131) (hereinafter referred to as the "Receiver Site") contingent upon approval by the County of a Minor Conditional Use transferring the market rate ROGO as an affordable ROGO exemption. [Resolution 10-2024]

G-15 Approval of a Revocable License Agreement with Douglas and Geraldine Mader of 1343 Long Beach Drive, Big Pine Key, for temporary access through, and permission to place shoreline erosion prevention boulders along the edge of, Monroe County Comprehensive Plan Land Authority's property, described as Lot 18, Long Beach Estates, Section A, Big Pine Key.

G-16 Approval of a Resolution of the Monroe County Comprehensive Plan Land Authority authorizing subordination of the mortgage loan encumbering a portion of Poinciana Plaza in Key West. [Resolution 11-2024]

G-17 Approval of Monroe County Comprehensive Plan Land Authority Contract for Affordable Housing Project Analysis, a professional services agreement with First Housing Development Corporation of Florida for the provision of a Subsidy Layering Review (SLR) for the Sugarloaf Landings Project in a lump sum amount of \$8,500 and future projects 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.

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

There being no further business, the meeting was adjourned at 1:46 PM.

**Christine
Hurley**

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Christine Hurley
Date: 2024.04.17
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Minutes prepared by:

Christine Hurley
Executive Director

Approved by the Board on:

04-17-2024