

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

March 26, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, March 26, 2014, in Suite 104 of the Monroe Regional Service Center (State building) located at 2796 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Susan Sprunt at 9:00 AM. Present and answering roll call in addition to Chairman Sprunt were Bryan Green, Susan Matthews and Barbara Neal. Executive Director Mark Rosch, Office Manager Kimberly Nystrom, Counsel Ginny Stones and a member of the public were also in attendance.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding the following conservation purchases: 1) Block 45, Lots 10-13, Sands on Big Pine Key (Johns); 2) Block 10, Lot 5, Center Island on Duck Key (Cheek); and 3) Key Largo acreage parcel RE #00089200-000000 (University of Miami). Ms. Matthews made a motion to approve the agenda with the proposed additions and Mr. Green seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the February 26, 2014 meeting minutes. Mr. Green made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution authorizing the subordination of a mortgage loan encumbering Poinciana Plaza in Key West. J. Manuel Castillo, Sr., Executive Director of the Key West Housing Authority (KWHHA) distributed information and addressed the Committee. KWHHA desires to refinance the \$16,000,000 Section 108 loan currently in first position. MCLA holds a \$2,210,000 mortgage loan in second position, which KWHHA requests MCLA to subordinate to a new proposed first mortgage in an amount not to exceed \$12,000,000 and at a lower interest rate. KWHHA requests that some of the undeveloped portion of the property be carved out of the legal description and not encumbered in the new mortgage, thereby allowing for potential development with additional housing at a later date. Counsel Stones addressed the Committee regarding the revised legal description, which is currently being updated by the surveyor. Mr. Green made a motion to approve the resolution with the addition of the revised legal description, as approved by legal counsel, excluding sections of the property not to be encumbered by the new mortgage. Ms. Neal seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval of the 2014 Acquisition List. Mr. Rosch addressed the Committee and discussed the changes made thus far to the list: 1) removing of the Patterson Avenue site in Key West; and 2) adding a new category: Property within Florida Forever projects. He also discussed BOCC land acquisition priority rankings. Ms. Neal made a motion to approve the 2014 Acquisition List as presented and Ms. Matthews seconded the motion. There were no objections and the motion carried 4/0.

The next item was approval to purchase property for conservation. Mr. Rosch distributed information and addressed the Committee regarding the following proposed acquisitions:

- a) Block 45, Lots 3 and 4, Sands on Big Pine Key (Boggess). The subject property vegetation is mostly cleared with some buttonwood present. The property size totals 10,000 square

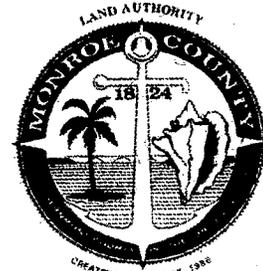
- feet. The site is designated Tier 1 – Natural Area and is zoned Improved Subdivision (IS). The owners have agreed to sell the property for \$40,000. Mr. Green made a motion to approve purchasing the property for the \$40,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 47, Lots 17 and 18, Sands on Big Pine Key (Mirchandani/Holcomb). The subject property vegetation consists of tropical hardwood hammock with a few exotics, is zoned Improved Subdivision (IS) and has a Tier designation of Tier 1 – Natural Area. The property size is 10,000 square feet. The owners have agreed to sell the property for \$40,000. Mr. Green made a motion to approve purchasing the property for the \$40,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - c) Block 57, Lot 6, Port Pine Heights 2<sup>nd</sup> Addition on Big Pine Key (Havlik). The subject canal property vegetation is mowed with a buttonwood canopy and is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC). The site is designated Tier 1 – Natural Area and is 5,250 square feet in size. The owner has agreed to sell the property for \$30,319 (2013 tax assessed value). Ms. Matthews made a motion to approve purchasing the property for the \$30,319 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - d) Block 7, Lot 22, Big Pine Shores on Big Pine Key; Block 4, Lots 2-3 and Block 8, Lots 6-9 and Block 9, Lot 5, Thompsons on Key Largo; and, Block 14, Lots 5-9, Sunset Cove on Key Largo (Griffin). The Big Pine Shores lot contains pineland and tropical hardwood hammock vegetation and has a Tier 2 – Transition and Sprawl Area designation. It is zoned Sparsely Settled (SS) with an overlay of Area of Critical County Concern (ACCC). The Key Largo property vegetation is mostly tropical hardwood hammock with some buttonwood and is all designated Tier 1- Natural Area. The zoning designations for the Key Largo property consist of Suburban Residential (SR) for all but one lot (Block 9, Lot 5, Thompsons), which is zoned Commercial Fishing Special District (CFSD5). The total combined property size for all thirteen lots is 1.6 acres. The owner has agreed to sell the property for a price of \$62,063 (115% of 1986 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$62,063 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
  - e) Block 45, Lots 10-13, Sands on Big Pine Key (Johns). The subject property vegetation consists of mostly exotics with some tropical hardwood hammock species, is zoned Improved Subdivision (IS) and has a Tier designation of Tier 1 – Natural Area. The property size totals 20,000 square feet. The owners have signed a contract to sell the property for \$80,000. Ms. Neal made a motion to approve purchasing the property for the \$80,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.
  - f) Block 10, Lot 5, Center Island on Duck Key (Cheek). The subject property vegetation is a red-flagged freshwater wetland and is zoned Improved Subdivision - Masonry (IS-M). The site is designated Tier 3 – Infill Area and is 7,500 square feet in size. The owners have agreed to sell the property for \$12,937.50 (115% of 1986 tax assessed value). Mr. Green made a motion to approve purchasing the property for the \$12,937.50 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
  - g) Key Largo acreage RE #00089200-000000 (University of Miami). The subject property vegetation consists of tropical hardwood hammock, buttonwood and mangroves, is zoned Suburban Residential (SR) and Native Area (NA) and has a Tier designation of Tier 1 – Natural Area. The property size totals approximately 6 acres. The owners have signed a contract to sell the property for \$20,567 (115% of 1986 tax assessed value). Counsel Stones addressed the Committee. Mr. Green made a motion to approve purchasing the property for the \$20,567 price and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was the Executive Director's report. Mr. Rosch distributed information and reported on recent events including the following:

- a) On March 12 the County Commission held a joint meeting with the Key West City Commission regarding relocating the Keys Overnight Temporary Shelter. At the March 19 Governing Board meeting the Board directed Counsel Stones to meet with the County Attorney and the Key West City Attorney and look into whether the Land Authority statute allows MCLA to purchase property for a homeless shelter. Counsel Stones addressed the Committee.
- b) Potential acquisitions - Mr. Rosch addressed the Committee and the Committee discussed properties currently under negotiation. Counsel Stones addressed the Committee.
- c) The Heron House property and operations are being transferred from US Fellowship of Florida, Inc. to Westcare Foundation affiliates FitHouse Enterprises, Inc. and the Guidance/Care Center. MCLA's deed restrictions will remain in place. Counsel Stones addressed the Committee.
- d) Recent acquisitions - MCLA closed eight transactions since last meeting consisting of three parcels on Plantation Key, eight parcels on Big Pine Key and one Sugarloaf Key parcel. Counsel Stones addressed the Committee. The Committee viewed aerial maps of the sites.
- e) The next meeting is scheduled for Wednesday, April 30, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All four members confirmed that they would be able to attend the April meeting date.

The meeting was adjourned at 10:59 AM.

Prepared by:   
Kimberly Nystrom  
Office Manager



Approved by the Advisory Committee on April 30, 2014