

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

June 25, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 25, 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 9:03 AM. Present and answering roll call in addition to Chairman Sprunt were Mitchell Cook, Bryan Green, Susan Matthews and Barbara Neal. Executive Director Mark Rosch, Office Manager Kimberly Nystrom and members of the public were also in attendance.

The first item was additions and deletions to the agenda. Mr. Rosch distributed information and proposed adding the following Big Pine Key properties as conservation acquisitions: Block 60, Lot 1, Port Pine Heights 2nd Addition (Carlson/Kistner); and Lot 10, Doctor's Arm 3rd Addition Section B (Hero). Ms. Matthews made a motion to approve the agenda with the proposed additions and Ms. Neal seconded the motion. There were no objections and the motion carried 5/0.

The next item was approval of the May 23, 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 5/0.

The next item was discussion and presentation regarding a potential partnership between the Land Authority, the Key West Housing Authority, and Habitat for Humanity using a Mortgage Settlement Trust Fund grant. Mark Moss, Executive Director and Debbie Batty, President of Habitat for Humanity of Key West and Lower Florida Keys (HFH) distributed information and made a power point presentation to the Committee. HFH has received a grant from the State in the amount of \$300,000 (\$60,000 per unit for up to five units) to use toward acquisition and renovation of home ownership affordable housing for income qualified buyers. Grant fund reimbursement by HFH must be applied for by June, 2015. HFH proposes MCLA acquire a 5-unit property at 1012 Fleming Street in Key West and convey the site to the Key West Housing Authority (KWHHA). HFH would lease the site from KWHHA for a 99-year term, renovate the property, convert the property into a condominium, and sell the units to income qualified buyers subject to deed restrictions. This being a discussion item, the Committee took no action.

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

- a) Block 3, Lots 4 and 5, Big Pine Key, Inc. on Big Pine Key (Herms). The subject property has exotic vegetation and is zoned Improved Subdivision (IS). The site is designated Tier 1 – Natural Area and is 14,000 square feet. The owner has agreed to sell the property for \$39,000. Mr. Green made a motion to approve purchasing the property for the price of \$39,000 and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 6, Lot 2, Big Pine Shores on Big Pine Key (Fowler/Lopez). The property's vegetation consists of tropical hardwood hammock. The site is a canal lot zoned Improved Subdivision (IS) and is designated Tier 2 – Transition and Sprawl Area. The lot size is 11,156 square feet. The owners have agreed to sell the property for \$31,995 (2013 TAV). Mr. Cook made a

motion to approve purchasing the property for the \$31,995 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

- c) Block 21, Lot 6 and Block 24, Lot 2, Port Pine Heights 2nd Addition on Big Pine Key (Roberts). The subject property is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and is designated Tier 1 – Natural Area. The vegetation on Lot 6 consists of tropical hardwood hammock while the vegetation on Lot 2 consists of buttonwood and freshwater wetland species. Together the lots total 12,375 square feet. The owner has 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 5/0.
- d) Block 4, Lot 54, Cutthroat Harbor Estates on Cudjoe Key (Marino). The subject property consists of tropical hardwood hammock vegetation and is zoned Suburban Commercial (SC). The site is designated Tier 1 – Natural Area and is 10,052 square feet. The owner has agreed to sell the property for \$24,203 (2013 TAV). Ms. Matthews made a motion to approve purchasing the property for the \$24,203 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- e) Part of Lot 19, Plat Book 1, Page 68 on Key Largo (Cattanach). The subject property vegetation consists of tropical hardwood hammock and is zoned Suburban Residential (SR). The site is designated Tier 1 – Natural Area and is 0.45 acre. The owners have agreed to sell the property for \$30,000. Ms. Neal made a motion to approve purchasing the property for the \$30,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- f) Block 60, Lot 1, Port Pine Heights 2nd Addition on Big Pine Key (Carlson/Kistner). The subject property is a canal lot zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and is designated Tier 1 – Natural Area. The vegetation is mowed with tropical hardwood hammock and the lot size is 7,788 square feet. The owners have agreed to sell the property for \$30,921 (2013 TAV). Ms. Matthews made a motion to approve purchasing the property for the \$30,921 price and Mr. Green seconded the motion. There being no objections, the motion carried 5/0.
- g) Lot 10, Doctor's Arm 3rd Addition Section B on Big Pine Key (Hero). The subject canal property is zoned Improved Subdivision (IS) and is designated Tier 2 – Transition and Sprawl Area. The vegetation is mostly exotics with some tropical hardwood hammock and the lot size is 6,000 square feet. The owners are considering selling the property for \$30,000 (2013 TAV). Ms. Neal made a motion to approve purchasing the property for the \$30,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

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

- a) Recent closings - MCLA closed seven transactions since last meeting consisting of one parcel on Key Largo, one lot on Duck Key and twenty-five lots on Big Pine Key. The Committee viewed aerial maps of the sites.
- b) Potential acquisitions - Mr. Rosch addressed the Committee and the Committee discussed pending negotiations and potential acquisitions.
- c) The next meeting is scheduled for Wednesday, July 30, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Mr. Cook said he would not be available to attend this meeting date.

The meeting was adjourned at 12:21 PM.

Prepared by: Kimberly Nystrom
Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on July 30, 2014