

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

August 27, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 27, 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 9:04 AM. Present and answering roll call in addition to Chairman Sprunt were Bryan Green, Mitchell Cook, Susan Matthews and Barbara Neal. Also present were Executive Director Mark Rosch, Counsel Ginny Stones, Office Manager Kimberly Nystrom and members of the public.

The first item was additions and deletions to the agenda. There were none.

The next item was approval of the July 30, 2014 meeting minutes. Ms. Matthews made a motion to approve the minutes as presented and Mr. Green seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to add 1012 Fleming Street in Key West to the Acquisition List as an affordable housing site. Mr. Rosch, Mark Moss, Executive Director and Debbie Batty, President of Habitat for Humanity of Key West and Lower Florida Keys, Inc. (HFH), and J. Manuel Castillo, Executive Director of Key West Housing Authority (KWH) addressed the Committee. HFH proposes to convert a house consisting of five rental units at 1012 Fleming Street into condominium homeownership affordable housing using Land Authority funding and a \$300,000 State grant for renovation and/or acquisition from the Mortgage Settlement Trust Fund. The property is listed for sale at \$950,000 and HFH has negotiated a price of \$925,000. HFH proposes that KWH acquire the site using MCLA funding. KWH would issue a 99-year ground lease to HFH and HFH would renovate the site. HFH would convert the property to a condominium form of ownership and sell a leasehold interest to income qualified buyers. The proposal consists of efficiency and one-bedroom units ranging in size from 320 to 480 square feet. If the renovations completed by June 2015 cost less than \$300,000, the balance of the grant reimbursement could go to MCLA as partial reimbursement of the acquisition cost. The City of Key West has nominated the property via Resolution 14-214. Ms. Batty clarified that although she is a realtor, she is working pro bono and would not receive a commission for this transaction. Mr. Castillo expressed concerns about KWH's ability to enforce the affordability provisions once a condominium association has been created and said the KWH Governing Board would need to approve this plan in order to proceed. The Committee discussed concerns regarding the public benefit of the project, the small size of the units and the short timeframe the grant allows for completion of renovations and establishing a condominium association. After much discussion, Ms. Neal made a motion to add 1012 Fleming Street to the Acquisition List as an affordable housing site. Chairman Sprunt seconded the motion. Roll call was as follows: Mr. Cook: yes; Mr. Green: no; Ms. Matthews: no; Ms. Neal: yes; and Chairman Sprunt: yes. The motion carried 3/2.

The next item was approval of a resolution approving a declaration of restrictive covenants and corresponding funding toward the purchase of the Johnson property by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Mr. Rosch addressed the Committee. The resolution is back on the agenda so that the Committee can approve the wording of the revisions discussed at last month's meeting as well as additional revisions in

response to comments received from the Florida Fish and Wildlife Conservation Commission since last month's meeting. All of the revisions involve changes to Paragraph 3 ("Restrains Imposed by Declaration") of the Declaration of Restrictive Covenants and were approved by the Land Authority Governing Board on August 20, 2014.

Counsel Stones stepped out of the meeting briefly during the discussion and returned before the vote was taken.

Mr. Green made a motion to approve the revised resolution and to authorize staff to modify the legal description, if necessary, to match the final legal description to be used in the seller's deed to the State. Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

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

- a) Block 14, Lot 16, Cutthroat Harbor Estates First Addition on Cudjoe Key (Mazza). The subject canal property is a red-flag wetland consisting of buttonwood and mangrove vegetation. The site is zoned Improved Subdivision (IS), is designated Tier 3 – Infill Area and is 6,992 square feet. Due to wetlands within the platted right-of-way bordering the property, there is no practical vehicular access to the site. The owner has agreed to sell the property for \$15,934 (115% of 1986 TAV). Ms. Matthews made a motion to approve purchasing the property for the \$15,934 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.

Counsel Stones left the meeting at this time.

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 six transactions since last meeting consisting of seven lots on Big Pine Key and one lot on Ramrod Key. The Committee viewed aerial maps of the sites.
- b) Potential acquisitions - Mr. Rosch and the Committee discussed pending negotiations and potential acquisitions.
- c) At the August 20, 2014 Commission meeting the BOCC hired the Trust for Public Lands to prioritize potential conservation acquisitions and to explore options for more land acquisition funding.
- d) The BOCC also hired a consultant to research and recommend whether to assemble an affordable housing task force and, if so, what the composition of the task force should be.
- e) Representative Holly Raschein hosted a workforce housing roundtable discussion with local government officials on August 25, 2014 at the Marathon Government Center. One participant suggested revising the Florida Statutes to allow MCLA funds in Key West to be used for the development of affordable housing in addition to the acquisition of property.
- f) The next meeting is scheduled for Wednesday, September 24, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. All members said they would be available to attend.

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The meeting was adjourned at 12:10 PM.

Prepared by: Kimberly Nystrom  
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Office Manager



Approved by the Advisory Committee on October 29, 2014.