

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

October 29, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, October 29, 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 9:01 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 a member of the public.

The first item was additions and deletions to the agenda. There were none. Ms. Matthews made a motion to approve the agenda with no changes and Mr. Green seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the August 27, 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 report on affordable housing issues in the City of Key West. Mr. Rosch addressed the Committee and introduced Don Craig, Planning Director of the City of Key West. Mr. Craig addressed the Committee regarding his September 4, 2014 memo on Affordable Housing Needs Solutions. He discussed a strategy of focusing on potential affordable housing sites that are already in public ownership. Mr. Craig said that Key West is nearly built out, has a scarcity of vacant land, and those buildable sites that do remain are often cost prohibitive. The City's needs for the purchase of conservation land and park sites have been met, while the need for affordable housing remains. The City's zoning density, impact fees and Workforce Housing Ordinance need to be updated and revised. City staff is in the process of updating LDR's, zoning and the comprehensive plan. Mr. Craig proposed amending the Land Authority's enabling legislation as it applies to the City of Key West to allow expenditures for subsidies or construction of affordable housing, rather than just the acquisition of property. The Key West City Commission has not selected a new location for the homeless shelter (Keys Overnight Temporary Shelter or KOTS).

The Committee took a brief recess.

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

- a) Key Largo acreage RE #00084260-000000 and 00084260-000200 (Ferguson). The subject property fronts US Highway 1 and consists of 1.23 acres of tropical hardwood hammock vegetation. The site is zoned Urban Commercial (UC) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a purchase price of \$165,000. Ms. Neal made a motion to approve purchasing the property for the \$165,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 18, Lot 4, Twin Lakes, Key Largo (Salerno Estate). The subject property is 8,640 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 3A – Special Protection Area. The heirs have agreed to sell the property for \$26,000. Mr. Green made a motion to approve

- purchasing the property for the \$26,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- c) Block 11, Lot 16, Palma Sola, Key Largo (Solomon Estate). The subject property is 5,000 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The heirs have agreed to sell the property for \$22,700 (2014 TAV). Ms. Matthews made a motion to approve purchasing the property for the \$22,700 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
 - d) Lot 22, Roger Lowes, Big Pine Key (Weiser/Rosenberg Estate). The subject property is 5,100 square feet and consists of pineland transitioning to tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. Counsel Stones addressed the Committee. The heirs have agreed to sell the property for \$20,445 (2014 TAV). Mr. Green made a motion to approve purchasing the property for the \$20,445 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
 - e) Block 20, Lot 13, Palm Villa (Sweeting). The subject property is 8,125 square feet and consists of tropical hardwood hammock and freshwater wetland vegetation. The site is zoned Area of Critical County Concern (ACCC) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for \$4,000. Ms. Matthews made a motion to approve purchasing the property for the \$4,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
 - f) Lot 26, Doctor's Arm 3rd Addition Section C (Land). The subject property is a 6,000 square foot canal lot that is partially cleared with buttonwood vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 2 – Transition and Sprawl Area. The owners have agreed to sell the property for \$32,500. Mr. Cook made a motion to approve purchasing the property for the \$32,500 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
 - g) Block 19, Lot 1, Sea View (White Estate). The subject property is 10,000 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Area of Critical County Concern (ACCC) and is designated Tier 1 – Natural Area. The heir has agreed to sell the property for \$6,986 (115% of 1986 TAV). Mr. Green made a motion to approve purchasing the property for the \$6,986 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
 - h) Block 2, Lot 40, Cutthroat Harbor Estates (Dailey Estate). The subject property consists of tropical hardwood hammock vegetation. The site is zoned Native Area (NA), is designated Tier 1 – Natural Area and is 6,000 square feet. One of the heirs has agreed to sell the property for \$4,000 and has signed the Land Authority's purchase agreement. Further research has revealed there are at least seven heirs to this site, six of which are deceased. The heir who signed the purchase agreement is unwilling to proceed with the transaction if he will be required to account for the interests of the other six heirs. Counsel Stones addressed the Committee. Mr. Green made a motion to deny the purchase agreement and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
 - i) Block 4, Lot 53, Cutthroat Harbor Estates (Gladstone/Klasfeld). The subject property is 6,000 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for \$20,000. Mr. Cook made a motion to approve purchasing the property for the \$20,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
 - j) Block 1, Lot 13, Gulf Shores (McLaughlin). The subject property is 15,000 square feet and consists of freshwater wetland and tropical hardwood hammock vegetation. The site is

zoned both Native Area (NA) and Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for \$9,487 (115% of 1986 TAV). Mr. Green made a motion to approve purchasing the property for the \$9,487 price and Mr. Cook 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) The acquisition of the Johnson property was approved by the State for a purchase price of \$3.6 million, excluding the MCLA contribution and restrictive covenants that were originally proposed. The transaction is expected to close in November.
- b) Amendment 1 proposes dedicating 33% of the state documentary tax for a period of twenty years to be used for various conservation, recreation, and water quality purposes throughout the state. In anticipation of this amendment being approved by the voters next week, the BOCC has hired a consultant to begin work on drafting a land and water bill for the Keys.
- c) Recent closings - MCLA closed six transactions since last meeting consisting of the following: 1) one parcel on Key Largo; 2) four lots on Big Pine Key; 3) one lot on Little Torch Key; and 4) two lots on Cudjoe Key. The Committee viewed aerial maps of the sites.
- d) There are title issues that are commonly encountered when MCLA attempts to purchase properties that are not subject to a property tax bill. Mr. Rosch discussed some potential strategies for addressing these issues.
- e) The next meeting is scheduled for Friday November 21, 2014 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Chairman Sprunt and Mr. Cook were not sure if they would be available to attend.

The meeting was adjourned at 11:44 AM.

Prepared by: Kimberly Nystrom
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Office Manager



Approved by the Advisory Committee on November 21, 2014