

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 21, 2014

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Friday, November 21, 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, Mitchell Cook, Susan Matthews and Barbara Neal. Also present were Executive Director Mark Rosch, Counsel Ginny Stones and Office Manager Kimberly Nystrom.

The first item was additions and deletions to the agenda. Staff distributed information to the Committee. Mr. Rosch addressed the Committee and proposed adding the following items: 1) Four conservation purchases consisting of: a) Block 9, Lot 15, Palma Sola, Key Largo (Trujillo); b) Block 3, Lot 30, Cutthroat Harbor Estates, Cudjoe Key (Olson); c) Block 5, Lots 35 and 36, Cutthroat Harbor Estates, Cudjoe Key (Oban); d) Block 49, Lot 5, Sands, Big Pine Key (Sanchez); and, 2) Approval of the 2015 meeting schedule. Ms. Neal made a motion to approve the agenda with these additions and Mr. Green seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the October 29, 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 approval to purchase property for conservation. Mr. Rosch addressed the Committee regarding the following proposed acquisitions:

- a) Lot 42, Tavernier Cove No. 1, Key Largo (Blom Estate). The subject property consists of 3,875 square feet of tropical hardwood hammock vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 3A – Special Protection Area. The executrix of the estate has agreed to sell the property for a price of \$26,000. Mr. Green made a motion to approve purchasing the property for the \$26,000 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 2, Lots 1 - 4, Summerland Key Garden, Summerland Key (Edwards). The subject property consists of a 0.78 acre site of tropical hardwood hammock and exotic vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for \$99,000. Ms. Matthews made a motion to approve purchasing the property for the \$99,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- c) Block 9, Lot 15, Palma Sola, Key Largo (Trujillo). 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 owner has agreed to sell the property for \$22,700 (2014 TAV). Ms. Neal made a motion to approve purchasing the property for the \$22,700 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- d) Block 3, Lot 30, Cutthroat Harbor Estates, Cudjoe Key (Olson). The subject property is 6,000 square feet and consists of salt marsh and buttonwood vegetation. The site is zoned Native Area (NA) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for \$3,174 (115% of 1986 TAV). Mr. Green made a motion to approve

purchasing the property for the \$3,174 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

- e) Block 5, Lots 35 and 36, Cutthroat Harbor Estates, Cudjoe Key (Oban Estate). The subject property is 12,000 square feet and consists of tropical hardwood hammock vegetation. The site is zoned Suburban Residential (SR) and is designated Tier 1 - Natural Area. The owner is considering selling the property for \$8,000. Mr. Cook made a motion to approve purchasing the property for the \$8,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- f) Block 49, Lot 5, Sands, Big Pine Key (Sanchez). The subject property is 5,000 square feet and consists of mangrove and buttonwood vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owner is considering selling the property for a purchase price of \$4,887 (115% of 1986 TAV). Mr. Green made a motion to approve purchasing the property for the \$4,887 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the 2015 meeting schedule. Mr. Rosch addressed the Committee. Ms. Matthews said she would not be available for the May 22 meeting date. Mr. Green made a motion to approve the 2015 meeting schedule and Ms. Neal seconded the motion. There were no objections and 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) In FY 2014 MCLA closed 76 transactions consisting of 131 parcels and 32 acres. The Committee viewed aerial photos of the acquisitions and Mr. Rosch provided statistics from other local government land acquisition programs in Florida.
- b) The State is completing its due diligence work on the Johnson property.
- c) Wendover Housing Partners is proposing to build 34 units of affordable housing on 64th Street in Marathon using tax credits from Florida Housing Finance Corporation. The developer may be requesting \$700,000 from the Land Authority and the project may involve filling about 5,000 square feet of wetlands. The City has not nominated the site and the FHFC application deadline for tax credits is January 22, so the project has a very tight timeline.

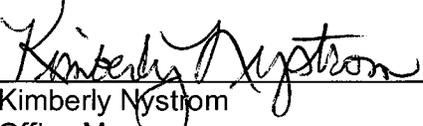
Chairman Sprunt had to leave the meeting at this time. Vice Chair Matthews began presiding over the meeting.

- d) The City of Key West approved a resolution directing its staff to implement the actions identified in the Planning Department's affordable housing white paper. Key West has not made a decision regarding the location of the homeless shelter site.
- e) Amendment 1 on the November ballot passed and the County staff are working on a draft bill to present to the BOCC in December. The bill may add Areas of Critical State Concern to the group of priority lands identified in the budget proviso language in s. 259.105, FS. It may also amend s. 380.0666, FS to allow the Land Authority to contribute funding toward the State's purchase of conservation land without requiring MCLA to receive a real property interest. The City of Key West may be proposing an amendment to allow MCLA funds to be used for development of affordable housing in Key West.
- f) Potential acquisitions - Mr. Rosch and the Committee discussed pending negotiations and potential acquisitions. Counsel Stones addressed the Committee regarding probate costs, title work, lineal descendants and lot size purchase price basis.

g) The next meeting is scheduled for Wednesday December 17, 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.

The meeting was adjourned at 11:52 AM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on December 17, 2014.