

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 28, 2015

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday January 28, 2015, 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 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. There were none. Ms. Matthews made a motion to approve the agenda as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was selection of a Chairman and Vice Chairman for 2015. Mr. Green nominated Ms. Sprunt as Chairman and Ms. Matthews as Vice Chairman. Counsel Stones addressed the Committee regarding the selection procedure. There being no other nominations, the nominations were closed and Chairman Sprunt was re-elected as Chairman and Ms. Matthews was re-elected as Vice Chairman.

The next item was approval of the December 17, 2014 meeting minutes. Mr. Green made a motion to approve the minutes as presented and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.

The next item was review of the 2014 Acquisition List and discussion of directions for 2015. Mr. Rosch addressed the Committee regarding conservation and affordable housing acquisition issues. Counsel Stones addressed the Committee. This being a discussion item, the Committee took no action.

The next item was approval of a resolution authorizing the purchase of Lot 8, Square 39, Crains Subdivision of Grassy Key for conservation and authorizing the subsequent conveyance of the property to the City of Marathon subject to a conservation easement. Mr. Rosch addressed the Committee. The City of Marathon has approved a resolution agreeing to accept title to this lot subject to a conservation easement in favor of MCLA. The owner has agreed to sell for a purchase price of \$18,750 (2014 TAV). Mr. Green made a motion to approve the resolution and Ms. Matthews seconded the motion. There were no objections and 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) Block 5, Lot 8, Gulfstream Shores, Key Largo (Miller/Nagle). The subject property is 7,500 square feet and consists of a mix of tropical hardwood hammock and exotic vegetation. The site is zoned Improved Subdivision (IS) and is designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$26,000. Mr. Cook 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.
- b) Block 3, Lots 13, 14, 15 and 16, Anglers Park, Key Largo (Pearce). The subject property totals 19,416 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 a price of \$86,736. Ms. Matthews made a motion to approve purchasing the property for the \$86,736 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

- c) Block 5, Lots 3 and 4, Palma Sola, Key Largo (Laucius). The subject property is 10,000 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 a price of \$45,400 (2014 TAV). Mr. Green made a motion to approve purchasing the property for the \$45,400 price and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.
- d) No Name Key Acreage RE #00108040-000102 (Falk). The subject canal property is 9,583 square feet and consists of tropical hardwood hammock and exotic vegetation. The property is zoned Improved Subdivision (IS) and designated Tier 1 - Natural Area. The owners have agreed to sell the property for a price of \$25,000. Ms. Matthews made a motion to approve purchasing the property for the \$25,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- e) No Name Key Acreage RE #00108040-000300 and 00108050-000208 (Griffin). The subject property, consisting of a canal lot and a non-waterfront lot, totals 24,735 square feet. Both parcels have tropical hardwood hammock vegetation and are designated Tier 1 - Natural Area. The canal lot is zoned Improved Subdivision (IS) and the non-waterfront lot is zoned Native Area (NA). The owners have agreed to sell the property for a price of \$25,000. Mr. Cook made a motion to approve purchasing the property for the \$25,000 price and Mr. Green seconded the motion. There being no objections, the motion carried 5/0.
- f) Part of Lot 4 and all of Lots 5 and 6, Dorn's Subdivision, Big Torch Key (Korinek). The subject property totals 2.6 acres, is zoned Improved Subdivision (IS) and is designated Tier 1 - Natural Area. The vegetation on Lot 4 consists of tropical hardwood hammock, salt marsh, buttonwood and mangrove while the vegetation on Lots 5 and 6 consists of salt marsh, buttonwood and mangrove. The owners have agreed to sell the property for a price of \$50,000. Mr. Green made a motion to approve purchasing the property for the \$50,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

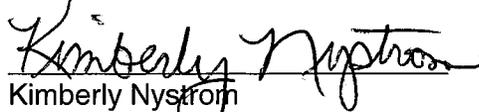
The next item was the Executive Director's report. Mr. Rosch distributed information and reported on recent events including the following:

- a) Since last meeting MCLA has closed on the purchase of Block 3, Lot 30, Cutthroat Harbor Estates on Cudjoe Key. The Committee viewed an aerial photo of the site.
- b) Update on draft Florida Keys Environmental Stewardship Act - The draft bill is under review by the House of Representatives Bill Drafting Services.
- c) Update on affordable housing actions in Key West - The City Commission approved a resolution requesting a statutory amendment to expand the use of MCLA funds to include construction, renovation and preservation of affordable housing. Mr. Rosch discussed draft amendment language that could be used to implement the resolution. The Commission also approved a resolution to consider increasing density and height restrictions for affordable and workforce housing. The Commission voted down a resolution concerning building additional units at Poinciana Plaza.
- d) The developers of the proposed SeaGrass Apartments site on 64th Street in Marathon did not submit an application for tax credit funding from Florida Housing Finance Corporation.

- e) The next meeting is scheduled for Wednesday February 25, 2015 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 10:47 AM.

Prepared by:


Kimberly Nystrom
Office Manager



Approved by the Advisory Committee on February 25, 2015.