

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

August 26, 2015

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 26, 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 9:04 AM. Present and answering roll call in addition to Chairman Sprunt were Mitchell Cook and Susan Matthews. Bryan Green and Barbara Neal were absent. Also present were Executive Director Mark Rosch, Office Manager Kimberly Nystrom, Counsel Ginny Stones, and a member of the public.

The first item was additions and deletions to the agenda. There were none. Mr. Cook made a motion to approve the agenda as submitted and Ms. Matthews seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of the July 29, 2015 meeting minutes. Ms. Matthews made a motion to approve the minutes as presented and Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of a resolution authorizing subordination of the mortgage loan encumbering a portion of Poinciana Plaza in Key West for an affordable assisted and independent living facility. Manuel Castillo, Executive Director of the Key West Housing Authority (KWHHA) addressed the Committee. KWHHA proposes to build 60 supported independent living units and 48 assisted living units on a portion (2.1 acres) of the Poinciana Plaza property. This housing will be limited to residents whose household income does not exceed 120% of area median income. Centennial Bank will be financing the construction in an amount not to exceed \$21,500,000. In order to obtain the construction loan, KWHHA is requesting that MCLA subordinate its \$2,210,000 mortgage to the construction loan. Mr. Rosch addressed the Committee. Counsel Stones addressed the Committee and distributed a revised resolution prepared by Attorney Erica Hughes.

The Committee took a brief recess.

Counsel Stones addressed the Committee regarding proposed language changes. Mr. Cook made a motion to approve the resolution and to allow future modifications of the mortgage, so long as the mortgage amount does not exceed \$21,500,000, and to authorize Counsel Stones to revise the resolution to reflect this concept. Ms. Matthews seconded the motion. There being no objections, the motion carried 3/0.

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 #00084920-000100 (V & D Trust). The subject property is three acres and consists of tropical hardwood hammock vegetation. The site is zoned Suburban Residential (SR) and is designated Tier 1 – Natural Area. The owner has agreed to sell the property for a price of \$125,000. Ms. Matthews made a motion to approve purchasing the property for the \$125,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

- b) Block 24, Lots 9 and 10, Sands on Big Pine Key; Block 2, Lots 1 and 2, Ramrod Shores Marina Section and Block 9, Lot 22, Ramrod Shores First Addition on Ramrod Key; (Krause Trust). The subject property is 30,525 square feet and consists of buttonwood wetland, 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 \$83,626. Mr. Cook made a motion to approve purchasing the property for a price of \$83,626 and Ms. Matthews seconded the motion. There being no objections, the motion carried 3/0.
- c) Block 18, Lots 10 and 11, Port Pine Heights First Addition and Block 5, Lot 5, Pine Key Yacht Club Estates on Big Pine Key (Boundary, Ltd.). The subject property is 17,490 square feet and consists of pineland and disturbed tropical hardwood hammock vegetation. The Port Pine Heights site is zoned Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC) and the Pine Key Yacht Club Estates site is zoned Improved Subdivision (IS) without the ACCC overlay. All three lots are designated Tier 1 – Natural Area. The owners have agreed to sell the property for a price of \$75,509. Ms. Matthews made a motion to approve purchasing the property for a price of \$75,509 and Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

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

- a) In preparing to close on the purchase of Tract A, Largo Gardens (RE# 00458750-000000; Brinkman/Johnson Estate), staff obtained a survey which indicates two sheds and an outbuilding encroach on the property. Counsel Stones addressed the Committee. Mr. Cook made a motion to carve out that which is sufficient to eliminate the encroachments, if necessary. Ms. Matthews seconded the motion. There being no objections, the motion carried 3/0.
- b) Since last meeting MCLA has closed five transactions and acquired five parcels.
- c) Staff has been researching options for an enhanced land acquisition structure.
- d) The Governing Board's budget meetings for fiscal year 2016 begin the first week in September.
- e) The next Advisory Committee meeting is scheduled for Wednesday, September 30, 2015 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Mr. Cook and Ms. Matthews said they would be available to attend.

The meeting was adjourned at 11:00 AM.

Prepared by: _____

Mark J. Rosch
Executive Director



Approved by the Advisory Committee on September 30, 2015.