

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 21, 2016

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Thursday, January 21, 2016 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 9:05 AM. Present and answering roll call in addition to Chairman Sprunt were Mitchell Cook, Teri Johnston, Susan Matthews, and Barbara Neal. Also present were Executive Director Mark Rosch, Office Manager Dina Gambuzza, Counsel Ginny Stones, and Executive Director of the Key West Housing Authority Manuel Castillo.

Mr. Rosch introduced and welcomed new Committee member Teri Johnston.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding the following conservation purchases: Block 6, Lots 1, 29, and 30, Gulfstream Shores; and Block 2, Lot 32, Eden Pines Colony. Ms. Neal made a motion to approve the agenda with the proposed additions and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was selection of a Chairman and Vice Chairman for 2016. Mr. Rosch addressed the Committee regarding eligibility for the positions. Ms. Sprunt has served as Chairman for three consecutive terms, the maximum number allowed by the Land Authority ordinance. Counsel Stones addressed the Committee regarding the selection procedure. Ms. Johnston nominated Ms. Matthews to serve as Chairman and Ms. Neal nominated Ms. Sprunt to serve as Vice Chairman. There being no other nominations, the nominations were closed and Ms. Matthews was elected as Chairman and Ms. Sprunt was elected as Vice Chairman.

The next item was approval of the minutes for the December 16, 2015 meeting. Mr. Cook made a motion to approve the minutes as presented and Ms. Sprunt seconded the motion. There being no objections, the motion carried 5/0.

The next item was the consideration of a resolution authorizing funding toward the purchase of a portion of Peary Court at 541 White Street in Key West for affordable housing. Mr. Rosch addressed the Committee. The Key West City Commission has nominated the property and requests \$10 million of Land Authority funding. The City Commission is considering purchasing a portion of Peary Court in Key West for affordable workforce housing. The proposed transaction calls for the City to purchase 157 existing units and the rights to build three additional units for a total of 160 units, together with a perpetual affordable housing deed restriction encumbering 48 units the Seller is preparing to build. The proposed purchase price is \$55 million, of which the City proposes to pay using \$10 million of Land Authority funds and \$45 million from the sales of revenue bonds. Both the acquisition of the property and the issuance of the bonds are subject to approval by Key West Voters on March 15, 2016.

Following discussion, Mr. Rosch introduced Manuel Castillo, Executive Director of the Key West Housing Authority. Mr. Castillo distributed information and addressed the Committee regarding the following statistics: Peary Court is a residential property consisting of 24.15 acres. There are 157 existing market rate units with building rights to build three additional market rate units. The

current owners have an agreement with the City of Key West to build 48 additional units which will be restricted as affordable housing for 50 years, with the ability to extend the affordability period for an additional 50 years. The property has a density of 8.6 units per acre. Mr. Castillo further discussed the 15 Year Pro-Forma handouts based on two income level scenarios: 120% of the area median income and a 50/50 mix of 120% and 80% to 100% of area median income.

Following discussion, Mr. Rosch and Council Stones addressed the Committee regarding the proposed Land Authority resolution. Following additional discussion, Mr. Cook made a motion to approve the resolution with the following changes: adding the phrase at the end of Section 3: "unless extended by the Land Authority"; and in the Affordability Covenants, second paragraph, under the heading of Property Use, striking the phrase: "as said statute may be amended from time to time". Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

At the conclusion of this item there was a short recess and Manuel Castillo left the meeting.

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

- a) Block 6, Lots 1, 29, and 30, Gulfstream Shores on North Key Largo. The subject property consists of three contiguous lots totaling 26,080 square feet. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock and exotics. The owners have agreed to sell the property for the price of \$78,000. Ms. Sprunt made a motion to approve purchasing the property for the \$78,000 price and to carve out for the subdivision sign if necessary. Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 2, Lot 32, Eden Pines Colony on Big Pine Key. The subject property is a 5,000 square foot canal lot. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS) with an overlay of Area of Critical County Concern (ACCC), and vegetation consisting of a mix of tropical hardwood hammock and exotics. The owners have agreed to sell the property for the price of \$25,000. Mr. Cook made a motion to approve purchasing the property for the \$25,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 5/0.

The next item was the review of the 2015 Acquisition List and discussion of directions for 2016. Mr. Rosch addressed the Committee regarding conservation and affordable housing acquisition issues. This being a discussion item, the Committee took no action.

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

- a) Mr. Rosch addressed the Committee regarding the status of the Executive Director position. On January 19, 2016 the Governing Board interviewed the top three candidates and chose Charles Pattison as the top candidate and Cynthia Guerra as the alternate candidate.
- b) The Land Authority closed two transactions since the last Advisory Committee meeting.
- c) The Florida Department of Economic Opportunity will conduct four public workshops on the proposed Hotel Unit Allocation Program.
- d) The next meeting is scheduled for Wednesday, March 2, 2016 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway. Mr. Cook, Ms. Johnston, Chairman Matthews, Ms. Neal, and Ms. Sprunt said they would be available to attend.

The meeting was adjourned at 12:01pm.



Prepared by: *Dina Gambuzza*
Dina Gambuzza
Office Manager

Approved by the Advisory Committee on March 2, 2016.