

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 27, 2016 and May 11, 2016

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 27, 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 Matthews at 9:00 AM. Present and answering roll call in addition to Chairman Matthews were Mitchell Cook, Teri Johnston, Barbara Neal, and Susan Sprunt. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Ginny Stones.

The first item was additions and deletions to the agenda. Mr. Rosch addressed the Committee and proposed adding four items. Under approval to purchase property for conservation, the additions were:

- Block 2, Lot 2, Gulf Shores, Sugarloaf Key
- Block 12, Lots 13 and 14, Ramrod Shores First Addition, Ramrod Key; Block 8, Lots 23 and 24, Tropical Park, Big Pine Key; Block 6, Lots 2, 3, and 14, Tuxedo Park, No Name Key; Block 5, Lots 25 and 26, Harris Ocean Park Estates, Key Largo; Block 5, Lot 17, Thompsons, Key Largo
- Block 2, Lot 15, Buttonwood Shores, Key Largo

The fourth addition was:

- Approval of a resolution authorizing the purchase of an interest in real property in the form of affordable housing deed restrictions on all existing and future units for the purpose of preserving and providing affordable workforce housing at 541 White Street in Key West, commonly referred to as Peary Court (*Pending favorable consideration by the Key West City Commission*).

Ms. Sprunt made a motion to approve the agenda with the proposed additions and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the March 2, 2016 meeting. Mr. Cook made a motion to approve the minutes as presented and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase property for conservation. Mr. Pattison asked Mr. Rosch to review the proposed acquisitions with the Committee.

- a) Big Torch Key acreage RE#00112500-000000. The subject property is a four acre parcel on the open water. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA), and vegetation consisting of salt marsh and mangroves. The owner has agreed to sell the property for the price of \$12,328. Ms. Sprunt made a motion to approve purchasing the property for the \$12,328 price and Mr. Cook seconded the motion. There being no objections, the motion carried 5/0.
- b) Block 15, Lots 3 and 4, Cutthroat Harbor Estates First Addition, Cudjoe Key. The subject property consists of two adjoining lots totaling 14,000 square feet. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of salt marsh. The owners have agreed to sell the property for the price of \$11,950. Mr. Cook made a motion to approve purchasing the property for the

\$11,950 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 5/0.

- c) Block 2, Lot 2, Gulf Shores, Sugarloaf Key; Block 12, Lots 13 and 14, Ramrod Shores First Addition, Ramrod Key; Block 8, Lots 23 and 24, Tropical Park, Big Pine Key; Block 6, Lots 2, 3, and 14, Tuxedo Park, No Name Key; Block 5, Lots 25 and 26, Harris Ocean Park Estates, Key Largo; and Block 5, Lot 17, Thompsons, Key Largo. The subject property consists of 11 lots totaling 69,462 square feet. The lot on Sugarloaf Key has a Tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and vegetation consisting of freshwater wetlands. The other 10 lots have a Tier designation of Tier 1 – Natural Area, a zoning designation of Native Area or Suburban Residential, and vegetation consisting of tropical hardwood hammock, pineland, buttonwood, and/or mangrove. The owner has agreed to sell the property for the price of \$45,000. Ms. Johnston made a motion to approve purchasing the property for the \$45,000 price and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.
- d) Block 2, Lot 15, Buttonwood Shores on Key Largo. The subject property is a 7,200 square foot lot. 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. The owner has agreed to sell the property for the price of \$40,000. Ms. Sprunt made a motion to approve purchasing the property for up to the \$40,000 asking price and Ms. Johnston seconded the motion. There being no objections, the motion carried 5/0.

The next item on the agenda was the approval of a resolution authorizing the purchase of an interest in real property in the form of affordable housing deed restrictions on all existing and future units for the purpose of preserving and providing affordable workforce housing at 541 White Street in Key West, commonly referred to as Peary Court (*Pending favorable consideration by the Key West City Commission*). Mr. Rosch addressed the Committee. The City Commission will vote on whether to nominate the property at its May 3, 2016 meeting. The Committee took no action.

The next item was discussion and approval of the 2016 Acquisition List. Mr. Pattison and Mr. Rosch addressed the Committee regarding conservation and affordable housing acquisition issues. Included in the discussion were the new category of “Property Designated Tier 3 in Bahia Mar Estates, Pamela Villa, Winston Park, Center Island, and Breezeswept Beach Estates”; changing the wording within the category of Ultimate Owner / Manager to include “Local Government”; and whether Peary Court should remain on the Acquisition List. The Committee took no action, pending the results of the Key West City Commission’s upcoming meeting on Peary Court.

The next item was the Executive Director’s report. Mr. Pattison distributed information and discussed the recently approved Florida Keys Stewardship Act.

Mr. Cook made a motion to continue the meeting to Wednesday, May 11, 2016 at 9:00 AM at the Monroe Regional Service Center (State building) in Suite 104 located at 2796 Overseas Highway and Ms. Sprunt seconded the motion. There being no objections, the motion carried 5/0.

There being no further business, the meeting was continued to May 11, 2016 at 9:00 AM.

The Monroe County Comprehensive Plan Land Authority Advisory Committee held a continuation of its April 27, 2016 meeting on Wednesday, May 11, 2016 in Suite 104 of the Monroe Regional Service Center located at 2796 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Susan Matthews at 9:00 AM. Present and answering roll call in addition to Chairman Matthews were Mitchell Cook, Teri Johnston, and Barbara Neal. Susan Sprunt was absent. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Ginny Stones.

The Committee resumed consideration of a resolution authorizing the purchase of an interest in real property in the form of affordable housing deed restrictions on all existing and future units for the purpose of preserving and providing affordable workforce housing at 541 White Street in Key West, commonly referred to as Peary Court. Mr. Pattison and Mr. Rosch addressed the Committee regarding the agenda materials, including Key West City Commission Resolution No. 16-159 nominating the property for \$12,500,000 in funding, the proposed Land Authority resolution, and the proposed Declaration of Affordable Rental Housing Restrictions.

Chairman Matthews invited members of the public to speak. Counsel Stones discussed the rules for addressing the Committee. The buyer of Peary Court, Jeffrey Cornfeld, gave a presentation of his plans for Peary Court and responded to questions from the Committee. The Buyer's realtor, Claude Gardner, addressed the Committee and distributed a draft floor plan. Robert Page Haverty and Dottie Harden also addressed the Committee.

Key West Housing Authority Executive Director Manuel Castillo addressed the Committee in response to questions posed by the Committee. Attorney Erica Hughes-Sterling, representing the Buyer, presented three proposed changes to the Declaration in strike-through and underline format and requested an additional revision to provide the Buyer a transition period in which to phase in the affordability restrictions. Mayor Cates addressed the Committee in support of the resolution.

The Committee discussed the changes to the Declaration proposed by Ms. Hughes-Sterling.

Following discussion, Ms. Johnston made a motion to direct staff to work with the City's staff, the Key West Housing Authority staff, and the Buyer to incorporate revisions to the Declaration that are substantially identical to the Committee's desire to address the situation where the HUD area median income rises but the corresponding HUD rental rates fall. Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.

Following discussion, Mr. Cook made a motion to accept the change proposed by Ms. Hughes-Sterling to Section III C of the Declaration clarifying that the City's ability to impose conditions on future development applies to any units in excess of the existing 208 approved units. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

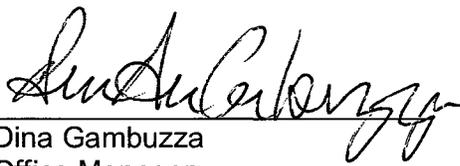
Following discussion, Ms. Neal made a motion to direct staff to work with the City's staff, the Key West Housing Authority staff, and the Buyer to incorporate revisions to the Declaration that are substantially identical to the Committee's desire to add a period in which the Declarant may cure defaults. Ms. Johnston seconded the motion. There being no objections, the motion carried 4/0.

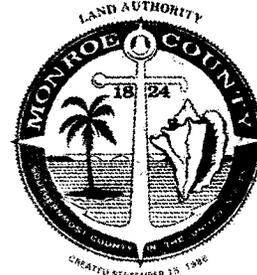
Following discussion and input from Mr. Castillo, Ms. Johnston made a motion to direct staff to work with the City's staff, the Key West Housing Authority staff, and the Buyer to incorporate revisions to the Declaration that are substantially identical to the Committee's desire to provide for a transition period allowing existing tenants who do not income qualify the opportunity to remain for the duration of their leases plus one additional year. Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.

Following discussion and input from City Attorney Shawn Smith and Mr. Gardner, Mr. Cook made a motion to incorporate revisions to the Declaration that require all leases to reference the Declaration. Ms. Johnston seconded the motion. There being no objections, the motion carried 4/0.

Ms. Johnston made a final motion to approve the resolution and provide Counsel Stones the authority to make the revisions to the Declaration addressed above. Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.

The meeting was adjourned at 11:08 AM.

Prepared by: 
Dina Gambuzza
Office Manager



Approved by the Advisory Committee on May 25, 2016