

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

December 20, 2017
(Revised February 28, 2018)

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, December 20, 2017 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, Barbara Neal, and Susan Sprunt. Linda Cunningham participated via telephone. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, Counsel Ginny Stones, and a member of the public.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following item: Consideration of the Governing Board's request to add Block 7, Lot 19, Cahill Pines and Palms on Big Pine Key to the Acquisition List as an affordable housing site. Ms. Neal made a motion to approve the agenda with the proposed addition and Mr. Cook seconded the motion. Counsel Stones clarified that Ms. Cunningham would not be able to vote because she was not physically present at the meeting. There being no objections, the motion carried 4/0.

The next item was approval of the minutes for the November 20, 2017 meeting. Ms. Sprunt made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was consideration of the Governing Board's request to add Block 7, Lot 19, Cahill Pines and Palms on Big Pine Key to the Acquisition List as an affordable housing site. This request was in response to the Committee's action on November 20, 2017 to approve purchasing the subject property for conservation. The Committee viewed a video tape of the portion of the December 13, 2017 Governing Board meeting regarding the subject property. Following the video tape, the Committee discussed the item and Mr. Pattison, Mr. Rosch, and Counsel Stones addressed the Committee. Following discussion, Mr. Cook made a motion to reaffirm the Committee's November 20, 2017 decision to recommend purchasing the property for conservation at a purchase price of \$55,000. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The Committee's decision was based on the following considerations:

- a) The owner does not want to sell the property for affordable housing. The owner's decision to sell the property was based on the Land Authority's original representation prior to Hurricane Irma that the purchase would be for conservation.
- b) Changing the property's proposed use from conservation to affordable housing in the middle of the transaction risks undermining the credibility of the Land Authority's acquisition program and may give the appearance of a "bait and switch" to the seller and the public.
- c) The Advisory Committee has been approving the purchase of Tier 3 land for conservation because the Governing Board wanted to retire development potential in preparation for the end of ROGO. This subdivision was selected for conservation

purchases because it is subject to the Big Pine Key Habitat Conservation Plan and associated development restrictions, because it is less developed than other Tier 3 subdivisions, and because it offers the potential for more habitat connectivity and land stewardship efficiencies than other Tier 3 subdivisions.

- d) There are other more appropriate properties for affordable housing and staff is pursuing them.

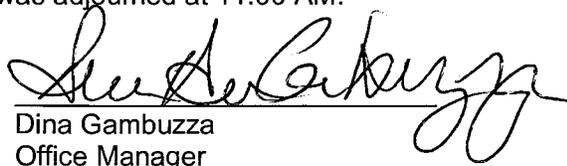
Ms. Cunningham said although she was not able to vote via telephone, she was in agreement with the Committee's decision and would have voted for the motion had she been present. Due to a prior commitment, Ms. Cunningham then ended her telephone call into the meeting.

The next item was the Executive Director's report. Mr. Pattison reported on recent events including the following:

- a) The process and criteria staff has been using to review candidate properties for purchase as conservation, affordable housing, or non-conservation density reduction.
- b) Hurricane Irma's impact on the Land Authority's Park Surcharge and Tourist Impact Tax revenues.
- c) The next meeting is scheduled for Wednesday, January 31, 2018. Mr. Cook, Ms. Neal, Ms. Sprunt, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 11:00 AM.

Prepared by:



Dina Gambuzza
Office Manager



Approved by the Advisory Committee on February 28, 2018