

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

August 29, 2018

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 29, 2018 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 and Linda Cunningham. Barbara Neal and Susan Sprunt were absent. 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. Pattison addressed the Committee and proposed adding the following item as a conservation purchase:

- Approval to make purchase offers to all the owners within the Conservation Area in Center Island, Duck Key.

Mr. Cook made a motion to approve the agenda with the proposed addition and Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of the minutes for the July 25, 2018 meeting. Ms. Cunningham 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 discussion and direction to staff for the consideration of the City of Marathon's nomination of a property for purchase as an affordable housing site (RE 00325410-000000) located at 818 51st Street Gulf. Mr. Pattison addressed the Committee. Marathon Deputy City Manager George Garrett gave a presentation regarding the property. Also participating in the presentation were property owner Josh Mothner, Habitat for Humanity of the Middle Keys President Blair Shiver, and Habitat Vice President John Johnson. The property is a 17,732 square foot parcel with disturbed vegetative conditions. The City of Marathon has issued a conditional use approval and a development agreement that will allow the property to be developed with four affordable units. Habitat for Humanity has a contract to purchase the site from the Mothners for \$299,000 that is scheduled to close on August 31, 2018. The City is requesting MCLA to assist in a purchase and leaseback, where MCLA would buy the property from Habitat for Humanity, convey it to the City, and the City will lease it back to Habitat for Humanity for development with two duplexes. Following discussion, Ms. Cunningham made a motion for MCLA to obtain an appraisal of the property and Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

The Committee took a short recess.

The next item was approval to purchase property for conservation. Mr. Rosch reviewed the following proposed acquisitions with the Committee.

- a) Block 5, Lot 11, Center Island, Duck Key (Waldrip). The subject property consists of a 7,811 square foot lot on the corner of Bahama Drive and San Juan Street on Duck Key near mile marker 61. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision - Masonry, and vegetation consisting of exotics,

buttonwood, and tropical hardwood hammock species. The owner has agreed to sell the property for \$70,000. Ms. Cunningham made a motion to approve purchasing the property at the price of \$70,000 and Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

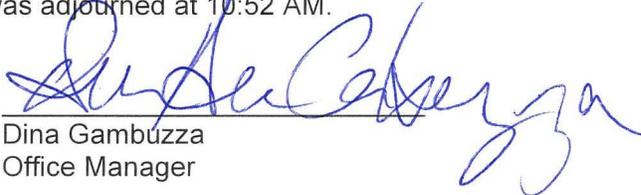
- b) Approval to make purchase offers to all the owners within the Conservation Area in Center Island, Duck Key. Mr. Rosch discussed recent market sales information and the different categories of privately owned lots with the Conservation Area. Following discussion, Mr. Cook made a motion to approve making purchase offers to all owners within the Conservation Area in the following amounts: \$20,000 per lot for those lots having a KEYWEP wetland designation of red flag; \$8 per square foot for those lots having a KEYWEP wetland designation other than red flag, and \$10 per square foot for those lots having no KEYWEP wetland designation. Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0.

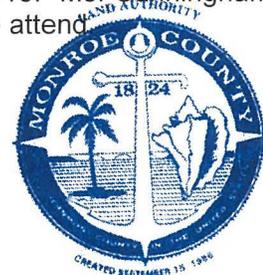
The next item was the Executive Director's report. Mr. Pattison reported on recent events including the following:

- a) MCLA's budget, available funds, and the upcoming County budget meetings in September.
- b) The status of Florida Keys Community Land Trust's construction activities. The first four houses (Phase 1) will soon be completed. MCLA may be able to subsidize the next five houses (Phase 2) via a purchase and leaseback in partnership with the County.
- c) The City of Key West's plans to build affordable housing on the Easter Seals property on Stock Island.
- d) The next meeting is scheduled for Wednesday, September 26, 2018. Ms. Cunningham, Mr. Cook, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 10:52 AM.

Prepared by:

  
Dina Gambuzza  
Office Manager



Approved by the Advisory Committee on September 26, 2018