

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

September 26, 2018

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 26, 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 Barbara Neal and Susan Sprunt. Linda Cunningham participated via telephone and Mitchell Cook was absent. Also present were Executive Director Charles Pattison, Office Manager Dina Gambuzza, and Counsel Ginny Stones. Senior Property Acquisition Specialist Mark Rosch participated via telephone.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following items as conservation purchases:

- Block 8, Lot 20, Harris Ocean Park Estates 1st Addition, Key Largo
- Block 3, Lot 14, Eden Pines Colony 1st Addition, Big Pine Key
- Block 7, Lots 6 and 7, Cahill Pines and Palms, Big Pine Key

Ms. Neal made a motion to approve the agenda with the proposed additions and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.

Mitchell Cook arrived at the meeting and took his seat with the Committee.

Chairman Matthews noted Vice Chairman Susan Sprunt will be resigning from the Committee after today's meeting and proposed adding the following item to the meeting agenda:

- Selection of a Vice Chairman of the Advisory Committee

Ms. Sprunt nominated Ms. Neal to serve as Vice Chairman. There being no other nominations, the nominations were closed. There being no opposition to the nominations, Ms. Neal was selected as Vice Chairman.

The next item was approval of the minutes for the August 29, 2018 meeting. Ms. Sprunt made a motion to approve the minutes as presented and Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution adding Lot 8 and South 40 Feet of Lot 9, Block B, Woodburn's Subdivision to the Acquisition List for affordable housing, authorizing purchase of the property, and authorizing the subsequent conveyance of the property to the City of Marathon. The property is located at 818 51st Street Gulf in Marathon and consists of 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 purchased the site from Joshua and Janine Mothner for \$299,000 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. Mr. Pattison, Habitat for Humanity of the Middle Keys Executive Director Christine Todd-Young and Counsel Stones addressed the Committee. Following discussion, Chairman Matthews proposed tabling the item until the next Advisory Committee meeting in

October. Ms. Neal then proposed that Ms. Todd-Young contact Marathon Deputy City Manager George Garrett and request that he come to the meeting.

The Committee took a short recess.

Mr. Garrett arrived at the meeting and addressed the Committee. Following discussion, Ms. Sprunt made a motion to approve the resolution as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was a presentation by the Florida Keys Community Land Trust (FKCLT) on affordable housing actions to date and plans for the future. Mr. Pattison and Florida Keys Community Land Trust Executive Director Mike Laurent addressed the Committee. Mr. Laurent gave a presentation stating that FKCLT is a non-profit community land trust created by Maggie Whitcomb to provide affordable housing in response to Hurricane Irma. They have acquired 23 lots, of which 11 are titled in FKCLT and 12 are titled in Conch Republic Housing Alliance LLC. Their Phase 1 project involves the construction of four single-family homes in Sands subdivision on Big Pine Key. Monroe County has subsidized Phase 1 via a purchase and leaseback to FKCLT. The houses will be rented to families in the low income (80% of AMI) category. The first house is expected to receive its Certificate of Occupancy next week. Phase 2 will involve the construction of five additional single-family homes in the same neighborhood to be rented to families in the low and moderate (80% to 120% of AMI) income categories. FKCLT is seeking to partner with MCLA via a purchase and leaseback. Following his presentation, Mr. Laurent responded to questions from the Committee. The Committee requested that Mr. Laurent provide additional information on FKCLT's partnership with the Monroe County Housing Authority, how the houses will be managed going forward, and any succession plans FKCLT may have.

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 8, Lot 20, Harris Ocean Park Estates First Addition, Key Largo (M&M Enterprises). The subject property consists of a 7,020 square foot lot on Indies Road and Harry Harris Drive on the ocean side of Key Largo in Tavernier near mile marker 93. The property has a tier designation of Tier 3A – Special Protection Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock. Following discussion, Ms. Sprunt made a motion to approve purchasing the property at a price not to exceed \$80,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 3, Lot 14, Eden Pines Colony First Addition, Big Pine Key (Boss/Marks). The subject property consists of an 8,625 square foot canal lot on the corner of Fern Avenue and Aster Lane on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock and exotic vegetation. Following discussion, Ms. Neal made a motion to approve purchasing the property at a price of up to \$41,000 and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.
- c) Block 7, Lots 6 and 7, Cahill Pines and Palms, Big Pine Key (Shields). The subject property consists of two adjoining lots totaling 12,000 square feet on Pelican Lane on the ocean side of Big Pine Key near mile marker 30. The property is on a plugged canal

and has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and vegetation consisting of exotic species. The owner has specified that she wants to sell the property for conservation. Mr. Cook made a motion to approve purchasing the property at a price not to exceed \$55,000 per lot and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.

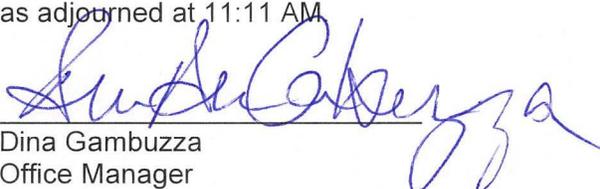
Mr. Rosch and Counsel Stones addressed the Committee regarding the action taken earlier in the meeting to select a new Vice Chairman. Following discussion, the Committee decided to wait until the October meeting to select a new Vice Chairman so the new appointee to Ms. Sprunt's seat would be present. Chairman Matthews withdrew her action of adding this item to today's meeting agenda.

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

- a) MCLA's budget and available funds for FY 19.
- b) The BOCC is considering the State's offer to provide the County will 300 additional affordable ROGO allocations.
- c) Mr. Pattison presented Susan Sprunt with a plaque recognizing her years of service on the Committee.
- d) The next meeting is scheduled for Wednesday, October 31, 2018. Ms. Cunningham, Mr. Cook, Ms. Neal, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 11:11 AM

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on October 31, 2018.