

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

June 26, 2019

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 26, 2019 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 Mitchell Cook at 9:05 AM. Present and answering roll call in addition to Chairman Cook were Susan Matthews, Barbara Neal, and Sandi Williams. Linda Cunningham was 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 proposed adding the following item to the agenda:

- Approval to make an additional option payment toward the BOCC's purchase of the Howard's Haven and Conch Key Trailer Court affordable housing properties. Ms. Matthews made a motion to approve the agenda with the proposed addition and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of the minutes for the May 29, 2019 meeting. Ms. Williams made a motion to approve the minutes as presented and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution adding 5220, 5224, 5228, and 5230 College Road in Key West also known as Garden View Apartments to the Acquisition List for affordable housing and providing construction funding. Mr. Rosch addressed the Committee. The City of Key West and the Key West Housing Authority are partnering to develop the site on College Road on the bay side of Stock Island in Key West with workforce affordable housing. The property was formerly used by Easter Seals, Florida Keys Mosquito Control, and the FKSPCA animal shelter. The project will consist of approximately 104 one-bedroom rental units for households earning 80% or less of area median income. The Key West City Commission has nominated the subject property for \$6,507,916 of Land Authority funding toward construction and an additional increment of \$2,000,000 next fiscal year. Today's agenda item addresses only the current year portion of the funding. The City and Housing Authority will also apply for Community Development Block Grant – Disaster Relief (CDBG-DR) funds from the Florida Housing Finance Corporation (FHFC) for this project. Following discussion, Ms. Neal made a motion to approve the proposed resolution and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of an option contract to sell 12 subdivision lots on Big Pine Key and Little Torch Key to the Monroe County Housing Authority that were previously acquired for affordable housing. Mr. Rosch addressed the Committee. The Land Authority, Monroe County, and the Monroe County Housing Authority are partnering to develop a 12-unit scattered-site workforce affordable housing project on Big Pine Key and Little Torch Key. The 12 lots are Parcel I.D. # 00111320-001500, 00222840-000000, 00300500-000000, 00300790-000000, 00302780-000000, 00304810-000000, 00305710-000000, 00306000-000500, 00306000-000800, 00306200-000000, 00306540-000000, and 00306550-000000. The project will consist of 12 two bedroom, two bathroom, single-family rental units for households earning 80% or less

of area median income. The Housing Authority will apply for CDBG-DR funds from FHFC for this project and the Housing Authority's purchase of the property from MCLA is contingent upon FHFC funding. The grant funding is awarded on a competitive basis. The sales price is \$1,353,989, which corresponds to the Land Authority's acquisition costs up to a maximum of each lot's appraised value. Following discussion, Ms. Neal made a motion to approve the proposed option contract for MCLA to sell the subject property to the MCHA for development with affordable housing at a price of \$1,353,989 contingent upon FHFC funding approval and with an option period of July 18, 2019 through March 31, 2020. Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

Since the grant funding is awarded on a competitive basis, Ms. Neal made a second motion to approve donating rather than selling the subject property to MCHA in the event that it is more advantageous under the FHFC grant award rules. Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval to purchase Block 10, Lot 22, Bahia Mar Estates, Key Largo for conservation (Batts). Mr. Rosch reviewed the property with the Committee. The property consists of a 5,250 square foot lot on Valencia Road on the ocean side of Key Largo near mile marker 102. 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. The property owners have agreed to sell the property for the price of \$48,563. Ms. Matthews made a motion to approve purchasing the property for the \$48,563 price and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval to make an additional option payment toward the BOCC's purchase of the Howard's Haven and Conch Key Trailer Court affordable housing properties. Mr. Rosch addressed the Committee. The BOCC's option contracts for these two sites expire on December 26, 2019. The most recent draft of FHFC's Request for Applications requires the option period to run through February 6, 2020 and the contract to include specific performance as a remedy for default by the Seller. The County's housing consultant recommends extending the option period through March 31, 2020. MCLA paid the initial option fee of \$10,000 per site on behalf of Monroe County. Ms. Matthews made a motion to approve making an additional option payment on behalf of the BOCC of \$2,500 per site as consideration for extending the option period to March 31, 2020. Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

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

- a) The status of MCLA's budget and available funds for 2019.
- b) CBDG-DR application process and the possible applicants.
- c) Voluntary Homeowner Buyout grant program from DEO.

The Committee took a short recess.

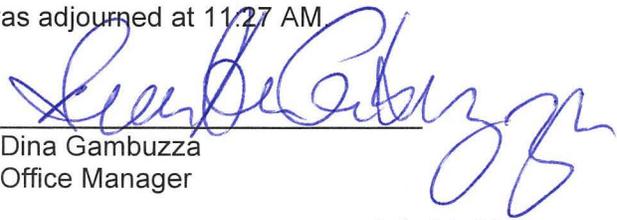
Mr. Pattison then continued with the Executive Director's report:

- d) Potential conservation lots available on Cudjoe Key and Duck Key.
- e) The BOCC's contracts to purchase stormwater pump station sites on Father Tony Way on Big Pine Key to address sea level rise.

- f) The next meeting is scheduled for Wednesday, July 31, 2019 at 9:00 AM. Ms. Matthews and Ms. Williams said they would be available to attend. Chairman Cook and Ms. Neal said she would not be able to attend.

The meeting was adjourned at 11:27 AM

Prepared by:

  
Dina Gambuzza  
Office Manager

Approved by the Advisory Committee on July 31, 2019

