

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

August 28, 2019

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 28, 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 9:07 AM. Present and answering roll call in addition to Chairman Cook were Linda Cunningham, Susan Matthews, and Barbara Neal. Sandi Williams 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 of a resolution authorizing payment of the judgment in Galleon Bay Corporation vs. Board of Commissioners of Monroe County, Florida vs. State of Florida.

Ms. Neal made a motion to approve the agenda with the proposed addition and Ms. Matthews seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of the minutes for the July 31, 2019 meeting. Ms. Cunningham 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 consideration of the City of Marathon's request to add 7931 Overseas Highway to the Acquisition List as a workforce affordable housing site. This is a 31,881 square foot property currently developed as the Anchor Inn motel. The City has nominated the property for purchase by the Land Authority, has approved a development agreement for 11 affordable housing units on the site, and has approved 11 affordable BPAS allocations for the site. Marathon Planning Director George Garrett gave a presentation and distributed information about the property to the Committee. Habitat for Humanity of the Middle Keys Executive Director Christine Todd-Young also addressed the Committee about Habitat's plans to serve as project developer. Mr. Rosch addressed the Committee and said the transaction could be structured like the Janas property in Islamorada, where the municipality was the Buyer, MCLA contributed funding, and the municipality subsequently leased the property to Habitat for Humanity. Following discussion, Ms. Cunningham made a motion to approve adding the property to the acquisition list as a workforce affordable housing site and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The Committee took a short recess.

The next item was approval of a resolution authorizing payment of the judgment in Galleon Bay Corporation vs. Board of Commissioners of Monroe County, Florida vs. State of Florida. Mr. Rosch and County Attorney Bob Shillinger addressed the Committee. This regulatory takings suit involved 13 lots located on No Name Key and resulted in a judgment against the BOCC and the State. Under the proposed resolution MCLA would pay the judgment and statutory interest on behalf of the plaintiffs. The exact amount of the total payment is still being finalized but will not exceed \$560,000. As consideration for the payment, MCLA will receive title to the seven lots the court determined were permanently taken (Lots 1, 2, 3, 6, 7, 8, and 11). During

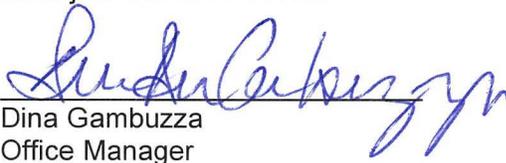
discussion, Counsel Stones also addressed the Committee. Following discussion, Ms. Matthews made a motion to approve the resolution with the additional requirement that the seven lots be acquired and managed as conservation land. Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

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

- a) MCLA's available funds for fiscal year 2019 and ROGO Reserve funds.
- b) MCLA's proposed budget for fiscal year 2020.
- c) Update on the Voluntary Homeowner Buyout (VHB) grant program, including a request from the City of Marathon that MCLA assist the City with its VHB acquisitions.
- d) Recent closings by the State, BOCC, and MCLA.
- e) Proposal to transfer MCLA conservation properties located in the City of Marathon in exchange for City-owned conservation properties located in the unincorporated area.
- f) The next meeting is scheduled for Wednesday, September 25, 2019 at 9:00 AM. Chairman Cook, Ms. Cunningham, Ms. Matthews, and Ms. Neal said they would be available to attend.

The meeting was adjourned at 11:01 AM.

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on September 25, 2019.