

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

September 25, 2019

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 25, 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 9:02 AM. Present and answering roll call in addition to Chairman Cook were Linda Cunningham, Susan Matthews, Barbara Neal, and Sandi Williams. 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 items to the agenda:

- Approval to add Block 3, Lot 5, Sam-N-Joe Subdivision, Big Pine Key to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development.
- Approval to add Block 38, Lots 17 and 18, Sands, Big Pine Key to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development.
- Approval to add Block 3, Lot 16, First Addition To The Ladies Acre, Little Torch Key to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development.
- Approval to add Block 3, Lot 17, First Addition To The Ladies Acre, Little Torch Key to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development.

Ms. Matthews made a motion to approve the agenda with the proposed addition and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the August 28, 2019 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Lots X and Y of an unrecorded plat (RE #00108070-000200 and 00108070-000300), No Name Key for conservation (Smith). Mr. Rosch addressed the Committee. The subject property consists of two adjoining parcels totaling one acre on No Name Key near mile marker 30. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area, and pineland vegetation. The property owners have agreed to sell the property for the price of \$11,000. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$11,000 and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 10, Lot 16, Bahia Mar Estates, Key Largo for conservation (Yuhasz). Mr. Rosch addressed the Committee. The subject 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 owner has agreed to sell the property for the price of \$60,000. Following discussion, Ms.

Matthews made a motion to approve the item at the purchase price of \$60,000 and Ms. Neal seconded the motion. The motion carried 4/1 with Ms. Cunningham dissenting.

The next item was approval to add Block 3, Lot 5, Sam-N-Joe Subdivision to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (Detweiler). Mr. Rosch reviewed the property with the Committee. The subject property is a ROGO-exempt, 5,175 square foot lot at 30936 Nathalie Street on the bay side of Big Pine Key near mile marker 31. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Urban Residential Mobile Home, and disturbed habitat conditions. The owner is considering selling the property for the price of \$99,000.

The next item was approval to add Block 38, Lots 17 and 18, Sands Subdivision to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (Hertzog). Mr. Rosch reviewed the property with the Committee. The subject property is a ROGO-exempt, 5,000 square foot lot at 31026 Avenue G on the bay side of Big Pine Key near mile marker 31. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision, and disturbed habitat conditions. The owners are considering selling the property for the price of \$99,000.

The next item was approval to add Block 3, Lot 16, The Ladies Acre First Addition to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (JM Keys Investments, LLC). Mr. Rosch reviewed the property with the Committee. The subject property is a ROGO-exempt, 6,000 square foot lot at 28213 Helen Avenue on the bay side of Little Torch Key near mile marker 28. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Urban Residential Mobile Home, and disturbed habitat conditions. The owner is considering selling the property for the price of \$99,000.

The next item was approval to add Block 3, Lot 17, The Ladies Acre First Addition to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (McHutchison). Mr. Rosch reviewed the property with the Committee. The subject property is a ROGO-exempt, 6,000 square foot lot at 28181 Helen Avenue on the bay side of Little Torch Key near mile marker 28. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Urban Residential Mobile Home, and the property is developed with a mobile home that has a porch addition; the front yard is mowed. The owners are considering selling the property for the price of \$99,000.

Following discussion, Ms. Cunningham made a motion to approve items 6. a) through d) above at the purchase price of \$99,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

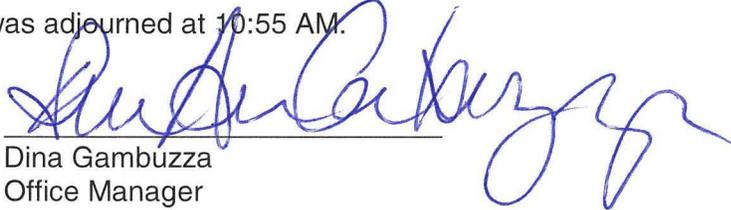
The next item was the Executive Director's report. Mr. Pattison reported on recent events including the following:

- a) MCLA's available funds for fiscal year 2019 and ROGO Reserve funds.
- b) MCLA's approved 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) MCLA's payment of the Galleon Bay Judgment.
- f) DEP's restoration plan for Venetian Shores property.
- g) The next meeting is scheduled for Wednesday, October 30, 2019 at 9:00 AM. Chairman Cook, Ms. Cunningham, Ms. Matthews, Ms. Neal, and Ms. Williams said they would be available to attend.

The meeting was adjourned at 10:55 AM.

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on October 30, 2019.