

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

October 30, 2019

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, October 30, 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. There were none. Chairman Cook proposed hearing Item 8 concerning the Anchor Inn Motel once the agenda has been approved. Ms. Neal made a motion to approve the agenda and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of a resolution committing acquisition funding for the City of Marathon's purchase of the Anchor Inn Motel affordable housing site. Mr. Rosch addressed the Committee and introduced Habitat for Humanity of the Middle Keys Executive Director Christine Todd-Young. Marathon Deputy City Manager George Garrett arrived at the meeting shortly thereafter. The subject property is located at 7931 Overseas Highway and is a 31,881 square foot property currently developed as the Anchor Inn motel. The City of Marathon 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. MCLA has obtained two appraisals of the property both with and without the 11 affordable BPAS allocations. The proposed resolution calls for MCLA to contribute \$600,000 toward the City's purchase of the property subject to the City executing a Land Use Restriction Agreement restricting the property to affordable housing at 160% or less of area median income. The funding commitment would expire on May 1, 2020, which would allow the City six months to close the transaction. Mr. Garrett and Ms. Todd-Young addressed the Committee in support of the resolution. Mr. Pattison also addressed the Committee. Following discussion, Ms. Neal made a motion to approve the resolution and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the September 25, meeting. Ms. Matthews made a motion to approve the minutes as presented and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 1, Lots 5 and 6, Bay Haven Section 1, Key Largo for conservation (Bradwell). Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,000 square feet on a partially developed portion of North Drive on the bay side of Key Largo near mile marker 95. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential, and vegetation consisting of tropical hardwood hammock. The property owners have agreed to sell the property for the price of \$8,855. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$8,855 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of a resolution authorizing payment of the judgment in Thomas F. Collins et al., and Donald Davis vs. Monroe County vs. State of Florida. Mr. Rosch addressed the Committee. This litigation is a regulatory takings suit involving 11 plaintiffs. The court ruled a regulatory taking occurred on Lot 38, Doctors Arm Third Addition Section B on Big Pine Key and issued a judgment in favor of plaintiff Donald Davis. The other 10 plaintiffs' claims were unsuccessful. Under the proposed resolution MCLA would pay the judgment, statutory interest, and Clerk's service charge in the total amount of \$381,357.06 and receive a property interest as consideration. MCLA's interest would be acquired and managed as conservation land. The County is lobbying the legislature to adopt a "50/50 bill" whereby the State would split the cost of this and other adverse takings judgments against the County. Following discussion, Ms. Cunningham made a motion to approve the proposed resolution and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

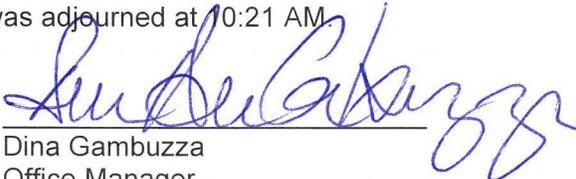
The next item was approval of a resolution extending the commitment for acquisition funding for Monroe County's purchase of the Howard's Haven affordable housing site. Mr. Rosch discussed the property with the Committee. The funding commitment in Resolution 08-2018 expires on December 31, 2019. The proposed resolution would extend the funding commitment to March 31, 2020 to coincide with the option expiration date in the County's purchase contract. Following discussion, Ms. Cunningham made a motion to approve the resolution 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 budget and available funds for fiscal year 2020
- b) Voluntary Homeowner Buyout Grant Program – The County has received 62 applications and will be holding a staff meeting this week to discuss implementation.
- c) Restoration Site in Venetian Shores – MCLA is in the process of securing access from a neighbor and will be obtaining quotes for the restoration work.
- d) The next meeting is scheduled for Thursday, November 21, 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 10:21 AM.

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on November 21, 2019