

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE MEETING

This meeting will be conducted using Communications Media Technology (CMT) in the form of a conference telephone call. To participate in the meeting, call the phone number listed below and enter the access code when prompted.

Phone Number: 888-585-9008
Access Code: 177-166-577
Wednesday, May 27, 2020
9:00 AM

AGENDA

1. Call to order
2. Roll call
3. Additions and deletions to the agenda
4. Approval of the minutes for the April 29, 2020 meeting
5. Approval to purchase property for conservation
 - a) Part of Lot 26 (Lot T), Summerland Estates, Summerland Key
 - b) Lot 50, Sugarloaf Townsite, Sugarloaf Key;
Parcel 40, Hilda Subdivision, Sugarloaf Key;
Block 6, Lot 3, Bay Haven Section 2, Key Largo; and
Block 4, Lot 1, Ocean Isle Estates, Key Largo
6. Executive Director's report
7. Adjournment

ADA ASSISTANCE If you are a person with a disability who needs special accommodations in order to participate in these proceedings, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 29, 2020

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 29, 2020 via Communication Media Technology (“CMT”) in the form of a conference telephone call. 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, Counsel Ginny Stones, and Office Manager Dina Gambuzza. Ms. Gambuzza asked any other persons on the call to introduce themselves and there was no response.

The first item was additions and deletions to the agenda. There were none. Ms. Matthews made a motion to approve the agenda revised April 27, 2020 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 February 26, 2020 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 add Block 22, Lot 11, Big Pine Cove, Big Pine Key (31530 Avenue D) 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 (Roberts). Mr. Rosch addressed the Committee. The subject property consists of a 5,000 square foot, ROGO-exempt lot at 31530 Avenue D and borders the County’s Howard’s Haven property on the bay side of Big Pine Key near mile marker 31. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and disturbed habitat conditions. The property owners have agreed to sell the property for the price of \$99,000. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$99,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 6, Lot 31, Center Island, Duck Key for conservation (Seahorse Communities of Southwest Florida, LLC). Mr. Rosch addressed the Committee. The subject property consists of an 8,370 square foot lot on South Bahama Drive on Duck Key near mile marker 61. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision - Masonry, and vegetation consisting of salt marsh and buttonwood. The wetland portion of the lot has a KEYWEP designation of “Wet” which is buildable with mitigation. The property owner has agreed to sell the property for the price of \$66,960. Mr. Rosch invited the property’s listing agent Sheryl Phillips to address the Committee. Ms. Phillips said she did not wish to speak. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$66,960 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Block 2, Lots 14, 15, and 16, Silver Shores Estates, Ramrod Key for conservation (Fillmore Estate). Mr. Rosch addressed the Committee. The subject property consists of three contiguous lots totaling 15,000 square feet on Pruitt Drive on

the bay side of Ramrod Key near mile marker 26. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area, and is mapped as buttonwood and mangrove vegetation. The property owner has agreed to sell the property for the price of \$4,209. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$4,209 and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the 2020 Acquisition List. Mr. Pattison and Mr. Rosch addressed the Committee and discussed how the proposed Acquisition List has changed since the Committee’s February meeting. The Howard’s Haven transaction has closed and therefore that property has been removed from the list. The Block 22, Lot 11, Big Pine Cove property discussed earlier in today’s meeting has been added to the list. In addition to those changes, staff recommends removing one of the 17 subdivision lots on Stock Island and Big Coppitt Key (Block 2, Lot 6, Gulfrest Park) because that property is now developed. Following discussion, Ms. Williams made a motion to approve the 2020 Acquisition List as presented and with the deletion of Block 2, Lot 6, Gulfrest Park. Ms. Matthews 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 will be adversely impacted by COVID-19. Staff will monitor the budget closely and focus on acquiring low-cost properties until revenues improve.
- b) The Legislature has approved \$100 million in funding for Florida Forever but that allocation could change if the Legislature holds a special session to consider the budgetary impacts of COVID-19.
- c) The Howard’s Haven transaction has closed since our last meeting. The property is now owned by Monroe County, leased to the Monroe County Housing Authority, and will be developed with funding from the Florida Finance Housing Corporation if the pending grant application is approved.
- d) The next meeting is scheduled for Wednesday, May 27, 2020 at 9:00 AM. Chairman Cook, Ms. Cunningham, Ms. Matthews, Ms. Neal, and Ms. Williams said they would be available to attend.

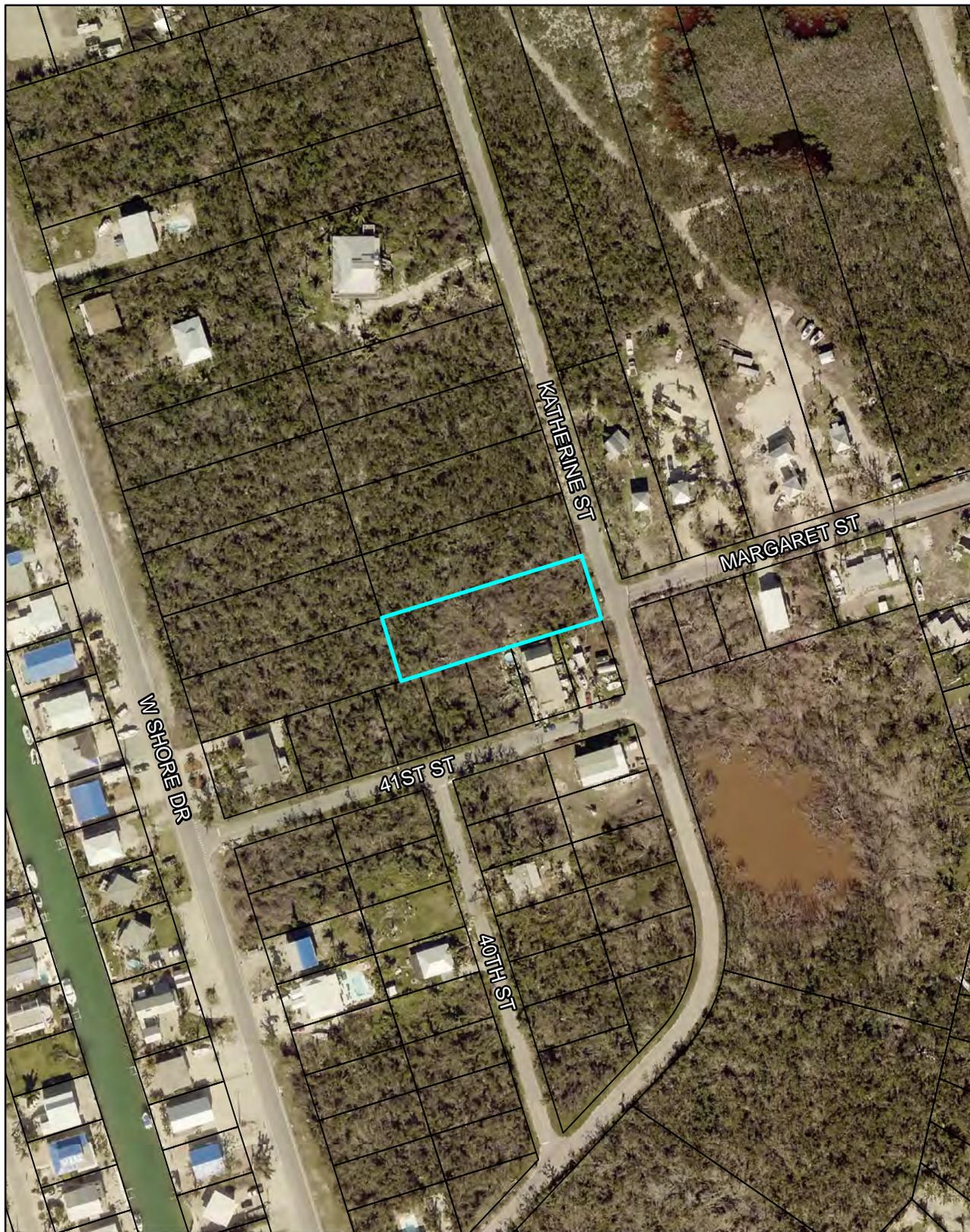
The meeting was adjourned at 9:43 AM.

Prepared by: _____
Dina Gambuzza
Office Manager

Approved by the Advisory Committee on _____.

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**Aerial Photograph of Subject Property
Part of Lot 26 (Lot T), Summerland Estates
Summerland Key**





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Summary

Parcel ID 00200680-000200
 Account# 1264008
 Property ID 1264008
 Millage Group 120C
 Location Address VACANT LAN KATHERINE St, SUMMERLAND KEY
 Legal Description SUMMERLAND ESTATES SUMMERLAND KEY PB2-167 PT LOT 26 (LOT-T 83' X 264.75') OR540-659 OR761-130 OR783-983-984 OR783-986 OR1571-212EST/CERT OR1595-1423/25P/R
 (Note: Not to be used on legal documents.)
 Neighborhood 739
 Property Class VACANT RES (0000)
 Subdivision SUMMERLAND ESTATES
 Sec/Twp/Rng 36/66/28
 Affordable No
 Housing

Owner

[HARDING HILARY H](#)
 PO Box 4113
 Key West FL 33041

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$45,172	\$45,172	\$45,172	\$48,162
= Just Market Value	\$45,172	\$45,172	\$45,172	\$48,162
= Total Assessed Value	\$23,895	\$21,723	\$19,749	\$17,954
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$45,172	\$45,172	\$45,172	\$48,162

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	22,062.00	Square Foot	0	0

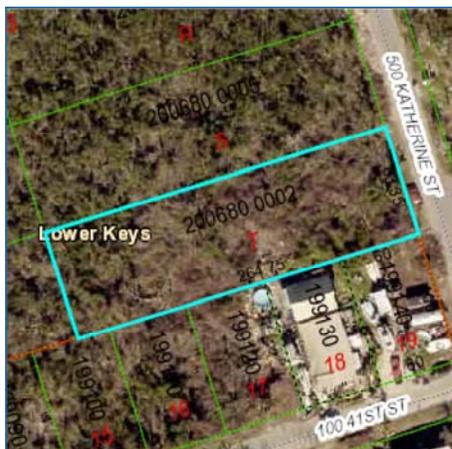
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/1/1979	\$3,500	Conversion Code		783	986	Q - Qualified	Vacant

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Map



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1986 Assessed Value

2019 Assessed Value

\$ 16,245*
115% \$ 18,682

\$ 10,601
\$ 12,191

**There is no 1986 value included for the Hilda subdivision parcel because it had no separate value on the 1986 tax roll.*

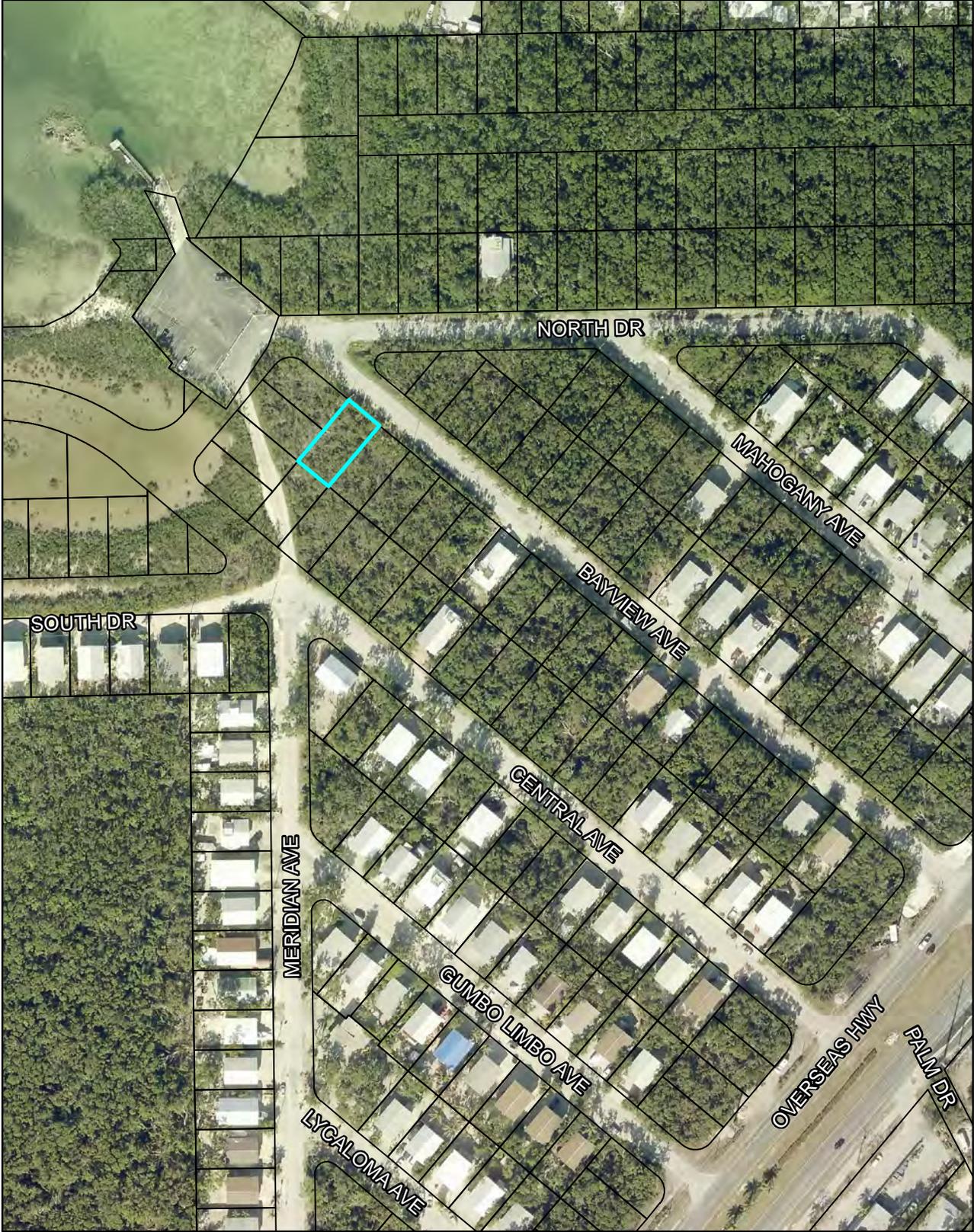
**Aerial Photograph of Subject Property
Lot 50, Sugarloaf Townsite
Sugarloaf Key**



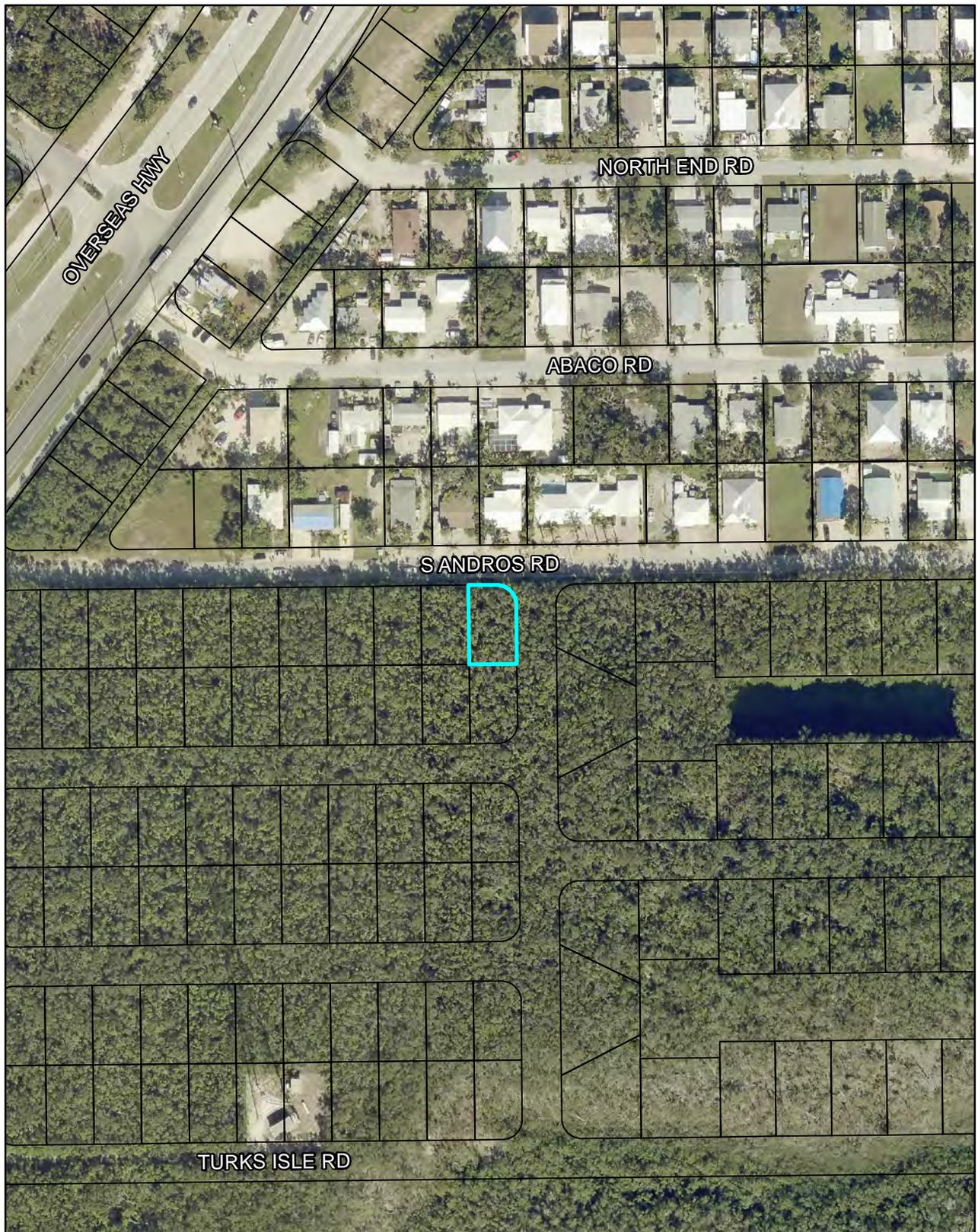
**Aerial Photograph of Subject Property
Parcel 40, Hilda Subdivision
Sugarloaf Key**



Aerial Photograph of Subject Property
Block 6, Lot 3, Bay Haven Section 2
Key Largo



**Aerial Photograph of Subject Property
Block 4, Lot 1, Ocean Isle Estates
Key Largo**





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Summary

Parcel ID 00167580-000000
 Account# 1216577
 Property ID 1216577
 Millage Group 100C
 Location Address OLD STATE Rd, SUGARLOAF KEY
 Legal Description LT 50 SUGARLOAF TOWNSITE PB3-180 SUGARLOAF KEY OR590-27 OR934-549 OR2336-531T/D OR2348-186/87Q/C
 (Note: Not to be used on legal documents.)
 Neighborhood 341
 Property Class VACANT RES (0000)
 Subdivision SUGARLOAF TOWNSITE
 Sec/Twp/Rng 31/66/28
 Affordable Housing No

Owner

[PETERSON MARK F](#)
 PO Box 431772
 Big Pine Key FL 33043

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$10,000	\$10,000	\$10,000	\$10,000
= Just Market Value	\$10,000	\$10,000	\$10,000	\$10,000
= Total Assessed Value	\$2,490	\$2,264	\$2,059	\$1,872
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$10,000	\$10,000	\$10,000	\$10,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	1.00	Lot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/14/2008	\$6,500	Quit Claim Deed		2348	186	J - Unqualified	Vacant
12/11/2007	\$6,300	Tax Deed		2336	531	J - Unqualified	Vacant
2/1/1985	\$6,000	Warranty Deed		934	549	U - Unqualified	Vacant
2/1/1974	\$1,000	Conversion Code		590	27	Q - Qualified	Vacant

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Summary

Parcel ID 00117500-001840
 Account# 8712545
 Property ID 8712545
 Millage Group 100C
 Location Address LOT 4 MIRA Rd, SUGARLOAF KEY
 Legal Description 25 66 27 SUGARLOAF KEY PT GOVT LOT 4 (A/K/A PARCEL 40 OF UNRECORDED PLAT OF HILDA SUBDIVISION) OR967-527/528 OR1981-1470T/D(CTT)
 (Note: Not to be used on legal documents.)
 Neighborhood 340
 Property Class NON AGRICULTURE (9900)
 Subdivision
 Sec/Twp/Rng 25/66/27
 Affordable Housing No

Owner

[PETERSON MARK F](#)
 PO Box 431772
 Big Pine Key FL 33043

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$501	\$501	\$501	\$501
= Just Market Value	\$501	\$501	\$501	\$501
= Total Assessed Value	\$388	\$353	\$321	\$292
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$501	\$501	\$501	\$501

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	0.99	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.26	Acreage	0	0

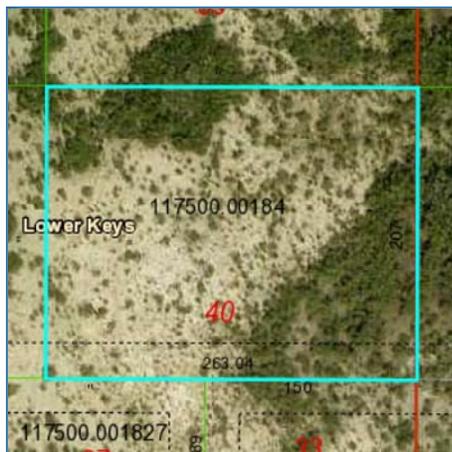
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/8/2004	\$6,000	Tax Deed		1981	1470	J - Unqualified	Vacant
1/1/1986	\$5,200	Warranty Deed		967	527	Q - Qualified	Vacant

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Summary

Parcel ID 00516790-000000
 Account# 1636045
 Property ID 1636045
 Millage Group 500P
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 6 LT 3 BAY HAVEN SEC 2 PB2-34 KEY LARGO G28-419/20 OR1909-335T/D OR1921-285Q/C OR2197-1846/1870DEC OR2312-1281/83DEC
 (Note: Not to be used on legal documents.)
 Neighborhood 1737
 Property Class VACANT RES (0000)
 Subdivision BAY HAVEN SEC 2
 Sec/Twp/Rng 14/62/38
 Affordable Housing No

Owner

[PETERSON MARK F](#)
 PO Box 431772
 Big Pine Key FL 33043

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$50	\$50	\$50	\$50
= Just Market Value	\$50	\$50	\$50	\$50
= Total Assessed Value	\$37	\$34	\$31	\$28
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$50	\$50	\$50	\$50

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	1.00	Lot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/31/2003	\$1,000	Quit Claim Deed		1921	0285	J - Unqualified	Vacant
7/17/2003	\$909	Tax Deed		1909	0335	J - Unqualified	Vacant

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Summary

Parcel ID 00539010-000000
 Account# 1662526
 Property ID 1662526
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 4 LT 1 OCEAN ISLE EST PB5-14 KEY LARGO OR558-1080 OR2705-2092T/D
 (Note: Not to be used on legal documents.)
 Neighborhood 1923
 Property Class VACANT RES (0000)
 Subdivision OCEAN ISLE ESTATE
 Sec/Twp/Rng 06/61/40
 Affordable Housing No

Owner

[PETERSON MARK F](#)
 PO Box 431772
 Big Pine Key FL 33043

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$50	\$50	\$50	\$50
= Just Market Value	\$50	\$50	\$50	\$50
= Total Assessed Value	\$50	\$50	\$50	\$50
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$50	\$50	\$50	\$50

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/1/2014	\$1,300	Tax Deed		2705	2092	11 - Unqualified	Vacant

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