LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY

Meeting Date: October 19, 2005 **Division:** Land Authority

Bulk Item: Yes __ No _X_ **Staff Contact Person:** Mark Rosch

Agenda Item Wording: Approval of a resolution authorizing the conveyance of certain Key Largo, Marathon, Cudjoe Key, and Big Coppitt Key properties to the Monroe County Board of County Commissioners for affordable housing.

Item Background: The Land Authority has purchased the following affordable housing sites: Tract C, Blue Water Trailer Village Section 1 on Key Largo; and Lot 22, Puerta del Sol in Marathon; and Block 8, Lots 8-11, Cutthroat Harbor Estates on Cudjoe Key. Additionally, the Land Authority has a contract to purchase Part of Tract B, Porpoise Point Section 5 on Big Coppitt Key. Under current development regulations the combined development potential of the four sites is 56 units. The proposed resolution authorizes conveyance of the sites to the BOCC.

The Marathon parcel was originally presented to the Land Authority as an affordable housing site by Habitat for Humanity of the Middle Keys. Habitat for Humanity of the Middle Keys is in the process of forming its own land trust and will request title to the Marathon parcel from the BOCC.

Advisory Committee Action: On September 28, 2005 the Committee voted 4/0 to approve this resolution.

Previous Governing Board Action: On September 28, 2005 the Board indicated its desire to have affordable housing land bank properties titled in the BOCC.

Contract/Agreement Changes: None

Staff Recommendation: Approval

Total Cost: _N/A_ **Budgeted:** Yes ___ No ___.

Cost to Land Authority: _N/A_ **Source of Funds:** _____

Approved By: Attorney _X_ County Land Steward ___.

Executive Director Approval: _____
Mark J. Rosch

Documentation: Included: _X_ To Follow: ___ Not Required: ___.

Disposition: _____ Agenda Item ___

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY AUTHORIZING THE CONVEYANCE OF CERTAIN KEY LARGO, MARATHON, CUDJOE KEY, AND BIG COPPITT KEY PROPERTIES TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS FOR AFFORDABLE HOUSING.

WHEREAS, section 380.0666(3), Florida Statutes (FS) and section 9.3-2, Monroe County Code, empower the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") to acquire and dispose of interests in real property for the purpose of providing affordable housing to very low, low, and moderate income persons as defined in section 420.0004, FS, where said acquisitions are consistent with a comprehensive plan adopted pursuant to Chapter 380, FS; and

WHEREAS, the Land Authority has purchased Tract C, Blue Water Trailer Village Section 1 on Key Largo; and Lot 22, Puerta del Sol in Marathon; and Block 8, Lots 8-11, Cutthroat Harbor Estates on Cudjoe Key, and has a contract to purchase Part of Tract B, Porpoise Point Section 5 on Big Coppitt Key, all as affordable housing sites (hereinafter "subject properties"); and

WHEREAS, the Monroe County Board of County Commissioners desires to control and oversee the development of said affordable housing sites;

WHEREAS, the Land Authority Advisory Committee considered this resolution at a meeting held on September 28, 2005 and voted 4/0 to recommend approval; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

The Chairman of the Land Authority Governing Board is hereby authorized to sign deeds conveying title to the subject properties to the Monroe County Board of County Commissioners. Said deeds shall restrict future use of the property to the requirements specified in Attachment A.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this _____ day of _____ 2005.

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY

_____
Mark J. Rosch
Executive Director

_____
David P. Rice
Chairman

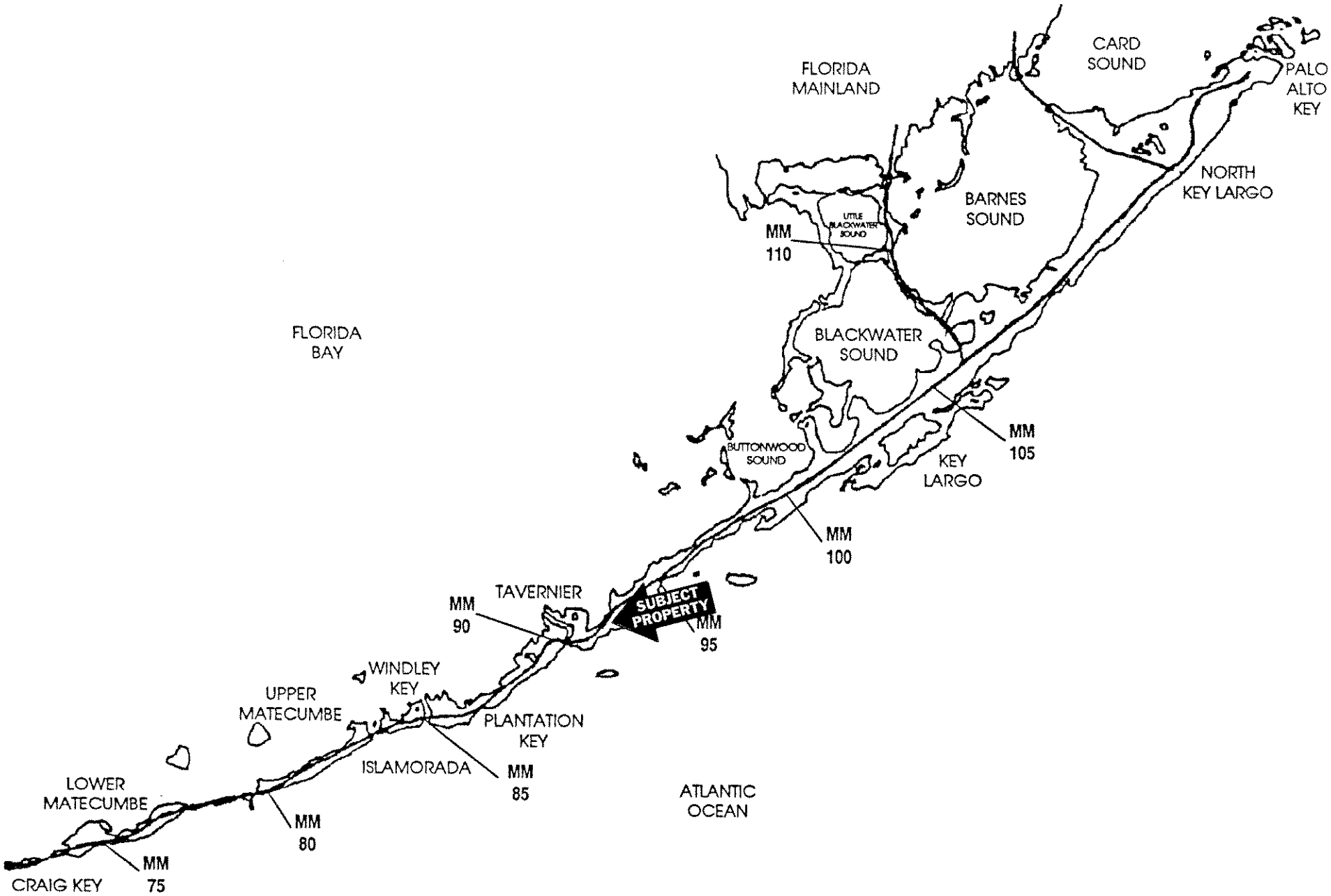
Approved for Legal Sufficiency

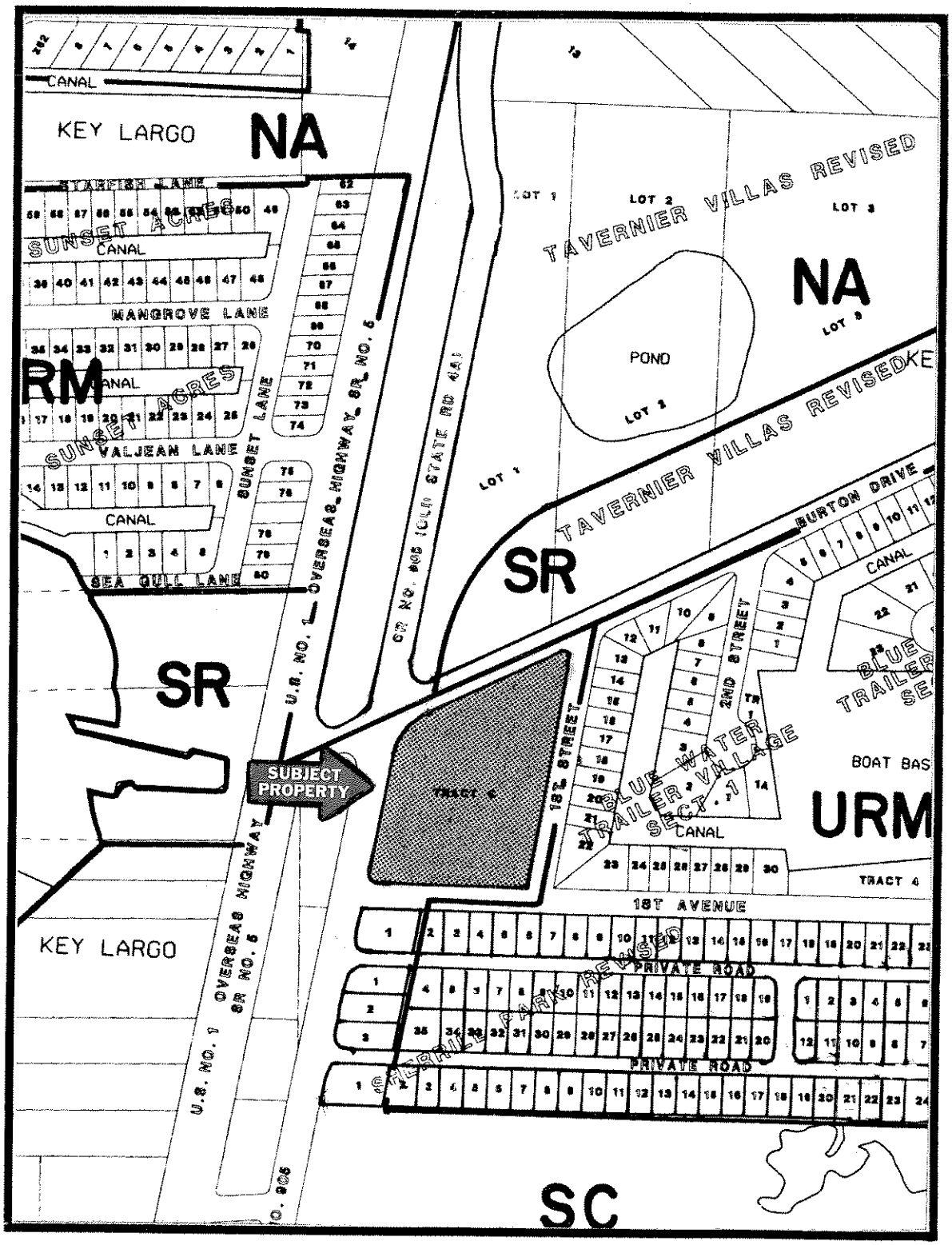
_____
Larry R. Erskine

ATTACHMENT A

AFFORDABILITY COVENANTS

1. Term. These affordability covenants are perpetual, run with the land, and are binding on all present and subsequent owners and mortgagees.
2. Property Use. Use of the property shall be restricted to affordable housing for persons of very low, low, or moderate income as defined in section 420.0004, Florida Statutes.
3. Monitoring. Grantee is responsible for ensuring compliance with the affordability covenants contained herein and expressly agrees to furnish, upon Grantor's request, written certification thereof.

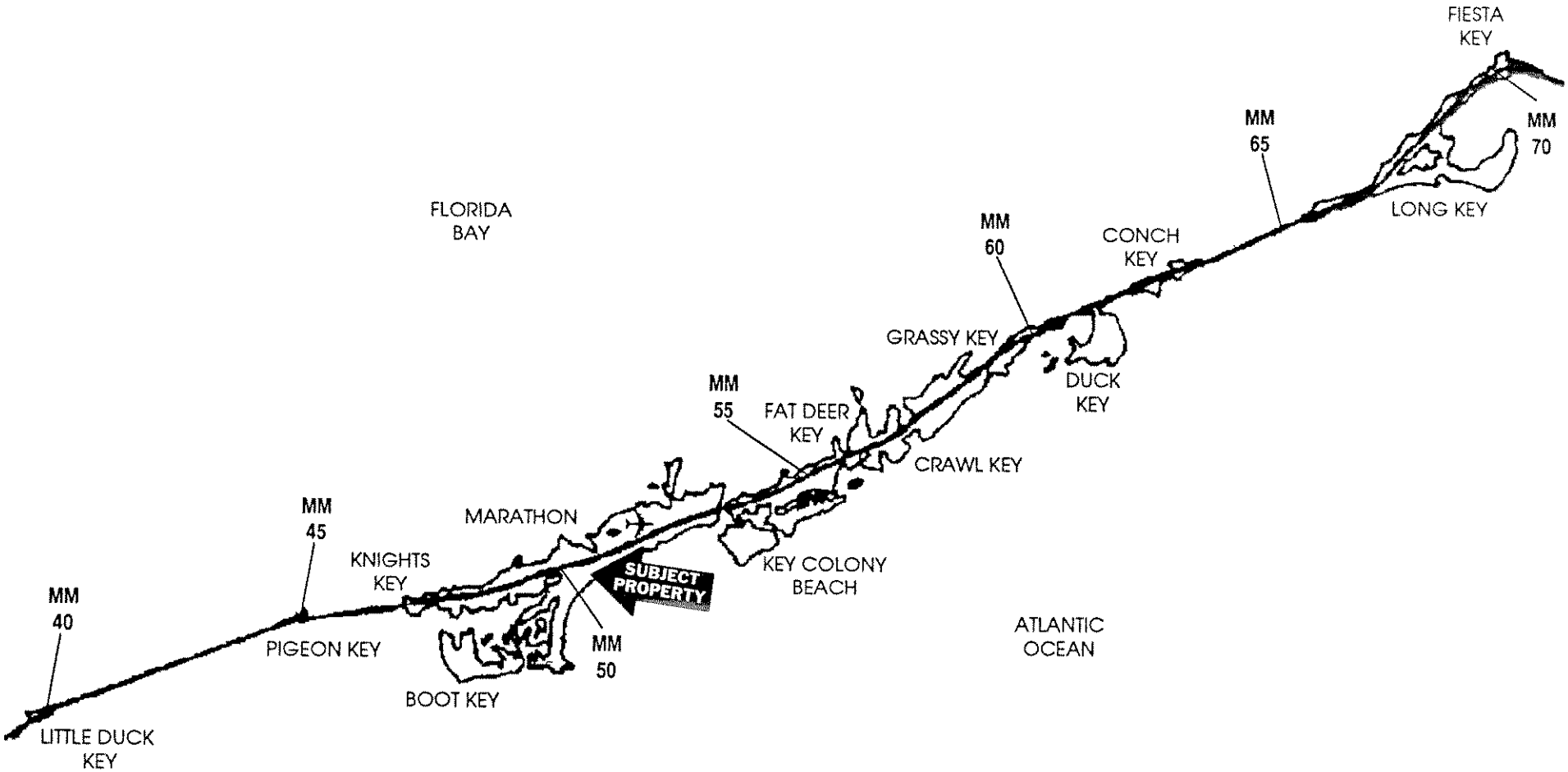

FLORIDA MAINLAND
CARD SOUND
PALO ALTO KEY
NORTH KEY LARGO
BARNES SOUND
LITTLE BLACKWATER SOUND
MM 110
BLACKWATER SOUND
FLORIDA BAY
MM 105
KEY LARGO
BUTTONWOOD SOUND
MM 100
TAVERNIER
SUBJECT PROPERTY
MM 95
MM 90
WINDLEY KEY
UPPER MATECUMBE
PLANTATION KEY
ISLAMORADA
MM 85
LOWER MATECUMBE
ATLANTIC OCEAN
MM 80
MM 75
CRAIG KEY

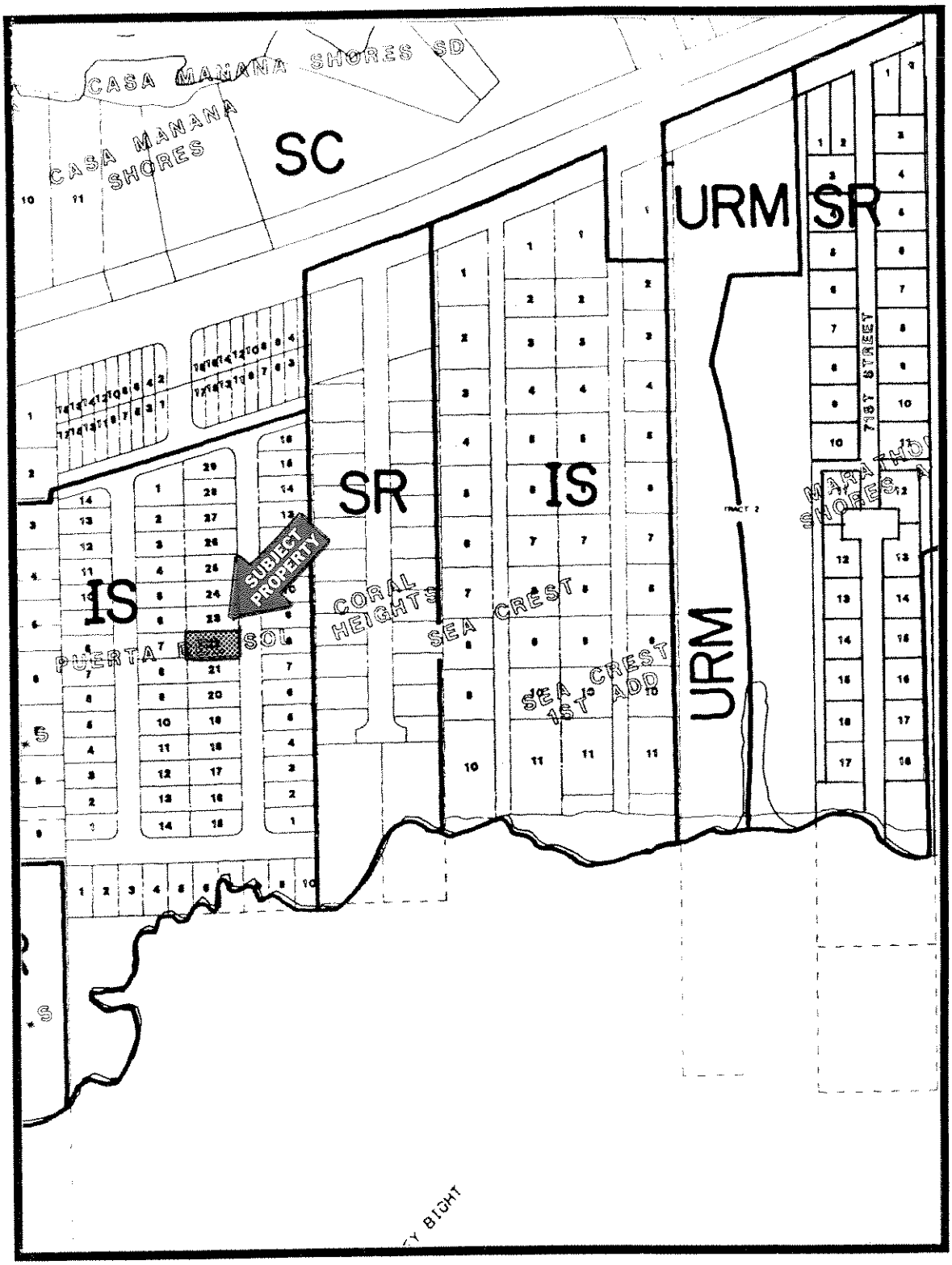


Mile Marker 92.7 Island Key Largo

Property TLC of FL Keys Corp. (RE#00488730-000000)

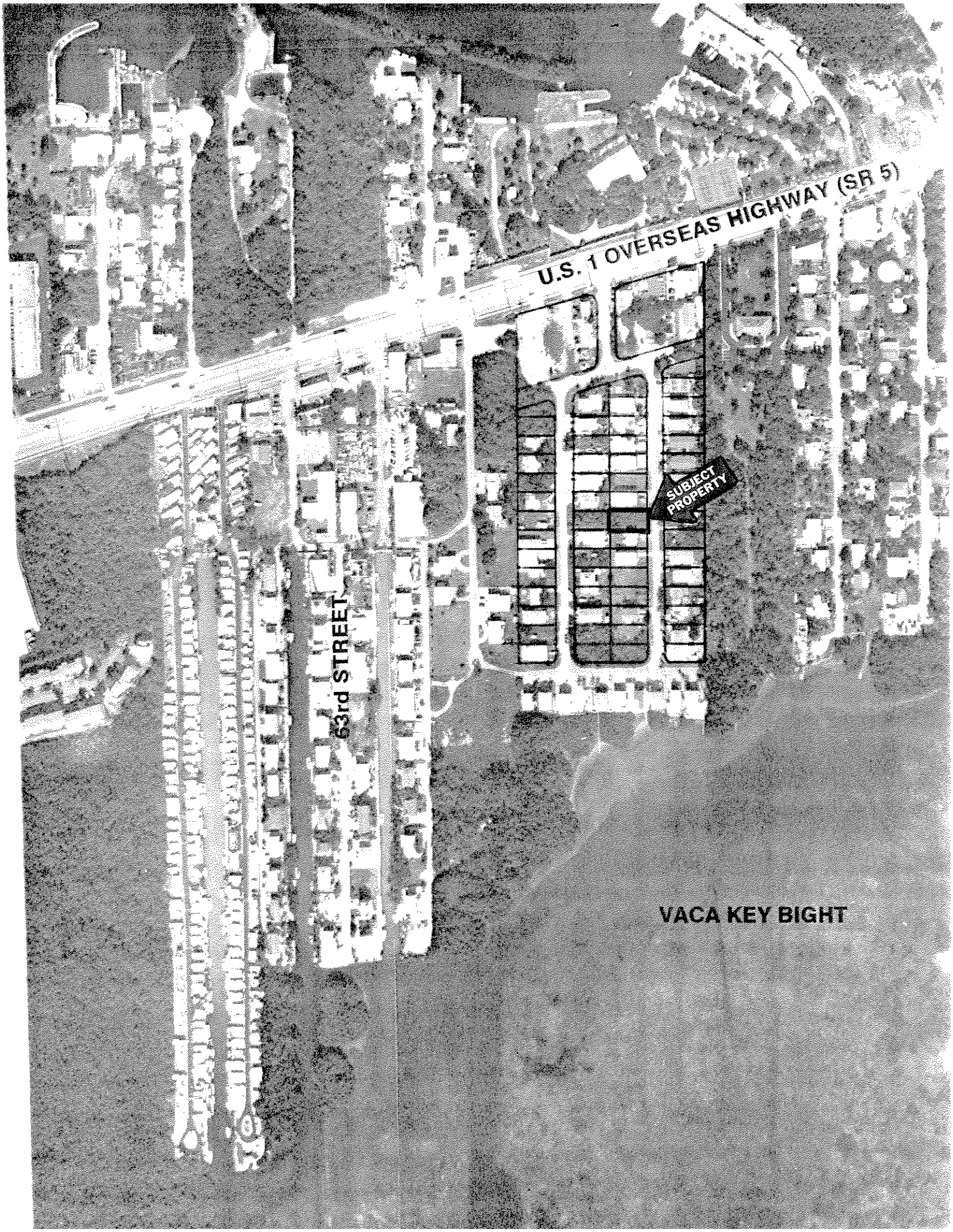
S.R. 905
BURTON DRIVE
SUBJECT PROPERTY
KEY LARGO
ORANGE BLOSSOM ROAD
S.R. 905
Y (SR 5)

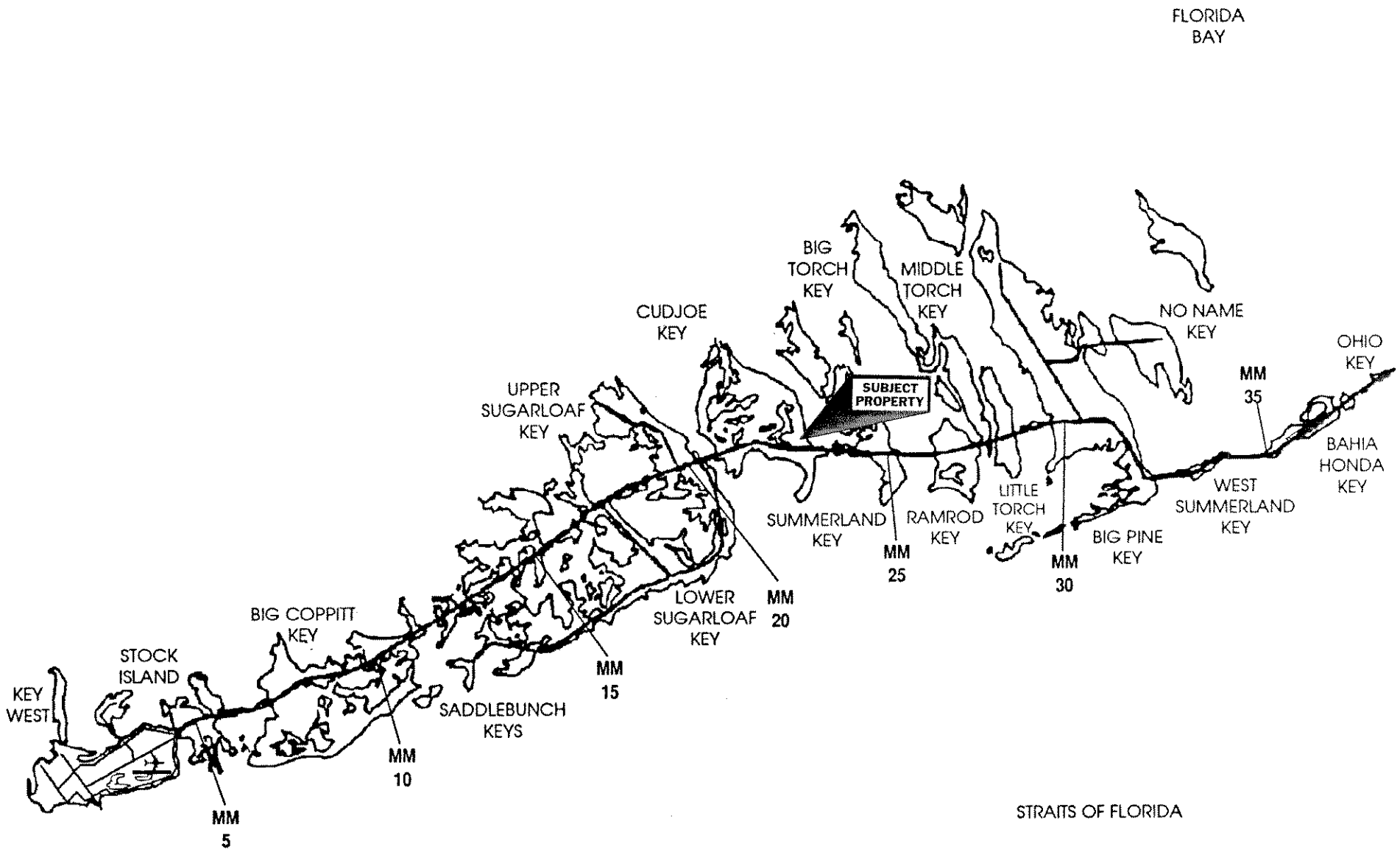

FIESTA KEY
MM 70
MM 65
LONG KEY
FLORIDA BAY
MM 60
CONCH KEY
GRASSY KEY
DUCK KEY
MM 55
FAT DEER KEY
CRAWL KEY
MM 45
MARATHON
KNIGHTS KEY
SUBJECT PROPERTY
KEY COLONY BEACH
MM 40
PIGEON KEY
MM 50
ATLANTIC OCEAN
BOOT KEY
LITTLE DUCK KEY

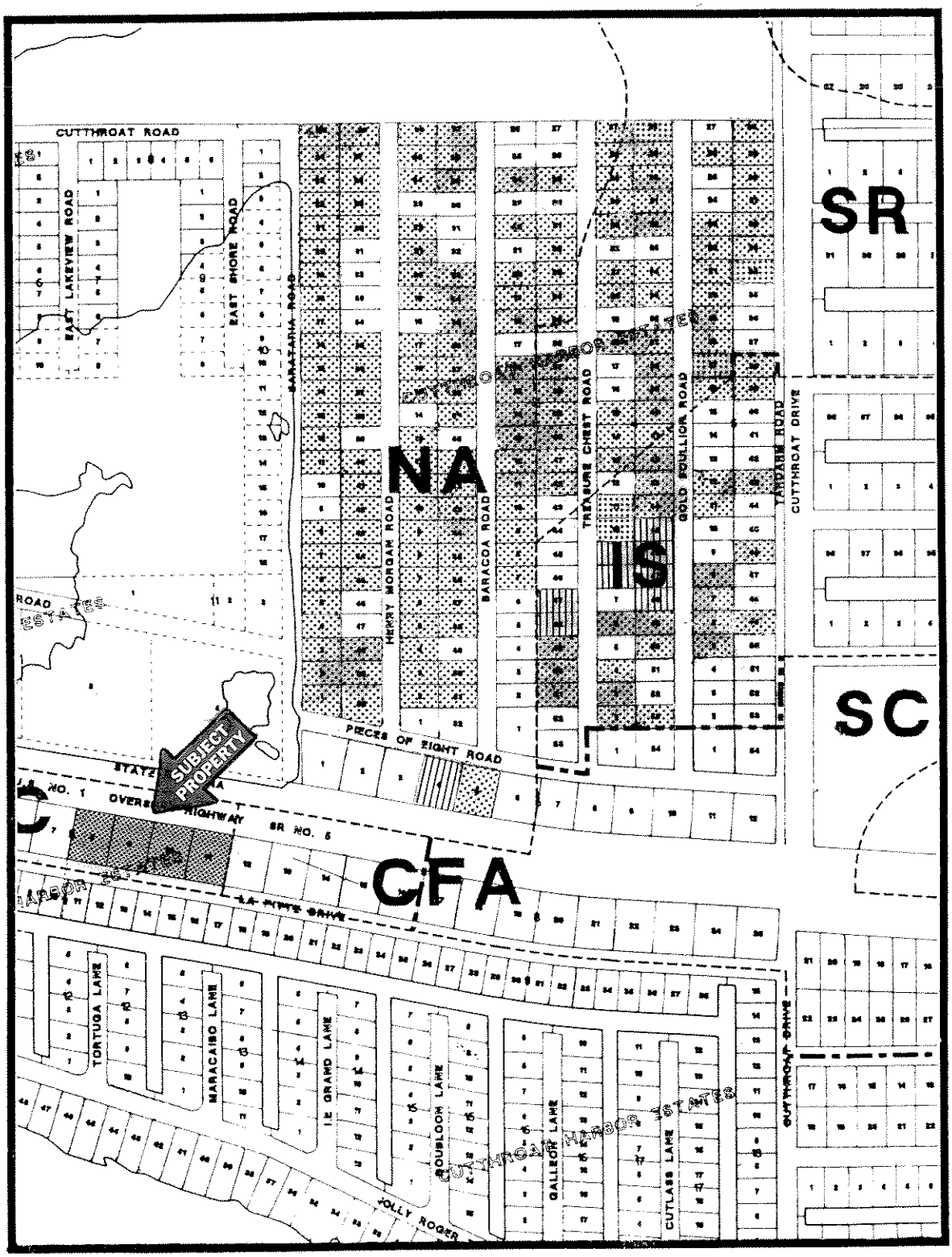


Mile Marker 50.6 **Island** Vaca Key

Property Amended Plat of Marathon Shores - Falcon Pass
Puerta Del Sol Subdivision

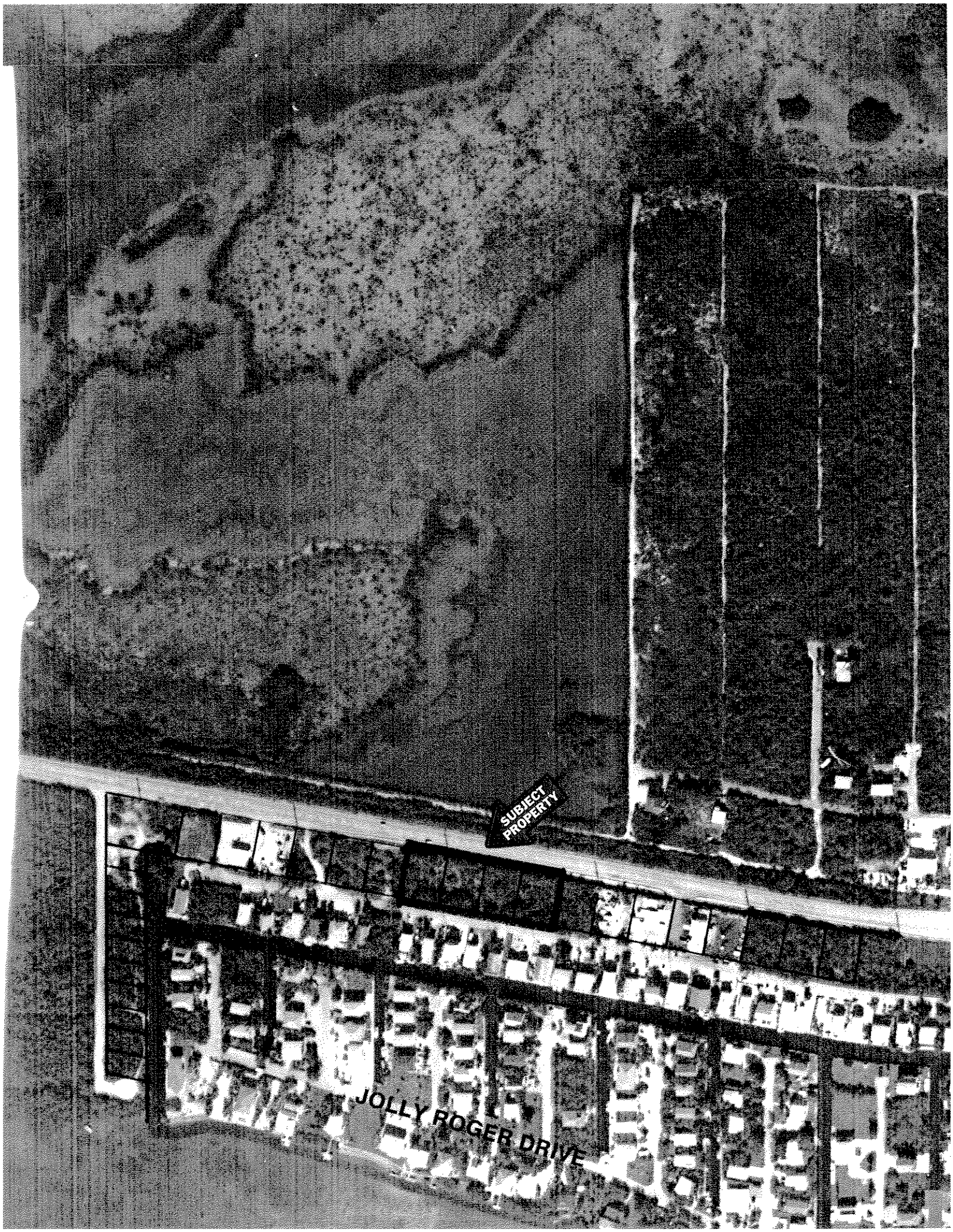

U.S. 1 OVERSEAS HIGHWAY (SR 5)
SUBJECT PROPERTY
63rd STREET
VACA KEY BIGHT

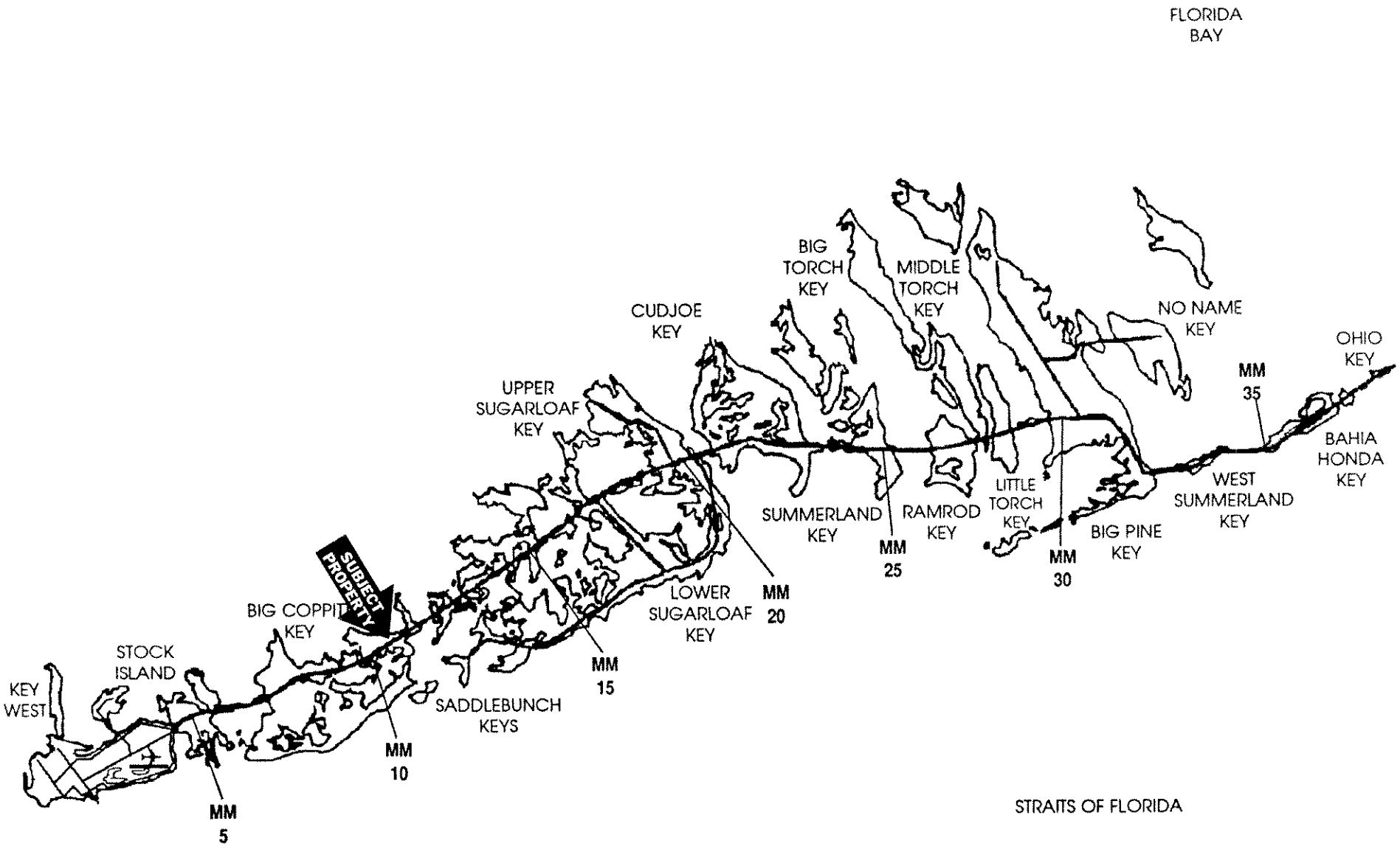

FLORIDA BAY
BIG TORCH KEY
MIDDLE TORCH KEY
CUDJOE KEY
NO NAME KEY
OHIO KEY
MM 35
SUBJECT PROPERTY
UPPER SUGARLOAF KEY
BAHIA HONDA KEY
WEST SUMMERLAND KEY
LITTLE TORCH KEY
SUMMERLAND KEY
RAMROD KEY
BIG PINE KEY
MM 25
MM 30
LOWER SUGARLOAF KEY
MM 20
BIG COPPITT KEY
STOCK ISLAND
KEY WEST
MM 15
SADDLEBUNCH KEYS
MM 10
MM 5
STRAITS OF FLORIDA

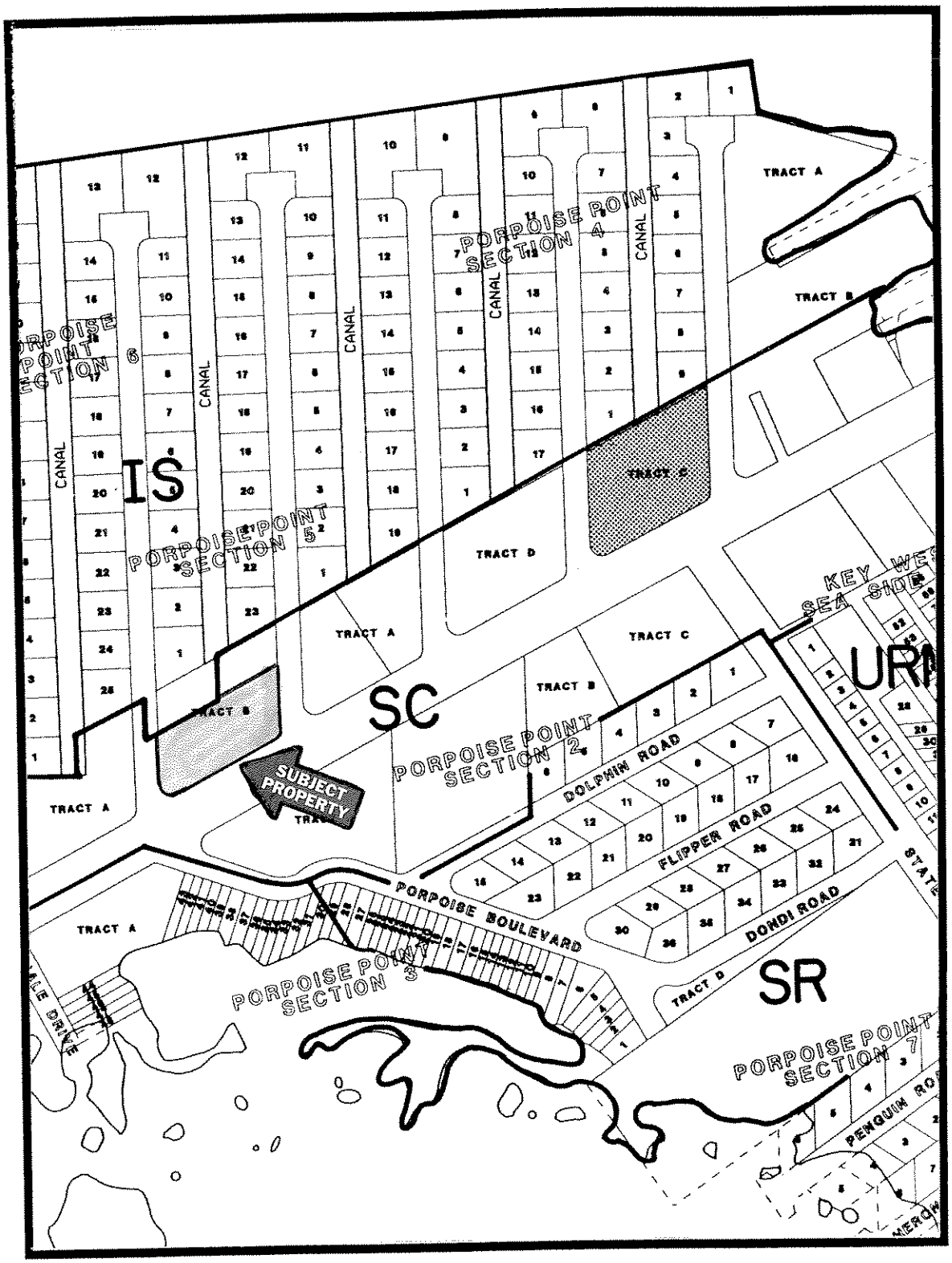


Mile Marker 22.7 Island CUDJOE

Property CUTTHROAT HARBOR ESTATES


SUBJECT PROPERTY
JOLLY ROGER DRIVE


FLORIDA BAY
BIG TORCH KEY
MIDDLE TORCH KEY
CUDJOE KEY
NO NAME KEY
OHIO KEY
MM 35
UPPER SUGARLOAF KEY
BAHIA HONDA KEY
WEST SUMMERLAND KEY
LITTLE TORCH KEY
SUMMERLAND KEY
RAMROD KEY
BIG PINE KEY
MM 25
MM 30
SUBJECT PROPERTY
LOWER SUGARLOAF KEY
MM 20
BIG COPPITT KEY
STOCK ISLAND
KEY WEST
MM 15
SADDLEBUNCH KEYS
MM 10
MM 5
STRAITS OF FLORIDA



Mile Marker 10.6 Island Big Coppitt Key

Property Porpoise Point Subdivision

U.S. 1 OVERSEAS HIGHWAY (SR 5)
SUBJECT PROPERTY