

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

June 27, 2018
(Revised 7/25/18)

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 27, 2018 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 Susan Matthews at 9:00 AM. Present and answering roll call in addition to Chairman Matthews were Linda Cunningham and Susan Sprunt. Mitchell Cook and Barbara Neal were 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 addressed the Committee and proposed adding the following items as affordable housing purchases:

- a) 30 Sands Road (RE 00111320-001500), Big Pine Key;
- b) 119 Freedom Lane (RE 00111320-000400), Big Pine Key;

and proposed adding the following items as conservation purchases:

- c) Block 1, Lot 11, Revised Amended Plat of Riviera Village, Key Largo; and
- d) Block 6, Lot 12, Doctors Arm 1st Addition, Big Pine Key.

Ms. Cunningham made a motion to approve the agenda with the proposed additions and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval of the minutes for the May 30, 2018 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.

The next item was consideration of the City of Marathon's nomination of three properties for purchase as recreation land (RE 00100330-000000, 00101780-000100, 00101780-000200) and one property for purchase as an affordable housing site (RE 00338720-000000). The recreation sites were formerly developed and operated as Salty's marina and the Quay restaurant. The affordable housing site is at the end of 64th Street Ocean and is known as the Liptak property. Marathon Deputy City Manager George Garrett gave a presentation and distributed information about the properties to the Committee. Habitat for Humanity of the Middle Keys Executive Director Christine Todd-Young also addressed the Committee. Following discussion, the Committee took no action on this item pending additional information.

The Committee took a short recess.

The next item was approval to purchase property for affordable housing. Mr. Rosch addressed the Committee regarding the following proposed acquisitions.

- a) Block 22, Lots 1 through 4, Sands, Big Pine Key (Howard's Haven). The subject property consists of four adjoining lots totaling 20,000 square feet on Avenue C on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision, and disturbed habitat conditions. The County has recognized the site as having the rights to build 13 permanent ROGO-exempt units. The Planning Director has issued an Administrative

Interpretation indicating Comprehensive Plan Policy 601.1.11 does not prohibit the Land Authority from purchasing this Tier 1 property for affordable housing because the site was already developed. Ms. Sprunt made a motion to add the property to the acquisition list as an affordable housing site and Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0. Ms. Cunningham made a motion to purchase the property at a price not to exceed \$1,200,000 and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0. Ms. Cunningham amended her motion to approve the subsequent transfer of the property to either the BOCC or the Monroe County Housing Authority for development. Ms. Sprunt accepted the amendment. There being no objections, the motion carried 3/0.

- b) 30 Sands Road (RE 00111320-001500), Big Pine Key (McHutchinson). The subject property consists of a 4,100 square foot lot at 30 Sands Road on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Urban Residential Mobile Home, and disturbed habitat conditions. The site is developed with a mobile home that was substantially damaged during Hurricane Irma and is now uninhabitable. The County has recognized this property as ROGO exempt. The owners have agreed to sell the property for the price of \$98,000 and will be required to remove the damaged structure and debris prior to closing. Ms. Cunningham made a motion to add the property to the acquisition list as an affordable housing site and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0. Ms. Sprunt made a motion to approve purchasing the property for the \$98,000 price and to subsequently transfer the property to either the BOCC or the Monroe County Housing Authority for development. Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0.
- c) 119 Freedom Lane (RE 00111320-000400), Big Pine Key (Papcun). The subject property consists of a 4,100 square foot lot at 119 Freedom Lane on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Urban Residential Mobile Home, and disturbed habitat conditions. The site is developed with a mobile home that was substantially damaged during Hurricane Irma and is now uninhabitable. To date no application for a ROGO exemption determination has been made. The owner is considering selling the property for the price of \$94,000 and will be required to remove the damaged structure and debris prior to closing. Ms. Sprunt made a motion to add the property to the acquisition list as an affordable housing site and Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0. Ms. Cunningham made a motion to approve purchasing the property for the \$94,000 price and to subsequently transfer it to either the BOCC or the Monroe County Housing Authority for development. Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.

The next item was approval to purchase property for conservation. Mr. Rosch addressed the Committee regarding the following proposed acquisitions.

- a) Block 1, Lot 11, Revised Amended Plat of Riviera Village, Key Largo (Zapotocky). The subject property consists of a 2,100 square foot lot fronting US 1 on the ocean side of Key Largo near mile marker 105. The property has a tier designation of Tier 1 - Natural Area, a zoning designation of Suburban Residential, and vegetation consisting of tropical hardwood hammock. Staff has tendered an offer of \$7,900. Ms. Cunningham made a motion to approve purchasing the property at a price not to exceed \$7,900 and Ms. Sprunt seconded the motion. There being no objections, the motion carried 3/0.
- b) Block 6, Lot 12, Doctors Arm 1st Addition, Big Pine Key (Miller). The subject property consists of a 5,000 square foot canal lot on Minorca Drive on the bay side of Big Pine

Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of exotics, buttonwood, and salt marsh. The heirs to the property have agreed to sell the lot for the price of \$30,000. Ms. Sprunt made a motion to approve purchasing the property for the \$30,000 price and Ms. Cunningham seconded the motion. There being no objections, the motion carried 3/0.

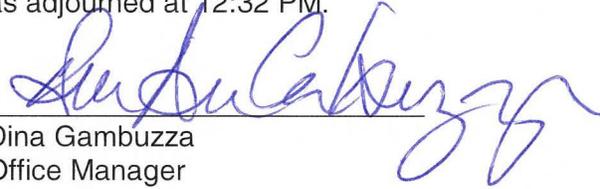
The Committee took a short recess.

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

- a) The status of the County's proposed Less Than Fee program.
- b) MCLA's budget and available funds.
- c) The next meeting is scheduled for Wednesday, July 25, 2018. Ms. Cunningham, Ms. Sprunt, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 12:32 PM.

Prepared by:


Dina Gambuzza
Office Manager

Approved by the Advisory Committee on

July 25, 2018

