

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 31, 2018

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 31, 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 Mitchell Cook, Barbara Neal, and Susan Sprunt. Linda Cunningham participated via telephone and therefore was not able to vote during this meeting. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, Counsel Ginny Stones, and members of the public.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following items:

- a) Approval to release the affordable housing deed restrictions on Block 1, Lot 5, Harbor Shores in favor of MCLA upon the execution and recordation of affordable housing restrictions in favor of Monroe County; and
- b) Approval to purchase property for conservation: Block 16, Lots 10 and 16, Palm Villa, Big Pine Key.

Mr. Pattison proposed deleting the following item: Approval of a resolution authorizing subordination to a mortgage loan encumbering the Jack Murray Senior Housing Complex in Key West. Mr. Cook made a motion to approve the agenda with the proposed additions and deletion and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was selection of a Chairman and Vice Chairman for 2018. Mr. Rosch addressed the Committee regarding eligibility for the positions. Ms. Neal nominated Ms. Matthews to serve as Chairman and Ms. Sprunt to serve as Vice Chairman. There being no other nominations, the nominations were closed. There being no opposition to the nominations, Ms. Matthews was selected as Chairman and Ms. Sprunt was selected as Vice Chairman.

The next item was approval of the minutes for the December 20, 2017 meeting. Mr. Cook made a motion to approve the minutes as presented and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item was approval of a resolution authorizing the purchase of a site at 84771 Overseas Highway on Windley Key in Islamorada for affordable housing and authorizing the subsequent conveyance of the property to Islamorada, Village of Islands subject to deed restrictions. Mr. Pattison, Mr. Rosch, and Counsel Stones addressed the Committee. The subject property is permitted for 16 affordable housing units. The Village has nominated the property and committed to provide \$375,000 toward the purchase. The Village has also issued a Request for Proposals to select a developer to build affordable housing in the Village. Ms. Sprunt said since she works for the Village, she will abstain from voting on this item. Following discussion, Mr. Cook made a motion to add the property to the Acquisition List and Ms. Neal seconded the motion. There being no objections, the motion carried 3/0.

Following additional discussion, Ms. Neal made a motion to purchase the property for affordable housing subject to the following conditions:

- a) The purchase price is not to exceed \$1,500,000;
- b) MCLA's share of the purchase price is not to exceed 75% of the purchase price or \$1,125,000, whichever is less;
- c) The transaction will be structured with the Village as the Buyer;
- d) The use of the property is restricted in perpetuity in favor of MCLA to the provision of affordable housing for households whose income does not exceed 160% of area medium income. The MCLA Governing Board may further restrict the use of the property if it elects to do so without further action by the Advisory Committee. The Committee suggests, but does not require, that the housing type be rental; and
- e) The purchase price is less than or equal to the average of MCLA's two appraisals.

Mr. Cook seconded the motion. There being no objections, the motion carried 3/0.

The next item was a discussion of draft House Bill 1173 pertaining to land acquisition and affordable housing. Mr. Pattison addressed the Committee about the bill and the BOCC's recent approval of the Quarry Apartments affordable housing development. The Committee members expressed a number of concerns about the bill. Dottie Moses addressed the Committee. This being a discussion item, the Committee took no action.

The next item was approval to release the affordable housing deed restrictions on Block 1, Lot 5, Harbor Shores in favor of MCLA upon the execution and recordation of affordable housing restrictions in favor of Monroe County. Counsel Stones and Mr. Rosch addressed the Committee.

The Committee took a short recess before voting on this item.

Following discussion, Ms. Sprunt made a motion to approve the resolution and Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.

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


- a) Lot 26, Whispering Pines Plat #4, Big Pine Key (Bandon Enterprises, Inc.). The subject property consists of a 10,275 square foot lot on Almond Lane on the bay side of Big Pine Key near mile marker 30. The property is on a canal and has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision, and vegetation consisting of tropical hardwood hammock and exotic species. The owner is considering selling the property for the price of \$45,000. Ms. Sprunt made a motion to approve purchasing the property for the \$45,000 price and Mr. Cook seconded the motion. There being no objections, the motion carried 4/0.
- b) Block 16, Lots 10 and 16, Palm Villa, Big Pine Key (Kelsanna, LLC). The subject property consists of two 6,250 square foot lots (one on Palm Drive and one on Poinciana 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 Improved Subdivision, and vegetation consisting of exotics and tropical hardwood hammock. The owner has agreed to sell the property for the price of \$40,000. Mr. Cook made a motion to approve purchasing the property for the \$40,000 price and Ms. Sprunt seconded the motion. There being no objections, the motion carried 4/0.

The next item was review of the 2017 Acquisition List and discussion of directions for 2018. Mr. Pattison, Mr. Rosch, and Counsel Stones addressed the Committee regarding affordable housing issues and changes to the Land Development Regulations. This being a discussion item, the Committee took no action.

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

- a) Hurricane Irma's impact on the Land Authority's Park Surcharge and Tourist Impact Tax revenues.
- b) Potential affordable housing sites on Stock Island and Big Coppitt that may be addressed at next month's meeting.
- c) The next meeting is scheduled for Wednesday, February 28, 2018. Mr. Cook, Ms. Cunningham, Ms. Neal, Ms. Sprunt, and Chairman Matthews said they would be available to attend.

The meeting was adjourned at 11:37 AM.

Prepared by: 
Dina Gambuzza
Office Manager

Approved by the Advisory Committee on February 28, 2018.

