

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

June 30, 2021

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 30, 2021 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 Linda Cunningham at 9:00 AM. Present and answering roll call in addition to Chairman Cunningham were Susan Matthews, Barbara Neal, Leslie Valant, and Sandi Williams. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Greg Oropeza.

The first item was additions and deletions to the agenda. Mr. Rosch advised the Committee that the agenda with the revision date June 29, 2021 reflects the addition of the following items:

- Item 5 - Approval to allow TD Bank NA to issue a mortgage loan encumbering affordable housing at 987 Valencia Road, Key Largo.
- Item 6c – Approval to purchase property for conservation – Block 7, Lot 25, Cahill Pines and Palms, Big Pine Key.
- Item 6d - Approval to purchase property for conservation – Block 7, Lots 11 and 12, Cahill Pines and Palms, Big Pine Key.

Ms. Matthews made a motion to approve the agenda with the addition of Items 5, 6c, and 6d and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the May 26, 2021 meeting. Ms. Neal made a motion to approve the minutes as presented and Ms. Valant seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to allow TD Bank NA to issue a mortgage loan encumbering affordable housing at 987 Valencia Road, Key Largo. Mr. Rosch addressed the Committee and requested that this item be heard later in the meeting.

The next item was approval to purchase property for conservation – Block 3, Lot 3, Doctor's Arm First Addition, Big Pine Key (Ramsey). Mr. Rosch addressed the Committee. The subject property consists of a 5,000 square foot canal lot on Delgado Lane 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 tropical hardwood hammock and exotics. The property owner has agreed to sell the property for the price of \$40,000. Following discussion, Ms. Valant made a motion to approve the item at the purchase price of \$40,000 and Ms. Matthews seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase property for conservation – Block 8, Lot 6, Eden Pines Colony, Big Pine Key (McCluskey). Mr. Rosch addressed the Committee. The subject property consists of a 5,100 square foot canal lot on Palmetto 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 primarily of tropical hardwood hammock with a few exotics. The property owners have agreed to sell the property for the price of \$40,000. Following discussion, Ms. Neal made a motion to approve the item at

the purchase price of \$40,000 and Ms. Valant seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase property for conservation – Block 7, Lot 25, Cahill Pines and Palms, Big Pine Key (Horn). Mr. Rosch addressed the Committee. The subject property consists of a 6,000 square foot lot at 186 Pelican Lane on a plugged canal on the ocean side of Big Pine Key near mile marker 29. The property has a tier designation of Tier 3 – Infill Area and a zoning designation of Improved Subdivision. The vegetation is a mix of exotics and tropical hardwood hammock with a mangrove fringe. The property owners have agreed to sell the property for the price of \$55,000. Following discussion, Ms. Matthews made a motion to approve the item at the purchase price of \$55,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase property for conservation – Block 7, Lots 11 and 12, Cahill Pines and Palms, Big Pine Key (Leavitt). Mr. Rosch addressed the Committee. The subject property consists of two adjacent lots totaling 12,000 square feet on Pelican Lane on a plugged canal on the ocean side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision, and vegetation consisting of exotic and tropical hardwood hammock species. The property owners have agreed to sell the property for the price of \$99,000. Following discussion, Ms. Valant made a motion to approve the item at the purchase price of \$99,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The Committee took a brief recess while staff made a telephone call to Habitat for Humanity of the Upper Keys.

The next item was approval to allow TD Bank NA to issue a mortgage loan encumbering affordable housing at 987 Valencia Road, Key Largo. Mr. Rosch addressed the Committee. MCLA purchased the subject property in 2001 in partnership with Habitat for Humanity of the Upper Keys. The affordable housing deed restrictions on the property require MCLA's approval of all encumbrances that do not result in capital improvements or additional affordability encumbrances. The current owners, Benjamin and Kerry Cosme, are seeking a \$50,000 mortgage loan for home improvements and debt consolidation.

Ms. Valant left the meeting during the discussion of this item.

The Committee took a brief recess while staff received a telephone call from Habitat for Humanity of the Upper Keys Executive Director Lindsay Fast.

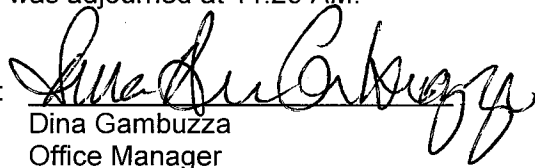
The Committee resumed consideration of the item. Mr. Rosch and Counsel Oropeza addressed the Committee. The property owners have paid off their SHIP and Habitat mortgages. Habitat for Humanity of the Upper Keys supports MCLA consenting to the loan. The loan to value ratio of the proposed mortgage would be 11% based on the property's current unrestricted appraised value and 25% based on the property's current maximum resale price. Following discussion, Ms. Neal made a motion to approve the proposed mortgage loan and to direct staff to provide an approval letter referencing the deed restriction's maximum resale price. Ms. Williams seconded the motion. The motion carried 3/1, with Ms. Matthews dissenting.

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.
- b) Christine Hurley's employment contract as Executive Director was approved at the June 16, 2021 Governing Board meeting.
- c) The Interlocal Agreement between the BOCC and MCLA which will consolidate land acquisition programs under MCLA management will be on the July 21, 2021 Governing Board agenda.
- d) The next MCLA Advisory Committee meeting is scheduled for Wednesday, July 28, 2021 at 9:00 AM. Chairman Cunningham, Ms. Matthews, Ms. Neal, and Ms. Williams said they would be available to attend.

The meeting was adjourned at 11:29 AM.

Prepared by:

  
Dina Gambuzza  
Office Manager

Approved by the Advisory Committee on July 28, 2021

