



**“Never doubt that a small group of committed citizens can change the world.
Indeed, it is the only thing that ever has.”
Margaret Mead**

Island of Key Largo Federation of Homeowners Association

October 14, 2015 General Meeting Minutes

The meeting was called to order by the President, Dottie Moses at 7:00 PM at the Key Largo Library Community Room. The following Directors were in attendance: Burke Cannon, Ann Nickerson, Pauline Klein, Mark Tanner, Linda Perloff. County Commissioner Sylvia Murphy, was also in attendance.

Dottie led Pledge of Allegiance

Treasurer's Report - Ann -\$2992.20 checking

President's Report - Dottie began her report while waiting for the speakers.

- In the newspaper this week an article on the Florida Bay reported that there is another sea grass die off caused by alarmingly high salinity levels. Biologists say it is caused by drought & the lack of fresh water flows in the southern Everglades. SFWMD controls the fresh water flows. There is concern that the dead seagrass will turn into an algae bloom like in the 1980s, followed by fish kills and other wildlife deaths. - Everglades restoration projects need to be completed to help alleviate the causes of the high salinity. There is concern that it may be too late to reverse the present situation.

- There will be an Ocean Life Series lecture on the FL Bay on 11/6/15 at 7 PM at the KL Gov center – Dr Jerome Lorenz will speak on the declining state of the FL Bay.

- The new Noise Ordinance is on the BOCC agenda for 11/21/15 requesting to advertise a public hearing. The new ordinance language is on the county website.

- Watch your mail for information from Citizens Insurance – The Federation emailed out articles on the latest insurance mailings. You may be asked to make a decision and if you do not respond it will be made for you.

- Flooding – A general discussion on flooding in neighborhoods revealed that the Stillwright Point area experienced flooded canals and high tides this month as did several other Upper Keys neighborhoods due to west winds, King Tides and sea level rise.

- Sexton Cove & Lake Surprise – New road paving project is about to start.

SPEAKERS – PLAYA LARGO RESORT

Shakir Hussain, the General Manager of Playa Largo and Jorge Cepero, the developer from Prime Group, gave a presentation on the new bayside Playa Largo Resort and the soon to be built ocean side housing complex at MM 97.5

These projects are being built by 2 separate groups of investors. The resort will have 154 units. The resort docks, indoor restaurant and facilities are for guests only. The bay front outdoor bar & grill will be open to the public. The resort will have a ballroom and provide wedding services. It is not yet known if a deceleration lane will be required. FDOT will decide. No jet skis are allowed. The resort is expected to open in Jan. 2016. Job applications will begin in Dec. 2015.

The Housing complex (Playa Largo Ocean Residences) is to have 28 market rate houses and 24 workforce units. The entrance to the market rate homes will be from US1. Access to the workforce units will be from 1st Ave. It is not yet known when this project will be completed. It is expected that market rate models will be built and the rest of the homes will be built as they are sold. It is not known when the workforce housing will be built. The waterfront does not have navigational access to open water. There will be a community homeowner's pool and clubhouse as part of the project.

Dottie continued her report–

- A letter to the BOCC was read asking that another location be found for the Community College to build their Upper Keys campus. The Port Largo Homeowner Assoc. is not in favor of locating such a large facility in such a small space in their neighborhood. As there was not a quorum, a vote by email will be taken to see if there is support to send the letter to the BOCC.

- The DRC is to hear a variance application for a mattress store between Starbucks & Burger King. The developer wants several variances including less parking, less setbacks, less landscaping, and a smaller loading dock. DRC staff is recommending denying the requested variances.

- FDOT's 5 yr work plan includes street lights from Burger King to Tarpon Basin Drive; Adams Cut pedestrian bridge, Rowell's Park Scenic Overlook and restoration of Card Sound Bridge.

New Business

- Sylvia reported that some of FDOT's landscaping trees have been taken down due to obstructing views. She also announced that Ed Causey with Homeless Outreach in KW is opening an office in Tavernier.

Next Meeting - November 11, 2015 Speaker = State Rep. Holly Raschein

The meeting was adjourned 8:15PM

Minutes submitted by Sue Heim/Dottie Mose