

**Habitat for Humanity of the Middle Keys**

P.O. Box 500067  
Marathon, FL 33050

January 11, 2006

Mr. Reggie Paros  
Director-Monroe County  
Division of Housing and Commercial Development  
Marathon, Florida

Dear Mr. Paros;

Habitat for Humanity of the Middle Keys has been partnering with the Monroe County Land Authority for quite a few years. Currently, the Land Authority has acquired a property on 66th Street in Marathon which we would request be conveyed to the Land Trust we formed late last year. Our intention in forming the Trust is to preserve the property for affordable housing.

As soon as the property is conveyed, we will begin the permitting/application process for a new single family residence. Since the City has set aside an affordable housing allocation for us, and we have the finances and septic credit, we're confident we can have the house completed and occupied by year-end. This will be our 6th Habitat house in Marathon. We also understand that we have to comply with the Monroe County Land Authority statutes.

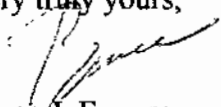
For your perusal, I'm attaching copies of the following:

- City of Marathon site condition letter with legal description
- Habitat For Humanity of the Middle Keys Land Trust Bylaws
- State of Florida Articles of Incorporation for the Trust

Should you have any questions, please feel free to contact me at 743-2424.

Thank you for your consideration and support.

Very truly yours,

  
Bruce J. Ferraro  
President

cc: Mark Rosch, Monroe County Land Authority

EXHIBIT A

RESOLUTION NO. \_\_\_\_-2006

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF LOT 22, BLOCK D, PUERTA DEL SOL SUBDIVISION IN MARATHON TO THE HABITAT FOR HUMANITY OF THE MIDDLE KEYS COMMUNITY LAND TRUST, INC. FOR THE PURPOSE OF PROVIDING AFFORDABLE HOUSING**

**WHEREAS**, the Board of County Commissioners of Monroe County, Florida ("Board") obtained a parcel of land from the Monroe County Comprehensive Plan Land Authority on October 19, 2005, for the purpose of building affordable housing; and

**WHEREAS**, this parcel is legally described as Lot 22, Block D, Puerta del Sol Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 117 of the Public Records of Monroe County, Florida ("Property"); and

**WHEREAS**, The Habitat for Humanity of the Middle Keys Community Land Trust, Inc. ("Trust") is a Florida non-profit corporation which has applied to the Board for the transfer of the Property to the Trust; and

**WHEREAS**, the purpose of the Trust is to acquire real property , enable construction of housing for very low, low and moderate income persons for lease or purchase subject to a ground lease with the Trust, in order to preserve said real property as residential affordable housing in perpetuity; and

**WHEREAS**, the Board finds that there is an acute need in Monroe County for affordable housing and the Trust is able to develop the Property at this time for that purpose; and

**WHEREAS**, the Trust has not developed a resale formula pursuant to Article XI of its bylaws; and

**WHEREAS**, the Property is not needed for any other county purpose, and development by the Trust serves the public and community interest and welfare; and

**WHEREAS**, such a conveyance is authorized pursuant to Florida Statute Sec.125.38;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY:**

Section 1. That the Property shall be conveyed by Monroe County by execution of a deed signed by its Mayor or Mayor Pro Tem to the Trust for the price of Ten Dollars (\$10.00).

Section 2. That the Trust shall pay any costs associated with this transaction.

Section 3. That the following restrictions shall apply and shall be referenced on the deed by Resolution Number which resolution shall be attached thereto:

**EXHIBIT A**

- A. That any transfer of an owner's interest in improvements shall be contingent upon the Trust maintaining the right of first refusal on transfers and sales of improvements to the Property or providing the Seller with a qualified Buyer.
- B. That the Property shall revert to Monroe County if the Trust is dissolved or the Trust sells the property other than as affordable housing.
- C. That the resale formula for this property shall be the resale formula used by Monroe County for affordable housing.
- D. That improvements located on the property shall be owner occupied and used as the homeowner's primary residence.
- E. That the property may not be encumbered for any purpose except for encumbrances for projects resulting in capital improvements to the property and encumbrances imposing additional affordability covenants.
- F. Future use of the property is limited to use for single family housing by very low, low or moderate income persons as defined in Sec. 420.0004, Florida Statutes or as amended.
- G. Grantee Trust is responsible for insuring compliance with the affordability covenants contained herein and expressly agrees to furnish, upon Grantor Board's request, written certification of compliance.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of the Board held on the \_\_\_\_ day of \_\_\_\_\_, 2006.

Mayor Charles "Sonny" McCoy	_____
Mayor Pro Tem Murray Nelson	_____
Commissioner George Neugent	_____
Commissioner David Rice	_____
Commissioner Dixie Spehar	_____

Attest: DANNY L. KOLHAGE, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
**MAYOR**

(SEAL)

Covenants acknowledged and accepted by The Habitat for Humanity for the Middle Keys Community Land Trust, Inc.

\_\_\_\_\_  
Bruce Ferraro, President

Date: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Susan M. Grimsley, Assistant County Attorney  
P.O. Box 1026  
Key West, Florida 33041-1026

Property Appraisers Parcel Identification (Folio) Number: **00341680-000000**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA  
\_\_\_\_\_

**THIS DEED**, made the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by **Monroe County, a political subdivision of the State of Florida, whose address is 500 Whitehead Street, Key West, Florida 33040**, herein called the Grantor, to **The Habitat for Humanity of the Middle Keys Community Land Trust, Inc., whose address is Post Office Box 500067, Marathon, Florida 33050**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and conveys unto the Grantee the following described land lying and being in Monroe County, State of Florida:

**Lot 22, Block D, PUERTA DEL SOL SUBDIVISION, according to the plat thereof as recorded in Plat Book 3, Page 117, of the Public Records of Monroe County, Florida.**

**Subject to affordability covenants referenced in the deed from the Monroe County Comprehensive Plan Land Authority to Monroe County recorded at OR Book 2166, Page 1984. Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter.**

**SUBJECT TO: Affordability Covenants and Restrictions in favor of Grantor herein, as adopted by Resolution Number \_\_\_\_\_-2006 of the Monroe County Board of County Commissioners attached hereto as Exhibit A.**

**THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN NOR HIS/HER SPOUSE NOR ANY OF HIS/HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.**

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor/Chairman or Mayor Pro Tem/Vice Chair of said board, the day and year aforesaid.

(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

ATTEST: DANNY L. KOLHAGE, CLERK

By \_\_\_\_\_  
Mayor/Chairman

By \_\_\_\_\_  
Deputy Clerk