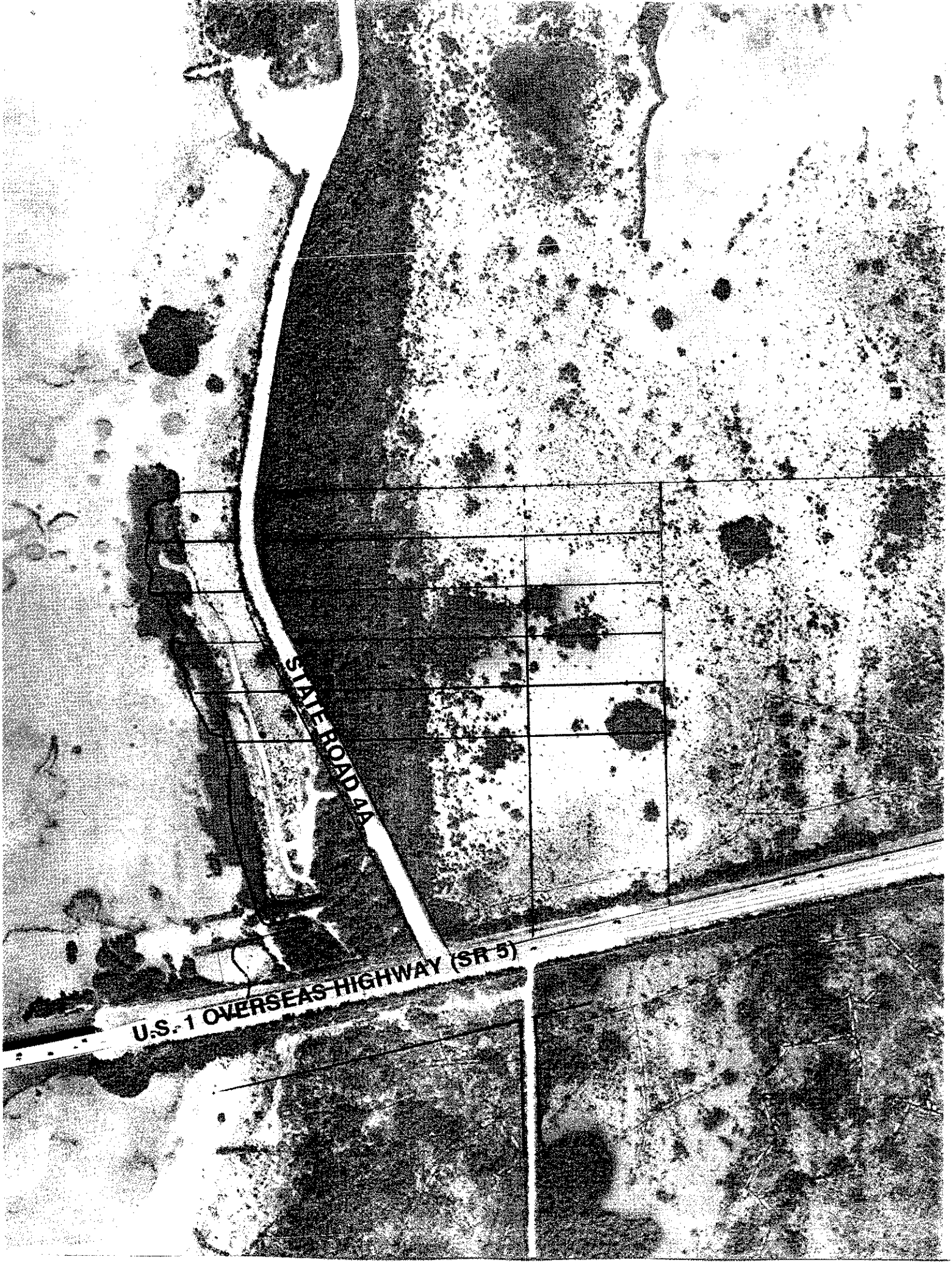

STATE ROAD 4A
U.S. 1 OVERSEAS HIGHWAY (SR 5)

LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY

Meeting Date: April 16, 2003

Bulk Item: Yes __ No X **Department:** Land Authority

Agenda Item Wording: Approval to purchase property – Summerland Estates subdivision.

Item Background: This item is proposed to protect property rights and natural resources. The subject property consists of 5 acres of tropical hardwood hammock and wetlands zoned Suburban Residential (SR) on Ocean Drive on Summerland Key. The property would score poorly in ROGO due to environmental sensitivity. It is the largest remaining parcel of undeveloped hammock on Summerland Key.

Land stewardship needs for this property are anticipated to be low.

The Land Authority's standard purchase contract will be used for this transaction. The agenda packet spreadsheet lists the legal description, purchase price, and estimated closing costs.

Advisory Committee Action: On February 26, 2003 the Advisory Committee voted 4/0 to approve the proposed purchase.

Previous Governing Board Action: In January 2002 the Board approved purchasing an adjoining lot in order to provide administrative relief to a ROGO applicant.

Contract/Agreement Changes: N/A

Staff Recommendation: Approval.

Total Cost: $ 101,169.50 **Budgeted:** Yes X No ___.

Cost to Land Authority: $ 101,169.50 **Source of Funds:** Land Authority
(Tourist Impact Tax and State Park Surcharge)

Approved By: Attorney X County Land Steward X.

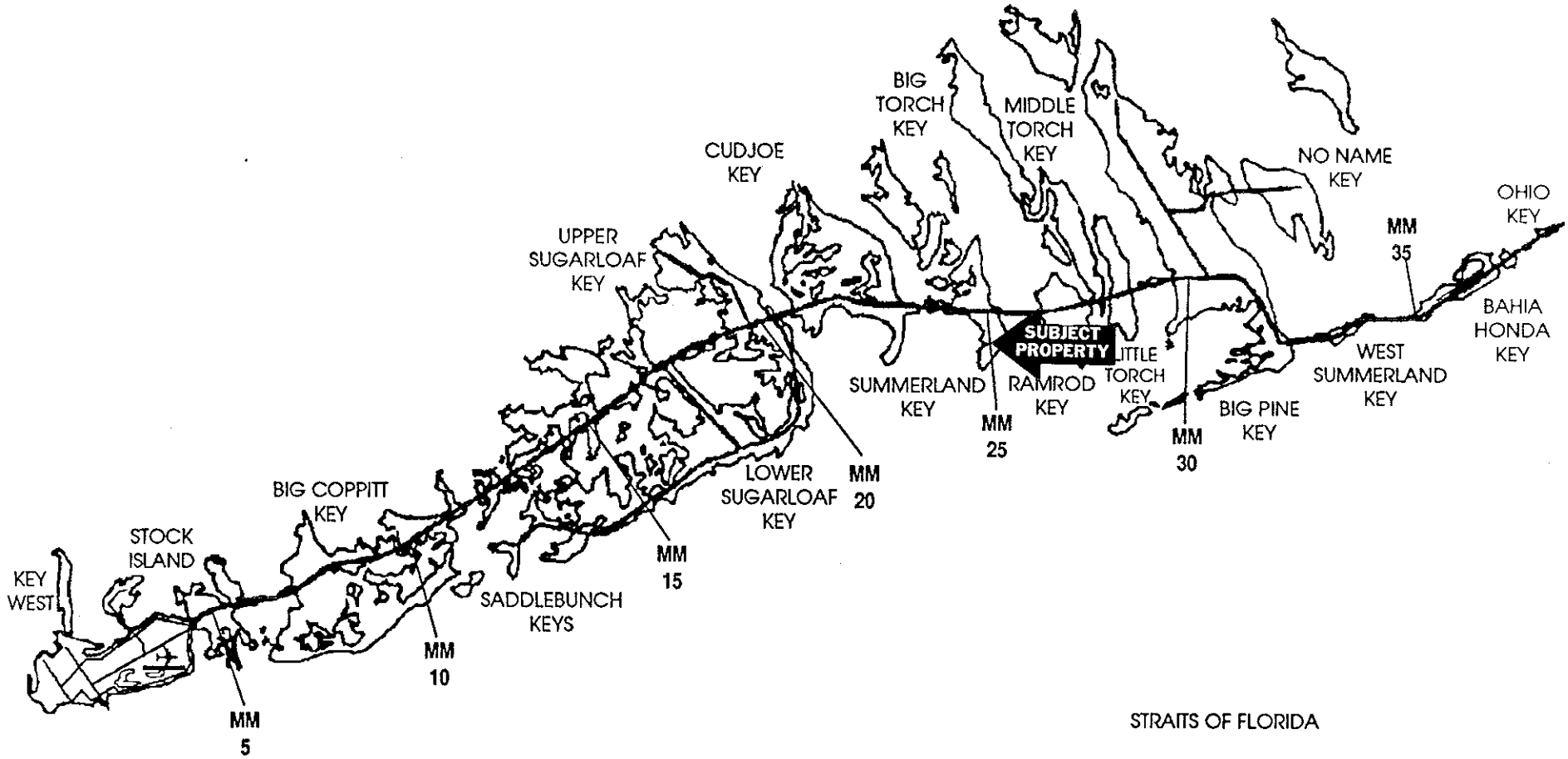
Executive Director Approval: _____
Mark J. Rosch

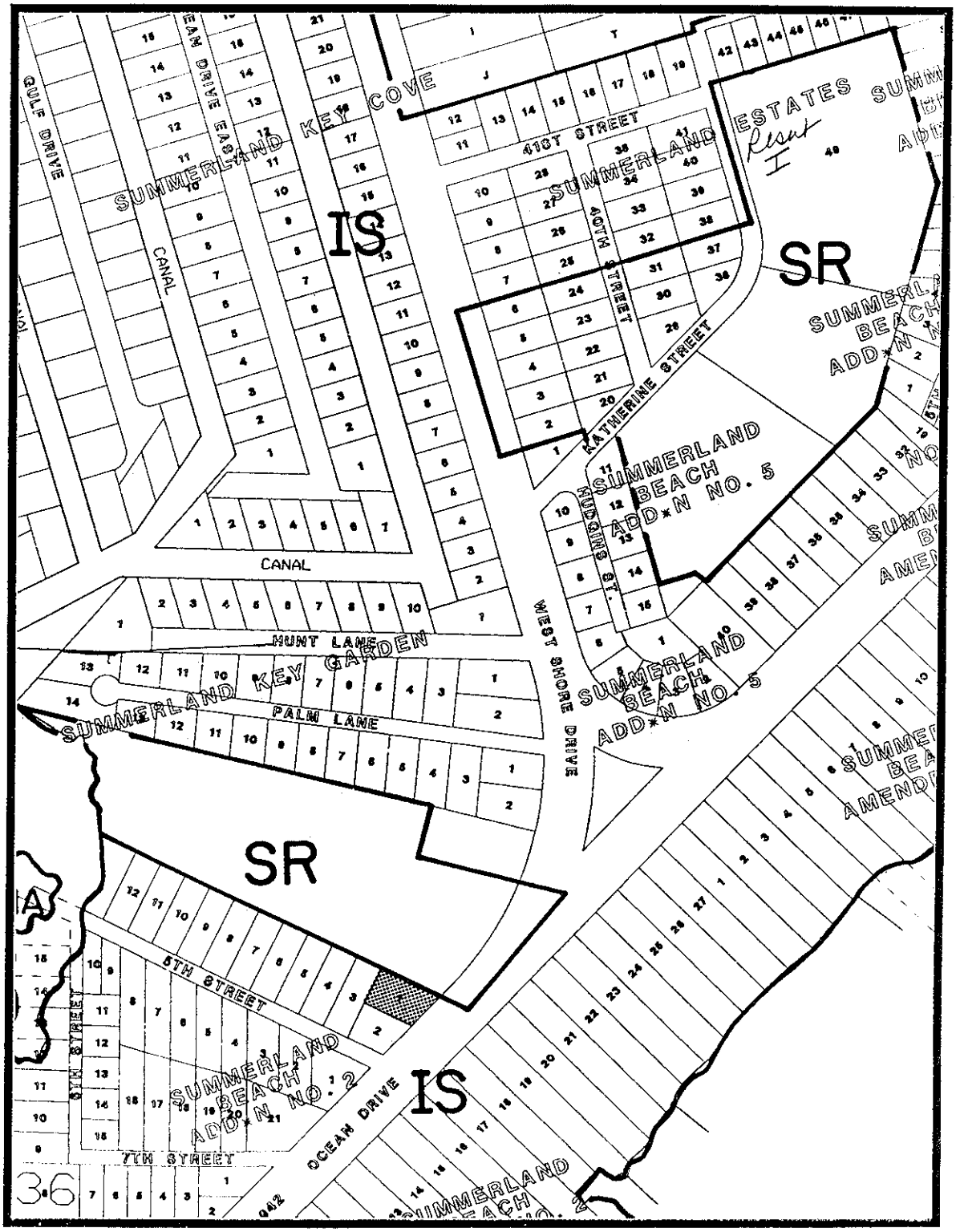
Documentation: Included: X To Follow: ___ Not Required: ___.

Disposition: _____ Agenda Item LA #3c

PURCHASE CONTRACTS
04/16/03

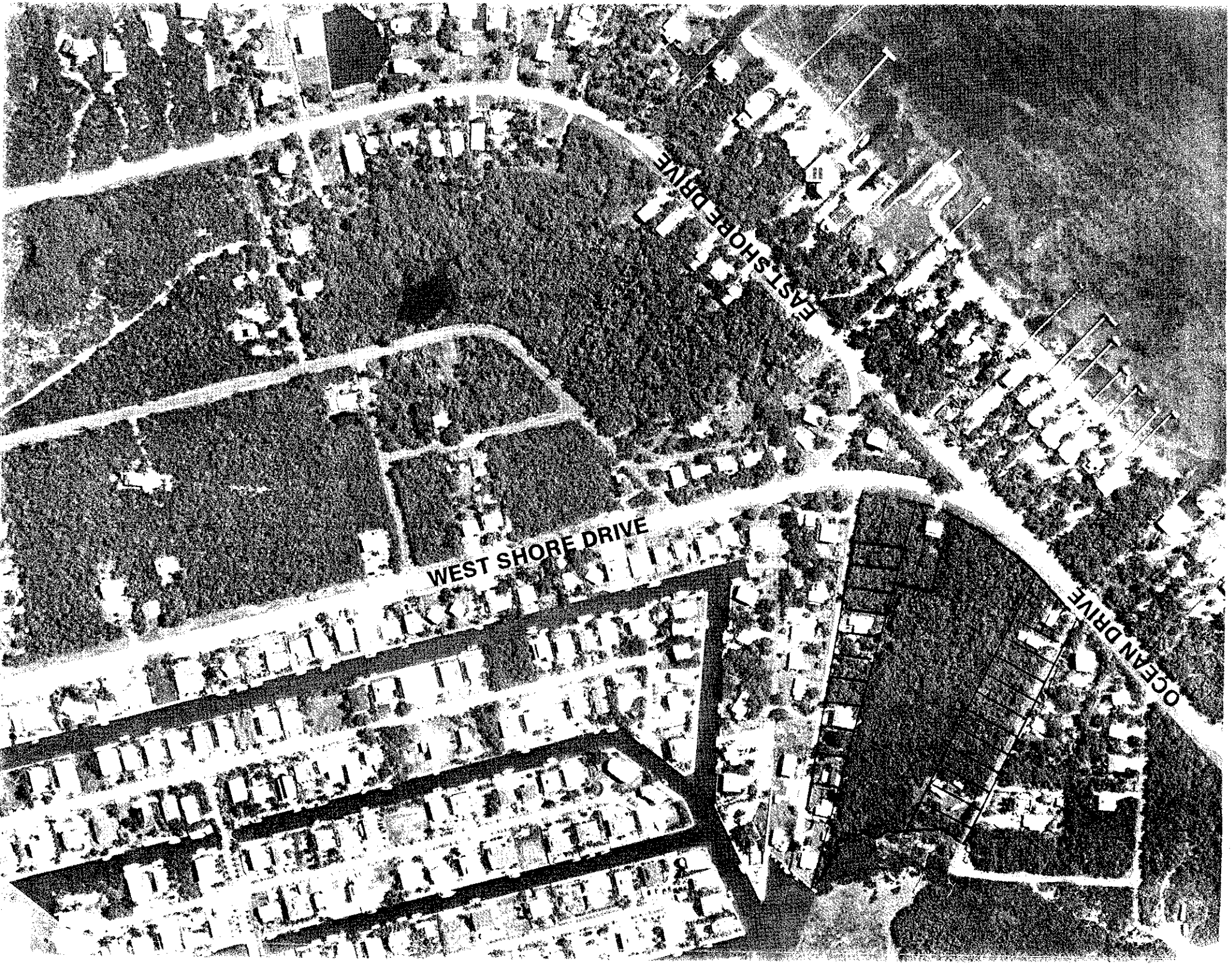
Property	Purchase Price	Envr. Audit, Survey or Clean-up	Title Insurance	Attorney Fee	Recording Fee	Acquisition Total
Summerland Estates (PB 2-167)						
Part of south 1/2 of Lot 6 RE# 00200550-000000 (Curtin, et al)	$95,000.00	$5,000.00	$675.00	$475.00	$19.50	$101,169.50


FLORIDA
BAY
BIG
TORCH
KEY
MIDDLE
TORCH
KEY
CUDJOE
KEY
NO NAME
KEY
OHIO
KEY
MM
35
UPPER
SUGARLOAF
KEY
SUBJECT
PROPERTY
LITTLE
TORCH
KEY
BAHIA
HONDA
KEY
WEST
SUMMERLAND
KEY
SUMMERLAND
KEY
RAMROD
KEY
MM
25
MM
30
BIG PINE
KEY
LOWER
SUGARLOAF
KEY
MM
20
BIG COPPITT
KEY
STOCK
ISLAND
KEY
WEST
MM
15
SADDLEBUNCH
KEYS
MM
10
MM
5
STRAITS OF FLORIDA



Mile Marker 25.1 Island Summerland

Property Name Summerland Beach, Addition 2 and Summerland Estates


EAST SHORE DRIVE
WEST SHORE DRIVE
OCEAN DRIVE

LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY

Meeting Date: April 16, 2003

Bulk Item: Yes __ No X **Department:** Land Authority

Agenda Item Wording: Approval to purchase property – Ramrod Shores subdivisions.

Item Background: This item is proposed to protect property rights and natural resources. The Ramrod Shores area is a sparsely developed group of subdivisions at MM 27 on Ramrod Key primarily on the bayside. This area is zoned Improved Subdivision (IS), Suburban Commercial (SC), and Native Area (NA) and has large stands of tropical hardwood hammock and wetlands. Some of the area's interior roads are not paved, while others are not open at all. Many property owners in this area face development constraints that include low ROGO scores, a 100% open space ratio for wetland lots, and insufficient upland to meet zoning density requirements. In light of the hardship these regulations pose and the need to protect the area's natural resources, staff recommends offering to purchase the vacant parcels west of Munson Avenue, east of Les Rohde Drive, and the vacant US-1 commercial frontage (approximately 191 lots). Land stewardship needs are anticipated to range from low to moderate, depending on the specific parcels acquired.

The Land Authority's standard purchase contract will be used for these transactions. The agenda packet spreadsheet lists the maximum costs in the event all the vacant lot owners wish to sell. The actual costs will depend upon the number of willing sellers.

Advisory Committee Action: On March 26, 2003 the Advisory Committee voted 5/0 to approve making purchase offers based on the tax roll figures of the 1986 assessed value, 1996 land value, or 2002 land value, whichever is higher, plus 15%, for all parcels having less than 50% mangrove vegetation. For mangrove lots, the Committee approved an offer of $500 per lot.

Previous Governing Board Action: Sitting as the Land Authority, the Board has acquired three lots in this area. Sitting as the BOCC, the Board has acquired 47 lots in this area as ROGO dedications.

Contract/Agreement Changes: N/A

Staff Recommendation: Approval.

Total Cost: not to exceed $1,100,000 **Budgeted:** Yes X No ___.

Cost to Land Authority: $1,100,000 **Source of Funds:** Land Authority
(Tourist Impact Tax and State Park Surcharge)

Approved By: Attorney X County Land Steward X .

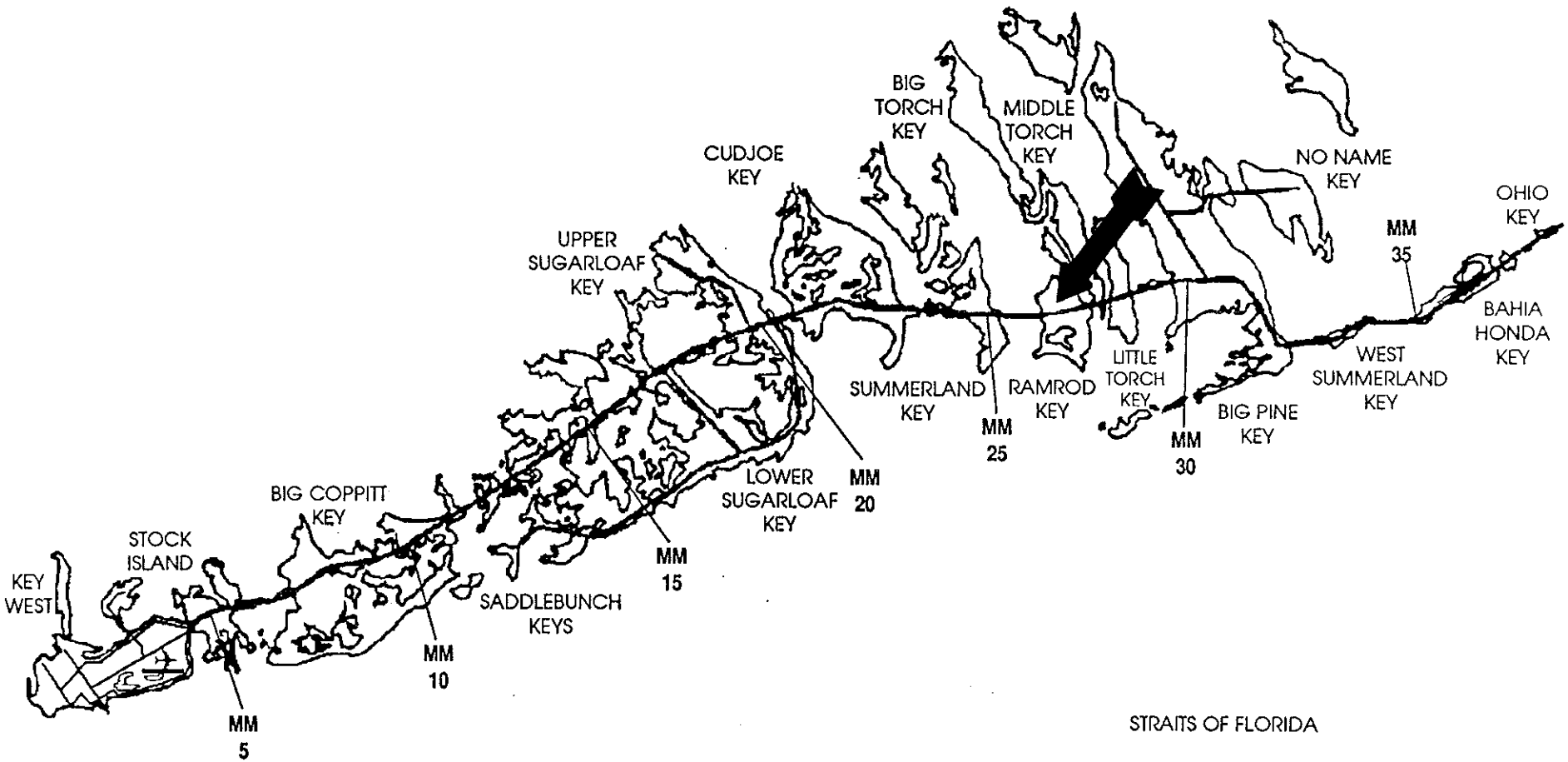
Executive Director Approval: _____
Mark J. Rosch

Documentation: Included: X To Follow: ___ Not Required: ___.

Disposition: _____ Agenda Item LA #3d

PURCHASE CONTRACTS
04/16/03

Property	Purchase Price	Envr. Audit, Survey or Clean-up	Title Insurance	Attorney Fee	Recording Fee	Acquisition Total
Ramrod Shores Subdivisions						
119 Ownerships / 191 Lots	$1,024,094.20	$6,250.00	$23,800.00	$29,750.00	$773.50	$1,084,667.70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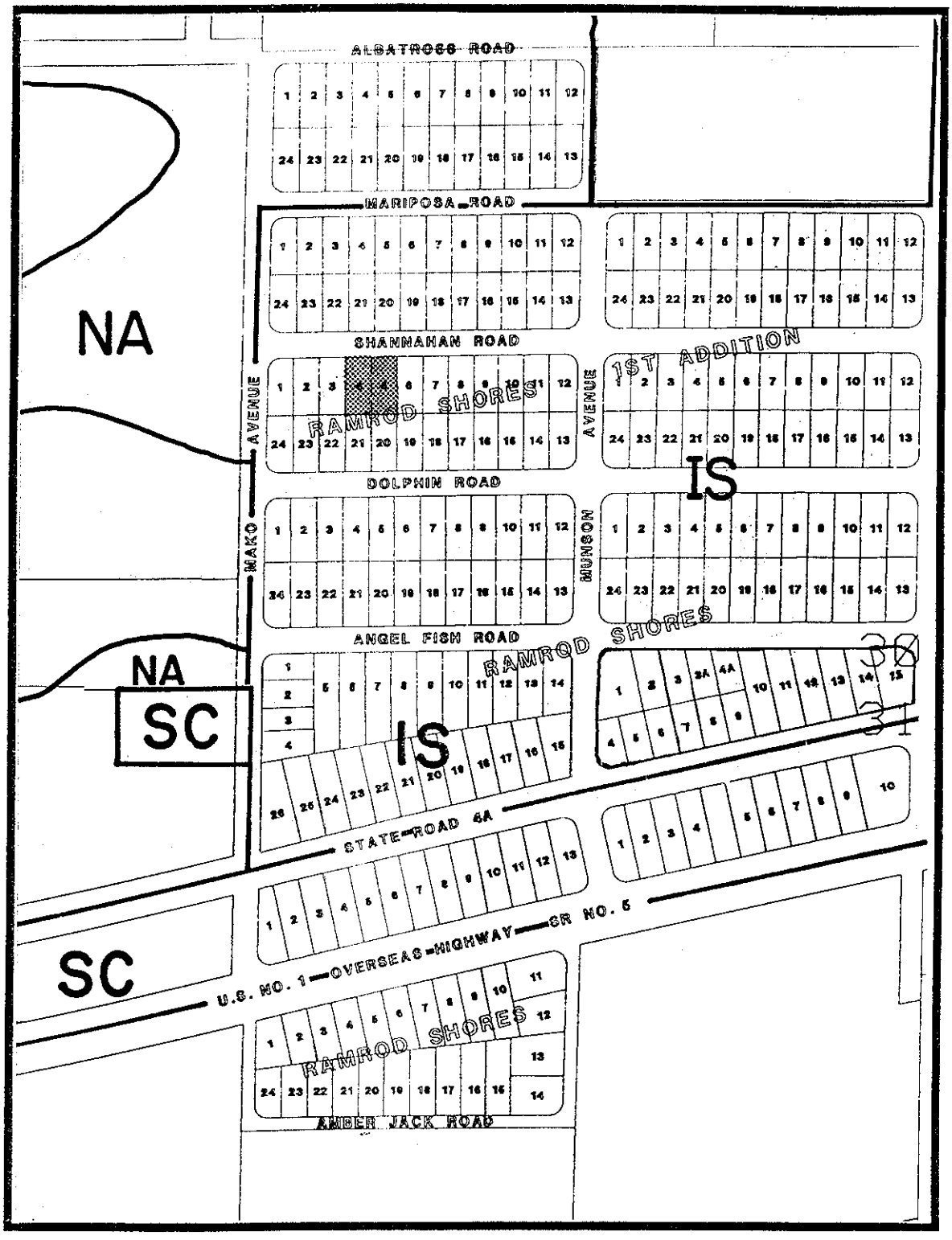
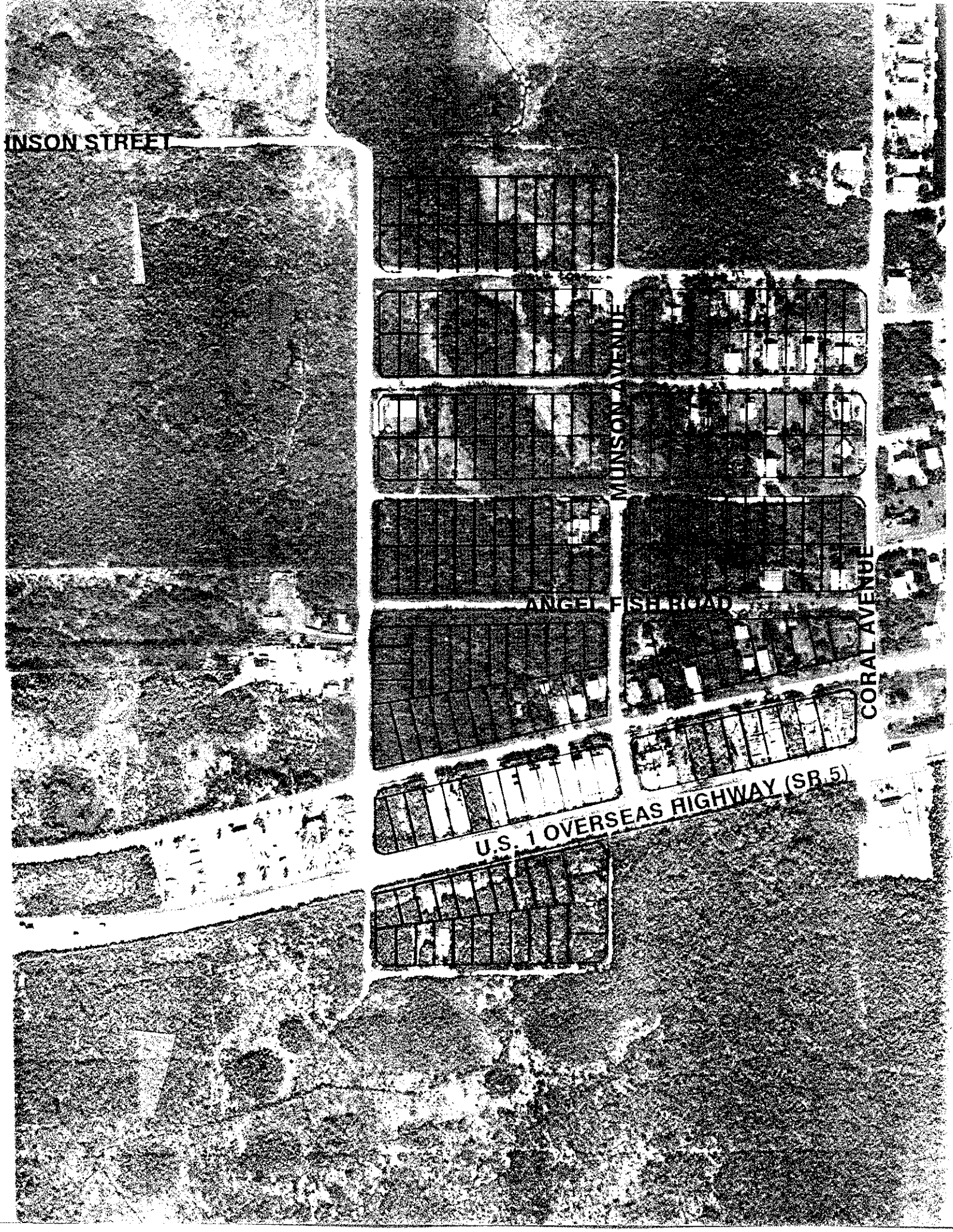
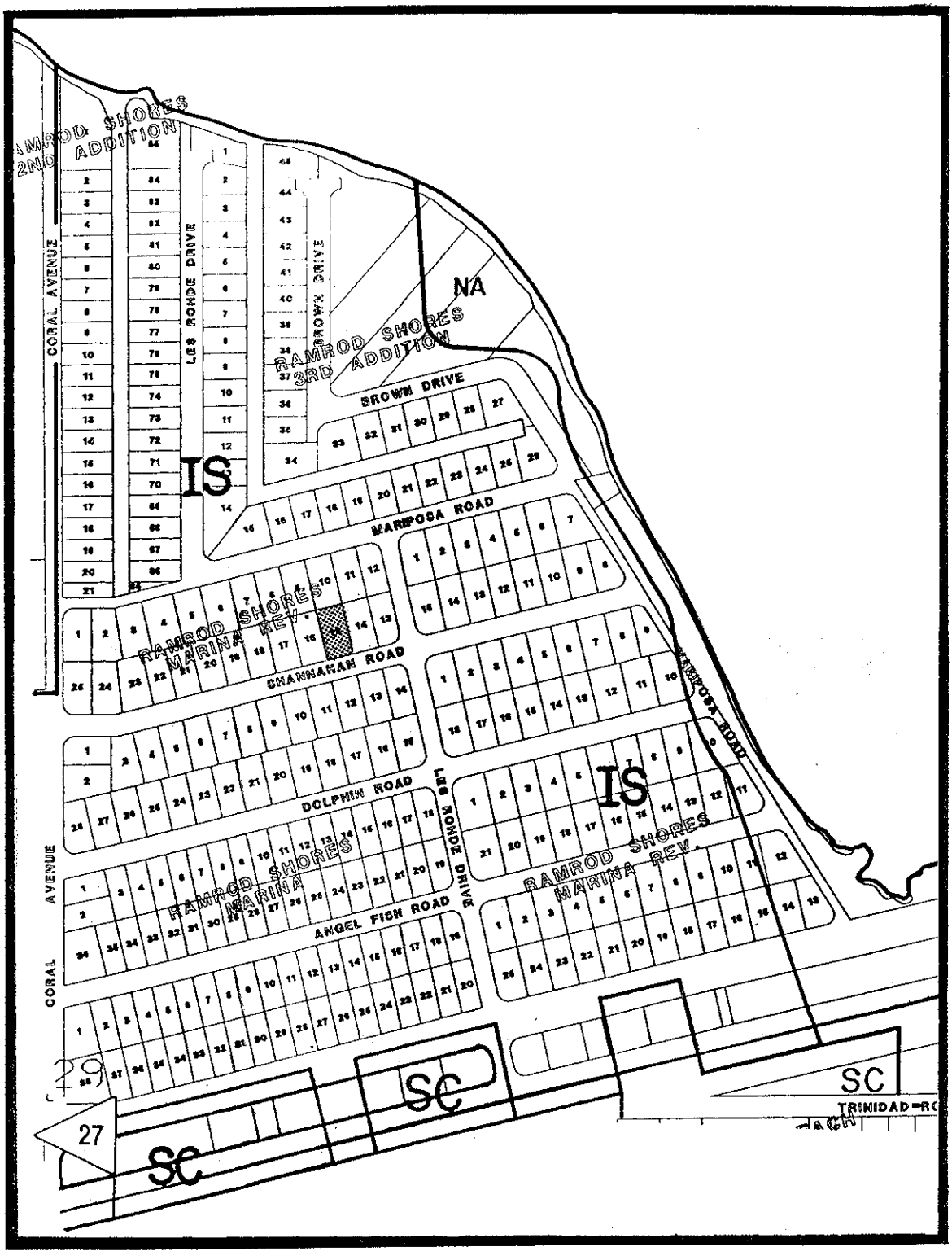
BIG
TORCH
KEY
MIDDLE
TORCH
KEY
CUDJOE
KEY
NO NAME
KEY
OHIO
KEY
MM
35
UPPER
SUGARLOAF
KEY
BAHIA
HONDA
KEY
WEST
SUMMERLAND
KEY
SUMMERLAND
KEY
RAMROD
KEY
LITTLE
TORCH
KEY
MM
25
MM
30
BIG PINE
KEY
LOWER
SUGARLOAF
KEY
MM
20
BIG COPPITT
KEY
STOCK
ISLAND
KEY
WEST
MM
15
SADDLEBUNCH
KEYS
MM
10
MM
5
STRAITS OF FLORIDA



Mile Marker 27 Island Ramrod

Property Ramrod Shores and Ramrod Shores 1st Addition


INSON STREET
MUNSON AVENUE
ANGEL FISH ROAD
CORAL AVENUE
U.S. 1 OVERSEAS HIGHWAY (SR 5)



Mile Marker 27 Island Ramrod Key

Property Ramrod Shores Marina

TORCH RAMROD CHANNEL
COBAL AVENUE
MARIPOSA ROAD
CORAL AVENUE
U.S. 1 OVERSEAS HIGHWAY (SR 5)