

**Monroe County Comprehensive Plan Land Authority**  
**Advisory Committee Meeting**  
**Agenda Items for 5/31/23 Meeting**  
**Revised 5/30/23**

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The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, May 31, 2023 at the Marathon Government Center, located 2798 Overseas Highway, Media Room – 1st Floor, Marathon, Florida, beginning at 9:30 AM.

1. Call to order.
2. Roll call.
3. Additions and deletions to the agenda.
4. Approval of the minutes for the April 26, 2023 meeting.
5. Approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 12, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from **David R. Blackburn** for the price of **\$50,000**.
6. Approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 13, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from **Thomas J. Cumings** for the price of **\$50,000**.
7. Approval to add Block 28, Lot 15, Sands on Big Pine Key near mile marker 31 to the Acquisition List as conservation land and approval to add Block 28, Lot 16, Sands on Big Pine Key near mile marker 31 to the Acquisition List as an affordable housing site.
8. Approval of a contract to purchase Tier 1 property for conservation – Block 28, Lot 15, Sands and for affordable housing – Block 28, Lot 16, Sands with an existing Rate of Growth Ordinance (ROGO) exemption, on Big Pine Key near mile marker 31 from **Manuel M. Perez** for the price of **\$215,000**.
9. Approval of a contract to purchase Tier 1 property for conservation – Block E, Lots 1, 2, and 3, Piney Point on Big Pine Key near mile marker 29 from **Carroll McSwain and Donni K. McSwain** for the price of **\$119,000**.
10. Approval of a contract to purchase Tier 1 property for conservation – Parcel ID# 00112330-000000, 00112340-000000, 00317230-000000, and 00317090-000000 through 00317220-000000 on Big Pine Key near mile marker 33 from **Tropical Isles, Inc., also known as Tropical Isle, Inc.** for the price of **\$440,000**.
11. Approval of a contract to purchase Tier 1 property for conservation – Block 5, Lot 33, Bay Haven Section 1 on Key Largo near mile marker 95 from **Scott G. Weiss** for the price of **\$25,000**.
12. Recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:
  - a) Lot 1, Block 21, Port Pine Heights Second Addition on Big Pine Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$50,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[Murphy]**
  - b) Lots 29 and 30, Block 6, Bay Haven Section Two on Key Largo to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$50,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[Nall]**
  - c) Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the

- price of **\$152,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[HFH-Mad Bob Road]**
- d) Lot 46, Sugarloaf Townsite on Sugarloaf Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$25,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[HFH-Kings Row]**
  - e) Parcel BB, Cudjoe Acres on Cudjoe Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$67,200**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[HFH-Cudjoe Acres]**
  - f) Parcel 38, Hilda Subdivision on Sugarloaf Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$15,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[HFH-Acosta Trail]**
  - g) Lot 14 in Government Lot 3, Plat of Survey on Sugarloaf Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$84,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **[Gil]**

13. Executive Director's report.

14. Adjournment.

*ADA ASSISTANCE If you are a person with a disability who needs special accommodations in order to participate in these proceedings, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

April 26, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday April 26, 2023, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, Barbara Neal, and Sandi Williams. Also present were Senior Property Acquisition Specialist Mark Rosch and Office Manager John Beyers. Executive Director Christine Hurley, Property Specialist Dina Gambuzza, and Counsel Greg Oropeza participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Mr. Rosch advised the Committee that the meeting agenda has a revision date of April 25, 2023 and reflects the addition of Item 9. Ms. Cunningham made a motion to approve the agenda and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the March 29, 2023 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was approval of a contract to purchase Tier 1 property for conservation – Parcel GGG, Cudjoe Acres on Cudjoe Key near mile marker 21 from Rene Alberto Gil, now known as Rene Alberto Besson and Janet Gil, also known as Janet Valdivia for the price of \$67,200. Mr. Rosch addressed the Committee. The subject property consists of a 1.01-acre lot located on Valencia Road on the bay side of Cudjoe Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR) and vegetation consisting of pineland that has transitioned to tropical hardwood hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$67,200 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 6) was approval of a contract to purchase Tier 1 property for conservation – Lot 32 in Government Lot 5, Plat of Survey (OR 407-695) on Sugarloaf Key near mile marker 19 from Lisa Marie Gonzalez, Charles Manuel Gonzalez, and Albert Gonzalez for the price of \$67,200. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 1.01 acre lot located on Acosta Trail on the bay side of Sugarloaf Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA) and vegetation consisting of buttonwood, tropical hardwood hammock, exotics, and mangroves. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$67,200 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase Tier 1 property for conservation – Block 8, Lot 16, Thompsons on Key Largo near mile marker 99 from Raymond Patrick Lopez for

the price of \$19,000. Mr. Rosch addressed the Committee. The subject property consists of a 5,000 square foot lot located on a platted but undeveloped road on the ocean side of Key Largo. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR), and vegetation consisting of tropical hardwood hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$19,000 and Ms. Neal seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation – Block 16, Lot 12, Eden Pines Colony on Big Pine Key near mile marker 30 from Jennell R. Little for the price of \$50,000. The subject property consists of a 5,000 square foot lot located on the corner of Hibiscus Lane and Bittersweet Avenue on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock and exotics. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$50,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 1 and 46, Harris Ocean Park Estates on Key Largo near mile marker 92 from Miriam Judith Schroeder formerly known as Miriam Judy Sparkman for the price of \$100,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of two contiguous lots that total 12,600 square feet. The lots are located on Dove Creek Drive on the ocean side of Key Largo. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$100,000 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 10) was to recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Lots 15 and 16, Block 3, Big Pine Key, Inc. on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$100,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Suarez]
- b) Lots 14 and 15, Block 25, Amended Plat of Key Largo Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$90,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Quincoses]
- c) Lots 5 and 14, Block 6, Harbor Shores on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Gerson]
- d) Lots 27 and 28, Block 6, Bay Haven Section 2 on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Barnes]

Mr. Rosch addressed the Committee. Following discussion, Ms. Cunningham made a motion to recommend approval of Items 10a, 10b, 10c, and 10d at the prices as listed in the agenda. Ms. Neal seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 11) was the Executive Director’s report. Ms. Hurley reported on the budget outlook and recent events including the following:

- a) An update on the discussion regarding purchasing submerged lots. The State of Florida is currently not interested in purchasing submerged lots and does not support MCLA pre-acquiring submerged lots for resale to the State unless the acquisition also includes upland property. Currently the County’s Comprehensive Plan requires use of 2009 GIS habitat data, subject to field verification to determine whether a parcel is submerged. The County is in the process of updating the GIS habitat data and will likely update the Comprehensive Plan with the new data set upon completion.
- b) Ms. Hurley presented the budget outlook for FY 2023 year to date and made note of the significant increase over FY 2022. MCLA is partnering with the State of Florida and striving to reach a goal of the State acquiring \$5 million worth of property per year.
- c) Ms. Hurley discussed the possibility of hiring a new consultant to help with the purchasing and closing processes during Mr. Rosch’s anticipated six-month separation currently required by the FRS DROP program. The Legislature is considering extending the maximum DROP period from 5 to 8 years. If the extension is approved, Mr. Rosch can continue working and not be mandated to stop working for a six-month period. Regardless of what happens in the Legislature, adding a consultant to assist in purchasing land will help achieve the goal of leveraging as much State funding as possible.
- d) Ms. Hurley discussed the Monroe County Housing Authority’s upcoming groundbreaking ceremony for the Lower Keys Scattered Sites affordable housing project on Big Pine Key and Little Toch Key. After Hurricane Irma, MCLA purchased the land for this project consisting of 12 ROGO-exempt subdivision lots. The Monroe County Housing Authority and Monroe County obtained grant funds from the State of Florida to fund the acquisition cost as well as the development necessary to build these rental units. MCLA subsequently agreed to apply the acquisition grant funds to the development of the project and therefore will not be reimbursed for the acquisition cost of these sites. The project’s rental income will be used to fund the development of future low-cost rental housing. The Lower Keys Scattered Sites project has an estimated six-month completion timeframe. There is the possibility of a move-in date by the end of 2023.
- e) The next MCLA Advisory Committee meeting is scheduled for Wednesday, May 31, 2023 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, Ms. Neal, and Ms. Williams said they would be able to attend.

There being no further business, the meeting was adjourned at 10:25 AM.

Prepared by: \_\_\_\_\_  
John Beyers  
Office Manager

Approved by the Advisory Committee on \_\_\_\_\_.

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 12, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from David R. Blackburn for the price of \$50,000.

**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits.

The subject property is a canal lot located on a platted but undeveloped road south of Puerto Bello Drive on the ocean side of Cudjoe Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$50,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$762.50
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$51,273.00

Attributes of the Subject Property:

- Parcel ID#: 00185970-000000
- Size: 7,190 square feet
- Tier Designation: Tier 3 - Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood and mangrove.
- Acquisition List Qualification: This property qualifies because it is Tier 3.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$50,000
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$10,000

# Block 14, Lot 12, Cutthroat Harbor Estates First Addition Cudjoe Key



**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00185970-000000  
 Account# 1237957  
 Property ID 1237957  
 Millage Group 100C  
 Location Address VACANT LAND, CUDJOE KEY  
 Legal Description BK 14 LT 12 CUTTHROAT HARBOR ESTATES FIRST ADDN CUDJOE KEY PB5-60  
 OR477-583 OR696-762 OR823-1720  
 (Note: Not to be used on legal documents.)  
 Neighborhood 311  
 Property Class VACANT RES (0000)  
 Subdivision CUTTHROAT HARBOR ESTATES 1ST ADD  
 Sec/Twp/Rng 33/66/28  
 Affordable No  
 Housing



**Owner**

BLACKBURN DAVID R  
 65 Shore Rd  
 Brunswick ME 04011

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$39,545	\$50	\$50	\$50
= Just Market Value	\$39,545	\$50	\$50	\$50
= Total Assessed Value	\$7	\$6	\$6	\$6
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$39,545	\$50	\$50	\$50

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT ROGO (000M)	7,190.00	Square Foot	0	0

**Sales**

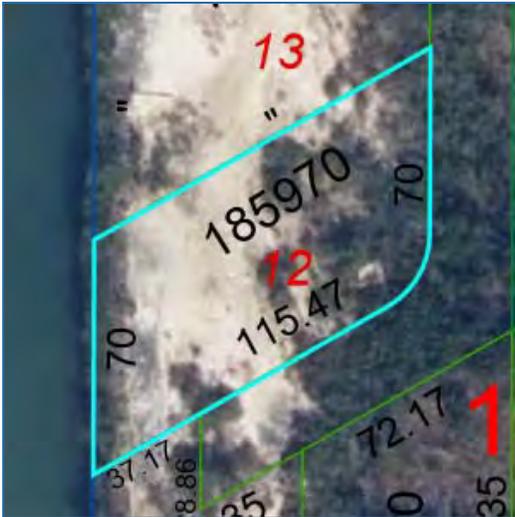
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1980	\$12,500	Warranty Deed		823	1720	Q - Qualified	Vacant		

**View Tax Info**

[View Taxes for this Parcel](#)



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the [User Privacy Policy](#) [GDPR Privacy Notice](#)



Last Data Upload: 5/4/2023, 2:10:30 AM

Version 3.1.7

AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**David R. Blackburn**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$50,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 14, Lot 12, Cutthroat Harbor Estates First Addition (PB 5-60)  
Parcel ID# 00185970-000000**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

Seller(s) shall convey a marketable title subject only to the aforementioned liens, encumbrances, exceptions or qualification set forth herein. Marketable title shall be determined according to applicable title standards adopted by authority of the Florida Bar and in accordance with law. The LAND AUTHORITY shall have sixty (60) days from the Effective Date in which to examine title. If title is found defective, the LAND AUTHORITY shall, within this specified time period, notify Seller(s) in writing specifying defect(s). If the defect(s) render title unmarketable the Seller(s) will have one hundred twenty (120) days from receipt of notice within which to remove the defect(s). The Seller(s) will use diligent effort to correct defect(s) in title within the time provided therefore, including the bringing of necessary suits, failing which the LAND AUTHORITY shall have the option of either accepting the title as it then is or rescinding the Agreement herein.

3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND

AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$50,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**65 Shore Road  
Brunswick, ME 04011**

**with a copy to:**

**Paul Rogers  
Coldwell Banker Schmitt Real Estate  
paulrogers@cbschmitt.com**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 5, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **David R. Blackburn**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley, Executive Director

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 3 property for conservation – Block 14, Lot 13, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from Thomas J. Cumings for the price of \$50,000.

**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits.

The subject property is a canal lot located on a platted but undeveloped road south of Puerto Bello Drive on the ocean side of Cudjoe Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$50,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$762.50
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$51,273.00

Attributes of the Subject Property:

- Parcel ID#: 00185980-000000
- Size: 6,995 square feet
- Tier Designation: Tier 3 - Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood and mangroves.
- Acquisition List Qualification: This property qualifies because it is Tier 3.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$50,000
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$10,000

# Block 14, Lot 13, Cutthroat Harbor Estates First Addition Cudjoe Key



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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00185980-000000  
 Account# 1237965  
 Property ID 1237965  
 Millage Group 100C  
 Location Address VACANT LAND, CUDJOE KEY  
 Legal Description BK 14 LT 13 CUTTHROAT HARBOR ESTATES FIRST ADDN CUDJOE KEY P85-60 OR477-583 OR696-762 OR823-1724  
 (Note: Not to be used on legal documents.)  
 Neighborhood 311  
 Property Class VACANT RES (0000)  
 Subdivision CUTTHROAT HARBOR ESTATES 1ST ADD  
 Sec/Twp/Rng 33/66/28  
 Affordable No  
 Housing



**Owner**

CUMINGS THOMAS J  
 22 Coffeetown Rd  
 Deerfield NH 03037

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$38,473	\$50	\$50	\$50
= Just Market Value	\$38,473	\$50	\$50	\$50
= Total Assessed Value	\$7	\$6	\$6	\$6
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,473	\$50	\$50	\$50

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$6	\$0	\$50	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT ROGO (000M)	6,995.00	Square Foot	0	0

**Sales**

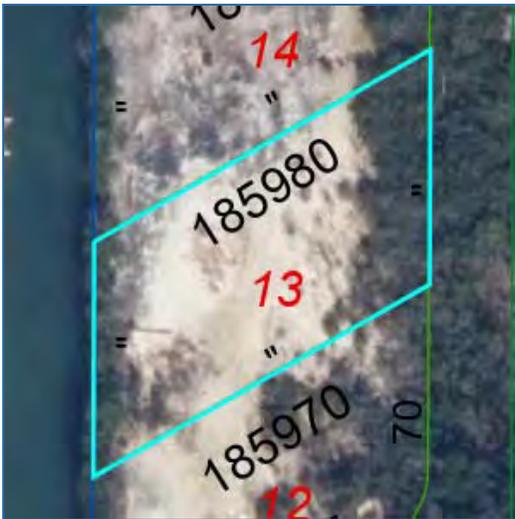
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1980	\$12,500	Warranty Deed		823	1724	Q - Qualified	Vacant		

**View Tax Info**

[View Taxes for this Parcel](#)



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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Last Data Upload: 5/5/2023, 2:15:45 AM

Version 3.1.7

AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**Thomas J. Cumings**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$50,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 14, Lot 13, Cutthroat Harbor Estates First Addition (PB 5-60)  
Parcel ID# 00185980-000000**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

Seller(s) shall convey a marketable title subject only to the aforementioned liens, encumbrances, exceptions or qualification set forth herein. Marketable title shall be determined according to applicable title standards adopted by authority of the Florida Bar and in accordance with law. The LAND AUTHORITY shall have sixty (60) days from the Effective Date in which to examine title. If title is found defective, the LAND AUTHORITY shall, within this specified time period, notify Seller(s) in writing specifying defect(s). If the defect(s) render title unmarketable the Seller(s) will have one hundred twenty (120) days from receipt of notice within which to remove the defect(s). The Seller(s) will use diligent effort to correct defect(s) in title within the time provided therefore, including the bringing of necessary suits, failing which the LAND AUTHORITY shall have the option of either accepting the title as it then is or rescinding the Agreement herein.

3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND

AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$50,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**22 Coffeetown Road  
Deerfield, NH 03037**

**with a copy to:**

**Paul Rogers  
Coldwell Banker Schmitt Real Estate  
paulrogers@cbschmitt.com**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 5, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **Thomas J. Cumings**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

(Seal)

\_\_\_\_\_  
Christine Hurley, Executive Director

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**AGENDA ITEM WORDING:** Approval to add Block 28, Lot 15, Sands on Big Pine Key near mile marker 31 to the Acquisition List as conservation land and approval to add Block 28, Lot 16, Sands on Big Pine Key near mile marker 31 to the Acquisition List as an affordable housing site.

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**ITEM BACKGROUND:** The Land Authority has a contract to purchase the two lots, plus a Rate of Growth Ordinance (ROGO) Exemption. One of the lots, Block 28, Lot 15, Sands on Big Pine Key near mile marker 31 is adjacent to existing conservation land. The second lot, Block 28, Lot 16, Sands on Big Pine Key near mile marker 31 is an appropriate location for affordable housing.

In order to purchase the property, the lot appropriate for affordable housing must first be added to the Acquisition list.

After purchase, the affordable housing lot could potentially be developed by the County for employee housing, by the Housing Authority as affordable rental housing, or by another non-profit entity for affordable housing.

**MONROE COUNTY LAND  
AUTHORITY (MCLA) 2023  
ACQUISITION LIST  
Approved by MCLA Advisory  
Committee 5/31/23 and Adopted  
by MCLA Governing Board  
6/21/23**

This Acquisition List has been developed to guide purchases using MCLA funding.

Florida Statutes 380.0667. Advisory committee: acquisitions, Section (3) indicates: The land authority shall approve the list of acquisitions, in whole or in part, in the order of priority recommended by the advisory committee.

Ordinance 031-1986, Section 8, further indicates: The Advisory Committee shall establish, on or before January 15 of each year, an identification and prioritization of land acquisition for the Land Authority.

The list also incorporates by reference the Florida Keys Stewardship Act that took effect on July 1, 2016, as amended, the land acquisition priorities in Policy 102.4.2 of the 2030 Comprehensive Plan, the Memorandum of Understanding between DEP and Monroe County revised on October 20, 2021 and House Bill 1173 that took effect on April 6, 2018.

**PROPERTY IN FLORIDA KEYS AREA OF CRITICAL STATE CONCERN (OUTSIDE OF KEY WEST)**

The MCLA Advisory Committee will promote acquisition of conservation land as follows:

Property Type	Acquisition Objectives	Intended Development	Proposed Owner/Manager
Property Designated Tier 1, Tier 2, or Tier 3A with priority being properties located within the Big Pine Habitat Conservation Plan	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 with significant habitat or connectivity	Property Rights Protection Retire Development Rights Environmental	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 without significant habitat or connectivity	Either affordable housing or Density Reduction	To be determined	BOCC Preferred, MCLA
Property Eligible for ROGO Administrative Relief	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Impacted by Local Government	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Within Florida Forever Projects (with priority for those with potential for resale to the State of Florida DEP).	Environmental Protection Property Rights Protection	None	MCLA, Local, State, or Federal Government

The MCLA Advisory Committee will promote acquisition, by fee simple purchases or other means provided in HB 1173, to address affordable workforce housing damaged or destroyed by Hurricane Irma by adding to the Acquisition List, on a case-by-case basis, affordable housing sites that are preferably ROGO-exempt to be acquired by government partners provided the sites are not located in a V flood zone and do not include environmentally sensitive habitat or possible wetlands, and are not located in areas prohibited for development by Comprehensive Plan Policy 601.1.11. The Monroe County Code defines environmentally sensitive lands as “areas of native habitat requiring special management attention to protect important fish and wildlife resources and other natural systems or processes. Environmentally sensitive lands typically include wetlands and other surface waters, tropical hardwood hammocks and pinelands.” Native habitat includes Species Focus Areas identified by the US Fish and Wildlife Service but does not include Species Focus Area Buffers. Therefore, MCLA shall not purchase or fund affordable housing that impacts any habitat defined as environmentally sensitive or is located in any of the following areas: Species Focus Areas; areas designated Tier 1, 2, or 3A; V flood zones; offshore islands; or areas within a Coastal Barriers Resource System unit. Evidence of environmental sensitivity includes, but is not limited to, a determination to be made by the County Environmental Resources Office of whether the construction of affordable housing requires habitat to be removed and mitigated.

Favorable factors in the analysis and consideration of affordable housing sites will include the record of the partner in the project; quality of the project; ability of the project to serve individuals, couples and families; leverage from additional non-MCLA funds brought to the project; and the MCLA funds price per unit.

Property Type	Acquisition Objectives	Intended Development	Proposed Owner/Manager
Block 28, Lots 15 and 16, Sands Subdivision	Lot 15 - Conservation	None	Lot 15 – MCLA Owner
	Lot 16 - Affordable Housing	Affordable Housing	Lot 16 - BOCC/Developer TBD

**PROPERTY IN KEY WEST AREA OF CRITICAL STATE CONCERN**

In Key West, the MCLA Advisory Committee will consider adding to the Acquisition List, on a case-by-case basis, affordable housing sites to be acquired by government partners provided the sites do not include environmentally sensitive habitat or possible wetlands. Favorable factors in the analysis and consideration of affordable housing sites will include the record of the partner in the project; quality of the project; ability of the project to serve individuals, couples, and families; leverage from additional non-MCLA funds brought to the project; and the MCLA funds price per unit.

Property Type	Acquisition Objectives	Intended Development	Proposed Owner/Manager
Garden View Apartments	Affordable Housing	Affordable Housing	City of Key West/Key West Housing Authority

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 1 property for conservation – Block 28, Lot 15, Sands and for affordable housing – Block 28, Lot 16, Sands with an existing Rate of Growth Ordinance (ROGO) exemption, on Big Pine Key near mile marker 31 from Manuel M. Perez for the price of \$215,000.

**ITEM BACKGROUND:** Lot 15 is proposed as a conservation acquisition to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits. Lot 16 is a previously-developed, ROGO-exempt lot proposed as an affordable housing site.

The subject property consists of two adjoining lots located at 31030 Avenue E on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$215,000.00
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,625.00
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$217,885.50

Attributes of the Subject Property:

- Parcel ID#: 00303660-000000
- Size: 10,000 square feet
- Tier Designation: Tier 1 - Natural Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Developed land.
- Acquisition List Qualification: Lot 15 qualifies because it is Tier 1. Lot 16 is being added to the Acquisition List as an affordable housing site.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- Cost per TDR: \$107,500
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$53,750



**Disclaimer**

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00303660-000000  
 Account# 1375713  
 Property ID 1375713  
 Millage Group 100H  
 Location 31030 AVENUE E, BIG PINE  
 Address KEY  
 Legal BK 28 LTS 15 AND 16  
 Description SANDS SUB PB1-65 BIG PINE KEY OR430-901/902 OR552-969 OR785-1424 OR1847-1241 OR2344-1213/1214 OR2743-1065  
 (Note: Not to be used on legal documents.)  
 Neighborhood 549  
 Property Class VACANT RES (0000)  
 Subdivision SANDS SUBD  
 Sec/Twp/Rng 25/66/29  
 Affordable No  
 Housing



**Owner**

[PEREZ MANUEL M](#)  
 181 Loma Ln  
 Big Pine Key FL 33043

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$150,750	\$127,300	\$127,300	\$127,300
= Just Market Value	\$150,750	\$127,300	\$127,300	\$127,300
= Total Assessed Value	\$140,030	\$127,300	\$127,300	\$123,420
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$150,750	\$127,300	\$127,300	\$127,300

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$127,300	\$0	\$0	\$127,300	\$127,300	\$0	\$127,300	\$0
2020	\$127,300	\$0	\$0	\$127,300	\$127,300	\$0	\$127,300	\$0
2019	\$127,300	\$0	\$0	\$127,300	\$123,420	\$0	\$127,300	\$0
2018	\$112,200	\$0	\$0	\$112,200	\$112,200	\$0	\$112,200	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
PERMITTED SFR DRY (01DP)	10,000.00	Square Foot	100	100

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/27/2015	\$130,000	Warranty Deed		2743	1065	01 - Qualified	Improved		
12/20/2002	\$95,000	Warranty Deed		1847	1241	Q - Qualified	Improved		

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18100740	2/16/2018	4/4/2018	\$2,300	Residential	DEMO MOBILE HOME - INCLUDES ELEC. & PLUMBING (HURR. IRMA)

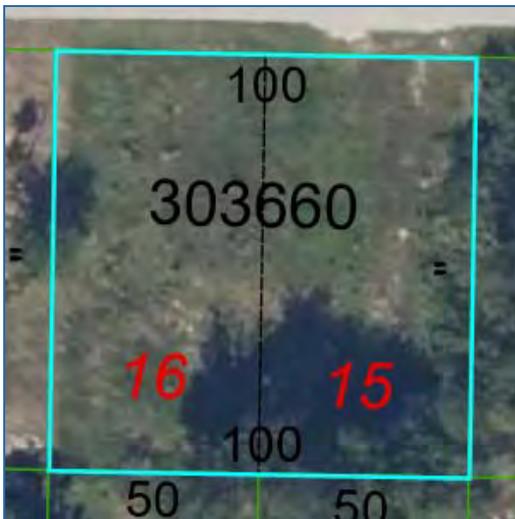
### View Tax Info

[View Taxes for this Parcel](#)

### Photos



### Map



### TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

**2022 Notices Only**

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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Last Data Upload: 3/21/2023, 6:21:20 AM



Version 2.3.253

AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**Manuel M. Perez**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$215,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 28, Lots 15 and 16, Sands (PB 1-65)  
Parcel ID# 00303660-000000**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

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3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND

AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
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9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**181 Loma Lane      with a copy to:  
Big Pine Key, FL 33043**

**Taron Wirth  
Berkshire Hathaway HomeServices Keys RE  
taron@keysrealestate.com**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
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- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 6, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **Manuel M. Perez**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley, Executive Director

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 1 property for conservation – Block E, Lots 1, 2, and 3, Piney Point on Big Pine Key near mile marker 29 from Carroll McSwain and Donni K. McSwain for the price of \$119,000.

**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits.

The subject property consists of three adjoining lots located on Big Pine Avenue on the ocean side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$119,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0
- Title Fees & Insurance: \$1,145.00
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$121,405.50

Attributes of the Subject Property:

- Parcel ID#: 00246800-000000, 00246810-000000, and 00246820-000000
- Size: 1.24 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Improved Subdivision-Masonry (IS-M)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood, mangrove, scrub mangrove, and salt marsh
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- Cost per TDR: \$59,500
- ROGO Dedication Points: 6 points
- Cost per ROGO Dedication Point: \$19,833

The subject property could potentially be sold to the State of Florida, which would result in some or all of the acquisition costs being reimbursed.

# Block E, Lots 1, 2, and 3, Piney Point Big Pine Key





## Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00246800-000000  
**Account#** 1316466  
**Property ID** 1316466  
**Millage Group** 100H  
**Location Address** VACANT LAND, BIG PINE KEY  
**Legal Description** BK E LT 1 PINEY POINT SUB PB3-88 BIG PINE KEY OR91-206 OR266-76 OR694-92 OR698-893  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 547  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** PINEY POINT SUBD  
**Sec/Twp/Rng** 34/66/29  
**Affordable Housing** No

## Owner

[MC SWAIN CARROLL](#)  
 809 SW 22nd Ave  
 Fort Lauderdale FL 33312

[MC SWAIN DONNI K](#)  
 809 SW 22nd Ave  
 Fort Lauderdale FL 33312

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$328	\$328	\$328	\$328
= Just Market Value	\$328	\$328	\$328	\$328
= Total Assessed Value	\$328	\$303	\$276	\$251
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$328	\$328	\$328	\$328

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$328	\$0	\$0	\$328	\$303	\$0	\$328	\$0
2020	\$328	\$0	\$0	\$328	\$276	\$0	\$328	\$0
2019	\$328	\$0	\$0	\$328	\$251	\$0	\$328	\$0
2018	\$328	\$0	\$0	\$328	\$229	\$0	\$328	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	0.41	Acreage	0	0

## View Tax Info

[View Taxes for this Parcel](#)

### Map



### TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

#### 2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos.

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## Disclaimer

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## Summary

**Parcel ID** 00246810-000000  
**Account#** 1316474  
**Property ID** 1316474  
**Millage Group** 100H  
**Location Address** VACANT LAN BIG PINE Ave, BIG PINE KEY  
**Legal Description** BK E LT 2 PINEY POINT SUB PB3-88 BIG PINE KEY OR91-206 OR266-76 OR694-92 OR698-893  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 547  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** PINEY POINT SUBD  
**Sec/Twp/Rng** 34/66/29  
**Affordable Housing** No

## Owner

[MC SWAIN CARROLL](#)  
 809 SW 22nd Ave  
 Ft Lauderdale FL 33312

[MC SWAIN DONNI K](#)  
 809 SW 22nd Ave  
 Ft Lauderdale FL 33312

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$288	\$288	\$288	\$288
= Just Market Value	\$288	\$288	\$288	\$288
= Total Assessed Value	\$288	\$267	\$243	\$221
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$288	\$288	\$288	\$288

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$288	\$0	\$0	\$288	\$267	\$0	\$288	\$0
2020	\$288	\$0	\$0	\$288	\$243	\$0	\$288	\$0
2019	\$288	\$0	\$0	\$288	\$221	\$0	\$288	\$0
2018	\$288	\$0	\$0	\$288	\$201	\$0	\$288	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	0.36	Acreage	0	0

## View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos.

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By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00246820-000000  
**Account#** 1316482  
**Property ID** 1316482  
**Millage Group** 100H  
**Location Address** VACANT LAN BIG PINE Ave, BIG PINE KEY  
**Legal Description** BK E LT 3 PINEY POINT SUB PB3-88 BIG PINE KEY OR91-206 OR266-75 OR694-92 OR750-90  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 547  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** PINEY POINT SUBD  
**Sec/Twp/Rng** 34/66/29  
**Affordable Housing** No

## Owner

### MC SWAIN CARROLL

809 SW 22nd Ave  
Ft Lauderdale FL 33312

### MC SWAIN DONNI K

809 SW 22nd Ave  
Ft Lauderdale FL 33312

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$376	\$376	\$376	\$376
= Just Market Value	\$376	\$376	\$376	\$376
= Total Assessed Value	\$376	\$350	\$319	\$290
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$376	\$376	\$376	\$376

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$376	\$0	\$0	\$376	\$350	\$0	\$376	\$0
2020	\$376	\$0	\$0	\$376	\$319	\$0	\$376	\$0
2019	\$376	\$0	\$0	\$376	\$290	\$0	\$376	\$0
2018	\$376	\$0	\$0	\$376	\$264	\$0	\$376	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	0.47	Acreage	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/1/1977	\$6,000	Conversion Code		750	90	Q - Qualified	Vacant		

## View Tax Info

[View Taxes for this Parcel](#)

### Map



### TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

**2022 Notices Only**

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**Carroll McSwain and Donni K. McSwain**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$119,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block E, Lots 1, 2, and 3, Piney Point (PB 3-88)  
Parcel ID# 00246800-000000, 00246810-000000, and 00246820-000000**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

Seller(s) shall convey a marketable title subject only to the aforementioned liens, encumbrances, exceptions or qualification set forth herein. Marketable title shall be determined according to applicable title standards adopted by authority of the Florida Bar and in accordance with law. The LAND AUTHORITY shall have sixty (60) days from the Effective Date in which to examine title. If title is found defective, the LAND AUTHORITY shall, within this specified time period, notify Seller(s) in writing specifying defect(s). If the defect(s) render title unmarketable the Seller(s) will have one hundred twenty (120) days from receipt of notice within which to remove the defect(s). The Seller(s) will use diligent effort to correct defect(s) in title within the time provided therefore, including the bringing of necessary suits, failing which the LAND AUTHORITY shall have the option of either accepting the title as it then is or rescinding the Agreement herein.

3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND

AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$119,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**809 SW 22nd Avenue  
Ft. Lauderdale, FL 33312**

**with a copy to:**

**Amy Prumo  
Coldwell Banker Schmitt Real Estate  
amyprumo@cbschmitt.com**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 5, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **Carroll McSwain**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

Seller/ **Donni K. McSwain**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley, Executive Director

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 1 property for conservation – Parcel ID# 00112330-000000, 00112340-000000, 00317230-000000, and 00317090-000000 through 00317220-000000 on Big Pine Key near mile marker 33 from Tropical Isles, Inc., also known as Tropical Isle, Inc. for the price of \$440,000.

**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits.

The subject property consists of land and submerged land on both the ocean side and Coupon Bight side of Long Beach Drive on Big Pine Key.

Purchase Price and Estimated Closing Costs:

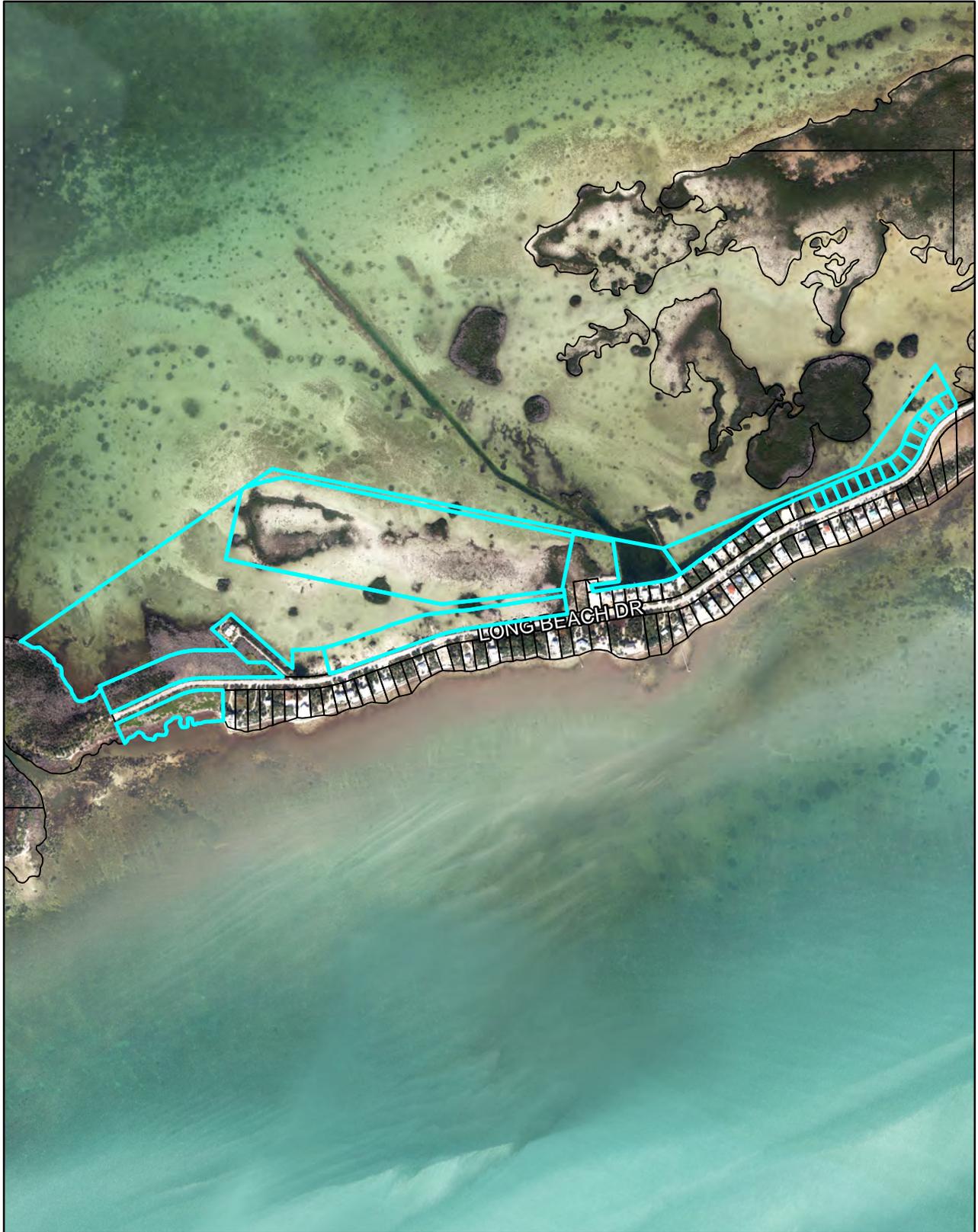
- Purchase Price: \$440,000.00
- Cost of Appraisal: \$4,500.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$800.00
- Title Fees & Insurance: \$2,750.00
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$448,560.50

Attributes of the Subject Property:

- Parcel ID#: 00112330-000000, 00112340-000000, 00317230-000000, and 00317090-000000 through 00317220-000000
- Size: 53.68 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Native Area (NA) and Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Conservation (RC) and Residential Medium (RM)
- Vegetation: Developed and undeveloped land, beach berm, salt marsh, buttonwood, mangrove, scrub mangrove, and water.
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2.8625 TDRs
- Cost per TDR: \$153,712
- ROGO Dedication Points: 26 points
- Cost per ROGO Dedication Point: \$16,923

The subject property could potentially be sold to the State of Florida, which would result in some or all of the acquisition costs being reimbursed.

**Aerial Photograph of Subject Property  
Tropical Isles Inc. Property  
Big Pine Key**



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**Summary**

Parcel ID 00112330-000000  
 Account# 1141305  
 Property ID 1141305  
 Millage Group 100H  
 Location Address VACANT LAN LONG BEACH Rd, BIG PINE KEY  
 Legal Description 1/2 67 29 BIG PINE KEY BAY BTM NORTH& ADJ GOVT LOT 4 & GOVT LOT 1 OR178-349(II DEED 22389)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 519  
 Property Class SUBMERGED (9500)  
 Subdivision  
 Sec/Twp/Rng 01/67/29  
 Affordable No  
 Housing



**Owner**

[TROPICAL ISLE INC](#)  
 C/O LUNDRGREN ROBERT M  
 14545 SW 79th Ct  
 Palmetto Bay FL 33158

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$540	\$540	\$540	\$540
= Just Market Value	\$540	\$540	\$540	\$540
= Total Assessed Value	\$540	\$540	\$540	\$540
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$540	\$540	\$540	\$540

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$540	\$0	\$0	\$540	\$540	\$0	\$540	\$0
2020	\$540	\$0	\$0	\$540	\$540	\$0	\$540	\$0
2019	\$540	\$0	\$0	\$540	\$540	\$0	\$540	\$0
2018	\$540	\$0	\$0	\$540	\$540	\$0	\$540	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
(9500)	9.00	Acreage	0	0

**View Tax Info**

[View Taxes for this Parcel](#)



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge).

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00112340-000000  
 Account# 1141313  
 Property ID 1141313  
 Millage Group 100H  
 Location VACANT LAN LONG BEACH Dr, BIG PINE KEY  
 Address  
 Legal 2 67 29 BIG PINE KEY PT GOV LOT 1 (AKA UNRECORDED PLAT LONG BEACH  
 Description ESTATES ALL SECTION E (LESS LTS 1-4 & SE 25' LT 5 & ALL OF LT 111) - LTS 25 THRU 37 AND PT 38 SECTION B - LTS 16 THRU 24 AND 25 THRU 36 AND 41 THRU 46 SECTION C) OR 154-288/89 OR 497-494E  
 (Note: Not to be used on legal documents.)  
 Neighborhood 519  
 Property Class NON AGRICULTURE (9900)  
 Subdivision  
 Sec/Twp/Rng 02/67/29  
 Affordable No  
 Housing



**Owner**

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$4,395	\$4,395	\$4,395	\$4,395
= Just Market Value	\$4,395	\$4,395	\$4,395	\$4,395
= Total Assessed Value	\$4,395	\$4,395	\$4,078	\$3,708
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,395	\$4,395	\$4,395	\$4,395

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$4,395	\$0	\$0	\$4,395	\$4,395	\$0	\$4,395	\$0
2020	\$4,395	\$0	\$0	\$4,395	\$4,078	\$0	\$4,395	\$0
2019	\$4,395	\$0	\$0	\$4,395	\$3,708	\$0	\$4,395	\$0
2018	\$4,395	\$0	\$0	\$4,395	\$3,371	\$0	\$4,395	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	43.95	Acreage	0	0

**View Tax Info**

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Map



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By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00317230-000000  
**Account#** 1390739  
**Property ID** 1390739  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 BAY BOTTOM NLY & ADJ LOTS 25 THRU 50 OR178-349(II DEED 22389)  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 MIAMI FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$735	\$735	\$735	\$735
= Just Market Value	\$735	\$735	\$735	\$735
= Total Assessed Value	\$735	\$689	\$627	\$570
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$735	\$735	\$735	\$735

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$735	\$0	\$0	\$735	\$689	\$0	\$735	\$0
2020	\$735	\$0	\$0	\$735	\$627	\$0	\$735	\$0
2019	\$735	\$0	\$0	\$735	\$570	\$0	\$735	\$0
2018	\$735	\$0	\$0	\$735	\$519	\$0	\$735	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
(9500)	7.35	Acreage	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317090-000000  
**Account#** 1390593  
**Property ID** 1390593  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 37 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317100-000000  
**Account#** 1390607  
**Property ID** 1390607  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 38 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317110-000000  
**Account#** 1390615  
**Property ID** 1390615  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 39 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317120-000000  
**Account#** 1390623  
**Property ID** 1390623  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 40 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 MIAMI FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317130-000000  
**Account#** 1390631  
**Property ID** 1390631  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 41 LONG BEACH ESTATES SEC A BIG PINE KEY  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

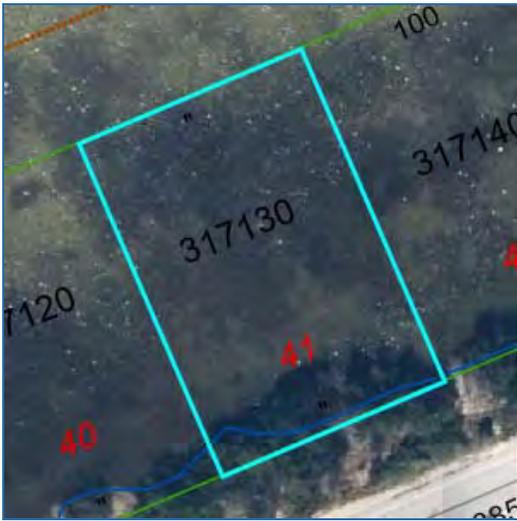
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Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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### Summary

**Parcel ID** 00317140-000000  
**Account#** 1390640  
**Property ID** 1390640  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 42 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

### Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

### View Tax Info

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### Map



### TRIM Notice

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By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00317150-000000  
**Account#** 1390658  
**Property ID** 1390658  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 43 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$50	\$46	\$42	\$39
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100	\$100	\$100	\$100

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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Map



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## Summary

**Parcel ID** 00317160-000000  
**Account#** 1390666  
**Property ID** 1390666  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 44 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 MIAMI FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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## Summary

**Parcel ID** 00317170-000000  
**Account#** 1390674  
**Property ID** 1390674  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 45 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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**Summary**

Parcel ID 00317180-000000  
 Account# 1390682  
 Property ID 1390682  
 Millage Group 100H  
 Location Address VACANT LAN LONG BEACH Dr, BIG PINE KEY  
 Legal Description LT 46 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
 (Note: Not to be used on legal documents.)  
 Neighborhood 519  
 Property Class NON AGRICULTURE (9900)  
 Subdivision LONG BEACH ESTATES SEC A  
 Sec/Twp/Rng 01/67/29  
 Affordable Housing No

**Owner**

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 MIAMI FL 33158

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$50	\$46	\$42	\$39
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100	\$100	\$100	\$100

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

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## Summary

**Parcel ID** 00317190-000000  
**Account#** 1390691  
**Property ID** 1390691  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 47 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 MIAMI FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$50	\$46	\$42	\$39
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100	\$100	\$100	\$100

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
92-5203	11/1/1992	12/1/1993	\$14,000		DOCKS

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## Summary

**Parcel ID** 00317200-000000  
**Account#** 1390704  
**Property ID** 1390704  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 48 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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## Summary

**Parcel ID** 00317210-000000  
**Account#** 1390712  
**Property ID** 1390712  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 49 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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## Summary

**Parcel ID** 00317220-000000  
**Account#** 1390721  
**Property ID** 1390721  
**Millage Group** 100H  
**Location Address** VACANT LAN LONG BEACH Dr, BIG PINE KEY  
**Legal Description** LT 50 LONG BEACH ESTATES SEC A BIG PINE KEY PB5-38 OR473-788  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 519  
**Property Class** NON AGRICULTURE (9900)  
**Subdivision** LONG BEACH ESTATES SEC A  
**Sec/Twp/Rng** 01/67/29  
**Affordable Housing** No

## Owner

[TROPICAL ISLES INC](#)  
 C/O LUNDGREN ROBERT M  
 14545 SW 79TH CT  
 Palmetto Bay FL 33158

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$100	\$100	\$100	\$100
= Just Market Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>
= Total Assessed Value	<b>\$50</b>	<b>\$46</b>	<b>\$42</b>	<b>\$39</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$100	\$0	\$0	\$100	\$46	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$42	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$39	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$36	\$0	\$100	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

## View Tax Info

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**Tropical Isles, Inc., also known as Tropical Isle, Inc.**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$440,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**See Exhibit A for legal description.**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

Seller(s) shall convey a marketable title subject only to the aforementioned liens, encumbrances, exceptions or qualification set forth herein. Marketable title shall be determined according to applicable title standards adopted by authority of the Florida Bar and in accordance with law. The LAND AUTHORITY shall have sixty (60) days from the Effective Date in which to examine title. If title is found defective, the LAND AUTHORITY shall, within this specified time period, notify Seller(s) in writing specifying defect(s). If the defect(s) render title unmarketable the Seller(s) will have one hundred twenty (120) days from receipt of notice within which to remove the defect(s). The Seller(s) will use diligent effort to correct defect(s) in title within the time provided therefore, including the bringing of necessary suits, failing which the LAND AUTHORITY shall have the option of either accepting the title as it then is or rescinding the Agreement herein.

3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because

of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$440,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**14545 SW 79th Court  
Palmetto Bay, FL 33158**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 22, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **Tropical Isles, Inc., also known as Tropical Isle, Inc.**  
By: **Robert Lundren, President**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley, Executive Director

## EXHIBIT A

### Parcel ID 00112330-000000:

Sections 1 and 2 Big Pine Key Bay Bottom North & adjacent to Govt Lot 4 in Section 1, Township 67 South, Range 29 East and Govt Lot 1 in Section 2, Township 67 South, Range 29 East, OR 178-349 (TIITF Deed #22389) More particularly described as follows:

A tract of bay bottom land North of and adjacent to Government Lot 4, Section 1, Township 67 South, Range 29 East, and a part of Government Lot 1, Section 2, Township 67 South, Range 29 East, in Cupon Bight at Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the East Line of said Government Lot 4, Section 1, and the shoreline of Cupon Bight, said intersection also to be known as the point of beginning of the tract of bay bottom land hereinafter described, bear North 28°30' West for a distance of 350 feet, more or less, to a point; thence bear South 37°00' West for a distance of 1,025 feet to a point; thence bear South 67°15' West for a distance of 1,700 feet to a point; thence bear North 78°15' West for a distance of 3,600 feet, more or less, to a point on the shoreline; thence meander the shoreline in an easterly direction, back to the point of beginning.

### Parcel ID 00112340-000000:

Part of Govt Lot 1 Big Pine Key (AKA Lots 25 thru 38 and Part of 39 of Section B; Lots 16 thru 24, Lots 25 thru 36, Lots 41 thru 46 of Section C; and All of Section E of the unrecorded Plat of Long Beach Estates, LESS that portion deeded in Official Records Book 2595, Page 840.

### Parcel ID 00317230-000000:

Bay bottom Northerly & Adjacent to Lots 25 thru 50, Long Beach Estates Section A, Big Pine Key, Plat Book 5, Page 38 OR 178-349 (TIITF Deed #22389)

### Parcel ID's 00317090-000000 thru 00317220-000000:

Lots 37 thru 50, Long Beach Estates – Section A, according to the map or plat thereof as recorded in Plat Book 5, Page 38,

All lying and being of the Public Records of Monroe County, Florida.

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 1 property for conservation – Block 5, Lot 33, Bay Haven Section One on Key Largo near mile marker 95 from Scott G. Weiss for the price of \$25,000.

**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County’s potential liability for takings suits.

The subject property is located at 304 Bayview Avenue on the bay side of Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$25,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0
- Title Fees & Insurance: \$618.75
- Attorney Fee: \$475.00
- Recording Fees: \$35.50
- Total Costs: \$26,879.25

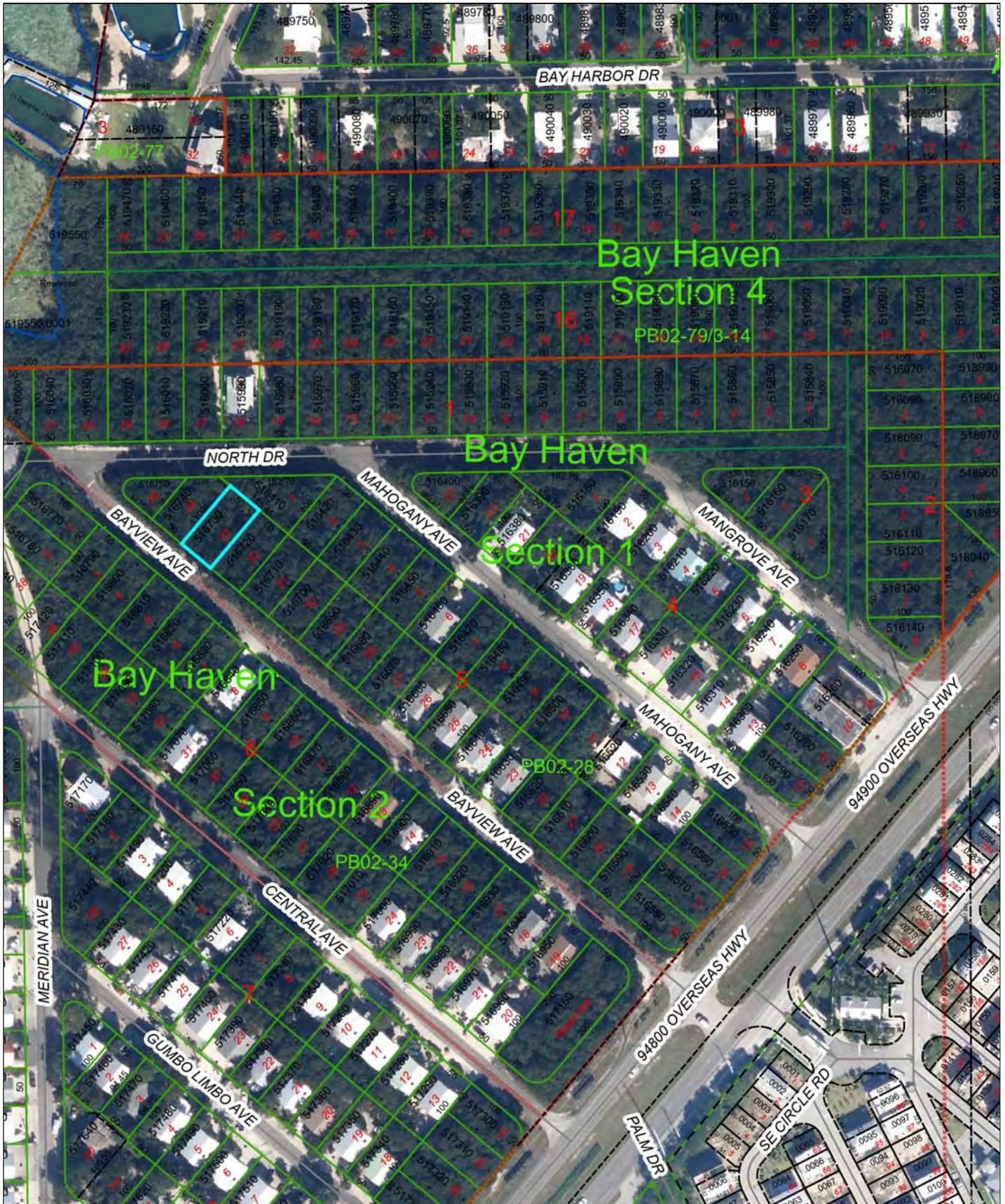
Attributes of the Subject Property:

- Parcel ID#: 00516730-000000
- Size: 5,000 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Suburban Residential (SR)
- Future Land Use Map Designation: Residential Low (RL)
- Vegetation: Tropical hardwood hammock
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 0.055 TDRs
- Cost per TDR: \$454,545
- ROGO Dedication Points: 1 point
- Cost per ROGO Dedication Point: \$25,000

The subject property could potentially be sold to the State of Florida, which would result in some or all of the acquisition costs being reimbursed.

# Block 5, Lot 33, Bay Haven Section 1

Key Largo





## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00516730-000000  
**Account#** 1635987  
**Property ID** 1635987  
**Millage Group** 500P  
**Location Address** 304 BAYVIEW Ave, KEY LARGO  
**Legal Description** BK 5 LT 33 BAY HAVEN SEC 1 PB2-28 KEY LARGO G28-6/7 OR861-1653 OR1073-1444P/R OR2197-1846/1870DEC OR2312-1281/83DEC OR2657-1956T/D  
(Note: Not to be used on legal documents.)  
**Neighborhood** 1737  
**Property Class** VACANT RES (0000)  
**Subdivision** BAY HAVEN SEC 1  
**Sec/Twp/Rng** 14/62/38  
**Affordable Housing** No

## Owner

WEISS SCOTT G  
 413 Central Ave  
 New Providence NJ 07974

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$50	\$50	\$50	\$50
= Just Market Value	\$50	\$50	\$50	\$50
= Total Assessed Value	\$50	\$50	\$50	\$50
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$50	\$50	\$50	\$50

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	1.00	Lot	50	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/6/2013	\$4,500	Tax Deed		2657	1956	11 - Unqualified	Vacant		

## View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the [User Privacy Policy](#) [GDPR Privacy Notice](#)



Last Data Upload: [5/15/2023, 2:04:55 AM](#)

Version 3.1.8

AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between

**Scott G. Weiss**

(hereinafter "Seller(s)"), for themselves, their heirs, executors, administrators, successors and assigns, and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY (hereinafter "Land Authority") acting by and through the Executive Director of the LAND AUTHORITY.

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$25,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 5, Lot 33, Bay Haven Section 1 (PB 2-28)  
Parcel ID# 00516730-000000**

2. The Seller(s) agree that they have full right, power and authority to convey, and that they will convey to the LAND AUTHORITY the fee simple title together with legal and practical access thereto clear, free and unencumbered, except subject to the following easements or reservations:

Existing easements for canals, ditches, flumes, pipelines, railroads, public highways and roads, telephone, telegraph, power transmission lines and public utilities.

The LAND AUTHORITY, at the LAND AUTHORITY'S expense, within the time allowed to deliver evidence of title and to examine same, may have the real property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the real property or that improvements located thereon encroach on setback lines, easements, lands of others, or violate any restrictions, contract covenants, or applicable governmental regulations, the same shall constitute a title defect.

Seller(s) shall convey a marketable title subject only to the aforementioned liens, encumbrances, exceptions or qualification set forth herein. Marketable title shall be determined according to applicable title standards adopted by authority of the Florida Bar and in accordance with law. The LAND AUTHORITY shall have sixty (60) days from the Effective Date in which to examine title. If title is found defective, the LAND AUTHORITY shall, within this specified time period, notify Seller(s) in writing specifying defect(s). If the defect(s) render title unmarketable the Seller(s) will have one hundred twenty (120) days from receipt of notice within which to remove the defect(s). The Seller(s) will use diligent effort to correct defect(s) in title within the time provided therefore, including the bringing of necessary suits, failing which the LAND AUTHORITY shall have the option of either accepting the title as it then is or rescinding the Agreement herein.

3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed that any loss or damage occurring prior to the vesting of satisfactory title in the LAND

AUTHORITY by reasons of the unauthorized cutting or removal of products therefrom, or because of fire, shall be borne by the Seller(s); and that, in the event any such loss or damage occurs, the LAND AUTHORITY may, without liability, refuse to accept conveyance of said lands.

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$25,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any, as well as any costs to cure issues related to marketability of title, including, but not limited to tax deed certificates required for issuance of a standard policy of title insurance. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**413 Central Avenue  
New Providence, NJ 07974**

**with a copy to:**

**The Strain-Pabotoy Team  
Coldwell Banker Schmitt Real Estate  
strainpabotoyteam@gmail.com**

and shall be effective upon date of mailing and shall be binding upon all of the Seller(s) without sending a separate notice to each, except as such obligation may be affected by the provisions of paragraph 6 hereof.

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **May 15, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

IN WITNESS WHEREOF, the Seller(s) have hereunto signed their names and affixed their respective seals on the day first above written and therefore the Seller(s) for and in consideration of the Ten Dollars (\$10.00) hereinabove acknowledge as received, have and do hereby grant unto the LAND AUTHORITY or its authorized representative, or any other office or agent of the LAND AUTHORITY authorized to purchase said lands, the option and right to enter into this Agreement for Purchase within sixty (60) days from the execution thereof by the Seller(s).

Seller/ **Scott G. Weiss**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley, Executive Director

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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 1, Block 21, Port Pine Heights Second Addition on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

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**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of a 4,375 square foot lot located on the corner of Key Deer Boulevard and Gulf Boulevard on the bay side of Big Pine Key near mile marker 30.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$50,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$50,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$50,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$49,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOT 1, BLOCK 21, PORT PINE HEIGHTS SECOND ADDITION ON BIG PINE KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$50,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 1, Block 21, Port Pine Heights Second Addition (PB 4-167) on Big Pine Key; and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted \_\_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$50,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

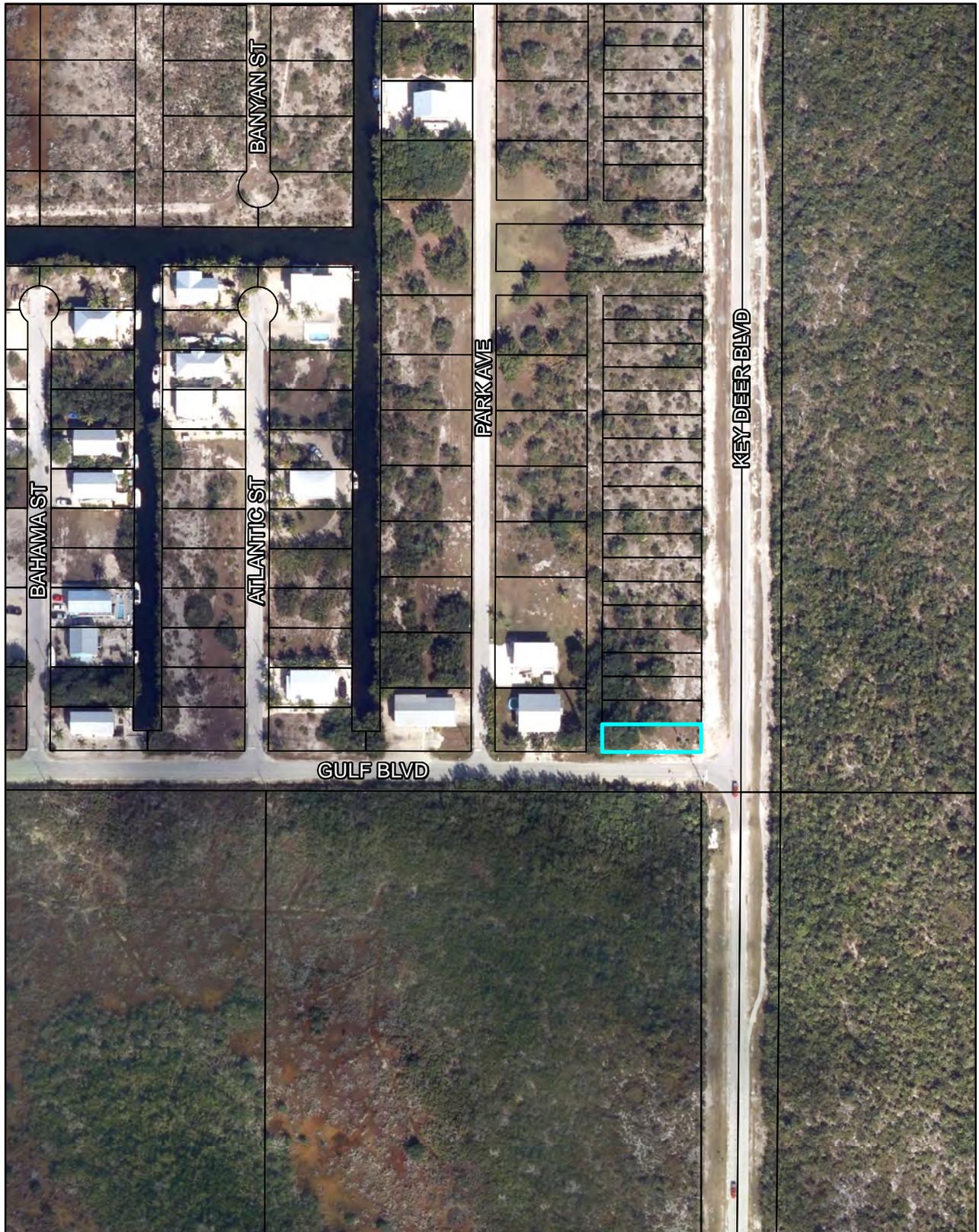
\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

**Aerial Photograph of Subject Property**  
**Block 21, Lot 1, Port Pine Heights Second Addition**  
**Big Pine Key**



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 29 and 30, Block 6, Bay Haven Section Two on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$50,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of two adjoining lots totaling 10,000 square feet located on Central Avenue on the bay side of Key Largo near mile marker 95.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$50,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$50,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$50,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$49,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOTS 29 AND 30, BLOCK 6, BAY HAVEN SECTION TWO ON KEY LARGO TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$50,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lots 29 and 30, Block 6, Bay Haven Section Two (PB 2-34) on Key Largo; and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted \_\_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$50,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

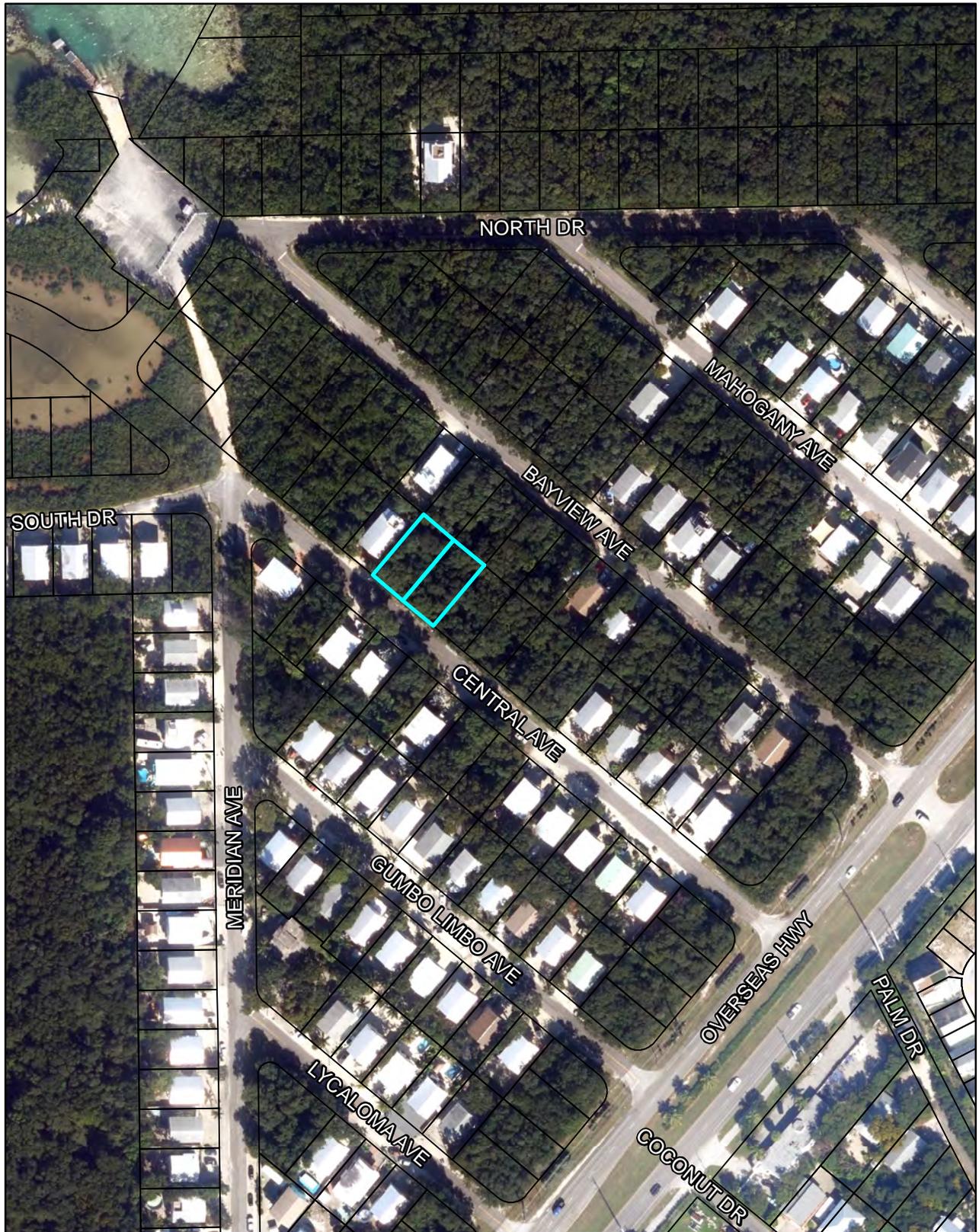
\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

Aerial Photograph of Subject Property  
Block 6, Lots 29 and 30, Bay Haven Section 2  
Key Largo



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**AGENDA ITEM WORDING:**

Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$152,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

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**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of a 4.15 acre lot located on Mad Bob Road on the bay side of Sugarloaf Key near mile marker 19.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$152,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$152,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$152,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$151,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOT 29, BLOCK 13, NORTH SUGARLOAF ACRES SECTION TWO ON SUGARLOAF KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$152,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 29, Block 13, North Sugarloaf Acres Section Two on Sugarloaf Key (OR 427-1048); and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted x/x to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$152,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

**Aerial Photograph of Subject Property  
Block 13, Lot 29, North Sugarloaf Acres Section Two  
Sugarloaf Key**



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 46, Sugarloaf Townsite on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$25,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of a 7,542 square foot lot located on Kings Row on the ocean side of Sugarloaf Key near mile marker 20.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$25,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$25,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$25,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$24,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOT 46, SUGARLOAF TOWNSITE ON SUGARLOAF KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$25,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 46, Sugarloaf Townsite (PB 3-180) on Sugarloaf Key; and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted \_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$25,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

Aerial Photograph of Subject Property  
Lot 46, Sugarloaf Townsite  
Sugarloaf Key



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**AGENDA ITEM WORDING:**

Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Parcel BB, Cudjoe Acres on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$67,200; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of an 1.01 acre lot located at 21491 Asturias Road on the bay side of Cudjoe Key near mile marker 21.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$67,200.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$67,200, which is 100% of the purchase price the Land Authority paid.

**Estimated Net Proceeds of this Sale to the State:**

- Sales Price: \$67,200
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$66,625

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS PARCEL BB, CUDJOE ACRES ON CUDJOE KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$67,200; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

---

WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, would purchase pre-acquired Florida Forever land from the Land Authority described as Parcel BB, Cudjoe Acres (OR 475-411); and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted x/x to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$67,200 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

Aerial Photograph of Subject Property  
Parcel BB, Cudjoe Acres  
Cudjoe Key



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Parcel 38, Hilda Subdivision on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$15,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of a 0.30 acre lot located on Acosta Trail on the bay side of Sugarloaf Key near mile marker 19.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$15,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$15,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$15,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$14,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS PARCEL 38, HILDA SUBDIVISION ON SUGARLOAF KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$15,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, would purchase pre-acquired Florida Forever land from the Land Authority described as Parcel 38, Hilda Subdivision (OR 727-436) on Sugarloaf Key; and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted x/x to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$15,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

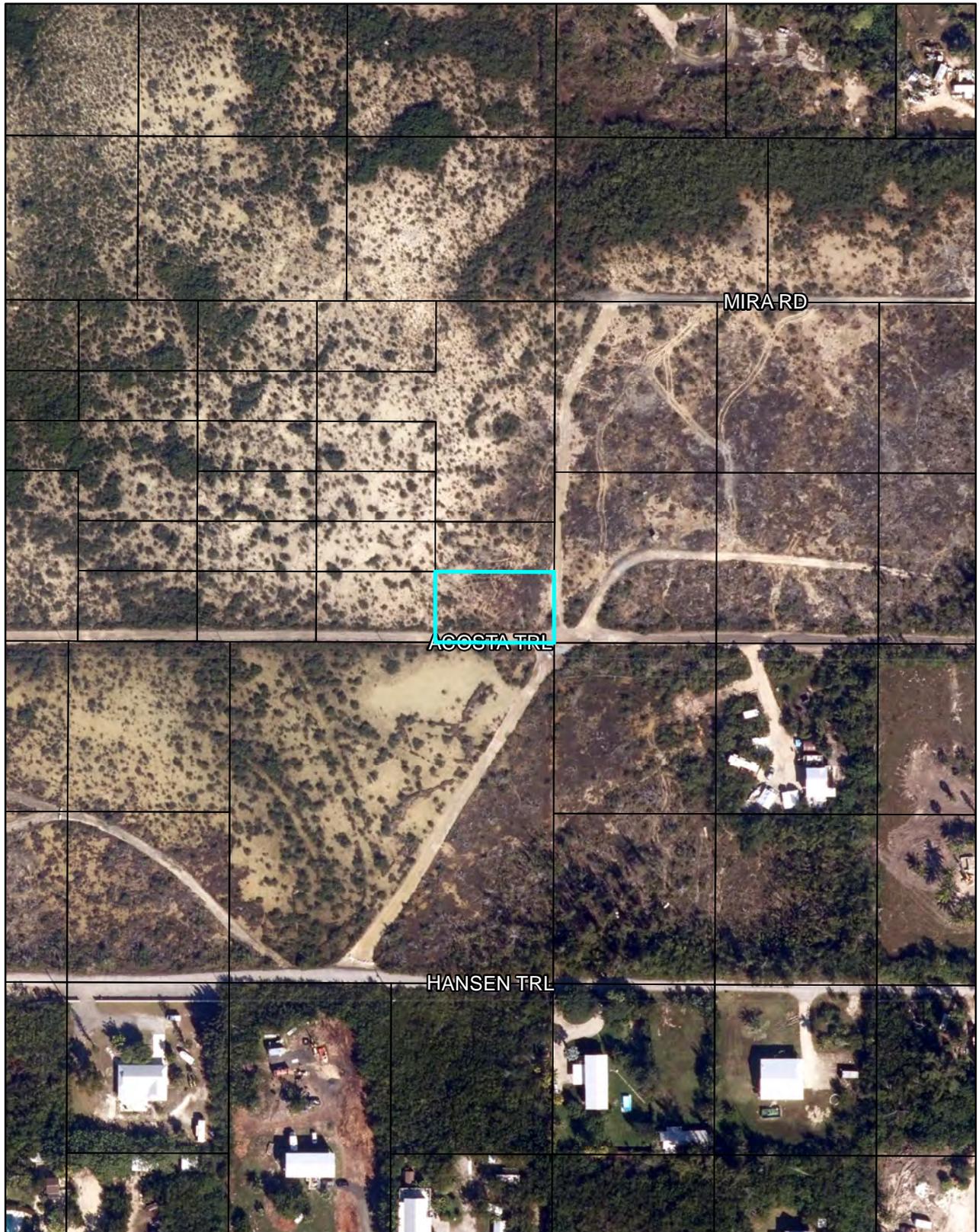
\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

Aerial Photograph of Subject Property  
Parcel 38, Hilda Subdivision  
Sugarloaf Key



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 14 in Government Lot 3, Plat of Survey on Sugarloaf Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$84,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

This resolution authorizes the Land Authority to sell pre-acquired property to the State of Florida in order to leverage Land Authority funds and assist the State in acquiring Florida Forever land in the Keys.

The subject property consists of an 1.01 acre lot and fronts an unnamed easement on the bay side of Sugarloaf Key near mile marker 19.

The Land Authority is serving as a local partner with the Florida Department of Environmental Protection and pre-acquired the subject property at a price of \$94,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$84,000, which is 89% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$84,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$83,425

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOT 14, GOVERNMENT LOT 3, PLAT OF SURVEY ON SUGARLOAF KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$84,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

---

WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 14, Government Lot 3, Plat of Survey (OR 407-694) on Sugarloaf Key; and

WHEREAS, on May 31, 2023, the Land Authority Advisory Committee voted \_\_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY:

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$84,000 is hereby approved and the Chairman is authorized to execute same.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_ day of \_\_\_\_\_ 2023.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Commissioner Holly Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Christine Hurley  
Executive Director

\_\_\_\_\_  
David P. Rice  
Chairman

Approved as to form and legality

\_\_\_\_\_  
Gregory Oropeza, Esquire

**Aerial Photograph of Subject Property**  
**Lot 14 in Government Lot 3, Plat of Survey (OR 407-695)**  
**Sugarloaf Key**

