

Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 6/20/24 Meeting
Revised 6/17/24

The Land Authority Advisory Committee Meeting is scheduled to meet on Thursday, June 20, 2024 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 24, 2024 meeting.
5. Approval of a contract to purchase Tier 3A property for conservation - Block 9, Lots 10 and 11, Bahia Mar Estates on Key Largo near mile marker 102 from **Crawdaddy Inc.** for the price of **\$275,000**.
6. Approval of a contract to purchase property for conservation within the City of Marathon - Block 53, Lot 10, Crains on Grassy Key near mile marker 57 from **Ariel Fund 2011, Tax LLC** for the price of **\$17,000**.
7. Approval of a contract to purchase Tier 1 property for conservation - Big Torch Key Acreage (Parcel ID #00112810-000000) on Big Torch Key near mile marker 28 from the **Estate of Lulie Eddins Walker** for the price of **\$906,300**.
8. Approval of a contract to purchase Tier 3A property for conservation - Block 3, Lot 1, Harris Ocean Park Estates on Key Largo near mile marker 93 from **Key Largo Reef, LLC** for the price of **\$130,000**.
9. Approval of a contract to purchase Tier 1 property for conservation - Part of Tract H, Summerland Key Properties on Summerland Key near mile marker 25 from **Juan Carlos Ramirez and Mercedes Ramirez** for the price of **\$84,000**.
10. Approval of a contract to purchase Tier 1 property for conservation - Block 12, Lots 5 and 18, Thompsons on Key Largo near mile marker 99 from **Ana Marina Gonzalez** for the price of **\$69,000**.
11. Approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at 470 W. 105th Street Ocean in Marathon with Parcel ID# 00332830-000100 to the City of Marathon for use as affordable housing subject to a Land Use Restriction Agreement (LURA). [**Lam**]
12. Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lot 7, Block 4, Sunset Bay on Grassy Key in Marathon to the Board Of Trustees of the Internal Improvement Trust Fund of the State of Florida for the Price of \$17,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [**Espinosa**]
13. Approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of Block 53, Lot 10, Crains Subdivision to the City of Marathon subject to a Conservation Easement. [**Ariel Fund 2011, Tax LLC**]
14. Executive Director's report.
15. 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".

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MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 24, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 24, 2024, 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, Marv Schindler, and Sandi Williams. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. 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. There were no additions or deletions to the agenda. Ms. Cunningham made a motion to approve the agenda and Ms. Williams seconded the motion. There being no objections the motion was carried 5/0.

The next item (Item 4) was approval of the minutes for the March 27, 2024 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was approval of a contract to purchase property for conservation within the City of Marathon – Lot 14 and North ½ of Lot 15, Block 30, Crains on Grassy Key near mile marker 58 from William Rose for the price of \$34,000. Mr. Rosch addressed the Committee. The subject property consists of a 11,250 square foot lot located on Orange Avenue on the bay side of Grassy Key. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$34,000 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 6) was approval to amend the Acquisition List to add the South 1/2 of Lot 3, Block 2, The Palms, located at 470 W 105th Street Ocean within the City of Marathon as an affordable housing site. Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the amended Acquisition List and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase property for affordable housing within the City of Marathon – the South 1/2 of Lot 3, Block 2, The Palms, located at 470 W 105th Street Ocean near mile marker 52 from James W. H. Lam and Irina C. Y. Lam for the price of \$125,000. Mr. Rosch addressed the committee. The subject property consists of a 3,666 square foot lot located at 470 W 105th Street Ocean on the ocean side of Vaca Key in Marathon. This lot was previously developed with a dwelling unit. The Seller is retaining the property's BPAS exemption (Transferrable Building Right or TBR) and will be transferring it off site at closing.

The property has a zoning designation of Residential Mobile Home (R-MH), and vegetation mapped as scarified. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$125,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) 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) Tract CN, Pine Key Acres on Big Pine 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. (Weinstein)
- b) Metes and bounds (Parcel ID #00117490-001500) and located on Hawksbill Lane in 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 \$600,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Atkinson)
- c) Metes and bounds (Parcel ID # 00112310-000100) and located on Long Beach Drive on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$80,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Yingst)
- d) Parcels 11 and 13 on Little Knockemdown Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$200,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Nelson)
- e) Lot 10, Block 19, Port Pine Heights First 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 \$55,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Tailored Homes)

Mr. Rosch addressed the Committee. Following discussion, Ms. Muir made a motion to approve items 8a, 8b, 8c, 8d, and 8e, as listed in the agenda and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was the Executive Director's report. Ms. Hurley reported on the following:

- a. The BOCC received a report from Emily Schemper regarding the number of existing vacant lots in Monroe County. The report indicates there are 8,000 privately owned vacant lots, however the number of those which are developable lots is approximately 3,000.
- b. MCLA will shift our focus to purchasing lots from this list which are developable lots and are within the Florida Forever boundaries. This allows us to recover the purchase price of property when they are sold to the State under the Florida Forever program.
- c. Budget outlook for FY 24 indicates that the total of acquisitions to date is just over \$4 million. Our revenues collected from selling these properties to the State are about \$ 3 million of our annual \$5 million dollar goal.

The next MCLA Advisory Committee meeting, which was originally scheduled for Wednesday, June 26, 2024 was changed to Thursday, June 20, 2024. Ms. Cunningham, Ms. Muir, Mr. Schinder, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:07 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 3A property for conservation - Block 9, Lots 10 and 11, Bahia Mar Estates on Key Largo near mile marker 102 from Crawdaddy Inc. for the price of \$275,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located at 1006 and 1004 Gibraltar Road on the ocean side of Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$275,000.00
- Cost of Appraisal: \$1,500.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,925.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$279,185.50

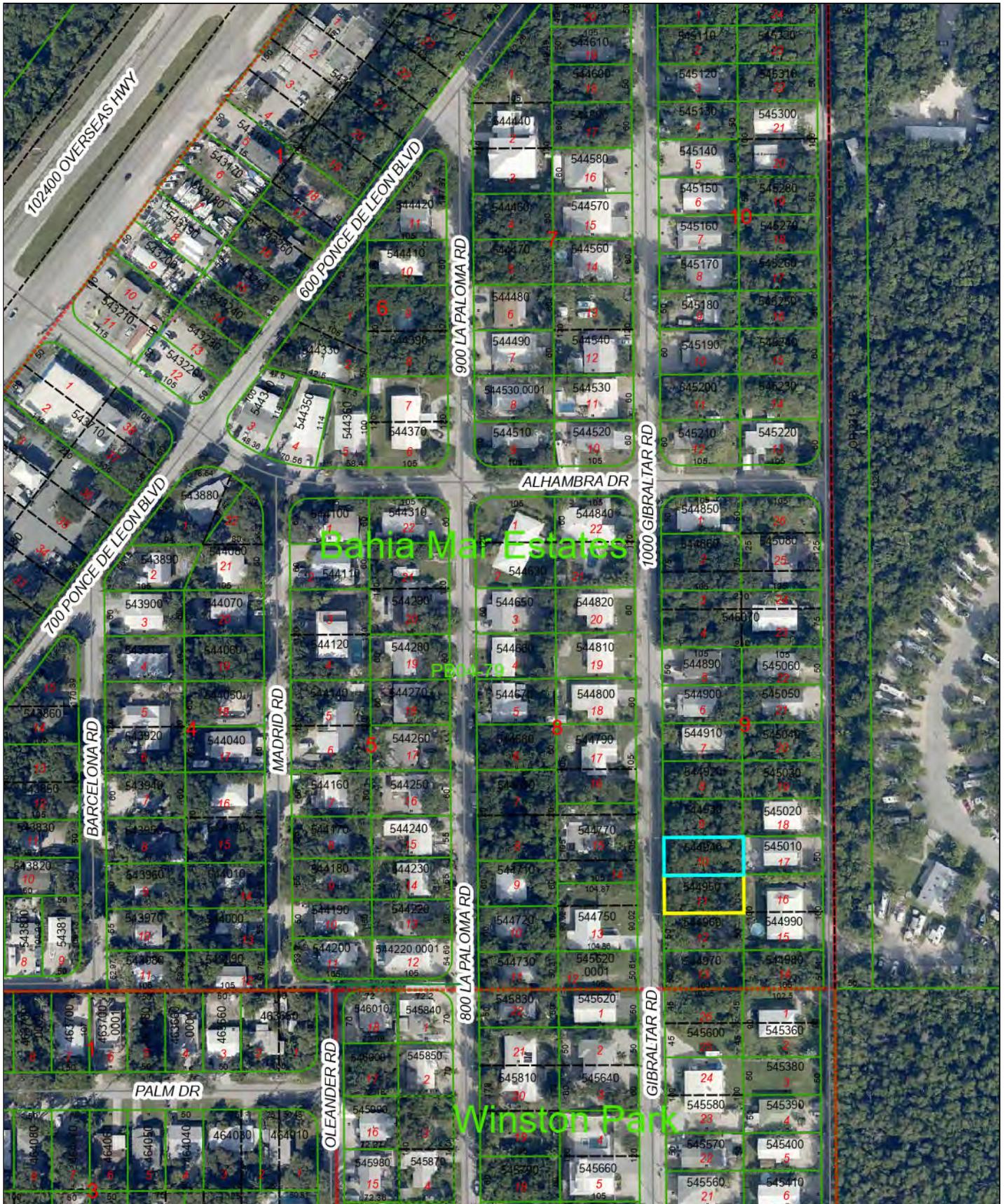
Attributes of the Subject Property:

- Parcel ID#: 00544940-000000 and 00544950-000000
- Size: 10,500 square feet
- Tier Designation: Tier 3A – Special Protection Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock and developed land.
- Acquisition List Qualification: This property qualifies because it is Tier 3A.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- Cost per TDR: \$137,500
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$68,750

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 9, Lots 10 and 11, Bahia Mar Estates

Key Largo



Monroe County, FL

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	00544940-000000
Account#	1668451
Property ID	1668451
Millage Group	500K
Location Address	1006 GIBRALTAR Rd, KEY LARGO
Legal Description	BK 9 LT 10 BAHIA MAR EST PB4-79 KEY LARGO OR519-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071 (Note: Not to be used on legal documents.)
Neighborhood	1933
Property Class	VACANT RES (0000)
Subdivision	BAHIA MAR ESTATES
Sec/Twp/Rng	22/61/39
Affordable Housing	No

Owner

[CRAWDADDY INC](#)
PO Box 373021
Key Largo FL 33037

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$144,375	\$115,500	\$74,813	\$74,813
= Just Market Value	\$144,375	\$115,500	\$74,813	\$74,813
= Total Assessed Value	\$16,520	\$15,018	\$13,653	\$12,412
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$144,375	\$115,500	\$74,813	\$74,813

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$115,500	\$0	\$0	\$115,500	\$15,018	\$0	\$115,500	\$0
2021	\$74,813	\$0	\$0	\$74,813	\$13,653	\$0	\$74,813	\$0
2020	\$74,813	\$0	\$0	\$74,813	\$12,412	\$0	\$74,813	\$0
2019	\$48,563	\$0	\$0	\$48,563	\$11,284	\$0	\$48,563	\$0
2018	\$48,563	\$0	\$0	\$48,563	\$10,258	\$0	\$48,563	\$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
RESIDENTIAL DRY UNPERMITTED (01DM)	5,250.00	Square Foot	50	105

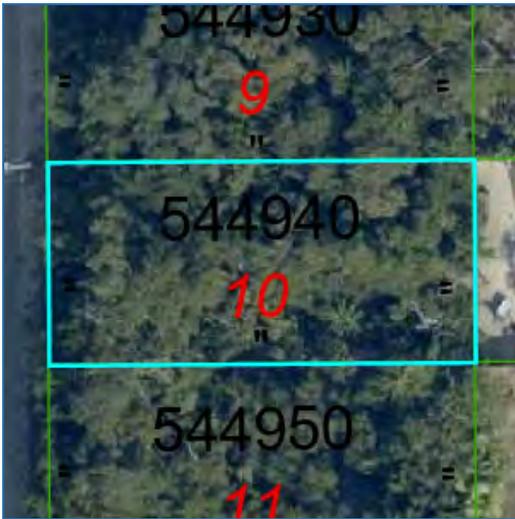
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/15/2003	\$1	Warranty Deed		1944	1071	M - Unqualified	Vacant		
2/1/1973	\$3,300	Conversion Code		733	768	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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Monroe County, FL

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Summary

Parcel ID 00544950-000000
Account# 1668460
Property ID 1668460
Millage Group 500K
Location Address 1004 GIBRALTAR Rd, KEY LARGO
Legal Description BK 9 LT 11 BAHIA MAR EST PB4-79 KEY LARGO OR517-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071
 (Note: Not to be used on legal documents.)
Neighborhood 1933
Property Class VACANT RES (0000)
Subdivision BAHIA MAR ESTATES
Sec/Twp/Rng 22/61/39
Affordable Housing No

Owner

[CRAWDADDY INC](#)
 PO Box 373021
 Key Largo FL 33037

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$144,375	\$115,500	\$74,813	\$74,813
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Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$115,500	\$0	\$0	\$115,500	\$15,018	\$0	\$115,500	\$0
2021	\$74,813	\$0	\$0	\$74,813	\$13,653	\$0	\$74,813	\$0
2020	\$74,813	\$0	\$0	\$74,813	\$12,412	\$0	\$74,813	\$0
2019	\$48,563	\$0	\$0	\$48,563	\$11,284	\$0	\$48,563	\$0
2018	\$48,563	\$0	\$0	\$48,563	\$10,258	\$0	\$48,563	\$0

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Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/15/2003	\$16,000	Warranty Deed		1944	1071	M - Unqualified	Vacant		
2/1/1973	\$3,300	Conversion Code		733	768	Q - Qualified	Vacant		

View Tax Info

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Map



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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Crawdaddy 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 **\$275,000.00** 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 9, Lots 10 and 11, Bahia Mar Estates (PB 4-79)
Parcel ID#s 00544940-000000, and 00544950-000000**

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 **\$275,000.00**. 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:

**P.O. Box 373021
Key Largo, FL 33037**

**Lisa Frins, Agent
Berkshire Hathaway HomeServices Keys Real Estate
lisafrins@florida-keys-homes.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 **April 30, 2024**, 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/ **Crawdaddy Inc.**

By: **James E. Crawford, 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 _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase property for conservation within the City of Marathon - Block 53, Lot 10, Crains on Grassy Key near mile marker 57 from Ariel Fund 2011, Tax LLC for the price of \$17,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits.

The property is located on Overseas Highway on the ocean side of Grassy Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$17,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$575.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$18,335.50

Attributes of the Subject Property:

- Parcel ID#: 00373730-000000
- Size: 13,783 square feet
- Tier Designation: the City of Marathon does not have a Tier designation.
- Zoning Designation: Residential Medium (RM)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as buttonwood, mangroves, and submerged land.
- Acquisition List Qualification: Nominated by the City of Marathon as a priority acquisition.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 0.83 TDRs
- Cost per TDR: \$20,482
- BPAS Dedication Points: 2 points
- Cost per BPAS Dedication Point: \$8,500

The subject property is not within Florida Forever. Therefore, the lot will likely be conveyed to the City of Marathon, after closing.

Block 53, Lot 10, Crains
Grassy Key



Monroe County, FL

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 00373730-000000
Account# 1456811
Property ID 1456811
Millage Group 50CM
Location Address OVERSEAS Hwy, GRASSY KEY
Legal Description CRAINS SUBD OF GRASSY KEY PB 1-51 PT SECS 24-25-26 TWP 65S R 33E LOT 10 SQR 53 OR557-88 OR695-311 OR883-199 OR1099-1648R/S OR1911-2064D/C OR2199-2465/2487PET(PROB#06-CP-16M) OR2935-1096
(Note: Not to be used on legal documents.)
Neighborhood 4820
Property Class NON AGRICULTURE (9900)
Subdivision CRAIN'S SUBD
Sec/Twp/Rng 24/65/33
Affordable Housing No

Owner

ARIEL FUND 2011 TAX LLC
 5151 Collins Ave
 Apt 1727
 Miami Beach FL 33140

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$65	\$65	\$65	\$65
= Just Market Value	\$65	\$65	\$65	\$65
= Total Assessed Value	\$65	\$65	\$65	\$65
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$65	\$65	\$65	\$65

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$65	\$0	\$0	\$65	\$65	\$0	\$65	\$0
2021	\$65	\$0	\$0	\$65	\$65	\$0	\$65	\$0
2020	\$65	\$0	\$0	\$65	\$65	\$0	\$65	\$0
2019	\$65	\$0	\$0	\$65	\$65	\$0	\$65	\$0
2018	\$65	\$0	\$0	\$65	\$44	\$0	\$65	\$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
ENVIRONMENTALLY SENS (000X)	1.00	Lot	60	145
(9500)	0.15	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/8/2018	\$3,000	Tax Deed	2193820	2935	1096	11 - Unqualified	Improved		
2/1/1977	\$10,000	Conversion Code		695	311	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Ariel Fund 2011, Tax LLC

(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 **\$17,000.00** 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 53, Lot 10, Crains (PB 1-51)
Parcel ID# 00373730-000000**

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, City of Marathon, 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 **\$17,000.00**. 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:

**5151 Collins Avenue
Suite 1727
Miami Beach, FL 33140**

with a copy to:

**Mojdeh Khaghan
Whitehall Realty Advisors LLC
mlk@morganreed.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 **April 26, 2024** 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/ **Ariel Fund 2011, Tax LLC**
By: **Robert Danial, Manager**

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 _____, 2024.

(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 - Big Torch Key Acreage (Parcel ID #00112810-000000) on Big Torch Key near mile marker 28 from the Estate of Lulie Eddins Walker for the price of \$906,300.

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 on Dorn Road on Big Torch Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$906,300.00
- Cost of Appraisal: \$10,600.00 (of which \$6,900 was paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0
- Title Fees & Insurance: \$5,081.50
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$922,742.00

Attributes of the Subject Property:

- Parcel ID#: 00112810-000000
- Size: 27.86 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Sparsely Settled Residential (SS) and Native Area (NA)
- Future Land Use Map Designation: Residential Low (RL) and Residential Conservation (RC)
- Vegetation: Mapped as undeveloped land, hammock, 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): 4.75 TDRs
- Cost per TDR: \$190,800
- ROGO Dedication Points: 88 points
- Cost per ROGO Dedication Point: \$10,299

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.

Big Torch Key Acreage

Parcel ID #00112810-000000



Monroe County, FL

PROPERTY RECORD CARD

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 00112810-000000
 Account# 1142158
 Property ID 1142158
 Millage Group 100H
 Location Address VACANT LAN DORN Rd, BIG TORCH KEY
 Legal Description 18 66 29 BIG TORCH KEY PT LOT 8 U-208 OR408-944-945 OR806-2439E
 (Note: Not to be used on legal documents.)
 Neighborhood 698
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 18/66/29
 Affordable Housing No

Owner

WALKER LULIE EDDINS ESTATE
 C/O HATFIELD EILEEN W
 402 Homeville Rd
 Collierville TN 38017

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$39,421	\$38,231	\$33,470	\$33,470
= Just Market Value	\$39,421	\$38,231	\$33,470	\$33,470
= Total Assessed Value	\$39,421	\$36,817	\$33,470	\$33,470
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$39,421	\$38,231	\$33,470	\$33,470

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$38,231	\$0	\$0	\$38,231	\$36,817	\$0	\$38,231	\$0
2021	\$33,470	\$0	\$0	\$33,470	\$33,470	\$0	\$33,470	\$0
2020	\$33,470	\$0	\$0	\$33,470	\$33,470	\$0	\$33,470	\$0
2019	\$32,388	\$0	\$0	\$32,388	\$32,388	\$0	\$32,388	\$0
2018	\$36,497	\$0	\$0	\$36,497	\$36,497	\$0	\$36,497	\$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
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	180,338.40	Square Foot	0	0
TRANSITIONAL LANDS (000T)	11.69	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	19.67	Acreage	0	0

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Sales, 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

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Estate of Lulie Eddins Walker

(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 **\$906,300.00** 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:

**A parcel of land on Big Torch Key more particularly described in Exhibit A.
Parcel ID# 00112810-000000**

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 **\$906,300.00**. 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 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:

**402 Homeville Road
Collierville, TN 38017**

with a copy to:

**Lindsay Ryan
EXP Realty
lindsaysellparadise@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 6, 2024** 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/ **Estate of Lulie Eddins Walker**
By: **Eileen W. Hatfield, Heir at Law**

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 _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

EXHIBIT A

GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG TORCH KEY, MONROE COUNTY, FLORIDA.

EXCEPTING FROM THE FOREGOING:

FROM THE WEST SIDE OF CATHERINE STREET IN DORN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, EXTEND A LINE ALONG SAID WEST SIDE OF CATHERINE STREET NORTH AND ACROSS SAID DORN ROAD IN SAID DORN'S SUBDIVISION TO A POINT ON THE NORTH LINE OF DORN ROAD WHICH POINT IS THE POINT OF BEGINNING OF THE LAND BEING HEREWITH CONVEYED; THENCE CONTINUE NORTH ON AN IMAGINARY LINE BEING THE WEST LINE OF SAID CATHERINE STREET EXTENDED, TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 66 SOUTH, RANGE 29 EAST; THENCE GO 50 FT. EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8 TO A POINT; THENCE GO SOUTH ALONG A LINE WHICH IS 50 FT. EAST OF AND PARALLEL WITH THE WEST LINE OF SAID CATHERINE STREET, EXTENDED, TO A POINT ON THE NORTH LINE OF SAID DORN ROAD, THENCE GO WEST ALONG THE NORTH LINE OF DORN ROAD A DISTANCE OF 50 FT. TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

THAT PART OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 66 SOUTH, RANGE 29 EAST, BIG TORCH KEY, MONROE COUNTY, FLORIDA:

WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY AN 146.03 FOOT RADIUS ARC CONCAVE TO THE NORTHEASTERLY, SAID ARC BEING TANGENT TO A LINE 50 FEET EAST OF AND PARALLEL TO THE NORTHERLY EXTENSION OF THE WEST LINE OF CATHERINE STREET ACCORDING TO THE PLAT OF DORN'S SUBDIVISION AS RECORDED IN PLAT BOOK 4, AT PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA IN SECTION 19, TOWNSHIP 66 SOUTH, RANGE 29 EAST, AND TANGENT TO THE NORTH RIGHT OF WAY LINE OF DORN ROAD ACCORDING TO SAID DORN'S SUBDIVISION (THE SOUTH LINE OF AFOREMENTIONED SECTION 18).

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 3A property for conservation - Block 3, Lot 1, Harris Ocean Park Estates on Key Largo near mile marker 93 from Key Largo Reef, LLC for the price of \$130,000.

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 the corner of Indian Avenue and Dove Creek Drive on the ocean side of Tavernier on Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$130,000.00
- Cost of Appraisal: \$1,000.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,200.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$132,960.50

Attributes of the Subject Property:

- Parcel ID#: 00447610-000000
- Size: 6,030 square feet
- Tier Designation: Tier 3A – Special Protection Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 3A.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$130,000
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$65,000

Block 3, Lot 1, Harris Ocean Park Estates

Key Largo



Monroe County, FL

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 00447610-000000
 Account# 1547263
 Property ID 1547263
 Millage Group 500P
 Location 101 INDIAN Ave, TAVERNIER
 Address
 Legal BK 3 LT 1 HARRIS OCEAN PK ESTATES KEY LARGO PB4-126 OR489-146 OR776-1348 OR936-1913 OR1485-1917/18 OR2654-53 OR2693-1042C OR2792-501/02
 Description (Note: Not to be used on legal documents.)
 Neighborhood 1673
 Property Class VACANT RES (0000)
 Subdivision HARRIS OCEAN PARK ESTATES
 Sec/Twp/Rng 23/62/38
 Affordable No
 Housing



Owner

[KEY LARGO REEF LLC](#)
 1923 SE 10th St
 Homestead FL 33035

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$144,238	\$94,309	\$84,601	\$84,601
= Just Market Value	\$144,238	\$94,309	\$84,601	\$84,601
= Total Assessed Value	\$69,923	\$63,566	\$57,787	\$52,534
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$144,238	\$94,309	\$84,601	\$84,601

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$94,309	\$0	\$0	\$94,309	\$63,566	\$0	\$94,309	\$0
2021	\$84,601	\$0	\$0	\$84,601	\$57,787	\$0	\$84,601	\$0
2020	\$84,601	\$0	\$0	\$84,601	\$52,534	\$0	\$84,601	\$0
2019	\$52,913	\$0	\$0	\$52,913	\$47,758	\$0	\$52,913	\$0
2018	\$43,416	\$0	\$0	\$43,416	\$43,416	\$0	\$43,416	\$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
RESIDENTIAL DRY UNPERMITTED (01DM)	6,030.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/7/2016	\$75,000	Warranty Deed		2792	501	01 - Qualified	Vacant		
6/30/2014	\$100	Warranty Deed		2693	1042	11 - Unqualified	Vacant		
10/9/2013	\$30,000	Warranty Deed		2654	53	01 - Qualified	Vacant		
2/1/1971	\$3,100	Conversion Code		489	146	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Key Largo Reef, LLC

(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 **\$130,000.00** 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 3, Lot 1, Harris Ocean Park Estates (PB 4-126)
Parcel ID# 00447610-000000**

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 **\$130,000.00**. 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:

**1923 SE 10th Street
Homestead, FL 33035**

**Amaya Castro
Keyes- Homestead Office
Amayac921@aol.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 24, 2024**, 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/ **Key Largo Reef, LLC**

By: **Fernando De Leon, Manager**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

By: **Victor M. Pacheco, Manager**

_____	_____	_____	_____
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 _____, 2024.

(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 - Part of Tract H, Summerland Key Properties on Summerland Key near mile marker 25 from Juan Carlos Ramirez and Mercedes Ramirez for the price of \$84,000.

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 west of Niles Road on the bay side of Summerland Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$84,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$958.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$86,468.50

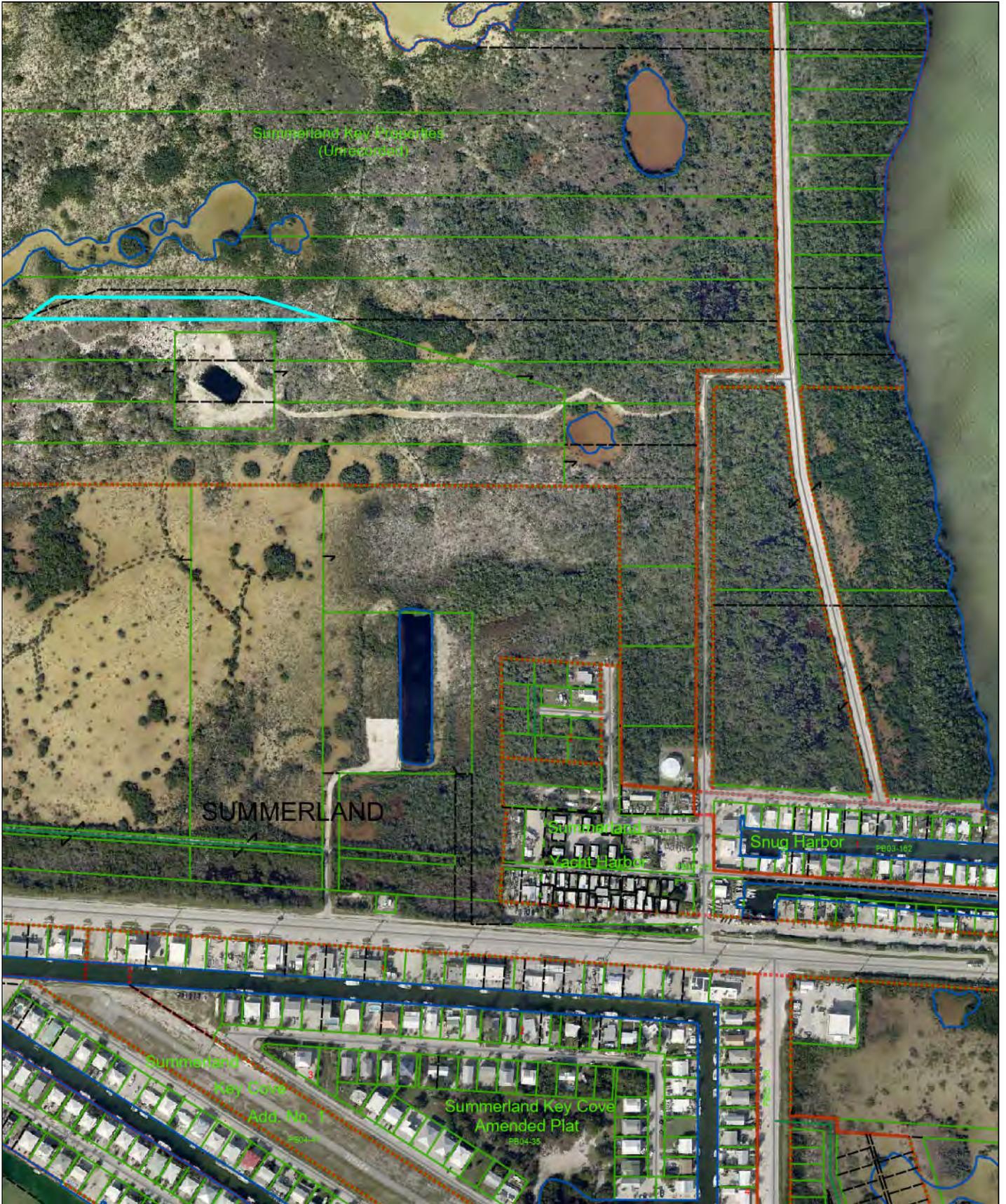
Attributes of the Subject Property:

- Parcel ID#: 00114470-000800
- Size: 1.51 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Industrial, Sparsely Settled, and Native Area (I, SS, and NA)
- Future Land Use Map Designation: Residential Low and Residential Conservation (RL and RC)
- Vegetation: Mapped as mangrove, salt marsh, and buttonwood.
- 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): 0.395 TDRs
- Cost per TDR: \$212,658
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$21,000

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.

Part of Tract H, Summerland Key Properties

Summerland Key



Monroe County, FL

PROPERTY RECORD CARD

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

Summary

Parcel ID 00114470-000800
 Account# 1144681
 Property ID 1144681
 Millage Group 120C
 Location Address VACANT LAND, SUMMERLAND KEY
 Legal Description 26 66 28 SUMMERLAND KEYS PT GOVT LOT 6 (PT TRACT H - UNRECORDED SUMMERLAND KEY PROPERTIES) G69-443/52 OR534-919/34 OR555-992/98 OR567-541/45 OR669-834/40 OR744-797/803 OR1739-606/07 OR1819-13 OR2029-330/31
 (Note: Not to be used on legal documents.)
 Neighborhood 769
 Property Class NON AGRICULTURE (9900)
 Subdivision
 Sec/Twp/Rng 26/66/28
 Affordable No
 Housing

Owner

[RAMIREZ JUAN CARLOS](#)
 2508 Patterson Ave
 Key West FL 33040

[RAMIREZ MERCEDES](#)
 2508 Patterson Ave
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$150	\$150	\$150	\$150
= Just Market Value	\$150	\$150	\$150	\$150
= Total Assessed Value	\$150	\$150	\$137	\$125
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$150	\$150	\$150	\$150

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$150	\$0	\$0	\$150	\$150	\$0	\$150	\$0
2021	\$150	\$0	\$0	\$150	\$137	\$0	\$150	\$0
2020	\$150	\$0	\$0	\$150	\$125	\$0	\$150	\$0
2019	\$150	\$0	\$0	\$150	\$114	\$0	\$150	\$0
2018	\$150	\$0	\$0	\$150	\$104	\$0	\$150	\$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
ENVIRONMENTALLY SENS (000X)	1.50	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/18/2004	\$1	Warranty Deed		2029	0330	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Juan Carlos Ramirez and Mercedes Ramirez

(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 **\$84,000.00** 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:

**Part of Tract H, Summerland Key Properties (OR 744-801), more particularly described in Exhibit A.
Parcel ID# 00114470-000800**

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 **\$84,000.00**. 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 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:

**5020 5th Avenue, Unit 22
Key West, FL 33040**

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 **June 24, 2024** 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/ **Juan Carlos Ramirez**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

Seller/ **Mercedes Ramirez**

_____	_____	_____	_____
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 _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

EXHIBIT A

PARCEL H

Commencing at the intersection of the centerline of Cross Street and Center Road as shown by the Plat of Niles Channel Subdivision recorded in Plat Book 5, Page 9 of Monroe County, Public Records, said centerline of Center Road being also the Easterly line of Section 26, Township 66 South, Range 28 East; thence bear south along the said centerline of Center Road, 75.00 feet; thence West 425.00 feet; thence North 36.67 feet; thence North 73 degrees 12 minus 24 seconds West, 651.83 feet to the Point of Beginning; thence continue North 73 degrees 12 minutes 24 seconds West, 229 feet, plus or minus, to the shore line; thence meander shore line West-Southwest 765 feet, plus or minus, to a point that bears directly West of the Point of Beginning; thence bear East 982 feet, plus or minus, back to the Point of Beginning.

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 12, Lots 5 and 18, Thompsons on Key Largo near mile marker 99 from Ana Marina Gonzalez for the price of \$69,000.

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 fronts Jackfish Trail and Moonfish Trail, two platted but undeveloped roads on the ocean side of Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$69,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$871.75
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$71,382.25

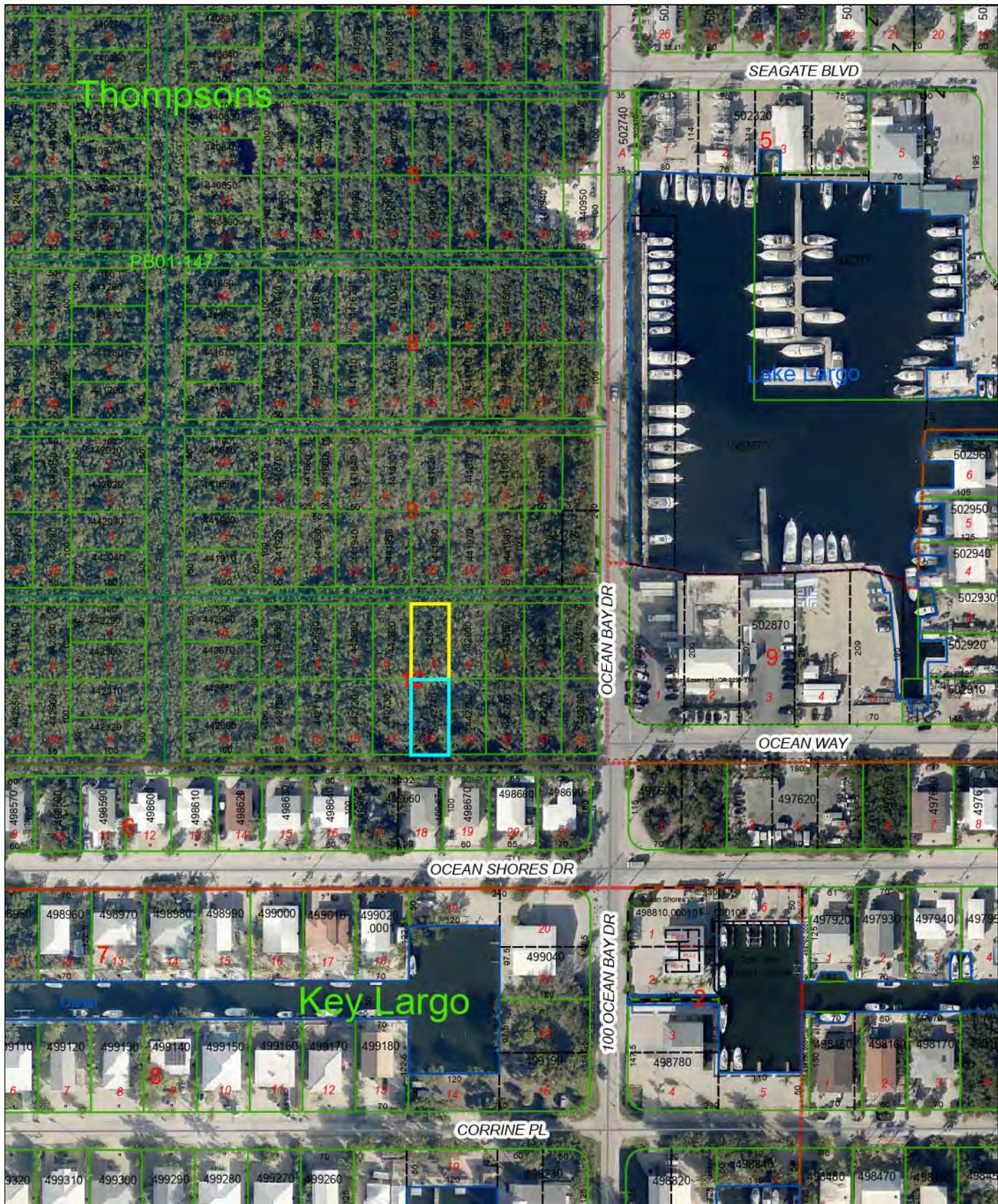
Attributes of the Subject Property:

- Parcel ID#: 00442610-000000 and 00442740-000000
- Size: 10,000 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Lot 5: Commercial Fishing Special District 5 (CFSD 5) and Lot 18:
- Improved Subdivision (IS)
- Future Land Use Map Designation: Lot 5: Mixed Use Commercial Fishing (MCF) and Lot 18: Residential Medium (RM)
- Vegetation: Mapped as buttonwood.
- 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): 1.344 TDRs
- Cost per TDR: \$51,339
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$13,800

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 12, Lots 5 and 18, Thompsons

Key Largo



Monroe County, FL

PROPERTY RECORD CARD

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 00442610-000000
 Account# 1542300
 Property ID 1542300
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 12 LT 5 THOMPSONS SUBD KEY LARGO OR589-87 OR654-307 OR773-1829
 Description OR2246-191/92 OR2246-193D/C OR2254-430/31 OR2532-829/30
 (Note: Not to be used on legal documents.)
 Neighborhood 1807
 Property Class VACANT RES (0000)
 Subdivision THOMPSON SUB
 Sec/Twp/Rng 32/61/39
 Affordable No
 Housing



Owner

[GONZALEZ ANA MARINA](#)
 1850 W 56th St
 Apt 2307
 Hialeah FL 33012

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 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	\$45	\$41
- 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
2022	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2021	\$50	\$0	\$0	\$50	\$45	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$41	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$37	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$34	\$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

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/3/2011	\$10,000	Warranty Deed		2532	829	05 - Qualified	Vacant		
11/15/2006	\$74,000	Warranty Deed		2254	430	M - Unqualified	Vacant		

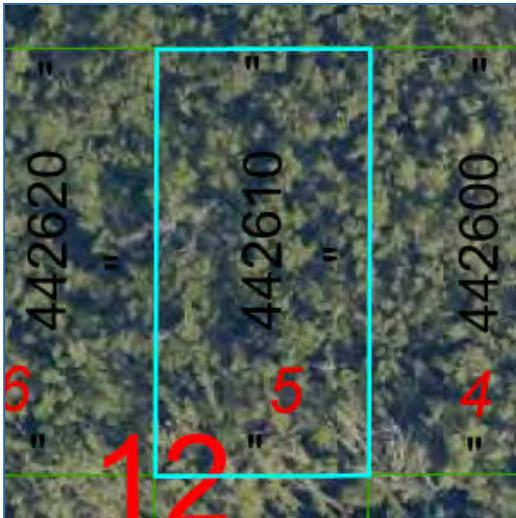
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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[Contact Us](#)



Monroe County, FL

PROPERTY RECORD CARD

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 00442740-000000
 Account# 1542431
 Property ID 1542431
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 12 LT 18 THOMPSONS SUBD KEY LARGO OR589-87 OR654-307Q/C OR773-1829 OR2246-191/92 OR2246-193D/C OR2254-430/31 OR2532-829/30
 Description (Note: Not to be used on legal documents.)
 Neighborhood 1807
 Property Class VACANT RES (0000)
 Subdivision THOMPSON SUB
 Sec/Twp/Rng 32/61/39
 Affordable No
 Housing



Owner

[GONZALEZ ANA MARINA](#)
 1850 W 56th St
 Apt 2307
 Hialeah FL 33012

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 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	\$45	\$41
- 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
2022	\$50	\$0	\$0	\$50	\$50	\$0	\$50	\$0
2021	\$50	\$0	\$0	\$50	\$45	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$41	\$0	\$50	\$0
2019	\$50	\$0	\$0	\$50	\$37	\$0	\$50	\$0
2018	\$50	\$0	\$0	\$50	\$34	\$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

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	1.00	Lot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/3/2011	\$10,000	Warranty Deed		2532	829	05 - Qualified	Vacant		
11/15/2006	\$1	Warranty Deed		2254	430	M - Unqualified	Vacant		

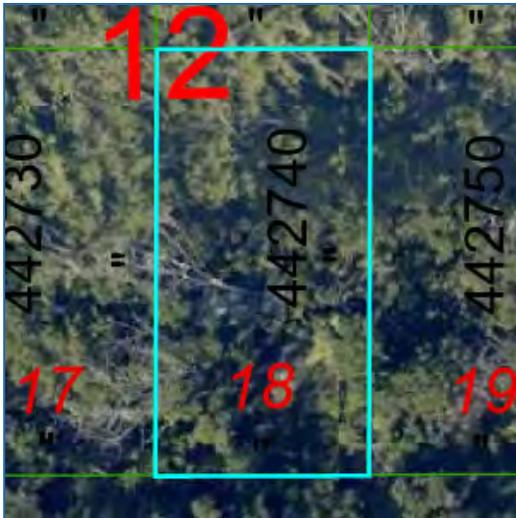
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

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[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2024, by and between

Ana Marina Gonzalez

(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 **\$69,000.00** 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 12, Lots 5 and 18, Thompsons (PB 1-147)
Parcel ID# 00442610-000000 and 00442740-000000**

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 **\$69,000.00**. 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:

**1850 W. 56th Street
Apt. 2307
Hialeah, FL 33012**

with a copy to:

**Philip Kravitz
Coldwell Banker Schmitt Real Estate
philipkravitz@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 **June 14, 2024** 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/ **Ana Marina Gonzalez**

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 _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING:

Approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property located at 470 W. 105th Street Ocean in Marathon with Parcel ID# 00332830-000100 to the City of Marathon for use as affordable housing subject to a Land Use Restriction Agreement (LURA).

ITEM BACKGROUND:

The City of Marathon requested that the Monroe County Land Authority convey the subject property to them for use as affordable housing. The City adopted Resolution 2024-44 on May 14, 2024 requesting the subject property be conveyed for the purposes of supporting workforce housing subject to a Land Use Restriction Agreement (LURA).

Estimated Closing Costs:

Closing Fee to OSC, PLLC: \$250.00

Attorney Fee to OSC, PLLC: \$475.00

Recording Fees: \$79.00

Total Costs: \$804.00

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT 470 W. 105TH STREET OCEAN IN MARATHON WITH PARCEL ID# 00332830-000100 TO THE CITY OF MARATHON FOR USE AS AFFORDABLE HOUSING SUBJECT TO A LAND USE RESTRICTION AGREEMENT (LURA).

WHEREAS, the Subject Property is described as the South ½ of Lot 3, Block 2, The Palms, Vaca Key (PB 4-86) with a street address of 470 W. 105th Street Ocean in Marathon and Parcel ID# 00332830-000100 (hereinafter “Subject Property”); and

WHEREAS, the City of Marathon (hereinafter “City”) adopted Resolution 2024-44 nominating the Subject Property for purchase by the Monroe County Comprehensive Plan Authority (hereinafter “Authority”) as an affordable housing site; and

WHEREAS, the Authority wishes to assist the City in acquiring the Subject Property for affordable housing.

WHEREAS, the Land Authority Advisory Committee considered this resolution on June 20, 2024 and voted ____ to recommend approval;

NOW, THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The Authority is hereby authorized to convey the Subject Property to the City subject to the Land Use Restriction Agreement (LURA) shown in Attachment “A” restricting use of the Subject Property to affordable housing in accordance with Section 380.0666(3)(a), Florida Statutes.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this _____ day of _____, 2024.

Commissioner Craig Cates _____
Commissioner Michelle Lincoln _____
Commissioner James Scholl _____
Commissioner Holly Raschein _____
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

**CITY OF MARATHON, FLORIDA
RESOLUTION 2024-44**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, NOMINATING PROPERTY FOR PURCHASE BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY FOR THE PURPOSES OF SUPPORTING WORKFORCE HOUSING (RE NO. 00332830-000100); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Marathon desires the Monroe County Comprehensive Plan Land Authority to purchase a property (RE No. 00332830-000100) for workforce housing as identified in "Exhibit A"; and

WHEREAS, purchase of the subject property for workforce housing property is consistent with the policies of the City's Comprehensive Plan and Land Development Regulations; and

WHEREAS, the property owners have agreed to discuss sales of the subject properties to the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority"); and

WHEREAS, the Land Authority wishes to assist the City in acquiring the subject property as workforce housing land.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council hereby nominates the subject property for purchase by the Land Authority as identified in "Exhibit A" for workforces housing. Upon the Land Authority's purchase of the subject property, the City Council hereby requests that the Land Authority transfer title to the City of Marathon.

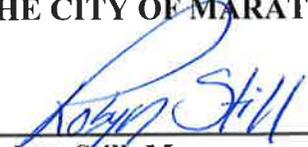
Section 3. The City Mayor is hereby authorized to execute an affordable housing deed restriction in favor of the Land Authority as may be required.

Section 4. The City shall further waive stormwater and wastewater fees and assessments.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14TH DAY OF MAY 2024.

THE CITY OF MARATHON, FLORIDA



Robyn Still, Mayor

AYES: Gonzalez, Matlock, Smith, Landry, Still
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:



Steven T. Williams, City Attorney

Exhibit "A"
Aerial Photograph of Subject
Property RE No. 00332830-
000100



City of Manahat Planning Department • 9/2021

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Gregory S. Oropeza, Esq.
Oropeza, Stones, & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040

LAND USE RESTRICTION AGREEMENT

South ½ of Lot 3, Block 2, The Palms / 470 W. 105th Street Ocean, Marathon, FL

THIS LAND USE RESTRICTION AGREEMENT (hereinafter "Agreement") is made and entered into as of the ____ day of _____, 2024, between the CITY OF MARATHON, a municipal corporation of the State of Florida (hereinafter "City") and the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority pursuant to section 380.0663(1), Florida Statutes and Monroe County Ordinance No. 031-1986 (hereinafter "Land Authority"), and their respective successors and assigns.

RECITALS

A. The site is legally described as the South ½ of Lot 3, Block 2, The Palms, according to the plat thereof as recorded in Plat Book 4, Page 86, of the Public Records of Monroe County, Florida, Parcel Identification Number 00332830-000100 (hereinafter "Subject Property") and currently has a street address of 470 W. 105th Street Ocean in Marathon, Florida; and

B. The Marathon City Council has adopted Resolution 2024-41 nominating the Subject Property for purchase by the Land Authority and subsequent conveyance to the City as an affordable housing site; and

C. The Land Authority purchased the Subject Property on May 30, 2024; and

D. The Land Authority has adopted Resolution 20-2024 authorizing conveyance of the Subject Property to the City subject to this Agreement; and

E. As a condition of receiving title, the City has agreed that the Subject Property shall comply with the affordable housing requirements specified herein.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Land Authority do hereby contract and agree as follows:

ARTICLE I
COMPLIANCE WITH LAND AUTHORITY REQUIREMENTS

In order to comply with the Land Authority's requirements pursuant to section 380.0663(1), *et seq.*, Florida Statutes and Monroe County Ordinance No. 031-1986, the City hereby covenants and agrees as follows:

- 1.01 The restrictions contained in this Article I shall not expire, shall run with the Subject Property in perpetuity and shall be binding upon the City, its successors or assigns.
- 1.02 Use of the Subject Property shall be restricted to the provision of affordable housing for households whose income does not exceed 160% of the Area Median Income. Nothing herein shall preclude the City or any other entity providing affordable housing on the Subject Property from setting more restrictive income limits than those imposed by this Agreement.
- 1.03 The City is responsible for ensuring compliance with the restrictions in this Article I and expressly agrees to furnish, upon the Land Authority's request, written certification thereof.

ARTICLE II
CONSIDERATION

The Land Authority has paid over \$125,000 to purchase the Subject Property for the City and as an inducement to the City to restrict use of the Subject Property to affordable housing in perpetuity. In consideration of said Land Authority funding for the foregoing purposes, the City and the Land Authority have entered into this Agreement.

ARTICLE III
RELIANCE

In performing its duties hereunder, the Land Authority may rely upon statements and certificates of the City, its tenants, and the residents of the Subject Property believed to be genuine and to have been executed by the proper person or persons, and upon audits of the books and records of the City pertaining to occupancy of the Subject Property.

ARTICLE IV
TERM

This Agreement shall become effective upon its execution and delivery, and shall remain in full force and effect without expiration, unless modified by mutual written consent of the parties.

ARTICLE V
ENFORCEMENT

If the City defaults in the performance of its obligations under this Agreement or breaches any material covenant, agreement or warranty of the City set forth in this Agreement, and if such default remains uncured for a period of thirty (30) days after written notice thereof shall have been given by the Land Authority to the City, then the Land Authority may take any action at law or in equity or otherwise to address said default(s). However, if the default stated in such notice can be corrected, but not within the thirty (30) day period, and if the City adopts a plan to correct or cure the default and commences the correction within the thirty (30) day period (subject to any rights of tenants in possession of units under a valid lease agreement), and thereafter diligently pursues the same to completion within such extended period, the Land Authority shall not have waived its right of enforcement if the default remains uncured after the expiration of the extended cure period.

ARTICLE VI
RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

6.01. Upon execution and delivery by the City, the Land Authority shall cause this Agreement and all amendments and supplements hereto to be recorded and filed in the official public records of Monroe County and shall pay all fees and charges incurred in connection therewith.

6.02 This Agreement and the covenants contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the City and the Land Authority and their respective successors and assigns during the term of this Agreement.

ARTICLE VII
GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with respect to both substantive rights and with respect to procedures and remedies.

ARTICLE VIII
NOTICE AND EFFECT

All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

Land Authority: Monroe County Land Authority
1200 Truman Avenue, Suite 207
Key West, FL 33040
Attention: Executive Director

City: City of Marathon
9805 Overseas Highway
Marathon, FL 33050
Attention: City Manager

Any party may change said address by giving the other parties hereto notice of such change of address in accordance with the foregoing provisions.

ARTICLE IX
MISCELLANEOUS

9.01. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

9.02. This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument and each of which shall be deemed to be an original.

**COUNTERPART SIGNATURE PAGE TO
LAND USE RESTRICTION AGREEMENT**

South ½ of Lot 3, Block 2, The Palms / 470 W. 105th Street Ocean, Marathon, FL

IN WITNESS WHEREOF, the City and the Land Authority have caused this Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESSES:

CITY OF MARATHON

Diane Clavick
Print: Diane Clavick
George Garrett
Print: George Garrett

By: Robyn Still
Robyn Still, Mayor

Address: 9805 Overseas Highway
Marathon, FL 33050

[SEAL]



STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 22nd day of May, 2024 by Robyn Still Coldiron, as Mayor of the CITY OF MARATHON, a municipal corporation of the State of Florida, on behalf of the City. Said person is personally known to me or has produced a valid driver's license as identification.



Hillary H. Palmer
Notary Public
State of Florida
Comm# HH477374
Expires 1/3/2028

Hillary H. Palmer
Notary Public: State of Florida
Print Name: Hillary H. Palmer
My Commission Expires: 1-3-28
My Commission No.: HH477374

**COUNTERPART SIGNATURE PAGE TO
LAND USE RESTRICTION AGREEMENT**

South ½ of Lot 3, Block 2, The Palms / 470 W. 105th Street Ocean, Marathon, FL

IN WITNESS WHEREOF, the City and the Land Authority have caused this Agreement to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESSES:

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY

Print: _____

By: _____
David P. Rice, Chairman

Print: _____

Address: 1200 Truman Avenue
Suite 207
Key West, FL 33040

[SEAL]

Approved as to form and legality

Gregory S. Oropeza, Esq.

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by David P. Rice, as Chairman of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority pursuant to section 380.0663(1), Florida Statutes and Monroe County Ordinance No. 031-1986, on behalf of the Land Authority. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

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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 7, Block 4, Sunset Bay on Grassy Key in Marathon to the Board Of Trustees of the Internal Improvement Trust Fund of the State of Florida for the Price of \$17,000; 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 6,000 square foot lot located on Goodley Street on the bay side of Grassy Key near mile marker 58.

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 \$17,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$17,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$17,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$16,425

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 7, BLOCK 4, SUNSET BAY ON GRASSY KEY IN MARATHON TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$17,000; 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 of the State of Florida, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 7, Block 4, Sunset Bay (PB 5-46) on Grassy Key in Marathon; and

WHEREAS, on June 20, 2024, 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 \$17,000 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 _____ 2024.

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

Attachment "A"

OPTION AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT is made this ____ day of _____, 20__, between MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority under section 380.0663 (1), Florida Statutes, and Monroe County Ordinance Number 031-1986, whose address is 1200 Truman Avenue, Suite 207, Key West, Florida 33040, as "Seller" and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Trustees"), whose address is the State of Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Blvd., Mail Station 115, Tallahassee, Florida 32399-3000, as "Buyer". Buyer's agent in all matters shall be the Division of State Lands of the Florida Department of Environmental Protection ("DSL").

1. **GRANT OF OPTION.** Seller hereby grants to Buyer the exclusive option to purchase the real property located in Monroe County, Florida, described in Exhibit "A", together with all timber, transferable development rights, improvements, easements, appurtenances, hereditaments, and riparian and littoral rights, if any (the "Property"), in accordance with the provisions of this Agreement. This Option Agreement becomes legally binding on execution of this Agreement, but exercise of the option is subject to approval by Buyer and is effective only if DSL gives written notice of exercise to Seller.

2. **OPTION TERMS.** The consideration for the option granted by this Agreement is \$100.00 ("Option Payment"). Upon execution of this Option Agreement by DSL, DSL will apply to the Chief Financial Officer for a state warrant in the amount of the Option Payment, which, will be forwarded to the escrow agent to hold for the benefit of Seller. The Option Payment is non-refundable such that Seller shall be entitled to retain the Option Payment regardless of whether Buyer exercises the Option; Provided, however, the Option Payment shall be credited toward the purchase price at closing if Buyer timely exercises the option as discussed below. The option may be exercised during the period beginning with Buyer's approval of this Agreement at a regularly scheduled meeting of the Governor and Cabinet sitting as the Trustees, and ending 120 days after Buyer's approval of this Agreement ("Option Expiration Date"), unless extended by other provisions of this Agreement. If Buyer's funds in the amount of the purchase price (as hereinafter defined in paragraph 3.A.) are not available by the Option Expiration Date the period of exercise of the option may be extended until such funds become available, not to exceed 60 days after the Option Expiration Date, by written notice to Seller. If Buyer's funds are not available at the end of the 60-day extension then this Agreement shall terminate and neither party shall have further obligations under the provisions of this Agreement. If Buyer does not exercise its option by the Option Expiration Date, as extended if applicable, then the escrow agent is directed to release and disburse the Option Payment to Seller the following day. If Buyer does timely exercise its option, then escrow agent shall credit the Option Payment toward the purchase price paid by Buyer at closing.

3.A. **PURCHASE PRICE.** The purchase price for the Property is SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00) ("Initial Purchase Price") which, after credit for the Option Payment, will be paid at closing. Seller hereby authorizes Buyer to issue a state warrant for the Purchase Price directly to an escrow agent who is authorized by law to receive such payment, and who is acceptable to Buyer, and to require the escrow agent to pay Seller's expenses of sale and real estate taxes. The Initial Purchase Price is subject to adjustment in accordance with paragraph 3.B. This Agreement is contingent upon approval of the Final Adjusted Purchase Price, hereinafter defined, by Buyer and upon confirmation that the Final Adjusted Purchase Price is not in excess of the maximum value of the Property as determined in accordance with Section 253.025, Florida Statutes ("DSL Approved Value"). The determination of the DSL Approved Value and the Final Adjusted Purchase Price can only be made after the completion and DSL's approval of the survey required in paragraph 6.

3.B. **ADJUSTMENT OF PURCHASE PRICE.** If, prior to closing, DSL determines that the Initial Purchase Price exceeds the DSL Approved Value of the Property, the Initial Purchase Price will be reduced to the DSL Approved Value of the Property (herein the "Final Adjusted Purchase Price"). If the Final Adjusted Purchase Price is less than 95% of the Initial Purchase Price because of the adjustment provided for in this paragraph, Seller shall, in Seller's sole discretion, have the right to terminate this Agreement and neither party shall have any further obligations under this Agreement. If Seller elects to terminate this Agreement, Seller shall provide written notice to DSL of Seller's election to terminate this Agreement within 10 days after Seller's receipt of written notice from DSL of the Final Adjusted Purchase Price. If Seller fails to give Buyer a written notice of termination within the aforesaid time period from receipt of DSL's written notice, then Seller shall be deemed to have waived any right to terminate this Agreement based upon a reduction in the Initial Purchase Price pursuant to the provisions of this paragraph 3.B. The Final Adjusted Purchase Price as calculated in this paragraph 3.B. is subject to further adjustment in accordance with the

provisions of this Agreement. The Initial Purchase Price and the Final Adjusted Purchase Price, whichever is applicable depending on whether or not an adjustment has occurred under the provisions of this paragraph 3.B. are hereinafter referred to as the "Purchase Price".

4. ENVIRONMENTAL SITE ASSESSMENT. Buyer, prior to the exercise of the option and at its sole cost and expense, may conduct an environmental site assessment of the Property to determine the existence and extent, if any, of any Hazardous Materials on the Property. If further investigations, testing, monitoring or environmental site assessments are required by DSL to determine the existence or extent of Hazardous Materials on the Property, Buyer, at its sole option may elect to extend the Option Expiration Date to conduct such procedures at the Buyer's sole cost and expense. For purposes of this Agreement "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste of any kind or any other substance which is regulated by any Environmental Law (as hereinafter defined in paragraph 5).

5. HAZARDOUS MATERIALS. If the environmental site assessment provided for in paragraph 4 confirms the presence of Hazardous Materials on the Property, Buyer, at its sole option, may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. Should Buyer elect not to terminate this Agreement, Seller shall, at Seller's sole cost and expense and prior to the exercise of the option and closing, promptly commence and diligently pursue any assessment, clean up and monitoring of the Property necessary to bring the Property into full compliance with Environmental Law to DSL's satisfaction in its sole discretion. "Environmental Law" shall mean all federal, state and local laws, including statutes, regulations, ordinances, codes, rules, judgments, orders, decrees, permits, concessions, grants, franchises, licenses, agreements and other governmental restrictions relating to the protection of the environment or human health, welfare or safety, or to the emission, discharge, seepage, release or threatened release of any contaminant, solid waste, hazardous waste, pollutant, irritant, petroleum product, waste product, radioactive material, flammable or corrosive substance, carcinogen, explosive, polychlorinated biphenyl, asbestos, hazardous or toxic substance, material or waste of any kind into the environment, including, without limitation, ambient air, surface water, ground water, or land including, but not limited to, the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource and Conservation and Recovery Act of 1976, the Hazardous and Solid Waste Amendments of 1984, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Superfund Amendments and Reauthorization Act of 1986, Chapters 161, 253, 373, 376 and 403, Florida Statutes, Rules of the U.S. Environmental Protection Agency, Rules of the Florida Department of Environmental Protection, and the rules of the Florida water management districts now or at any time hereafter in effect. However, should the estimated cost to Seller of clean up of Hazardous Materials exceed a sum which is equal to 3% of the Initial Purchase Price as stated in paragraph 3.A. Seller may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. If Hazardous Materials placed on the Property prior to closing are discovered after closing, Seller shall remain obligated hereunder, with such obligation to survive the closing, delivery, and recording of the deed described in paragraph 9 of this Agreement and Buyer's possession of the Property, to diligently pursue and accomplish the clean up of Hazardous Materials in a manner consistent with all applicable Environmental Laws and at Seller's sole cost and expense.

6. SURVEY. Buyer may have the Property surveyed at its expense. If the survey ("Survey"), certified by professional surveyor and mapper licensed by the State of Florida, shows any reduction in acreage from the appraised acreage to the surveyed acreage, any encroachment on the Property or that improvements intended to be located on the Property encroach on the land of others, the same shall be treated as a title defect.

7. TITLE INSURANCE. Buyer may provide a marketable title insurance commitment, to be followed by an owner's marketable title insurance policy (ALTA Form "B" with Florida revisions) from a title insurance company approved by DSL, insuring marketable title to the Property in the amount of the Purchase Price at Buyer's expense.

8. DEFECTS IN TITLE. If the title insurance commitment or Survey furnished pursuant to this Agreement discloses any defects in title which are not acceptable to Buyer, Seller shall, within 90 days after notice from Buyer, remove said defects in title. Seller agrees to use diligent effort to correct the defects in title within the time provided therefor, including the bringing of necessary suits. Defects arising from liens against the Property shall be satisfied at closing from Seller's proceeds. If Seller is unsuccessful in removing the title defects within said time, Buyer shall have the option to either: (a) accept the title as it then is with a reduction in the Purchase Price by an amount determined by DSL, (b) accept the title as it then is with no reduction in the Purchase Price, (c) extend the amount of time Seller has to remove the defects in title, (d) cut out the affected portion of the Property and reduce the Purchase Price by an amount equal to the product of the Purchase Price per acre for the acres being cut out, multiplied by the acreage cut out, or (e) terminate this Agreement, thereupon releasing Buyer and Seller from all further obligations under this

Agreement. If Seller fails to make a diligent effort to remove the title defects, Seller shall be in default and the provisions of paragraph 18 of this Agreement shall apply.

9. INTEREST CONVEYED. At closing, Seller shall execute and deliver to Buyer a statutory warranty deed in accordance with the provisions of Section 689.02, Florida Statutes, conveying marketable title to the Property in fee simple free and clear of all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances, except for those that are acceptable encumbrances in the sole discretion of Buyer and do not impair the marketability of the title to the Property. Any sovereignty submerged lands included in the Property ownership will be conveyed to the Buyer by quitclaim deed and shall not be included in the purchase price.

10. PREPARATION OF CLOSING DOCUMENTS. Upon execution of this Agreement, Seller shall submit to Buyer a properly completed and executed beneficial interest affidavit and disclosure statement as required by Sections 286.23, 375.031(1) and 380.08(2), Florida Statutes. Buyer shall prepare the deed described in paragraph 9 of this Agreement, Buyer's and Seller's closing statements and the title, possession and lien affidavit certified to Buyer and title insurer and an environmental affidavit on DSL forms provided by DSL.

11. DSL REVIEW FOR CLOSING. DSL will approve or reject each item required for closing under this Agreement. If DSL rejects an item for closing which was submitted by the Seller, Seller will have 30 days thereafter to remove and resubmit any rejected item. If Seller fails to timely deliver any items required of Seller, or DSL rejects any item after delivery, the Option Expiration Date shall be extended until DSL approves Seller's documents or until Buyer elects to terminate the Agreement.

12. EXPENSES. Seller will pay the documentary revenue stamp tax and all other taxes or costs associated with the conveyance, including the cost of recording the deed described in paragraph 9. of this Agreement and any other recordable instruments that DSL deems necessary to assure good and marketable title to the Property.

13. TAXES AND ASSESSMENTS. At closing, Seller shall satisfy all real estate taxes and assessments that are or may become a lien against the Property. If Buyer acquires fee title to the Property between January 1 and November 1, Seller shall in accordance with Section 196.295, Florida Statutes, place in escrow with the county tax collector an amount equal to the current taxes prorated to the date of transfer based upon the current assessment and millage rates on the Property. If Buyer acquires fee title to the Property on or after November 1, Seller shall pay to the county tax collector an amount equal to the taxes that are determined to be legally due and payable by the county tax collector.

14. CLOSING PLACE AND DATE. The closing shall be on or before 15 days after Buyer exercises the option; provided, however, that if a defect exists in the title to the Property, title commitment, Survey, environmental site assessment, or any documents required to be provided or completed and executed, the closing shall occur either on the original closing date or within 60 days after receipt of documentation removing the defects, whichever is later. Buyer shall set the date, time and place of closing.

15. RISK OF LOSS AND CONDITION OF PROPERTY. Seller assumes all risk of loss or damage to the Property prior to the date of closing and warrants that the Property shall be transferred and conveyed to Buyer in the same or essentially the same condition as of the date of Seller's execution of this Agreement, ordinary wear and tear excepted. If the condition of the Property is altered, by an act of God or other natural force beyond the control of Seller, however, Buyer may elect, at its sole option, to terminate this Agreement and neither party shall have any further obligations under this Agreement. Seller represents and warrants that there are no parties other than Seller in occupancy or possession of any part of the Property. Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

All wells located on the Property shall be duly abandoned at the Seller's sole cost and expense prior to the exercise of the option unless this requirement is waived by DSL in writing. Seller warrants that any billboards on the property shall be removed prior to closing.

Seller agrees to clean up and remove all abandoned personal property, refuse, garbage, junk, rubbish, trash and debris (hereafter, "trash and debris") from the Property to the satisfaction of DSL prior to exercise of the option by Buyer. If the Seller does not remove all trash and debris from the Property prior to closing, Buyer at its sole option, may elect to: (a) deduct the expense necessary to remove trash and debris from the Seller's proceeds of sale up to but not to exceed 5% of the Initial Purchase Price and proceed to close, with the Buyer incurring any additional expenses necessary to remove all trash and debris and clean up the Property subsequent to closing, (b) extend the amount of

time the Seller has to remove all trash and debris from the Property, (c) terminate this Agreement, and neither party shall have any further obligations under the Agreement.

16. RIGHT TO ENTER PROPERTY AND POSSESSION. Seller agrees that from the date this Agreement is executed by Seller, Buyer and its agents, upon reasonable notice, shall have the right to enter the Property for all lawful purposes in connection with this Agreement. Seller shall deliver possession of the Property to Buyer at closing.

17. ACCESS. Seller warrants that there is legal and practical ingress and egress for the Property over public roads or valid, recorded easements for the use and benefit of and as an appurtenance to the Property.

18. DEFAULT. If Seller defaults under this Agreement, Buyer may waive the default and proceed to closing, seek specific performance, or refuse to close and elect to receive the return of any money paid, each without waiving any action for damages, or any other remedy permitted by law or in equity resulting from Seller's default.

19. BROKERS. Seller warrants that no persons, firms, corporations or other entities are entitled to a real estate commission or other fees as a result of this Agreement or subsequent closing, except as accurately disclosed on the disclosure statement required in paragraph 10. Seller shall indemnify and hold Buyer harmless from any and all such claims, whether disclosed or undisclosed.

20. RECORDING. Buyer may record this Agreement, or notice of it, in the appropriate county or counties.

21. ASSIGNMENT. This Agreement may be assigned by Buyer, with the prior written consent of Seller. Seller may not assign this Agreement without the prior written consent of Buyer.

22. TIME. Time is of essence with regard to all dates or times set forth in this Agreement.

23. SEVERABILITY. If any of the provisions of this Agreement are deemed to be unenforceable and the unenforceability of said provisions does not adversely affect the purpose and intent of this Agreement, in Buyer's sole discretion, the enforceability of the remaining provisions of this Agreement shall not be affected.

24. SUCCESSORS IN INTEREST. This Agreement shall bind and inure to the benefit of Seller and Buyer and their respective heirs, legal representatives and successors. Whenever used, the singular shall include the plural and one gender shall include all genders.

25. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. No supplement, modification or amendment to this Agreement shall be binding unless executed in writing by the parties. Notwithstanding the foregoing, the parties acknowledge that the legal description contained in Exhibit "A" was prepared based upon historic chain of title information, without the benefit of a current survey of the Property. The parties agree that if, in the opinion of DSL, it becomes necessary to amend the legal description of the Property to correct errors, to more properly describe the Property, to cut out portions of the Property affected by title defects unacceptable to Buyer or which cannot be timely cured by the Seller, or to otherwise revise the legal description of the Property, the legal description to be used in the Survey (if any) and in the closing instruments required by this Agreement shall be revised by or at the direction of DSL, and shall be subject to the final approval of DSL. Anything to the contrary hereinabove notwithstanding, such a revision of the legal description of the Property shall not require a written amendment to this Agreement. In such event, the Seller's execution and delivery of the closing instruments containing the revised legal description and the Buyer's acceptance of said instruments and of the final Survey (if any) containing the revised legal description shall constitute a full and complete ratification and acceptance of the revised legal description of the Property by the parties. Seller acknowledges that the Trustees have made various delegations of power for the purpose of land acquisition, and not all representatives of the Trustees or the DSL have authority to act in all situations. Consequently, this Agreement may be terminated by the Trustees pursuant to any provision therefor contained in this Agreement only in writing signed by the person or persons who signed this Agreement on behalf of the Trustees or that person's successor.

26. WAIVER. Failure of Buyer to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right; but the same shall remain in full force and effect. Seller hereby waives its rights to any and all claims against Buyer or Monroe County associated with, or arising from ownership of, said lands and this waiver shall survive closing.

27. COUNTERPARTS. This Agreement may be executed in one or more counterparts, but all such counterparts, when duly executed, shall constitute one and the same Agreement.

28. ADDENDUM. Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

29. NOTICE. Whenever either party desires or is required to give notice unto the other, it must be given by written notice, and either delivered personally, transmitted via facsimile transmission, mailed postage prepaid, or sent by overnight courier to the appropriate address indicated on the first page of this Agreement, or such other address as is designated in writing by a party to this Agreement.

30. CERTIFICATION REGARDING TERRORISM. Seller hereby certifies that to the best of Seller's knowledge, after making all appropriate inquiries, Seller is in compliance with, and shall use all funds derived from the sale of the Property in compliance with all applicable anti-terrorism laws, regulations, rules and executive orders, including but not limited to, the USA Patriot Act of 2001, 18 U.S.C. sections 2339A-C, and U.S. Presidential Executive Orders 12947 and 13224.

31. SURVIVAL. The covenants, warranties, representations, indemnities and undertakings of Seller set forth in this Agreement shall survive the closing, the delivery and recording of the deed described in paragraph 9 of this Agreement and Buyer's possession of the Property.

IF THIS AGREEMENT IS NOT EXECUTED BY THE SELLER, ON OR BEFORE **JULY 31, 2024**, BUYER SHALL BE UNDER NO OBLIGATION TO ACCEPT THIS AGREEMENT. BUYER'S EXECUTION OF THIS AGREEMENT IS SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA. THE EXERCISE OF THE OPTION PROVIDED FOR HEREIN IS SUBJECT TO: (1) CONFIRMATION THAT THE PURCHASE PRICE IS NOT IN EXCESS OF THE DSL APPROVED VALUE OF THE PROPERTY, AND (2) DSL APPROVAL OF ALL DOCUMENTS TO BE FURNISHED HEREUNDER. THE STATE OF FLORIDA'S PERFORMANCE AND OBLIGATION TO PAY UNDER THIS AGREEMENT IS CONTINGENT UPON AN ANNUAL APPROPRIATION BY THE LEGISLATURE AND UPON THE FUNDING OF THE APPROPRIATION THROUGH THE ISSUANCE OF FLORIDA FOREVER BONDS BY THE STATE OF FLORIDA OR OTHER FUNDING AS PROVIDED BY THE LEGISLATURE.

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT WHEN DULY EXECUTED. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

SELLER

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority under section 380.0663 (1), Florida Statutes, and Monroe County Ordinance Number 031-1986

Witness as to Seller

David P. Rice, Chairman

Printed Name of Witness

Witness Address

Date signed by Seller

Witness Address

Phone No. (8 a.m. – 5 p.m.)

Witness as to Seller

Printed Name of Witness

Witness Address

Witness Address

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20__ by David P. Rice, Chairman of Monroe County Comprehensive Plan Land Authority. Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced _____ as identification.

(NOTARY PUBLIC SEAL)

Notary Public

(Printed, Type or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

BUYER

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

BY DIVISION OF STATE LANDS OF THE
FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION

BY: _____
Callie DeHaven, Director

Witness as to Buyer

Printed Name of Witness

3800 Commonwealth Blvd., MS 115
Witness Address

Tallahassee, Florida 32399-3000
Witness Address

Date signed by Buyer

Approved as to Form and Legality

By: _____

Date: _____

Witness as to Buyer

Printed Name of Witness

3800 Commonwealth Blvd., MS 115
Witness Address

Tallahassee, Florida 32399-3000
Witness Address

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 20____ by Callie DeHaven, Director, Division of State Lands, the State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

(NOTARY PUBLIC SEAL)

Notary Public

(Printed, Typed or Stamped Name of
Notary Public)

Commission No.: _____

My Commission Expires: _____

Exhibit "A"

Lot 7, Block 4, Sunset Bay, according to the map or plat thereof, as recorded in Plat Book 5, Page 46, of the Public Records of Monroe County, Florida.

NOTE: This legal description is for contract purposes, there may be revisions based on a boundary survey and title insurance commitment of the property.

BSM APPROVED

By: J.A. Date: 04/29/2024

ADDENDUM
BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT
(OTHER)

Before me, the undersigned authority, personally appeared David P. Rice, ("affiant"), this _____ day of _____, 20____, who, first being duly sworn, deposes and says:

1) That affiant is the Chairman of Monroe County Comprehensive Plan Land Authority, a land authority under section 380.0663 (1), Florida Statutes, and Monroe County Ordinance Number 031-1986, as "Seller", whose address is 1200 Truman Avenue, Suite 207, Key West, Florida 33040, and in such capacity has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding 5% or more of the beneficial interest in the disclosing entity: (if more space is needed, attach separate sheet)

<u>Name</u>	<u>Address</u>	<u>Interest</u>
Non-Applicable. Seller is a land authority under section 380.0663(1), Florida Statutes and Monroe County Ordinance Number 031-1986.		

2) That to the best of the affiant's knowledge, all persons who have a financial interest in this real estate transaction or who have received or will receive real estate commissions, attorney's or consultant's fees or any other fees, costs, or other benefits incident to the sale of the Property are:

<u>Name</u>	<u>Address</u>	<u>Reason for Payment</u>	<u>Amount</u>
Gregory Oropeza Oropeza Stones and Cardenas, PLLC	221 Simonton Street Key West, FL 33040	Attorney's Fee	\$475.00

3) That, to the best of the affiant's knowledge, the following is a true history of all financial transactions (including any existing option or purchase agreement in favor of affiant) concerning the Property which have taken place or will take place during the last five years prior to the conveyance of title to the State of Florida: **(if non-applicable, please indicate "None" or "Non-Applicable")**

<u>Name and Address of Parties Involved</u>	<u>Date</u>	<u>Type of Transaction</u>	<u>Amount of Transaction</u>
Consuelo A. Gutierrez, Individually and as Successor Trustee of the Ruben D. Espinosa Revocable Trust dated 6/24/15 7705 W 34 th Lane Hialeah, FL 33018	4/10/24	Sale to Monroe County Comprehensive Plan Land Authority 1200 Truman Avenue, Suite 207 Key West, FL 33040	\$17,000

This affidavit is given in compliance with the provisions of Sections 286.23, 375.031(1), and 380.08(2), Florida Statutes.

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

David P. Rice

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by David P. Rice. Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced _____ as identification.

(NOTARY PUBLIC SEAL)

Notary Public

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

Block 4, Lot 7, Sunset Bay

Grassy Key



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AGENDA ITEM WORDING:

Approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of Block 53, Lot 10, Crains Subdivision to the City of Marathon subject to a Conservation Easement.

ITEM BACKGROUND:

The proposed resolution authorizes the conveyance of the subject lots to the City of Marathon, subject to a conservation easement. The conservation easement allows conservation land management activities, including the restoration of disturbed native habitat, as well as the construction of resource - based public recreational facilities as permitted by the Florida Department of Environmental Protection and the US Army Corps of Engineers are allowed within the easement area.

On June 14, 2016, the City of Marathon adopted Resolution 2016 -48 identifying 432 parcels with critical habitat protection that remain in private ownership within the City. This parcel was identified as a priority by Marathon.

Estimated Closing Costs:

Closing Fee to OSC, PLLC: \$250.00

Attorney Fee to OSC, PLLC: \$475.00

Recording Fees: \$79.00

Total Costs: \$804.00

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY
COMPREHENSIVE PLAN LAND AUTHORITY
AUTHORIZING THE CONVEYANCE OF BLOCK 53, LOT
10, CRAINS SUBDIVISION TO THE CITY OF MARATHON
SUBJECT TO A CONSERVATION EASEMENT.

WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") purchased Block 53, Lot 10, Crains Subdivision with parcel ID number 00373730-000000 on Grassy Key in Marathon, Florida (hereinafter "Subject Property"); and

WHEREAS, the City of Marathon, a municipal corporation of the State of Florida (hereinafter "City") adopted Resolution 2016-48 nominating the Subject Property for purchase by the Land Authority and requesting that the Land Authority convey the Subject Property to the City for management by the City; and

WHEREAS, the Subject Property is located in an area where the City plans to conduct conservation land management activities, including the restoration of disturbed native habitat, as well as the construction of resource-based public recreational facilities as permitted by the Florida Department of Environmental Protection and the US Army Corps of Engineers; and

WHEREAS, said uses are consistent with Section 380.0666(3)(a), Florida Statutes; and

WHEREAS, the Land Authority Advisory Committee considered this resolution on _____, 2024 and voted ___ to recommend _____;

NOW, THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The Land Authority is authorized to convey the Subject Property to the City subject to the conservation easement shown in Attachment A.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this _____ day of _____, 2024.

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Gregory S. Oropeza, Esq.
221 Simonton Street
Key West, FL 33040

Property Appraiser's Parcel Identification (Folio) Number(s):
00373730-000000

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

GRANT OF CONSERVATION EASEMENT

THIS GRANT OF EASEMENT is made on this ____ day of _____, 2024, by the **CITY OF MARATHON**, a Florida municipal corporation, whose post office address is 9805 Overseas Highway, Marathon, FL 33050, Grantor, to **MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY**, a land authority under Section 380.0663 (1), Florida Statutes and Monroe County Ordinance Number 031-1986, whose post office address is 1200 Truman Avenue, Suite 207, Key West, FL 33040, as Grantee.

A) The Grantor is the owner of certain real property (the servient estate) located in Monroe County, Florida, and more particularly described in Exhibit A.

B) This easement is a conservation easement created pursuant to Section 704.06, Florida Statutes, and is to be governed by, construed, and enforced in accordance with that statute along with applicable laws of the State of Florida.

1. *Grant of easement.*

In consideration for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, the Grantor hereby grants to Grantee the easement described below.

2. *Easement area.*

The location of the easement area on the servient estate is as follows: the easement area is all of the property described in Exhibit A.

3. *Baseline conditions within easement area.*

The Grantor acknowledges as of the date of this instrument the easement area is undeveloped with no development or structures of any kind and is vegetated with native species as follows: tropical hardwood hammock, salt marsh, buttonwood, and mangroves.

4. Activities and uses allowed within easement area.

Conservation land management activities, including the restoration of disturbed native habitat, as well as the construction of resource-based public recreational facilities as permitted by the Florida Department of Environmental Protection and the US Army Corps of Engineers are allowed within the easement area.

5. Restraints imposed by the conservation easement.

With the exception of the activities and uses allowed in Paragraph 4 above, the conservation easement granted by this instrument prohibits the following within the easement area:

- a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground.
- b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- c) Removal or destruction of trees, shrubs, or other vegetation except non-native vegetation whose removal is authorized by the Grantee.
- d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface.
- e) Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; specifically no suffering, permitting, or allowing invasive exotic species of animals or plants to exist.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Transfer of development rights to or from the easement area.

6. Terms and persons bound.

This conservation easement is perpetual, runs with the land and is binding on all present and subsequent owners and mortgagees of the servient estate. Grantor represents that the mortgagee(s), if any, whose consent is attached hereto, is (are) the only mortgagee(s) having a security interest in the servient estate.

7. Modification of easement.

No modification of this easement is binding unless evidenced in writing and signed by an authorized representative of the Grantor and Grantee.

8. *Attorney's fees.*

In the event of any controversy, claim or dispute arising under this instrument, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, including appeals.

9. *Entry of Grantee's representative on the servient estate.*

The Grantee may enter upon the servient estate, after first furnishing the Grantor no less than 24 hours notice, for the purpose of inspection to determine the Grantor's compliance with this Grant of Easement.

10. *Limitation on Liability for Personal Injury or Injury to Property.*

The Grantor waives any rights the Grantor may have to bring a claim against Grantee for personal injury or injury to property that is caused by the negligent action or inaction of Grantee or an employee or agent of Grantee during the course of Grantee's activity related to this Grant of Easement. To the extent allowed by law, the Grantor is liable for and must fully defend, release, discharge, indemnify and hold harmless the Grantee, its officers and employees, agents and contractors, from and against any and all claims, demands, causes of action, losses, costs and expenses of whatever type - including investigation and witness costs and expenses and attorneys' fees and costs - that arise out of or are attributable to the Grantor's operations on the premises except for those claims, demands, damages, liabilities, actions, causes of action, losses, costs and expenses that are the result of the sole negligence of the Grantee. Grantor and Grantee do not waive any of their sovereign immunity rights, including, but not limited to, those expressed in Section 768.28, Florida Statutes.

11. *Notice.*

Any notice provided for or concerning this grant of easement must be in writing and is sufficiently given when sent by certified or registered mail, or via an equivalent service furnished by a private carrier, to the respective address of each party as set forth at the beginning of this Grant of Easement.

IN WITNESS WHEREOF, Grantor grants the Conservation Easement above and executes this instrument on the date first above written.

Grantor: CITY OF MARATHON, a
Florida municipal corporation

Witness #1 Signature

By: Robyn Still, Mayor

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2024, by ROBYN STILL, Mayor of the CITY OF MARATHON, a Florida municipal corporation, who [] is personally known to me or [] has produced _____ as identification.

SEAL

Signature of Notary Public

My Commission Expires:

Printed Name of Notary Public

IN WITNESS WHEREOF, Grantee accepts the Conservation Easement granted above and executes this instrument.

Grantee: MONROE COUNTY
COMPREHENSIVE PLAN LAND AUTHORITY,
a land authority under Section 380.0663(1), Florida
Statutes and Monroe County Ordinance Number
031-1986

Witness #1 Signature

By: David P. Rice, Chairman

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2022, by DAVID P. RICE, Chairman of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, a land authority under Section 380.0663(1), Florida Statutes and Monroe County Ordinance Number 031-1986, who is [] personally known to me or [] has produced _____ as identification.

SEAL

Signature of Notary Public

My Commission Expires:

Printed Name of Notary Public

EXHIBIT A

Lot 10, Block 53, Crains Subdivision, Grassy Key, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 51, of the Public Records of Monroe County, Florida.

**CITY OF MARATHON, FLORIDA
RESOLUTION 2016-48**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, REQUESTING THAT THE MONROE COUNTY LAND AUTHORITY / BOARD OF COUNTY COMMISSIONERS PRIORITIZE PURCHASE OF THE ATTACHED LIST OF PROPERTIES WITHIN THE CITY OF MARATHON AS OPPORTUNITY AND FUNDING ARE AVAILABLE FOR THE PURPOSES OF HABITAT PROTECTION, CONSERVATION AND PRESERVATION AS WELL AS REDUCING THE POTENTIAL FOR TAKINGS CASES WITHIN THE CITY; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION TO THE LAND AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Marathon (the “City”) is located within the Florida Keys, a designated Area of Critical State Concern; and

WHEREAS, the City Council of Marathon (the “City Council”) is elected to represent the best interests of City residents; and

WHEREAS, the Comprehensive Plan for the City of Marathon requires that the City acquire, protect, conserve, and restore properties within its jurisdiction for the purposes of habitat conservation; and

WHEREAS, the City of Marathon has purchased or otherwise acquired a substantial number of parcels for the purposes of habitat conservation amongst other public purposes, and

WHEREAS, particularly, the City of Marathon owns over one hundred and eighty parcels and manages an additional 225 parcels strictly for the purpose conservation and habitat protection; and

WHEREAS, the City has identified four hundred and thirty-two (432) parcels, in no particular priority, that represent the most important pieces of property for conservation and habitat protection remaining in private ownership within the City of Marathon; and

WHEREAS, there are multiple reasons for selecting the 432 parcels identified, including critical habitat protection, limited potential for development under the City’s Land Development Regulations, some limited opportunity for recreational use, infill to other conservation and land management efforts, and minimization of potential takings cases; and

WHEREAS, the 432 parcels suggested for purchase sum to a total of approximately 1,398 acres with a range in size from approximately one tenth of an acre to as large as 198 acres, and with the average parcel size being 3.23 acres; and

WHEREAS, the 432 parcels suggested for purchase contain the following habitats listed from greatest acreage to least acreage:

Mangroves	815.23 acres
Water	376.68 acres
Hammock	78.75 acres
Buttonwood	54.21 acres
Saltmarsh	14.48 acres
Other	58.65 acres

WHEREAS, the total taxable value of the parcels suggested for purchase based on January 2016 Monroe County Property Appraiser values, is approximately \$7,248,374 with a minimum value of \$10, a maximum taxable value of \$361,814, and an average taxable value of \$16,778.; and

WHEREAS, 349 of the parcels suggested for purchase are on the current Florida Forever purchase list, and thus would be typically prioritized for purchase by the State and Monroe County Land Authority; and

WHEREAS, the remaining 83 parcels not on the Florida Forever list are considered by the City to have conservation value similar in priority to the those on the Florida Forever list, thus due consideration should still be given for these purchases as well based on the City's willingness to manage them; and

WHEREAS, the City requests that the Monroe County Land Authority / Board of County Commissioners purchase the parcels suggested based on a concerted effort to purchase the parcels and as funding is available,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council of the City of Marathon requests that the Monroe County Land Authority / Board of County Commissioners in a concerted effort, seek the purchase of four hundred and thirty-two (432) parcels within the City of Marathon, as identified in Exhibit A, for the purposes of critical habitat protection, limited potential for development under the City's Land Development Regulations, some limited opportunity for recreational use, infill to other conservation and land management efforts, and minimization of potential takings cases.

Section 3. The City further requests that land thus acquired be transferred to the City of Marathon for management by the City.

Section 4. Transmittal. The City Council hereby directs that a copy of this Resolution be transmitted to the Executive Director of the Land Authority, the County Administrator and any other appropriate parties as soon as possible.

Section 5. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14TH DAY OF JUNE, 2016

THE CITY OF MARATHON, FLORIDA



Mark Senmartin Mayor

AYES: Bartus, Coldiron, Kelly, Zieg, Senmartin
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:



David Migut, City Attorney

EXHIBT A

RE NO	NAME	PYEAR1	PBLDGI	PMISCI	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
99280.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	3725	3725	3725	0	3725	33	65	25	GRASSY KEY		2272762.86	52.18	1
99330.000000	GRASSY KEY LAND COMPANY INC	2015	0	0	332065	332065	332065	0	332065	33	65	26	GRASSY KEY		1662644.31	38.17	1
99330.000100	DRAPER DESCENDANTS 2012 TRUST 12/12/2012	2015	0	0	24848	24848	24848	0	24848	33	65	26	GRASSY KEY		822283.57	18.88	0
99460.000100	GRASSY KEY LAND COMPANY INC	2015	0	0	27930	27930	14868	0	27930	33	65	26	GRASSY KEY		122866.37	2.82	1
99480.000000	GRASSY KEY LAND COMPANY INC	2015	0	0	119622	119622	12103	0	119622	33	65	26	GRASSY KEY		28190.75	0.65	1
99520.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	1450	1450	1450	0	1450	33	65	26	GRASSY KEY		764845.03	17.56	0
99870.000100	OTHER HOLDINGS LLC	2015	0	0	7350	7350	3914	0	7350	34	65	19	GRASSY KEY		212675.90	4.88	1
99880.000000	OTHER HOLDINGS LLC	2015	0	0	1138	1138	1138	0	1138	34	65	19	GRASSY KEY		218000.23	5.00	1
99940.000000	NORMAN JEFFREY H	2015	0	0	219617	219617	168026	0	219617	34	65	19	GRASSY KEY		214788.85	4.93	1
99950.000000	FARRIOR HUGH NUNNALLY	2015	0	0	210	210	210	0	210	34	65	19	GRASSY KEY		94704.92	2.17	1
99960.000000	FARRIOR HUGH NUNNALLY	2015	0	0	42272	42272	22496	0	42272	34	65	19	GRASSY KEY		264679.54	6.08	1
100030.000000	SANCHEZ CESARIO L/E	2015	0	0	76420	76420	76420	0	76420	34	65	19	GRASSY KEY		34422.99	0.79	1
100030.000100	SANCHEZ CESARIO L/E	2015	0	277	348935	349212	113932	0	349212	34	65	19	GRASSY KEY		24165.34	0.55	0
103630.000000	SOUTHERN CONSERVATION AND WETLANDS RESCUE LLC	2015	0	0	1418	1418	1418	0	1418	32	66	11	MARATHON		616587.79	14.15	1
104135.000000	ISLAND HOMES OF THE KEYS INC	2015	0	0	110162	110162	110162	0	110162	33	66	5	MARATHON		577128.68	13.25	1
104460.000000	RETUS GROUP LLC	2015	0	0	91125	91125	57860	0	91125	33	66	6	MARATHON		291364.83	6.69	1
104530.000000	COLDIRON GREG	2015	0	0	2177	2177	2177	0	2177	32	66	11	MARATHON		1060951.85	24.36	1
104540.000000	NY FLORIDA INVESTORS INC	2015	0	0	1235	1235	1235	0	1235	32	66	11	MARATHON		583395.16	13.39	1
104550.000000	NY FLORIDA INVESTORS INC	2015	0	0	942	942	942	0	942	32	66	11	MARATHON		375325.20	8.62	1
104560.000000	COLDIRON GREG	2015	0	0	935	935	935	0	935	32	66	11	MARATHON		307265.38	7.05	0
104570.000000	NY FLORIDA INVESTORS INC	2015	0	0	321	321	321	0	321	32	66	11	MARATHON		123533.99	2.84	1
104580.000000	NY FLORIDA INVESTORS INC	2015	0	0	614	614	614	0	614	32	66	11	MARATHON		267489.81	6.14	1
104770.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	1019	1019	1019	0	1019	32	66	15	MARATHON		1112582.86	25.54	0
104850.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	667	667	667	0	667	32	66	15	MARATHON		685604.06	15.74	1
104860.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	10483	10483	10483	0	10483	32	66	15	MARATHON		273755.78	6.28	1
104870.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	6433	6433	6433	0	6433	32	66	15	MARATHON		4627379.11	106.23	1
105260.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	20883	20883	20883	0	20883	32	66	15	MARATHON		7574251.94	173.88	1
105300.000000	MANGROVE CORPORATION	2015	0	0	74378	74378	74378	0	74378	32	66	16	MARATHON		8612372.60	197.71	1
105300.000100	PERIGRIN CORPORATION	2015	0	0	89890	89890	47856	0	89890	32	66	17	MARATHON		510330.10	11.72	1
105320.000000	MARATHON WIRELESS COMMUNICATIONS INC	2015	0	0	65968	65968	55555	0	65968	32	66	16	MARATHON		73063.46	1.68	1
105320.000100	GREAT MARATHON REAL ESTATE COMPANY THE	2015	84075	83793	3255797	314529	314529	0	314529	32	66	16	MARATHON		416955.03	9.57	0
105340.000000	MANGROVE CORPORATION	2015	0	0	3960	3960	3960	0	3960	32	66	16	MARATHON		1686517.64	38.72	1
105350.000000	MANGROVE CORPORATION	2015	0	0	21204	21204	21204	0	21204	32	66	16	MARATHON		7834567.76	179.86	1
105370.000000	MANGROVE CORPORATION	2015	0	0	2925	2925	2925	0	2925	32	66	17	MARATHON		3608979.36	82.85	1
105380.000000	MANGROVE CORPORATION	2015	0	0	12578	12578	12578	0	12578	32	66	17	MARATHON		4534107.37	104.09	1
105400.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	4891	4891	4891	0	4891	32	66	21	MARATHON		2356333.72	54.09	1
105480.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	14918	14918	14918	0	14918	32	66	22	MARATHON		27346.77	0.63	1
105490.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	332	332	332	0	332	32	66	22	MARATHON		139742.78	3.21	1
105500.000000	AZURITE CORP LTD OF FLORIDA	2015	0	0	716	716	716	0	716	32	66	22	MARATHON		384207.15	8.82	1
105610.000000	EDWARDS ANNA KATHRYN SHANDS T/C	2015	0	0	712	712	378	0	712	32	65	36	OFFSHORE ISLANDS		396046.65	9.09	0
105620.000000	EDWARDS ANNA KATHRYN SHANDS T/C	2015	0	0	315	315	315	0	315	32	65	36	OFFSHORE ISLANDS		303900.94	6.98	0
105660.000000	BEYER MARY W	2015	0	0	810	810	810	0	810	33	65	28	MARATHON		301622.61	6.92	0
105750.000000	GANTIMUROFF VALENTIN AND EVA M	2015	0	0	10	10	4	0	10	33	65	32	OFFSHORE ISLANDS		4278.17	0.10	0
105810.000000	FIEDLER EMMA L/E	2015	0	0	96	96	50	0	96	32	66	8	OFFSHORE ISLANDS		78305.91	1.80	0
319710.000000	TRI COUNTY CLEARING INC	2015	0	0	50	50	50	0	50	32	66	8	MARATHON	KNIGHTS KEY VILLAGE	9450.03	0.22	0
319720.000000	CHAPLIN F JAMES AND BETTYE	2015	0	0	50	50	50	0	50	32	66	8	MARATHON	KNIGHTS KEY VILLAGE	9449.75	0.22	0
319730.000000	CHAPLIN F JAMES AND BETTYE	2015	0	0	50	50	50	0	50	32	66	8	MARATHON	KNIGHTS KEY VILLAGE	10663.62	0.24	0
353110.000000	MCCOLE JEANINE ISABELLE TRUSTEE	2015	0	0	100	100	60	0	100	32	66	15	MARATHON	WALORISS SUBD	14916.44	0.34	0
353120.000000	KOSS GEO S AND ELSIE S	2015	0	0	100	100	60	0	100	32	66	15	MARATHON	WALORISS SUBD	14595.95	0.34	0
353980.000000	GUEVARA JESUS	2015	0	0	62608	62608	19877	0	62608	32	66	15	MARATHON	WALORISS SUBD	7124.88	0.16	0
353990.000000	CRESTA BARBARA J	2015	0	0	62608	62608	35467	0	62608	32	66	15	MARATHON	WALORISS SUBD	7125.02	0.16	0
354160.000000	REDI TAMARA CHRISTINA	2015	0	0	62608	62608	35467	0	62608	32	66	15	MARATHON	WALORISS SUBD	7124.87	0.16	0
354170.000000	FREDERICK NANCY K L/E	2015	0	0	62608	62608	20651	0	62608	32	66	15	MARATHON	WALORISS SUBD	7124.80	0.16	0
356650.000000	MOHEREK EMIL A FAMILY TRUST 12/19/08	2015	0	0	66805	66805	37842	0	66805	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7710.12	0.18	0
356680.000000	SINGER HARRY W FAMILY TRUST	2015	0	0	63136	63136	14661	0	63136	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7199.96	0.17	0
356690.000000	COLES DEBORAH J	2015	0	0	63937	63937	15312	0	63937	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7131.71	0.17	0
356700.000000	WIECHA MARY R REVOCABLE TRUST AGREEMENT 5/13/2002	2015	0	0	67342	67342	15681	0	67342	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7565.89	0.17	0
356710.000000	WIECHA MARY R REVOCABLE TRUST AGREEMENT 5/13/2002	2015	0	0	63136	63136	14661	0	63136	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7199.96	0.17	0
356720.000000	SPINRAD BERNARDO AND MRIEN ARAN	2015	0	0	63136	63136	35764	0	63136	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7199.96	0.17	0
356730.000000	BEUMEL NORMAN H AND SUSAN J	2015	0	0	63136	63136	14661	0	63136	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7199.96	0.17	0

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
356740.000000	WILLIAMS ERROL	2015	0	0	63136	63136	35764	0	63136	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	7199.96	0.17	0
356750.000000	WILLIAMS ERROL	2015	0	0	85376	85376	48325	0	85376	32	66	15	MARATHON	FLAMINGO ISLAND EST AMD PLAT	10607.91	0.24	0
358230.000102	IULO KENNETH D	2015	0	0	90150	90150	15807	0	90150	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	39219.66	0.90	0
358230.000103	IULO KENNETH D	2015	0	0	84994	84994	15807	0	84994	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	39316.76	0.90	0
358230.000104	33 SOUTH POINT LLC	2015	0	0	84653	84653	36304	0	84653	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	39825.04	0.91	0
358230.000105	JSP INVESTMENTS LLC	2015	0	0	49266	49266	10971	0	49266	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	30076.08	0.69	0
358230.000106	33 SOUTH POINT LLC	2015	0	0	68057	68057	32268	0	68057	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	33335.01	0.77	0
360910.000000	ESPINOSA RUBEN D REVOCABLE TRUST 6/24/2015	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	5999.99	0.14	1
360960.000000	GRASSY KEY PROPERTY INC	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	5999.97	0.14	1
360970.000000	GRASSY KEY PROPERTY INC	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	6000.03	0.14	1
361000.000000	PAYER JAMES AND SHELLEY	2015	0	0	19822	19822	7914	0	19822	33	65	25	GRASSY KEY	SUNSET BAY	6940.00	0.16	1
361070.000000	CANO RICARDO AND XIOMARA	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	6000.00	0.14	1
361120.000000	BORDEN DANNY E AND GILDA E	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	6000.14	0.14	1
361130.000000	BORDEN DANNY E AND GILDA E	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	6000.00	0.14	1
361160.000000	BUTTONWOOD ENTERPRISES LLC	2015	0	0	18675	18675	7456	0	18675	33	65	25	GRASSY KEY	SUNSET BAY	6000.00	0.14	1
361230.000000	HERNANDEZ JORGE AND CARMELINA	2015	0	0	24012	24012	9587	0	24012	33	65	25	GRASSY KEY	SUNSET BAY	9089.87	0.21	1
361240.000000	CARDONE MARIA VICTORIA	2015	0	0	24583	24583	9815	0	24583	33	65	25	GRASSY KEY	SUNSET BAY	9506.72	0.22	1
361260.000000	MACHADO EMILIA	2015	0	0	20065	20065	8012	0	20065	33	65	25	GRASSY KEY	SUNSET BAY	6689.80	0.15	1
361270.000000	MACHADO EMILIA	2015	0	0	23619	23619	9430	0	23619	33	65	25	GRASSY KEY	SUNSET BAY	8603.05	0.20	1
361290.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6600.15	0.15	1
361300.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6600.04	0.15	1
361310.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6599.99	0.15	1
361320.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6600.10	0.15	1
361330.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6599.87	0.15	1
361340.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7597.13	0.17	1
361350.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	9250.07	0.21	1
361360.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.96	0.17	1
361370.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7250.02	0.17	1
361380.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.76	0.17	1
361390.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7250.10	0.17	1
361400.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7250.10	0.17	1
361410.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.96	0.17	1
361420.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7250.10	0.17	1
361430.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.90	0.17	1
361440.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.96	0.17	1
361450.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7249.96	0.17	1
361460.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7208.56	0.17	1
361470.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	14979.09	0.34	1
361480.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.99	0.14	1
361490.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361500.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.99	0.14	1
361510.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361520.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.99	0.14	1
361530.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361540.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.99	0.14	1
361550.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361560.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361570.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361580.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.98	0.14	1
361590.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7250.02	0.17	1
361600.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6250.12	0.14	1
361610.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.95	0.14	1
361620.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.95	0.14	1
361630.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6250.12	0.14	1
361640.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.95	0.14	1
361650.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6250.07	0.14	1
361660.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6249.95	0.14	1
361670.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	12611.29	0.29	1
361680.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7665.49	0.18	1
361690.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6665.58	0.15	1

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
362310.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11408.17	0.26	1
362320.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11553.02	0.27	1
362330.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11829.54	0.27	1
362340.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11864.23	0.27	1
362350.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11529.38	0.26	1
362360.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11664.88	0.27	1
362370.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	10854.01	0.25	1
362380.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	9093.81	0.21	1
362380.000100	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	MARATHON	GRASSY KEY BEACH REFORMED PLAT	1213.76	0.03	0
362390.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	9979.05	0.23	1
362400.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11011.08	0.25	1
362410.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	12349.53	0.28	1
362420.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	14458.96	0.33	1
362430.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	16432.20	0.38	1
362440.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	18068.22	0.41	1
362450.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	42062.65	0.97	1
362460.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11224.46	0.26	1
362470.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7868.48	0.18	1
362480.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	7928.85	0.18	1
362490.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	8250.52	0.19	1
362500.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	8592.63	0.20	1
362510.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	9026.53	0.21	1
362520.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	11751.15	0.27	1
362530.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6182.27	0.14	1
362540.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6406.91	0.15	1
362550.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6492.59	0.15	1
362560.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6500.28	0.15	1
362570.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6500.16	0.15	1
362580.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6500.16	0.15	1
362590.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6499.99	0.15	1
362600.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6500.17	0.15	1
362610.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6499.92	0.15	1
362620.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	6500.05	0.15	1
362630.000000	GRASSY KEY BEACH SUBDIVISION INC	2015	0	0	50	50	26	0	50	33	65	25	GRASSY KEY	GRASSY KEY BEACH REFORMED PLAT	67129.16	1.54	0
365231.000000	JOHNSON AND SERVAIS PARTNERSHIP	2015	0	0	636	636	183	0	636	33	66	5	MARATHON		274850.31	6.31	0
365440.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		21433.99	0.49	0
365441.000000	JOHNSON AND SERVAIS PARTNERSHIP	2015	0	0	536	536	154	0	536	33	66	5	MARATHON		247136.19	5.67	0
365450.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.06	0.28	0
365460.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.11	0.28	0
365470.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.06	0.28	0
365480.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.17	0.28	0
365490.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.17	0.28	0
365500.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.17	0.28	0
365510.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.90	0.28	0
365520.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		19912.18	0.46	0
365530.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12213.07	0.28	0
365540.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12213.07	0.28	0
365550.000000	GULF FOUNDATION AT COCO PLUM LLC	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		16667.97	0.38	0
365670.000000	KEYS PROPERTIES LLC	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	0
365680.000000	KEYS PROPERTIES LLC	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12099.94	0.28	0
365700.000000	PEREZ FAMILY IRR TRUST 01/04/2008	2015	0	0	25000	25000	18676	0	25000	33	66	5	COCO PLUM KEY		8326.97	0.19	0
365710.000000	HOLDEN TYRUS C AND DIANNE L	2015	0	0	25000	25000	25000	0	25000	33	66	5	COCO PLUM KEY		12817.81	0.29	0
365730.000000	ANGERMANN ADAM	2015	0	0	160767	160767	24868	0	160767	33	66	5	COCO PLUM KEY		12099.94	0.28	0
365740.000000	HANSEN EVELYN GIGANTE	2015	0	2883	113	2996	2996	0	2996	33	66	5	COCO PLUM KEY		17599.92	0.40	1
365750.000000	BACKHURST BARBARA A	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12099.88	0.28	1
365760.000000	BACKHURST BARBARA A	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.05	0.28	1
365780.000000	SZABO PETER N AND EDITH	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		16009.63	0.37	1
365790.000000	CONLIN PATRICK J AND ANNEWARD A	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12100.05	0.28	0
365800.000000	SZABO PETER N AND EDITH	2015	0	0	100	100	60	0	100	33	66	5	COCO PLUM KEY		12099.94	0.28	1
365910.000000	FLAHERTY PATRICK	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	1

RE NO	NAME	PYEAR1	PBLDG1	PMISCI	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
365920.000000	LEE FAMILY REVOCABLE LIVING TRUST DATED 8-19-2003	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	1
365940.000000	DONNELLY GERALDINE C	2015	0	0	25000	25000	19825	0	25000	33	66	5	COCO PLUM KEY		8326.88	0.19	1
365960.000000	NICHOLS JOHN R	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	1
365980.000000	WALKER CHAD MICHAEL AND JULIE	2015	0	2970	25041	28011	28011	0	28011	33	66	5	COCO PLUM KEY		41238.94	0.95	0
366010.000000	WATTERSON DOUGLAS H	2015	0	0	25000	25000	25000	0	25000	33	66	5	COCO PLUM KEY		13584.86	0.31	0
366020.000000	OB FLORIDA CRE HOLDINGS LLC	2015	0	0	25038	25038	25038	0	25038	33	66	5	COCO PLUM KEY		33706.49	0.77	0
366500.000100	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	18749.81	0.43	1
366510.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37500.31	0.86	1
366520.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37499.96	0.86	1
366530.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37499.96	0.86	1
366540.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37500.31	0.86	1
366550.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37499.96	0.86	1
366560.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37500.16	0.86	1
366570.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37499.81	0.86	1
366580.000000	LOIA MIMI TRUSTEE	2015	0	0	100	100	26	0	100	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37499.96	0.86	1
366660.000000	DE FERNANDEZ NANCY	2015	0	0	361814	361814	45703	0	361814	33	66	5	COCO PLUM KEY	COCO PLUM BEACH RE-PLAT	37500.48	0.86	1
367080.000000	KUSHNIR ISRAEL	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
367140.000000	MARTIN JAMES S	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
367150.000000	MALBEC II LLC	2015	0	0	17719	17719	7074	0	17719	33	65	24	GRASSY KEY	CRAIN'S SUBD	5562.33	0.13	1
367170.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	11026	11026	4401	0	11026	33	65	24	GRASSY KEY	CRAIN'S SUBD	3030.32	0.07	1
367180.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
367190.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
367200.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
367210.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
367220.000000	THOMAS DAVID JOHN AND SUSANA ELENA	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
367230.000000	WILLARD JUDITH T REVOCABLE TRUST 9/16/2002	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.91	0.17	1
367240.000000	WILLARD JUDITH T REVOCABLE TRUST 9/16/2002	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
367270.000000	BUTTONWOOD ENTERPRISES LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
367430.000000	PAUL ROSE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.23	0.17	1
367440.000000	PAUL ROSE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.12	0.17	1
367450.000000	PAUL ROSE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
367460.000000	PAUL ROSE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
367470.000000	PAUL ROSE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
367480.000000	PAUL ROSE	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.02	0.17	1
367640.000000	TIITF	2015	0	0	1500	1500	1500	1500	0	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.17	0.01	1
367680.000000	LATTIG KARL J	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
367690.000000	VERDOT VI LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
367700.000000	MALBEC II LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
367770.000000	TIITF	2015	0	0	50	50	50	50	0	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.08	0.01	1
367790.000000	PINOT IV LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.90	0.17	1
367800.000000	MERLOT III LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
367810.000000	VERDOT VI LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
367820.000000	MALBEC II LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	0.17	1
367830.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.10	0.17	1
367840.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
367850.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
367880.000000	MARTIN JAMES S	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.87	0.17	1
367890.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.05	0.17	1
367900.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.08	0.17	1
367910.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.88	0.17	1
367920.000000	MERLOT III LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.87	0.17	1
367930.000000	MERLOT III LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.08	0.17	1
367940.000000	MALBEC II LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
367980.000000	FREY ETHEL M	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.05	0.17	1
367990.000000	FREY ETHEL M	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.23	0.17	1
368170.000000	FIRST NATIONAL BANK OF STUART TRUST	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
368180.000000	FIRST NATIONAL BANK OF STUART TRUST	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
368190.000000	FIRST NATIONAL BANK OF STUART TRUST	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
368200.000000	FIRST NATIONAL BANK OF STUART TRUST	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
368500.000000	JARO JACK AND DOROTHY LEE	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1

RE NO	NAME	PYEAR1	PBLDG1	PMISCL	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
368510.000000	KAISER ROBERT AND ARLENE	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.23	0.17	1
368520.000000	ANGERMANN ADAM B	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.78	0.17	1
368570.000000	BATTLE LESLIE MERIWEATHER	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.66	0.17	1
368580.000000	LEWIS HELEN PEPPARD	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.27	0.17	1
368590.000000	LEWIS HILLARY HERNDON	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1
368600.000000	D'ASIGN DEVELOPMENTS LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.39	0.17	1
368710.000000	BRUNO CURT M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
368740.000000	CABERNET I LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
368750.000000	CABERNET I LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.21	0.17	1
368920.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.78	0.17	1
368930.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
368940.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.78	0.17	1
369050.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
369060.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369070.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.73	0.17	1
369190.000000	AMBROSIMOV MARIUS	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	0
369310.000000	JPSP INVESTMENTS LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369540.000000	THOMAS CAROLYN H	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
369550.000000	THOMAS CAROLYN H AND WILLIE M	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
369560.000000	TORGRIMSON ELSA T/C	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1
369570.000000	TORGRIMSON ELSA T/C	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.21	0.17	1
369630.000000	ASSELSTINE LEON AND CAROL-ANNE	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	0
369640.000000	JTW ACCOUNT SERIES LLC, SERIES 1	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
369650.000000	JTW ACCOUNT SERIES LLC, SERIES 1	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
369660.000000	LATTIG KARL J	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
369680.000000	LONES B C ESTATE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
369690.000000	MERLOT III LLC	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.04	0.01	1
369830.000000	NAVARRO A S	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1
370000.000000	ENSWORTH MARGARET JANE IRREVOCABLE TRUST 8/17/2015	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.05	0.17	0
370080.000000	SNOOK ORIANNA J	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
370130.000000	ROSE RONALD	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
370140.000000	ROSE RONALD	2015	0	0	12938	12938	5164	0	12938	33	65	24	GRASSY KEY	CRAIN'S SUBD	3750.18	0.09	1
370160.000000	CARTER JONELL	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.05	0.17	0
370170.000000	WARREN JUDITH	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.23	0.17	0
370370.000000	NEVER TOO LATE LLC	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.87	0.17	1
370420.000000	NEVER TOO LATE LLC	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
370490.000000	D'ASIGN DEVELOPMENTS LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
370500.000000	PATTON SEAN ALLEN	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
370510.000000	UNDORF ROBERT W AND RUTH ANN	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
370590.000000	GROSTEFON ROBERT AND CANDICE	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.91	0.17	1
370600.000000	KUS KEITH	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.91	0.17	1
370610.000000	KUS KEITH	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.73	0.17	1
370640.000000	VAN ARSDEL FRANCA MAITTE	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
370660.000000	SALTAIRE LLC	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
370670.000000	SALTAIRE LLC	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
370920.000000	CBS OUTDOOR INC	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
371160.000000	KILPATRICK REBECCA FRANCES	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1
371290.000000	KILPATRICK REBECCA	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.04	0.01	1
371550.000000	R E B LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.78	0.17	0
371600.000000	BAUR GREGORY R	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
371610.000000	FARRARO BRUCE JAMES DEC OF TRUST 5/15/2014	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
371630.000000	CROMARTIE JOHN H JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
371640.000000	CROMARTIE JOHN H JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
371750.000000	ALI RAYMOND AND SAMSHAD	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
371760.000000	ALI RAYMOND AND SAMSHAD	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
371840.000000	SANDERSON WILLIAM H AND BONNIE G	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	0
371960.000000	MALONE RITA COLLEEN T/C	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
371970.000000	MALONE RITA COLLEEN T/C	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
371980.000000	RODRIQUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
371990.000000	RODRIQUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
372040.000000	RODRIQUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
372050.000000	RODRIQUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
372420.000000	SALTAIRE LLC	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
372430.000000	SALTAIRE LLC	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372460.000000	PEREIRA CARLOS A	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372530.000000	KNOLL ALBERT J AND CAROL ANN	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	500.03	0.01	1
372740.000000	DEWITT DAVID E REV TR AG 6/15/2010	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372750.000000	DEWITT DAVID E REV TR AG 6/15/2010	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372770.000000	PATTON HALEY	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372790.000000	RAMIREZ JOHN E AND DEBORAH L	2015	0	0	50625	50625	20213	0	50625	33	65	24	GRASSY KEY	CRAIN'S SUBD	14999.92	0.34	0
372800.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	0
372810.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
372820.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
372860.000000	ANSELL CHARLES WILLIAM II	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372870.000000	ANSELL CHARLES WILLIAM II	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372880.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372890.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
372900.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372910.000000	KNOWLES WILLIAM I JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.98	0.17	1
372920.000000	KNOWLES WILLIAM I JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.88	0.17	1
372930.000000	S AND D ENTERPRISES	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372950.000000	KNOWLES WILLIAM I JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.73	0.17	1
373010.000000	BOROWSKI GREGORY AND JANICE	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373020.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373030.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	0
373040.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373120.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
373130.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.98	0.17	1
373140.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
373150.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373160.000000	WEBBER JANET	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	0
373170.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373730.000000	KELLEY WILLIAM O JR ESTATE	2015	0	0	65	65	33	0	65	33	65	24	GRASSY KEY	CRAIN'S SUBD	13767.08	0.32	0
373820.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	73	73	73	0	73	33	65	24	GRASSY KEY	CRAIN'S SUBD	14522.00	0.33	0
373830.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	75	75	75	0	75	33	65	24	GRASSY KEY	CRAIN'S SUBD	14648.27	0.34	0
373840.000000	QUERO ARISTEDES AND VIOLETA	2015	0	0	59	59	59	0	59	33	65	24	GRASSY KEY	CRAIN'S SUBD	14866.16	0.34	0
373860.000000	BOOT DARVA J	2015	0	0	66	66	33	0	66	33	65	24	GRASSY KEY	CRAIN'S SUBD	15529.05	0.36	0
373920.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373930.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373940.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373950.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
373960.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373970.000000	PINOT IV LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373980.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
373990.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
374000.000000	MARTIN JAMES S	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
374010.000000	A M D G HOLDINGS COMPANY LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
374020.000000	A M D G HOLDINGS COMPANY LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374030.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
374040.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	0.17	1
374050.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374060.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
374070.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	0.17	1
374270.000000	CARAWAN PRISCILLA H	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374280.000000	CARAWAN PRISCILLA H	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374290.000000	CARAWAN PRISCILLA H	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374300.000000	TAX EASE FLORIDA REO LLC	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
374310.000000	GROSTEFON ROBERT AND CANDICE	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
374360.000000	PETERSON MARK F	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.91	0.17	1
374370.000000	PINOT IV LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.91	0.17	1

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PJUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
374380.000000	ZAPOTOCKY CHARLES	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.08	0.17	1
374390.000000	WARD FRANK D	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
374400.000000	JOHNSON FREDERICK K	2015	0	0	50	50	50	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
375630.000000	ZAPOTOCKY CHARLES	2015	0	0	22500	22500	22500	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
375640.000000	ZAPOTOCKY CHARLES	2015	0	0	17719	17719	7074	0	17719	33	65	24	GRASSY KEY	CRAIN'S SUBD	5562.05	0.13	1
375770.000000	NEFF THOMAS O TRUST AGREEMENT	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
375780.000000	NEFF THOMAS O TRUST AGREEMENT	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
375820.000000	NEFF THOMAS O TRUST AGREEMENT	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.05	0.17	1
375830.000000	NEFF THOMAS O TRUST AGREEMENT	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.23	0.17	1
376040.000000	BROWN JESSIE T	2015	0	0	126	126	66	0	126	34	65	19	GRASSY KEY	SANS SOUCI SUBD	55962.16	1.28	1
376060.000000	LACZ FRED J	2015	0	0	56	56	28	0	56	34	65	19	GRASSY KEY	SANS SOUCI SUBD	24971.99	0.57	1
376070.000000	NUGENT SUSAN LYNN	2015	0	0	10000	10000	5324	0	10000	34	65	19	GRASSY KEY	SANS SOUCI SUBD	31028.17	0.71	1

Block 53, Lot 10, Crains

Grassy Key

