

**Monroe County Comprehensive Plan Land Authority  
Advisory Committee Meeting  
Agenda Items for 1/29/25 Meeting**

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The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, January 29, 2025 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. Selection of a Chairman and Vice Chairman for 2025.
5. Approval of the minutes for the December 18, 2024 meeting.
6. Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 14, 15, 16, 17, and 18, Kinercha on Big Pine Key near mile marker 31 from **Paul F. Roberts, Jr.** Estate for the price of **\$200,000**.
7. 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) Part of Tract H, Summerland Key Properties on Summerland Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$84,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (**Ramirez property**)
  - b) Part of Tract KK, Summerland Key Properties on Summerland Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$60,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (**Marino property**)
  - c) Lots 10 and 11, Block 9, Bahia Mar Estates on Key Largo to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$275,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (**Crawdaddy, Inc. property**)
8. Executive Director's report.
9. Adjournment.

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

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

December 18, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, December 18, 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 9:32 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Marv Schindler, and Sandi Williams. Also present were Office Manager John Beyers, Senior Property Acquisition Specialist Mark Rosch, and Acting Executive Director Cynthia Guerra. Property Specialist Dina Gambuzza, Property Acquisition Specialist Paunece Scull, Counsel Greg Oropeza, and Committee Member Erin Muir participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Chairman Valant advised the Committee that the meeting agenda has a revision date of December 17, 2024. There being no additions or deletions, Ms. Cunningham made a motion to approve the agenda and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the November 20, 2024 meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval to amend the Acquisition List to add Block 1, Lots 8 and 9, Darios Subdivision on Big Pine Key as an affordable housing site. (30919 Edward Rd, LLC). Mr. Rosch and Ms. Scull addressed the Committee.

The next item (Item 6) was approval of a contract to purchase Tier 1 property with two ROGO exemptions for affordable housing - Block 1, Lots 8, and 9, Darios Subdivision on Big Pine Key near mile marker 31 from 30919 Edward Rd, LLC for the price of \$450,000. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,764 square feet and are located 30919 Edward Road on the bay side of Big Pine Key. The lots were previously developed with two dwelling units and are ROGO exempt. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as developed land.

Following discussion, Ms. Cunningham made a motion to approve item 5 and to approve item 6 at purchase price of \$450,000.00 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation - Lots 18 and 19, Tavernier Bend in Tavernier on Key Largo near mile marker 92 from Harold Fried and Sherry Fried for the price of \$240,000. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 10,095 square feet and are located 123

and 125 Tavernier Bend Lane on the bay side of Tavernier on Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$240,000.00 and Ms. Willaims seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property described as Block 24, Lot 8, Sands (PB 1-65), located at 31373 Avenue C on Big Pine Key, having Parcel ID# 00302940-000000 to Monroe County for affordable housing subject to a Land Use Restriction Agreement (LURA) (Keys Block & Stucco Corp.). Ms. Guerra and Mr. Rosch addressed the Committee. Following discussion, Ms. Williams made a motion to approve the item, and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval contract to purchase Tier 1 property for conservation – Parcel 000, Cudjoe Acres on Cudjoe Key near mile marker 21 from Frederick H. Quehl, Jr. and Martha G. Quehl for the price of \$73,000. Mr. Rosch addressed the Committee. The subject property consists of 1.01 acres and is located on Valencia Road on the bay side of Cudjoe Key. The property has a zoning designation of Suburban Residential (SR) and vegetation mapped as pineland and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$73,000 and Ms. Willaims seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 10) approval of a contract to purchase Tier 3A property for conservation – Block 3, Lot 29, Ocean Park Village on Key Largo near mile marker 93 from Angel J. Gonzalez for the price of \$120,000. Mr. Rosch and Ms. Guerra addressed the Committee. The subject property consists of a 6,000 square foot lot and is located at 559 Beach Road on the ocean side of Key Largo. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$120,000.00 and Mr. Schindler seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) The Acting Executive Director's Report. Ms. Guerra gave an update on the affordable housing in Monroe County in which MCLA has been involved in since 1987 which does not include any private sector or other governmental affordable housing projects. The report was based on 2023 figures. There are 1,316 housing units (family dwelling) which have been constructed or are in the process of construction in Monroe County, 1,254 of which units are occupied. Most of the occupied units are in Key West.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, January 29, 2025 at 9:30 AM. Chairman Valant, Ms. Cunningham, Ms. Muir, Mr. Schindler, and Ms. Williams said they would be able to attend.

There being no further business, the meeting was adjourned at 10:14 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 1 property for conservation - Block 4, Lots 14, 15, 16, 17, and 18, Kinercha on Big Pine Key near mile marker 31 from the estate of Paul F. Roberts, Jr. for the price of \$200,000.

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**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 on 5<sup>th</sup> Avenue on the ocean side of Big Pine Key and includes the street addresses of 30729, 30721, 30681, and 30673.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$200,000.00
- Cost of Appraisal: \$1,100.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,550.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$203,410.50

Attributes of the Subject Property:

- Parcel ID#: 0276270-000000, 00276280-000000, 00276290-000000, 000276300-000000, and 000276310-000000
- Size: 26,250 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Suburban Commercial (SC)
- Future Land Use Map Designation: Mixed Use/Commercial (MC)
- Vegetation: Mapped as tropical hardwood hammock and developed land.
- 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): 1.8 TDRs
- Cost per TDR: \$111,111
- ROGO Dedication Points: 10 points
- Cost per ROGO Dedication Point: \$20,000

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.



# \*\*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** 00276270-000000  
**Account#** 1348279  
**Property ID** 1348279  
**Millage Group** 100H  
**Location Address** 30729 5TH Ave, BIG PINE KEY  
**Legal Description** BK 4 LT 14 KINERCHA PB1-74 BIG PINE KEY OR7-466/67 OR265-357  
(Note: Not to be used on legal documents.)  
**Neighborhood** 539  
**Property Class** VACANT RES (0000)  
**Subdivision** KINERCHA  
**Sec/Twp/Rng** 26/66/29  
**Affordable Housing** No



1348279-20090611

## Owner

[ROBERTS JR PAUL F ESTATE](#)  
 C/O ROBERTS LOLA M  
 496 RADFORD RD  
 Pikeville NC 27863

## Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$17,063	\$15,750	\$13,125	\$10,500
= Just Market Value	\$17,063	\$15,750	\$13,125	\$10,500
= Total Assessed Value	\$13,976	\$12,705	\$11,550	\$10,500
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$17,063	\$15,750	\$13,125	\$10,500

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$17,063	\$0	\$0	\$17,063	\$13,976	\$0	\$17,063	\$0
2023	\$15,750	\$0	\$0	\$15,750	\$12,705	\$0	\$15,750	\$0
2022	\$13,125	\$0	\$0	\$13,125	\$11,550	\$0	\$13,125	\$0
2021	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2020	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2019	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2018	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$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

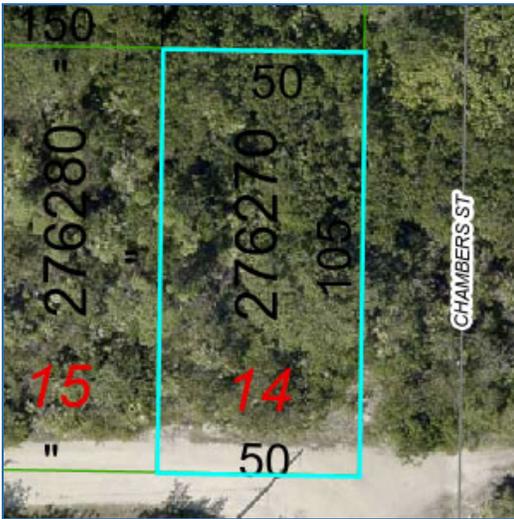
## View Tax Info

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## Photos



### Map



### TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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## Summary

**Parcel ID** 00276280-000000  
**Account#** 1348287  
**Property ID** 1348287  
**Millage Group** 100H  
**Location Address** 30721 5TH Ave, BIG PINE KEY  
**Legal Description** BK 4 LT 15 KINERCHA PB1-74 BIG PINE KEY OR7-466/67 OR265-357  
(Note: Not to be used on legal documents.)  
**Neighborhood** 539  
**Property Class** VACANT RES (0000)  
**Subdivision** KINERCHA  
**Sec/Twp/Rng** 26/66/29  
**Affordable Housing** No



## Owner

[ROBERTS JR PAUL F ESTATE](#)  
 C/O ROBERTS LOLA M  
 496 RADFORD NW RD  
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## Valuation

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2021	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2020	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2019	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2018	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0

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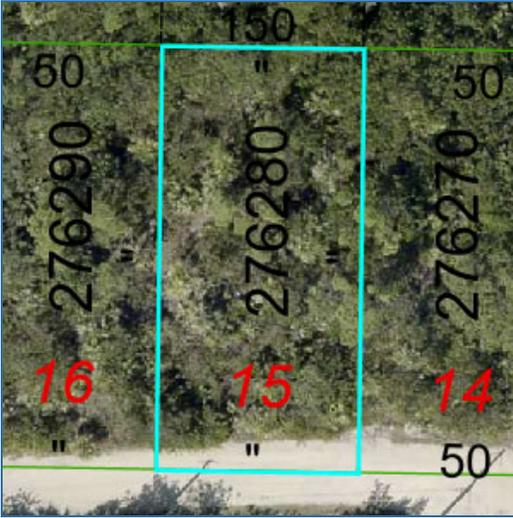
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## Photos



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Map



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## Summary

**Parcel ID** 00276290-000000  
**Account#** 1348295  
**Property ID** 1348295  
**Millage Group** 100H  
**Location Address** VACANT LAN 5TH Ave, BIG PINE KEY  
**Legal Description** BK 4 LT 16 KINERCHA PB1-74 BIG PINE KEY OR7-466/67 OR265-357  
(Note: Not to be used on legal documents.)  
**Neighborhood** 539  
**Property Class** VACANT RES (0000)  
**Subdivision** KINERCHA  
**Sec/Twp/Rng** 26/66/29  
**Affordable Housing** No



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2021	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2020	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2019	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2018	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0

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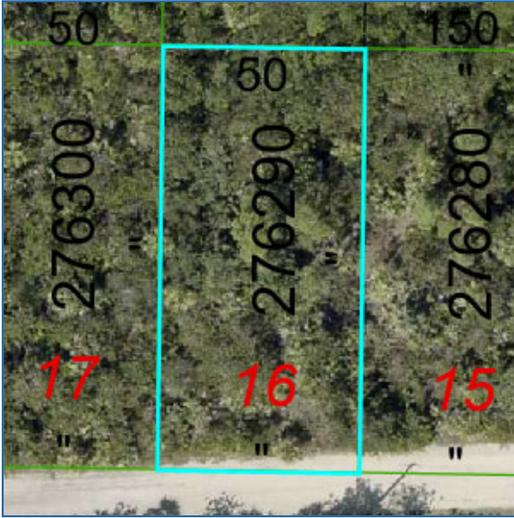
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## Summary

**Parcel ID** 00276300-000000  
**Account#** 1348309  
**Property ID** 1348309  
**Millage Group** 100H  
**Location Address** 30681 5TH Ave, BIG PINE KEY  
**Legal Description** BK 4 LT 17 KINERCHA PB1-74 BIG PINE KEY OR7-466/67 OR265-357  
(Note: Not to be used on legal documents.)  
**Neighborhood** 539  
**Property Class** VACANT RES (0000)  
**Subdivision** KINERCHA  
**Sec/Twp/Rng** 26/66/29  
**Affordable Housing** No



## Owner

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2021	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2020	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2019	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2018	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0

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## View Tax Info

[View Taxes for this Parcel](#)

## Photos



### Map



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## Summary

**Parcel ID** 00276310-000000  
**Account#** 1348317  
**Property ID** 1348317  
**Millage Group** 100H  
**Location Address** 30673 5TH Ave, BIG PINE KEY  
**Legal Description** BK 4 LT 18 KINERCHA PB1-74 BIG PINE KEY OR7-466/67 OR265-357  
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**Subdivision** KINERCHA  
**Sec/Twp/Rng** 26/66/29  
**Affordable Housing** No



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Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$17,063	\$0	\$0	\$17,063	\$13,976	\$0	\$17,063	\$0
2023	\$15,750	\$0	\$0	\$15,750	\$12,705	\$0	\$15,750	\$0
2022	\$13,125	\$0	\$0	\$13,125	\$11,550	\$0	\$13,125	\$0
2021	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2020	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2019	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2018	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$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

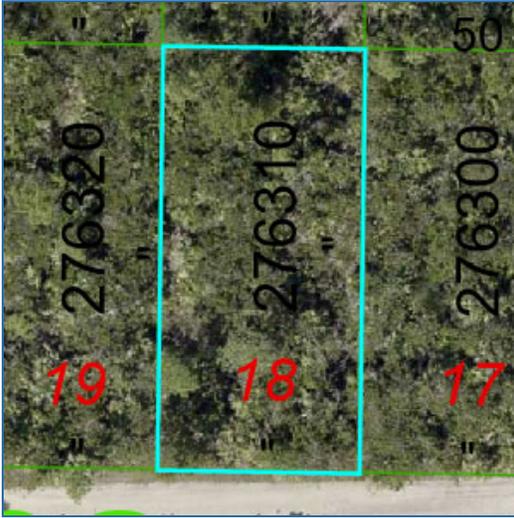
## View Tax Info

[View Taxes for this Parcel](#)

## Photos



### Map



### TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the  
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/7/2025, 1:25:03 AM

[Contact Us](#)

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 **SCHNEIDER**  
GEOSPATIAL

AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between

**Estate of Paul F. Roberts, Jr.**

(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 **\$200,000.00** 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 4, Lots 14, 15, 16, 17, and 18, Kinercha (PB 1-74)  
Parcel ID# 00276270-000000, 00276280-000000, 00276290-000000, 00276300-000000  
and 00276310-000000**

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 **\$200,000.00**. 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:

**496 Radford NW Road  
Pikeville, NC 27863**

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 **January 17, 2025** 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 Paul F. Roberts, Jr.**  
By: **Lola M. Roberts, Heir at Law**

Signature	Date	Phone Number	Email Address

By: **Darlene Prine, Heir at Law**

Signature	Date	Phone Number	Email Address

[See page 4 for additional signatures]



BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared **Joseph Parrott**, ("affiant"), this 14<sup>th</sup> day of January, 2025, who, first being duly sworn, deposes and says:

1) That affiant's address is **744 Bertie Pierce Road, Pikeville, NC 27863.**

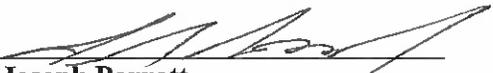
2) That affiant is the **son of Heir Lola M. Roberts of the Estate of Paul F. Roberts, Jr.** (the "Seller") and has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As 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 a beneficial interest in the disclosing entity:

<u>Name</u>	<u>Address</u>	<u>Interest</u>
Lola M. Roberts	496 Radford Road, Pikeville, NC 27863	Heir
Darlene Prine	1430 Tradition Circle, Melbourne, FL 32901	Heir
Frances Roberts	3444 Single Leaf Lane, Raleigh, NC 27604	Heir

This affidavit is given in compliance with the provisions of Section 286.23, Florida Statutes.

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
Joseph Parrott

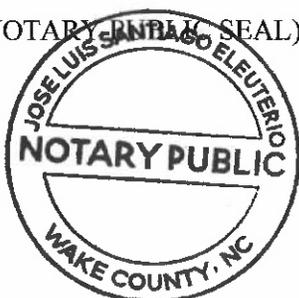
STATE OF NC )

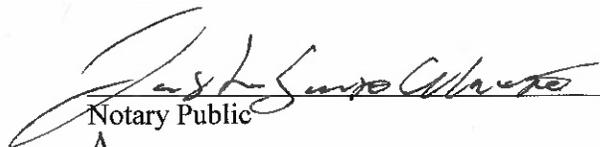
COUNTY OF Wake )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of January, 2025, by **Joseph Parrott**. Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced North Carolina Driver's License identification.

(NOTARY PUBLIC SEAL)



  
Notary Public

Joseluis Santiago Celentano  
(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: \_\_\_\_\_  
My Commission Expires: 12/18/2028

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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Part of Tract H, Summerland Key Properties on Summerland Key (Parcel ID 00114470- 000800) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$84,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

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

The subject property consists of 1.33 acres located west of Niles Road on the bay side of Summerland Key near mile marker 25.

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 \$84,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$84,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

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

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

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS PART OF TRACT H, SUMMERLAND KEY PROPERTIES ON SUMMERLAND KEY (PARCEL ID 00114470-000800) TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$84,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

---

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

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Part of Tract H, Summerland Key Properties on Summerland Key (Parcel ID 00114470-000800); and

WHEREAS, on January 29, 2025, the Land Authority Advisory Committee voted \_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

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

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

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

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_ day of \_\_\_\_\_ 2025.

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Cynthia Guerra  
Acting Executive Director

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

Approved as to form and legality

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

# Part of Tract H, Summerland Key Properties

Summerland Key



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Part of Tract KK, Summerland Key Properties on Summerland Key (Parcel ID 00114470-003700) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$60,000; 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 0.53 acres located on Niles Road on the bay side of Summerland Key near mile marker 25.

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 \$60,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$60,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$60,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$59,425

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 PART OF TRACT KK, SUMMERLAND KEY PROPERTIES ON SUMMERLAND KEY (PARCEL ID 00114470-003700) TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$60,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

---

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

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Part of Tract KK, Summerland Key Properties on Summerland Key (Parcel ID 00114470-003700); and

WHEREAS, on January 29, 2025, the Land Authority Advisory Committee voted \_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

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

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$60,000 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 \_\_\_\_\_ 2025.

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Cynthia Guerra  
Acting Executive Director

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

Approved as to form and legality

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



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**AGENDA ITEM WORDING:** Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 10 and 11, Block 9, Bahia Mar Estates on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$275,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

---

**ITEM BACKGROUND:**

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

The subject property consists of two adjoining lots totaling 10,500 square feet and are located at 1006 and 1004 Gibraltar Road on the ocean side of Key Largo near mile marker 102.

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 \$275,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$275,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$275,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$274,425

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

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOTS 10 AND 11, BLOCK 9, BAHIA MAR ESTATES ON KEY LARGO TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$275,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

---

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

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lots 10 and 11, Block 9, Bahia Mar Estates (PB 4-79) on Key Largo; and

WHEREAS, on January 29, 2025, the Land Authority Advisory Committee voted \_\_\_ to recommend \_\_\_\_\_ of this resolution; NOW, THEREFORE,

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

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$275,000 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 \_\_\_\_\_ 2025.

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Cynthia Guerra  
Acting Executive Director

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

Approved as to form and legality

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

# Block 9, Lots 10 and 11, Bahia Mar Estates

Key Largo

