

Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 11/15/23 Meeting
Revised 11/14/23

The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, November 15, 2023 at the Marathon Government Center, located 2798 Overseas Highway, Media Room – 1st Floor, Marathon, Florida, beginning at 9:30 AM.

1. Call to order.
2. Roll call.
3. Additions and deletions to the agenda.
4. Approval of the minutes for the September 27, 2023 meeting.
5. Approval of the proposed 2024 meeting schedule.
6. Approval of a contract to purchase Tier 1 property for conservation - Ramrod Key Acreage (the south 2.5 acres of Parcel ID #00114130-000000) on Ramrod Key near mile marker 27 from **David Sakowski** for the price of **\$125,000**.
7. Approval of a contract to purchase Tier 1 property for conservation - Tract CN, Pine Key Acres on Big Pine Key near mile marker 30 from **Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated 1/15/10** for the price of **\$67,200**.
8. Approval of a contract to purchase Tier 3 property for conservation - Block 16, Lot 17, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from **Southernmost Homes, Inc.** for the price of **\$70,000**.
9. Approval to amend the Acquisition List to 1) add Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; 2) add Block 22, Lots 15, 16, 17, Big Pine Cove on Big Pine Key; and 3) expand the existing acquisition category for Property Impacted by Local Government Regulations to include property prioritized by a local government for acquisition.
10. Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing - Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key near mile marker 25 from **Gregory M. Scorza** for the price of **\$215,000**.
11. Approval of a contract to purchase property within the City of Marathon for conservation – Block 2, Lot 4, Amended Plat of Flamingo Island Estates near mile marker 50 from **Marcia Kay Kagay and Mark Alan Singer, as Successor Co-Trustees of the Harry W. Singer Family Trust utd June 23, 1989** for the price of **\$19,000**.
12. Approval of a resolution authorizing the conveyance of Block 2, Lot 4, Amended Plat of Flamingo Island Estates to the City of Marathon subject to a Conservation Easement. (**Singer**)
13. Recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:
 - a) Lot 33, Block 5, Bay Haven Section 1 on Key Largo to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the price of **\$25,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (**Weiss**)
 - b) Lots 14, 15, and 16, Block 1, Rainbow Beach on Big Torch Key to the **Board of Trustees of the Internal Improvement Trust Fund of the State of Florida** for the

price of **\$57,000**; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. **(Albury)**

14. Approval of a contract to purchase Tier 1 property for conservation - Block 10, Lot 22, Ramrod Shores First Addition on Ramrod Key near mile marker 27 from **Theresa Boyd Fleming and Tammy Boyd Watkins, as Limited Guardians of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd** for the price of **\$19,000**.
15. Approval of a contract to purchase Tier 3 property for affordable housing – Block 22, Lots 15, 16, and 17, Big Pine Cove on Big Pine Key near mile marker 31 from **Anthony Joseph Clancy** for the price of **\$445,000**.
16. Executive Director's report.
17. 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

September 27, 2023

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 27, 2023, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Vice Chairman Erin Muir at 9:42 AM. Present and answering roll call in addition to Vice Chairman Muir were Linda Cunningham, Barbara Neal, and Sandi Williams. Leslie Valant was absent. 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. Mr. Rosch advised the Committee that the meeting agenda has a revision date of September 26, 2023 and reflects additional items 8, 9, and 10. Ms. Cunningham made a motion to approve the revised agenda and Ms. Neal seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the August 30, 2023 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 23, Cahill Pines and Palms on Big Pine Key near mile marker 30 from Eladio Lima and Blanca T. Lima for the price of \$90,000. Mr. Rosch addressed the committee. The subject property consists of a 6,000 square foot lot located on Horvath Road on the ocean side of Big Pine Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of exotics and tropical hardwood hammock. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$90,000 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was approval of a contract to purchase Tier 1 property for conservation - Big Pine Key Acreage (Parcel ID #00112310-000100) on Big Pine Key near mile marker 32 from the Estate of Dale L. Yingst and the Estate of Joan M. Yingst for the price of \$80,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of a 1.04 acre lot located on Long Beach Drive on the ocean side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Sparsely Settled (SS), and vegetation consisting of scrub mangrove, mangrove, water, salt marsh, and hammock. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$80,000 and Ms. Williams 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 2 property for conservation – Block 10, Lot 3, Eden Pines Colony First Addition on Big Pine Key near mile marker 30 from Candido Velez for the price of \$75,000. Mr. Rosch addressed the committee. The subject property consists of a 7,630 square foot lot located on Horvath Road on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of tropical hardwood hammock and buttonwood. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$75,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 8) was approval to add Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing. Mr. Rosch addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Neal seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing – Block 8, Lots 1, 2, 15, 16, 17, and adjacent filled bay bottom, Palm Villa on Big Pine Key near mile marker 31 from Vu Luong and Vien Vo for the price of \$750,000. Mr. Rosch and Ms. Hurley addressed the committee. The subject property consists of a 1.22 acre lot located at 30447 Oleander Boulevard on the bay side of Big Pine Key. One of the lots was previously developed with a dwelling unit and is therefore ROGO exempt. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), 5 Transferrable Development Rights (TDRs) and has vegetation of developed and undeveloped land. Following discussion, Ms. Neal made a motion to approve the item at the purchase price of \$750,000 and Ms. Williams seconded the motion. There being no objections the motion carried 4/0.

The next Item (10) was to recommend approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 1-2, Block 1; Lots 1-10, Block 3; Lots 1-12, Block 4; Lots 1-6, Block 5; and Lots 1-6, Block 6, Marion Park on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$300,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. Mr. Rosch and Ms. Hurley addressed the committee. Following discussion, Ms. Neal made a motion to recommend approval of the item and Ms. Cunningham seconded the motion. There being no objections the motion carried 4/0.

The next item (Item 11) was the Executive Director's report. Ms. Hurley reported on the following:

- a. Ms. Hurley presented the FY23 Budget Outlook: \$3,121,881 was sold to the State, which fell short of the \$5 million MCLA FY23 goal. There is \$1,394,600 earmarked in future sales to the State and MCLA is awaiting the State of Florida surveying prior to closing, which has been causing a delay in resales. There is an additional \$1,846,000 in potential resales that we are waiting on State contracts. The State has started requiring surveys on most of the properties, which has slowed down the closing process on resales.

- b. The FY24 Budget will have \$14,112,000 to spend in Monroe County and \$15,850,000 to spend in Key West.
- c. MCLA has been asked to partner with Monroe County to purchase some ROGO/BPAS allocations from Monroe County School Board. These purchases would be made with funds which are aside for ROGO reserve and used to settle future potential administrative relief, beneficial use, or takings cases.

There being no further business, the meeting was adjourned at 10:53 AM.

Prepared by: _____

John Beyers
Office Manager

Approved by the Advisory Committee on _____.

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2024

Land Authority Advisory Committee Proposed Meeting Schedule

Meeting Location:

Marathon Government Center
2798 Overseas Highway
Media Room – 1st floor
Marathon, FL

The Marathon Government Center is located near mile marker 48.5

Meeting Time:

All meetings will begin at 9:30 AM.

Meeting Dates:

January 8, 2024

February 1, 2024

February 28, 2024

March 27, 2024

April 24, 2024

No May

June 26, 2024

July 31, 2024

August 22, 2024

September 25, 2024

October 30, 2024

November 20, 2024

December, 2024 TBD pending January, 2025

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Ramrod Key Acreage (the south 2.5 acres of Parcel ID #00114130-000000) on Ramrod Key near mile marker 27 from David Sakowski for the price of \$125,000.

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 Coral Avenue and Mariposa Road on the bay side of Ramrod Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$125,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$3,500.00
- Title Fees & Insurance: \$1,175.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$131,185.50

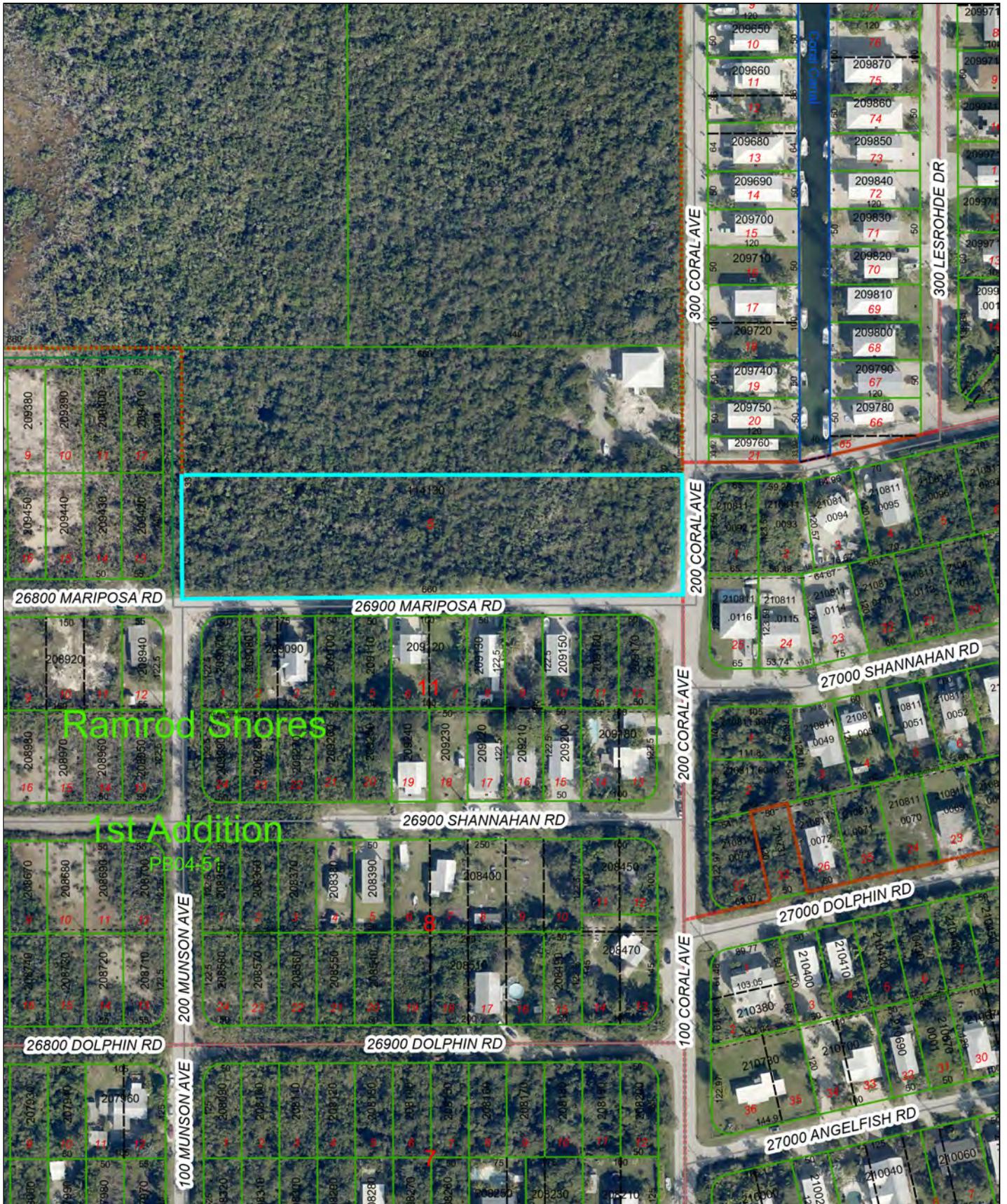
Attributes of the Subject Property:

- Parcel ID#: 00114130-000000
- Size: 2.5 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Sparsely Settled (SS)
- Future Land Use Map Designation: Residential Low (RL)
- Vegetation: 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): 1.25 TDRs
- Cost per TDR: \$100,000
- ROGO Dedication Points: 8 points
- Cost per ROGO Dedication Point: \$15,625

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.

Ramrod Key Acreage

The South 2.5 Acres of Parcel ID #00114130-000000



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 00114130-000000
Account# 1144045
Property ID 1144045
Millage Group 100H
Location Address 250 CORAL Ave, RAMROD KEY
Legal 30 66 29 PT GOVT LOT 5 RAMROD KEY C1-339 C2-552 OR158-64 OR395-118 OR526-419 OR625-69 OR754-71 OR893-491/92 OR898-2071 OR901-1760 OR902-427 OR968-123E
Description (Note: Not to be used on legal documents.)
Neighborhood 708
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 30/66/29
Affordable Housing No



Owner

SAKOWSKI DAVID
 250 Coral Ave
 Summerland Key FL 33042

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$322,554	\$310,211	\$234,666	\$164,371
+ Market Misc Value	\$2,354	\$2,385	\$2,415	\$2,445
+ Market Land Value	\$493,421	\$400,091	\$293,036	\$271,076
= Just Market Value	\$818,329	\$712,687	\$530,117	\$437,892
= Total Assessed Value	\$162,972	\$158,226	\$153,618	\$151,498
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$137,972	\$133,226	\$128,618	\$126,498

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$400,091	\$310,211	\$2,385	\$712,687	\$158,226	\$25,000	\$133,226	\$500,000
2021	\$293,036	\$234,666	\$2,415	\$530,117	\$153,618	\$25,000	\$128,618	\$376,499
2020	\$271,076	\$164,371	\$2,445	\$437,892	\$151,498	\$25,000	\$126,498	\$286,394
2019	\$221,981	\$155,365	\$2,476	\$379,822	\$148,092	\$25,000	\$123,092	\$231,730
2018	\$227,201	\$157,616	\$2,506	\$387,323	\$145,331	\$25,000	\$120,331	\$241,992

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 (010D)	18,000.00	Square Foot	0	0
HARDWOOD HAMMOCK (00HH)	4.51	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.08	Acreage	0	0

Buildings

Building ID 7583
Style STILT 1 STORY
Building Type S.F.R. - R1 / R1
Building Name
Exterior Walls HARDIE BD
Year Built 1988
EffectiveYearBuilt 2015
Foundation CONC PILINGS

Gross Sq Ft	4464	Roof Type	GABLE/HIP
Finished Sq Ft	1702	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	146	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	7	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAT	CATWALK UPPER	512	0	264
FLA	FLOOR LIV AREA	1,702	1,702	166
GBF	GAR FIN BLOCK	2,214	0	190
OOU	OP PR UNFIN UL	36	0	24
TOTAL		4,464	1,702	644

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1987	1988	0 x 0	1	2 UT	2
FENCES	1990	1991	6 x 100	1	600 SF	2
CONC PATIO	1999	2000	10 x 15	1	150 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/1/1983	\$30,000	Warranty Deed		893	491	U - Unqualified	Vacant		
2/1/1978	\$35,000	Conversion Code		754	71	Q - Qualified	Vacant		

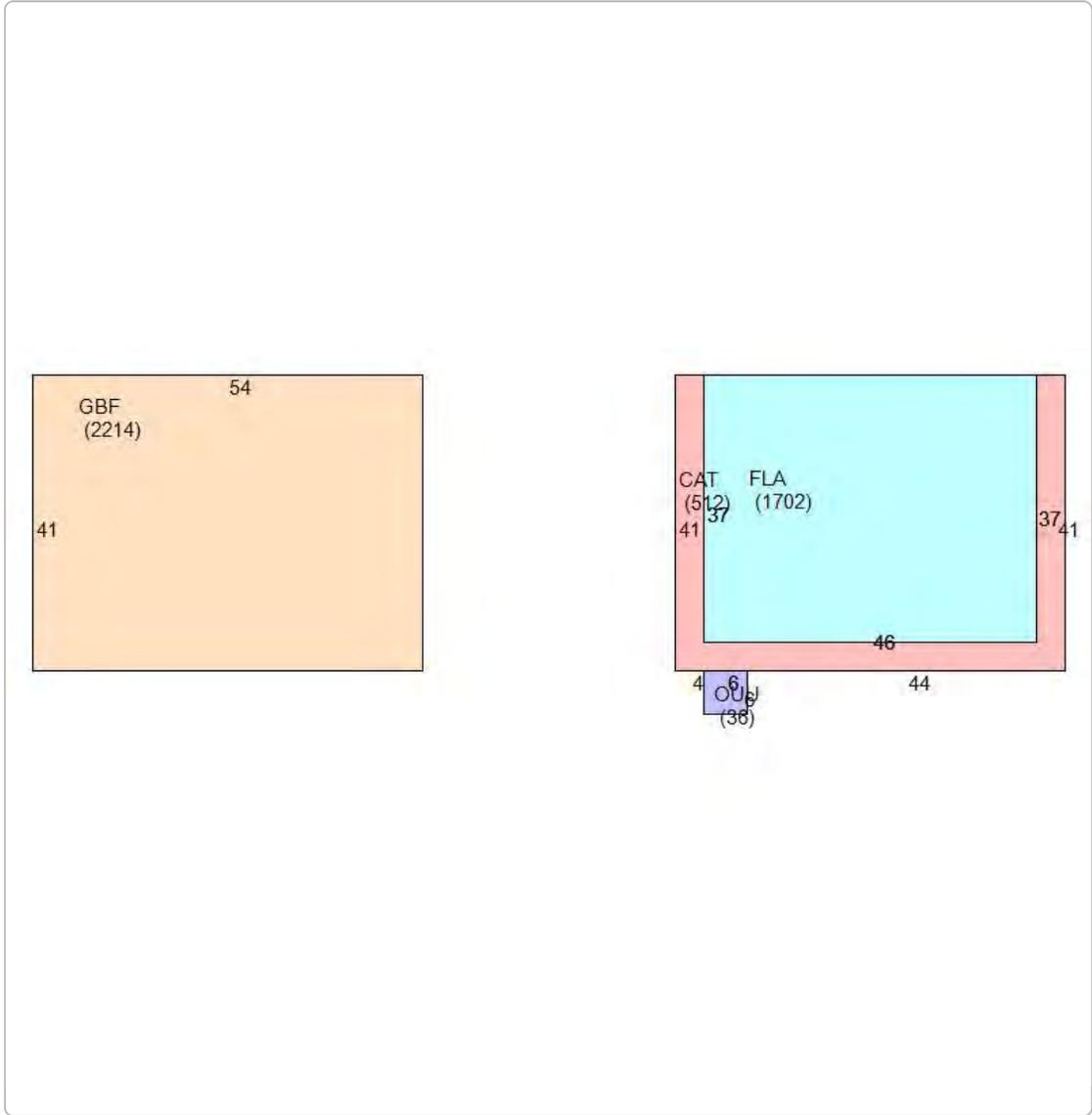
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20100537	3/13/2020	4/20/2020	\$13,500	Residential	PERMIT APPROVAL TO REMOVE AND REPLACE ?? SQ FT OF EXISTING ROOF MATERIAL AS PER APPROVED PLANS. INSTALL ?? UNDERLAYMENT. INSTALL 3"X3" CUSTOM EAVE DRIP. INSTALL ?? ROOF
14101176	3/5/2020	4/21/2014	\$1,787	Residential	PERMIT APPROVAL FOR "ATF" REPLACEMENT OF RAILINGS PER PLANS AND PICTURES IN FILE AND TO COME INTO CODE COMPLIANCE #CE14010129. NO OTHER WORK ALLOWED ON THIS PERMIT.
18104666	8/27/2018		\$2,400	Residential	PERMIT APPROVAL TO REMOVE AND REPLACE (6) WINDOWS AS PER APPROVED PLANS. 2-14 2022
94-0586	6/1/1994	3/1/1995	\$4,500		GARAGE/CARPORT
93-7132	12/1/1993	11/1/1994	\$4,241		ENCLOSURE-STORAGE
91-3121	7/1/1991	12/1/1991	\$250		ATF BUILDING MISCELLANEOU
91-2518	5/1/1991	12/1/1991	\$600		FENCE
14495-A	12/1/1985	3/1/1988	\$68,310	Residential	SFR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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: 10/12/2023, 4:04:17 AM

[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

David Sakowski

(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 **\$125,000.00** 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:

The south 2.5 acres of Parcel ID 00114130-000000 on Ramrod Key

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 **\$125,000.00**. 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:

**250 Coral Avenue
Summerland Key, FL 33042**

with a copy to:

**Sandra Tuttle
Island Welcome Real Estate
sandy@islandwelcomerealestate.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 **October 12, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **David Sakowski**

Signature	Date	Phone Number	Email Address

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

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

(Seal)

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Tract CN, Pine Key Acres on Big Pine Key near mile marker 30 from Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated 1/15/10 for the price of \$67,200.

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 Wilder Road and 22nd Lane on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$67,200.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$861.40
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$69,571.90

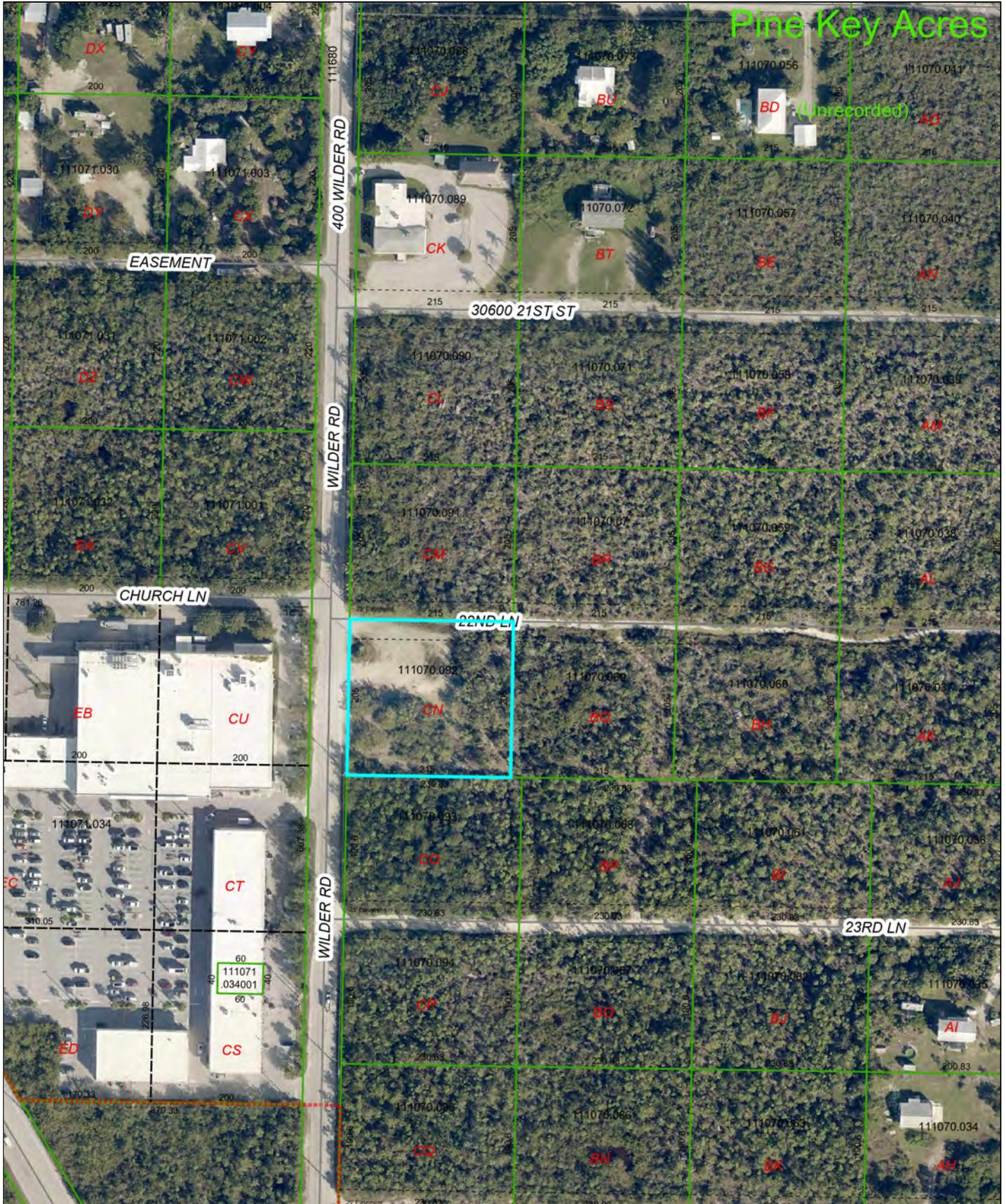
Attributes of the Subject Property:

- Parcel ID#: 00111070-092000
- Size: 1.01 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Suburban Residential (SR)
- Future Land Use Map Designation: Residential Low (RL)
- Vegetation: Undeveloped land and pineland
- 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): 0.505 TDRs
- Cost per TDR: \$133,069
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$16,800

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.

Tract CN, Pine Key Acres

Big Pine Key



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 00111070-092000
Account# 1132497
Property ID 1132497
Millage Group 100H
Location Address VACANT LAN 22ND Ln, BIG PINE KEY
Legal Description 26 66 29 BIG PINE KEY PINE KEY ACRES TRACT CN OR562-926 OR695-382/93 OR695-215 OR803-1444/45 OR819-1739 OR823-699 OR825-2495 OR2512-39/40
 (Note: Not to be used on legal documents.)
Neighborhood 571
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 26/66/29
Affordable Housing No

Owner

WEINSTEIN ALAN E REV TR AG 1/15/2010
 3201 NE 183rd St
 Apt 1001
 Aventura FL 33160

Valuation

	2023 Preliminary 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	\$48,560	\$29,176	\$19,484	\$19,484
= Just Market Value	\$48,560	\$29,176	\$19,484	\$19,484
= Total Assessed Value	\$13,100	\$11,909	\$10,826	\$9,842
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$48,560	\$29,176	\$19,484	\$19,484

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$29,176	\$0	\$0	\$29,176	\$11,909	\$0	\$29,176	\$0
2021	\$19,484	\$0	\$0	\$19,484	\$10,826	\$0	\$19,484	\$0
2020	\$19,484	\$0	\$0	\$19,484	\$9,842	\$0	\$19,484	\$0
2019	\$19,484	\$0	\$0	\$19,484	\$8,947	\$0	\$19,484	\$0
2018	\$19,484	\$0	\$0	\$19,484	\$8,134	\$0	\$19,484	\$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)	38,768.00	Square Foot	215	180
EASEMENT (000E)	1.00	Lot	215	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/30/2011	\$100	Quit Claim Deed		2512	39	11 - Unqualified	Vacant		
10/1/1980	\$10,000	Warranty Deed		819	1739	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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[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated January 15, 2010

(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 **\$67,200.00** 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:

**Tract CN, Pine Keys Acres (OR 509-1047)
Parcel ID# 00111070-092000**

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 **\$67,200.00**. 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:

**3201 NE 183rd Street
Apt. 1001
Aventura, FL 33160**

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 **October 18, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ Alan E. Weinstein, as Trustee of the Alan E. Weinstein Revocable Trust Agreement dated January 15, 2010

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 3 property for conservation - Block 16, Lot 17, Cutthroat Harbor Estates First Addition on Cudjoe Key near mile marker 23 from Southernmost Homes, Inc. for the price of \$70,000.

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 on Basque Lane on the ocean side of Cudjoe Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$70,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$877.50
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$71,638.00

Attributes of the Subject Property:

- Parcel ID#: 00186400-000000
- Size: 7,000 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood and tropical hardwood hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 3.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$70,000
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$14,000

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 00186400-000000
 Account# 1238384
 Property ID 1238384
 Millage Group 100C
 Location VACANT BASQUE Ln, CUDJOE KEY
 Address
 Legal BK 16 LT 17 CUTTHROAT HARBOR ESTATES FIRST ADDN CUDJOE KEY PB5-60
 Description CUDJOE KEY OR385-601 OR818-1624 OR861-348 OR1004-69 OR2868-411/12
 (Note: Not to be used on legal documents.)
 Neighborhood 311
 Property Class VACANT RES (0000)
 Subdivision CUTTHROAT HARBOR ESTATES 1ST ADD
 Sec/Twp/Rng 33/66/28
 Affordable No
 Housing



Owner

[SOUTHERNMOST HOMES INC](#)
 C/O JOE CLEGHORN
 701 WADDELL AVE
 Key West FL 33040

Valuation

	2023 Preliminary 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	\$84,000	\$84,000	\$59,500	\$57,750
= Just Market Value	\$84,000	\$84,000	\$59,500	\$57,750
= Total Assessed Value	\$71,995	\$65,450	\$59,500	\$57,750
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$84,000	\$84,000	\$59,500	\$57,750

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$84,000	\$0	\$0	\$84,000	\$65,450	\$0	\$84,000	\$0
2021	\$59,500	\$0	\$0	\$59,500	\$59,500	\$0	\$59,500	\$0
2020	\$57,750	\$0	\$0	\$57,750	\$57,750	\$0	\$57,750	\$0
2019	\$54,250	\$0	\$0	\$54,250	\$53,900	\$0	\$54,250	\$0
2018	\$49,000	\$0	\$0	\$49,000	\$49,000	\$0	\$49,000	\$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)	7,000.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/25/2017	\$58,000	Warranty Deed	2134381	2868	411	01 - Qualified	Vacant	BURGESS JANET G	
2/1/1987	\$6,500	Warranty Deed		1004	69	Q - Qualified	Vacant		
8/1/1982	\$6,500	Warranty Deed		861	348	Q - Qualified	Vacant		
9/1/1980	\$3,500	Warranty Deed		818	1624	U - 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](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

Southernmost Homes, 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 **\$70,000.00** 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 16, Lot 17, Cutthroat Harbor Estates First Addition (PB 5-60)
Parcel ID# 00186400-000000**

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 **\$70,000.00**. 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:

**701 Waddell Avenue
Key West, FL 33040**

with a copy to:

**Jimmy Lane
Century 21 Circle
jimmy@jimmylane.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 **October 23, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Southernmost Homes, Inc.**
By: **Joseph D. Cleghorn, Jr., President**

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval to amend the Acquisition List to 1) add Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; 2) add Block 22, Lots 15, 16, 17, Big Pine Cove on Big Pine Key; and 3) expand the existing acquisition category for Property Impacted by Local Government Regulations to include property prioritized by a local government for acquisition.

ITEM BACKGROUND:

This agenda item proposes three amendments to the Land Authority's Acquisition List.

The first amendment is to clarify the purposes for which Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key is being acquired. In this transaction the Land Authority is acquiring the land for conservation, while the property's ROGO exemption is being acquired for affordable housing and will be transferred offsite.

The second amendment adds Block 22, Lots 15, 16, 17, Big Pine Cove on Big Pine Key for affordable housing (including the land and ROGO exemption).

The third amendment expands the existing acquisition category for Property Impacted by Local Government Regulations. This category will now include property that has been "prioritized by a local government for acquisition" to accommodate purchases within municipalities.

**MONROE COUNTY LAND
AUTHORITY (MCLA)
2023 ACQUISITION LIST
Approved by MCLA Advisory
Committee 11/15/23 and Adopted
by MCLA Governing Board
12/13/23**

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

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

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

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

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

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

Property Type	Acquisition Objectives	Intended Development	Proposed Owner/Manager
Property Designated Tier 1, Tier 2, or Tier 3A with priority being properties located within the Big Pine Habitat Conservation Plan	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 with significant habitat or connectivity	Property Rights Protection Retire Development Rights Environmental	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 without significant habitat or connectivity	Either affordable housing or Density Reduction	To be determined	BOCC Preferred, MCLA
Property Eligible for ROGO Administrative Relief	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Impacted by Local Government Regulations or prioritized by a local government for acquisition	Property Rights Protection Environmental Protection	None	MCLA, Local, State, or Federal Government

Property Within Florida Forever Projects (with priority for those with potential for resale to the State of Florida DEP).	Environmental Protection Property Rights Protection	None	MCLA, Local, State, or Federal Government
---	---	------	---

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

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

Property Type	Acquisition Objectives	Intended Development	Proposed Owner/Manager
Block 28, Lots 15 and 16, Sands Subdivision	Lot 15 - Conservation Lot 16 - Conservation ROGO Exemption – Affordable Housing	None None Affordable Housing	Lot 15 – MCLA Owner Lot 16 – MCLA Owner ROGO Exemption – transfer offsite as affordable
Block 8, Lots 1, 2, 15, 16, 17 and Adjacent filled bay bottom, Palm Villa	Lot 1 - Conservation Lot 2 - Conservation Lot 15 - Conservation Lot 16 - Conservation Lot 17 - Conservation ROGO Exemption – Affordable Housing	None None None None None Affordable Housing	Lot 1– MCLA Owner Lot 2– MCLA Owner Lot 15– MCLA Owner Lot 16– MCLA Owner Lot 17– MCLA Owner ROGO Exemption – Transfer offsite as affordable
Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 (PB 4-2)	Lot 4 - Conservation Lot 5 - Conservation ROGO Exemption – Affordable Housing	None None Affordable Housing	Lot 4 – MCLA Owner Lot 5 – MCLA Owner ROGO Exemption – transfer offsite as affordable
Block 22, Lots 15, 16, 17, Big Pine Cove, Big Pine Key	Lot 15 – Affordable Housing Lot 16 – Affordable Housing Lot 17 – Affordable Housing ROGO Exemption – Affordable Housing	Affordable Housing Affordable Housing Affordable Housing	Lot 15 – TBD Lot 16 – TBD Lot 17 – TBD ROGO Exemption – to be used onsite

PROPERTY IN KEY WEST AREA OF CRITICAL STATE CONCERN

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

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

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing - Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key near mile marker 25 from Gregory M. Scorza for the price of \$215,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment, to reduce the County's potential liability for takings suits, and to secure a Transferable ROGO Exemption that will be transferred offsite for affordable housing.

The subject property consists of two adjoining lots located on 45th Street on the ocean side of Summerland Key. Lot 5 was previously developed with a dwelling unit and is therefore ROGO exempt.

Purchase Price and Estimated Closing Costs:

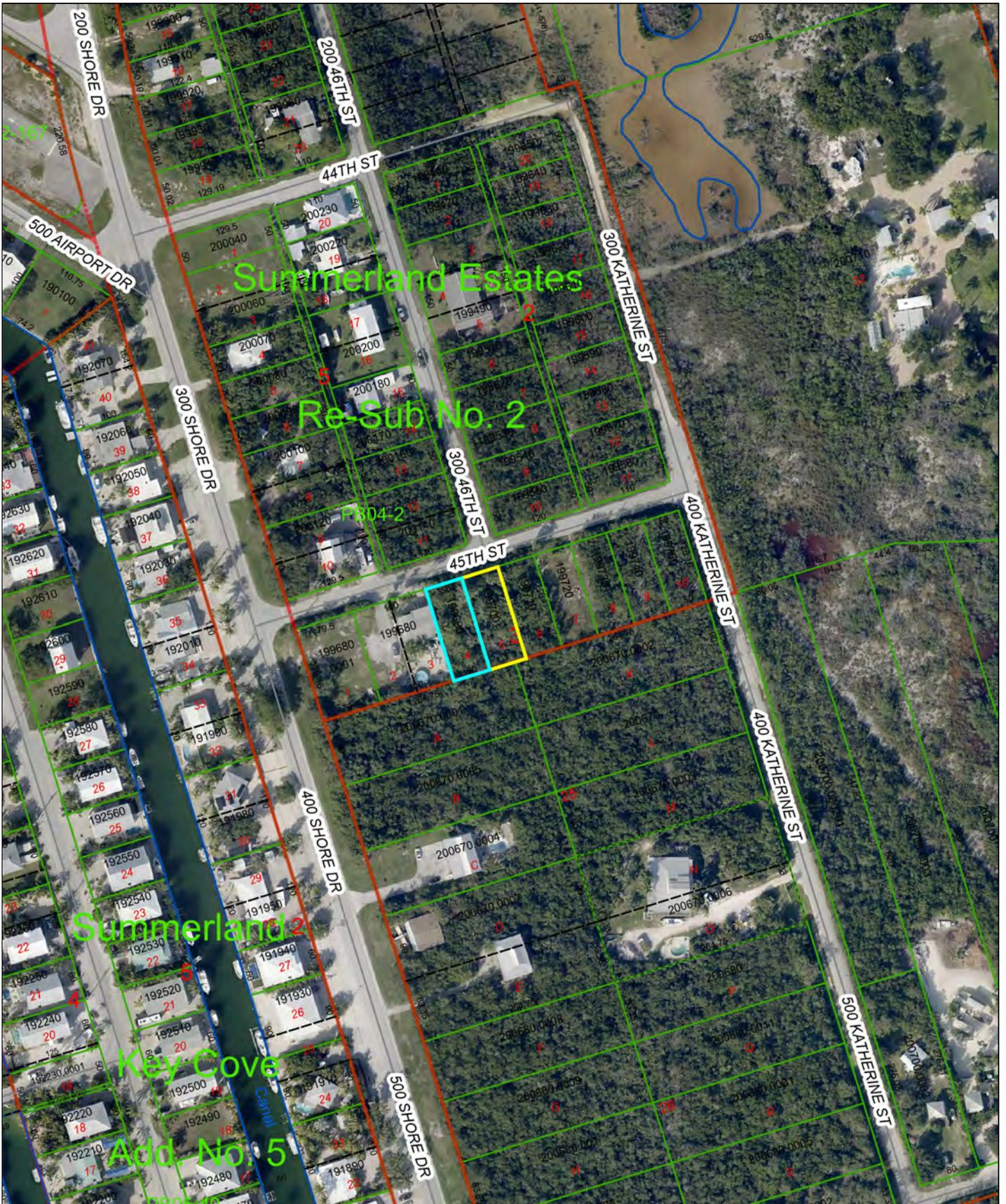
- Purchase Price: \$215,000.00
- Cost of Appraisal: \$1,900.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,625.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$219,285.50

Attributes of the Subject Property:

- Parcel ID#: 00199690-000000 and 00199700-000000
- Size: 12,616 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Suburban Residential (SR)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Developed land.
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1.072 TDR
- Cost per TDR: \$200,560
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$107,500

Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2

Summerland Key



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	00199690-000000
Account#	1263010
Property ID	1263010
Millage Group	120C
Location Address	VACANT LAN 45TH St, SUMMERLAND KEY
Legal Description	BK 3 LT 4 SUMMERLAND EST RE-SUB #2 SUMMERLAND KEY PB4-2 OR385-519-520 OR1014-1580 OR1018-1890C OR1497-2108 OR2095-1222F/J OR2103-2210Q/C
	(Note: Not to be used on legal documents.)
Neighborhood	739
Property Class	VACANT RES (0000)
Subdivision	SUMMERLAND ESTATES RESUBD #2
Sec/Twp/Rng	36/66/28
Affordable Housing	No

Owner

[SCORZA GREGORY M](#)
 30387 Quail Roost Trl
 Big Pine Key FL 33043

Valuation

	2023 Preliminary 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	\$43,872	\$32,060	\$26,998	\$26,998
= Just Market Value	\$43,872	\$32,060	\$26,998	\$26,998
= Total Assessed Value	\$16,513	\$15,012	\$13,647	\$12,406
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$43,872	\$32,060	\$26,998	\$26,998

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$32,060	\$0	\$0	\$32,060	\$15,012	\$0	\$32,060	\$0
2021	\$26,998	\$0	\$0	\$26,998	\$13,647	\$0	\$26,998	\$0
2020	\$26,998	\$0	\$0	\$26,998	\$12,406	\$0	\$26,998	\$0
2019	\$21,936	\$0	\$0	\$21,936	\$11,278	\$0	\$21,936	\$0
2018	\$22,141	\$0	\$0	\$22,141	\$10,253	\$0	\$22,141	\$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)	6,308.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1998	\$1	Warranty Deed		1497	2108	M - Unqualified	Improved		
6/1/1987	\$1	Warranty Deed		1014	1580	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.

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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Monroe County, FL

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

Summary

Parcel ID 00199700-000000
 Account# 1263028
 Property ID 1263028
 Millage Group 120C
 Location 25044 45TH St, SUMMERLAND KEY
 Address
 Legal BK 3 LT 5 SUMMERLAND EST RE-SUB 2 SUMMERLAND KEY PB4-2 OR222-191/92
 Description OR1014-1580 OR1018-1890C OR1497-2108 OR2103-2210
 (Note: Not to be used on legal documents.)
 Neighborhood 739
 Property Class VACANT RES (0000)
 Subdivision SUMMERLAND ESTATES RESUBD #2
 Sec/Twp/Rng 36/66/28
 Affordable No
 Housing



Owner

[SCORZA GREGORY M](#)
 30387 Quail Roost Trl
 Big Pine Key FL 33043

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$2,960	\$3,011	\$3,061	\$3,112
+ Market Land Value	\$263,233	\$226,110	\$146,803	\$141,741
= Just Market Value	\$266,193	\$229,121	\$149,864	\$144,853
= Total Assessed Value	\$56,455	\$51,323	\$46,657	\$42,415
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$266,193	\$229,121	\$149,864	\$144,853

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$226,110	\$0	\$3,011	\$229,121	\$51,323	\$0	\$229,121	\$0
2021	\$146,803	\$0	\$3,061	\$149,864	\$46,657	\$0	\$149,864	\$0
2020	\$141,741	\$0	\$3,112	\$144,853	\$42,415	\$0	\$144,853	\$0
2019	\$121,492	\$0	\$3,163	\$124,655	\$38,559	\$0	\$124,655	\$0
2018	\$122,628	\$0	\$3,213	\$125,841	\$35,054	\$0	\$125,841	\$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 (010D)	6,308.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	2000	2005	10 x 10	1	100 SF	3
FENCES	1995	2005	6 x 70	1	420 SF	2
CH LINK FENCE	2000	2005	4 x 240	1	960 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1998	\$121,000	Warranty Deed		1497	2108	M - Unqualified	Improved		
6/1/1987	\$20,000	Warranty Deed		1014	1580	M - Unqualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06105614	9/25/2006	11/30/2006	\$10,000	Residential	Demo SFR
06101262	3/3/2006	11/30/2006	\$12,797	Residential	WILMA DAMAGE - REPLACE DRYWALL, ALL ELECTRIC IN HOUSE, (1) WINDOW, TUB, SHOWER, SINK & CABINET
99-0168	3/16/1999	12/3/1999	\$4,000	Residential	REPLACE DRYWALL

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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AGREEMENT FOR THE PURCHASE OF LANDS

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

Gregory M. Scorza

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

WITNESSETH:

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

**Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 (PB 4-2)
Parcel ID# 00199690-000000 and 00199700-000000**

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 **\$215,000.00**. 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:

**30387 Quail Roost Trail
Big Pine Key, FL 33043**

with a copy to:

**Jenny Mae Murphy
Keller Williams Compass Realty
keywestjennymae@kw.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 **October 18, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Gregory M. Scorza**

Signature	Date	Phone Number	Email Address

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase property within the City of Marathon for conservation – Block 2, Lot 4, Amended Plat of Flamingo Island Estates near mile marker 50 from Marcia Kay Kagay and Mark Alan Singer, as Successor Co-Trustees of the Harry W. Singer Family Trust utd June 23, 1989 for the price of \$19,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment. The Marathon City Council passed Resolution 2016-48 requesting the Land Authority purchase this lot.

The subject property is located on Copa d’Oro on the ocean side of Marathon.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$19,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$584.25
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$20,344.75

Attributes of the Subject Property:

- Parcel ID#: 00356680-000000
- Size: 7,200 square feet
- Tier Designation: City of Marathon does not have a Tier System
- Zoning Designation: Residential Medium (RM)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood and mangroves
- Acquisition List Qualification: This property qualifies because the City of Marathon nominated it as a priority acquisition.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$19,000
- BPAS Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$9,500

**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

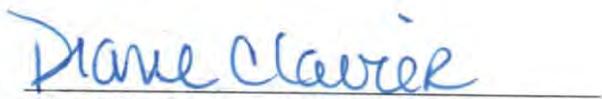
THE CITY OF MARATHON, FLORIDA



Mark Senmartin Mayor

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

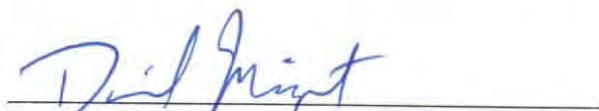
ATTEST:



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

EXHIBIT A

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PUJST1	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		227272.86	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		307265.98	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	GANTIMURFF 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	GUÉVARA JESUS	2015	0	0	62608	62608	35467	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	7313.71	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	IJLO 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	IJLO KENNETH D	2015	0	0	84994	84994	15807	0	84994	33	65	32	MARATHON	MARINA HOMES AT SEAWATCH	39315.76	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	JPSP 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 R 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	PIUST1	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 SERVALS 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 SERVALS 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	18576	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	ANGERMAN 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

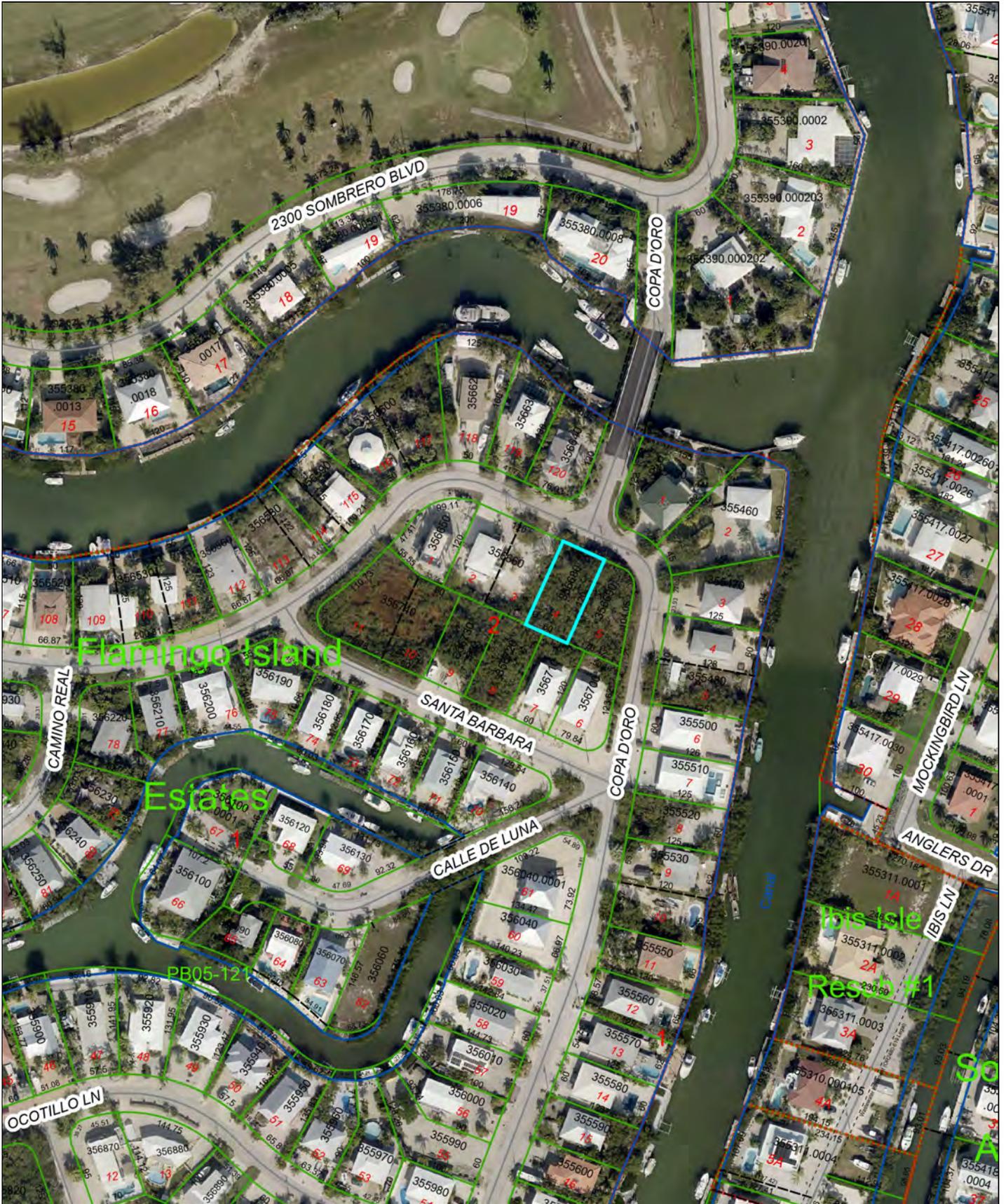
RE NO	NAME	YEAR1	PBLDG1	PMISC1	PLAND1	PIUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
365920.000000	LEE FAMILY REVOCABLE LIVING TRUST DATED 8-19-2003	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	1
365940.000000	DONNELLY GERALDINE C	2015	0	0	25000	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	37499.96	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	37499.96	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	37500.16	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	37499.81	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
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
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
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
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	7500.00	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	PMISC1	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	BRUND 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	7499.75	0.17	1
369050.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369060.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
369070.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369090.000000	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	JSP 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 FRANCIA 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	RODRIGUEZ 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	RODRIGUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1

REF NO	NAME	PYEAR1	PBLOG1	PMISC1	PLAND1	PIJST1	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	7500.00	0.17	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	500.03	0.01	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	7500.09	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	7500.18	0.17	1
372800.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	14999.92	0.34	0
372810.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	0
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	7499.96	0.17	0
372870.000000	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
372880.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372890.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372900.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
372910.000000	KNOWLES WILLIAM I JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	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	7499.98	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	7499.88	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	7500.18	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	7499.73	0.17	1
373020.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373030.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373040.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	0
373120.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373130.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
373140.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.98	0.17	1
373150.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
373160.000000	WEBBER JANET	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373170.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	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	7499.96	0.17	0
373820.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	73	73	73	0	73	33	65	24	GRASSY KEY	CRAIN'S SUBD	13767.08	0.32	0
373830.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	75	75	75	0	75	33	65	24	GRASSY KEY	CRAIN'S SUBD	14522.00	0.33	0
373840.000000	QUERO ARISTEDES AND VIOLETA	2015	0	0	59	59	59	0	59	33	65	24	GRASSY KEY	CRAIN'S SUBD	14648.27	0.34	0
373860.000000	BOOT DARVA J	2015	0	0	66	66	33	0	66	33	65	24	GRASSY KEY	CRAIN'S SUBD	14866.16	0.34	0
373920.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	15529.05	0.36	0
373930.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373940.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373950.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373960.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
373970.000000	PINOT IV LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373980.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373990.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
374000.000000	MARTIN JAMES S	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
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	7500.18	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	7499.82	0.17	1
374030.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374040.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
374050.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	0.17	1
374060.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374070.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
374270.000000	CARAWAN PRISCILLA H	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	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	8888	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 2, Lot 4, Amended Plat of Flamingo Island Estates Marathon



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 00356680-000000
Account# 1438367
Property ID 1438367
Millage Group 50CM
Location Address VACANT COPA D'ORO, MARATHON
Legal Description BK 2 LT 4 AMENDED PLAT OF FLAMINGO ISLAND ESTATES BOOT KEY PB5-121 OR427-755 OR1097-1548/1549 OR1109-2224/25TR OR1491-1406/07 OR2336-2040/2041Q/C
(Note: Not to be used on legal documents.)
Neighborhood 1169
Property Class VACANT RES (0000)
Subdivision FLAMINGO ISLAND EST AMD PLAT
Sec/Twp/Rng 15/66/32
Affordable Housing No

Owner

SINGER HARRY W FAMILY TRUST
 517 Johns Pass Ave
 Madeira Beach FL 33708

Valuation

	2023 Preliminary 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	\$137,376	\$145,008	\$85,860	\$85,860
= Just Market Value	\$137,376	\$145,008	\$85,860	\$85,860
= Total Assessed Value	\$31,427	\$28,570	\$25,973	\$23,612
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$137,376	\$145,008	\$85,860	\$85,860

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$145,008	\$0	\$0	\$145,008	\$28,570	\$0	\$145,008	\$0
2021	\$85,860	\$0	\$0	\$85,860	\$25,973	\$0	\$85,860	\$0
2020	\$85,860	\$0	\$0	\$85,860	\$23,612	\$0	\$85,860	\$0
2019	\$68,688	\$0	\$0	\$68,688	\$21,465	\$0	\$68,688	\$0
2018	\$68,688	\$0	\$0	\$68,688	\$19,514	\$0	\$68,688	\$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)	7,200.00	Square Foot	60	120

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1997	\$19,000	Warranty Deed		1491	1406	M - Unqualified	Vacant		
2/1/1969	\$1,500	Conversion Code		427	755	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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/7/2023, 4:02:45 AM

Contact Us



AGREEMENT FOR THE PURCHASE OF LANDS

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

Marcia Kay Kagay and Mark Alan Singer, as Successor Co-Trustees of the Harry W. Singer Family Trust utd June 23, 1989

(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 **\$19,000.00** 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 2, Lot 4, Amended Plat of Flamingo Island Estates (PB 5-121)
Parcel ID# 00356680-000000**

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 **\$19,000.00**. 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:

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

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

(Seal)

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a resolution authorizing the conveyance of Block 2, Lot 4, Amended Plat of Flamingo Island Estates to the City of Marathon subject to a Conservation Easement.

ITEM BACKGROUND:

The proposed resolution authorizes the conveyance of the subject lot to the City of Marathon, subject to a conservation easement. The conservation easement allows conservation land management activities, but otherwise prohibits development of the subject property. The easement allows the existing neighborhood identification sign on the edge of the property to remain.

Estimated Closing Costs:

- Sales Price: \$0
- Closing Fee: \$250
- Attorney Fee: \$475
- Recording Fees: \$79
- Total Cost: \$804

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY
COMPREHENSIVE PLAN LAND AUTHORITY
AUTHORIZING THE CONVEYANCE OF BLOCK 2, LOT 4,
AMENDED PLAT OF FLAMINGO ISLAND ESTATES TO
THE CITY OF MARATHON SUBJECT TO A
CONSERVATION EASEMENT.

WHEREAS, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") is in the process of purchasing Block 2, Lot 4, Flamingo Island Estates with parcel ID number 00356680-000000 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 a wetland the City plans to manage as conservation land to protect the natural environment; and

WHEREAS, said use is consistent with Section 380.0666(3)(a), Florida Statutes; and

WHEREAS, the Land Authority Advisory Committee considered this resolution on _____, 2023 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 _____, 2023.

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley
Executive Director

David P. Rice
Chairman

Approved as to form and legality

Gregory Oropeza, Esquire

Attachment "A"

THIS INSTRUMENT PREPARED BY AND RETURN TO:

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

Property Appraiser's Parcel Identification (Folio) Numbers
00356680-000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

GRANT OF CONSERVATION EASEMENT

THIS GRANT OF EASEMENT is made on this ____ day of _____, 2023, 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 except for a neighborhood identification sign and is vegetated with native species as follows: buttonwood and mangrove.

4. Activities and uses allowed within easement area.

Conservation land management activities, including the restoration of disturbed native habitat 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, with the exception of the existing neighborhood sign which is specifically allowed to remain, be maintained, and be replaced in substantially the same size, shape and scheme as existing as of the Effective Date of this Agreement.
- 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: Luis Gonzalez, 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 _____, 2023, by LUIS GONZALEZ, 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 _____, 2023, 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 4, Block 2, Amended Plat of Flamingo Island Estates, according to the map or plat thereof, as recorded in Plat Book 5, Page 121, 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

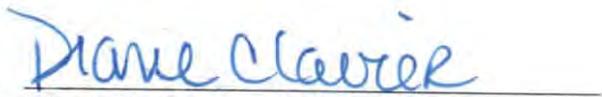
THE CITY OF MARATHON, FLORIDA



Mark Senmartin Mayor

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

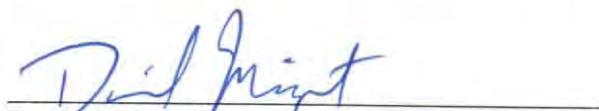
ATTEST:



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

EXHIBIT A

RE NO	NAME	PYEAR1	PBLDG1	PMISC1	PLAND1	PUJST1	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		227272.86	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		307265.98	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	GANTIMURDFF 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 JEANNINE 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	GUZVARA JESUS	2015	0	0	62608	62608	35467	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	7313.71	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	YEAR1	PBLDG1	PMISC1	PLAND1	PJST1	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	IJLO 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	IJLO 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	JPSP 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 R 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	6249.98	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	PIUST1	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 SERVALS 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 SERVALS 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	18576	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	ANGERMAN 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

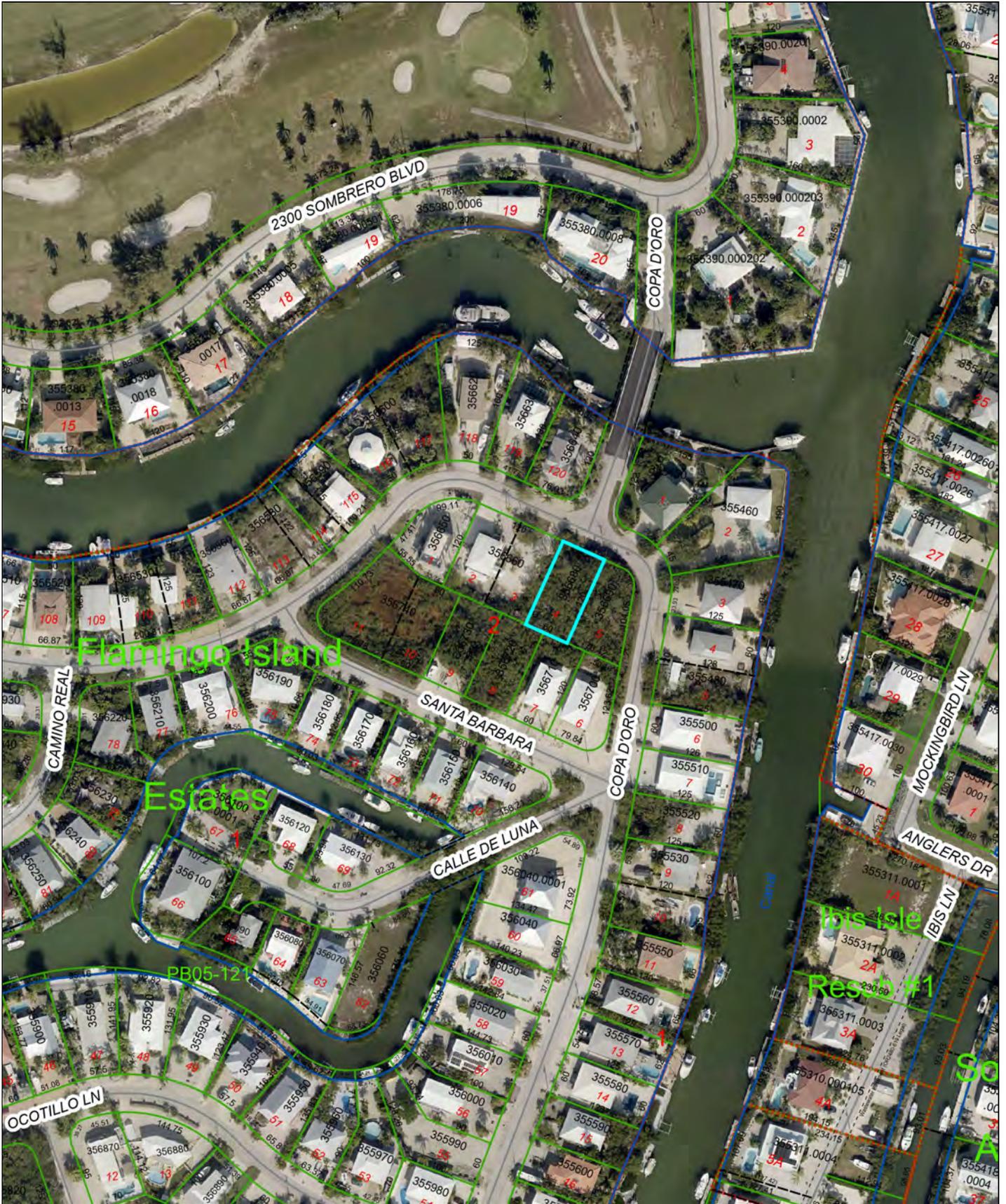
RE NO	NAME	YEAR1	PBLDG1	PMISC1	PLAND1	PIUST1	PASSD1	PEXEM1	PTAX1	RNG	TWP	SEC	KEYNAME	SUBDIVISION	AREA	ACREAGE	FF
365920.000000	LEE FAMILY REVOCABLE LIVING TRUST DATED 8-19-2003	2015	0	0	25000	25000	24800	0	25000	33	66	5	COCO PLUM KEY		12100.06	0.28	1
365940.000000	DONNELLY GERALDINE C	2015	0	0	25000	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	37499.96	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	37499.96	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	37500.16	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	37499.81	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
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
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
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	PMISC1	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	BRUND 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	7499.75	0.17	1
369050.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369060.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
369070.000000	HAGER FRANCES E	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.09	0.17	1
369090.000000	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	JPS 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 FRANCIA 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	RODRIGUEZ 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	RODRIGUEZ JESSIE M	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1

REF NO	NAME	PYEAR1	PBLOG1	PMISC1	PLAND1	PIJST1	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	7500.00	0.17	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	500.03	0.01	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	7500.09	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	7500.18	0.17	1
372800.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	14999.92	0.34	0
372810.000000	KENT STEVEN L	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	0
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	7499.96	0.17	0
372870.000000	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
372880.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
372890.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
372900.000000	CROW JOHNNY CLARENCE	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
372910.000000	KNOWLES WILLIAM I JR	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	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	7499.98	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	7499.88	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	7500.18	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	7499.73	0.17	1
373020.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373030.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373040.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	0
373120.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	0
373130.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	1
373140.000000	MACKERELL AVONELLE R	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.98	0.17	1
373150.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.80	0.17	1
373160.000000	WEBBER JANET	2015	0	0	22500	22500	20625	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.96	0.17	0
373170.000000	WEBBER JANET	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	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	7499.96	0.17	0
373820.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	73	73	73	0	73	33	65	24	GRASSY KEY	CRAIN'S SUBD	13767.08	0.32	0
373830.000000	QUERO VIOLETA AND ARISTEDES	2015	0	0	75	75	75	0	75	33	65	24	GRASSY KEY	CRAIN'S SUBD	14522.00	0.33	0
373840.000000	QUERO ARISTEDES AND VIOLETA	2015	0	0	59	59	59	0	59	33	65	24	GRASSY KEY	CRAIN'S SUBD	14648.27	0.34	0
373860.000000	BOOT DARVA J	2015	0	0	66	66	33	0	66	33	65	24	GRASSY KEY	CRAIN'S SUBD	14866.16	0.34	0
373920.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	15529.05	0.36	0
373930.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373940.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373950.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373960.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.82	0.17	1
373970.000000	PINOT IV LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
373980.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
373990.000000	SAUTERNES V LLC	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.75	0.17	1
374000.000000	MARTIN JAMES S	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.14	0.17	1
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	7500.18	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	7499.82	0.17	1
374030.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374040.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.03	0.17	1
374050.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	0.17	1
374060.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.00	0.17	1
374070.000000	GORMAN JOSEPH E	2015	0	0	50	50	26	0	50	33	65	24	GRASSY KEY	CRAIN'S SUBD	7500.18	0.17	1
374270.000000	CARAWAN PRISCILLA H	2015	0	0	22500	22500	8983	0	22500	33	65	24	GRASSY KEY	CRAIN'S SUBD	7499.93	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	8888	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 2, Lot 4, Amended Plat of Flamingo Island Estates Marathon



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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 33, Block 5, Bay Haven Section 1 on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$25,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents.

ITEM BACKGROUND:

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

The subject property consists of a 5,000 square foot lot located at 304 Bayview Avenue on the bay side of Key Largo near mile marker 95.

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

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

Estimated Net Proceeds of this Sale to the State:

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

RESOLUTION NO. _____

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY APPROVING AN OPTION AGREEMENT TO SELL PRE-ACQUIRED FLORIDA FOREVER LAND DESCRIBED AS LOT 33, BLOCK 5, BAY HAVEN SECTION 1 ON KEY LARGO TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$25,000; AUTHORIZING THE CHAIRMAN TO EXECUTE SAME; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

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

WHEREAS, the Florida Department of Environmental Protection has transmitted to the Land Authority the Option Agreement for Sale and Purchase in Attachment "A" (hereinafter "Option Agreement") whereby the Florida Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, would purchase pre-acquired Florida Forever land from the Land Authority described as Lot 33, Block 5, Bay Haven Section 1 (PB 2-28) on Key Largo; and

WHEREAS, on November 15, 2023, the Land Authority Advisory Committee voted ___ to recommend _____ of this resolution; NOW, THEREFORE,

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

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

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

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

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley
Executive Director

David P. Rice
Chairman

Approved as to form and legality

Gregory Oropeza, Esquire

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 TWENTY- FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) ("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 **DECEMBER 31, 2023**, 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.

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, Typed 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 33, Block 5, Bay Haven, Section 1, according to the map or plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Monroe County, Florida.

BSM APPROVED

By: J.A. Date: 08/09/2023

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>
Scott G. Weiss 413 Central Avenue New Providence, NJ 07974	7/21/23	Sale to Monroe County Comprehensive Plan Land Authority 1200 Truman Avenue, Suite 207 Key West, FL 33040	\$25,000

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

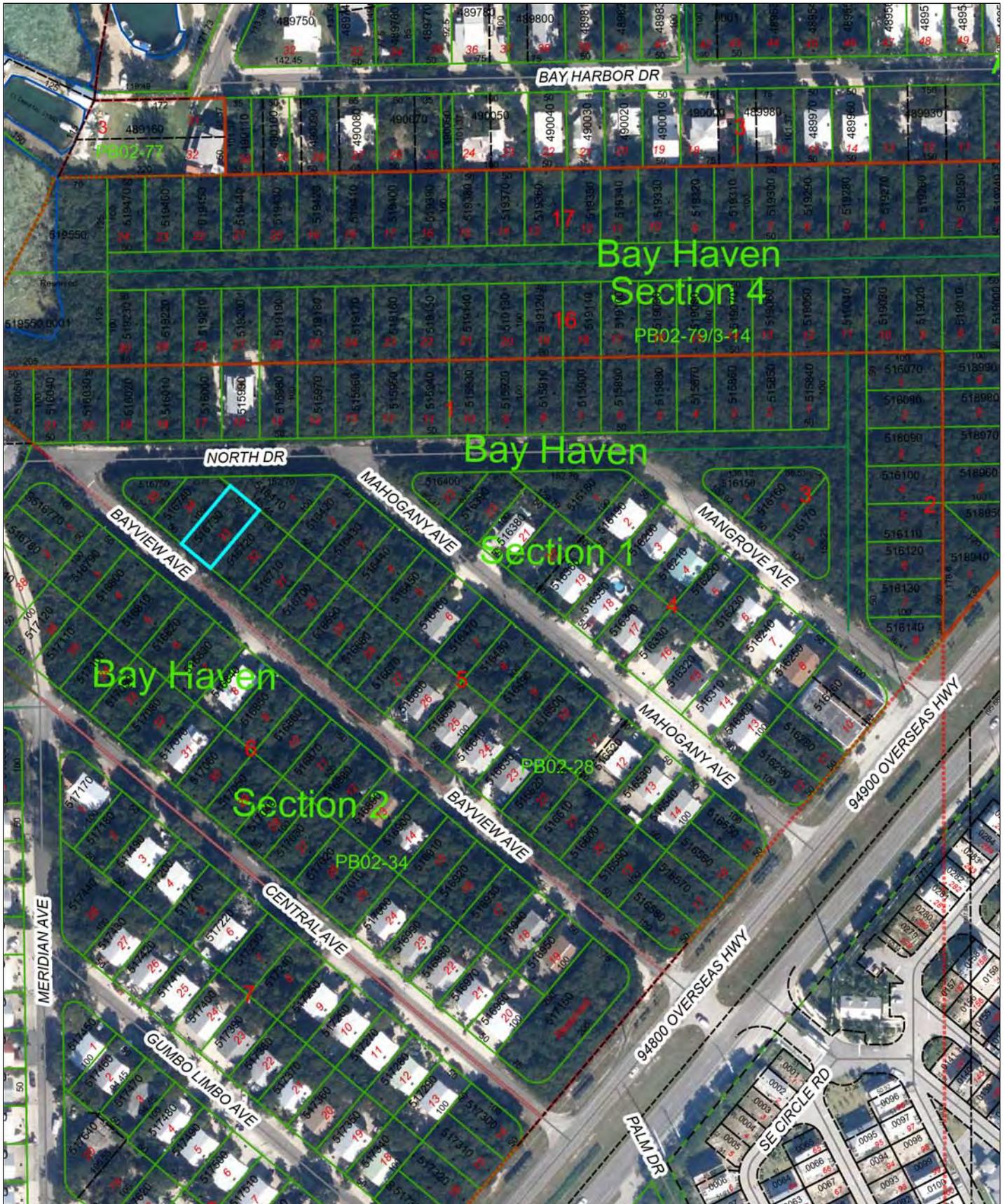
(Printed, Typed or Stamped Name of
Notary Public)

Commission No.: _____

My Commission Expires: _____

Block 5, Lot 33, Bay Haven Section 1

Key Largo



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AGENDA ITEM WORDING: Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 14, 15, and 16, Block 1, Rainbow Beach on Big Torch Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$57,000; 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 three contiguous lots totaling 15,000 square feet lot located on a platted but undeveloped road on Big Torch Key near mile marker 28.

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 \$57,000.

The proposed resolution authorizes the Land Authority to sell the subject property to the State for a price of \$57,000, which is 100% of the purchase price the Land Authority paid.

Estimated Net Proceeds of this Sale to the State:

- Sales Price: \$57,000
- Attorney Fee: \$475
- Recording Fees: \$100
- Net Proceeds: \$56,425

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 14, 15, AND 16, BLOCK 1, RAINBOW BEACH ON BIG TORCH KEY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE PRICE OF \$57,000; 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 14, 15, and 16, Block 1, Rainbow Beach (PB 1-164) on Big Torch Key; and

WHEREAS, on November 15, 2023, the Land Authority Advisory Committee voted ___ to recommend _____ of this resolution; NOW, THEREFORE,

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

Section 1. The Option Agreement for Sale and Purchase in Attachment "A" having a purchase price of \$57,000 is hereby approved and the Chairman is authorized to execute same.

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

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

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

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley
Executive Director

David P. Rice
Chairman

Approved as to form and legality

Gregory Oropeza, Esquire

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 FIFTY- SEVEN THOUSAND AND NO/100 DOLLARS (\$57,000.00) ("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 **DECEMBER 31, 2023**, 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.

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, Typed 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"

Lots 14, 15 and 16, Block 1, Rainbow Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 164, of the Public Records of Monroe County, Florida.

BSM APPROVED

By: J.A. Date: 09/26/2023

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>
Joseph M. Albury and William J. Albury 2932 Patterson Avenue Key West, FL 33040	8/4/23	Sale to Monroe County Comprehensive Plan Land Authority 1200 Truman Avenue, Suite 207 Key West, FL 33040	\$57,000
The Nature Conservancy 1035 S. Semoran Blvd., Suite 2-1021B Winter Park, FL 32792	7/21/22	Quit Claim of Oil, Gas, and Minerals Rights to Monroe County Comprehensive Plan Land Authority 1200 Truman Avenue, Suite 207 Key West, FL 33040	\$0

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: _____

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 10, Lot 22, Ramrod Shores First Addition on Ramrod Key near mile marker 27 from Theresa Boyd Fleming and Tammy Boyd Watkins, as Limited Guardians of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd for the price of \$19,000.

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 on Shannahan Road on the bay side of Ramrod Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$19,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$584.25
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$21,094.75

Attributes of the Subject Property:

- Parcel ID#: 00209040-000000
- Size: 6,125 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: 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 TDR
- Cost per TDR: \$19,000
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$9,500

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.

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 00209040-000000
Account# 1272337
Property ID 1272337
Millage Group 100H
Location Address SHANNAHAN Rd, RAMROD KEY
Legal Description BK 10 LT 22 RAMROD SHORES FIRST ADDN RAMROD KEY PB 4-51 OR158-454/55 OR1034-2425 OR1129-2080 OR1286-979R/S OR1390-298/99Q/C OR2204-758Q/C
(Note: Not to be used on legal documents.)
Neighborhood 708
Property Class NON AGRICULTURE (9900)
Subdivision RAMROD SHORES 1ST ADD
Sec/Twp/Rng 30/66/29
Affordable Housing No

Owner

BOYD JIMMY K
 PO Box 223779
 West Palm Beach FL 33422

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	\$48	\$44	\$40
- 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	\$48	\$0	\$50	\$0
2021	\$50	\$0	\$0	\$50	\$44	\$0	\$50	\$0
2020	\$50	\$0	\$0	\$50	\$40	\$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	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/14/2004	\$5,000	Quit Claim Deed		2204	758	J - Unqualified	Vacant		
12/1/1991	\$1,500	Warranty Deed		1286	0979	H - Unqualified	Vacant		
4/1/1990	\$2,500	Warranty Deed		1129	2080	U - Unqualified	Vacant		
12/1/1987	\$5,500	Warranty Deed		1034	2425	U - 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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Last Data Upload: 11/14/2023, 4:00:41 AM

[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

Theresa Boyd Fleming and Tammy Boyd Watkins, as Limited Guardians of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd

(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 **\$19,000.00** 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 10, Lot 22, Ramrod Shores First Addition (PB 4-51)
Parcel ID# 00209040-000000**

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 **\$19,000.00**. 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:

Tammy Boyd Watkins
wattcom@mac.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 **November 14, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY and the Probate Division of the Circuit Court for Palm Beach County, 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/ Theresa Boyd Fleming, as Limited Guardian of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd

Signature	Date	Phone Number	Email Address
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By: Tammy Boyd Watkins, as Limited Guardian of the Person and Plenary Guardian of the Property of Jimmy Karl Boyd, also known as Jimmy K. Boyd

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 3 property for affordable housing – Block 22, Lots 15, 16, and 17, Big Pine Cove on Big Pine Key near mile marker 31 from Anthony Joseph Clancy for the price of \$445,000.

ITEM BACKGROUND:

This acquisition is proposed as an affordable housing site. The subject property consists of three adjoining lots located at 31568 Avenue D on the bay side of Big Pine Key. The property is currently developed with a single-family home and garage that were substantially damaged in Hurricane Irma. After the home is demolished, there will be a ROGO Exemption that can be used to develop a future affordable housing unit. The Land Authority is proposing to purchase the site and demolish the storm-damaged structures so the site can be redeveloped with three affordable single-family homes. Two additional ROGO exemptions will be transferred to this three lot site to create a total of three affordable housing units. The developer of the housing will be determined at a later time.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$445,000.00
- Cost of Appraisal: \$450.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$2,775.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$448,985.50

Attributes of the Subject Property:

- Parcel ID#: 0000308540-000000
- Size: 15,000 square feet
- Tier Designation: Tier 3 - Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Developed land.
- Acquisition List Qualification: The property is being added to the Acquisition List as an affordable housing site.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 3 TDRs
- Cost per TDR: \$148,333
- ROGO Dedication Points: 15 points
- Cost per ROGO Dedication Point: \$29,666

Block 22, Lots 15, 16, 17, Big Pine Cove

Big Pine Key



Monroe County, FL

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

Summary

Parcel ID 00308540-000000
 Account# 1380661
 Property ID 1380661
 Millage Group 100H
 Location 31568 AVENUE D, BIG PINE KEY
 Address
 Legal BK 22 LTS 15-16-17 BIG PINE COVE PB3-131 BIG PINE KEY OR295-445 OR311-237/38 OR930-688 OR930-689 OR1026-1500 OR1849-794 OR2907-1295 OR2909-1425 OR3125-284 OR3193-0299
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 549
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision BIG PINE COVE
 Sec/Twp/Rng 25/66/29
 Affordable No
 Housing



Owner

CLANCY ANTHONY JOSEPH
 31568 Avenue D
 Big Pine Key FL 33043

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$20,083	\$22,116	\$18,955	\$17,631
+ Market Misc Value	\$2,034	\$2,078	\$2,121	\$2,165
+ Market Land Value	\$265,000	\$205,000	\$135,000	\$125,000
= Just Market Value	\$287,117	\$229,194	\$156,076	\$144,796
= Total Assessed Value	\$287,117	\$229,194	\$156,076	\$144,796
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$287,117	\$229,194	\$156,076	\$144,796

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$205,000	\$22,116	\$2,078	\$229,194	\$229,194	\$0	\$229,194	\$0
2021	\$135,000	\$18,955	\$2,121	\$156,076	\$156,076	\$0	\$156,076	\$0
2020	\$125,000	\$17,631	\$2,165	\$144,796	\$144,796	\$0	\$144,796	\$0
2019	\$130,000	\$17,887	\$2,209	\$150,096	\$150,096	\$0	\$150,096	\$0
2018	\$137,500	\$17,887	\$9,996	\$165,383	\$165,383	\$25,000	\$140,383	\$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 (010D)	5,000.00	Square Foot	50	100
RESIDENTIAL DRY UNPERMITTED (01DM)	5,000.00	Square Foot	50	100
RESIDENTIAL DRY UNPERMITTED (01DM)	5,000.00	Square Foot	50	100

Buildings

Building ID	16123	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1966
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1986
Building Name		Foundation	NONE
Gross Sq Ft	2204	Roof Type	GABLE/HIP
Finished Sq Ft	1536	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	180	Bedrooms	2
Functional Obs	90	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	39	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DGU	DET GARAGE UF	640	0	104
FLA	FLOOR LIV AREA	1,536	1,536	224
OPF	OP PRCH FIN LL	28	0	22
TOTAL		2,204	1,536	350

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1984	1985	10 x 12	1	120 SF	2
CONC PATIO	1998	1999	12 x 24	1	288 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/29/2022	\$372,500	Warranty Deed	2390541	3193	0299	12 - Unqualified	Improved		
9/10/2021	\$0	Certificate of Title	2339229	3125	284	11 - Unqualified	Improved		
2/8/2018	\$0	Order (to be used for Order Det. Heirs, Probate in	2169710	2907	1295	11 - Unqualified	Improved		
12/19/2002	\$225,000	Warranty Deed		1849	0794	M - Unqualified	Improved		
9/1/1987	\$1	Warranty Deed		1026	1500	M - Unqualified	Improved		

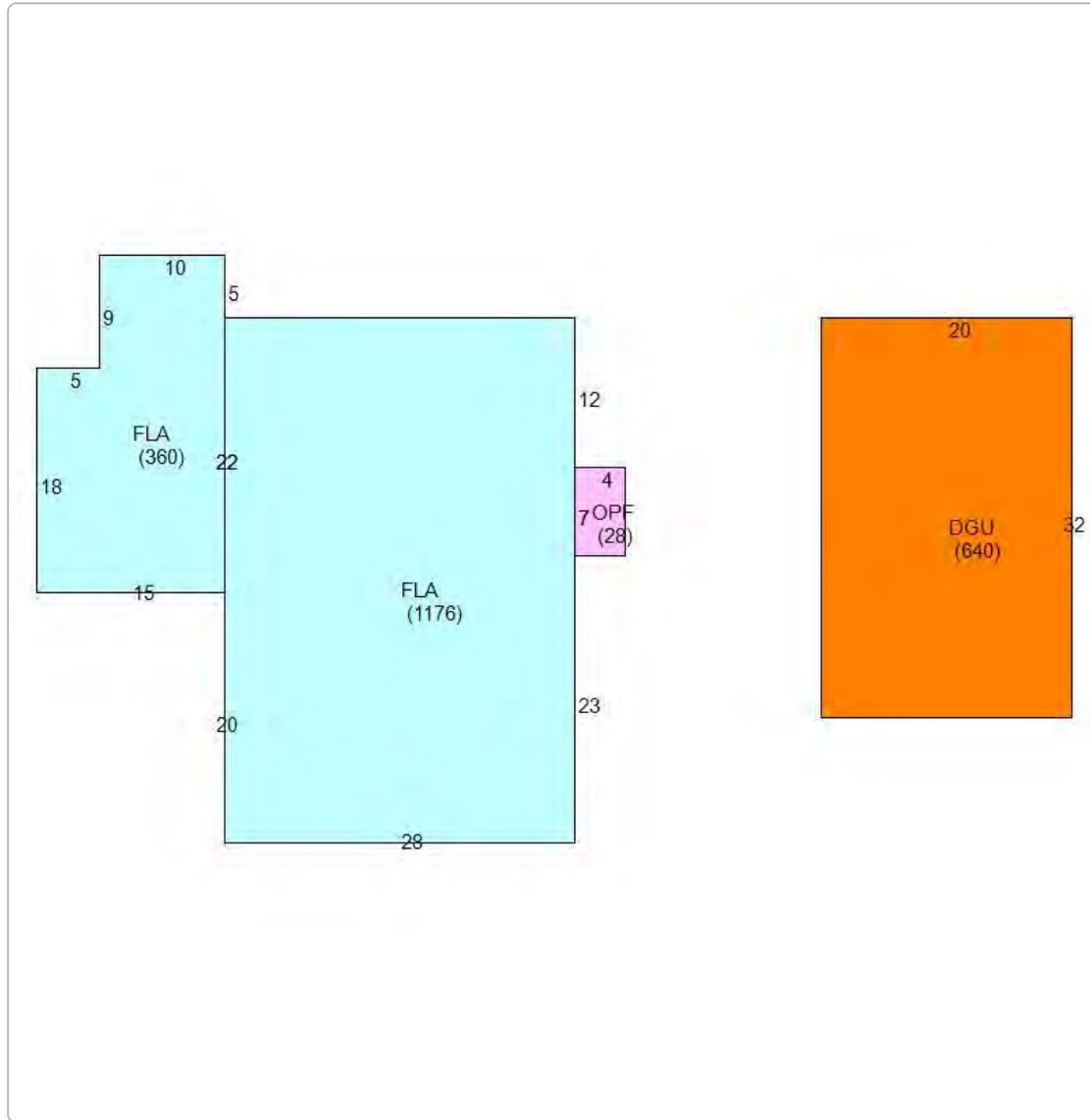
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17105384	10/18/2017		\$2,000	Residential	DEMO HOUSE & GARAGE - INCLUDES ELEC. & PLUMBING - (HURRICANE IRMA) / REMOVE GARAGE FROM THE DEMO PERMIT & TO APPLY HARDIPLANK LAP SIDING TO EXISTING GARAGE
17105382	10/13/2017	6/18/2022	\$0	Residential	TEMPORARY FEMA RV - (HURRICANE IRMA)
17102511	4/27/2017	5/11/2017	\$8,500	Residential	RE-ROOF - REMOVE & REPLACE WITH SHINGLES
17102664	4/21/2017	5/23/2017	\$950	Residential	SEWER CONNECTION
06105853	11/1/2006	12/30/2007	\$800	Residential	12X12 WOOD DECK
04104251	2/15/2005	12/29/2006	\$19,140	Residential	ADDITION OF OFFICE / DEN, 2ND BATHROOM (AS BUILT) & 7 IMPACT WINDOWS. ELEC & PLUMBING INCLUDED
04101248	6/17/2004	12/13/2004	\$8,620	Residential	REPLACE WALL UNITS WITH 4 TON CENTRAL A/C WITH 9 DROPS
96-0377	3/1/1996	12/1/1996	\$780	Residential	FENCE

View Tax Info

[View Taxes for this Parcel](#)

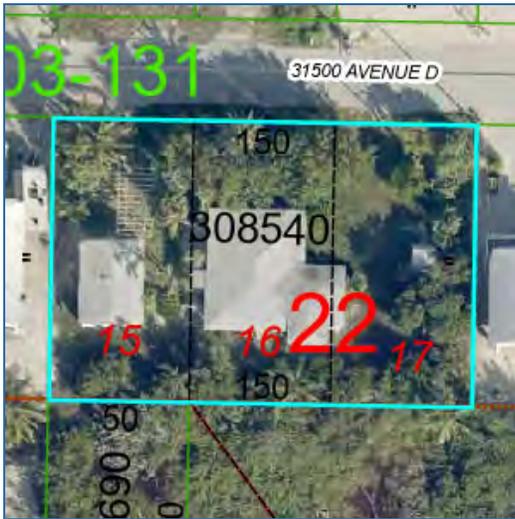
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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Last Data Upload: 11/14/2023, 4:00:41 AM

[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

Anthony Joseph Clancy

(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 **\$445,000.00** 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 22, Lots 15, 16, and 17, Big Pine Cove (PB 3-131), including rights to the property's ROGO exempt unit.
Parcel ID# 00308540-000000**

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

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

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

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3. The Seller(s) further agree not to do, or suffer others to do, any act by which the value or title to said lands may be diminished or encumbered while this Agreement is pending. It is further agreed

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

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$445,000.00**. 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:

pak656@msn.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 code enforcement proceedings prior to closing, except for those code enforcement proceedings related to Hurricane Irma.
- 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 **November 17, 2023** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Anthony Joseph Clancy**

Signature	Date	Phone Number	Email Address

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director