

Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 2/28/24 Meeting
Revised 2/27/24

The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, February 28, 2024 at the Marathon Government Center, located 2798 Overseas Highway, Media Room – 1st Floor, Marathon, Florida, beginning at 9:30 AM.

1. Call to order.
2. Roll call.
3. Additions and deletions to the agenda.
4. Approval of the minutes for the February 1, 2024 meeting.
5. Approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lot 7, Sunset Bay on Grassy Key near mile marker 58 from the **Ruben D. Espinosa Revocable Trust dated 6/24/15** for the price of **\$17,000**.
6. Approval of a contract to purchase Tier 1 property for conservation - Block 55, Lot 10, Sands on Big Pine Key near mile marker 31 from **Teresa G. Easter** for the price of **\$50,000**.
7. Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 8 and 9 and Block 8, Lot 3, Pine Crest on Big Pine Key near miler marker 30 from **James R. Jones** for the price of **\$57,000**.
8. Approval to amend the Acquisition List to add Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key as an affordable housing site.
9. Approval of a contract to purchase Tier 1 property with one ROGO exemption for affordable housing - Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key near mile marker 31 from **Jeffery Wright and Julie Kristine Wright** for the price of **\$215,000**.
10. Executive Director's report.
11. 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

February 1, 2024

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Monday, February 1, 2024, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, Marv Schindler, and Sandi Williams. Also present were Executive Director Christine Hurley, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Property Specialist Dina Gambuzza, Property Acquisition Specialist Paunece Scull, 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 January 30, 2024 and reflects the addition of items 9, 10, and 11. Ms. Williams made a motion to approve the revised agenda and Ms. Cunningham seconded the motion. There being no objections the motion was carried. 5/0.

The next item (Item 4) was approval of the minutes for the January 8, 2024 meeting. Ms. Muir made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) Approval of a contract to purchase Tier 1 property for conservation - Block 9, Lot 4, Southern Pines on Big Pine Key near mile marker 31 and also property for conservation within the City of Marathon - Block 48, Lots 1 and 2, Crains on Grassy Key near mile marker 58 from Charles William Ansell, II for the price of \$70,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of 20,375 square feet (5,375 square feet on Big Pine Key and 15,000 square feet on Grassy Key). The Big Pine Key property is located on an undeveloped road, has a Tier 1 – Natural Area designation and a zoning designation of Suburban Residential, and is mapped as hammock. The Grassy Key property is located on Avocado Avenue and Residential Conservation zoning, and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$70,000 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next Item (Item 6) was Approval of a contract to purchase Tier 2 property for Administrative Relief and Density Reduction - Block 11, Lot 12, Tropical Bay 3rd Addition on Big Pine Key near mile marker 30 from Thomas Carl Rothdeutsch for the price of \$120,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of an 8,100 square foot lot, located at 30499 Hawk Lane on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Reduction Area, a zoning designation of Improved Subdivision-Masonry (IS-M), and vegetation mapped as Developed Land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$120,000 and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 7) was approval of a resolution authorizing the conveyance of real property described as Block 11, Lot 12, Tropical Bay Third Addition (PB 5-81) on Big Pine Key to Monroe County for density reduction subject to a Land Use Restriction Agreement (LURA). Mr. Rosch and Ms. Hurley addressed the Committee. The proposed resolution authorizes the Land Authority to convey the property to Monroe County so the property can be managed in a coordinated manner with the other County owned lots in the neighborhood. Consistent with the County's density reduction goals, the conveyance will be subject to a Land Use Restriction Agreement (LURA) extinguishing the property's density but allowing the County to sell the property, if they deem desirable, for accessory uses (with non-habitable space). Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation - Block 5, Lots 13 and 14, Summerland Estates Re-subdivision No. 2 on Summerland Key near mile marker 25 from Robert J. Novacek for the price of \$115,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of an 11,00 square foot lot located on 46th Street on the ocean side of Summerland Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$115,000 and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 9) was approval to amend the Acquisition List to add 1) Block 2, Lots 8 and 9, Hibiscus Park on Key Largo and 2) Lots 22 and 23, Burton's Addition to Tavernier on Key Largo as affordable housing sites. Mr. Rosch addressed the Committee. The first site (Block 2, Lots 8 and 9, Hibiscus Park on Key Largo) includes 2 ROGO exemptions. The second site (Lots 22 and 23, Burton's Addition to Tavernier on Key Largo) includes up to 6 ROGO exemptions. Following discussion, Ms. Muir made a motion to approve the amendment to the Acquisition List and Ms. Cunningham seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 10) was approval of a contract to purchase Tier 3 property for affordable housing - Block 2, Lots 8 and 9, Hibiscus Park on Key Largo near mile marker 101 from L.J. Gators, LLC for the price of \$530,000. Mr. Rosch, Ms. Hurley, and Ms. Scull addressed the Committee. The subject property consists of two adjoining lots totaling 14,000 square feet and are located at 15 and 17 Hibiscus Lane on the ocean side of Key Largo. Each lot is ROGO exempt. The subject property has a tier designation of Tier 3 – Infill Area, a zoning designation of Urban Residential Mobile Home (URM), and vegetation mapped as Developed Land. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$530,000 and Ms. Muir seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 11) was approval of a contract to purchase Tier 3 property for affordable housing - Lots 22 and 23, Burton's Addition to Tavernier on Key Largo near mile marker 92 from John F. Gillen, Carol Gillen, and the Lawrence J. Hogan Estate for the price of \$975,000. Mr. Rosch and Ms. Hurley addressed the Committee. The subject property consists of two adjoining lots totaling 11,150 square feet and are located at 159 Florida Avenue in Tavernier on the bay side of Key Largo. The subject property has a tier designation of Tier 3 – Infill Area, a zoning

designation of Mixed Use (MU), and vegetation mapped as Developed Land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$975.00 and Ms. Williams seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 12) was the Executive Director's report. Ms. Hurley reported on the following:

- a. Ms. Hurley presented the budget outlook and stated MCLA's robust sales continue and are on track to meet the annual goal of resale properties to the State of Florida. There were no questions or further discussion.

The next MCLA Advisory Committee meeting is scheduled for Thursday, February 28, 2024. Ms. Cunningham, Ms. Muir, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:50 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on _____.

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AGENDA ITEM WORDING: Approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lot 7, Sunset Bay on Grassy Key near mile marker 58 from the Ruben D. Espinosa Revocable Trust dated 6/24/15 for the price of \$17,000.

ITEM BACKGROUND:

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

The property is located on Godley Street on the bay side of Grassy Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$17,000.00
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$575.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$19,085.50

Attributes of the Subject Property:

- Parcel ID#: 00360910-000000
- Size: 6,000 square feet
- Tier Designation: the City of Marathon does not have a Tier designation.
- Zoning Designation: Residential Low-Conservation (RL-C)
- Future Land Use Map Designation: Conservation (C)
- Vegetation: Mapped as buttonwood.
- Acquisition List Qualification: The City of Marathon nominated it as a priority acquisition.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 0.0344 TDRs
- Cost per TDR: \$494,186
- BPAS Dedication Points: 2 points
- Cost per BPAS Dedication Point: \$8,500

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.

Block 4, Lot 7, Sunset Bay

Grassy 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 00360910-000000
 Account# 1442992
 Property ID 1442992
 Millage Group 50CM
 Location Address VACANT LAN GOODLEY St, GRASSY KEY
 Legal Description BK 4 LT 7 SUNSET BAY PB 5-46 GRASSY KEY OR471-712/14 OR655-108C/T OR766-802/03 OR794-1508 OR958-1125Q/C/C OR965-2008 OR1251-1694 OR2748-100/01
 (Note: Not to be used on legal documents.)
 Neighborhood 4811
 Property Class VACANT RES (0000)
 Subdivision SUNSET BAY
 Sec/Twp/Rng 25/65/33
 Affordable No
 Housing

Owner

ESPINOSA RUBEN D REVOCABLE TRUST 6/24/2015
 7705 W 34th Ln
 Hialeah FL 33018

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	\$15,500	\$15,500	\$12,000	\$15,000
= Just Market Value	\$15,500	\$15,500	\$12,000	\$15,000
= Total Assessed Value	\$89	\$81	\$74	\$67
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$15,500	\$15,500	\$12,000	\$15,000

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$15,500	\$0	\$0	\$15,500	\$81	\$0	\$15,500	\$0
2021	\$12,000	\$0	\$0	\$12,000	\$74	\$0	\$12,000	\$0
2020	\$15,000	\$0	\$0	\$15,000	\$67	\$0	\$15,000	\$0
2019	\$15,000	\$0	\$0	\$15,000	\$61	\$0	\$15,000	\$0
2018	\$16,000	\$0	\$0	\$16,000	\$55	\$0	\$16,000	\$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
VACANT ROGO (000M)	1.00	Lot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/24/2015	\$100	Quit Claim Deed		2748	1100	11 - Unqualified	Vacant		
1/1/1986	\$5,500	Warranty Deed		965	2008	Q - Qualified	Vacant		
7/1/1979	\$5,000	Conversion Code		794	1508	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

The Ruben D. Espinosa Revocable Trust dated June 24, 2015

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

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$17,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 4, Lot 7, Sunset Bay (PB 5-46)
Parcel ID# 00360910-000000**

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 **\$17,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and the removal of trash, debris, and structures from the property, if any, and real estate commissions, if any. 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:

**7705 W. 34th Lane with a copy to:
Hialeah, FL 33018**

**Berta Perez
Coldwell Banker Realty (Weston)
berta.perez@floridamoves.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 **February 19, 2024** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **The Ruben D. Espinosa Revocable Trust dated June 24, 2015**
By: **Consuelo A. Gutierrez, Successor Co-Trustee**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

By: **Silvia Del Barro, Successor Co-Trustee**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this _____ day of _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 55, Lot 10, Sands on Big Pine Key near mile marker 31 from Teresa G. Easter for the price of \$50,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located on the corner of 1st Street and Hibiscus Drive on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$50,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$762.50
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$52,273.00

Attributes of the Subject Property:

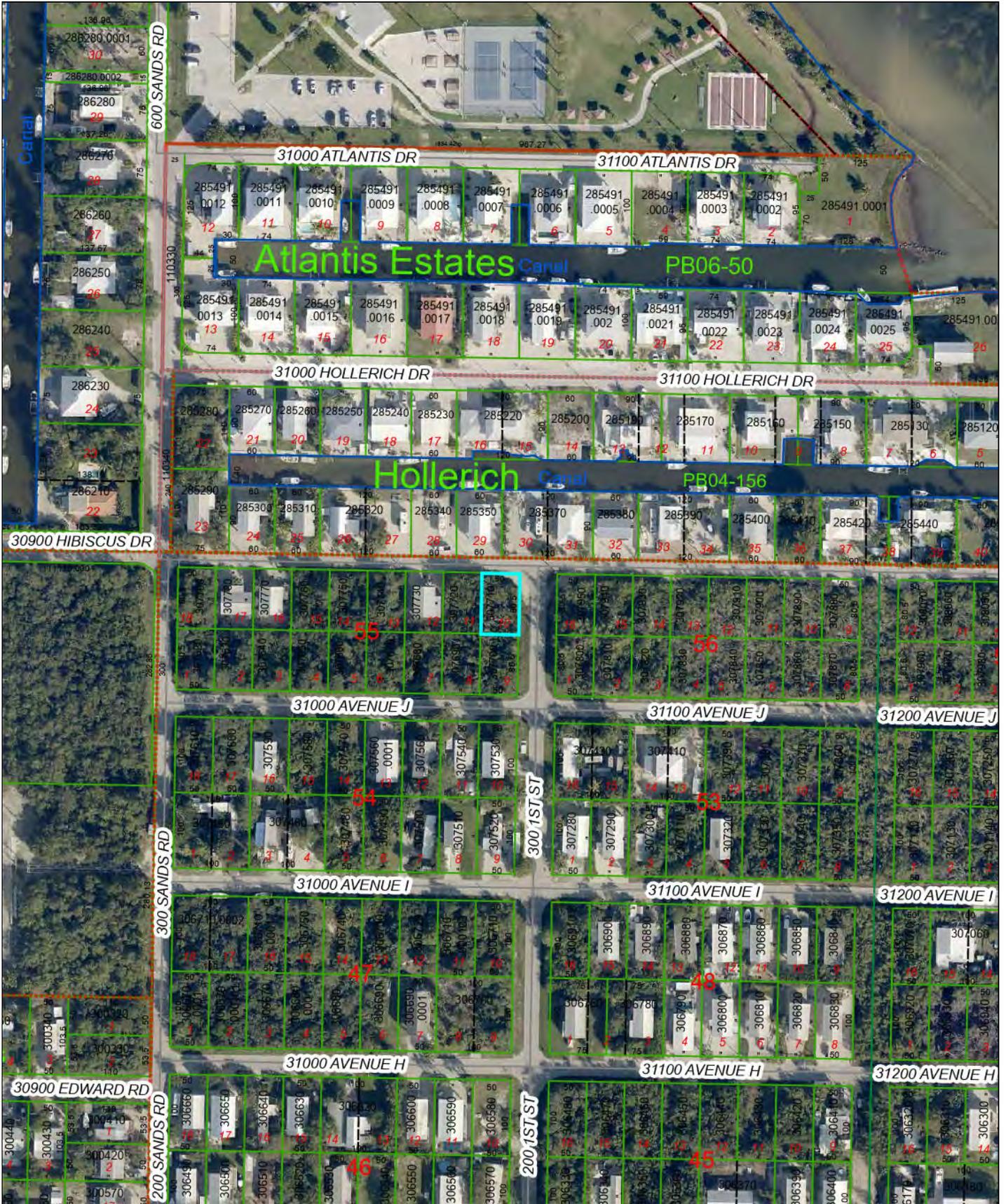
- Parcel ID#: 00307710-000000
- Size: 4,025 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as exotics
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.

- Transferrable Development Rights (TDRs): TDR
- Cost per TDR: \$50,000
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$25,000

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

Block 55, Lot 10, Sands

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 00307710-000000
 Account# 1379867
 Property ID 1379867
 Millage Group 100H
 Location Address VACANT LAN HIBISCUS Dr, BIG PINE KEY
 Legal Description BK 55 LT 10 SANDS SUB PB1-65 BIG PINE KEY OR183-557-558 OR913-2164 OR2069-1730 OR3229-1272
 (Note: Not to be used on legal documents.)
 Neighborhood 549
 Property Class VACANT RES (0000)
 Subdivision SANDS SUBD
 Sec/Twp/Rng 25/66/29
 Affordable No
 Housing



1379867-20160412

Owner

EASTER TERESA G
 918 Michelle Dr
 Friendsville TN 37737

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	\$24,070	\$18,837	\$14,651	\$12,558
= Just Market Value	\$24,070	\$18,837	\$14,651	\$12,558
= Total Assessed Value	\$16,677	\$15,161	\$13,783	\$12,530
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$24,070	\$18,837	\$14,651	\$12,558

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$18,837	\$0	\$0	\$18,837	\$15,161	\$0	\$18,837	\$0
2021	\$14,651	\$0	\$0	\$14,651	\$13,783	\$0	\$14,651	\$0
2020	\$12,558	\$0	\$0	\$12,558	\$12,530	\$0	\$12,558	\$0
2019	\$14,651	\$0	\$0	\$14,651	\$11,391	\$0	\$14,651	\$0
2018	\$21,977	\$0	\$0	\$21,977	\$10,355	\$0	\$21,977	\$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)	4,025.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/5/2023	\$0	Order (to be used for Order Det. Heirs, Probate in	2424880	3234	131	19 - Unqualified	Improved		
12/14/2004	\$20,200	Warranty Deed		2069	1730	H - Unqualified	Vacant		
6/1/1984	\$5,500	Warranty Deed		913	2164	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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[Contact Us](#)



AGREEMENT FOR THE PURCHASE OF LANDS

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

Teresa G. Easter

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

WITNESSETH:

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

**Block 55, Lot 10, Sands (PB 1-65)
Parcel ID# 00307710-000000**

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

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

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

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

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

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

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$50,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and 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:

**918 Michelle Drive
Friendsville, TN 37737**

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 **February 26, 2024** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Teresa G. Easter**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this _____ day of _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lots 8 and 9 and Block 8, Lot 3, Pine Crest on Big Pine Key near mile marker 30 from James R. Jones for the price of \$57,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located on a platted but undeveloped road on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$57,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$802.75
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$59,313.25

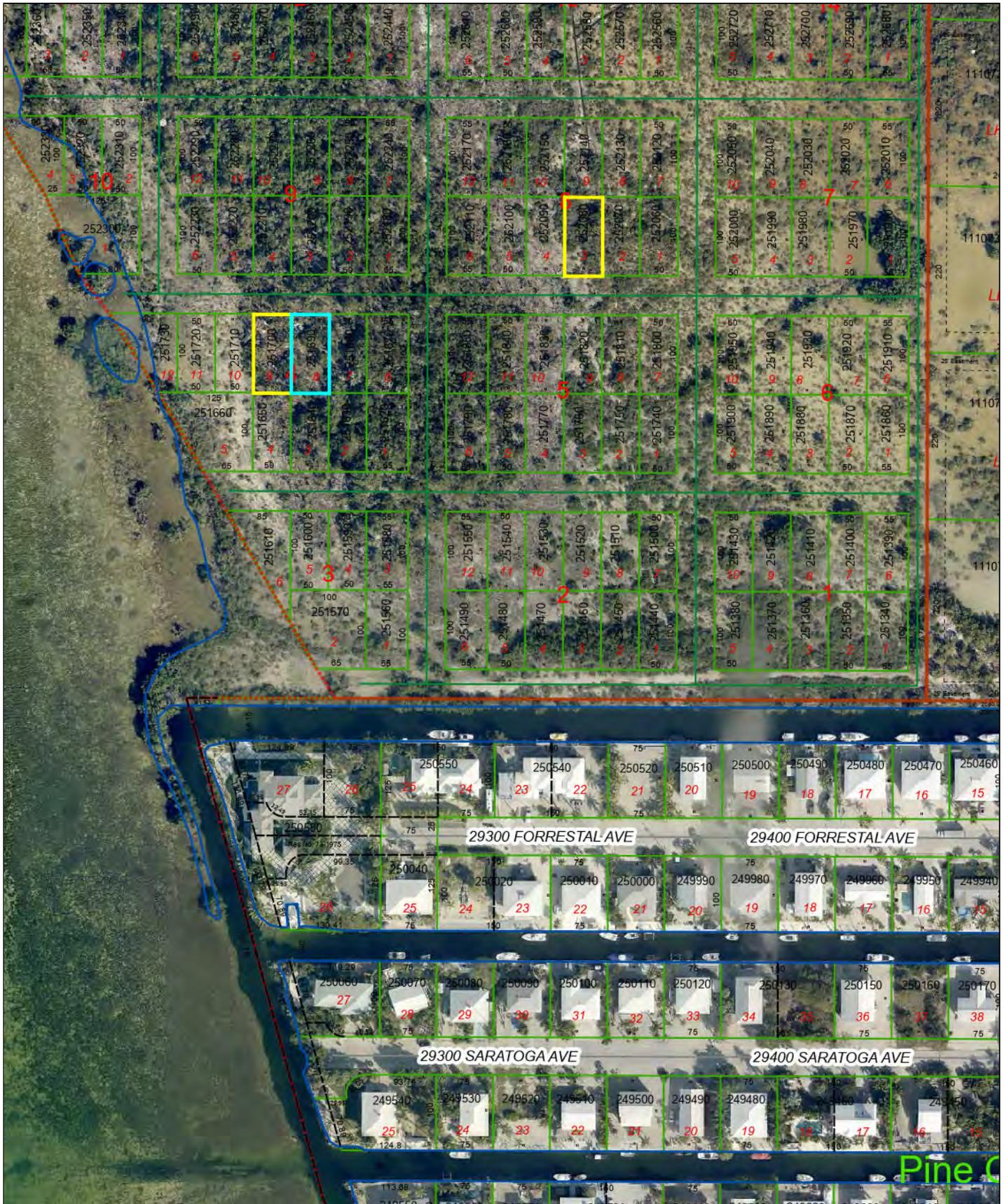
Attributes of the Subject Property:

- Parcel ID#: 00251690-000000, 00251700-000000, and 00252080-000000
- Size: 15,000 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Area of Critical County Concern (ACCC)
- Future Land Use Map Designation: Residential Conservation (RC)
- Vegetation: Mapped as hammock and mangroves.
- 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): 0.086 TDR's
- Cost per TDR: \$662,791
- ROGO Dedication Points: 6 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.

Block 4, Lots 8 and 9 and Block 8, Lot 3, Pine Crest

Big Pine Key



Monroe County, FL

Disclaimer

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

Summary

Parcel ID 00251690-000000
Account# 1323462
Property ID 1323462
Millage Group 100H
Location VACANT LAND, BIG PINE KEY
Address
Legal BK 4 LT 8 PINE CREST PB1-131 BIG PINE KEY G23-324 OR673-338 OR824-1981 OR825-831 OR825-1510 OR825-2069 OR890-2000 OR901-752
Description OR1111-1573 OR1153-1974 OR1182-225 OR1153-1974 OR1232-1640 OR1232-1643 OR1316-204 OR2746-396 OR2760-1322-23 OR2842-1059 OR2893-1820 OR2988-1717
(Note: Not to be used on legal documents.)
Neighborhood 625
Property Class NON AGRICULTURE (9900)
Subdivision PINE CREST
Sec/Twp/Rng 22/66/29
Affordable No
Housing

Owner

[JONES JAMES R](#)
 1004 House Ave
 Cheyenne WY 82007

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	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$100	\$100	\$100	\$100
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100	\$100	\$100	\$100

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0
2021	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0
2020	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0
2019	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0
2018	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0

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

Land

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

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/30/2019	\$0	Other	2239892	2988	1717	11 - Unqualified	Improved		
2/2/2018	\$100	Warranty Deed	2157213	2893	1820	30 - Unqualified	Improved	KEY DEER CAMP	
2/24/2017	\$100	Warranty Deed	2113249	2842	1059	30 - Unqualified	Improved	JONES JAMES R	
8/19/2011	\$0	Warranty Deed		2760	1322	11 - Unqualified	Vacant		
8/19/2011	\$100	Warranty Deed		2746	396	11 - Unqualified	Vacant		
1/1/1984	\$1	Warranty Deed		901	752	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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Monroe County, FL

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Summary

Parcel ID 00251700-000000
 Account# 1323471
 Property ID 1323471
 Millage Group 100H
 Location VACANT LAND, BIG PINE KEY
 Address
 Legal BK 4 LT 9 PINE CREST PB1-131 BIG PINE KEY G23-324 OR673-338-P OR824-1981D/C PROB81-39-CP-12 OR825-831/33 OR825-1510/15 OR825-2069 OR890-2000/01 OR901-752 OR1111-1571 OR1232-1638 OR1246-761 OR2746-396 OR2760-1322-23C OR2842-1059 OR2893-1820/24 OR2988-1717
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 625
 Property Class NON AGRICULTURE (9900)
 Subdivision PINE CREST
 Sec/Twp/Rng 22/66/29
 Affordable No
 Housing

Owner

[JONES JAMES R](#)
 1004 House Ave
 Cheyenne WY 82007

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	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
= Total Assessed Value	\$100	\$100	\$100	\$100
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Historical Assessments

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

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Land

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ENVIRONMENTALLY SENS (000X)	1.00	Lot	50	100

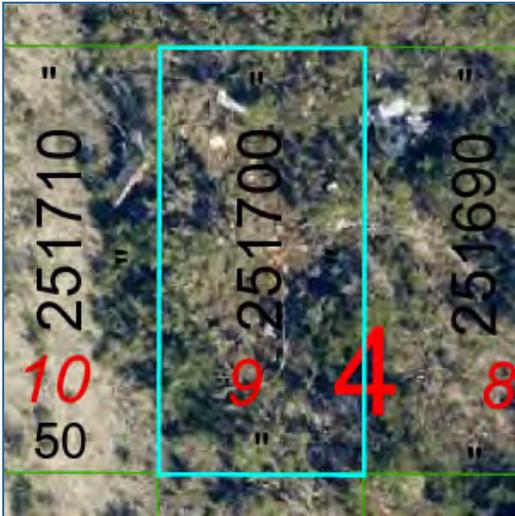
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
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2/2/2018	\$100	Warranty Deed	2157213	2893	1820	30 - Unqualified	Improved	KEY DEER CAMP	
2/24/2017	\$100	Warranty Deed	2113249	2842	1059	30 - Unqualified	Improved	JONES JAMES R	
8/19/2011	\$0	Warranty Deed		2760	1322	11 - Unqualified	Vacant		
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Map



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Summary

Parcel ID	00252080-000000
Account#	1323853
Property ID	1323853
Millage Group	100H
Location Address	VACANT LAND, BIG PINE KEY
Legal Description	BK 8 LT 3 PINE CREST PB1-131 BIG PINE KEY F5-115 OR714-280D/C OR1111-880/81 OR1693-2204/05ORD OR2283-2187/8 OR2746-395 OR2760-1321 OR2842-1058 OR2893-1820/24 OR2988-1717 (Note: Not to be used on legal documents.)
Neighborhood	625
Property Class	NON AGRICULTURE (9900)
Subdivision	PINE CREST
Sec/Twp/Rng	22/66/29
Affordable Housing	No

Owner

[JONES JAMES R](#)
1004 House Ave
Cheyenne WY 82007

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	\$100	\$100	\$100	\$100
= Just Market Value	\$100	\$100	\$100	\$100
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2019	\$100	\$0	\$0	\$100	\$100	\$0	\$100	\$0
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2/24/2017	\$100	Quit Claim Deed	2113248	2842	1058	30 - Unqualified	Improved	JONES JAMES R	
8/19/2011	\$0	Warranty Deed		2760	1321	11 - Unqualified	Vacant		
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AGREEMENT FOR THE PURCHASE OF LANDS

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James R. Jones

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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 **\$57,000.00** 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:

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Parcel ID# 00251690-000000, 00251700-000000, and 00252080-000000**

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**1004 House Avenue
Cheyenne, WY 82007**

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 **March 13, 2024** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **James R. Jones**

Signature	Date	Phone Number	Email Address

The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this _____ day of _____, 2024.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Christine Hurley, Executive Director

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AGENDA ITEM WORDING: Approval to amend the Acquisition List to add Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key as an affordable housing site.

ITEM BACKGROUND:

This agenda item proposes to add Parcel ID# 00111360- 000500 located at 81 County Road on the bay side of Big Pine Key (including 1 ROGO exemption) to the Land Authority's Acquisition List as an affordable housing site.

**MONROE COUNTY LAND AUTHORITY
(MCLA)
2024 ACQUISITION LIST
Approved by MCLA Advisory
Committee 2/28/24 and Adopted by
MCLA Governing Board 3/20/24**

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 for density reduction, environmental protection, and conservation purposes	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
A portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F (PB 6-9)	Affordable Housing Construction Funding	Affordable Housing	Rural Neighborhoods, Inc. Developer
Block 2, Lots 8 and 9, Hibiscus Park (PB 3-166)	Lot 8 - Affordable Housing with ROGO Exemption Lot 9 – Affordable Housing with ROGO Exemption	Affordable Housing Affordable Housing	TBD/TBD
Lots 22 and 23, Burton’s Addition to Tavernier (PB 2-82)	Lots 22 and 23 – Affordable Housing with 6 ROGO Exemptions	Affordable Housing	TBD/TBD
Metes and Bounds 00111360-000500 81 County Road, Big Pine Key	Affordable Housing with ROGO Exemption	Affordable Housing	TBD/TBD

PROPERTY IN KEY WEST AREA OF CRITICAL STATE CONCERN

In Key West, the MCLA Advisory Committee will consider adding to the Acquisition List, on a case-by-case basis, affordable housing sites to be acquired by government partners provided the sites do not include environmentally sensitive habitat or possible wetlands (see above). 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

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property with one ROGO exemption for affordable housing - Parcel ID# 00111360-000500 located at 81 County Road on Big Pine Key near mile marker 31 from Jeffery Wright and Julie Kristine Wright for the price of \$215,000.

ITEM BACKGROUND:

This acquisition is proposed to provide an affordable housing site.

The subject property is located at 81 County Road on the bay side of Big Pine Key. This lot was previously developed with a dwelling unit and is ROGO exempt.

Purchase Price and Estimated Closing Costs:

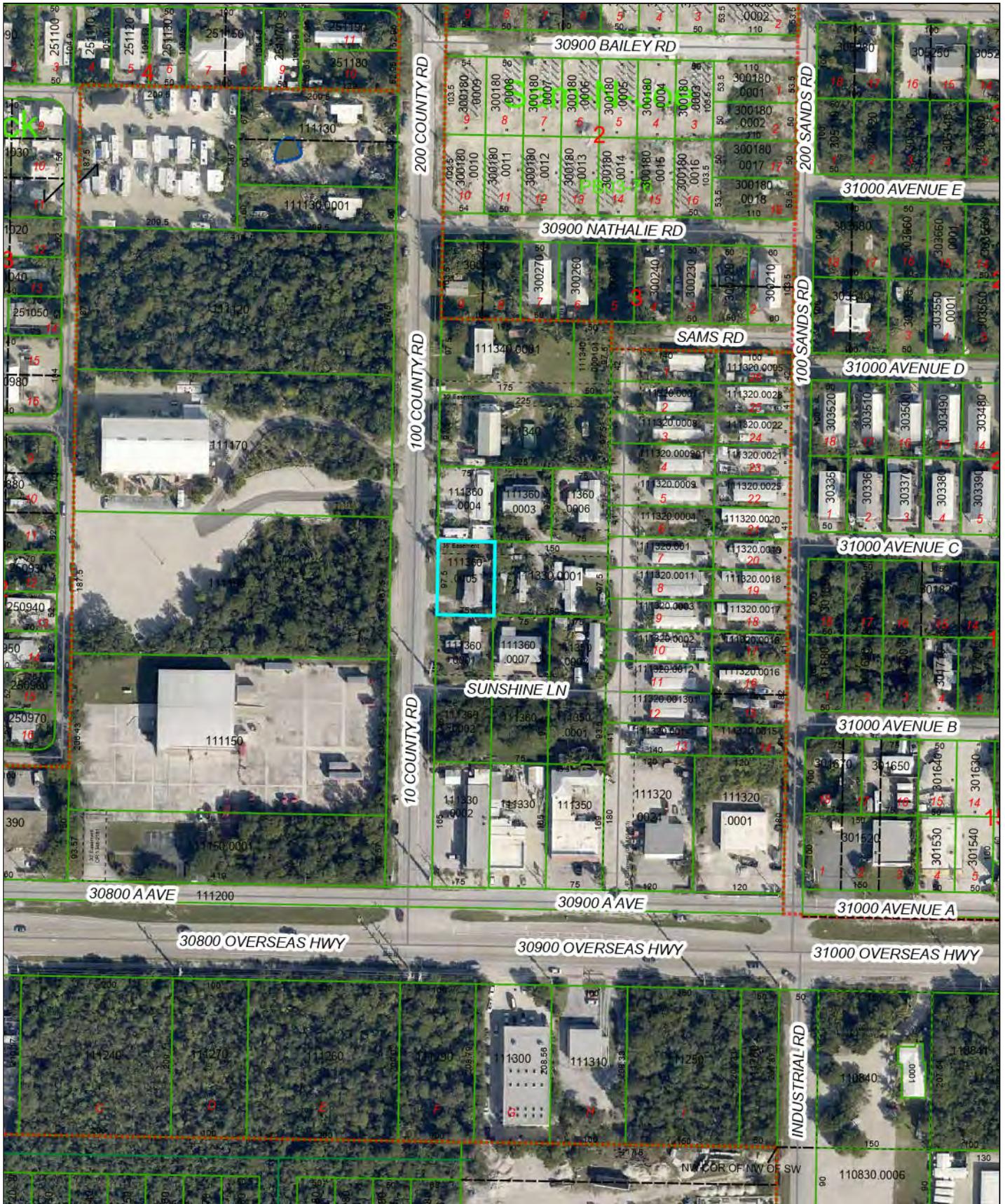
- Purchase Price: \$215,000.00
- Cost of Appraisals: \$2,500
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,625.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$219,885.50

Attributes of the Subject Property:

- Parcel ID#: 00111360-000500
- Size: 7,312.50 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Urban Residential Mobile Home (URM)
- Future Land Use Map Designation: Residential High (RH)
- Vegetation: Developed land.
- Acquisition List Qualification: This property is being added to the Acquisition List as affordable housing site.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$215,000
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$107,500

Parcel ID# 00111360-000500

81 County Road on 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 00111360-000500
Account# 1139807
Property ID 1139807
Millage Group 100H
Location Address 81 COUNTY Rd, BIG PINE KEY
Legal 26 66 29 BIG PINE KEY PT E1/2 OF NE1/4 OR373-786 OR447-74 OR549-174/75
Description OR783-1626 OR812-2374 OR976-2213/14 OR1123-1793/94 OR1594-504/06 OR1863-1367 OR2067-215 OR2347-1904 OR3126-1485 OR3214-0591 OR3239-0190
 (Note: Not to be used on legal documents.)
Neighborhood 549
Property Class MOBILE HOME SUB (0200)
Subdivision
Sec/Twp/Rng 26/66/29
Affordable No
Housing



Owner

WRIGHT JULIE KRISTINE
 81 County Rd
 Big Pine Key FL 33043

WRIGHT JEFFERY
 81 County Rd
 Big Pine Key FL 33043

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$31,034	\$31,034	\$35,179	\$36,491
+ Market Misc Value	\$304	\$304	\$304	\$304
+ Market Land Value	\$181,610	\$170,930	\$101,510	\$101,510
= Just Market Value	\$212,948	\$202,268	\$136,993	\$138,305
= Total Assessed Value	\$212,948	\$202,268	\$136,993	\$127,023
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$212,948	\$202,268	\$136,993	\$138,305

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$170,930	\$31,034	\$304	\$202,268	\$202,268	\$0	\$202,268	\$0
2021	\$101,510	\$35,179	\$304	\$136,993	\$136,993	\$0	\$136,993	\$0
2020	\$101,510	\$36,491	\$304	\$138,305	\$127,023	\$0	\$138,305	\$0
2019	\$101,510	\$37,803	\$952	\$140,265	\$115,475	\$0	\$140,265	\$0
2018	\$90,830	\$37,803	\$984	\$129,617	\$104,977	\$0	\$129,617	\$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
MOB HOME DRY (020D)	6,000.00	Square Foot	75	77.5
EASEMENT (000E)	1.00	Lot	75	17.5

Buildings

Building ID	7488	Exterior Walls	METAL/ALUM with 28% WD FRAME
Style	MANUFACTURED HOME	Year Built	1981
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	2000
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1103	Roof Type	FLAT OR SHED
Finished Sq Ft	936	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE
Perimeter	204	Bedrooms	
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	52.7	Grade	350
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	936	936	204
OUF	OP PRCH FIN UL	167	0	52
TOTAL		1,103	936	256

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	2000	2001	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/17/2023	\$0	Warranty Deed	2429030	3239	0190	11 - Unqualified	Improved		
2/27/2023	\$180,000	Warranty Deed	2408715	3214	0591	01 - Qualified	Improved		
8/15/2021	\$210,000	Warranty Deed	2340417	3126	1485	01 - Qualified	Improved		
12/6/2004	\$240,000	Warranty Deed		2067	215	Q - Qualified	Improved		
8/28/1999	\$71,000	Warranty Deed		1594	504	U - Unqualified	Improved		
3/1/1990	\$49,000	Warranty Deed		1123	1793	Q - Qualified	Improved		
2/1/1970	\$1,400	Conversion Code		783	1626	Q - Qualified	Vacant		

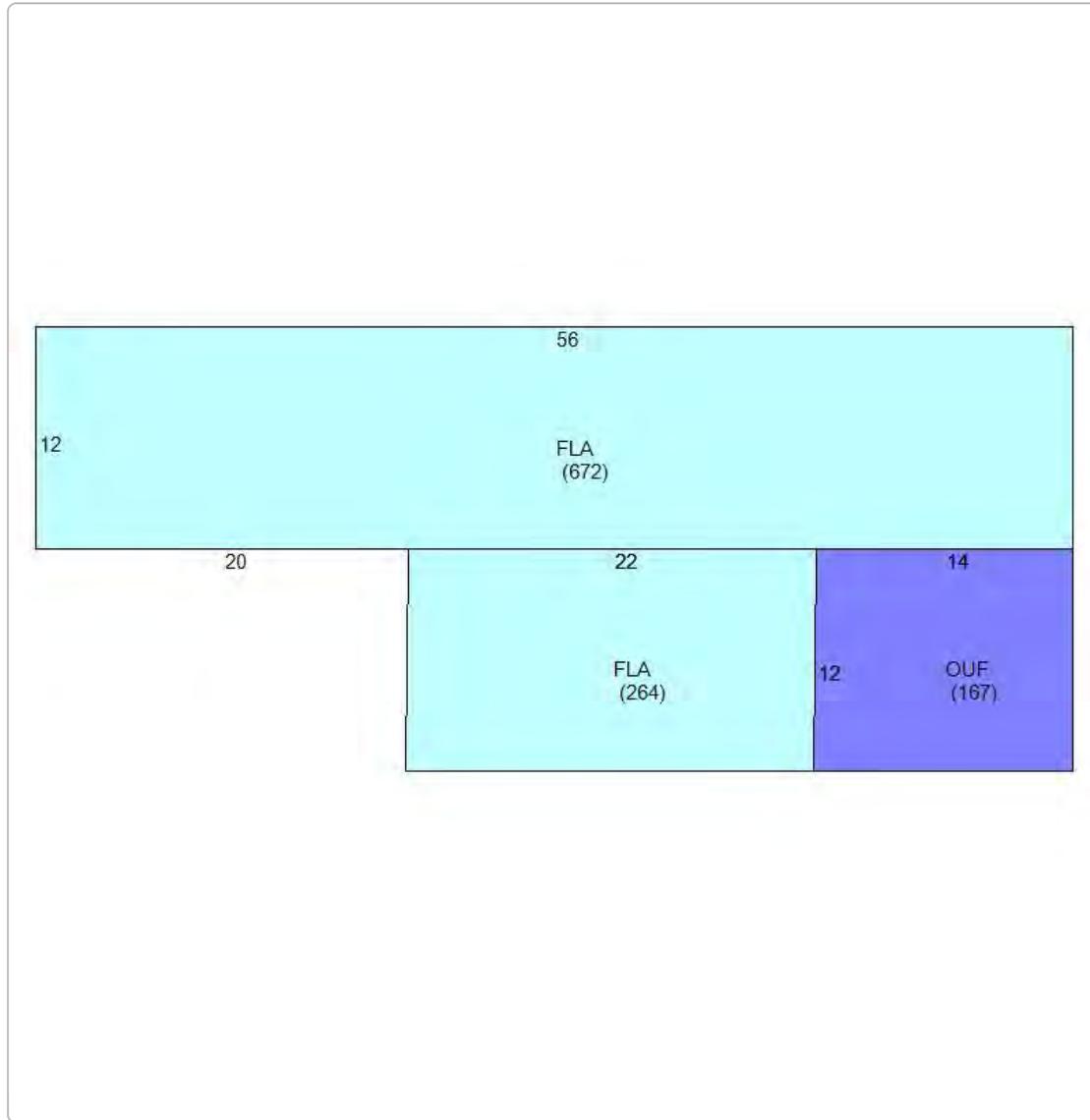
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
R-DEMO-2022-0019	2/8/2023		\$4,000	Residential	DEMOLITION PERMIT MH
20102879	11/4/2020	3/2/2021	\$9,725	Residential	INSTALLATION OF LATERAL WASTEWATER CONNECTION
19103225	10/18/2019	1/8/2020	\$2,000	Residential	*REVISION A: KEEP MH AND DEMO SHED AND DECK. ORIGINAL: DEMO OF 936 SQ FT MOBILE HOME

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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