

Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 3/26/25 Meeting
Revised 3/25/25

The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, March 26, 2025 at the Marathon Government Center, located 2798 Overseas Highway, Media Room – 1st Floor, Marathon, Florida, beginning at 9:30 AM.

1. Call to order.
2. Roll call.
3. Additions and deletions to the agenda.
4. Approval of the minutes for the February 26, 2025 meeting.
5. Approval to accept the donation of Tier 3 property for conservation - Block 6, Lots 5, 6, and 7, Windward Beach Estates on Little Torch Key, near mile marker 28 from **Little Torch Key 3 LLC**.
6. Approval of a contract to purchase Tier 1 property for conservation - Block 18, Lots 11 and 12, Palm Villa on Big Pine Key near mile marker 30 from the **Estate of Dorrie Bryan** for the price of **\$110,000**.
7. Approval of a contract to purchase Tier 3 property for conservation - Block 6, Lot 23, Pamela Villa on Key Largo, near mile marker 102 from **Dane Pabotoy and Heather Pabotoy** for the price of **\$135,000**.
8. Approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 32, Indian Mound Estates on Sugarloaf Key, near mile marker 19 from **Ann Maree Ward** for the price of **\$115,000**.
9. Executive Director's report.
10. 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 26, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, February 26, 2025, 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 Acting Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Property Specialist Dina Gambuzza and Counsel Greg Oropeza participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. There being no additions or deletions, Ms. Williams made a motion to approve the agenda, and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the January 29, 2025, meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was the approval of the 2025 Land Authority Acquisition List. Mr. Rosch and Ms. Guerra addressed the committee. Following discussion Ms. Cunningham made a motion to approve the 2025 Acquisition List as presented and Mr. Schindler 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 conservation – Block 27, Lot 8, Eden Pines Colony Third Addition on Big Pine Key, near mile marker 30 from H. Victor Pettit for the price of \$55,000. Mr. Rosch addressed the committee. The subject property consists of a 6,900 square foot located on Buttonwood Drive 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 mapped as pineland and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$55,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation - Block 5, Lot 7, Cahill Pines and Palms on Big Pine Key, near mile marker 30 from Linnie Seaburn for the price of \$100,000. Mr. Rosch addressed the committee. The subject property consists of 6,000 square foot lot located on East Cahill Court 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 undeveloped land. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$100,000 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 8) was to recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Lot 7, Block 24, Sands on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$40,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Bromley property)
- b) Parcel ID# 00112330-000000, 00112340-000000, 00317230-000000, and Lots 27 through 50, Long Beach Estates – Section A on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$277,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Tropical Isles, Inc. property)
- c) Lots 1 and 2 in Government Lot 3 on Sugarloaf Key (Parcel ID 00118090-000000 and 00118070-000400) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$156,000; Authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Garcia/Gomez/Rodriguez property)

Mr. Rosch and Ms. Guerra addressed the committee. Following discussion, Ms. Muir made a motion to recommend approval of items 8a, 8b, and 8c as listed in the agenda and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was the Executive Director’s report. Ms. Guerra reported that the Voluntary Home Buyout Program is coming to an end and soon she will be preparing for the upcoming Land Authority budget request for the next fiscal year. There was also discussion regarding the upcoming legislative session and resolution of the Monroe County ROGO allocation proposals.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, March 26, 2025. Ms. Cunninham, 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 10:12 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on _____.

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AGENDA ITEM WORDING: Approval to accept the donation of Tier 3 property for conservation - Block 6, Lots 5, 6, and 7, Windward Beach Estates on Little Torch Key, near mile marker 28 from Little Torch Key 3 LLC.

ITEM BACKGROUND:

This acquisition is proposed to protect the natural environment. The subject property is located on Jamaica Lane on the bay side of Little Torch Key.

Purchase Price and Estimated Closing Costs:

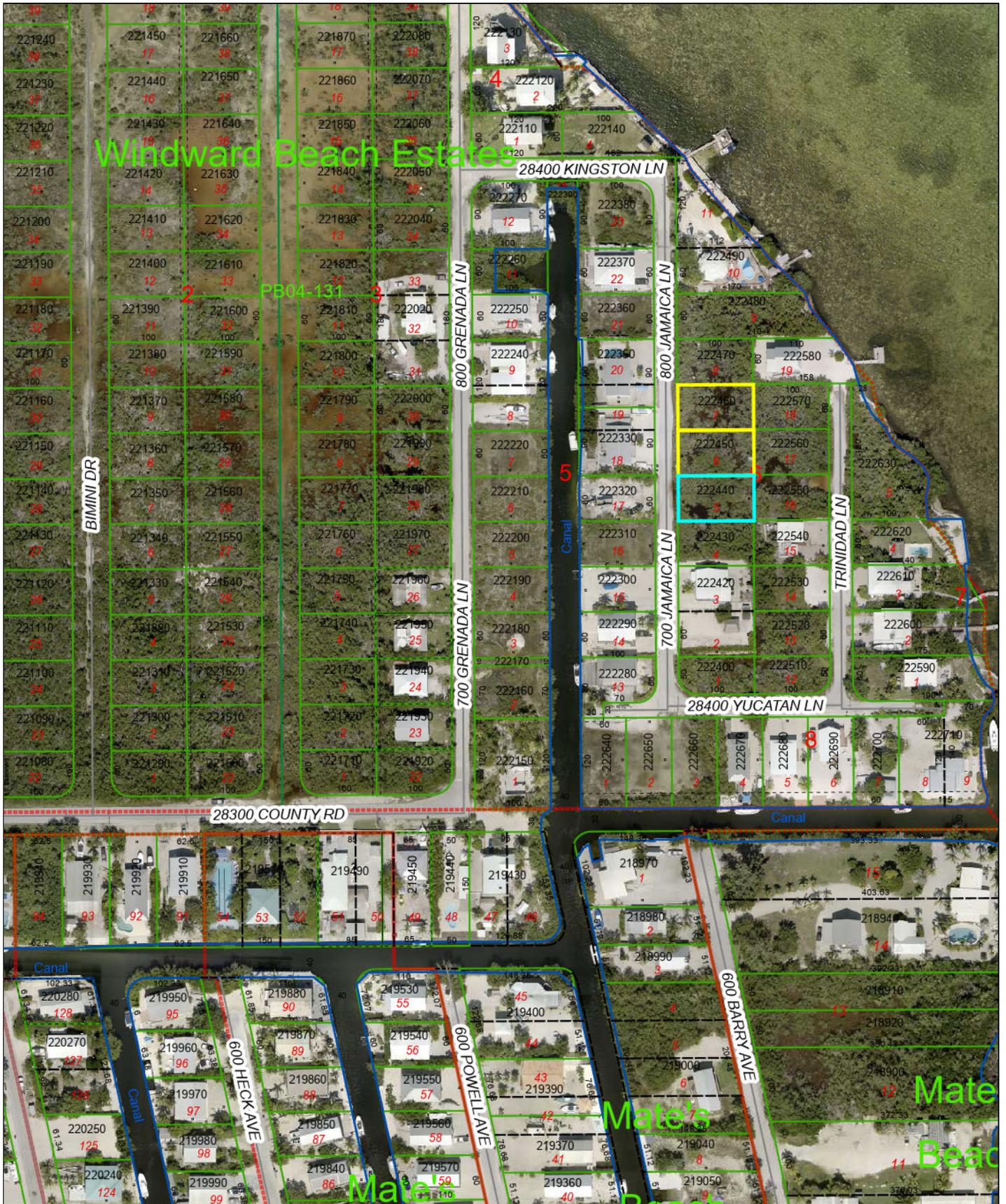
- Purchase Price: \$0.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Closing Fee: \$350.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$1,110.50

Attributes of the Subject Property:

- Parcel ID#: 00222440-000000, 00222450-000000, and 00222460-000000
- Size: 18,000 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Buttonwood and mangroves (red flag wetlands).
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 3 TDRs (estimate)
- Cost per TDR: Not applicable. This is a donation.
- ROGO Dedication Points: 6 points (estimate)
- Cost per ROGO Dedication Point: Not applicable. This is a donation.

Block 6, Lots 5, 6, and 7, Windward Beach Estates

Little Torch Key



PROPERTY RECORD CARD

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Summary

Parcel ID	00222440-000000
Account#	1289663
Property ID	1289663
Millage Group	100H
Location Address	VACANT LAN JAMAICA Ln, LITTLE TORCH KEY
Legal Description	BK 6 LT 5 WINDWARD BEACH ESTATES LITTLE TORCH KEY PB4-131 OR320-137 PROB81-203-CP-23 OR861-347 OR2248-1486/87 OR2780-1407/08 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	675
Property Class	VACANT RES (0000)
Subdivision	WINDWARD BEACH ESTATES
Sec/Twp/Rng	21/66/29
Affordable Housing	No

Owner

[LITTLE TORCH KEY 3 LLC](#)
 1 E Broward Blvd
 Ste 1800
 Fort Lauderdale FL 33301

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$61,200	\$67,320	\$61,200	\$47,430
= Just Market Value	\$61,200	\$67,320	\$61,200	\$47,430
= Total Assessed Value	\$61,200	\$57,390	\$52,173	\$47,430
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$61,200	\$67,320	\$61,200	\$47,430

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$61,200	\$0	\$0	\$61,200	\$61,200	\$0	\$61,200	\$0
2023	\$67,320	\$0	\$0	\$67,320	\$57,390	\$0	\$67,320	\$0
2022	\$61,200	\$0	\$0	\$61,200	\$52,173	\$0	\$61,200	\$0
2021	\$47,430	\$0	\$0	\$47,430	\$47,430	\$0	\$47,430	\$0
2020	\$47,430	\$0	\$0	\$47,430	\$47,124	\$0	\$47,430	\$0
2019	\$42,840	\$0	\$0	\$42,840	\$42,840	\$0	\$42,840	\$0
2018	\$43,260	\$0	\$0	\$43,260	\$43,260	\$0	\$43,260	\$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)	6,000.00	Square Foot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/22/2016	\$81,000	Warranty Deed		2780	1407	37 - Unqualified	Vacant		
10/26/2006	\$1	Warranty Deed		2248	1486	M - Unqualified	Vacant		
6/1/1982	\$5,000	Warranty Deed		861	347	Q - Qualified	Vacant		

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Map



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Summary

Parcel ID	00222450-000000
Account#	1289671
Property ID	1289671
Millage Group	100H
Location Address	VACANT LAN JAMAICA Ln, LITTLE TORCH KEY
Legal Description	BK 6 LT 6 WINDWARD BEACH ESTATES LITTLE TORCH KEY PB4-131 OR500-994 OR701-881 OR768-99 OR832-229 OR2248-1486/87 OR2780-1407/08 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	675
Property Class	VACANT RES (0000)
Subdivision	WINDWARD BEACH ESTATES
Sec/Twp/Rng	21/66/29
Affordable Housing	No

Owner

[LITTLE TORCH KEY 3 LLC](#)
 1 E Broward Blvd
 Ste 1800
 Fort Lauderdale FL 33301

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$61,200	\$67,320	\$61,200	\$47,430
= Just Market Value	\$61,200	\$67,320	\$61,200	\$47,430
= Total Assessed Value	\$61,200	\$57,390	\$52,173	\$47,430
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$61,200	\$67,320	\$61,200	\$47,430

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$61,200	\$0	\$0	\$61,200	\$61,200	\$0	\$61,200	\$0
2023	\$67,320	\$0	\$0	\$67,320	\$57,390	\$0	\$67,320	\$0
2022	\$61,200	\$0	\$0	\$61,200	\$52,173	\$0	\$61,200	\$0
2021	\$47,430	\$0	\$0	\$47,430	\$47,430	\$0	\$47,430	\$0
2020	\$47,430	\$0	\$0	\$47,430	\$47,124	\$0	\$47,430	\$0
2019	\$42,840	\$0	\$0	\$42,840	\$42,840	\$0	\$42,840	\$0
2018	\$43,260	\$0	\$0	\$43,260	\$43,260	\$0	\$43,260	\$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)	6,000.00	Square Foot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/22/2016	\$81,000	Warranty Deed		2780	1407	37 - Unqualified	Vacant		
10/26/2006	\$65,000	Warranty Deed		2248	1486	M - Unqualified	Vacant		
4/1/1981	\$5,000	Warranty Deed		832	229	Q - Qualified	Vacant		
8/1/1978	\$3,000	Conversion Code		768	99	Q - Qualified	Vacant		

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Summary

Parcel ID 00222460-000000
Account# 1289680
Property ID 1289680
Millage Group 100H
Location Address VACANT LAN JAMAICA Ln, LITTLE TORCH KEY
Legal Description BK 6 LT 7 WINDWARD BEACH ESTATES LITTLE TORCH KEY PB4-131 OR335-505 OR1001-2340 OR2248-1498/99 OR2780-1407/08
(Note: Not to be used on legal documents.)
Neighborhood 675
Property Class VACANT RES (0000)
Subdivision WINDWARD BEACH ESTATES
Sec/Twp/Rng 21/66/29
Affordable Housing No

Owner

[LITTLE TORCH KEY 3 LLC](#)
 1 E Broward Blvd
 Ste 1800
 Fort Lauderdale FL 33301

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$61,200	\$67,320	\$61,200	\$47,430
= Just Market Value	\$61,200	\$67,320	\$61,200	\$47,430
= Total Assessed Value	\$61,200	\$57,390	\$52,173	\$47,430
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$61,200	\$67,320	\$61,200	\$47,430

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$61,200	\$0	\$0	\$61,200	\$61,200	\$0	\$61,200	\$0
2023	\$67,320	\$0	\$0	\$67,320	\$57,390	\$0	\$67,320	\$0
2022	\$61,200	\$0	\$0	\$61,200	\$52,173	\$0	\$61,200	\$0
2021	\$47,430	\$0	\$0	\$47,430	\$47,430	\$0	\$47,430	\$0
2020	\$47,430	\$0	\$0	\$47,430	\$47,124	\$0	\$47,430	\$0
2019	\$42,840	\$0	\$0	\$42,840	\$42,840	\$0	\$42,840	\$0
2018	\$43,260	\$0	\$0	\$43,260	\$43,260	\$0	\$43,260	\$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)	6,000.00	Square Foot	60	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/22/2016	\$81,000	Warranty Deed		2780	1407	37 - Unqualified	Vacant		
10/26/2006	\$35,000	Warranty Deed		2248	1498	M - Unqualified	Vacant		

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 18, Lots 11 and 12, Palm Villa on Big Pine Key near mile marker 30 from the Estate of Dorrie Bryan for the price of \$110,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located at the corner of Division Street and Poinciana Road on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

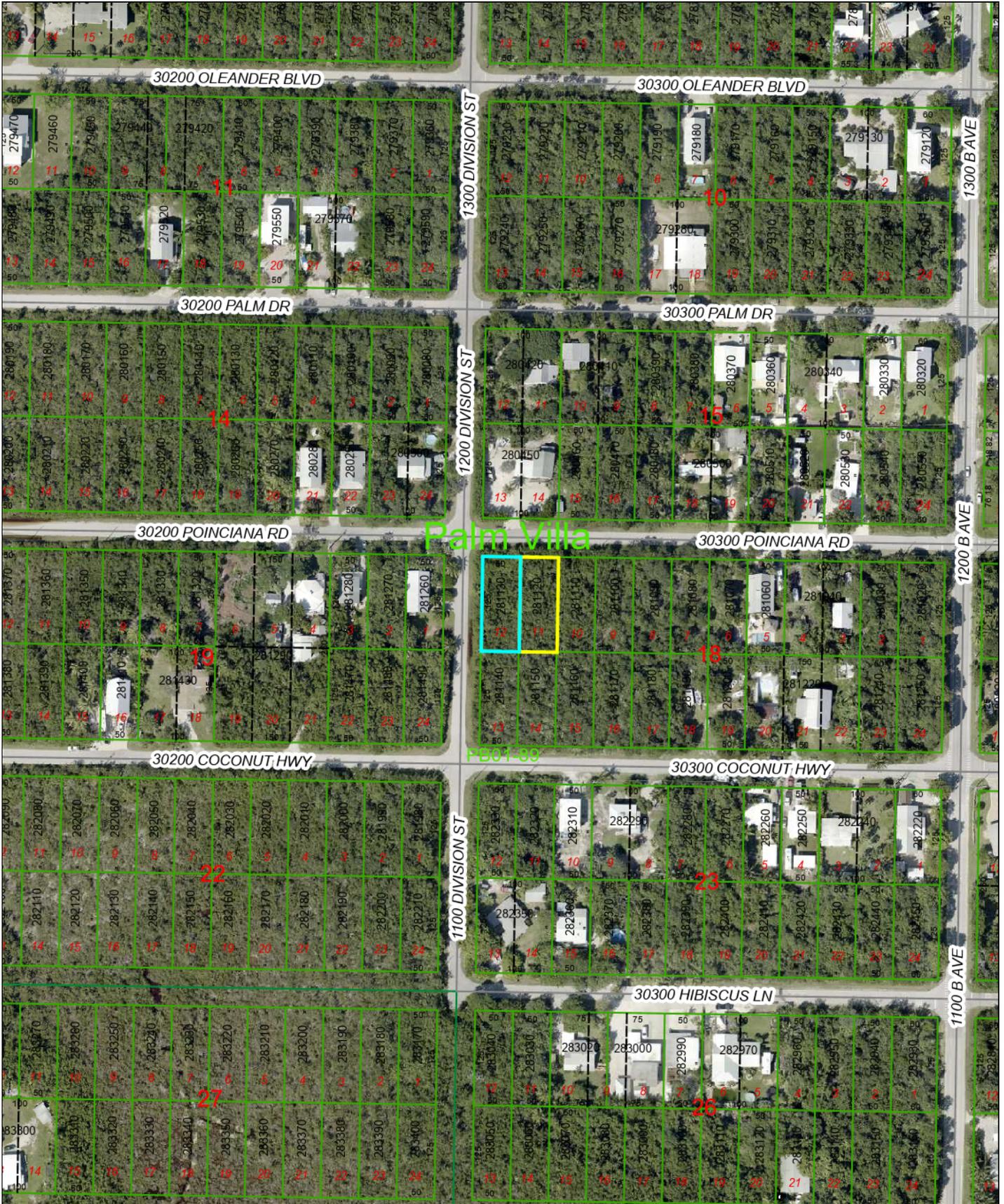
- Purchase Price: \$110,000.00
- Cost of Appraisal: \$750.00 (paid by the BOCC and eligible for reimbursement by DEP)
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,100.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$112,610.50

Attributes of the Subject Property:

- Parcel ID#: 00281120-000000 and 00281130-000000
- Size: 12,500 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 1.
Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- Cost per TDR: \$55,000
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$27,500

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 18, Lots 11 and 12, Palm Villa Big Pine Key



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Summary

Parcel ID 00281120-000000
Account# 1353094
Property ID 1353094
Millage Group 100H
Location Address VACANT LAN POINCIANA Rd, BIG PINE KEY
Legal Description BK 18 LT 11 PALM VILLA BIG PINE KEY PB1-89 G18-1 OR1402-2001/02P/R
(Note: Not to be used on legal documents.)
Neighborhood 581
Property Class VACANT RES (0000)
Subdivision PALM VILLA
Sec/Twp/Rng 23/66/29
Affordable Housing No



Owner

[BRYAN DORRIE](#)
 11906 Eileen
 Redford MI 48239

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	\$35,938	\$23,438	\$18,750	\$18,750
= Just Market Value	\$35,938	\$23,438	\$18,750	\$18,750
= Total Assessed Value	\$21,396	\$19,451	\$17,683	\$16,075
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$35,938	\$23,438	\$18,750	\$18,750

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$23,438	\$0	\$0	\$23,438	\$19,451	\$0	\$23,438	\$0
2021	\$18,750	\$0	\$0	\$18,750	\$17,683	\$0	\$18,750	\$0
2020	\$18,750	\$0	\$0	\$18,750	\$16,075	\$0	\$18,750	\$0
2019	\$18,750	\$0	\$0	\$18,750	\$14,614	\$0	\$18,750	\$0
2018	\$20,313	\$0	\$0	\$20,313	\$13,285	\$0	\$20,313	\$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)	6,250.00	Square Foot	50	125

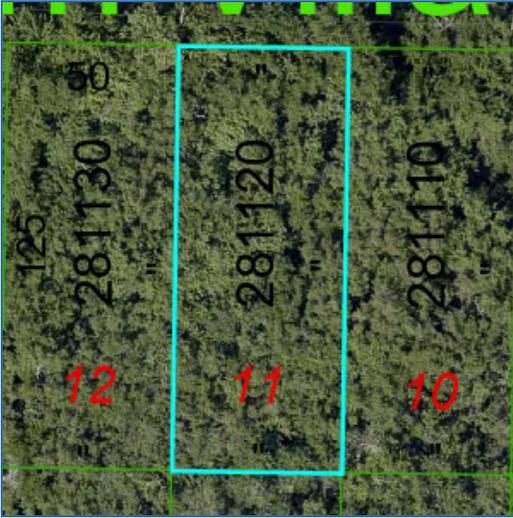
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Photos



Map



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Summary

Parcel ID	00281130-000000
Account#	1353108
Property ID	1353108
Millage Group	100H
Location Address	VACANT LAN POINCIANA Rd, BIG PINE KEY
Legal Description	BK 18 LT 12 PALM VILLA BIG PINE KEY PB1-89 G18-1 OR1402-2001/02P/R <small>(Note: Not to be used on legal documents.)</small>
Neighborhood	581
Property Class	VACANT RES (0000)
Subdivision	PALM VILLA
Sec/Twp/Rng	23/66/29
Affordable Housing	No

Owner

[BRYAN DORRIE](#)
11906 Eileen
Redford MI 48239

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	\$35,938	\$23,438	\$18,750	\$18,750
= Just Market Value	\$35,938	\$23,438	\$18,750	\$18,750
= Total Assessed Value	\$21,396	\$19,451	\$17,683	\$16,075
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$35,938	\$23,438	\$18,750	\$18,750

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$23,438	\$0	\$0	\$23,438	\$19,451	\$0	\$23,438	\$0
2021	\$18,750	\$0	\$0	\$18,750	\$17,683	\$0	\$18,750	\$0
2020	\$18,750	\$0	\$0	\$18,750	\$16,075	\$0	\$18,750	\$0
2019	\$18,750	\$0	\$0	\$18,750	\$14,614	\$0	\$18,750	\$0
2018	\$20,313	\$0	\$0	\$20,313	\$13,285	\$0	\$20,313	\$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)	6,250.00	Square Foot	50	125

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

Estate of Dorrie Bryan

(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 **\$110,000.00** 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 18, Lots 11 and 12, Palm Villa (PB 1-89)
Parcel ID#s 00281120-000000 and 00281130-000000**

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 **\$110,000.00**. 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:

**11906 Eileen
Redford, MI 48239**

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 14, 2025** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Estate of Dorrie Bryan**
By: **William Bryan, Heir At Law**

Signature	Date	Phone Number	Email Address
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The MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY, acting by and through its EXECUTIVE DIRECTOR in accordance with Resolution 03-2016, has executed this Agreement on behalf of the MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY this _____ day of _____, 2025.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Acting Executive Director

BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared **William Bryan**, ("Affiant"), this _____ day of _____, 2025, who, first being duly sworn, deposes and says:

That Affiant is the **surviving spouse of Dorrie Bryan and heir of the Estate of Dorrie Bryan** (the "Seller") and has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, to the best of Affiant's knowledge the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding a beneficial interest in the disclosing entity;

<u>Name</u>	<u>Address</u>	<u>Interest</u>
William Bryan	11906 Eileen Street, Redford, MI 48239	Heir

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

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

William Bryan

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2025, by **William Bryan**. 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 3 property for conservation - Block 6, Lot 23, Pamela Villa on Key Largo, near mile marker 102 from Dane Pabotoy and Heather Pabotoy for the price of \$135,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located at 215 Lignumvitae Road on the ocean side of Key Largo.

Purchase Price and Estimated Closing Costs:

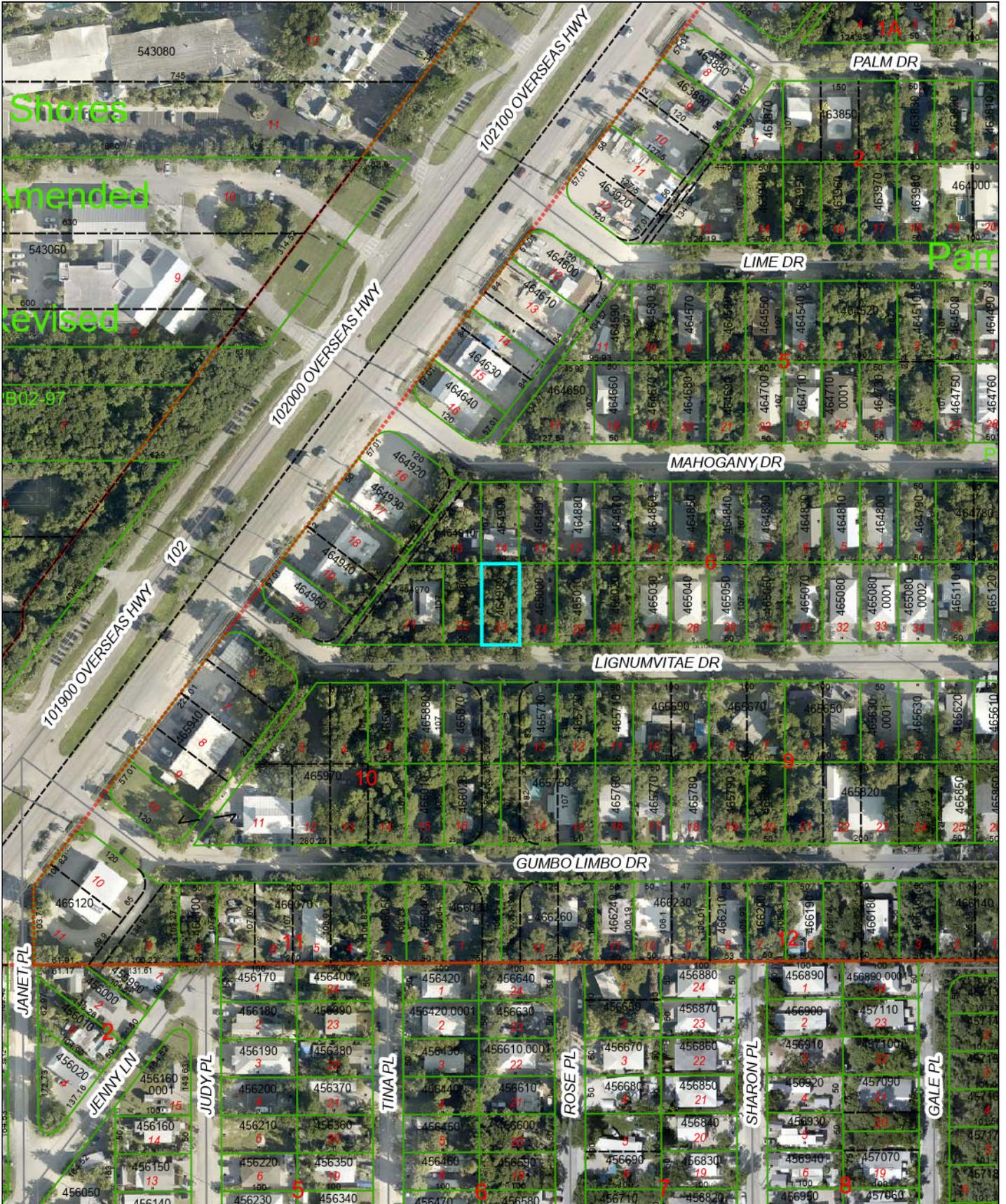
- Purchase Price: \$135,000.00
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,225.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$137,735.50

Attributes of the Subject Property:

- Parcel ID#: 00464990-000000
- Size: 5,350 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$135,000
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$27,000

Block 6, Lot 23, Pamela Villa

Key Largo



PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00464990-000000
 Account# 1568414
 Property ID 1568414
 Millage Group 500K
 Location 215 LIGNUMVITAE Dr, KEY LARGO
 Address
 Legal BK 6 LT 23 PAMELA VILLA KEY LARGO PB3-125 OR224-583 OR765-1193/1194
 Description OR769-1335 OR882-980 OR1360-38 OR1360-41 OR3027-1497 OR3065-2327
 (Note: Not to be used on legal documents.)
 Neighborhood 1933
 Property Class VACANT RES (0000)
 Subdivision PAMELA VILLA
 Sec/Twp/Rng 22/61/39
 Affordable No
 Housing



Owner

[PABOTOY DANE](#)
 402 Coconut Dr
 Key Largo FL 33037

[PABOTOY HEATHER](#)
 402 Coconut Dr
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$147,125	\$147,125	\$117,700	\$76,238
= Just Market Value	\$147,125	\$147,125	\$117,700	\$76,238
= Total Assessed Value	\$101,473	\$92,248	\$83,862	\$76,238
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$147,125	\$147,125	\$117,700	\$76,238

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$147,125	\$0	\$0	\$147,125	\$101,473	\$0	\$147,125	\$0
2023	\$147,125	\$0	\$0	\$147,125	\$92,248	\$0	\$147,125	\$0
2022	\$117,700	\$0	\$0	\$117,700	\$83,862	\$0	\$117,700	\$0
2021	\$76,238	\$0	\$0	\$76,238	\$76,238	\$0	\$76,238	\$0
2020	\$76,238	\$0	\$0	\$76,238	\$3,148	\$0	\$76,238	\$0
2019	\$49,488	\$0	\$0	\$49,488	\$2,862	\$0	\$49,488	\$0
2018	\$49,488	\$0	\$0	\$49,488	\$2,602	\$0	\$49,488	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	5,350.00	Square Foot	50	107

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/22/2020	\$390,000	Warranty Deed	2297093	3065	2327	19 - Unqualified	Vacant		
6/1/1995	\$20,000	Warranty Deed		1360	0041	M - Unqualified	Vacant		
5/1/1983	\$2,800	Warranty Deed		882	980	U - Unqualified	Vacant		
6/1/1978	\$5,600	Conversion Code		769	1335	Q - Qualified	Vacant		

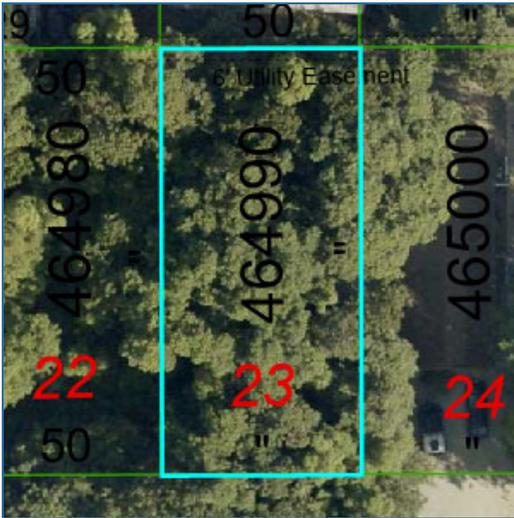
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

Dane Pabotoy and Heather Pabotoy

(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 **\$135,000.00** 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 6, Lot 23, Pamela Villa (PB 3-125)
Parcel ID# 00464990-000000**

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 **\$135,000.00**. 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:

55 Bass Avenue
Key Largo, FL 33037
dpabotoy@yahoo.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. The Seller(s) is not required to close Monroe County Permit Number 22301666.
- 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 14, 2025**, to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Dane Pabotoy**

Signature	Date	Phone Number	Email Address

Seller/ **Heather Pabotoy**

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 _____, 2025.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Acting Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 32, Indian Mound Estates on Sugarloaf Key, near mile marker 19 from Ann Maree Ward for the price of \$115,000.

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 Caloosa Street on the bay side of Sugarloaf Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$115,000.00
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,125.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$117,635.50

Attributes of the Subject Property:

- Parcel ID#: 00170560-000100
- Size: 5,000 square feet
- Tier Designation: Tier 3 – Infill Area.
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- Cost per TDR: \$115,000
- ROGO Dedication Points: 5 points
- Cost per ROGO Dedication Point: \$23,000

PROPERTY RECORD CARD

Disclaimer

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

Parcel ID 00170560-000100
 Account# 9105036
 Property ID 9105036
 Millage Group 100C
 Location VACANT CALOOSA St, SUGARLOAF KEY
 Address
 Legal BK 8 LOT 32 INDIAN MOUNDS ESTATES PB4- 132 SUGARLOAF KEY OR232-338 OR273-308 OR353-210
 Description OR366-950 OR898-263 OR905-174 OR1065-1724 OR1307-2188 OR1964-2042 OR2921-637 OR3000-1835 OR3183-2433 OR3187-2069
 (Note: Not to be used on legal documents.)
 Neighborhood 351
 Property Class VACANT RES (0000)
 Subdivision INDIAN MOUND ESTATES
 Sec/Twp/Rng 25/66/27
 Affordable No
 Housing
[WARD ANN MAREE](#)
 PO Box 33
 Shapleigh ME 04076



	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0
+ Market Land Value	\$46,750	\$42,500	\$122,500
= Just Market Value	\$46,750	\$42,500	\$122,500
= Total Assessed Value	\$46,750	\$42,500	\$122,500
- School Exempt Value	\$0	\$0	\$0
= School Taxable Value	\$46,750	\$42,500	\$122,500

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$46,750	\$0	\$0	\$46,750	\$46,750	\$0	\$46,750	\$0
2023	\$42,500	\$0	\$0	\$42,500	\$42,500	\$0	\$42,500	\$0
2022	\$122,500	\$0	\$0	\$122,500	\$122,500	\$0	\$122,500	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT ROGO (000M)	1.00	Lot	50	100

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/28/2022	\$50,000	Warranty Deed	2386583	3187	2069	01 - Qualified	Vacant		
7/11/2022	\$100	Warranty Deed	2383375	3183	2433	11 - Unqualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
98-2862	12/17/1998	Completed	\$6,300	Residential	ROOFING

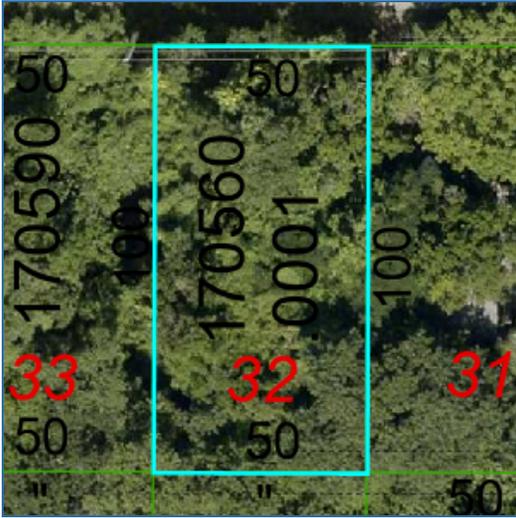
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the | [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/22/2025, 1:27:29 AM

Contact Us

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AGREEMENT FOR THE PURCHASE OF LANDS

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

Ann Maree Ward

(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 **\$115,000.00** 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 8, Lot 32, Indian Mound Estates (PB 4-132)
Parcel ID# 00170560-000100**

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 **\$115,000.00**. 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:

**PO Box 33
Shapleigh, ME 04076**

with a copy to:

**Pam Stangler
Expert Realty LLC
yourkeysrealtor@gmail.com**

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

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **March 25, 2025** to sign and return this Agreement to the LAND AUTHORITY. This Agreement may be executed in counterparts. Notwithstanding any provision of this Agreement to the contrary, the closing of this transaction is contingent upon approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. In the event this transaction has not closed within one hundred eighty (180) days from the Effective Date, then either party may terminate this Agreement at any time thereafter by providing written notice, in which case the parties acknowledge that each shall be released of all further obligations under this Agreement.

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

Seller/ **Ann Maree Ward**

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 _____, 2025.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Executive Director