

**Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 8/21/25 Meeting
Revised 8/19/25**

The Land Authority Advisory Committee Meeting is scheduled to meet on Thursday, August 21, 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 July 30, 2025 meeting.
5. Approval of a contract to purchase Tier 1 property for conservation - Block 14, Lot 19, North Sugarloaf Acres Section Two on Sugarloaf Key near mile marker 19 from **North American Land Corporation** for the price of **\$19,000**.
6. Approval of a contract to purchase Tier 1 property for conservation - Block 65, Lot 5, Port Pine Heights 2nd Addition on Big Pine Key near mile marker 30 from **Michael F. Anders** for the price of **\$49,000**.
7. Executive Director's report.
8. 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

July 30, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 30, 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 Erin Muir, Linda Cunningham, Marv Schindler, and Sandi Williams. Also present were Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, Office Manager John Beyers, and Joe Walsh, a member of the public. Property Acquisition Specialist Paunece Scull, Property Specialist Dina Gambuzza, Counsel Greg Oropeza, Rural Neighborhoods President Steve Kirk, and Marias Development Partners, LLC Manager Hana Eskra participated via zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Chairman Valant advised the Committee that the agenda has a revision date of July 29, 2025, with the addition of item 9. Ms. Guerra advised the Committee that the Executive Director's Report (Item 10) will be heard after approval of the minutes (Item 4). Ms. Cunningham made a motion to approve the agenda with the revisions and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the June 25, 2025 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 10) was the Executive Director's report.

- a) Ms. Guerra reported on the State Resale program and reported that State DEP staff has advised MCLA that there will be no funding for DEP resales in the State's FY26.
- b) Ms. Guerra gave an update on the affordable housing projects in Key West and Monroe County and reported that funds have not been disbursed yet.
- c) Ms. Guerra presented the Budget Outlook and said that MCLA has proposed its FY26 budget to include approximately \$12.7 million available for land acquisitions in the Florida Keys Area of Critical State Concern.

The next item (Item 5) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority rescinding and replacing Resolution 03-2024; and authorizing a zero interest 50-year affordable housing construction loan in the form of a mortgage in the amount of \$6,720,000 for development of 56 affordable rental units known as the Landings at Sugarloaf Key on property legally described as a portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F (PB 6-9) with Parcel ID No. 00166976-011300 and Parcel ID No. 00166976-011400 subject to a Land Use Restriction Agreement (LURA). Ms. Guerra addressed the Committee and introduced Rural Neighborhoods President Steve Kirk and Marias Development Partners, LLC Manager Hana Eskra. Mr. Kirk presented an overview of the project

and funding request to the Committee. Ms. Eskra, who is under contract with the Land Authority to assess the financials of affordable housing projects, addressed the Committee on the project financials, including the Subsidy Layering Report and proforma that she had reviewed. During discussion, Ms. Guerra requested a modification to Section 3 of the proposed resolution to amend the amounts being disbursed in different fiscal years. Following discussion, Ms. Cunningham made a motion to approve the resolution with the requested amendment to Section 3 to change the disbursement of funds from \$3,360,000 to \$3,460,000 in FY26 and from \$3,360,000 to \$3,260,000 in FY27 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

Mr. Walsh, Mr. Kirk, and Ms. Eskra left the meeting at 10:45 AM.

The next item (Item 6) was approval of a contract to purchase property for conservation within the City of Marathon - Block 34, Lot 1, Crains on Grassy Key near mile marker 58 from Francia Maitte Van Arsdel-Moore, formerly known as Francia Maitte Van Arsdel for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot that fronts Crain Street and an undeveloped portion of Orange Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Native Area (NA) and vegetation mapped as mangrove and water. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$14,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase property for conservation within the City of Marathon - Block 54, Lot 6, Crains on Grassy Key near mile marker 58 from MG FL Development, LLC for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot that fronts Peachtree Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as buttonwood, salt marsh, mangrove and water. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$14,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase property for conservation within the City of Marathon - Block 56, Lot 16, Crains on Grassy Key near mile marker 58 from Charles Weitzel for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot located on an undeveloped portion of Croton Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as salt marsh, mangrove and water. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$14,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation - Block 11, Lot 60, Sunset Cove on Key Largo near mile marker 99 from Suyapa Rivero for the price of \$25,000. Ms. Scull addressed the Committee. The subject property consists of a 6,000 square foot lot located on a platted but undeveloped road on Ocean Drive on the ocean side of Key

Largo. The property has a Tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR), and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$25,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next MCLA Advisory Committee meeting is scheduled for Thursday, August 21, 2025. Ms. Muir, Mr. Schindler, and Chairman Valant said they would be able to attend. Ms. Williams said she is unsure if she is able to attend. Ms. Cunningham will not be able to attend.

There being no further business, the meeting was adjourned at 10:58 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on _____.

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 14, Lot 19, North Sugarloaf Acres Section Two on Sugarloaf Key near mile marker 19 from North American Land Corporation for the price of \$19,000.

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 Crane Boulevard and Rosalind Road on the bay side of Sugarloaf Key.

Purchase Price and Estimated Closing Costs:

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

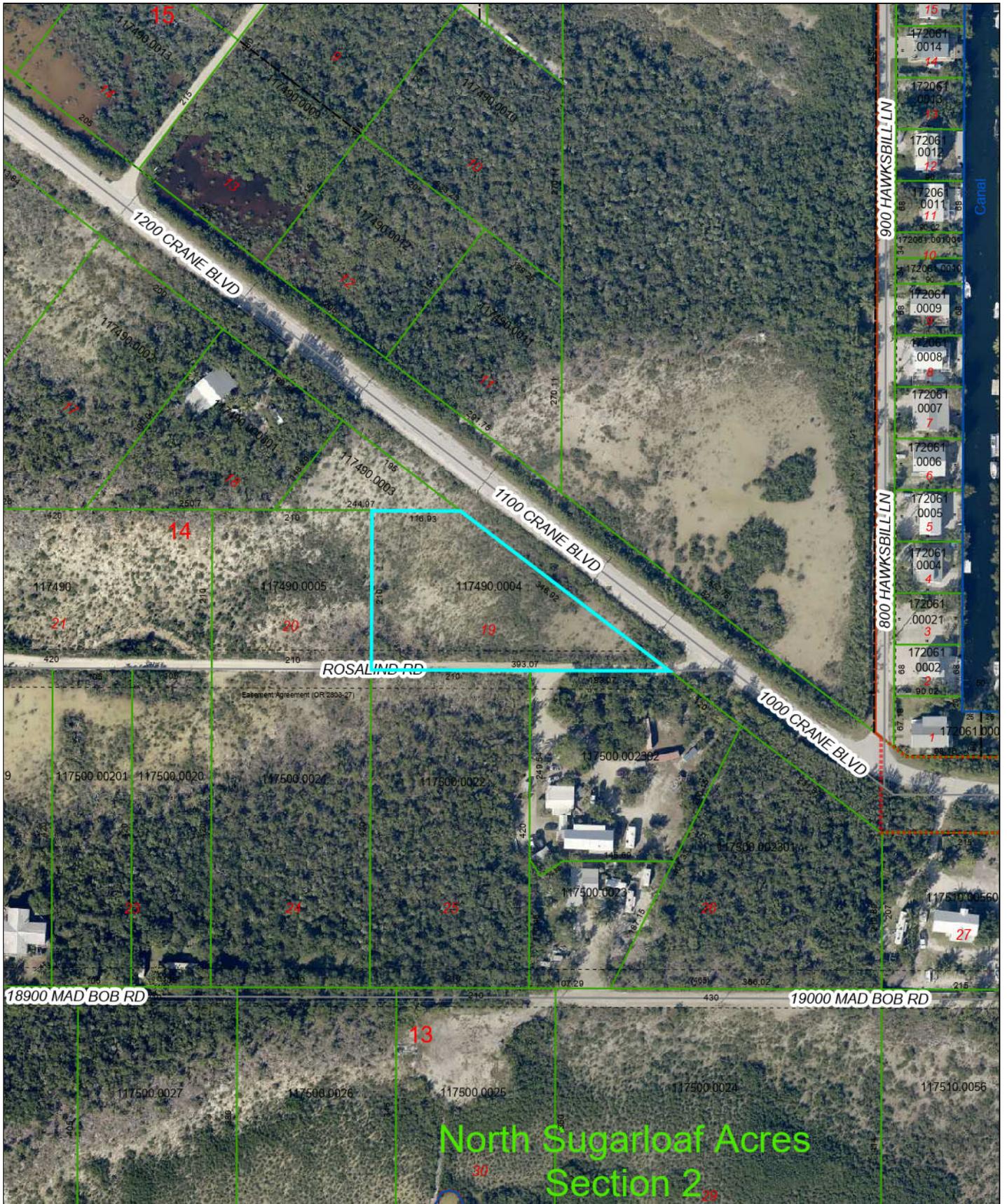
Attributes of the Subject Property:

- Parcel ID#: 00117490-000400
- Size: 1.23 acres
- Tier Designation: Tier 1
- Zoning Designation: Native Area (NA)
- Future Land Use Map Designation: Residential Conservation (RC)
- Vegetation: Mapped as buttonwood and scrub mangrove.
- 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): 0.0307 TDRs
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$9,500

Depending upon annual appropriations by the Florida Legislature, and upon the funding of the appropriation through the issuance of Florida Forever Bonds or other funding as provided by the Legislature, this property could potentially be sold to the State of Florida, which would result in some or all of the acquisition costs being reimbursed.

Block 14, Lot 19, North Sugarloaf Acres Section 2

Sugarloaf Key



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	00117490-000400
Account#	1149586
Property ID	1149586
Millage Group	100C
Location Address	CRANE Blvd, SUGARLOAF KEY
Legal Description	25 66 27 SUGARLOAF KEY PT GOVT LOT 3 (AKA LOT 19 BLK 14 NO SUGARLOAF ACRES SEC TWO) OR564-756/59 OR783-630/33 OR808-382D/C OR846-2158 OR901-2292 OR911-1521/25 OR2136-295/96 OR3192-1062 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	340
Property Class	NON AGRICULTURE (9900)
Subdivision	
Sec/Twp/Rng	25/66/27
Affordable Housing	No

Owner

NORTH AMERICAN LAND CORPORATION
4656 Burkholm Rd
Mims FL 32754

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	\$123	\$123	\$123	\$123
= Just Market Value	\$123	\$123	\$123	\$123
= Total Assessed Value	\$123	\$123	\$121	\$110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$123	\$123	\$123	\$123

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$123	\$0	\$0	\$123	\$123	\$0	\$123	\$0
2023	\$123	\$0	\$0	\$123	\$123	\$0	\$123	\$0
2022	\$123	\$0	\$0	\$123	\$121	\$0	\$123	\$0
2021	\$123	\$0	\$0	\$123	\$110	\$0	\$123	\$0
2020	\$123	\$0	\$0	\$123	\$100	\$0	\$123	\$0
2019	\$123	\$0	\$0	\$123	\$91	\$0	\$123	\$0
2018	\$123	\$0	\$0	\$123	\$83	\$0	\$123	\$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)	1.23	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/16/2017	\$100	Warranty Deed	2389974	3192	1062	11 - Unqualified	Improved		
1/1/1983	\$2,300	Warranty Deed		901	2292	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

AGREEMENT FOR THE PURCHASE OF LANDS

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

North American Land Corporation

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

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$19,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 14, Lot 19, North Sugarloaf Acres Section Two (OR 427-1049)
Parcel ID# 00117490-000400**

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

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

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

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

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

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

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$19,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and 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:

**4656 Burkholm Road
Mims, FL 32754**

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 **August 18, 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/ **North American Land Corporation**
By: **Craig R. Morton, Chief Executive Officer**

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

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 65, Lot 5, Port Pine Heights 2nd Addition on Big Pine Key near mile marker 30 from Michael F. Anders for the price of \$49,000.

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 Treasure Island Street on the bay side of Big Pine Key.

Purchase Price and Estimated Closing Costs:

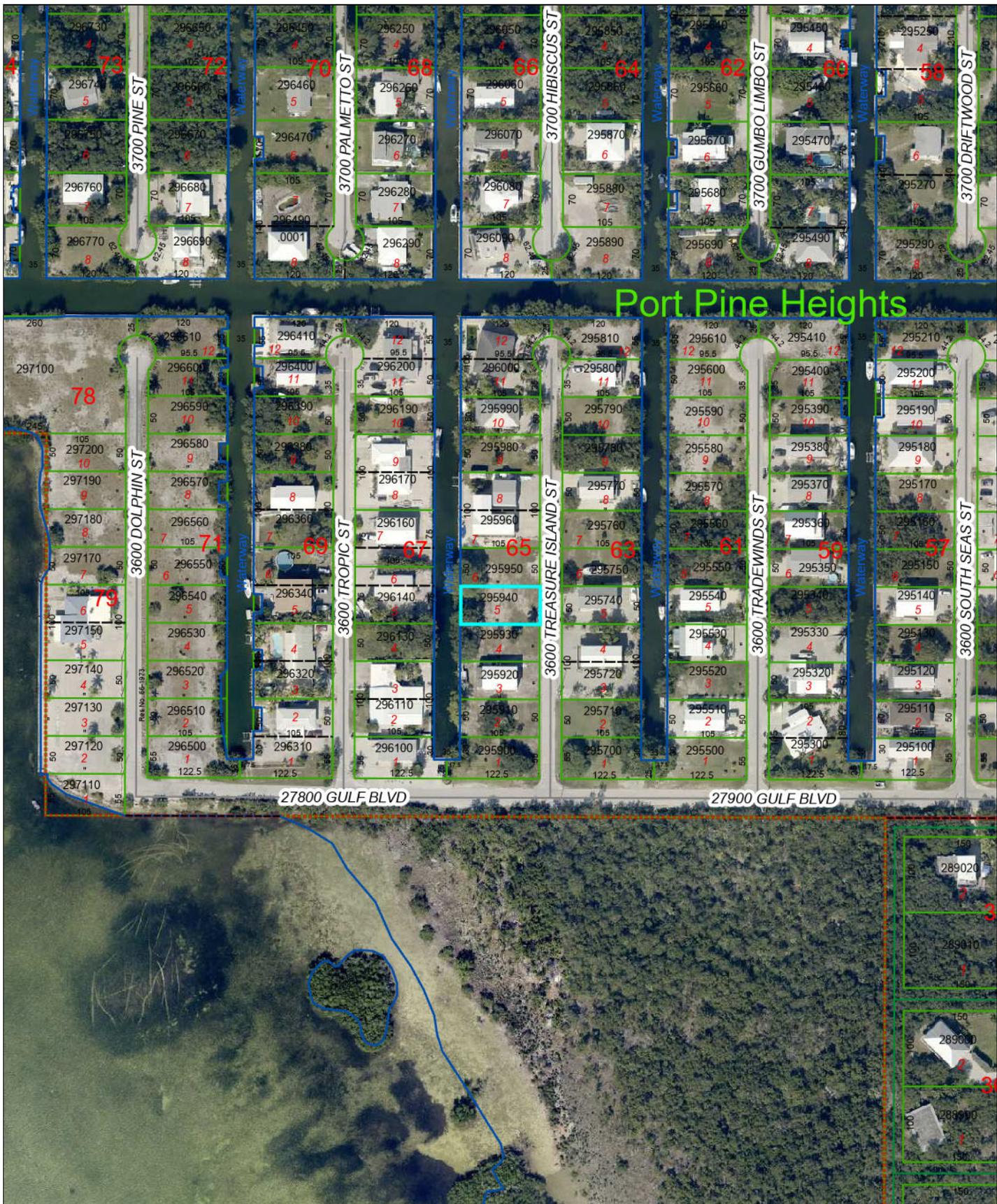
- Purchase Price: \$49,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$756.75
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$50,517.25

Attributes of the Subject Property:

- Parcel ID#: 00295940-000000
- Size: 5,250 square feet
- Tier Designation: Tier 1
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as undeveloped land.
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is inside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$24,500

Depending upon annual appropriations by the Florida Legislature, and upon the funding of the appropriation through the issuance of Florida Forever Bonds or other funding as provided by the Legislature, this property could potentially be sold to the State of Florida, which would result in some or all of the acquisition costs being reimbursed.

Block 65, Lot 5, Port Pine Heights 2nd Addition Big Pine Key



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 00295940-000000
 Account# 1368091
 Property ID 1368091
 Millage Group 100H
 Location VACANT LAN TREASURE ISLAND St, BIG PINE KEY
 Address
 Legal BK 65 LT 5 PORT PINE HEIGHTS 2ND ADD BIG PINE KEY PB4-167 OR463-263 OR1210-1678D/C OR1213-3/4WILL OR1213-15/17WILL OR1231-1030/31PR OR1237-318/19P/R OR1239-1921 OR1263-207/16EST OR1510-901
 Description (Note: Not to be used on legal documents.)
 Neighborhood 649
 Property Class VACANT RES (0000)
 Subdivision PORT PINE HEIGHTS 2ND ADD
 Sec/Twp/Rng 04/66/29
 Affordable No
 Housing



Owner

ANDERS MICHAEL F
 1907 45th Street Ct E
 Bradenton FL 34208

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$38,588	\$38,588	\$27,563	\$20,672
= Just Market Value	\$38,588	\$38,588	\$27,563	\$20,672
= Total Assessed Value	\$27,514	\$25,013	\$22,739	\$20,672
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,588	\$38,588	\$27,563	\$20,672

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$38,588	\$0	\$0	\$38,588	\$25,013	\$0	\$38,588	\$0
2023	\$27,563	\$0	\$0	\$27,563	\$22,739	\$0	\$27,563	\$0
2022	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2021	\$20,672	\$0	\$0	\$20,672	\$20,672	\$0	\$20,672	\$0
2020	\$19,294	\$0	\$0	\$19,294	\$19,294	\$0	\$19,294	\$0
2019	\$18,926	\$0	\$0	\$18,926	\$18,926	\$0	\$18,926	\$0
2018	\$18,926	\$0	\$0	\$18,926	\$17,845	\$0	\$18,926	\$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 CANAL UNPERMITTED (01CM)	5,250.00	Square Foot	50	105

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/1/1998	\$3,000	Warranty Deed		1510	0901	U - Unqualified	Vacant		

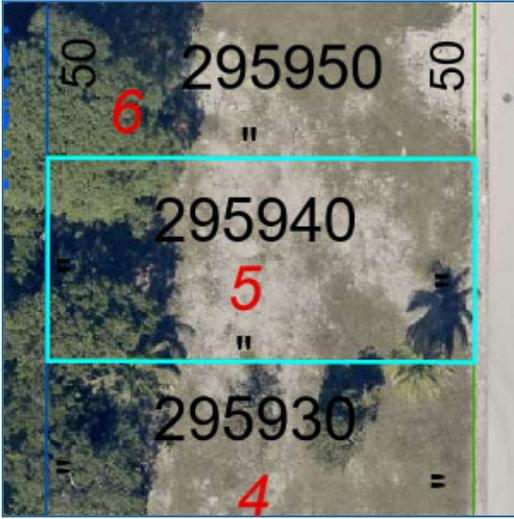
View Tax Info

[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).

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

Michael F. Anders

(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 **\$49,000.00** 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 65, Lot 5, Port Pine Heights 2nd Addition (PB 4-167)
Parcel ID# 00295940-000000**

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 **\$49,000.00**. 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:

**1907 45th Street Court E with a copy to:
Bradenton, FL 34208**

**Christina Davis
Coldwell Banker Schmitt Real Estate
cdavis@cbschmitt.com**

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

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **August 18, 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/ **Michael F. Anders**

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