

**Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 11/19/25 Meeting
Revised 11/18/25**

The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, November 19, 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 October 22, 2025 meeting.
5. Approval of the proposed 2026 meeting schedule.
6. Approval of a contract to purchase Tier 1 property for conservation - Lot 9, Dolphin Estates on No Name Key, near mile marker 30 from **Kevin Michael Guy** for the price of **\$50,000**.
7. Approval of a contract to purchase Tier 1 property for conservation - Block 5, Lot 20, Ramrod Shores, on Ramrod Key near mile marker 27 from **Mike Gonzalez and Luanne Gonzalez** for the price of **\$50,000**.
8. Approval of a contract to purchase Tier 2 property for conservation - Lot 18, Doctors Arm 3rd Addition Section A on Big Pine Key, near mile marker 30 from **Matthews Realty Trust** for the price of **\$85,000**.
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) 295-5180, 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

October 22, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, October 22, 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 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. Ms. Guerra advised the Committee that the meeting agenda has a revision date of October 21, 2025 with the addition of Item 5. Mr. Schindler made a motion to approve the revised 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 September 24, 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 5) was approval of a contract to purchase property for conservation within the City of Marathon - Block 17, Lots 4, 5, 6, and 7, Crains on Grassy Key near mile marker 58 from Daniel E. Carlock, Jr., Lisa S. Carlock, Floyd Carlock, Michael Carlock, and the Mai H. Carlock Testamentary Trust for the benefit of Mary Louise Brorein for the price of \$48,000. Mr. Rosch addressed the committee. The subject property consists of four contiguous lots totaling 30,000 square feet located on the corner of Crain Street and an undeveloped road (Apple Avenue) on the bay side of Grassy Key. The City of Marathon does not have a Tier System, a zoning designation of Conservation Native Area (C-NA), and vegetation mapped as salt marsh and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$48,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 6) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property with legal description Block 3, Lot 9, Hibiscus Park (PB 3-166), with parcel ID# 00507840-000000 commonly known as 18 Hibiscus Lane, Key Largo, FL for affordable housing; (excluding 1 Rate of Growth Ordinance (ROGO) Exemption) to Monroe County subject to a Land Use Restriction Agreement (LURA). Ms. Guerra addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Muir 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 on her recent visit with the FDEP Secretary's office in Tallahassee. The discussion with Department leadership was positive. FDEP is looking for support for expanded Florida Forever funding in the next legislative session, and we are all interested in resuming the partnership as funds allow. Ms. Guerra mentioned there was a possibility there may be a limited number of resales in the current state fiscal year.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, November 19, 2025. Mr. Schindler and Chairman Valant said they would be able to attend. Ms. Cunningham and Ms. Muir said they would not be able to attend. Ms. Williams said she is unsure if she is able to attend and she also stated she needs to resign from the Committee as she is moving out of the Keys. Her move is happening over the next few months. Ms. Guerra asked if she was able to serve for the next few months and she said she was probably able to do that to give Land Authority time to find a replacement.

There being no further business, the meeting was adjourned at 9:49 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on _____.

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2026
Land Authority Advisory Committee
Proposed Meeting Schedule

Meeting Location:

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

The Marathon Government Center is located near mile marker 48.5

Meeting Time:

All meetings will begin at 9:30 AM.

Meeting Dates:

January 29, 2026
February 25, 2026
March 25, 2026
April 29, 2026
May 27, 2026
June 24, 2026
July 29, 2026
August 26, 2026
September 30, 2026
October 28, 2026
November 18, 2026
December 17, 2026

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Lot 9, Dolphin Estates on No Name Key, near mile marker 30 from Kevin M. Guy for the price of \$50,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located at 2136 Tulip Road on the bay side of No Name Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$50,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$762.50
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$51,523.00

Attributes of the Subject Property:

- Parcel ID#: 00319493-000900
- Size: 10,439 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Commercial Fishing Special District (CFSD 2)
- Future Land Use Map Designation: Mixed Use/Commercial Fishing (MCF)
- Vegetation: Mapped as exotic and 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): 0.69 TDRs
- ROGO Dedication Points: 2 points
- Cost per ROGO Dedication Point: \$25,000

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.

Lot 9, Dolphin Estates

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 00319493-000900
Account# 8622465
Property ID 8622465
Millage Group 110H
Location Address 2136 TULIP Rd, BIG PINE KEY
Legal Description LT 9 DOLPHIN ESTATES PB7-26 OR962-373/74 OR986-872/73 OR2868-2398/99
(Note: Not to be used on legal documents.)
Neighborhood 512
Property Class VACANT RES (0000)
Subdivision DOLPHIN ESTATES
Sec/Twp/Rng 18/66/30
Affordable Housing No



Owner

[GUY KEVIN M](#)
 1471 State Road 4A
 Summerland Key FL 33042

Valuation

	2025 Certified 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	\$45,588	\$45,588	\$43,422	\$32,591
= Just Market Value	\$45,588	\$45,588	\$43,422	\$32,591
= Total Assessed Value	\$35,032	\$31,847	\$28,952	\$26,320
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$45,588	\$45,588	\$43,422	\$32,591

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$45,588	\$0	\$0	\$45,588	\$31,847	\$0	\$45,588	\$0
2023	\$43,422	\$0	\$0	\$43,422	\$28,952	\$0	\$43,422	\$0
2022	\$32,591	\$0	\$0	\$32,591	\$26,320	\$0	\$32,591	\$0
2021	\$23,927	\$0	\$0	\$23,927	\$23,927	\$0	\$23,927	\$0
2020	\$21,761	\$0	\$0	\$21,761	\$21,761	\$0	\$21,761	\$0
2019	\$21,761	\$0	\$0	\$21,761	\$21,761	\$0	\$21,761	\$0
2018	\$21,761	\$0	\$0	\$21,761	\$21,761	\$0	\$21,761	\$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)	10,439.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/7/2017	\$28,000	Warranty Deed	2134977	2868	2398	37 - Unqualified	Vacant	MORGENSTERN BONNIE WARD	

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
19102963	08/28/2019	Completed	\$500	Residential	REMOVAL OF INVASIVE EXOTIC VEGETATION

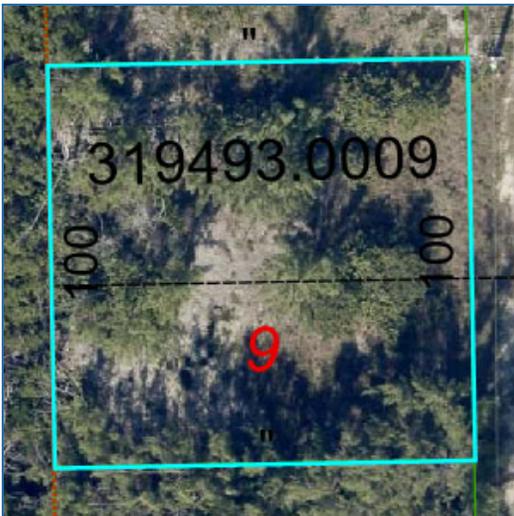
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, 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

Kevin M. Guy

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

WITNESSETH:

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

**Lot 9, Dolphin Estates (PB 7-26)
Parcel ID# 00319493-000900**

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

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

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

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

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

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

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

**1471 State Road 4A
Summerland Key, FL 33042**

kevinmguy@outlook.com

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

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **November 3, 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/ **Kevin M. Guy**

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.

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

(Seal)

Cynthia Guerra, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 5, Lot 20, Ramrod Shores, on Ramrod Key near mile marker 27 from Mike Gonzalez and Luanne Gonzalez for the price of \$50,000.

ITEM BACKGROUND:

This acquisition is proposed to protect property rights and the natural environment and to reduce potential liability for takings suits. The subject property is located on Old State Road 4-A on the bay side of Ramrod Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$50,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$762.50
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$51,523.00

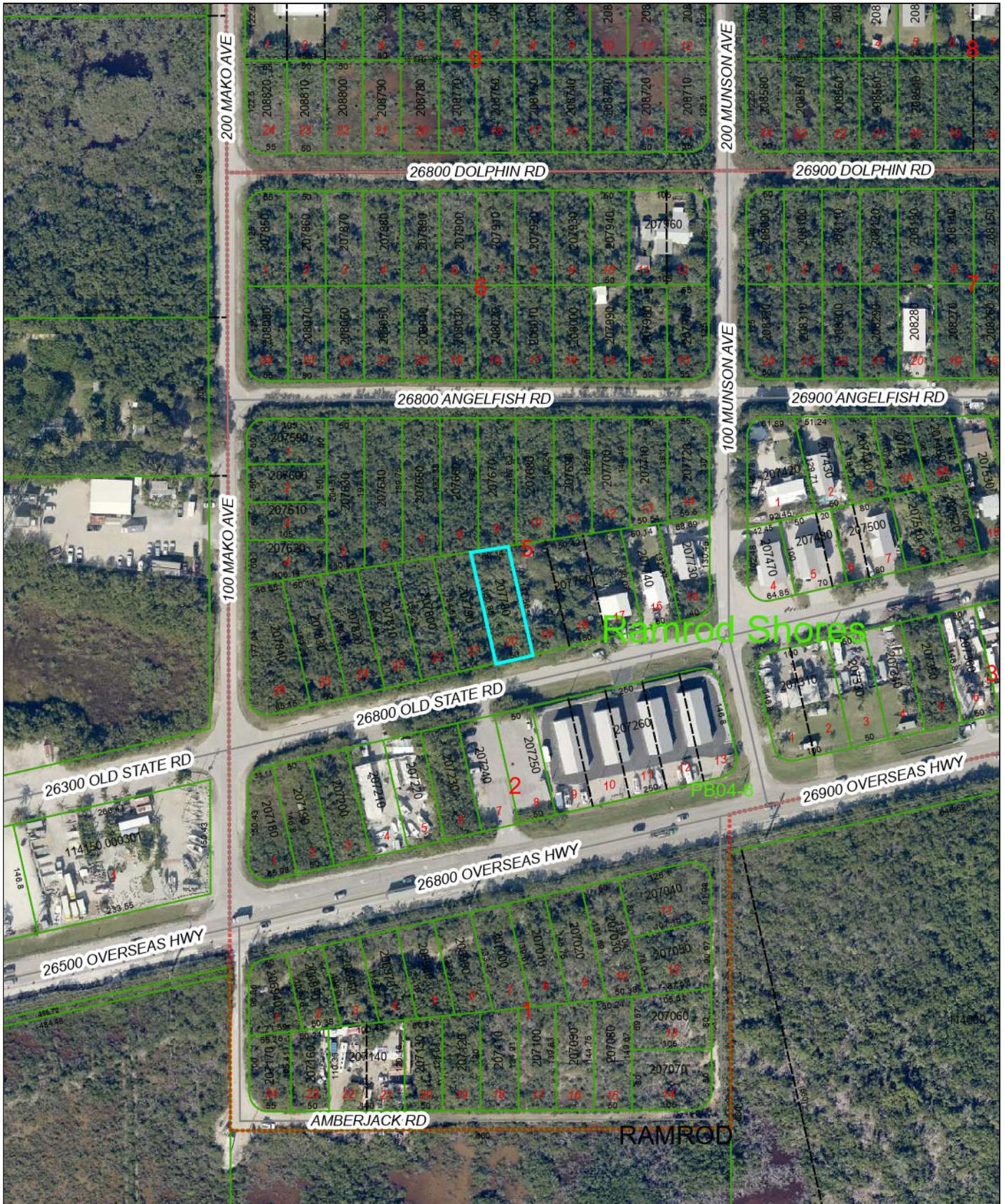
Attributes of the Subject Property:

- Parcel ID#: 00207780-000000
- Size: 7,450 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): 1 TDR
- ROGO Dedication Points: 2.5 points
- Cost per ROGO Dedication Point: \$20,000

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 5, Lot 20, Ramrod Shores

Ramrod Key



PROPERTY RECORD CARD

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

Summary

Parcel ID 00207780-000000
Account# 1271080
Property ID 1271080
Millage Group 100H
Location Address VACANT LAN OLD STATE Rd 4A, RAMROD KEY
Legal Description BK 5 LT 20 RAMROD SHORES RAMROD KEY PB4-6 OR429-784-784 OR447-937/940 OR845-1757 OR1015-2417 OR1951-1196/97Q/C
(Note: Not to be used on legal documents.)
Neighborhood 708
Property Class VACANT RES (0000)
Subdivision RAMROD SHORES
Sec/Twp/Rng 31/66/29
Affordable Housing No

Owner

GONZALEZ MIKE
 10255 SW 130th Ct
 Miami FL 33186

GONZALEZ LUANNE
 10255 SW 130th Ct
 Miami FL 33186

Valuation

	2025 Certified 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	\$186,082	\$186,082	\$162,596	\$130,077
= Just Market Value	\$186,082	\$186,082	\$162,596	\$130,077
= Total Assessed Value	\$9,199	\$8,363	\$7,603	\$6,912
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$186,082	\$186,082	\$162,596	\$130,077

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$186,082	\$0	\$0	\$186,082	\$8,363	\$0	\$186,082	\$0
2023	\$162,596	\$0	\$0	\$162,596	\$7,603	\$0	\$162,596	\$0
2022	\$130,077	\$0	\$0	\$130,077	\$6,912	\$0	\$130,077	\$0
2021	\$84,911	\$0	\$0	\$84,911	\$6,284	\$0	\$84,911	\$0
2020	\$81,298	\$0	\$0	\$81,298	\$5,713	\$0	\$81,298	\$0
2019	\$70,403	\$0	\$0	\$70,403	\$5,194	\$0	\$70,403	\$0
2018	\$70,403	\$0	\$0	\$70,403	\$4,722	\$0	\$70,403	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	7,450.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/1/1987	\$2,500	Warranty Deed		1015	2417	U - Unqualified	Vacant		
12/1/1981	\$2,000	Warranty Deed		845	1757	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

Mike Gonzalez and Luanne Gonzalez

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

WITNESSETH:

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

**Block 5, Lot 20, Ramrod Shores (PB 4-6)
Parcel ID# 00207780-000000**

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

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

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

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

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

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

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

**10255 SW 130th Court
Miami, FL 33186**

with a copy to:

**Sabre Mendoza
Coldwell Banker Schmitt Real Estate
sabre@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 **November 11, 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/ **Mike Gonzalez**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

Seller/ **Luanne Gonzalez**

_____	_____	_____	_____
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, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 2 property for conservation - Lot 18, Doctors Arm 3rd Addition Section A on Big Pine Key, near mile marker 30 from Matthews Realty Trust for the price of \$85,000.

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 a canal lot located on Matthews Road on the bay side of Big Pine Key.

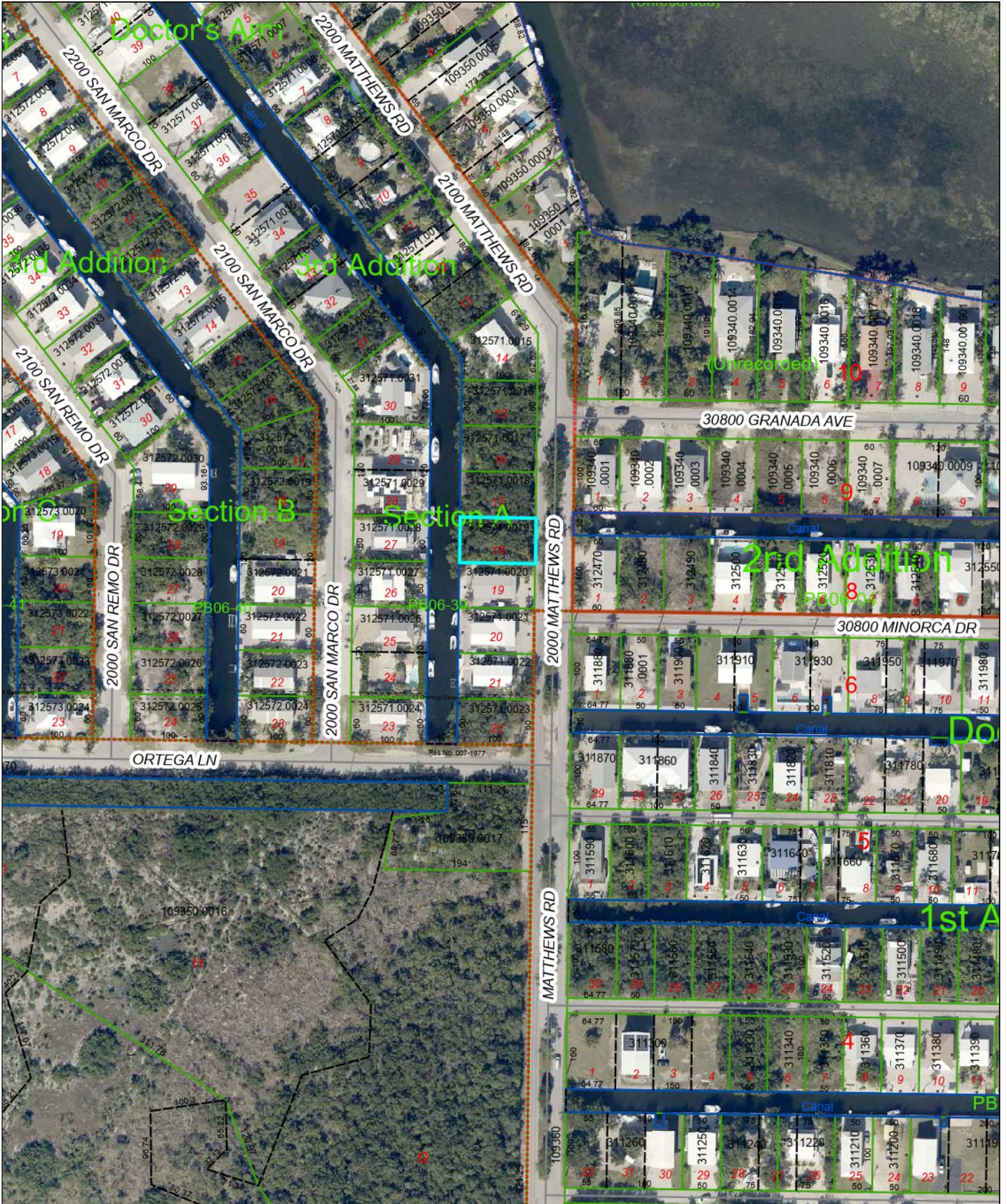
Purchase Price and Estimated Closing Costs:

- Purchase Price: \$85,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$963.75
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$86,724.25

Attributes of the Subject Property:

- Parcel ID#: 00312571-001900
- Size: 6,000 square feet
- Tier Designation: Tier 2 – Transition and Sprawl Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock and developed land.
- Acquisition List Qualification: This property qualifies because it is Tier 2.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1.0 TDR
- ROGO Dedication Points: 2.0 points

Lot 18, Doctors Arm 3rd Addition Section A 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 00312571-001900
 Account# 1384836
 Property ID 1384836
 Millage Group 100H
 Location VACANT LAN MATTHEWS Rd, BIG PINE KEY
 Address
 Legal LT 18 DOCTORS ARM SUBD THIRD ADDITION-SECTION A BIG PINE KEY PB6-39
 Description OR455-621 OR615-855 OR814-2274 OR817-1493 OR1329-1282 OR2340-1457 OR3044-1175 OR3210-466 OR3210-1239 OR3343-2306
 (Note: Not to be used on legal documents.)
 Neighborhood 602
 Property Class VACANT RES (0000)
 Subdivision DOCTORS ARM 3RD ADD SEC A
 Sec/Twp/Rng 14/66/29
 Affordable No
 Housing



Owner

MATTHEWS REALTY TRUST
 500 S Federal Hwy
 Unit 1641
 Hallandale Beach FL 33008

Valuation

	2025 Certified 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	\$127,500	\$132,000	\$130,500	\$130,500
= Just Market Value	\$127,500	\$132,000	\$130,500	\$130,500
= Total Assessed Value	\$127,500	\$132,000	\$112,530	\$102,300
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$127,500	\$132,000	\$130,500	\$130,500

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$132,000	\$0	\$0	\$132,000	\$132,000	\$0	\$132,000	\$0
2023	\$130,500	\$0	\$0	\$130,500	\$112,530	\$0	\$130,500	\$0
2022	\$130,500	\$0	\$0	\$130,500	\$102,300	\$0	\$130,500	\$0
2021	\$93,000	\$0	\$0	\$93,000	\$93,000	\$0	\$93,000	\$0
2020	\$69,000	\$0	\$0	\$69,000	\$20,574	\$0	\$69,000	\$0
2019	\$72,000	\$0	\$0	\$72,000	\$18,704	\$0	\$72,000	\$0
2018	\$61,500	\$0	\$0	\$61,500	\$17,004	\$0	\$61,500	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	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
3/7/2025	\$0	Warranty Deed	2492480	3315	0286	98 - Unqualified	Improved		
1/31/2023	\$0		2514530	3343	2306	11 - Unqualified	Improved		
1/31/2023	\$100	Warranty Deed	2405312	3210	1239	11 - Unqualified	Improved		
1/27/2023	\$100	Warranty Deed	2405026	3210	0466	11 - Unqualified	Improved		
8/24/2020	\$70,000	Warranty Deed	2281927	3044	1175	37 - Unqualified	Vacant		
4/3/2006	\$42,000	Warranty Deed		2340	1457	J - Unqualified	Vacant		
10/1/1994	\$27,000	Warranty Deed		1329	1282	Q - Qualified	Vacant		
8/1/1980	\$15,000	Warranty Deed		817	1493	Q - Qualified	Vacant		
7/1/1980	\$40	Warranty Deed		814	2274	U - Unqualified	Vacant		

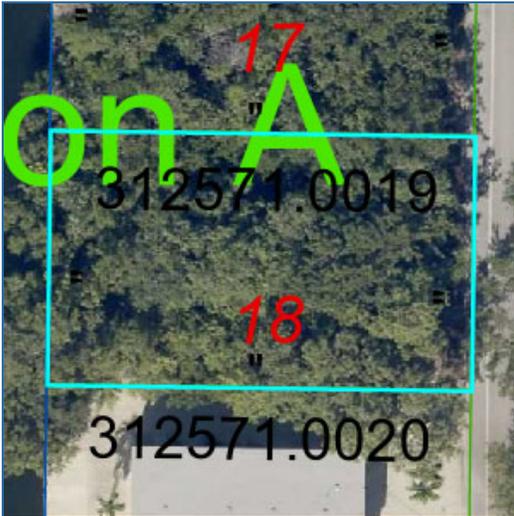
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2025 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
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/8/2025, 1:24:30 AM

[Contact Us](#)

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 **SCHNEIDER**
GEOSPATIAL

AGREEMENT FOR THE PURCHASE OF LANDS

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

Matthews Realty Trust

(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 **\$85,000.00** 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:

**Lot 18, Doctors Arm 3rd Addition Section A (PB 6-39)
Parcel ID# 00312571-001900**

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 **\$85,000.00**. 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, including third party remote/mobile notary fees, 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:

**6256 Burlington Ave N
St. Petersburg, FL 33710**

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

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

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