

**Monroe County Comprehensive Plan Land Authority  
Advisory Committee Meeting  
Agenda Items for 12/17/25 Meeting**

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The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, December 17, 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 November 19, 2025 meeting.
5. Approval of the 2026 Land Authority Acquisition List.
6. Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing: Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key, near mile marker 25 from **Gregory M. Scorza** for the price of **\$220,000**.
7. Approval of a contract to purchase Tier 1 property with two ROGO exemptions for conservation and affordable housing: Block 1, Lots 6 and 7, Sam-N-Joe on Big Pine Key, near mile marker 31 from **Alan R. Leisner and Linda M. Leisner** for the price of **\$430,000**.
8. Approval of a contract to purchase Tier 1 property for conservation - Block 2, Lot 14, North Sugarloaf Acres Section One, on Sugarloaf Key near mile marker 19 from **Lorraine A. Mucci** for the price of **\$95,000**.
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

November 19, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, November 19, 2025, in the second floor Planning Department Conference Room (Library 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 Marv Schindler and Sandi Williams. Linda Cunningham and Erin Muir were absent. Also present were Executive Director Cynthia Guerra, and Office Manager John Beyers. Senior Property Acquisition Specialist Mark Rosch, Property Acquisition Specialist Paunece Scull, 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. Chairman Valant advised the Committee that the meeting agenda has a revision date of November 18, 2025 and there were no additions. Ms. Williams made a motion to approve the revised agenda, and Mr. Schindler seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 4) was approval of the minutes for the October 22, 2025, meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 5) was approval of the proposed 2026 meeting schedule. Mr. Schindler made a motion to approve the 2026 meeting schedule and Ms. Williams seconded the motion. There being objections, the motion carried 3/0.

The next item (Item 6) was 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. Ms. Scull addressed the committee. The subject property consists of a 10,439 square foot lot located at 2136 Tulip Road on the bay side of No Name Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Commercial Fishing Special District (CFSD 2), and vegetation mapped as exotic and undeveloped land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$50,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 7) was 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. Mr. Rosch addressed the committee. The subject property consists of a 7,450 square foot lot located on Old State Road 4-A on the bay side of Ramrod Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms.

Williams made a motion to approve the item, and Mr. Schindler seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 8) was 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. Mr. Rosch addressed the committee. The subject property consists of a 6,000 square foot lot located on Matthews Road on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$85,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 9) was the Executive Director’s report. Ms. Guerra reported on the progress of the Lofts affordable housing project in Key West, and that the first 13 units will be closing soon, so 13 families could potentially be in their new homes for the holidays. Ms. Valant asked about impacts from the federal government shutdown. Ms. Guerra reported she was aware that some closings are experiencing delays in FEMA insurance processing and SHIP funding support, but there are no direct impacts to Land Authority operations in particular. Ms. Guerra also mentioned another shutdown is possible in January.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, December 19, 2025. Mr. Schindler and Chairman Valant said they would be able to attend. Ms. Williams said she was unsure if she is able to attend.

There being no further business, the meeting was adjourned at 9:58 AM.

Prepared by: \_\_\_\_\_  
John Beyers  
Office Manager

Approved by the Advisory Committee on \_\_\_\_\_.

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**AGENDA ITEM WORDING:** Approval of the 2026 Land Authority Acquisition List.

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**ITEM BACKGROUND:**

Each year the Land Authority Advisory Committee prepares an updated Acquisition List. Although this process takes place on an annual basis, the list may be, and often is, amended over the course of the year. The Advisory Committee has prepared the attached list for 2026 after holding a public meeting on December 17, 2025.

Per section 380.0667, Florida Statutes, the Board of County Commissioners, sitting as the Land Authority Governing Board, “shall approve the list of acquisitions, in whole or in part, in the order of priority recommended by the Advisory Committee”.

Listing a property on the Acquisition List is a preliminary, non-binding step indicating the Board’s desire to pursue acquisition. Further Board action is required before entering into a purchase contract.

The following is a summary of the updates to the Acquisition List for 2026.

**Completed Projects (Projects Removed from the Acquisition List):**

- Block 28, Lots 17 and 18, Sands on Big Pine Key (a dual conservation/affordable housing land acquisition project). The Land Authority purchased this property on 6/30/25.
- The Lofts at Bahama Village in Key West (an affordable housing construction funding project). The Land Authority disbursed \$6,170,457 of construction funding to the City of Key West for this project on 9/22/25.

**New Projects (Projects Added to the Acquisition List):**

- Block 3, Lots 4 and 5, Summerland Estates Re-subdivision No. 2 on Summerland Key (a dual conservation/affordable housing land acquisition project). The purchase of this property is on today’s meeting agenda as a separate agenda item.
- Block 1, Lots 6 and 7, Sam-N-Joe on Big Pine Key (a dual conservation/affordable housing land acquisition project). The purchase of this property is on today’s meeting agenda as a separate agenda item.
- Conversion of Poinciana Assisted Living Facility to Affordable Housing in Key West (an affordable housing construction funding project). Construction funding (\$1,382,856) for this project was approved in Resolution 38-2025 by the Land Authority Advisory Committee on 9/24/25 and the Land Authority Governing Board on 10/15/25.

**MONROE COUNTY LAND AUTHORITY  
2026 ACQUISITION LIST**

This Acquisition List has been developed to guide purchases using Monroe County Land Authority (MCLA) funding.

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

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

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

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

The MCLA Advisory Committee will promote acquisition of land for conservation or protection of private property rights as follows:

<b>Property Type</b>	<b>Acquisition Objectives</b>	<b>Intended Development</b>	<b>Proposed Owner / Manager</b>
Property Designated Tier 1, Tier 2, or Tier 3A with priority being properties located within the Big Pine Habitat Conservation Plan	Property Rights Protection, Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 with significant habitat or connectivity	Property Rights Protection, Retire Development Rights, Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 without significant habitat or connectivity	Either affordable housing or Density Reduction	To be determined	BOCC Preferred, MCLA
Property Eligible for ROGO Administrative Relief	Property Rights Protection, Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Impacted by Local Government Regulations or prioritized by a local government for acquisition for density reduction, environmental protection, and conservation purposes	Property Rights Protection, Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Within Florida Forever Projects (with priority for those with potential for resale to the State of Florida DEP)	Environmental Protection Property Rights Protection	None	MCLA, Local, State, or Federal Government

The MCLA Advisory Committee will promote acquisition, by fee simple purchases or other means provided in HB 1173, to address affordable workforce housing damaged or destroyed by Hurricane Irma by adding to the Acquisition List, on a case-by-case basis, affordable housing sites that are preferably ROGO-exempt to be acquired by government partners provided the sites do not include environmentally sensitive habitat or possible wetlands, and are not located in areas prohibited for development by Comprehensive Plan Policy 601.1.11 as interpreted by ADMINISTRATIVE INTERPRETATION NO: AI-18-139. The Monroe County Code defines environmentally sensitive lands as “areas of native habitat requiring special management attention to protect important fish and wildlife resources and other natural systems or processes. Environmentally sensitive lands typically include wetlands and other surface waters, tropical hardwood hammocks and pinelands.” Native habitat includes Species Focus Areas identified by the US Fish and Wildlife Service but does not include Species Focus Area Buffers. Therefore, MCLA shall not purchase or fund affordable housing on vacant land that has never been previously developed with a residential dwelling unit that impacts any habitat defined as environmentally sensitive or is located in any of the following areas: Species Focus Areas; areas designated Tier 1, 2, or 3A; V flood zones; offshore islands; or areas within a Coastal Barriers Resource System unit. Evidence of environmental sensitivity includes, but is not limited to, a determination to be made by the County Environmental Resources Office of whether the construction of affordable housing requires habitat to be removed and mitigated.

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

<b>Property</b>	<b>Acquisition Objectives</b>	<b>Intended Development</b>	<b>Proposed Owner / Manager</b>
A portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F	Affordable Housing Construction Funding	Affordable Housing (The Landings At Sugarloaf Key)	Rural Neighborhoods, Inc., Developer
Block 3, Lots 4 and 5, Summerland Estates Re-subdivision No. 2, Summerland Key (PB 4-2) with one ROGO exemption	Lot 4 – Conservation Lot 5 – Conservation ROGO Exemption – Affordable Housing	None None Affordable Housing	Lot 4 – MCLA Owner Lot 5 – MCLA Owner ROGO Exemption – transfer offsite as affordable
Block 1, Lots 6 and 7, Sam-N-Joe, Big Pine Key (PB 3-76) with two ROGO exemptions	Lot 6 – Affordable Housing with one ROGO exemption Lot 7 – Conservation	Affordable Housing None	Lot 6 – BOCC Owner Lot 7 – MCLA owner One ROGO exemption transfer offsite as affordable

**PROPERTY IN KEY WEST AREA OF CRITICAL STATE CONCERN**

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

<b>Property</b>	<b>Acquisition Objectives</b>	<b>Intended Development</b>	<b>Proposed Owner / Manager</b>
Metes and Bounds Parcel ID#: 00054250-000000 Legal Description: A portion of Lot 5, Lots 6-12, Block 17, and Lots 1-8, a portion of Lots 9-12, Block 18, and land lying North of said Blocks	Affordable Housing Construction Funding	Permanent Affordable Housing  (Poinciana Housing Project)	Key West Housing Authority
Metes and Bounds Parcel ID# 00064740-000000 Legal Description: Block 19, Lots 2 through 10, Part of Lot 11 and Part of land lying North of Said Block, KW FWDN Subdivision	Affordable Housing Construction Funding	Permanent Affordable Housing for Continuum of Care  (Poinciana Housing Complex – Permanent Homeless Housing Project)	City of Key West
Metes and Bounds Parcel ID# 00054250-000000, Legal Description: Block 18, Lots 1 through 12, "Key West Foundation Company's Plat No. 2", located at 1664 Dunlap Drive, Key West, Florida	Affordable Housing Construction Funding	Permanent Affordable Housing  (Conversion of Assisted Living Facility)	Key West Housing Authority

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing: Block 3, Lots 4 and 5, Summerland Estates Re-Subdivision No. 2 on Summerland Key, near mile marker 25 from Gregory M. Scorza for the price of \$220,000.

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**ITEM BACKGROUND:** This acquisition is proposed to protect property rights and the natural environment and to reduce the County's potential liability for takings suits and to secure a Transferable ROGO Exemption that will be transferred offsite to develop a Tier 3 lot with affordable housing.

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

The Land Authority had a contract to purchase the subject property from the same Seller in 2023 for \$215,000 but the transaction failed to close due to title encumbrances. The Seller is now prepared to address the property's title encumbrances and staff has negotiated a new contract for \$220,000.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$220,000.00
- Cost of Appraisal: \$1,900.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,650.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$224,310.50

Attributes of the Subject Property:

- Parcel ID#: 00199690-000000 and 00199700-000000
- Size: 12,616 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Suburban Residential (SR)
- Future Land Use Map Designation: Residential Low (RL)
- Vegetation: Mapped as hammock.
- Acquisition List Qualification: This property qualifies because it is Tier 1.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 0.145 TDRs (Lot 5 is ROGO exempt)
- ROGO Dedication Points: 2.0 points



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

### Owner

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

### Valuation

	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	\$47,247	\$47,247	\$43,872	\$32,060
= Just Market Value	\$47,247	\$47,247	\$43,872	\$32,060
= Total Assessed Value	\$19,980	\$18,164	\$16,513	\$15,012
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$47,247	\$47,247	\$43,872	\$32,060

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$47,247	\$0	\$0	\$47,247	\$18,164	\$0	\$47,247	\$0
2023	\$43,872	\$0	\$0	\$43,872	\$16,513	\$0	\$43,872	\$0
2022	\$32,060	\$0	\$0	\$32,060	\$15,012	\$0	\$32,060	\$0
2021	\$26,998	\$0	\$0	\$26,998	\$13,647	\$0	\$26,998	\$0
2020	\$26,998	\$0	\$0	\$26,998	\$12,406	\$0	\$26,998	\$0
2019	\$21,936	\$0	\$0	\$21,936	\$11,278	\$0	\$21,936	\$0
2018	\$22,141	\$0	\$0	\$22,141	\$10,253	\$0	\$22,141	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,308.00	Square Foot	0	0

### Sales

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

### View Tax Info

[View Taxes for this Parcel](#)

## Map



## TRIM Notice

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

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

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# \*\*PROPERTY RECORD CARD\*\*

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## Summary

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



## Owner

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

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$3,363	\$2,910	\$2,960	\$3,011
+ Market Land Value	\$182,238	\$280,107	\$263,233	\$226,110
= Just Market Value	\$185,601	\$283,017	\$266,193	\$229,121
= Total Assessed Value	\$68,311	\$62,101	\$56,455	\$51,323
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$185,601	\$283,017	\$266,193	\$229,121

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$280,107	\$0	\$2,910	\$283,017	\$62,101	\$0	\$283,017	\$0
2023	\$263,233	\$0	\$2,960	\$266,193	\$56,455	\$0	\$266,193	\$0
2022	\$226,110	\$0	\$3,011	\$229,121	\$51,323	\$0	\$229,121	\$0
2021	\$146,803	\$0	\$3,061	\$149,864	\$46,657	\$0	\$149,864	\$0
2020	\$141,741	\$0	\$3,112	\$144,853	\$42,415	\$0	\$144,853	\$0
2019	\$121,492	\$0	\$3,163	\$124,655	\$38,559	\$0	\$124,655	\$0
2018	\$122,628	\$0	\$3,213	\$125,841	\$35,054	\$0	\$125,841	\$0

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,308.00	Square Foot	0	0

## Yard Items

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

## Sales

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

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
06105614	09/25/2006	Completed	\$10,000	Residential	Demo SFR
06101262	03/03/2006	Canceled	\$12,797	Residential	WILMA DAMAGE - REPLACE DRYWALL, ALL ELECTRIC IN HOUSE, (1) WINDOW, TUB, SHOWER, SINK & CABINET
99-0168	03/16/1999	Completed	\$4,000	Residential	REPLACE DRYWALL

## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

**Gregory M. Scorza**

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

WITNESSETH:

1. In consideration of Ten Dollars (\$10.00) in hand, paid by the LAND AUTHORITY, the receipt of which is hereby acknowledged, the Seller(s) agree to sell to the LAND AUTHORITY certain lands upon the terms and conditions hereinafter set forth, and for the price of **\$220,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

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

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

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

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

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

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

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

4. The Seller(s) further agree that during the period covered by this instrument officers and accredited agents of the LAND AUTHORITY shall have at all reasonable times the unrestricted right and privilege to enter upon said lands for all proper and lawful purposes, including examination of said lands and the resources upon them. The Seller(s) hereby waive their rights to any and all claims against the LAND AUTHORITY, Monroe County, or the State of Florida associated with, or arising from ownership of, said lands and this waiver shall survive closing.
5. The Seller(s) will execute and deliver upon demand of the proper officials and agents of the LAND AUTHORITY a good and sufficient deed of warranty conveying to the LAND AUTHORITY a marketable title to the said lands of such character as to be satisfactory to the legal counsel of the LAND AUTHORITY and said deed shall provide that the use, occupation and operation of the rights-of-way, easements and reservations retained therein, shall be subordinate to and subject to such rules and regulations as may be prescribed by the LAND AUTHORITY governing the use, occupation, protection and administration of lands.
6. In consideration whereof the LAND AUTHORITY agrees that it will purchase all of said lands and other interests at the price of **\$220,000.00**. 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:

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

**with a copy to:**

**Diane Corliss  
Coldwell Banker Schmitt Real Estate  
diane@dianecorliss.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 24, 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/ **Gregory M. Scorza**

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 with two ROGO exemptions for conservation and affordable housing: Block 1, Lots 6 and 7, Sam-N-Joe on Big Pine Key, near mile marker 31 from Alan R. Leisner and Linda M. Leisner for the price of \$430,000.

---

**ITEM BACKGROUND:** This is a dual-purpose purchase to acquire one ROGO-exempt lot for affordable housing and one ROGO-exempt lot to protect the natural environment. Lot 6 will be developed as an affordable housing site. Lot 7 has a large native ficus tree and will be restored as a conservation site. The ROGO exemption from Lot 7 will be transferred offsite and used for affordable housing.

The subject property consists of two adjoining lots located at 30921 Bailey Road on the bay side of Big Pine Key. Both lots were previously developed with dwelling units and are therefore ROGO exempt.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$430,000.00
- Cost of Appraisal: \$1,000.00
- Title Fees & Insurance: \$2,700.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$434,460.50

Attributes of the Subject Property:

- Parcel ID#: 00300150-000000 and 00300150-000100
- Size: 10,350 square feet
- Tier Designation: Tier 1 – Native Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as developed and undeveloped land
- Acquisition List Qualification: Lot 6 is being added to the Acquisition List as an affordable housing site. Lot 7 qualifies because it is Tier 1.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferable Development Rights (TDRs): 2 TDRs
- ROGO Dedication Points: 4 points



# \*\* 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** 00300150-000000  
**Account#** 1372251  
**Property ID** 1372251  
**Millage Group** 100H  
**Location Address** 30921 BAILEY Rd, BIG PINE KEY  
**Legal Description** BK 1 LT 6 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR162-293 OR2780-1864 OR3308-439 OR3310-2285  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 549  
**Property Class** VACANT RES (0000)  
**Subdivision** SAM-N-JOE SUBD  
**Sec/Twp/Rng** 26/66/29  
**Affordable** No  
**Housing**



## Owner

[LEISNER ALAN R](#)  
 403 Big Pine Rd  
 Key Largo FL 33037

[LEISNER LINDA M](#)  
 1716 Catherine St  
 Key West FL 33040

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,784	\$1,784	\$1,784	\$1,784
+ Market Land Value	\$225,682	\$238,361	\$192,717	\$136,931
= Just Market Value	\$227,466	\$240,145	\$194,501	\$138,715
= Total Assessed Value	\$89,972	\$81,793	\$74,357	\$67,597
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$227,466	\$240,145	\$194,501	\$138,715

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$238,361	\$0	\$1,784	\$240,145	\$81,793	\$0	\$240,145	\$0
2023	\$192,717	\$0	\$1,784	\$194,501	\$74,357	\$0	\$194,501	\$0
2022	\$136,931	\$0	\$1,784	\$138,715	\$67,597	\$0	\$138,715	\$0
2021	\$114,109	\$0	\$1,784	\$115,893	\$61,452	\$0	\$115,893	\$0
2020	\$111,574	\$0	\$1,784	\$113,358	\$55,865	\$0	\$113,358	\$0
2019	\$114,109	\$0	\$1,784	\$115,893	\$50,786	\$0	\$115,893	\$0
2018	\$110,305	\$0	\$1,784	\$112,089	\$46,169	\$0	\$112,089	\$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
PERMITTED SFR DRY (01DP)	5,175.00	Square Foot	50	103.5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/6/2025	\$0	Order (to be used for Order Det. Heirs, Probate in	2489005	3310	2285	19 - Unqualified	Improved		

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
09100938	03/19/2009	Completed	\$2,400	Residential	LT 6 - DEMO MOBILE HOME AND ALL STRUCTURES
98-632	04/01/1998	Completed	\$1	Residential	DEMO-MOBILE HOME-FIRE - LT 7

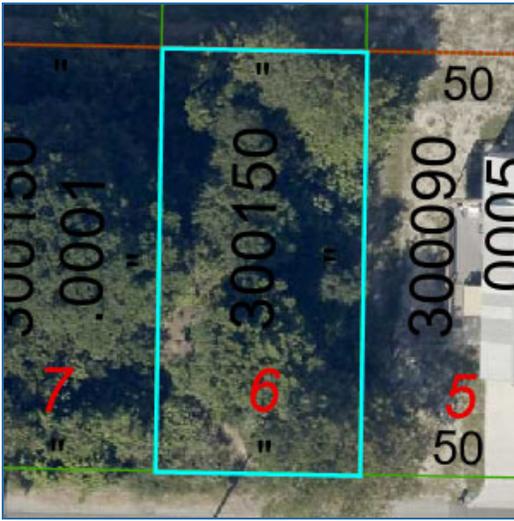
## View Tax Info

[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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# \*\*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.

### Summary

Parcel ID 00300150-000100  
 Account# 9105493  
 Property ID 9105493  
 Millage Group 100H  
 Location Address VACANT BAILEY Rd, BIG PINE KEY  
 Legal Description BK 1 LT 7 SAM-N-JOE SUB PB3-76 BIG PINE KEY OR162-293 OR2780-1864 OR3308-439 OR3310-2285  
 (Note: Not to be used on legal documents.)  
 Neighborhood 549  
 Property Class VACANT RES (0000)  
 Subdivision SAM-N-JOE SUBD  
 Sec/Twp/Rng 26/66/29  
 Affordable Housing No

### Owner

[LEISNER ALAN R](#)  
 403 Big Pine Rd  
 Key Largo FL 33037

[LEISNER LINDA M](#)  
 1716 Catherine St  
 Key West FL 33040

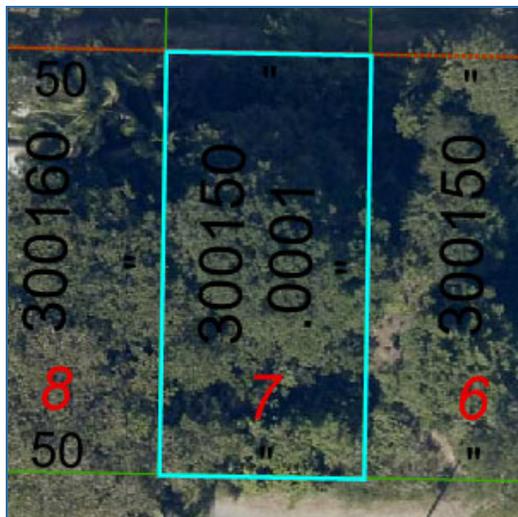
### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	5,175.00	Square Foot	50	103.5

### View Tax Info

[View Taxes for this Parcel](#)

### Map



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

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: 12/12/2025, 6:47:32 AM

Contact Us



AGREEMENT FOR THE PURCHASE OF LANDS

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

**Alan R. Leisner and Linda M. Leisner**

(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 **\$430,000.00** 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 1, Lots 6 and 7, Sam-N-Joe (PB 3-76)  
Parcel ID#s 00300150-000000 and 00300150-000100**

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 **\$430,000.00**. 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:

**403 Big Pine Road  
Key Largo, FL 33037**

**1716 Catherine Street  
Key West, FL 33040**

**Maryann Warren  
Coldwell Banker Schmitt Realty  
[Maryann@MyHomeInTheKeys.com](mailto:Maryann@MyHomeInTheKeys.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 **December 12, 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/ **Alan R. Leisner**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

Seller/ **Linda M. Leisner**

_____	_____	_____	_____
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.

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 2, Lot 14, North Sugarloaf Acres Section One, on Sugarloaf Key near mile marker 19 from Lorraine A. Mucci for the price of \$95,000.

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**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 Bad George Road on the bay side of Sugarloaf Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$95,000.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,021.25
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$96,781.75

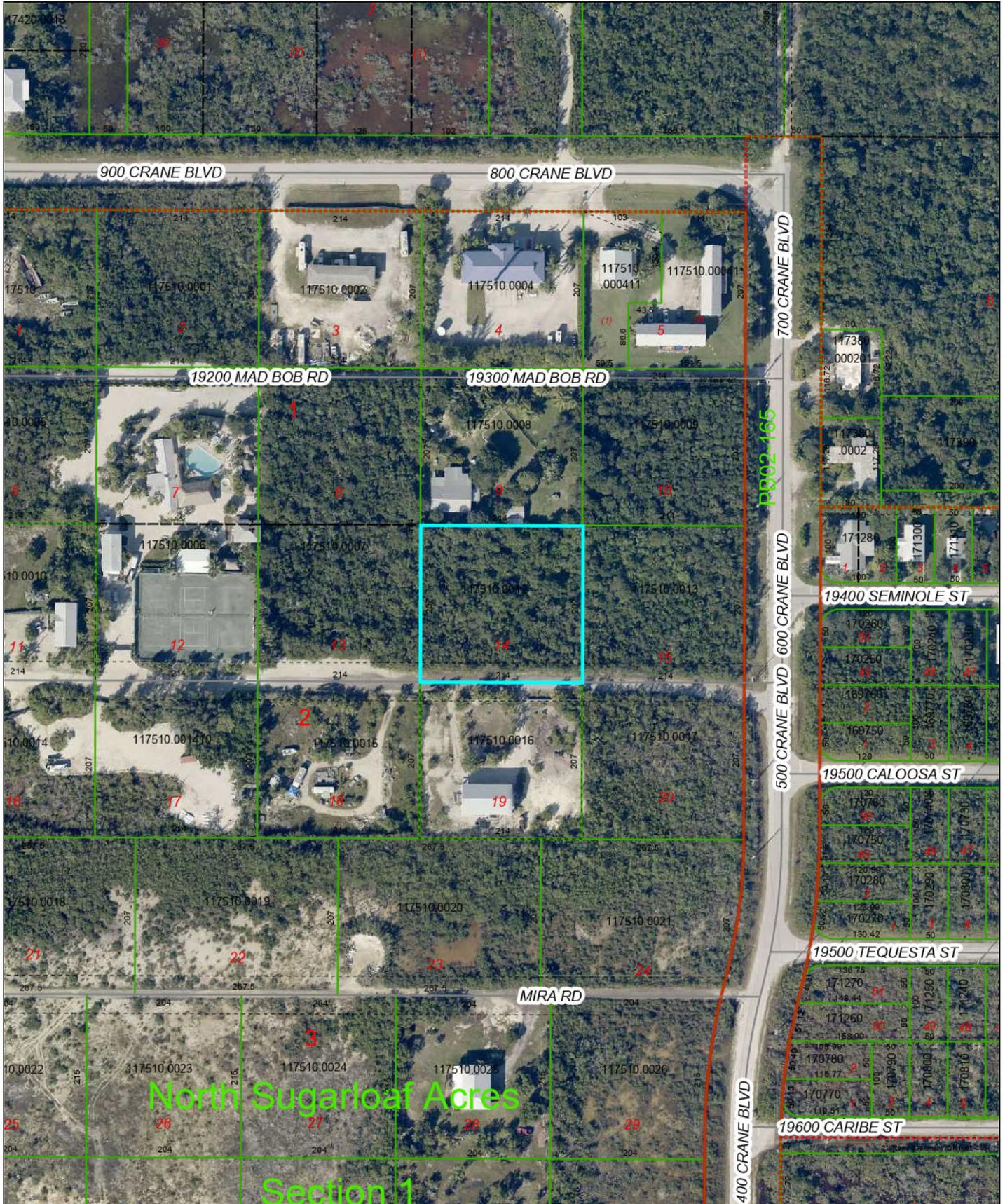
Attributes of the Subject Property:

- Parcel ID#: 00117510-001200
- Size: 1.02 acres
- 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): 0 TDR
- ROGO Dedication Points: 4 points
- Cost per ROGO Dedication Point: \$23,750

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 2, Lot 14, North Sugarloaf Acres Section One

## Sugarloaf 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 00117510-001200  
 Account# 1150223  
 Property ID 1150223  
 Millage Group 100C  
 Location BAD GEORGE Rd, SUGARLOAF KEY  
 Address  
 Legal 25 66 27 SUGARLOAF KEY PT GOVT LOT 5 (AKA  
 Description LOT 14 BLK 2 NO SUGARLOAF ACRES SEC ONE)  
 OR561-355 OR3316-2456  
 (Note: Not to be used on legal documents.)  
 Neighborhood 340  
 Property Class VACANT RES (0000)  
 Subdivision  
 Sec/Twp/Rng 25/66/27  
 Affordable No  
 Housing



**Owner**

MUCCI LORRAINE A  
 333 East Rd  
 Tiverton RI 02878

**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	\$3,590	\$58,650	\$58,650	\$11,730
= Just Market Value	\$3,590	\$58,650	\$58,650	\$11,730
= Total Assessed Value	\$3,590	\$5,167	\$4,697	\$4,270
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,590	\$58,650	\$58,650	\$11,730

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$58,650	\$0	\$0	\$58,650	\$5,167	\$0	\$58,650	\$0
2023	\$58,650	\$0	\$0	\$58,650	\$4,697	\$0	\$58,650	\$0
2022	\$11,730	\$0	\$0	\$11,730	\$4,270	\$0	\$11,730	\$0
2021	\$4,129	\$0	\$0	\$4,129	\$3,882	\$0	\$4,129	\$0
2020	\$4,129	\$0	\$0	\$4,129	\$3,529	\$0	\$4,129	\$0
2019	\$4,129	\$0	\$0	\$4,129	\$3,208	\$0	\$4,129	\$0
2018	\$4,129	\$0	\$0	\$4,129	\$2,916	\$0	\$4,129	\$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
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	1.02	Acreage	0	0

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1973	\$1,500	Conversion Code		561	355	Q - Qualified	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  
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AGREEMENT FOR THE PURCHASE OF LANDS

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

**Lorraine A. Mucci**

(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 **\$95,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 2, Lot 14, North Sugarloaf Acres Section One**  
**Also known as Lot 14 in Government Lot 5, Plat of Survey (OR 407-695)**  
**Parcel ID# 00117510-001200**

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 **\$95,000.00**. 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:

**333 East Road  
Tiverton, RI 02878**

**with a copy to:**

**Ewa Schwarz  
LoKation Real Estate  
thekeyslifestyle@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 **December 9, 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/ **Lorraine A. Mucci**

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