

Monroe County Comprehensive Plan Land Authority
Advisory Committee Meeting
Agenda Items for 1/29/26 Meeting
Revised 1/27/26

The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, January 29, 2026 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. Selection of a Chairman and Vice Chairman for 2026.
5. Approval of the minutes for the December 17, 2025 meeting.
6. Approval to add 1) Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; and 2) Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo to the **Acquisition List** for affordable housing.
7. Approval of a contract to purchase Tier 3 property for conservation with a ROGO exemption that will be transferred offsite for affordable housing: Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo near mile marker 91 from **Jamey S. Liddell and Jill E. Liddell** for the price of **\$380,000**.
8. Approval of a contract to purchase Tier 3 property for affordable housing: Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo near mile marker 100 from **Paul E. Bates** for the price of **\$287,000**.
9. Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lot 18, The Ladies Acre First Addition, on Little Torch Key near mile marker 28 from **Ross LaSelva, III** for the price of **\$12,500**.
10. Approval of a contract to purchase Tier 1 property for conservation - Tracts QY, QZ, RV, and RX, Pine Key Acres, on Big Pine Key near mile 30 from **Charles A. Means, Thomas H. Means, and Robert L. Means, Sr.** for the price of **\$270,000**.
11. Executive Director's report.
12. Adjournment.

ADA ASSISTANCE If you are a person with a disability who needs special accommodations in order to participate in these proceedings, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

December 17, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, December 17, 2025, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Erin Muir, Marv Schindler, and Sandi Williams. Linda Cunningham was absent. Also present were Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. 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. There being no additions or deletions, Ms. Muir made a motion to approve the agenda and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the November 19, 2025 meeting. Ms. Williams made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of the 2026 Land Authority Acquisition List. Ms. Guerra addressed the Committee. Following discussion, Mr. Schindler made motion to approve the 2026 Acquisition List as presented and Ms. Williams Seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was 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. Mr. Rosch addressed the committee. The subject property consists of two adjoining lots totaling 12,616 square feet and are 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 property has a tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR), and vegetation mapped as hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$220,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 7) was 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. Mr. Rosch, Ms. Scull, and Ms. Guerra addressed the Committee. The subject property consists of two adjoining lots totaling 10,350 square feet and are 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. The property has a tier designation of Tier 1 – Native Area, a zoning

designation of Improved Subdivision (IS), and vegetation mapped as developed and undeveloped land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$430,000, and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 8) was 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. Mr. Rosch addressed the committee. The subject property consists of a 1.02-acre parcel located on Bad George Road on the bay side of Sugarloaf 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. Willimas made a motion to approve the item at the purchase price of \$95,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 9) was the Executive Director’s report. Ms. Guerra informed the Committee that they may be receiving an email questionnaire from our Auditors, Purvis Gray. Ms. Guerra also noted MCLA is off to a good start with \$1.4 million in purchases to date and acknowledged the staff and Committee members for their hard work and efforts.

The next MCLA Advisory Committee meeting is scheduled for Thursday, January 29, 2026. Mr. Schindler, Ms. Muir, and Chairman Valant said they would be able to attend. Ms. Williams said she was unsure if she would be able to attend and would like Ms. Guerra to find a replacement for her seat.

There being no further business, the meeting was adjourned at 10:00 AM.

Prepared by: _____
John Beyers
Office Manager

Approved by the Advisory Committee on _____

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AGENDA ITEM WORDING: Approval to add 1) Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; and 2) Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo to the Acquisition List for affordable housing.

ITEM BACKGROUND: This agenda item is to add two properties to the Acquisition List.

- 1) A ROGO-exempt property for the dual purposes of conservation and affordable housing. The property is Block 2, Lots 13, 14, 15, and 16 in Largo Beach on Key Largo. The Land Authority has a contract to purchase the property for \$380,000. After purchase, the property will be restored as conservation land and the ROGO exemption will be transferred to an affordable housing site to be determined.
- 2) A property for the development for affordable housing. The property is Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo. The Land Authority has a contract to purchase the property for \$287,000. After purchase, Habitat for Humanity of the Upper Keys will use two reserved affordable housing ROGO exemptions to develop two residences.

FINANCIAL IMPACT:

**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:

Property Type	Acquisition Objectives	Intended Development	Proposed Owner / Manager
Property Designated Tier 1, Tier 2, or Tier 3A with priority being properties located within the Big Pine Habitat Conservation Plan	Property Rights Protection, Environmental Protection	None	MCLA, Local, State, or Federal Government
Property Designated Tier 3 with significant habitat or connectivity	Property Rights Protection, Retire Development Rights, Environmental 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.

Property	Acquisition Objectives	Intended Development	Proposed Owner / Manager
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	None None	Lot 4 – MCLA Owner Lot 5 – MCLA Owner One 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 ROGO Exemption	Affordable Housing None	Lot 6 – BOCC Owner Lot 7 – MCLA owner One ROGO exemption transfer offsite as affordable
Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo (PB 1-108) with one ROGO exemption	Lot 13 – Conservation ROGO Exemption Lot 14 – Conservation Lot 15 – Conservation Lot 16 – Conservation	None None None None	Lot 13 – MCLA owner One ROGO exemption transfer offsite as affordable Lot 14 – MCLA Owner Lot 15 – MCLA Owner Lot 16 – MCLA Owner
Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo (PB 3-62)	Lot 5 – Affordable Housing Lot 12 – Affordable Housing	Affordable Housing Housing	Lot 5 – BOCC Lot 12 - BOCC

PROPERTY IN KEY WEST AREA OF CRITICAL STATE CONCERN

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

Property	Acquisition Objectives	Intended Development	Proposed Owner / Manager
<p>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</p>	<p>Affordable Housing Construction Funding</p>	<p>Permanent Affordable Housing (Poinciana Housing Project)</p>	<p>Key West Housing Authority</p>
<p>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</p>	<p>Affordable Housing Construction Funding</p>	<p>Permanent Affordable Housing for Continuum of Care (Poinciana Housing Complex – Permanent Homeless Housing Project)</p>	<p>City of Key West</p>
<p>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</p>	<p>Affordable Housing Construction Funding</p>	<p>Permanent Affordable Housing (Conversion of Assisted Living Facility)</p>	<p>Key West Housing Authority</p>

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 3 property for conservation with a ROGO exemption that will be transferred offsite for affordable housing: Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo near mile marker 91 from Jamey S. Liddell and Jill E. Liddell for the price of \$380,000.

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

The subject property is located at 204 Ocean Boulevard on the ocean side of Key Largo in Tavernier. There is a dilapidated, unoccupied house on the property.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$380,000
- Cost of Appraisal: \$1,500.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$2,450.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$384,710.50

Attributes of the Subject Property:

- Parcel ID#: 00477260-000000, 00477270-000000, 00477280-000000, 00477290-000000
 - Size: 12,100 square feet
 - Tier Designation: Tier 3 – Infill Area
 - Zoning Designation: Improved Subdivision (IS)
 - Future Land Use Map Designation: Residential Medium (RM)
 - Vegetation: Mix of native and exotic vegetation
 - Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
 - Florida Forever Boundary: This property is outside the Florida Forever boundary.
 - Transferrable Development Rights (TDRs): 4 TDRs
 - ROGO Dedication Points: 20 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 00477260-000000
Account# 1584037
Property ID 1584037
Millage Group 500P
Location Address 204 OCEAN Blvd, TAVERNIER
Legal Description BK 2 LT 13 LARGO BEACH-KEY LARGO PB1-108 OR40-88/89 OR659-863 OR739-465 OR779-704 OR1634-633/34 OR1710-562 OR3134-0254
(Note: Not to be used on legal documents.)
Neighborhood 1682
Property Class SINGLE FAMILY RESID (0100)
Subdivision LARGO BEACH
Sec/Twp/Rng 34/62/38
Affordable No
Housing



Owner

[LIDDELL JAMEY S](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

[LIDDELL JILLE](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$147,754	\$144,039	\$109,725	\$111,617
+ Market Misc Value	\$1,617	\$1,137	\$1,137	\$1,137
+ Market Land Value	\$250,878	\$237,947	\$166,980	\$166,980
= Just Market Value	\$400,249	\$383,123	\$277,842	\$279,734
= Total Assessed Value	\$336,189	\$305,626	\$277,842	\$279,734
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$400,249	\$383,123	\$277,842	\$279,734

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$237,947	\$144,039	\$1,137	\$383,123	\$305,626	\$0	\$383,123	\$0
2023	\$166,980	\$109,725	\$1,137	\$277,842	\$277,842	\$0	\$277,842	\$0
2022	\$166,980	\$111,617	\$1,137	\$279,734	\$279,734	\$0	\$279,734	\$0
2021	\$87,120	\$102,523	\$1,137	\$190,780	\$190,780	\$0	\$190,780	\$0
2020	\$74,415	\$112,918	\$1,137	\$188,470	\$188,470	\$0	\$188,470	\$0
2019	\$84,594	\$86,860	\$1,137	\$172,591	\$172,591	\$0	\$172,591	\$0
2018	\$83,883	\$86,860	\$1,137	\$171,880	\$171,715	\$0	\$171,880	\$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)	3,025.00	Square Foot	0	0

Buildings

Building ID 26363
Style STILT 1 STORY
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 1136
Finished Sq Ft 816
Stories 1 Floor
Condition AVERAGE
Perimeter 138
Functional Obs 0
Economic Obs 0
Depreciation % 44
Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
Year Built 1958
EffectiveYearBuilt 1980
Foundation CONC PILINGS
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 1
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	220	0	62
FLA	FLOOR LIV AREA	816	816	138
OPF	OP PRCH FIN LL	100	0	60
TOTAL		1,136	816	260

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1976	2004	0 x 0	1	2 UT	1
CONC PATIO	1976	2004	12 x 20	1	240 SF	1

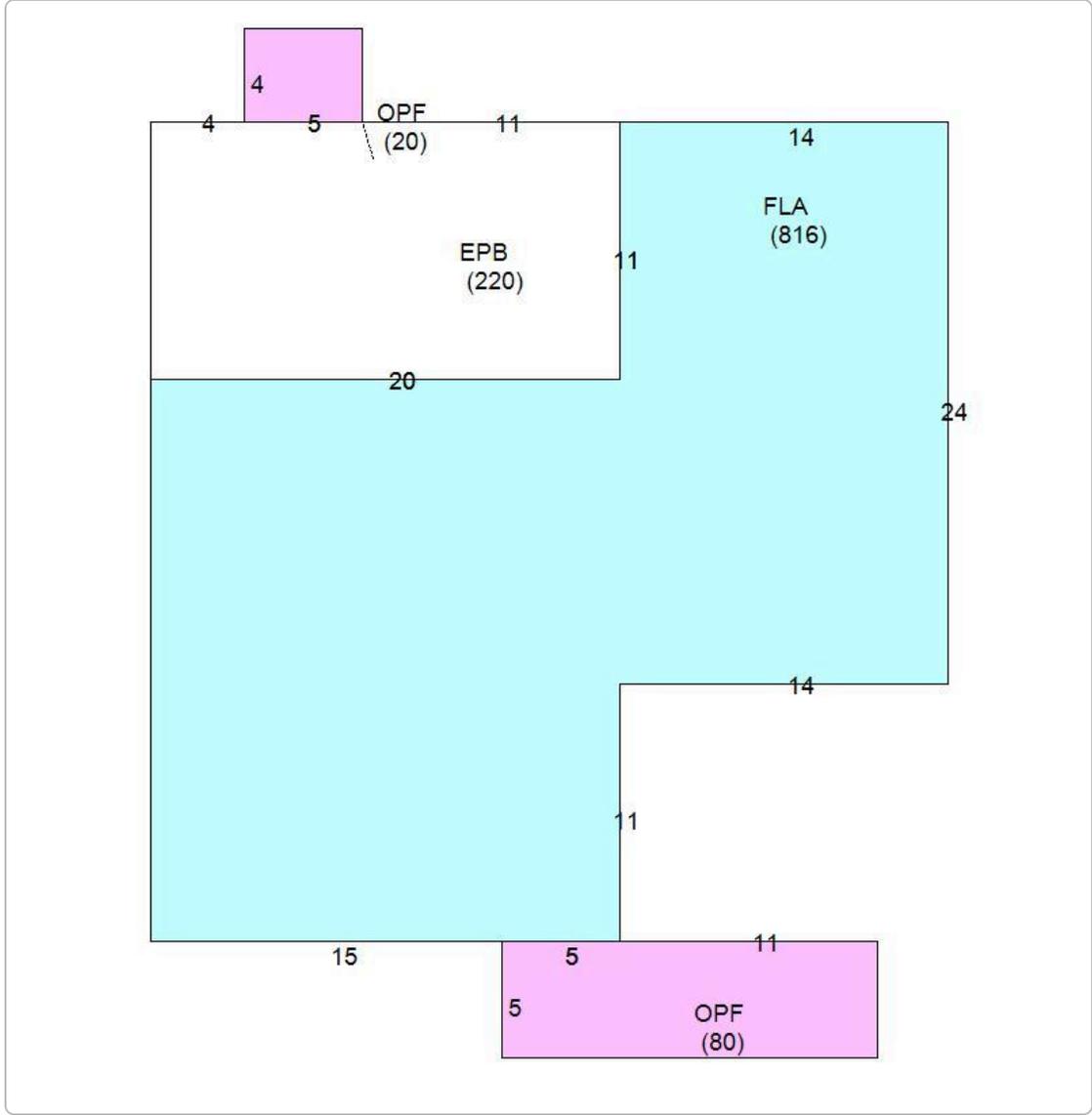
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/26/2021	\$360,000	Warranty Deed	2345988	3134	0254	19 - Unqualified	Improved		

View Tax Info

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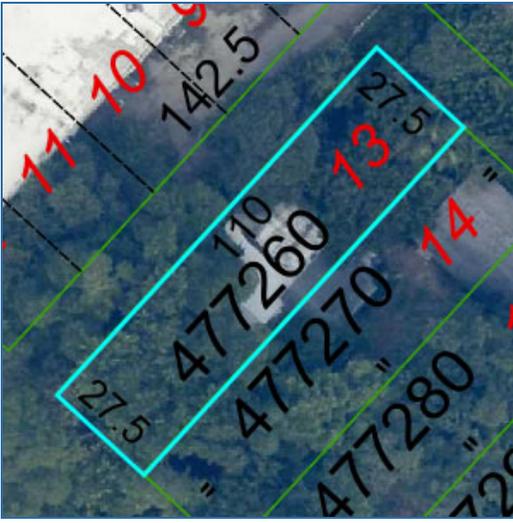
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

No data available for the following modules: Permits.

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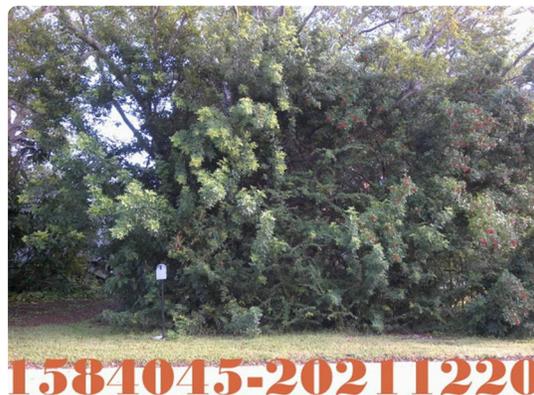
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Summary

Parcel ID 00477270-000000
Account# 1584045
Property ID 1584045
Millage Group 500P
Location Address VACANT OCEAN Blvd, TAVERNIER
Legal Description BK 2 LT 14 LARGO BEACH-KEY LARGO PB1-108 OR40-88/89 OR659-863 OR739-465 OR779-704 OR1634-633/34 OR1710-562 OR3134-0254
(Note: Not to be used on legal documents.)
Neighborhood 1681
Property Class VACANT RES (0000)
Subdivision LARGO BEACH
Sec/Twp/Rng 34/62/38
Affordable No
Housing



Owner

[LIDDELL JAMEY S](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

[LIDDELL JILLE](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$10,799	\$10,019	\$10,056	\$10,092
+ Market Land Value	\$91,658	\$91,658	\$91,658	\$91,658
= Just Market Value	\$102,457	\$101,677	\$101,714	\$101,750
= Total Assessed Value	\$102,457	\$101,677	\$101,714	\$101,750
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$102,457	\$101,677	\$101,714	\$101,750

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$91,658	\$0	\$10,019	\$101,677	\$101,677	\$0	\$101,677	\$0
2023	\$91,658	\$0	\$10,056	\$101,714	\$101,714	\$0	\$101,714	\$0
2022	\$91,658	\$0	\$10,092	\$101,750	\$101,750	\$0	\$101,750	\$0
2021	\$56,265	\$0	\$10,129	\$66,394	\$12,647	\$0	\$66,394	\$0
2020	\$54,450	\$0	\$10,165	\$64,615	\$11,497	\$0	\$64,615	\$0
2019	\$53,996	\$0	\$10,202	\$64,198	\$10,452	\$0	\$64,198	\$0
2018	\$53,543	\$0	\$10,238	\$63,781	\$9,502	\$0	\$63,781	\$0

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Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,025.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
GARAGE	1976	2004	20 x 24	1	480 SF	4
CONC PATIO	2009	2010	12 x 20	1	240 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/26/2021	\$360,000	Warranty Deed	2345988	3134	0254	19 - Unqualified	Vacant		

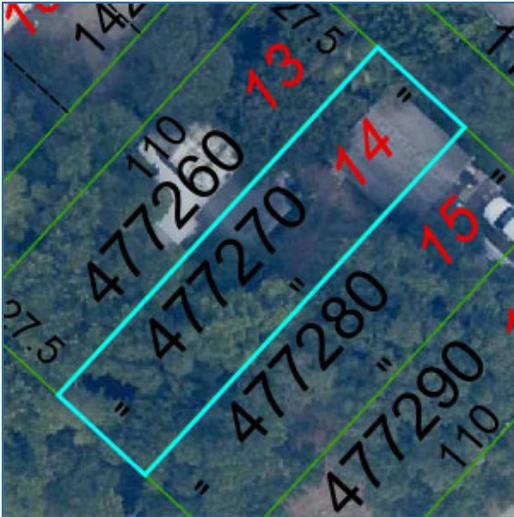
View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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Summary

Parcel ID 00477280-000000
 Account# 1584053
 Property ID 1584053
 Millage Group 500P
 Location Address VACANT OCEAN Blvd, TAVERNIER
 Legal Description BK 2 LT 15 LARGO BEACH-KEY LARGO PB1-108 OR40-88/89 OR659-863 OR739-465 OR779-704 OR1634-633/34 OR1710-562 OR3134-0254
 (Note: Not to be used on legal documents.)
 Neighborhood 1681
 Property Class VACANT RES (0000)
 Subdivision LARGO BEACH
 Sec/Twp/Rng 34/62/38
 Affordable No
 Housing



Owner

[LIDDELL JAMEY S](#)
 137 Parliament Ct
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 137 Parliament Ct
 Hutchinson Island FL 34949

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	\$91,658	\$91,658	\$91,658	\$91,658
= Just Market Value	\$91,658	\$91,658	\$91,658	\$91,658
= Total Assessed Value	\$91,658	\$91,658	\$91,658	\$91,658
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$91,658	\$91,658	\$91,658	\$91,658

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2023	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2022	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2021	\$56,265	\$0	\$0	\$56,265	\$1,289	\$0	\$56,265	\$0
2020	\$54,450	\$0	\$0	\$54,450	\$1,172	\$0	\$54,450	\$0
2019	\$53,996	\$0	\$0	\$53,996	\$1,065	\$0	\$53,996	\$0
2018	\$53,543	\$0	\$0	\$53,543	\$968	\$0	\$53,543	\$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)	3,025.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/26/2021	\$360,000	Warranty Deed	2345988	3134	0254	19 - Unqualified	Vacant		

View Tax Info

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Photos



Map



TRIM Notice

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

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

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

Summary

Parcel ID 00477290-000000
Account# 1584061
Property ID 1584061
Millage Group 500P
Location Address VACANT OCEAN Blvd, TAVERNIER
Legal Description BK 2 LT 16 LARGO BEACH-KEY LARGO PB1-108 OR40-88/89 OR659-863 OR739-465 OR779-704 OR1634-633/34 OR1710-562 OR3134-0254
(Note: Not to be used on legal documents.)
Neighborhood 1681
Property Class VACANT RES (0000)
Subdivision LARGO BEACH
Sec/Twp/Rng 34/62/38
Affordable No
Housing



1584061-20211220

Owner

[LIDDELL JAMEY S](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

[LIDDELL JILLE](#)
 137 Parliament Ct
 Hutchinson Island FL 34949

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	\$91,658	\$91,658	\$91,658	\$91,658
= Just Market Value	\$91,658	\$91,658	\$91,658	\$91,658
= Total Assessed Value	\$91,658	\$91,658	\$91,658	\$91,658
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$91,658	\$91,658	\$91,658	\$91,658

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2023	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2022	\$91,658	\$0	\$0	\$91,658	\$91,658	\$0	\$91,658	\$0
2021	\$56,265	\$0	\$0	\$56,265	\$1,289	\$0	\$56,265	\$0
2020	\$54,450	\$0	\$0	\$54,450	\$1,172	\$0	\$54,450	\$0
2019	\$53,996	\$0	\$0	\$53,996	\$1,065	\$0	\$53,996	\$0
2018	\$53,543	\$0	\$0	\$53,543	\$968	\$0	\$53,543	\$0

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Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,025.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/26/2021	\$360,000	Warranty Deed	2345988	3134	0254	19 - Unqualified	Vacant		

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2026, by and between

Jamey S. Liddell and Jill E. Liddell

(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 **\$380,000.00** 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, Lots 13, 14, 15, and 16, Largo Beach, Key Largo (PB 1-108)
Parcel ID#s 00477260-000000, 00477270-000000, 00477280-000000, 00477290-000000**

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 **\$380,000.00**. 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 all vehicles 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:

**137 Parliament Court
Hutchinson Island, FL 34949**

and to

**Katie Roskob
Berkshire Hathaway HomeServices
katieraskob@keysrealestate.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 **January 22, 2026**, 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 on or before March 9, 2026, 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/ **Jamey S. Liddell**

_____ Signature	_____ Date	_____ Phone Number	_____ Email Address
--------------------	---------------	-----------------------	------------------------

Seller/ **Jill E. Liddell**

_____ 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 _____, 2026.

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 3 property for affordable housing: Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo near mile marker 100 from Paul E. Bates for the price of \$287,000.

ITEM BACKGROUND: This acquisition is proposed for affordable housing. After purchase, Habitat for Humanity of the Upper Keys will use two reserved affordable housing ROGO exemptions to develop two residences.

Lot 5 is located on Miami Drive and Lot 12 is located on Hibiscus Drive on the bay side of Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$287,000
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,985.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$290,495.50

Attributes of the Subject Property:

- Parcel ID#: 00523890-000000 and 00523960-000000
- Size: 6,750 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as developed land
- Acquisition List Qualification: This property is being added to the Acquisition List via a separate agenda item.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- ROGO Dedication Points: 10 points

Block 4, Lots 5 and 12, Amended Plat of Key Largo Park

Key Largo



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

Summary

Parcel ID 00523890-000000
 Account# 1643149
 Property ID 1643149
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 4 LT 5 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR75-337 OR646-414/424 OR667-120
 Description OR666-69 OR667-121 OR696-895 OR696-896 OR712-705 OR875-187Q/C OR939-1719/20 OR1135-1035 OR1253-428
 (Note: Not to be used on legal documents.)
 Neighborhood 1905
 Property Class VACANT RES (0000)
 Subdivision KEY LARGO PARK AMD
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

[BATES PAULE](#)
 84801 Old Hwy
 Islamorada FL 33036

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	\$531
+ Market Land Value	\$137,052	\$133,626	\$133,626	\$133,626
= Just Market Value	\$137,052	\$133,626	\$133,626	\$134,157
= Total Assessed Value	\$17,739	\$16,126	\$14,660	\$13,327
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$137,052	\$133,626	\$133,626	\$134,157

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$133,626	\$0	\$0	\$133,626	\$16,126	\$0	\$133,626	\$0
2023	\$133,626	\$0	\$0	\$133,626	\$14,660	\$0	\$133,626	\$0
2022	\$133,626	\$0	\$531	\$134,157	\$13,327	\$0	\$134,157	\$0
2021	\$43,740	\$0	\$550	\$44,290	\$12,115	\$0	\$44,290	\$0
2020	\$43,740	\$0	\$569	\$44,309	\$11,014	\$0	\$44,309	\$0
2019	\$30,618	\$0	\$588	\$31,206	\$10,013	\$0	\$31,206	\$0
2018	\$27,119	\$0	\$607	\$27,726	\$9,103	\$0	\$27,726	\$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)	3,240.00	Square Foot	54	60

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/1/1993	\$1	Warranty Deed		1253	428	M - Unqualified	Improved		
6/1/1990	\$1	Warranty Deed		1135	1035	M - Unqualified	Vacant		
4/1/1985	\$10,600	Warranty Deed		939	1720	M - Unqualified	Vacant		
4/1/1985	\$10,600	Warranty Deed		93	1720	M - Unqualified	Vacant		
3/1/1983	\$45	Quit Claim Deed		875	187	U - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



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Summary

Parcel ID 00523960-000000
 Account# 1643211
 Property ID 1643211
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 4 LT 12 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR75-337 OR646-412/424 OR667-120
 Description OR667-121 OR696-895 OR696-896 OR712-705 OR875-187Q/C OR939-1719/20 OR1135-1035 OR1253-428
 (Note: Not to be used on legal documents.)
 Neighborhood 1905
 Property Class VACANT RES (0000)
 Subdivision KEY LARGO PARK AMD
 Sec/Twp/Rng 28/61/39
 Affordable No
 Housing



Owner

[BATES PAULE](#)
 84801 Old Hwy
 Islamorada FL 33036

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,215	\$1,253	\$1,291	\$1,533
+ Market Land Value	\$138,996	\$135,521	\$135,521	\$135,521
= Just Market Value	\$140,211	\$136,774	\$136,812	\$137,054
= Total Assessed Value	\$18,423	\$16,748	\$15,225	\$13,841
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$140,211	\$136,774	\$136,812	\$137,054

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$135,521	\$0	\$1,253	\$136,774	\$16,748	\$0	\$136,774	\$0
2023	\$135,521	\$0	\$1,291	\$136,812	\$15,225	\$0	\$136,812	\$0
2022	\$135,521	\$0	\$1,533	\$137,054	\$13,841	\$0	\$137,054	\$0
2021	\$46,508	\$0	\$1,571	\$48,079	\$12,583	\$0	\$48,079	\$0
2020	\$46,508	\$0	\$1,609	\$48,117	\$11,439	\$0	\$48,117	\$0
2019	\$32,555	\$0	\$1,646	\$34,201	\$10,399	\$0	\$34,201	\$0
2018	\$25,842	\$0	\$1,710	\$27,552	\$9,454	\$0	\$27,552	\$0

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Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,510.00	Square Foot	54	65

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	2007	2012	20 x 10	1	200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/1/1993	\$1	Warranty Deed		1253	428	M - Unqualified	Improved		
6/1/1990	\$1	Warranty Deed		1135	1035	M - Unqualified	Vacant		
4/1/1985	\$1	Warranty Deed		939	1720	M - Unqualified	Vacant		
3/1/1983	\$45	Quit Claim Deed		877	187	U - Unqualified	Vacant		

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Photos



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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2026, by and between

Paul E. Bates

(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 **\$287,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 4, Lots 5 and 12, Amended Plat of Key Largo Park (PB 3-62)
Parcel ID#s 00523890-000000 and 00523960-000000**

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 **\$287,000.00**. 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:

**84801 Old Highway
Islamorada, FL 33036**

**with a copy to Lisa Frins
Berkshire Hathaway HomeServices Keys Real Estate
lisafrins@florida-keys-homes.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.
- 8
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **January 28, 2026**, 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/ **Paul E. Bates**

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 _____, 2026.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lot 18, The Ladies Acre First Addition, on Little Torch Key near mile marker 28 from Ross LaSelva, III for the price of \$12,500.

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 fronts Elinor Avenue (an undeveloped road) on the bay side of Little Torch Key.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$12,500.00
- Cost of Appraisal: \$0.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$575.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$13,835.50

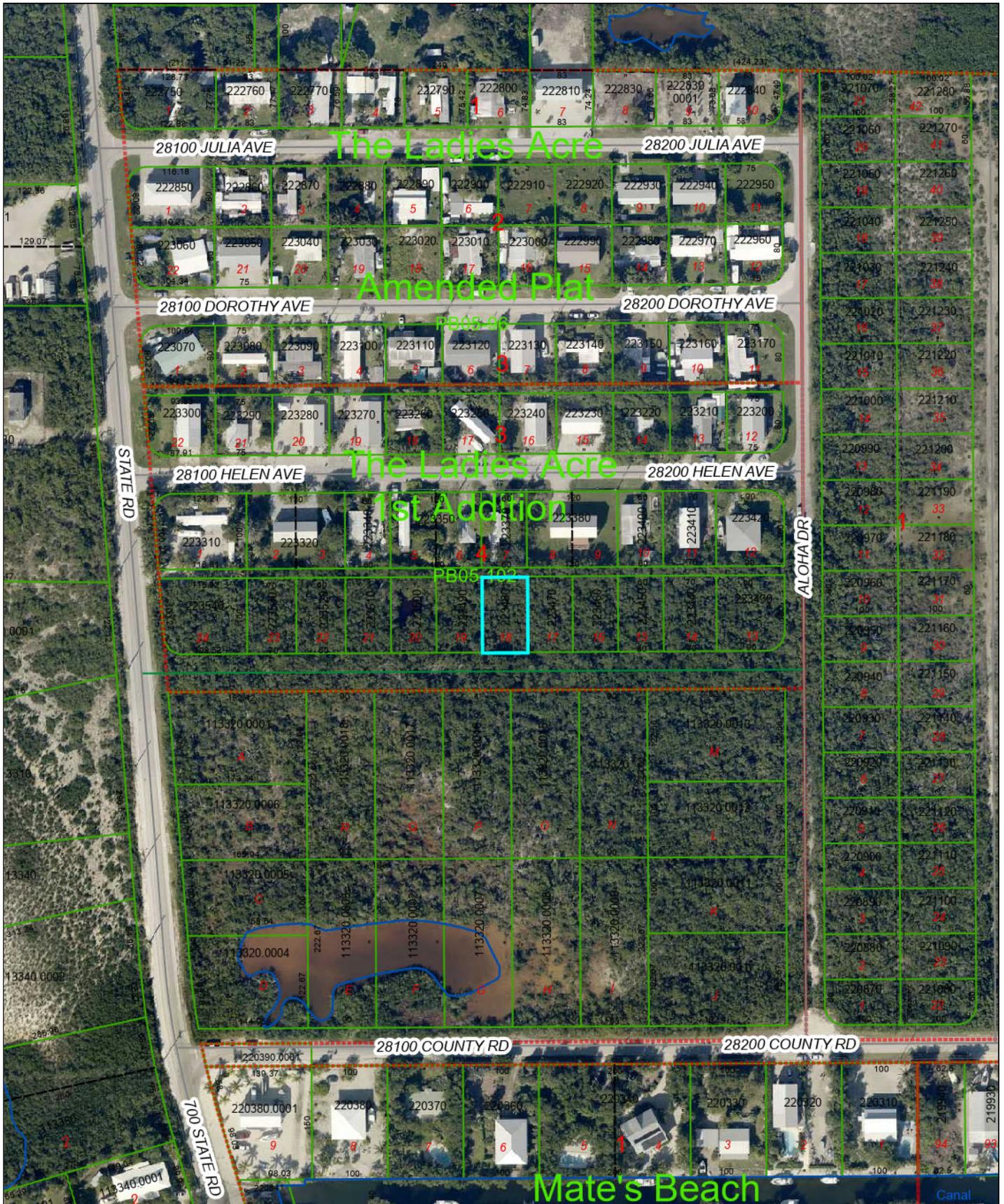
Attributes of the Subject Property:

- Parcel ID#: 00223480-000000
- Size: 6,000 square feet
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Native Area (NA)
- Future Land Use Map Designation: Residential Conservation (RC)
- 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): 0.034 TDRs
- ROGO Dedication Points: 0.5 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.

Block 4, Lot 18, The Ladies Acre First Addition

Little Torch 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 00223480-000000
Account# 1290688
Property ID 1290688
Millage Group 100H
Location Address VACANT LAND, LITTLE TORCH KEY
Legal Description BK4 LT18 THE LADIES ACRE 1ST ADDN LITTLE TORCH KEY PB5-102 OR604-43 OR806-1004 OR973-909 OR3175-1378
(Note: Not to be used on legal documents.)
Neighborhood 677
Property Class VACANT RES (0000)
Subdivision LADIES ACRES 1ST AMD, THE
Sec/Twp/Rng 21/66/29
Affordable Housing No

Owner

LASELVA III ROSS
 8523 SE Seagrape Way
 Hobe Sound FL 33455

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	\$33,549	\$33,549	\$37,277	\$33,583
= Just Market Value	\$33,549	\$33,549	\$37,277	\$33,583
= Total Assessed Value	\$1,520	\$1,382	\$1,256	\$1,142
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$33,549	\$33,549	\$37,277	\$33,583

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$33,549	\$0	\$0	\$33,549	\$1,382	\$0	\$33,549	\$0
2023	\$37,277	\$0	\$0	\$37,277	\$1,256	\$0	\$37,277	\$0
2022	\$33,583	\$0	\$0	\$33,583	\$1,142	\$0	\$33,583	\$0
2021	\$33,583	\$0	\$0	\$33,583	\$1,038	\$0	\$33,583	\$0
2020	\$8,280	\$0	\$0	\$8,280	\$944	\$0	\$8,280	\$0
2019	\$8,280	\$0	\$0	\$8,280	\$859	\$0	\$8,280	\$0
2018	\$8,280	\$0	\$0	\$8,280	\$781	\$0	\$8,280	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
VACANT ROGO (000M)	1.00	Lot	60	100

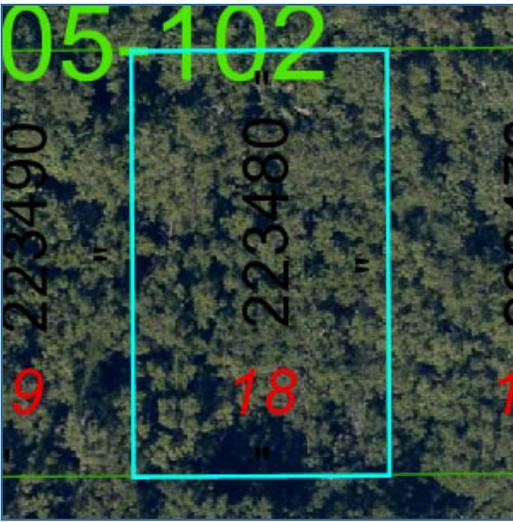
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/23/2022	\$100	Quit Claim Deed	2376912	3175	1378	14 - 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.

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

Ross LaSelva, III

(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 **\$12,500.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 4, Lot 18, The Ladies Acre First Addition (PB 5-102)
Parcel ID# 00223480-000000**

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 **\$12,500.00**. 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:

**8523 SE Seagrape Way
Hobe Sound, FL 33455**

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 23, 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/ **Ross LaSelva, III**

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

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Executive Director

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AGENDA ITEM WORDING: Approval of a contract to purchase Tier 1 property for conservation - Tracts QY, QZ, RV, and RX, Pine Key Acres, on Big Pine Key near mile 30 from Charles A. Means, Thomas H. Means, and Robert L. Means, Sr. for the price of \$270,000.

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.

The subject property consists of four contiguous lots that front South Street, Key Deer Boulevard, and Silver Buttonwood Lane on the bay side of Big Pine Key near MM 30.

Purchase Price and Estimated Closing Costs:

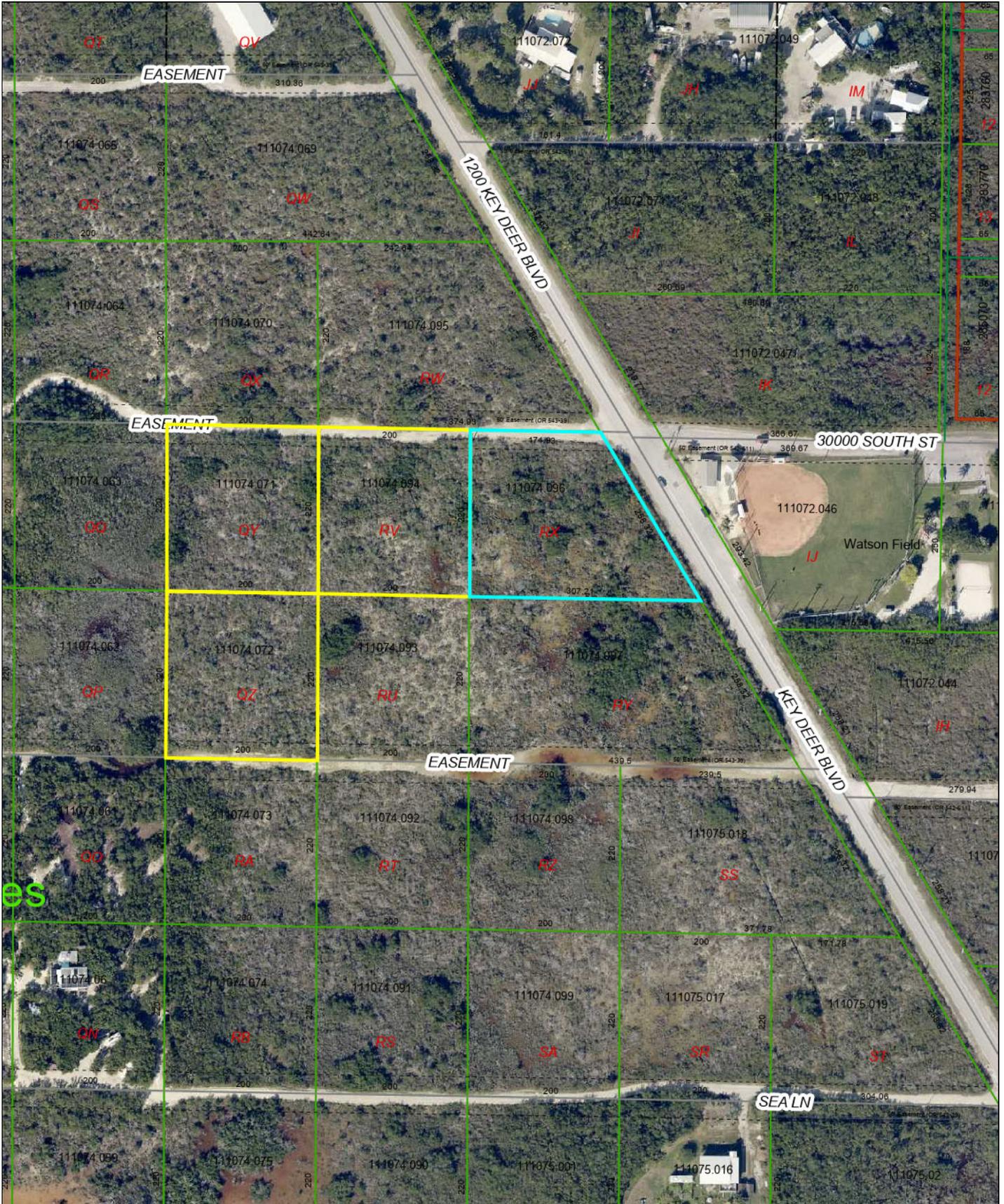
- Purchase Price: \$270,000.00
- Cost of Appraisal: \$950.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,900.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$273,610.50

Attributes of the Subject Property:

- Parcel ID#: 00111074-071000, 00111074-072000, 00111074-094000, and 00111074-096000
- Size: 4.23 acres
- Tier Designation: Tier 1 – Natural Area
- Zoning Designation: Area of Critical County Concern (ACCC)
- Future Land Use Map Designation: Residential Low (RL)
- Vegetation: Mapped as freshwater wetland
- Acquisition List Qualification: This property qualifies because it is Tier 1
- Florida Forever Boundary: This property is inside the Florida Forever Boundary.
- Transferrable Development Rights (TDRs): 2.11 TDRs
- ROGO Dedication Points: 16 points
- Cost per ROGO Dedication Point: \$16,875

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.

Tracts QY, QZ, RV, and RX, Pine Key Acres Big Pine Key



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 00111074-071000
 Account# 1136328
 Property ID 1136328
 Millage Group 100H
 Location Address VACANT LAND, BIG PINE KEY
 Legal Description TRACT QY 22 66 29 BIG PINE KEY PINE KEY ACRES OR808-382D/C OR1040-1217/18 OR1117-1822 OR1489-1549/50 OR2461-1844
 (Note: Not to be used on legal documents.)
 Neighborhood 571
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 22/66/29
 Affordable No
 Housing



Owner

[MEANS CHARLES A](#)
 20 Key Haven Rd
 Key West FL 33040

[MEANS SR ROBERT L](#)
 6630 Maloney Ave
 Key West FL 33040

[MEANS THOMAS H](#)
 1210 8th St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$48,866	\$48,866	\$48,850	\$29,350
= Just Market Value	\$48,866	\$48,866	\$48,850	\$29,350
= Total Assessed Value	\$11,363	\$10,330	\$9,391	\$8,537
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$48,866	\$48,866	\$48,850	\$29,350

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$48,866	\$0	\$0	\$48,866	\$10,330	\$0	\$48,866	\$0
2023	\$48,850	\$0	\$0	\$48,850	\$9,391	\$0	\$48,850	\$0
2022	\$29,350	\$0	\$0	\$29,350	\$8,537	\$0	\$29,350	\$0
2021	\$19,600	\$0	\$0	\$19,600	\$7,761	\$0	\$19,600	\$0
2020	\$19,600	\$0	\$0	\$19,600	\$7,055	\$0	\$19,600	\$0
2019	\$19,600	\$0	\$0	\$19,600	\$6,414	\$0	\$19,600	\$0
2018	\$19,600	\$0	\$0	\$19,600	\$5,831	\$0	\$19,600	\$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)	39,000.00	Square Foot	200	195
EASEMENT (000E)	1.00	Lot	200	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/14/2010	\$100	Warranty Deed		2461	1844	11 - Unqualified	Vacant		
12/1/1987	\$1	Warranty Deed		1040	1217	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
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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 00111074-072000
Account# 1136336
Property ID 1136336
Millage Group 100H
Location Address VACANT LAN KEY DEER Blvd, BIG PINE KEY
Legal Description TRACT QZ 22 66 29 BIG PINE KEY PINE KEY ACRES OR808-382D/C OR1040-1217/1218 OR2461-1844
(Note: Not to be used on legal documents.)
Neighborhood 571
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 22/66/29
Affordable No
Housing



Owner

[MEANS CHARLES A](#)
 20 Key Haven Rd
 Key West FL 33040

[MEANS SR ROBERT L](#)
 6630 Maloney Ave
 Key West FL 33040

[MEANS THOMAS H](#)
 1210 8th St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$48,866	\$48,866	\$48,850	\$29,350
= Just Market Value	\$48,866	\$48,866	\$48,850	\$29,350
= Total Assessed Value	\$15,535	\$14,123	\$12,839	\$11,672
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$48,866	\$48,866	\$48,850	\$29,350

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$48,866	\$0	\$0	\$48,866	\$14,123	\$0	\$48,866	\$0
2023	\$48,850	\$0	\$0	\$48,850	\$12,839	\$0	\$48,850	\$0
2022	\$29,350	\$0	\$0	\$29,350	\$11,672	\$0	\$29,350	\$0
2021	\$19,600	\$0	\$0	\$19,600	\$10,611	\$0	\$19,600	\$0
2020	\$19,600	\$0	\$0	\$19,600	\$9,646	\$0	\$19,600	\$0
2019	\$19,600	\$0	\$0	\$19,600	\$8,769	\$0	\$19,600	\$0
2018	\$19,600	\$0	\$0	\$19,600	\$7,972	\$0	\$19,600	\$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)	39,000.00	Square Foot	200	195
EASEMENT (000E)	1.00	Lot	200	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/14/2010	\$100	Warranty Deed		2461	1844	11 - Unqualified	Vacant		
12/1/1987	\$1	Warranty Deed		1040	1217	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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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 00111074-094000
Account# 1136557
Property ID 1136557
Millage Group 100H
Location Address VACANT LAND, BIG PINE KEY
Legal Description TRACT RV 22 66 29 BIG PINE KEY PINE KEY ACRES OR808-382D/C OR1040-1217/1218 OR2461-1844
(Note: Not to be used on legal documents.)
Neighborhood 571
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 22/66/29
Affordable Housing No



Owner

[MEANS CHARLES A](#)
 20 Key Haven Rd
 Key West FL 33040

[MEANS SR ROBERT L](#)
 6630 Maloney Ave
 Key West FL 33040

[MEANS THOMAS H](#)
 1210 8th St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$48,866	\$48,866	\$48,850	\$29,350
= Just Market Value	\$48,866	\$48,866	\$48,850	\$29,350
= Total Assessed Value	\$9,055	\$8,232	\$7,484	\$6,804
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$48,866	\$48,866	\$48,850	\$29,350

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$48,866	\$0	\$0	\$48,866	\$8,232	\$0	\$48,866	\$0
2023	\$48,850	\$0	\$0	\$48,850	\$7,484	\$0	\$48,850	\$0
2022	\$29,350	\$0	\$0	\$29,350	\$6,804	\$0	\$29,350	\$0
2021	\$19,600	\$0	\$0	\$19,600	\$6,185	\$0	\$19,600	\$0
2020	\$19,600	\$0	\$0	\$19,600	\$5,623	\$0	\$19,600	\$0
2019	\$19,600	\$0	\$0	\$19,600	\$5,112	\$0	\$19,600	\$0
2018	\$19,600	\$0	\$0	\$19,600	\$4,647	\$0	\$19,600	\$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)	39,000.00	Square Foot	0	0
EASEMENT (000E)	1.00	Lot	200	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/14/2010	\$100	Warranty Deed		2461	1844	11 - Unqualified	Vacant		
12/1/1987	\$1	Warranty Deed		1040	1217	M - Unqualified	Vacant		

View Tax Info

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Photos



Map



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

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

Summary

Parcel ID 00111074-096000
Account# 1136573
Property ID 1136573
Millage Group 100H
Location Address VACANT LAND, BIG PINE KEY
Legal Description TRACT RX 22 66 29 BIG PINE KEY PINE KEY ACRES OR808-382D/C OR1040-1217/18 OR2461-1844
(Note: Not to be used on legal documents.)
Neighborhood 571
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 22/66/29
Affordable Housing No



Owner

[MEANS CHARLES A](#)
 20 Key Haven Rd
 Key West FL 33040

[MEANS THOMAS H](#)
 1210 8th St
 Key West FL 33040

[MEANS SR ROBERT L](#)
 6630 Maloney Ave
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$55,873	\$55,873	\$55,857	\$33,554
= Just Market Value	\$55,873	\$55,873	\$55,857	\$33,554
= Total Assessed Value	\$27,459	\$24,963	\$22,694	\$20,631
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$55,873	\$55,873	\$55,857	\$33,554

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$55,873	\$0	\$0	\$55,873	\$24,963	\$0	\$55,873	\$0
2023	\$55,857	\$0	\$0	\$55,857	\$22,694	\$0	\$55,857	\$0
2022	\$33,554	\$0	\$0	\$33,554	\$20,631	\$0	\$33,554	\$0
2021	\$22,403	\$0	\$0	\$22,403	\$18,755	\$0	\$22,403	\$0
2020	\$22,403	\$0	\$0	\$22,403	\$17,050	\$0	\$22,403	\$0
2019	\$22,403	\$0	\$0	\$22,403	\$15,500	\$0	\$22,403	\$0
2018	\$22,403	\$0	\$0	\$22,403	\$14,091	\$0	\$22,403	\$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)	55,757.00	Square Foot	0	0
EASEMENT (000E)	1.00	Lot	0	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/14/2010	\$100	Warranty Deed		2461	1844	11 - Unqualified	Vacant		
12/1/1987	\$16,800	Warranty Deed		1040	1217	M - Unqualified	Vacant		

View Tax Info

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Photos



Map



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

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AGREEMENT FOR THE PURCHASE OF LANDS

THIS AGREEMENT is made and entered into this _____ day of _____, 2026, by and between

Charles A. Means, Thomas H. Means, and Robert L. Means, Sr.

(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 **\$270,000.00** 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:

Tracts QY, QZ, RV, and RX, Pine Key Acres (OR 509-1048)

Parcel ID# 00111074-071000, 00111074-072000, 00111074-094000, and 00111074-096000

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 **\$270,000.00**. 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:

**20 Key Haven Road
Key West, FL 33040**

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 **January 12, 2026** 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/ Charles A. Means

Signature Date Phone Number Email Address

Seller/ Thomas H. Means

Signature Date Phone Number Email Address

[Additional signatures on the following page]

Seller/ **Robert L. Means, Sr.**

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 _____, 2026.

(Seal)

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

Cynthia Guerra, Executive Director