

**Monroe County Comprehensive Plan Land Authority**  
**Advisory Committee Meeting**  
**Agenda Items for 2/25/26 Meeting**  
**Revised 2/23/26**

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The Land Authority Advisory Committee Meeting is scheduled to meet on Wednesday, February 25, 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. Approval of the minutes for the January 29, 2026 meeting.
5. Approval of a contract to purchase Tier 3 property for conservation - Block 5, Lot 19, Pamela Villa on Key Largo, near mile marker 102 from **Andrew M. Baxter and Lisa A. Baxter** for the price of **\$146,000**.
6. Approval of a contract to purchase Tier 3 property for conservation – Block 2, Lot 6 and the north half of Lot 7, Breezeswept Beach Estates on Ramrod Key, near mile marker 27 from **William A. Sommeling** for the price of **\$185,000**.
7. Approval of a contract to purchase Tier 3A property for administrative relief and conservation – Block 1, Lot 7, less the Southwesterly 14 feet, Seaside Addition No. 1 on Key Largo near mile marker 94 from **TDGroup Holdings 1, LLC** for the price of **\$120,000**.
8. Approval of a contract to purchase Tier 3 property for conservation – Block 5, Lot 17, Center Island on Duck Key, near mile marker 61 from **Conch Haus X, LLC** for **\$190,000**.
9. Approval to amend the **Acquisition List** to add Lot 7, Reimann's Subdivision, located at 625 73rd Street Ocean within the City of Marathon as an affordable housing site.
10. Approval of a contract to purchase property for affordable housing within the City of Marathon, Lot 7, Reimann's Subdivision, located at 625 73rd Street Ocean near mile marker 51 from **Tri-Star Affordable Development, LLC** for the price of **\$510,000**.
11. Approval of a resolution authorizing the conveyance of real property consisting of 100.71 square feet on Ramrod Key described by metes and bounds in Exhibit A to the Florida Keys Aqueduct Authority; and authorizing the Chairman to execute the deed and associated closing documents.
12. Executive Director's report.
13. 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

January 29, 2026

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 29, 2026, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, and Marv Schindler. 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. Mr. Rosch advised the Committee that there were no additions. Ms. Muir made a motion to approve the agenda and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was selection of a Chairman and Vice Chairman for 2026. Ms. Cunningham nominated Ms. Muir to serve as Chairman and Ms. Valant to serve as Vice Chairman. There being no other nominations, the nominations were closed, and Ms. Muir was selected as Chairman and Ms. Valant was selected as Vice Chairman by unanimous vote of the members present. Chairman Muir requested that Vice Chairman Valant run the agenda for the remainder of the meeting.

The next item (Item 5) was approval of the minutes for the December 17, 2025 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was 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. Mr. Rosch and Ms. Guerra addressed the Committee. Following discussion, Ms. Muir made a motion to approve the acquisition list and Ms. Cunningham 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 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. Mr. Rosch, Ms. Scull, and Ms. Guerra addressed the Committee. The subject property consists of four contiguous lots totaling 12,100 square feet and is located at 204 Ocean Boulevard on the ocean side of Key Largo in Tavernier. There is a dilapidated, unoccupied house on the property. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as a mix of native and exotic. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase

price of \$380,000.00 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 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. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 6,750 square feet. Lot 5 is located on Miami Drive and Lot 12 is located on Hibiscus Drive on the bay side of Key Largo. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as developed land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$287,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 9) was of approval 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. Mr. Rosch addressed the Committee. The subject property consists of a 6,000 square feet lot that fronts Elinor Avenue (an undeveloped road) on the bay side of Little Torch Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA), and vegetation mapped as hammock. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$12,500 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 10) was 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. Mr. Rosch addressed the Committee. The subject property consists of four contiguous parcels totaling 4.23 acres that front South Street, Key Deer Boulevard, and Silver Buttonwood Lane on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Area of Critical County Concern (ACCC), and vegetation mapped as freshwater wetland. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$270,000. and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 11) was the Executor Director's report. Ms. Guerra discussed the modification of the ordinance of the restrictions on the use of conservation land. At their January 28, 2026 meeting, the BOCC approved an emergency ordinance to allow temporary uses on conservation land provided the uses do not impact resources. At the same meeting both the BOCC and MCLA Governing Board approved license agreements for the filming of Bad Monkey on County and MCLA conservation lands consistent with the emergency ordinance. Additionally, Keys Energy is currently proposing the use of Land Authority conservation property adjacent to Key West airport. They would like to install redundant power lines on this property to the airport in accordance with FAA requirements. Ms. Guerra explained she is modifying the ordinance to include the temporary use allowance that the Board just passed along with describing a process for permanent projects like the Keys Energy request. The revisions will require that natural resources are protected to the maximum extent and will only be allowed under very specific conditions and with consideration on a case-by-case basis by the BOCC and MCLA Governing Board as needed.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, February 25, 2026. Ms. Cunningham, Mr. Schindler, Ms. Valant, and Chairman Muir said they would be able to attend.

There being no further business, the meeting was adjourned at 10:24 AM.

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

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

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 3 property for conservation - Block 5, Lot 19, Pamela Villa on Key Largo, near mile marker 102 from Andrew M. Baxter and Lisa A. Baxter for the price of \$146,000.

**ITEM BACKGROUND:**

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

Purchase Price and Estimated Closing Costs:

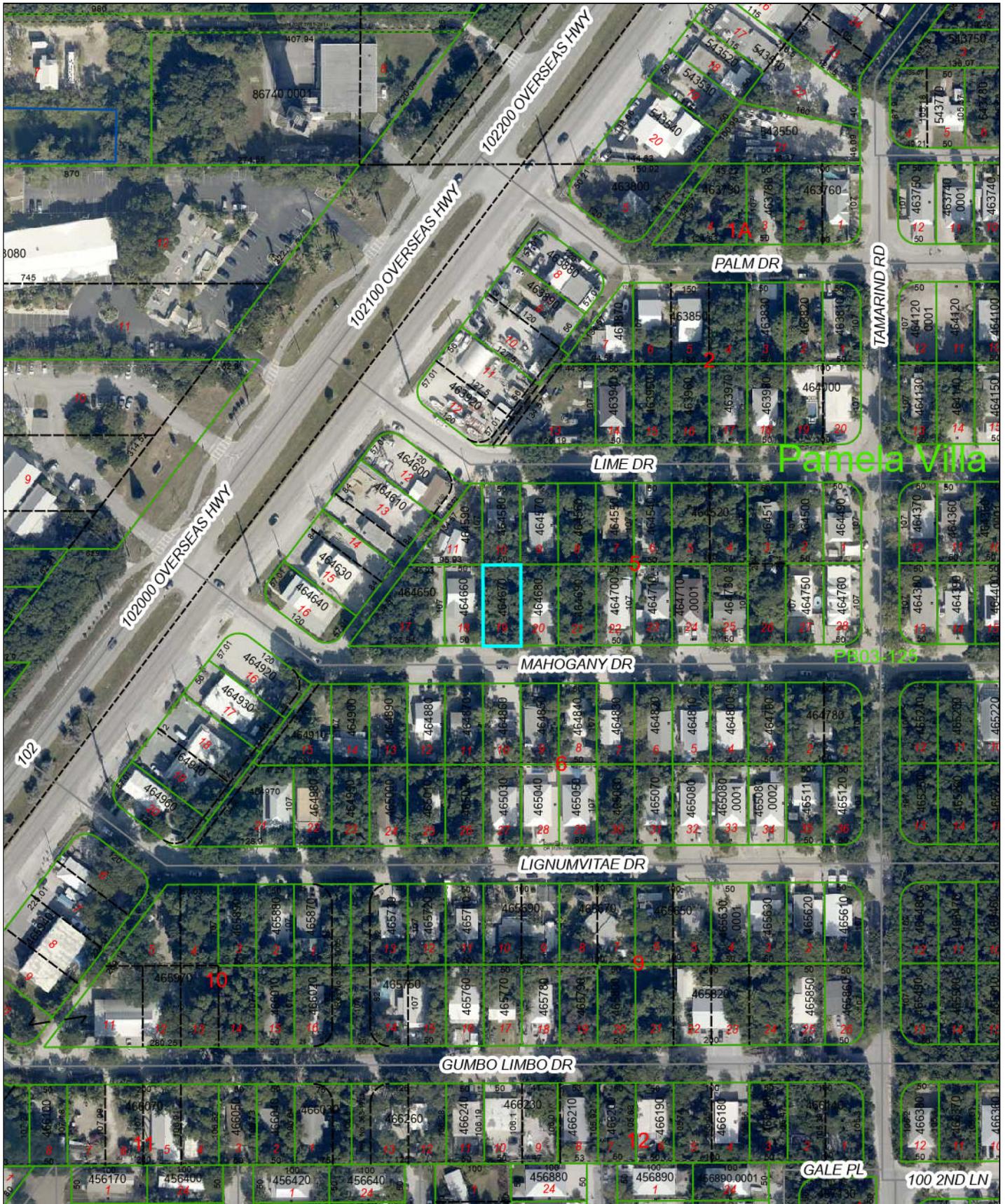
- Purchase Price: \$146,000.00
- Cost of Appraisal: \$950.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,280.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$148,990.50

Attributes of the Subject Property:

- Parcel ID#: 00464670-000000
- Size: 5,350 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock and developed land
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- ROGO Dedication Points: 5 points

# Block 5, Lot 19, Pamela Villa

Key Largo



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

**Disclaimer**

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

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

**Summary**

Parcel ID 00464670-000000  
 Account# 1568091  
 Property ID 1568091  
 Millage Group 500K  
 Location Address MAHOGANY Dr, KEY LARGO  
 Legal Description BK 5 LT 19 PAMELA VILLA KEY LARGO PB3-125 OR204-360 OR1006-1875 OR1009-297C OR1119-2110 OR1203-1732 OR1227-935/36 OR1387-664  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1933  
 Property Class VACANT RES (0000)  
 Subdivision PAMELA VILLA  
 Sec/Twp/Rng 22/61/39  
 Affordable No  
 Housing



**Owner**

[BAXTER ANDREW M](#)  
 325 Mahogany Dr  
 Key Largo FL 33037

[BAXTER LISA A](#)  
 325 Mahogany Dr  
 Key Largo FL 33037

**Valuation**

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$659	\$1,500	\$1,532	\$1,563
+ Market Land Value	\$147,125	\$147,125	\$147,125	\$117,700
= Just Market Value	\$147,784	\$148,625	\$148,657	\$119,263
= Total Assessed Value	\$11,384	\$10,349	\$9,408	\$8,553
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$147,784	\$148,625	\$148,657	\$119,263

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$147,125	\$0	\$1,500	\$148,625	\$10,349	\$0	\$148,625	\$0
2023	\$147,125	\$0	\$1,532	\$148,657	\$9,408	\$0	\$148,657	\$0
2022	\$117,700	\$0	\$1,563	\$119,263	\$8,553	\$0	\$119,263	\$0
2021	\$76,238	\$0	\$1,595	\$77,833	\$7,775	\$0	\$77,833	\$0
2020	\$76,238	\$0	\$1,666	\$77,904	\$7,068	\$0	\$77,904	\$0
2019	\$49,488	\$0	\$1,738	\$51,226	\$6,425	\$0	\$51,226	\$0
2018	\$49,488	\$0	\$1,810	\$51,298	\$5,841	\$0	\$51,298	\$0

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

**Land**

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

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1996	1997	10 x 8	1	80 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/1995	\$9,800	Warranty Deed		1387	0664	Q - Qualified	Vacant		
3/1/1992	\$2,000	Warranty Deed		1203	1732	H - Unqualified	Vacant		
2/1/1990	\$11,000	Warranty Deed		1119	2110	U - Unqualified	Vacant		
3/1/1987	\$1	Warranty Deed		1006	1875	M - Unqualified	Vacant		

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
9731589	09/01/1997	Completed	\$1	Residential	DEMO
9732657	09/01/1997	Completed	\$1	Residential	SHED

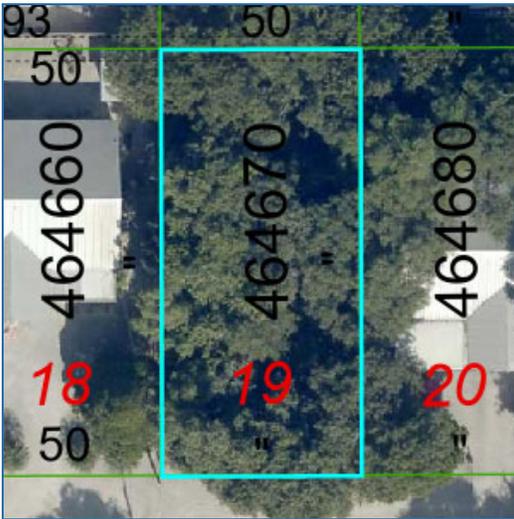
## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

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

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

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Last Data Upload: 2/5/2026, 2:03:33 AM

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AGREEMENT FOR THE PURCHASE OF LANDS

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

**Andrew M. Baxter and Lisa A. Baxter**

(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 **\$146,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 5, Lot 19, Pamela Villa (PB 3-125)  
Parcel ID# 00464670-000000**

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 **\$146,000.00**. 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:

**325 Mahogany Drive with a copy to:  
Key Largo, FL 33037**

**Kelsey Caputo**  
Berkshire Hathaway HomeServices Keys Real Estate  
[sales@kelseycaputorealtor.com](mailto:sales@kelseycaputorealtor.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 **February 6, 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/ **Andrew M. Baxter**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

Seller/ **Lisa A. Baxter**

_____	_____	_____	_____
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 conservation – Block 2, Lot 6 and the north half of Lot 7, Breezeswept Beach Estates on Ramrod Key, near mile marker 27 from William A. Sommeling for the price of \$185,000.

**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 two contiguous lots located on Indies Road on the ocean side of Ramrod Key.

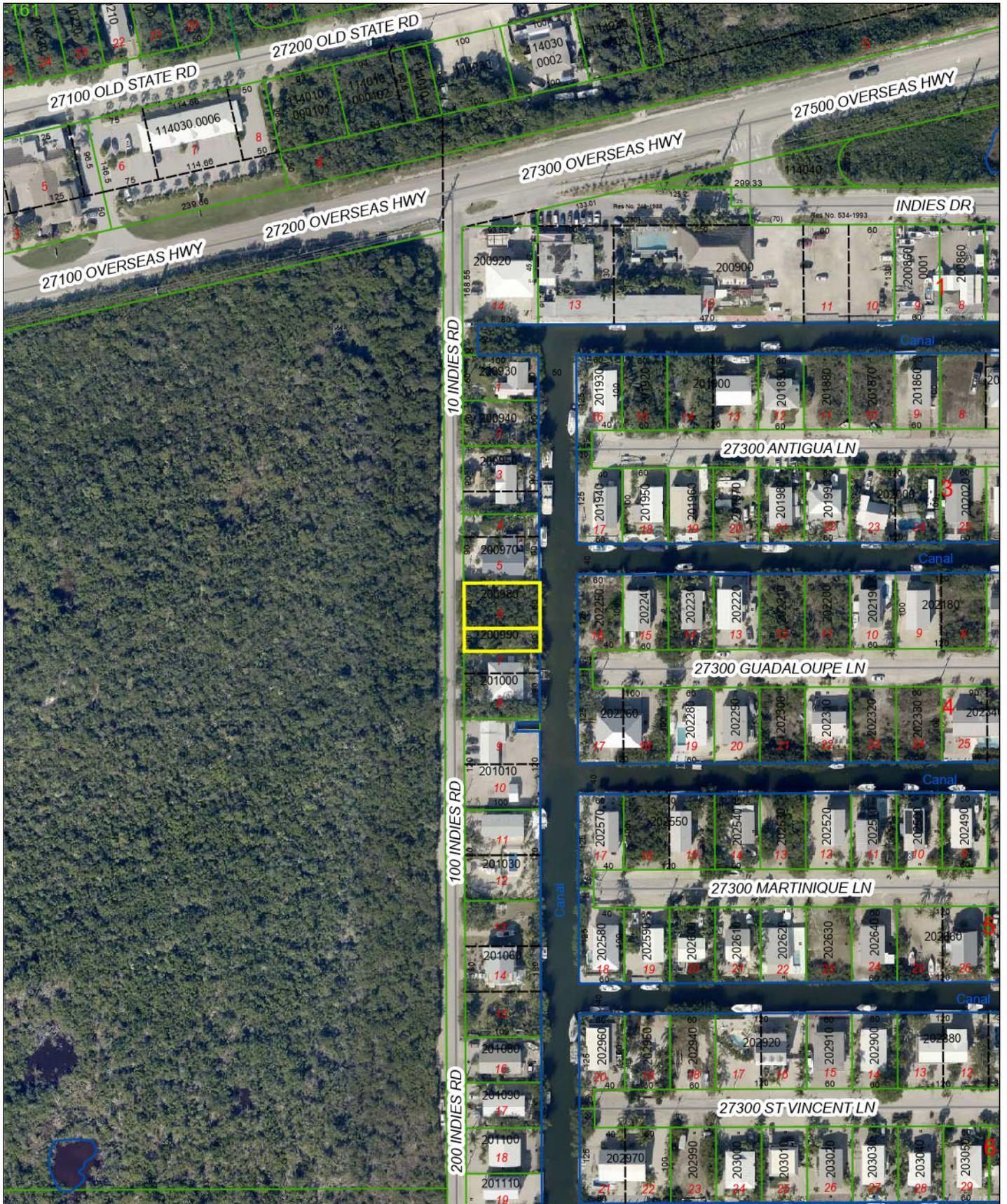
Purchase Price and Estimated Closing Costs:

- Purchase Price: \$185,000.00
- Cost of Appraisal: \$950.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,475.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$188,185.50

Attributes of the Subject Property:

- Parcel ID#: 00200980-000000 and 00200990-000000
- Size: 9,000 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as hammock
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDRs
- ROGO Dedication Points: 5 points

# Block 2, Lot 6 and the north half of Lot 7, Breezeswept Beach Estates Ramord 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** 00200980-000000  
**Account#** 1264300  
**Property ID** 1264300  
**Millage Group** 100H  
**Location Address** VACANT LAN INDIES Rd, RAMROD KEY  
**Legal Description** BK 2 LT 6 BREEZESWEPT BEACH ESTATES RAMROD KEY PB4-143 OR425-478 OR788-1562/1563 OR1059-2377/2378  
(Note: Not to be used on legal documents.)  
**Neighborhood** 707  
**Property Class** VACANT RES (0000)  
**Subdivision** BREEZESWEPT BEACH ESTATES  
**Sec/Twp/Rng** 32/66/29  
**Affordable Housing** No

## Owner

[SOMMELING WILLIAM A](#)  
 526 Martin Rd  
 Toms River NJ 08753

## 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	\$179,400	\$199,500	\$156,000	\$132,000
= Just Market Value	\$179,400	\$199,500	\$156,000	\$132,000
= Total Assessed Value	\$51,780	\$47,073	\$42,794	\$38,904
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$179,400	\$199,500	\$156,000	\$132,000

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$199,500	\$0	\$0	\$199,500	\$47,073	\$0	\$199,500	\$0
2023	\$156,000	\$0	\$0	\$156,000	\$42,794	\$0	\$156,000	\$0
2022	\$132,000	\$0	\$0	\$132,000	\$38,904	\$0	\$132,000	\$0
2021	\$87,000	\$0	\$0	\$87,000	\$35,367	\$0	\$87,000	\$0
2020	\$136,500	\$0	\$0	\$136,500	\$32,152	\$0	\$136,500	\$0
2019	\$117,000	\$0	\$0	\$117,000	\$29,229	\$0	\$117,000	\$0
2018	\$109,500	\$0	\$0	\$109,500	\$26,572	\$0	\$109,500	\$0

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	6,000.00	Square Foot	60	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1988	\$1	Warranty Deed		1059	2377	M - Unqualified	Vacant		

## View Tax Info

[View Taxes for this Parcel](#)

## Map



### TRIM Notice

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

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

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\*\*

### 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** 00200990-000000  
**Account#** 1264318  
**Property ID** 1264318  
**Millage Group** 100H  
**Location Address** VACANT LAN INDIES Rd, RAMROD KEY  
**Legal Description** BREEZESWEPT BEACH ESTATES RAMROD KEY PB4-143 N30 FT LOT 7 BLK 2 OR425-478 OR788-1562/1563 OR1059-2377/2378  
(Note: Not to be used on legal documents.)  
**Neighborhood** 707  
**Property Class** VACANT RES (0000)  
**Subdivision** BREEZESWEPT BEACH ESTATES  
**Sec/Twp/Rng** 32/66/29  
**Affordable Housing** No

### Owner

[SOMMELING WILLIAM A](#)  
 526 Martin Rd  
 Toms River NJ 08753

### 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	\$103,155	\$114,713	\$89,700	\$75,900
= Just Market Value	\$103,155	\$114,713	\$89,700	\$75,900
= Total Assessed Value	\$29,768	\$27,062	\$24,602	\$22,365
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$103,155	\$114,713	\$89,700	\$75,900

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$114,713	\$0	\$0	\$114,713	\$27,062	\$0	\$114,713	\$0
2023	\$89,700	\$0	\$0	\$89,700	\$24,602	\$0	\$89,700	\$0
2022	\$75,900	\$0	\$0	\$75,900	\$22,365	\$0	\$75,900	\$0
2021	\$50,025	\$0	\$0	\$50,025	\$20,332	\$0	\$50,025	\$0
2020	\$78,488	\$0	\$0	\$78,488	\$18,484	\$0	\$78,488	\$0
2019	\$67,275	\$0	\$0	\$67,275	\$16,804	\$0	\$67,275	\$0
2018	\$62,963	\$0	\$0	\$62,963	\$15,276	\$0	\$62,963	\$0

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL UNPERMITTED (01CM)	3,000.00	Square Foot	30	100

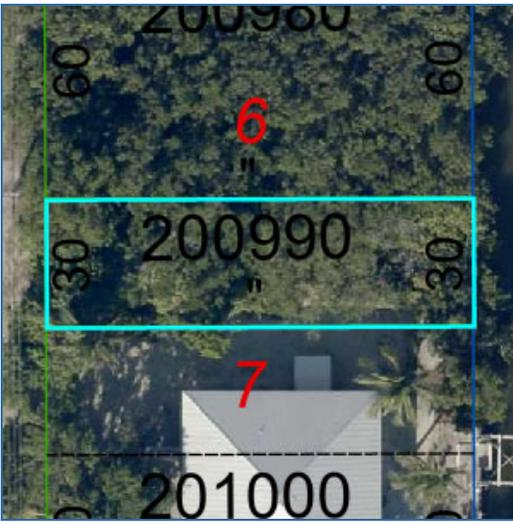
### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1988	\$17,000	Warranty Deed		1059	2377	M - Unqualified	Vacant		

### View Tax Info

[View Taxes for this Parcel](#)

## Map



## TRIM Notice

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

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

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AGREEMENT FOR THE PURCHASE OF LANDS

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

**William A. Sommeling**

(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 **\$185,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 2, Lot 6 and the north half of Lot 7, Breezeswept Beach Estates (PB 4-143)  
Parcel ID# 00200980-000000 and 00200990-000000**

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 **\$185,000.00**. The LAND AUTHORITY further agrees that, after the preparation, execution, and delivery of the deed, and after the legal counsel of the LAND AUTHORITY shall have approved the title thus vested in the LAND AUTHORITY, it will cause to be paid to the Seller(s) the purchase price. The LAND AUTHORITY shall pay the following expenses associated with the conveyance of the property: deed recording fees, settlement fees, abstract fees, title examination fees, the Buyer's attorney's fees, and title insurance, including third party remote/mobile notary fees, as well as the prorata share of prepaid real property taxes allocable to the period subsequent to the vesting of title in the LAND AUTHORITY, or the effective date of possession of such real property by the same, whichever is earlier. The Seller(s) shall pay the expenses of documentary stamps to be affixed to the deed and real estate commissions, if any. Full possession of the premises shall pass to the LAND AUTHORITY as of the date payment is made to the Seller(s) subject only to the reservations stated in Section 2 above.
7. It is mutually agreed that an abstract, title insurance policy or other evidence of title to the property herein contracted to be sold, satisfactory to the legal counsel of the LAND AUTHORITY will be obtained by the LAND AUTHORITY at its expense. The Seller(s) expressly agree herein to furnish to the LAND AUTHORITY any documents in Seller(s)'s possession establishing evidence of title including, but not limited to, abstracts, title commitments, title policies and opinions of title.
8. It shall be the obligation of the Seller(s) to pay all taxes and assessments outstanding as liens at the date title vests of record in the LAND AUTHORITY, whether or not such taxes and assessments are then due and payable.
9. It is mutually understood and agreed that notice of acceptance of this Agreement shall be given to the Seller(s) by email to the address provided by the Seller(s) or by mail addressed to the Seller(s) at the following address:

**526 Martin Road  
Toms River, NJ 08753**

**with a copy to:**

**Darlene Thomas  
Beach Club Brokers  
darlenekw@aol.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 **February 6, 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. Notwithstanding any provision of this Agreement to the contrary, in the event this transaction has not closed by March 27, 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/ **William A. Sommeling**

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

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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 3A property for administrative relief and conservation - Block 1, Lot 7, less the Southwesterly 14 feet, Seaside Addition No. 1 on Key Largo near mile marker 94 from TDGroup Holdings I, LLC for the price of \$120,000.

**ITEM BACKGROUND:** This acquisition is proposed to provide ROGO Administrative Relief pursuant to Monroe County Commission Resolution 564-2025 and to protect the natural environment.

The subject property is located at 413 Coconut Drive on the ocean side of Key Largo.

Purchase Price and Estimated Closing Costs:

- Purchase Price: \$120,000.00
- Cost of Appraisal: \$1,850.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,150.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$123,760.50

Attributes of the Subject Property:

- Parcel ID#: 00492520-000000
- Size: 4,730 square feet
- Tier Designation: Tier 3A – Special Protection Area
- Zoning Designation: Improved Subdivision (IS)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Hammock and exotics.
- Acquisition List Qualification: This property qualifies because it is Tier 3A.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- ROGO Dedication Points: 2 points

1 **RESOLUTION NO. 564 –2025**

2  
3 A RESOLUTION BY THE MONROE COUNTY BOARD  
4 OF COUNTY COMMISSIONERS APPROVING THE  
5 REQUEST FOR ADMINISTRATIVE RELIEF MADE BY  
6 TDGROUP HOLDINGS 1 LLC FOR PROPERTY  
7 LOCATED AT 413 COCONUT DRIVE, KEY LARGO,  
8 DESCRIBED AS LOT 7 (LESS ENCROACHMENT),  
9 BLOCK 1, SEASIDE ADDITION 1, KEY LARGO,  
10 HAVING PARCEL ID# 00492520-000000 FOR  
11 POTENTIAL PURCHASE.  
12

---

13  
14 **WHEREAS**, TDGroup Holdings 1 LLC submitted an application for  
15 administrative relief under Policy 101.7.1 of the Monroe County Year 2030  
16 Comprehensive Plan; and

17  
18 **WHEREAS**, the Department of Planning and Environmental Resources provided  
19 a staff report to the Monroe County Board of County Commissioners regarding the  
20 application; and

21  
22 **WHEREAS**, the Monroe County Board of County Commissioners makes the  
23 following findings of fact and conclusions of law:  
24

- 25 1. The application for administrative relief 19300197 from 8/6/2025, is for property  
26 located at 413 Coconut Drive, described as Lot 7 (less encroachment), Block 1,  
27 Seaside Add. 1, Key Largo in Monroe County, Florida having Parcel ID# 00492520-  
28 000000.
- 29 2. The date of the ROGO application is 2/26/2021.
- 30 3. The ROGO allocation application has been in the ROGO system for at least four (4)  
31 consecutive years and qualifies for administrative relief under Policy 101.7.1 of the  
32 Monroe County Year 2030 Comprehensive Plan.
- 33 4. Monroe County Land Development Code (LDC) Section 138-27 provides a  
34 mechanism whereby an applicant who has not received an allocation award in ROGO  
35 may apply to the Board of County Commissioners for administrative relief.
- 36 5. The Board of County Commissioners (BOCC) has the authority to grant  
37 administrative relief under Policy 101.7.1 and may grant the applicant a building  
38 allocation, offer to purchase the property at fair market value, or provide such other  
39 relief as may be necessary and appropriate.
- 40 6. The applicant applied for administrative relief on 8/6/2025, under Section 138-27 of  
41 the LDC and Policy 101.7.1 of the Monroe County Year 2030 Comprehensive Plan.
- 42 7. Policy 101.7.1, Policy 101.7.3, and Policy 105.2.8 of the Monroe County Year 2030  
43 Comprehensive Plan provides criteria to be used for determining lands that are

1 appropriate for acquisition and the criteria includes the environmental sensitivity of  
2 the vegetative habitat on the lot and the applicable Tier designation.

3 8. In accordance with Policy 101.7.3 and Land Development Code Section 138-27(d),  
4 the County shall preclude the granting of administrative relief in the form of the  
5 issuance of a building permit for lands within the Florida Forever targeted acquisition  
6 or Tier I lands areas unless, after 60 days from the receipt of a complete application  
7 for administrative relief, it has been determined the parcel cannot be purchased for  
8 conservation purposes by any county, state or federal agency or any private entity. The  
9 County shall routinely notify Department of Environmental Protection of upcoming  
10 administrative relief request at least six (6) months prior to the deadline for  
11 administrative relief.

12 9. The subject property has the Land Use District designation of IS (Improved  
13 Subdivision) and is located in the Seaside Addition 1 Subdivision and is located in a  
14 Tier 3-A designated area.

15 10. Monroe County Year 2030 Comprehensive Plan Policy 101.7.1, and Policy 105.2.8  
16 states the Board may offer to purchase property as the preferred action for property  
17 located within Tier 3-A.

18  
19 **NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY**  
20 **COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

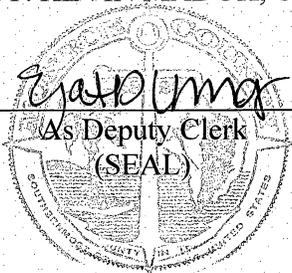
21  
22 Administrative relief is granted to TDGroup Holdings 1 LLC, for property located at 413  
23 Coconut Drive, Key Largo, and described as Lot 7 (less encroachment), Block 1, Seaside  
24 Addition 1, Key Largo in the form of a purchase offer by the Monroe County Land  
25 Authority.

26  
27 **PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County,  
28 Florida at a regular meeting held on the 10th day of December, 2025.

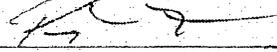
29		
30	Mayor Michelle Lincoln	<u>Yes</u>
31	Mayor Pro Tem David Rice	<u>Yes</u>
32	Commissioner Craig Cates	<u>Yes</u>
33	Commissioner James K. Scholl	<u>Yes</u>
34	Commissioner Holly Merrill Raschein	<u>Yes</u>

2026 JAN -9 AM 9:23  
FILED FOR RECORD  
CLK. CLK. CL.  
MONROE COUNTY, FLA.

35  
36 ATTEST: KEVIN MADOK, CLERK

37  
38  
39 By:   
40   
41 As Deputy Clerk  
42 (SEAL)  
43  
44  
45

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

By:   
\_\_\_\_\_  
Mayor Michelle Lincoln  
MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
  
\_\_\_\_\_  
PETER MORRIS  
ASSISTANT COUNTY ATTORNEY  
Date: 1/8/26

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Many Islands One Voice

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legals@keysnews.com

MONROE CO PLANNING/ENVIORNMENTAL  
RES  
102050 OVERSEAS HWY  
KEY LARGO FL 33037

Account: 423741

Ticket: 3975895

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

\_\_\_\_\_Amber Douglas\_\_\_\_\_, who on oath says that he or she is

The legal advertising representative of the Key West Citizen, a five day newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of was published in said newspaper in the issues of:

Saturday, November 22, 2025

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspapers has heretofore been continuously published in said Monroe County, Florida Tuesday thru Saturday weekly, and has been entered as periodicals matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Affirmed and subscribed before me this 24th day of November 2025

(Notary Public Signature)

\_\_\_\_\_Jill Kelli Di Benedetto\_\_\_\_\_  
(Notary Public Printed Name)

My commission expires \_\_\_\_\_8/19/2027\_\_\_\_\_

Personally Known X Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_ (Notary Seal) \_\_\_\_\_



# FROM PAGE A1

## Meeting/*from A1*

state and federal election requirements. Only voters from the affected district participate, and the candidate with the most votes wins, serving the remainder of the unexpired term.

Key West Mayor Danise "Dee Dee" Henriquez has called a special meeting for Monday, Nov. 24 at 2 p.m. to determine how the District 5 vacancy will be filled for the remainder of the term. August 18, 2026 is the next election.

Prior to her passing, Hoover announced she would not seek re-election and two announced candidates for District 5 entered the race. Longtime Key West resident and educator and civic leader, Harry Russell and community advocate and

Chris Massicotte.

Massicotte is calling on the City Commission to appoint a neutral caretaker to temporarily fill the late Commissioner Mary Lou Hoover's seat, rather than appointing a declared candidate or calling a special election.

He said, "Commissioner Hoover gave so much of herself to this community. Her loss is a profound one for Key West. Every time I walk or bike down on Atlantic Boulevard, I will think of her and her amazing Key West legacy."

Massicotte is opposed to a special election this close to the regular election cycle.

"I am already on the record opposing special elections if they can be avoided. We are nearing a regular election, when

candidates will have to run again regardless of the outcome of a special election" he said.

"They are costly and unnecessary," he said.

Massicotte argues that appointing either declared candidate would undermine public trust in the process. "Giving any declared candidate an appointed incumbency would tilt the playing field and raise serious concerns about fairness," he said. "District 5 deserves a process that voters can trust."

To that end, Massicotte announced he is willing to step aside from consideration for any appointment—if the standard is applied equally.

"I am willing to recuse myself from consideration for appointment to this vacancy," Massicotte

stated, "if the Commission also commits that the other declared candidate, Harry Russell, will not be considered. No candidate should get an unfair advantage. The fairest path is to appoint a caretaker who will not run for the seat and will simply serve until the voters decide."

Massicotte noted that the city has used caretaker-style appointments in the past to fill vacancies and maintain continuity. "There is precedent for appointing caretakers to fill vacancies," he said. "We should follow that spirit now and put public confidence ahead of political advantage."

Massicotte encouraged residents to attend Monday's special meeting. "I'm asking residents to show up, be respectful, and speak up for a caretaker

appointment and against a costly special election," he said. "This is about doing what's right for the city, for the people of District 5 and honoring Commissioner Hoover's legacy."

When reached for a comment, Harry Russell said it is premature at this time to comment, and he will wait until after the Commission meeting to

take a stance.

The special commission meeting is scheduled for Monday, Nov. 24 at 2 p.m. to determine how District 5 vacancy will be filled. The public can attend in person at City Hall, or via the livestream from the city website at <https://www.cityofkeywest-fl.gov>.

[katrina.nichols@keynews.com](mailto:katrina.nichols@keynews.com)

Proud to be your trusted news source.



## NOTICE OF MEETINGS

### CITY COMMISSION MEETING

Morning Session: December 2, 2025 at 9:00 AM  
Evening Session: December 2, 2025 at 5:00 PM  
City Commission Chambers, City Hall, 1300 White Street, Key West

### CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE CRA

December 2, 2025, immediately following the City Commission meeting, as soon as the matter arises on the agenda.

### BOARD OF ADJUSTMENT

December 2, 2025, immediately following the Caroline Street Corridor and Bahama Village CRA meeting, as soon as the matter arises on the agenda.

If agenda items are not completed on the same day, the meeting will be recessed until 5:00 PM the following day or the same day as the case may be.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act. Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Pursuant to F.S. 286.0105, notice is given that if a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

### NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The City of Key West, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the Incorporated area of the City, for the cost of providing fire services commencing for the Fiscal Year beginning on October 1, 2026 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 9:00 a.m. on December 2, 2025 at the Commission Chambers, City Hall, 1300 White Street, Key West, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the City Clerk's office, located at City Hall - 1300 White Street, Key West, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

DATED this 4th day of November, 2025.

By Order of:

Danise Henriquez, Mayor

CITY OF KEY WEST, FLORIDA

idm-0375961-1

idm-0375961-1

## NOTICE OF COMMUNITY MEETING

### REQUEST FOR AN AMENDMENT TO THE MONROE COUNTY LAND DEVELOPMENT CODE

**December 11, 2025**

NOTICE IS HEREBY GIVEN that on **Thursday, December 11, 2025**, the applicants of the below mentioned application will hold a **Community Meeting** via Communications Media Technology (CMT) Zoom® Meeting, beginning at **5:05 PM**.

The following item will be discussed at the **Community Meeting**:

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING SECTIONS 118-10, 118-2 AND 122 -12 OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO DELETE REFERENCES TO THE NOTICE TO PROCEED REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-103)**

Please visit the **Monroe County Website** at [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov) for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

Interested persons are invited to attend and speak to the above items. The above application may be reviewed at the Growth Management offices in Marathon and Key Largo during normal business hours. Interested persons may also go to the website at: [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov)

idm-0375961-1

## MONROE COUNTY BOARD OF COUNTY COMMISSIONERS NOTICE OF PUBLIC MEETING AND NOTICE OF PUBLIC HEARING NOTICE OF CHANGE TO THE MONROE COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE TO THE MONROE COUNTY LAND DEVELOPMENT CODE NOTICE OF CHANGE TO THE MONROE COUNTY FUTURE LAND USE MAP DECEMBER 10, 2025

NOTICE IS HEREBY GIVEN that on **Wednesday, December 10, 2025**, the **Monroe County Board of County Commissioners** will hold a public hearing, beginning at **9:00 AM**. The BOCC meeting will be held in hybrid format, allowing the public to attend either via Zoom Webinar or in person. The in-person meeting will be held at the **Nelson Government Center**, located at **102050 Key Largo, FL**. The following items will be considered at the **PUBLIC HEARING**:

**PUBLIC HEARINGS: 9:00 AM** (or as soon thereafter as may be heard):

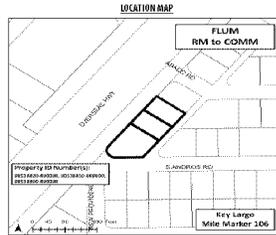
**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** ADOPTING AMENDMENTS TO THE MONROE COUNTY 2010 COMPREHENSIVE PLAN BY AMENDING POLICY 101.12.2 AND PARCELS 2.5 AND PARCELS 2.7 OF THE LOCAL COMMUNITIES MASTER PLAN FOR BIG PINE KEY AND INDIAN KEY TO INCLUDE PROPERTY LOCATED AT 238 UNINHABITED LANE, 176 PINE KEY DESCRIBED AS LOTS 5.2, 20.11, 14.15, AND 14.16 OF BLOCK 1 OF PINE HARBOR, ACCORDING TO THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND TRACK D OF PINE KEY ACRES, SECTION ONE, AS RECORDED IN OR BOOK 509, PAGE 1046 THROUGH 1049 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 0011070-004000 AND 00250660-000000, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE, PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2024-218)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING POLICY 1302.1.4 AND POLICY 1302.1.5 OF THE MONROE COUNTY 2010 COMPREHENSIVE PLAN TO AMEND THE REQUIREMENT FOR A COMMUNITY MEETING, AS REQUESTED BY THE BOCC AT THEIR FEBRUARY 19, 2025, REGULAR COMMISSION MEETING, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE, PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-097)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING SEC. 1006.102-150, 102-159, 102-159.110-3 AND 110-7.0 OF THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND THE REQUIREMENT FOR A COMMUNITY MEETING, AS REQUESTED BY THE BOCC AT THEIR FEBRUARY 19, 2025, REGULAR COMMISSION MEETING, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE, PROVIDING FOR AMENDMENT TO AND INCORPORATION IN THE MONROE COUNTY LAND DEVELOPMENT CODE, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-098)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 7011.6, ADOPTING THE 10-YEAR WATER SUPPLY FACILITIES MASTER PLAN UPDATE TO BE CONSISTENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT LOWER FLA-1 COAST WATER SUPPLY PLAN UPDATE OF 2024, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE, PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-041)

**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL MEDIUM DENSITY TO COMMERCIAL (COMMO) FOR PROPERTY LOCATED AT 106251, 106271, AND 106281 OVERSEAS HIGHWAY KEY LARGO, DESCRIBED AS LOTS 18-26, BLOCK 3, OCEAN LEE STATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 14, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, CURRENTLY HAVING PARCEL IDENTIFICATION NUMBERS 0053800-000000, 0053801-000000, AND 0053802-000000, AS PROPOSED BY FLY-GROWN HOME OWNERS, LLC, PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE, PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN, AND FOR AMENDMENT TO THE FUTURE LAND USE MAP, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-069) See location map below



**AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS** UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TABLE FOR FISCAL YEARS 2025-2029, EXCEPT WITHIN THE CAPITAL IMPROVEMENTS ELEMENT OF THE MONROE COUNTY 2010 COMPREHENSIVE PLAN PURSUANT TO FLORIDA STATUTE § 162.317(2)(c), PROVIDING FOR SEVERABILITY, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, PROVIDING FOR FILING WITH THE SECRETARY OF STATE, PROVIDING FOR INCLUSION IN THE MONROE COUNTY 2020 COMPREHENSIVE PLAN, PROVIDING FOR AN EFFECTIVE DATE. (FILE NO. 2025-144)

**A PUBLIC HEARING TO CONSIDER A REQUEST FOR ADMINISTRATIVE RELIEF** FOR TDR GROUP HOLDINGS 1 LLC, FOR PROPERTY LOCATED AT 413 COCONUT DRIVE, KEY LARGO, DESCRIBED AS BLOCK 1, LOT 7 (255 ENCROACHMENT), SEASIDE ADDITION 1, KEY LARGO, PG 3-59, PAGE 59, MONROE COUNTY, FLORIDA HAVING PARCEL IDENTIFICATION NUMBER 00492520-000000, AT APPROXIMATELY 10:00 AM.

Please visit the **Monroe County Website** at [www.monroecounty-fl.gov](http://www.monroecounty-fl.gov) for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

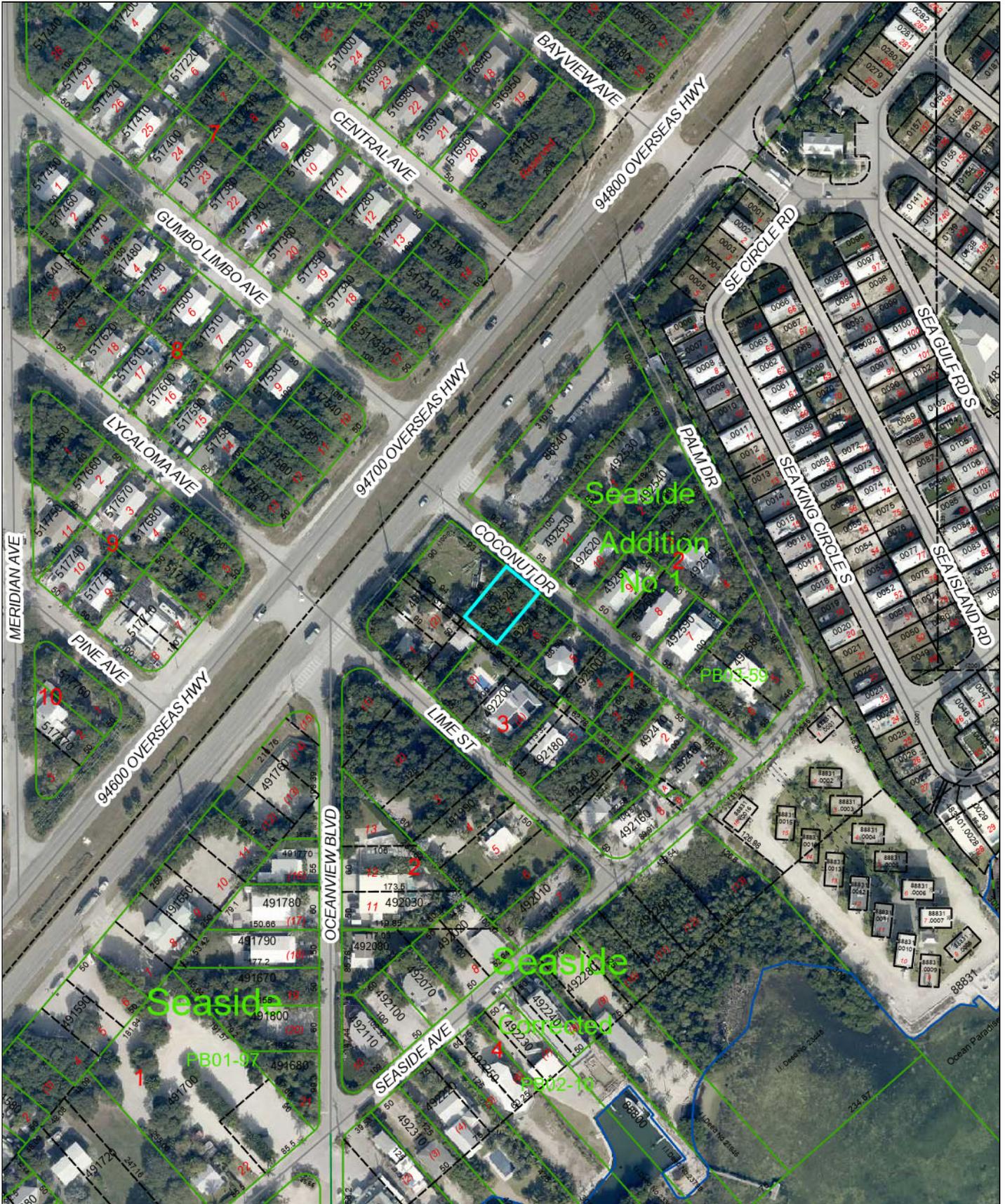
Pursuant to section 286.0105 Florida Statutes, if a person decides to appeal any decision of the Board of County Commissioners, with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**ADA ASSISTANCE:** If you are a person with a disability who needs special accommodations in order to participate in this proceeding, 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.

idm-0375961-1

# Block 1, Lot 7, less the Southwesterly 14 ft, Seaside Add. No. 1

Key Largo



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

**Disclaimer**

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

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

**Summary**

Parcel ID 00492520-000000  
 Account# 1608718  
 Property ID 1608718  
 Millage Group 500P  
 Location 413 COCONUT Dr, KEY LARGO  
 Address  
 Legal BK 1 LT 7 (LESS ENCROACHMENT) SEASIDE ADDITION NO 1 KEY LARGO PB3-59 OR500-911/912 OR685-160/162 OR849-1771 OR1043-1637 OR1298-1828/29 OR2933-0774 OR2944-260 OR2944-0264  
 Description (Note: Not to be used on legal documents.)  
 Neighborhood 1737  
 Property Class VACANT RES (0000)  
 Subdivision SEASIDE 1ST ADD  
 Sec/Twp/Rng 14/62/38  
 Affordable No  
 Housing



**Owner**

[TDGROUP HOLDINGS I LLC](#)  
 PO Box 370524  
 Key Largo FL 33037

**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	\$100,323	\$137,347	\$97,935	\$107,489
= Just Market Value	\$100,323	\$137,347	\$97,935	\$107,489
= Total Assessed Value	\$100,323	\$99,672	\$90,611	\$82,374
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100,323	\$137,347	\$97,935	\$107,489

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$137,347	\$0	\$0	\$137,347	\$99,672	\$0	\$137,347	\$0
2023	\$97,935	\$0	\$0	\$97,935	\$90,611	\$0	\$97,935	\$0
2022	\$107,489	\$0	\$0	\$107,489	\$82,374	\$0	\$107,489	\$0
2021	\$107,489	\$0	\$0	\$107,489	\$74,885	\$0	\$107,489	\$0
2020	\$68,077	\$0	\$0	\$68,077	\$68,077	\$0	\$68,077	\$0
2019	\$74,048	\$0	\$0	\$74,048	\$74,048	\$0	\$74,048	\$0
2018	\$74,048	\$0	\$0	\$74,048	\$7,073	\$0	\$74,048	\$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)	4,730.00	Square Foot	55	86

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/8/2019	\$100	Quit Claim Deed	2201287	2944	0260	11 - Unqualified	Improved		
1/7/2019	\$70,000	Warranty Deed	2201289	2944	264	37 - Unqualified	Vacant		
10/22/2018	\$100	Warranty Deed	2191965	2933	0774	98 - Unqualified	Improved		
3/1/1988	\$1	Warranty Deed		1043	1637	M - Unqualified	Vacant		
3/1/1982	\$45	Warranty Deed		849	1771	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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 8/9/2025, 2:02:05 AM

[Contact Us](#)

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 **SCHNEIDER**  
GEOSPATIAL

AGREEMENT FOR THE PURCHASE OF LANDS

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

**TDGroup Holdings I LLC**

(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 **\$120,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 1, Lot 7, less the Southwesterly 14 feet, more or less, Seaside Addition No. 1  
(PB 3-59)  
Parcel ID# 00492520-000000**

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 **\$120,000.00**. 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:

**PO Box 370524  
Key Largo, FL 33037**

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 **February 13, 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/ **TDGroup Holdings I LLC**  
By: **Jose Antonio Alvarez, Manager**

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

BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared **Jose Antonio Alvarez**, ("Affiant"), this 11 day of February, 2026, who, first being duly sworn, deposes and says:

That Affiant is **Manager** of **TDGroup Holdings I LLC** (the "Seller") and has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, to the best of Affiant's knowledge the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding a beneficial interest in the disclosing entity: (if more space is needed, attach separate sheet)

<u>Name</u>	<u>Address</u>	<u>Interest</u>
<b>Jose Antonio Alvarez</b>	<b>PO Box 370524 Key Largo, FL 33037</b>	<b>100%</b>

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

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]  
**Jose Antonio Alvarez**

STATE OF Florida )

COUNTY OF Miami Dade

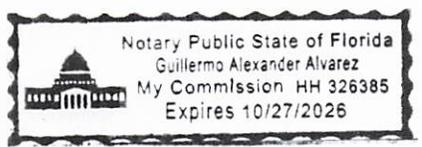
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11 day of February, 2026, by **Jose Antonio Alvarez** as **Manager** of **TDGroup Holdings I LLC**. Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)

[Signature]  
Notary Public

Guillermo Alvarez  
(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: HH 326385  
My Commission Expires: 10/27/26



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**AGENDA ITEM WORDING:** Approval of a contract to purchase Tier 3 property for conservation – Block 5, Lot 17, Center Island on Duck Key, near mile marker 61 from Conch Haus X, LLC for \$190,000.

**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 is located on South Bahama Drive on Duck Key.

Purchase Price and Estimated Closing Costs:

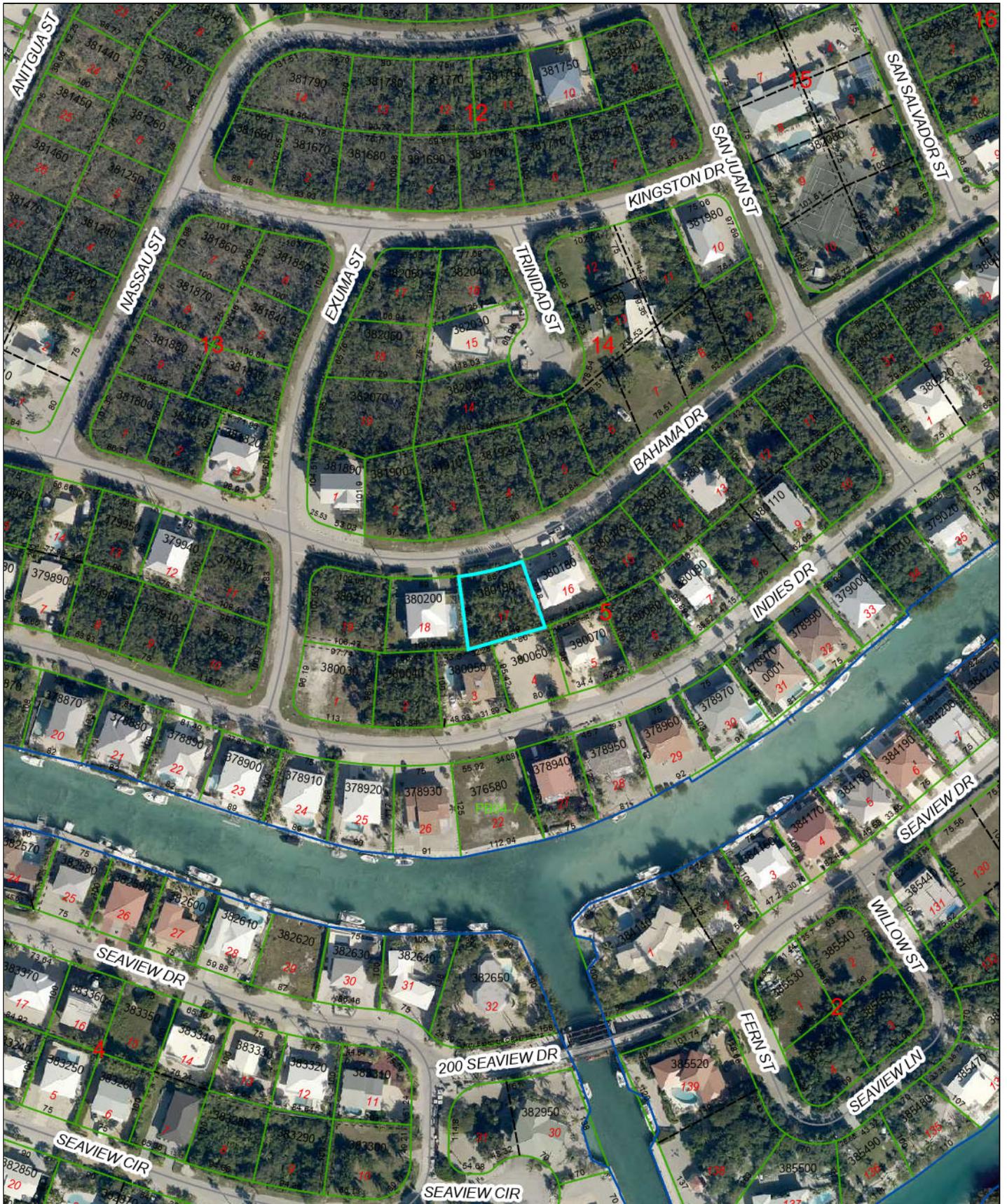
- Purchase Price: \$190,000.00
- Cost of Appraisal: \$750.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$1,500.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$193,010.50

Attributes of the Subject Property:

- Parcel ID#: 00380190-000000
- Size: 8,857 square feet
- Tier Designation: Tier 3 – Infill Area
- Zoning Designation: Improved Subdivision-Masonry (IS-M)
- Future Land Use Map Designation: Residential Medium (RM)
- Vegetation: Mapped as buttonwood
- Acquisition List Qualification: This property qualifies because it is Tier 3 with significant habitat and connectivity.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 1 TDR
- ROGO Dedication Points: 5 points

# Block 5, Lot 17, Center Island

Duck 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** 00380190-000000  
**Account#** 1463884  
**Property ID** 1463884  
**Millage Group** 500D  
**Location** VACANT S BAHAMA Dr, DUCK KEY  
**Address**  
**Legal** BK 5 LT 17 DUCK KEY CENTER ISLAND SEC 2 PART 1 TOMS HARBOR PB5-82 OR489-364 OR737-320  
**Description** OR801-1874 OR803-1577 OR805-85 OR836-1254 OR954-474 OR1385-1596 OR1474-1922 OR1819-1020 OR2245-73 OR3125-1337  
(Note: Not to be used on legal documents.)  
**Neighborhood** 4720  
**Property Class** VACANT RES (0000)  
**Subdivision** CENTER ISLAND  
**Sec/Twp/Rng** 16/65/34  
**Affordable** No  
**Housing**



**Owner**

CONCH HAUS X LLC  
 3616 SW 108th Ave  
 Miami FL 33165

**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	\$151,774	\$128,285	\$94,934	\$78,503
= Just Market Value	\$151,774	\$128,285	\$94,934	\$78,503
= Total Assessed Value	\$104,487	\$94,988	\$86,353	\$78,503
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$151,774	\$128,285	\$94,934	\$78,503

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$128,285	\$0	\$0	\$128,285	\$94,988	\$0	\$128,285	\$0
2023	\$94,934	\$0	\$0	\$94,934	\$86,353	\$0	\$94,934	\$0
2022	\$78,503	\$0	\$0	\$78,503	\$78,503	\$0	\$78,503	\$0
2021	\$73,026	\$0	\$0	\$73,026	\$62,891	\$0	\$73,026	\$0
2020	\$73,026	\$0	\$0	\$73,026	\$57,174	\$0	\$73,026	\$0
2019	\$65,723	\$0	\$0	\$65,723	\$51,976	\$0	\$65,723	\$0
2018	\$60,139	\$0	\$0	\$60,139	\$47,251	\$0	\$60,139	\$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)	8,857.00	Square Foot	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/9/2021	\$132,500	Warranty Deed	2339525	3125	1337	01 - Qualified	Vacant		
9/15/2006	\$160,000	Warranty Deed		2245	73	Q - Qualified	Vacant		
9/26/2002	\$28,000	Warranty Deed		1819	1020	C - Unqualified	Vacant		
8/1/1997	\$11,500	Warranty Deed		1474	1922	Q - Qualified	Vacant		
12/1/1995	\$14,900	Warranty Deed		1385	1596	Q - Qualified	Vacant		

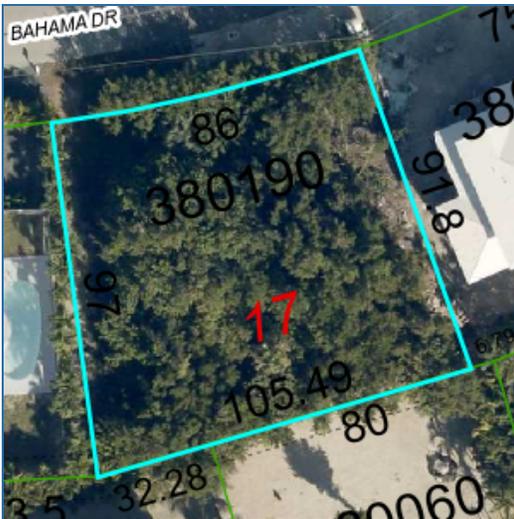
## View Tax Info

[View Taxes for this Parcel](#)

## Photos



## Map



## TRIM Notice

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

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 11/20/2025, 1:37:02 AM

[Contact Us](#)

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AGREEMENT FOR THE PURCHASE OF LANDS

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

**Conch Haus X, LLC**

(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 **\$190,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Block 5, Lot 17, Center Island, Duck Key (PB 5-82)  
Parcel ID# 00380190-000000**

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 **\$190,000.00**. 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:

**3616 SW 108 Avenue  
Miami, FL 33165**

**with a copy to:**

**Eddy Chamizo, Realtor  
Coldwell Banker Schmitt Real Estate Co.  
[echamizo@hotmail.com](mailto:echamizo@hotmail.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 **February 20, 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/ **Conch Haus X, LLC**

By: **Anthony R. Martin, Manager**

_____	_____	_____	_____
Signature	Date	Phone Number	Email Address

By: **Fide R. Martin, Manager**

_____	_____	_____	_____
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

BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared ANTHONY MARTIN, ("Affiant"), this 19<sup>th</sup> day of FEB, 2026, who, first being duly sworn, deposes and says:

That Affiant is ANTHONY MARTIN of CONCH HAUS X, LLC (the "Seller") and has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, to the best of Affiant's knowledge the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding a beneficial interest in the disclosing entity: (if more space is needed, attach separate sheet)

<u>Name</u>	<u>Address</u>	<u>Interest</u>
<u>ANTHONY R. MARTIN</u>	<u>9000 SW 28 ST.</u> <u>MIAMI FL. 33165.</u>	<u>M/MEMBER</u>
<u>FIDE R. MARTIN</u>	<u>30116 SW 108 AVE</u> <u>MIAMI FL. 33165</u>	<u>M/MEMBER</u>

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

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

ANTHONY R. MARTIN  
Affiant Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

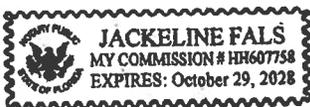
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19 day of FEB, 2026, by ANTHONY MARTIN as Member of CONCH HAUS X, LLC Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced \_\_\_\_\_ as identification.

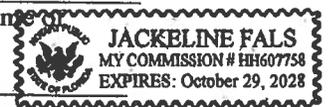
(NOTARY PUBLIC SEAL)

Notary Public

[Signature]



(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: HH607758  
My Commission Expires: 10/29/28



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**AGENDA ITEM WORDING:** Approval to amend the Acquisition List to add Lot 7, Reimann's Subdivision, located at 625 73rd Street Ocean within the City of Marathon as an affordable housing site.

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**ITEM BACKGROUND:** This agenda item adds Lot 7, Reimann's Subdivision, located at 325 73<sup>rd</sup> Street Ocean within the City of Marathon to the Acquisition List as an affordable housing site. The Land Authority is purchasing the property in partnership with the City of Marathon and Habitat for Humanity of the Middle Keys. Habitat for Humanity proposes to build an affordable duplex on the property.

**MONROE COUNTY LAND AUTHORITY  
2026 ACQUISITION LIST**

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

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

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

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

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

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

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

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

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

<b>Property</b>	<b>Acquisition Objectives</b>	<b>Intended Development</b>	<b>Proposed Owner / Manager</b>
A portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F	Affordable Housing Construction Funding	Affordable Housing (The Landings At Sugarloaf Key)	Rural Neighborhoods, Inc., Developer
Block 3, Lots 4 and 5, Summerland Estates Re-subdivision No. 2, Summerland Key (PB 4-2) with one ROGO exemption	Lot 4 – Conservation Lot 5 – Conservation ROGO Exemption	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
Lot 7, Reimann’s Subdivision, Vaca Key (PB 2-145), Marathon	Affordable Housing	Affordable Housing	City of Marathon / Habitat for Humanity of the Middle Keys

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

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

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

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**AGENDA ITEM WORDING:** Approval of a contract to purchase property for affordable housing within the City of Marathon, Lot 7, Reimann's Subdivision, located at 625 73rd Street Ocean near mile marker 51 from Tri-Star Affordable Development, LLC for the price of \$510,000.

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**ITEM BACKGROUND:**

This acquisition is proposed to secure an affordable housing site for the development of an affordable duplex in partnership with the City of Marathon and Habitat for Humanity of the Middle Keys.

The subject property is located at 625 73<sup>rd</sup> Street Ocean on the ocean side of Vaca Key in Marathon. This lot is currently developed with a dilapidated unoccupied duplex which will need to be demolished as a Land Authority cost.

On March 10, 2026, a Resolution will go before the City Council of the City of Marathon, Florida, nominating the property for purchase by MCLA for the purposes of supporting affordable housing. Once the property has been acquired, the property will be transferred to the City and will be redeveloped by Habitat for Humanity of the Middle Keys.

Purchase Price and Estimated Closing Costs:

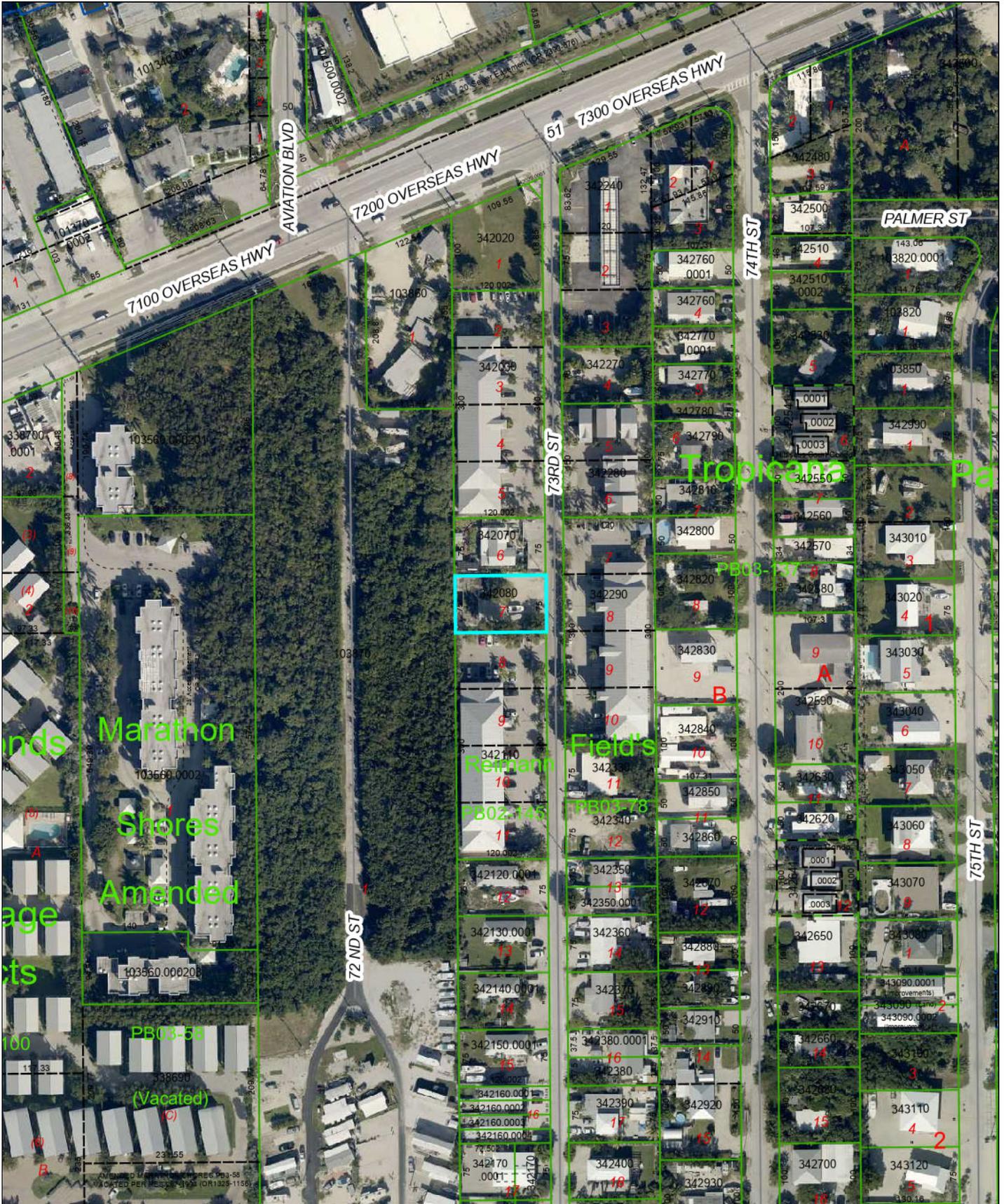
- Purchase Price: \$510,000.00
- Cost of Appraisal: \$4,600.00
- Cost of Survey: \$0.00
- Title Fees & Insurance: \$3,100.00
- Attorney Fee and Mobile Notary Fees: \$725.00
- Recording Fees: \$35.50
- Total Costs: \$518,460.50

Attributes of the Subject Property:

- Parcel ID#: 00342080-000000
- Size: 9,000 square feet
- Tier Designation: City of Marathon does not have a Tier System
- Zoning Designation: Residential High (RH)
- Vegetation: Mapped as developed.
- Acquisition List Qualification: This property is being added to the Acquisition List as an affordable housing site.
- Florida Forever Boundary: This property is outside the Florida Forever boundary.
- Transferrable Development Rights (TDRs): 2 TDRs
- BPAS Dedication Points: 2 points

# Lot 7, Reimann's Subdivision

Vaca Key, Marathon



# \*\*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** 00342080-000000  
**Account#** 1419737  
**Property ID** 1419737  
**Millage Group** 50CM  
**Location** 625 73RD St OCEAN, MARATHON  
**Address**  
**Legal Description** LT 7 REIMANN'S SUB PB2-145 KEY VACA PT SW1/4 OF SW1/4 SEC 1 AND PT GOV LOT 1 SEC-12 TWP-66S RNG-32E OR406-425-426 OR446-705 OR451-810 OR759-276 OR759-288 OR932-2377 OR932-2378 OR1384-2283 OR2207-536 OR2420-2300/01 OR2452-1734/35 OR2795-1528/29OR2802-1128/30 OR3168-2111  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 1101  
**Property Class** MULTI-FAMILY DUPLEX (0802)  
**Subdivision** REIMANN'S SUB  
**Sec/Twp/Rng** 12/66/32  
**Affordable Housing** No



## Owner

TRI-STAR AFFORDABLE DEVELOPMENT LLC  
 14556 Saint Georges Hill Dr  
 # 258  
 Orlando FL 32828

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$191,083	\$190,782	\$197,304	\$200,007
+ Market Misc Value	\$5,675	\$4,307	\$4,344	\$4,381
+ Market Land Value	\$328,050	\$308,003	\$309,825	\$142,155
= Just Market Value	\$524,808	\$503,092	\$511,473	\$346,543
= Total Assessed Value	\$524,808	\$503,092	\$511,473	\$284,112
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$524,808	\$503,092	\$511,473	\$346,543

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$308,003	\$190,782	\$4,307	\$503,092	\$503,092	\$0	\$503,092	\$0
2023	\$309,825	\$197,304	\$4,344	\$511,473	\$511,473	\$0	\$511,473	\$0
2022	\$142,155	\$200,007	\$4,381	\$346,543	\$284,112	\$0	\$346,543	\$0
2021	\$109,350	\$170,803	\$4,543	\$284,696	\$258,284	\$0	\$284,696	\$0
2020	\$82,013	\$150,853	\$1,938	\$234,804	\$234,804	\$0	\$234,804	\$0
2019	\$80,190	\$150,853	\$1,952	\$232,995	\$232,995	\$0	\$232,995	\$0
2018	\$76,545	\$150,853	\$1,966	\$229,364	\$229,364	\$0	\$229,364	\$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
MULTI RES DRY (080D)	9,000.00	Square Foot	75	120

## Buildings

**Building ID** 18072  
**Style** GROUND LEVEL  
**Building Type** M.F. - R2 / R2  
**Building Name**  
**Gross Sq Ft** 1417  
**Finished Sq Ft** 1203  
**Stories** 1 Floor  
**Condition** AVERAGE  
**Perimeter** 188  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 30  
**Interior Walls** DRYWALL

**Exterior Walls** C.B.S. with 8% WD FR STUCCO  
**Year Built** 1958  
**EffectiveYearBuilt** 2003  
**Foundation** CONCRETE SLAB  
**Roof Type** FLAT OR SHED  
**Roof Coverage** TAR & GRAVEL  
**Flooring Type** CONC S/B GRND  
**Heating Type** NONE  
**Bedrooms** 2  
**Full Bathrooms** 2  
**Half Bathrooms** 0  
**Grade** 500  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	50	0	40
FLA	FLOOR LIV AREA	1,203	1,203	188
SBF	UTIL FIN BLK	164	0	100
<b>TOTAL</b>		<b>1,417</b>	<b>1,203</b>	<b>328</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1999	2000	0 x 0	1	4 UT	1
FENCES	2004	2005	6 x 140	1	840 SF	2
WROUGHT IRON	2018	2019	3 x 50	1	150 SF	3

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/30/2022	\$41,200	Warranty Deed	2371813	3168	2111	30 - Unqualified	Improved		
6/13/2016	\$2,100,000	Warranty Deed		2802	1128	30 - Unqualified	Improved		
4/22/2016	\$300,000	Warranty Deed		2795	1528	04 - Qualified	Improved		
2/5/2010	\$198,000	Warranty Deed		2452	1734	02 - Qualified	Improved		
6/10/2009	\$480,000	Warranty Deed		2420	2300	12 - Unqualified	Improved		
5/5/2006	\$425,000	Warranty Deed		2207	536	Q - Qualified	Improved		
12/1/1995	\$90,000	Warranty Deed		1384	2283	Q - Qualified	Improved		
1/1/1985	\$65,000	Warranty Deed		932	2378	Q - Qualified	Improved		
3/1/1978	\$31,000	Conversion Code		759	288Q	Q - Qualified	Improved		

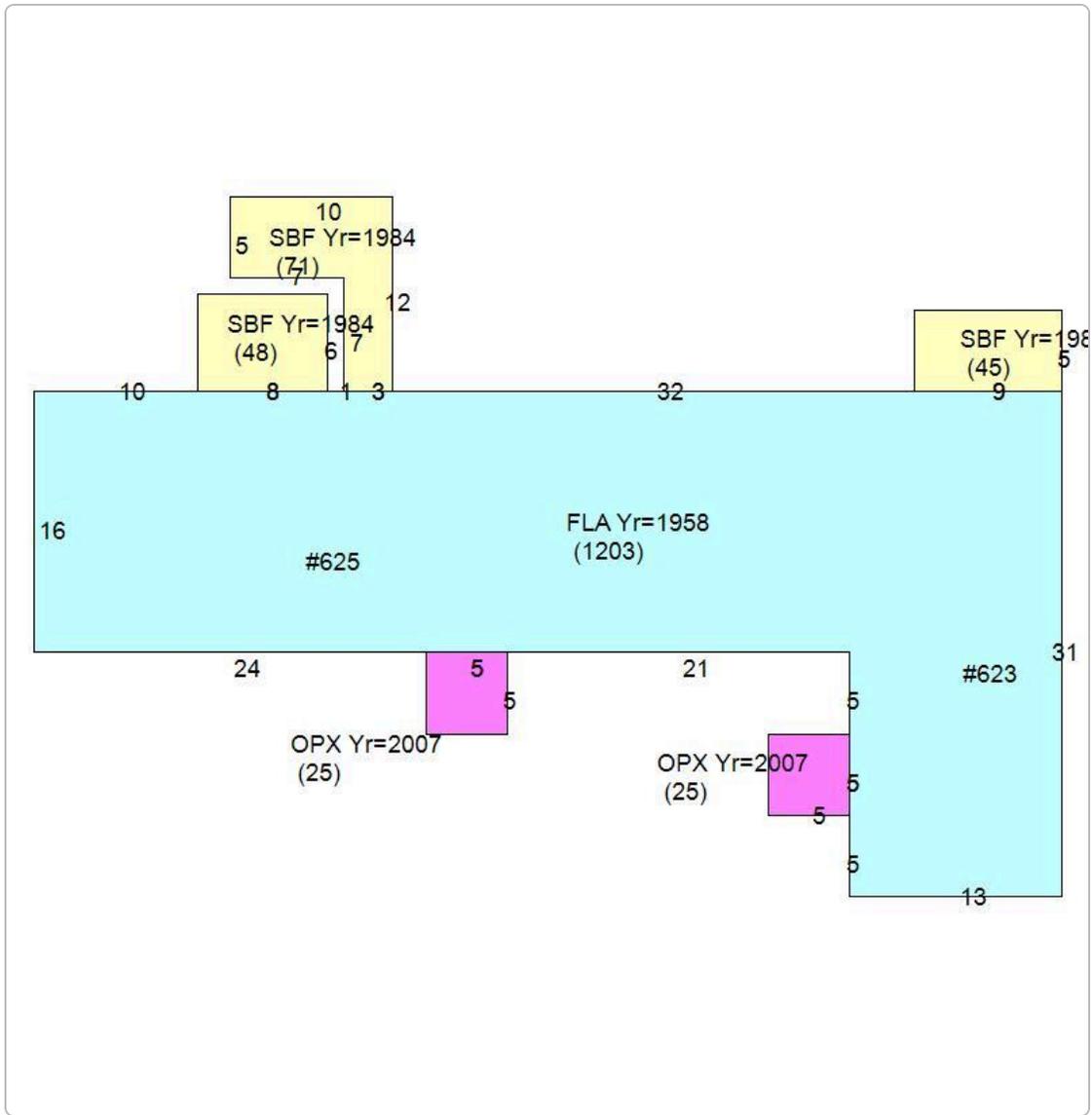
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
P2006-1590	03/08/2007	Completed	\$81,988	Residential	REMODEL EXISTING INTERIOR
P2004-446	03/24/2004	Completed	\$800	Residential	REPAIR ROOF

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 10/25/2025, 1:23:25 AM

[Contact Us](#)

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 **SCHNEIDER**  
GEO SPATIAL

AGREEMENT FOR THE PURCHASE OF LANDS

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

**Tri-Star Affordable Development, LLC**

(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 **\$510,000.00** for all of the lands and other interests, which lands shall include all tenements, hereditaments, together with all water and other rights, easements, appurtenances, and any and all of the Seller's rights in or arising by reason of ownership thereunto belonging, owned by them, situate and lying in the County of Monroe, State of Florida, more particularly described as follows; to-wit:

**Lot 7, Reimann's Subdivision, Vaca Key (PB 2-145)  
Parcel ID# 00342080-000000**

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 **\$510,000.00**. 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:

**4488 Heaton Park Trail  
Rockledge, FL 32955**

**Gidget Jackson  
RE/MAX Realty Group  
[gidgetjackson@gmail.com](mailto:gidgetjackson@gmail.com)**

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

- 10. The property shall be delivered at closing free of any tenant or occupancy whatsoever.
- 11. The Seller(s) shall close any open building permits or code enforcement proceedings prior to closing.
- 12. The effective date of this Agreement (hereinafter "Effective Date") shall be that date when the last one of the Seller(s) and the LAND AUTHORITY has signed this Agreement.
- 13. If the Seller(s) wish to proceed with this transaction, the Seller(s) have until **February 20, 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 a) approval by the Advisory Committee and Governing Board of the LAND AUTHORITY, and b) the City of Marathon nominating the property and agreeing to accept title from the LAND AUTHORITY subject to the LAND AUTHORITY'S affordable housing Land Use Restriction Agreement, failing which the parties acknowledge that each shall be released of all further obligations under this Agreement. Notwithstanding any provision of this Agreement to the contrary, in the event this transaction has not closed by April 15, 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/ **Tri-Star Affordable Development LLC**

By: **Shane P. Sarver, Manager**

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

BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared Shane P. Sarver, ("Affiant"), this 20th day of February, 2026, who, first being duly sworn, deposes and says:

That Affiant is Manager of Tri-Star Affordable Development, LLC (the "Seller") and has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record owner of the Property. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, to the best of Affiant's knowledge the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding a beneficial interest in the disclosing entity: (if more space is needed, attach separate sheet)

<u>Name</u>	<u>Address</u>	<u>Interest</u>
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SEE ATTACHED

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

AND FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Signature]  
Affiant Name

STATE OF Florida )

COUNTY OF Brevard )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20th day of February, 2026, by Shane P. Sarver as manager of Tri-Star Affordable Development, LLC. Such person(s) (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)



[Signature]  
Notary Public  
Jessica Stockton  
(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: HH698694  
My Commission Expires: 7/15/2029

<u>Name</u>	<u>Address</u>	<u>Interest</u>
Bluff Road, LLC	4488 Heaton Park Trail Rockledge, Florida 32955	25%
Shane P. Sarver	4488 Heaton Park Trail, Rockledge, FL 32955	
FBC Holdings, LLC	310 Lagoon Way Merritt Island, Florida 32953	25%
Cheryl McPhillips	310 Lagoon Way, Merritt Island, FL 32953	
* WM Holdings Group, LLC	14556 Saint Georges Hill Drive Orlando, Florida 32828	50%
Martin C. Flynn, Jr.	14556 Saint Georges Hill Drive, Orlando, FL 32828	

\*PEDIXON, LLC claims an assignment of interest and is subject to dispute.

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**AGENDA ITEM WORDING:** Approval of a resolution authorizing the conveyance of real property consisting of 100.71 square feet on Ramrod Key described by metes and bounds in Exhibit A to the Florida Keys Aqueduct Authority; and authorizing the Chairman to execute the deed and associated closing documents.

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**ITEM BACKGROUND:** This resolution is proposed to resolve a minor closing issue that arose during the Land Authority's sale of Florida Forever conservation land to the State of Florida.

When the Land Authority was selling a 9.8-acre parcel of land on Ramrod Key to the State in 2024, the State's boundary survey indicated 100.71 square feet of the property was cleared land located inside the perimeter security fence that surrounds the Florida Keys Aqueduct Authority (FKAA) Pump Station on the adjoining property. The 100.71 square foot area was excluded from the sale to the State because it does not provide significant habitat, is not suitable for management as conservation land, and is being used by FKAA for utility purposes. The proposed resolution authorizes the Land Authority to convey the 100.71 square foot area to FKAA.

Sale Price and Estimated Closing Costs:

- Purchase Price: \$0.00
- Closing Fee: \$350.00
- Attorney Fee: \$475.00
- Recording Fees: \$22.50
- Total Costs: \$847.50

100.71 Sq Ft Area on Ramrod Key (outlined in red)



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY AUTHORIZING THE CONVEYANCE OF REAL PROPERTY CONSISTING OF 100.71 SQUARE FEET ON RAMROD KEY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A TO THE FLORIDA KEYS AQUEDUCT AUTHORITY; AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE DEED AND ASSOCIATED CLOSING DOCUMENTS.

WHEREAS, pursuant to s. 380.0666(3)(a), Florida Statutes, the Monroe County Comprehensive Plan Land Authority (hereinafter "Land Authority") is authorized to acquire and dispose of real property or any interest therein when such acquisition is necessary to protect the natural environment; and

WHEREAS, the Land Authority serves as a local partner with the State of Florida to assist the State in acquiring Florida Forever lands in the Florida Keys; and

WHEREAS, on September 13, 2023 the Land Authority pre-acquired a 9.8-acre parcel of land having Parcel ID 00114000-00000 and located on the west side of the Florida Keys Aqueduct Authority (hereinafter "FKAA") Pump Station on Ramrod Key; and

WHEREAS, on February 5, 2024 the Land Authority entered into an agreement to sell said 9.8-acre parcel of land to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (hereinafter "State of Florida") as Florida Forever conservation land; and

WHEREAS, the State of Florida obtained a boundary survey indicating a 100.71 square foot portion of said 9.8-acre parcel is cleared land located inside the perimeter security fence surrounding the FKAA Pump Station on Ramrod Key; and

WHEREAS, said 100.71 square foot portion (hereinafter "Subject Property") of the 9.8-acre parcel is described by metes and bounds in Exhibit A; and

WHEREAS, on September 6, 2024 the State of Florida purchased the 9.8-acre parcel from the Land Authority but excluded the Subject Property from the transaction; and

WHEREAS, the Land Authority's acquisition of the Subject Property was incidental to the purchase of 9.8 acres of conservation land; and

WHEREAS, the Subject Property, being cleared land inside the perimeter security fence surrounding the FKAA Pump Station, does not provide significant habitat, is not suitable for management as conservation land, and is being used by FKAA for utility purposes.

WHEREAS, FKAA is a public water utility established by the Florida Legislature; and

WHEREAS, conveyance of the Subject Property to FKAA is in the public interest.

WHEREAS, on February 25, 2026 the Land Authority Advisory Committee considered this resolution and voted \_\_\_ to recommend \_\_\_\_\_.

NOW, THEREFORE, BE IT RESOLVED BY THE MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY THAT:

Section 1. The Governing Board hereby authorizes conveyance of the Subject Property shown in Exhibit A to FCAA.

Section 2. The Chairman is hereby authorized to execute the deed and associated closing documents to complete the real estate transaction.

PASSED AND ADOPTED by the Monroe County Comprehensive Plan Land Authority at a regular meeting on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Commissioner Craig Cates \_\_\_\_\_  
Commissioner Michelle Lincoln \_\_\_\_\_  
Vice Chairman Holy Merrill Raschein \_\_\_\_\_  
Commissioner James Scholl \_\_\_\_\_  
Chairman David Rice \_\_\_\_\_

(Seal)

ATTEST:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY

\_\_\_\_\_  
Cynthia Guerra  
Executive Director

\_\_\_\_\_  
David Rice  
Chairman

Approved as to form and legality:

\_\_\_\_\_  
Gregory Oropeza, Esquire

## EXHIBIT A

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 29 EAST, AND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3242, PAGE 1354, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SECTION 31, TOWNSHIP 66 SOUTH, RANGE 29 EAST AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A S 77°09'27" W, A DISTANCE OF 29.82 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3242, PAGE 1354, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 00°13'10" E ALONG THE EAST LINE OF SAID PARCEL FOR 249.00 FEET TO THE POINT OF BEGINNING; THENCE N 77°09'27" E FOR 29.83 FEET; THENCE S 00°13'18" W FOR 6.92 FEET; THENCE N 89°25'54" W FOR 29.11 FEET TO THE POINT OF BEGINNING.

Return to: (Enclosed self-addressed stamped envelope)  
Name: OROPEZA, STONES & CARDENAS  
Address: 221 Simonton Street  
Key West, FL 33040

This Instrument Prepared By:  
Gregory S. Oropeza, Esq.  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

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**Note to Recorder: Pursuant to F.S. 201.01 the subject deed is exempt from documentary stamp tax as the conveyance is between a political subdivision and a state agency.**

### **QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between **MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY**, a land authority under Section 380.0663(1), Florida Statutes, and Monroe County Ordinance Number 031-1986, whose post office address is 1200 Truman Avenue, Suite 207, Key West, FL 33040, party of the first part, and **FLORIDA KEYS AQUEDUCT AUTHORITY**, whose post office address is 1100 Kennedy Drive, Key West, FL 33040, party of the second part.

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

**A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 29 EAST, AND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3242, PAGE 1354, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SECTION 31, TOWNSHIP 66 SOUTH, RANGE 29 EAST AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A S 77°09'27"W, A DISTANCE OF 29.82 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3242, PAGE 1354, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 00°13'10" E ALONG THE EAST LINE OF SAID PARCEL FOR 249.00 FEET TO THE POINT OF BEGINNING; THENCE N 77°09'27" E FOR 29.83 FEET; THENCE S 00°13'18"W FOR 6.92 FEET; THENCE N 89°25'54" W FOR 29.11 FEET TO THE POINT OF BEGINNING.**

The parcel of land described in this instrument is located in the unincorporated areas of the county. The use of the parcel of land is subject to and restricted by the goals, objectives, and policies of the Monroe County Comprehensive Plan and the Land Development Code. The land development regulations provide that no building permit shall be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area and density requirements for residential development. You are hereby notified that under the Monroe County Land Development Code the division of land into parcels of land which are not approved as platted lots under the regulations confers no right to develop a parcel of land for any purpose.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

**IN WITNESS WHEREOF**, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY, a land  
authority under Section 380.0663(1),  
Florida Statutes, and Monroe County  
Ordinance Number 031-1986

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name of Witness

By: \_\_\_\_\_  
**David P. Rice, Chairman**

STATE OF FLORIDA:  
COUNTY OF MONROE:

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ]  
online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026 by **DAVID P. RICE**, Chairman of  
the **MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY**, a land  
authority under Section 380.0663(1), Florida Statutes and Monroe County Ordinance No. 031-  
1986, who [ ] is personally known to me or [ ] has produced a  
\_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission Expires: \_\_\_\_\_