

Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Florida Keys Ecosystem

Property Proposed for Boundary Amendment: Eaton 1998 John Craig Family Trust & Samurai Conchstruction LLC

Name/Affiliation Proposing Amendment: Islamorada, Village of Islands

Mailing Address: 86800 Overseas Highway Islamorada FL 33070
Street City State ZIP

Primary Phone: 305-664-6427 Email: peter.frezza@islamorada.fl.us

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

**Florida Forever
Boundary Amendment Application**

Supporting documentation

Eaton 1998 John Craig Family Trust

Attachment A. Provide a general description (narrative) of the land proposed including:

1) A descriptive location of the proposed project with total acreage.

The Eaton property is located within the Florida Keys on the northern end of Lower Matecumbe Key in Monroe County. The property contains two parcels: (00397060-000000 and 00097380-000000). Parcel 00397060-000000 is 5 acres in total and contains mixed habitat. The adjacent parcel 00097380-000000 contains 4.14 acres of submerged land.

2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.

Parcel 00397060-000000 contains approximately 1.8 acres of tropical hardwood hammock, 1.9 acres of wetland and 1.3 acres of beach berm/beachfront. This parcel is habitat for Florida tree snails, Key Largo cotton mouse and wood rat, and indigo snake and provides resting and foraging habitat for migratory birds. The beachfront is nesting habitat for sea turtles and they are known to nest there each season. The hammock canopy provides habitat which includes a variety of plants known only to exist within the Florida Keys and southern Florida. The parcel also provides storage for floodwater and rising sea levels and is known habitat for the American Crocodile which is known to live on and nest on this site. Parcel 00097380-000000 contains 4.14 acres of submerged land/Atlantic Ocean. The habitat is a mixed hard bottom community including coral, sponge, seagrass, and macroalgae. This is relatively undisturbed submerged land in excellent condition. There are no known archeological resources. Historically, both sites have been left undisturbed.

- a. **Does the property contain historic structures fifty years old or older?** No
- b. **Does the property contain any improvements/facilities?** No

3) Potential public recreation opportunities or other public uses.

Parcel 00397060-000000 would be best suited for conservation, however, research and educational opportunities exist. The wetland and beach habitats of this parcel should continue to be used as a crocodile and sea turtle nesting and breeding area without fear of loss or disturbance to current endangered species. The submerged Parcel 00097380-000000 is not recommended for any recreational or public usage due to management concerns.

4) Potential threats or development plans that could impact the value of the proposed project.

The properties are currently for sale and parcel 00397060-000000 could potentially be developed. Development could result in a loss of between 17,293 square feet and 86,466 square feet based upon hammock clearing limits within the Village's land development regulations. Development of this parcel would likely result in habitat disturbance to the adjacent crocodile nesting area and could cause the current occupants to leave the site.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

The Islamorada Village Council adopted the 'Village Land Acquisition Action Plan' through adoption of Resolution number 24-12-139. The plan contains a narrative identifying this property as one for a proposed Florida Forever Boundary Amendment.

- 6) **Details on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website.**

The two parcels meet Goal A: Enhance the coordination and completion of land acquisition projects. The two parcels are contiguous with other publicly owned property acquired under the Florida Keys Ecosystem project which is an ongoing governmental collaboration between the Monroe County Land Authority, Islamorada, and the Division of State Lands to protect the Florida Keys Ecosystem. The boundary amendment would expand the contiguous canopy of hammock and add a diversity of habitat types.

The two parcels meet Goal B: Increase the Protection of Florida's biodiversity at the species, natural community, and landscape levels. The acquisition of these two parcels combined with currently existing public land in this area could provide up to 261.5 acres of connected habitat with US Highway One being the only fragmentation of this contiguous canopy of diverse habitat.

The two parcels meet Goal C: Protect, restore and maintain the quality and natural functions of land, water, and wetland systems. The submerged and wetland parcel is within the 'Florida Keys Reasonable Assurance Plan' and can hold rising sea level water. The upland habitats improve the quality of life for citizens by providing open space and scenic corridors for residents and tourists. The diversity of habitat meets the needs for shelter and food for numerous endangered and rare species and furthers the goals of the Florida Keys Ecosystem project.

The parcel is identified in the Conservation Needs Assessment Report prepared by Florida Natural Areas Inventory on the following maps: The Natural Floodplain Function Map, Surface Water Protection Map, Fragile Coastal Resources Map, Functional Wetlands Map, Strategic Habitat Conservation Areas Map, Rare Species Habitat Conservation Priorities Map and Recreational Trails Map.

- 7) **Whether the project is proposed for a fee simple or less-than-fee acquisition.**

The proposed two parcels would be purchased fee simple in conjunction with the Monroe County Land Authority and managed by the Village of Islamorada. A management commitment letter from the Village is attached.

- 8) **Whether the project is on another state acquisition list? If so, which one?**

The parcels are not on another state acquisition list.

Samurai Conchstruction LLC

Attachment A. Provide a general description (narrative) of the land proposed including:

1) A descriptive location of the proposed project with total acreage.

The Samurai property is located within the Florida Keys on Plantation Key in Monroe County. The property contains one lot measuring 0.137 acres (6,000 square feet) and contains high quality undisturbed Tropical Hardwood Hammock. This lot is contiguous with land in public ownership.

2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.

The property contains undisturbed Tropical Hardwood Hammock. This is an upland forest community containing plants of West Indian origin. This is one of the most diverse, unique, and rare hardwood forests in the United States.

- a. **Does the property contain historic structures fifty years old or older?** No
- b. **Does the property contain any improvements/facilities?** No

3) Potential public recreation opportunities or other public uses.

The site is most appropriate for conservation purposes but could be used for passive educational purposes.

4) Potential threats or development plans that could impact the value of the proposed project.

The property is zoned Highway Commercial and could accommodate single-family dwelling units, affordable dwelling units, or be used for commercial uses. The property owner could apply for a building permit and potentially be granted a development permit in the future and develop the parcel per the Village's Code of Ordinances.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

The Islamorada Village Council adopted the 'Village Land Acquisition Action Plan' through adoption of Resolution number 24-12-139. The plan contains a narrative identifying this property as one for a proposed Florida Forever Boundary Amendment.

6) Details on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures.

This parcel meets Goal A: Enhance the coordination and completion of land acquisition projects due to its adjacent and contiguous proximity to the Florida Keys Ecosystem project. The parcel is contiguous with other publicly owned property acquired under the Florida Keys Ecosystem project which is an ongoing governmental collaboration between the Monroe County Land Authority, Islamorada, and the Division of State Lands to protect the Florida Keys Ecosystem. The boundary amendment would expand the contiguous canopy of hammock and add a diversity of habitat types.

This parcel meets Goal B: Increase the Protection of Florida's biodiversity at the species, natural community, and landscape levels. The site is a potential habitat for the Florida Tree Snail, the Key Largo Cotton Mouse and Wood Rat, Indigo Snake and provides resting and foraging habitat for migratory birds such as the threatened White-crowned Pigeon. This hammock improves the quality of life for citizens by providing open space and scenic corridors

for residents and tourists. The habitat meets the needs for shelter and food for numerous endangered or rare species and furthers the goals of the Florida Keys Ecosystem project,

This parcel meets Goal C: Protect, restore and maintain the quality and natural functions of land, water, and wetland systems. The acquisition of the parcel would further the efforts to protect and restore upland areas in the Florida Keys which are a dwindling habitat. The property is subject to being subdivided which would make acquisition more costly if this were to occur. The project is a joint acquisition between State Lands and the Monroe County Land Authority. Acquisition of this parcel would provide vital habitat for protected species, eliminate risk of development and maintain natural resource protection.

This property is identified in the Conservation Needs Assessment Report prepared by Florida Natural Areas Inventory on the following maps: Strategic Habitat Conservation; the Rare Species Habitat Conservation Priority Map; Fragile Coastal Resources Map; Underrepresented eco-systems Map, Large Landscapes Map; Recreational Trails Map; Combined Strategic Habitat Conservation areas Map; and Rare Species Habitat Conservation Priorities Map.

7) Whether the project is proposed for a fee simple or less-than-fee acquisition.

The proposed parcel would be purchased fee simple in conjunction with the Monroe County Land Authority and managed by the Village of Islamorada. A management commitment letter from the Village is attached.

8) Whether the project is on another state acquisition list? If so, which one?

The parcels are not on another state acquisition list.



Islamorada, Village of Islands

March 5, 2025

Division of State Lands
Department of Environmental Protection
ATTN: Florida Forever Activity
3900 Commonwealth Blvd Mail Station 140
Tallahassee, FL 32399-3000

RE: Florida Forever Boundary Application from Islamorada, Village of Islands for the
Florida Keys Ecosystem Project

To Whom It May Concern:

This letter is to express the Village of Islamorada's willingness to manage the approximately 9.3 acres (Eaton and Samurai parcels) which constitute the proposed boundary amendment. This acquisition would increase the protection of our natural resources and further the acquisition of the Florida Keys Ecosystem.

The Village of Islamorada has an Interlocal Agreement with the Monroe County Land Authority to act as the agent for land acquisition identified on the Florida Forever Acquisition list. When the Monroe County Land Authority purchases the property, the details of the management plan will be available.

The Florida Division of State Lands and the Monroe County Land Authority have been wonderful partners in conservation, and we look forward to another successful collaboration with both agencies. If you have any questions, please feel free to contact me at 305-664-6427.

Respectfully,

A handwritten signature in blue ink that reads "Peter Frezza".

Peter Frezza
Environmental Resources Manager
Islamorada, Village of Islands
peter.frezza@islamorada.fl.us
305-664-6427

Attachment B

Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.

County	Parcel ID	Owner	Acres	Tax Assessed Value
Monroe	00397060-000000	Eaton	5 Acres	\$1,699,021.00
Monroe	00097380-000000	Eaton	4.14 Acres	\$498.00
Monroe	0041370-000000	Samurai	0.137 Acres	\$124,200.00

Monroe County, FL

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

Account#

Property ID

Millage Group

Location Address

Legal Description

Neighborhood

Property Class

Subdivision

Sec/Twp/Rng

Affordable Housing

00397060-000000

1489565

1489565

50VI

VACANT LAND, LOWER MATECUMBE KEY

MATECUMBE OCEAN BAY SEC 2 LOWER MATCHMBE KEY PB2-98 PT TRACT D OR462-387/89 OR1782-1209/11

(Note: Not to be used on legal documents.)

1475

VACANT RES (0000)

MATECUMBE OCEAN BAY SEC 2

14/64/36

No



Owner

EATON 1998 JOHN CRAIG FAMILY TRUST
55 ST CLAIR AVE W
TORONTO ON M4V 2Y7 CA

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$2,534	\$2,639	\$2,745	\$2,850
+ Market Land Value	\$1,696,487	\$1,631,125	\$1,042,862	\$1,266,962
= Just Market Value	\$1,699,021	\$1,633,764	\$1,045,607	\$1,269,812
= Total Assessed Value	\$632,632	\$575,120	\$522,836	\$475,305
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,699,021	\$1,633,764	\$1,045,607	\$1,269,812

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,696,487	\$0	\$2,534	\$1,699,021	\$632,632	\$0	\$1,699,021	\$0
2023	\$1,631,125	\$0	\$2,639	\$1,633,764	\$575,120	\$0	\$1,633,764	\$0
2022	\$1,042,862	\$0	\$2,745	\$1,045,607	\$522,836	\$0	\$1,045,607	\$0
2021	\$1,266,962	\$0	\$2,850	\$1,269,812	\$475,305	\$0	\$1,269,812	\$0
2020	\$1,266,962	\$0	\$2,956	\$1,269,918	\$432,095	\$0	\$1,269,918	\$0
2019	\$763,862	\$0	\$3,062	\$766,924	\$392,814	\$0	\$766,924	\$0
2018	\$729,887	\$0	\$0	\$729,887	\$357,104	\$0	\$729,887	\$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
RES WATERFRONT UNPERMITTED (01WM)	45,000.00	Square Foot	0	0
HARDWOOD HAMMOCK (00HH)	3.97	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2018	2019	4 x 290	1	1160 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/16/2002	\$750,000	Warranty Deed		1782	1209	M - Unqualified	Vacant		
2/1/1970	\$75,000	Conversion Code		462	387	Q - Qualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD201800561	04/12/2018	Completed	\$2,300	Residential	FENCE

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice



No data available for the following modules: Buildings, 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: 3/5/2025, 1:27:35 AM

Contact Us



Monroe County, FL

****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	00097380-000000
Account#	1113905
Property ID	1113905
Millage Group	50VI
Location Address	VACANT LAND, LOWER MATECUMBE KEY
Legal Description	14 64 36 LOWER MATECUMBE KEY BAY BOTTOM SELY & ADJ PT TRACT D OR314-507(II DEED 22193) OR462-387/89 OR729-732DC OR1782-1209/11
	(Note: Not to be used on legal documents.)
Neighborhood	1475
Property Class	SUBMERGED (9500)
Subdivision	
Sec/Twp/Rng	14/64/36
Affordable Housing	No

Owner

[EATON 1998 JOHN CRAIG FAMILY TRUST](#)
55 ST CLAIR AVE W STE 260
TORONTO ONTARIO M4V 2Y7 CA

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$498	\$498	\$498	\$498
= Just Market Value	\$498	\$498	\$498	\$498
= Total Assessed Value	\$498	\$498	\$498	\$498
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$498	\$498	\$498	\$498

Monroe County, FL

****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 00413070-000000
 Account# 1507288
 Property ID 1507288
 Millage Group 50VI
 Location Address VACANT LAND, PLANTATION KEY
 Legal Description BK 3 LT 3 PLANTATION BEACH PB2-76 PLANTATION KEY OR35-250-251 OR692-871 OR2730-1031 OR3050-1454 OR3050-1470 OR3050-1472 OR3050-1474 OR3050-1476 OR3106-0451
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class COMMERCIAL (1000)
 Subdivision PLANTATION BEACH
 Sec/Twp/Rng 07/63/38
 Affordable No
 Housing



1507288-20210924

Owner

[SAMURAI CONCHSTRUCTION LLC](#)
 8608 Mazzini Ct
 Flower Mound TX 75022

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$124,200	\$124,200	\$124,200	\$124,200
= Just Market Value	\$124,200	\$124,200	\$124,200	\$124,200
= Total Assessed Value	\$124,200	\$124,200	\$124,200	\$124,200
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$124,200	\$124,200	\$124,200	\$124,200

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$124,200	\$0	\$0	\$124,200	\$124,200	\$0	\$124,200	\$0
2023	\$124,200	\$0	\$0	\$124,200	\$124,200	\$0	\$124,200	\$0
2022	\$124,200	\$0	\$0	\$124,200	\$124,200	\$0	\$124,200	\$0
2021	\$124,200	\$0	\$0	\$124,200	\$124,200	\$0	\$124,200	\$0
2020	\$124,200	\$0	\$0	\$124,200	\$14,144	\$0	\$124,200	\$0
2019	\$41,040	\$0	\$0	\$41,040	\$12,859	\$0	\$41,040	\$0
2018	\$43,920	\$0	\$0	\$43,920	\$11,690	\$0	\$43,920	\$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
COMMERCIAL HIGHWAY (1M0H)	6,000.00	Square Foot	50	120

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/15/2021	\$300,000	Warranty Deed	2325621	3106	0451	05 - Qualified	Vacant		
10/15/2020	\$375,000	Warranty Deed	2286282	3050	1476	16 - Unqualified	Improved		
10/15/2020	\$375,000	Warranty Deed	2286281	3050	1474	16 - Unqualified	Improved		
10/15/2020	\$375,000	Warranty Deed	2286280	3050	1472	16 - Unqualified	Improved		
10/15/2020	\$375,000	Warranty Deed	2286279	3050	1470	16 - Unqualified	Improved		
10/15/2020	\$100	Warranty Deed	2286277	3050	1454	30 - Unqualified	Improved		

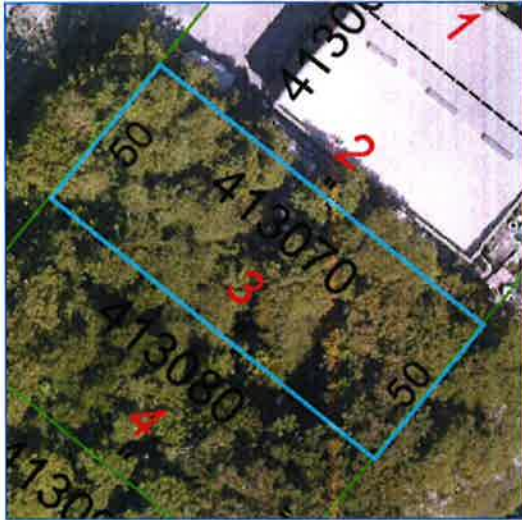
View Tax Info

[View Taxes for this Parcel](#)

Photos

1507288-20210924

Map



TRIM Notice



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 parcel may not be maintained or updated in subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) & [GDPR Privacy Notice](#)

Last Data Upload: 3/5/2025, 1:27:35 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2023	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2022	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2021	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2020	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2019	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0
2018	\$498	\$0	\$0	\$498	\$498	\$0	\$498	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	4.98	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/16/2002	\$1	Warranty Deed		1782	1209	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice



**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Monroe County, Florida.

Property/Project name: Eaton 1998 John Craig Family Trust

Name/Affiliation of Authorized Representative: Sally Eaton

Mailing Address: 141 Cortez Drive Islamorada FL 33036
Street City State ZIP

Primary Phone: 476-398-0289 Email: shorsfalleaton@gmail.com

Property information

Section 14 Township 64 Range 36
Lat/Long 24°52.620'N 80°41.860'W
Acres 9.14

Parcel identification number(s):

00397060-000000

00097380-000000

Landowner Information

Landowner Signature

Sally John Eaton

Landowner Name (print)

Mailing Address: 141 Cortez Drive Islamorada Florida
Street City State ZIP

Primary Phone: 476 398-0289 Email: Shorsfalleaton@gmail.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Monroe County, Florida.

Property/Project name: Samurai Conchstruction LLC

Name/Affiliation of Authorized Representative: David Helker, member, Samurai Conchstruction LLC

Mailing Address: 8608 Mazzini Court, Flower Mound, TX 75022
Street City State ZIP

Primary Phone: 972-979-0167 Email: david@helkercrawford.com

Property Information

Section 18 Township 63 Range 38
Lat/Long 24°58.185'N 80°33.495'W
Acres 0.137

0041307000000076338
VACANT LAND PLANTATION KEY
BK 3 LT3 PLANTATION BEACH PB2-7 6 PLANTATIONKEY

Parcel identification number(s):
00413070-000000

Landowner Information

David P. Helker
Landowner Signature

February 4, 2025
Date

David P. Helker
Landowner Name (print)

Mailing Address: See above
Street City State ZIP

Primary Phone: See above Email: See above

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.