

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

February 26, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, February 26, 2025, in the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, Marv Schindler, and Sandi Williams. Also present were Acting Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Property Specialist Dina Gambuzza and Counsel Greg Oropeza participated via Zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. There being no additions or deletions, Ms. Williams made a motion to approve the agenda, and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the January 29, 2025, meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was the approval of the 2025 Land Authority Acquisition List. Mr. Rosch and Ms. Guerra addressed the committee. Following discussion Ms. Cunningham made a motion to approve the 2025 Acquisition List as presented and Mr. Schindler seconded the motion. There being no objections the motion carried 5/0.

The next item (Item 6) was approval of a contract to purchase Tier 2 property for conservation – Block 27, Lot 8, Eden Pines Colony Third Addition on Big Pine Key, near mile marker 30 from H. Victor Pettit for the price of \$55,000. Mr. Rosch addressed the committee. The subject property consists of a 6,900 square foot located on Buttonwood Drive on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as pineland and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$55,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation - Block 5, Lot 7, Cahill Pines and Palms on Big Pine Key, near mile marker 30 from Linnie Seaburn for the price of \$100,000. Mr. Rosch addressed the committee. The subject property consists of 6,000 square foot lot located on East Cahill Court on the ocean side of Big Pine Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation consisting of undeveloped land. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$100,000 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 8) was to recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving Option Agreements to sell pre-acquired Florida Forever land as follows:

- a) Lot 7, Block 24, Sands on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$40,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Bromley property)
- b) Parcel ID# 00112330-000000, 00112340-000000, 00317230-000000, and Lots 27 through 50, Long Beach Estates – Section A on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$277,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Tropical Isles, Inc. property)
- c) Lots 1 and 2 in Government Lot 3 on Sugarloaf Key (Parcel ID 00118090-000000 and 00118070-000400) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$156,000; Authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Garcia/Gomez/Rodriguez property)

Mr. Rosch and Ms. Guerra addressed the committee. Following discussion, Ms. Muir made a motion to recommend approval of items 8a, 8b, and 8c as listed in the agenda and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was the Executive Director’s report. Ms. Guerra reported that the Voluntary Home Buyout Program is coming to an end and soon she will be preparing for the upcoming Land Authority budget request for the next fiscal year. There was also discussion regarding the upcoming legislative session and resolution of the Monroe County ROGO allocation proposals.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, March 26, 2025. Ms. Cunninham, Ms. Muir, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:12 AM.

Prepared by: 
John Beyers
Office Manager

Approved by the Advisory Committee on 03-26-2025.

