

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

March 26, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, March 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 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 the meeting agenda has a revision date of March 25, 2025 with the addition of Item 8. Ms. Cunningham made a motion to approve the revised agenda, and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the February 26, 2025, meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) to accept the donation of Tier 3 property for conservation - Block 6, Lots 5, 6, and 7, Windward Beach Estates on Little Torch Key, near mile marker 28 from Little Torch Key 3 LLC. Mr. Rosch, Ms. Guerra, and Counsel Oropeza addressed the committee. The subject property consists of three contiguous lots totaling 18,000 square feet and located on Jamaica Lane on the bay side of Little Torch Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as buttonwood and mangroves and are red flag wetlands. Following discussion Mr. Schindler made a motion to accept the item as a donation and Ms. Cunningham 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 1 property for conservation - Block 18, Lots 11 and 12, Palm Villa on Big Pine Key near mile marker 30 from the Estate of Dorrie Bryan for the price of \$110,000. Mr. Rosch addressed the committee. The subject property consists of two adjoining lots totaling 12,500 square feet and are located at the corner of Division Street and Poinciana Road on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$110,000 and Ms. Cunningham 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 6, Lot 23, Pamela Villa on Key Largo, near mile marker 102 from Dane Pabotoy and Heather

Pabotoy for the price of \$135,000. Ms. Scull and Mr. Rosch addressed the committee. The subject property consists of a 5,350 square foot lot and is located at 215 Lignumvitae Road on the ocean 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 hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$135,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 8) was approval of a contract to purchase Tier 3 property for conservation - Block 8, Lot 32, Indian Mound Estates on Sugarloaf Key, near mile marker 19 from Ann Maree Ward for the price of \$115,000. Mr. Rosch addressed the committee. The subject property consists of a 5,000 square foot lot located on Catoosa Street on the bay side of Sugarloaf Key. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$115,000 and Ms. Williams 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 her six month probationary period has passed and she is now the Executive Director for the Land Authority (no longer ‘Acting’). There was also some discussion regarding the proposed legislation that will determine the future of the Monroe County building permit allocation system. Included in the proposed legislation, there is language to address and carve out Habitat for Humanity from the bonding requirement that has the potential to add costs to affordable housing projects.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, April 30, 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 10:08 AM.

Prepared by:   
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Office Manager



Approved by the Advisory Committee on 04-30-2025.