

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

June 18, 2025 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, June 18, 2025. The meeting was a hybrid format with the Governing Board members assembled at the Nelson Government Center located at 102050 Overseas Highway Key Largo, Florida. Some members of the public participated via Communications Media Technology (CMT) using a Zoom Webinar platform, while other members of the public attended the meeting in person. Chairman David Rice called the meeting to order at 9:32 AM.

G-1 Roll Call. Present and answering roll call, in addition to Chairman David Rice, were Commissioner Michelle Lincoln, Commissioner Holly Raschein, and Commissioner Jim Scholl. Commissioner Craig Cates was absent. Attending the meeting in person were Executive Director Cynthia Guerra and Counsel Greg Oropeza. Attending via CMT were Property Specialist Dina Gambuzza and Office Manager John Beyers..

G-2 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Raschein to approve items G-3 through G15 in bulk.

G-3 Approval of the minutes for the May 21, 2025 meeting.

G-4 Review of MCLA expenses for the time period of 5/1/25 through 5/31/25.

G-5 Monroe County Land Authority Executive Director Monthly Report for June 2025 (through May 31, 2025).

G-6 Approval of a contract to purchase property for conservation within the City of Marathon - Block 26, Lot 8, Crains on Grassy Key near mile marker 58 from Leon Asselstine and Carol-Anne Asselstine for the price of \$14,000.

G-7 Approval of a resolution authorizing the conveyance of Block 26, Lot 8, Crains Subdivision to the City of Marathon subject to a Conservation Easement. [Resolution 29-2025]

G-8 Approval to add Block 28, Lots 17 and 18, Sands on Big Pine Key to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing.

G-9 Approval of a contract to purchase Tier 1 property for conservation and a ROGO exemption for affordable housing: Block 28, Lots 17 and 18, Sands on Big Pine Key near mile marker 31 from BetteAnn Baginski for the price of \$265,000

G-10 Approval of a contract to purchase property for conservation within the City of Marathon - Block 47, Lots 5 and 6, Crains on Grassy Key near mile marker 58 from the David E. Dewitt Revocable Trust for the price of \$28,000.

G-11 Approval of a contract to purchase property for conservation within the City of Marathon – Block 48, Lots 3, 4 and 5, Crains on Grassy Key near mile marker 58 from Johnny Clarence Crow, Chester L. Crow, and Lester F. Crow for the price of \$42,000

G-12 Approval of a contract to purchase property for conservation within the City of Marathon - Block 22, Lots 2, 3, 14, 15, and 16, Crains on Grassy Key near mile marker 58 from the Estate of Frances E. Hager for the price of \$60,000.

G-13 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Parcel 000, Cudjoe Acres on Cudjoe Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$73,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 30-2025]

G-14 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described by metes and bounds on Ramrod Key (Parcel ID# 00114240-000000) to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$200,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 31-2025]

G-15 Approval of a resolution approving an option agreement to sell pre-acquired Florida Forever land described as Lots 14, 15, 16, 17, and 18, Block 4, Kinercha on Big Pine Key to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$200,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. [Resolution 32-2025]

There being no objections, the motion carried (4/0).

There being no further business, the meeting was adjourned at 9:33 AM.



Minutes prepared by: Cynthia Guerra

Digitally signed by  
Cynthia Guerra  
Date: 2025.07.16  
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Cynthia Guerra  
Executive Director

Approved by the Board on: 07/16/2025