

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

July 30, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, July 30, 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 Erin Muir, Linda Cunningham, Marv Schindler, and Sandi Williams. Also present were Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, Office Manager John Beyers, and Joe Walsh, a member of the public. Property Acquisition Specialist Paunece Scull, Property Specialist Dina Gambuzza, Counsel Greg Oropeza, Rural Neighborhoods President Steve Kirk, and Marias Development Partners, LLC Manager Hana Eskra participated via zoom.

Following the call to order and roll call, the next item (Item 3) was additions and deletions to the agenda. Chairman Valant advised the Committee that the agenda has a revision date of July 29, 2025, with the addition of item 9. Ms. Guerra advised the Committee that the Executive Director's Report (Item 10) will be heard after approval of the minutes (Item 4). Ms. Cunningham made a motion to approve the agenda with the revisions and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the June 25, 2025 meeting. Ms. Cunningham made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 10) was the Executive Director's report.

- a) Ms. Guerra reported on the State Resale program and reported that State DEP staff has advised MCLA that there will be no funding for DEP resales in the State's FY26.
- b) Ms. Guerra gave an update on the affordable housing projects in Key West and Monroe County and reported that funds have not been disbursed yet.
- c) Ms. Guerra presented the Budget Outlook and said that MCLA has proposed its FY26 budget to include approximately \$12.7 million available for land acquisitions in the Florida Keys Area of Critical State Concern.

The next item (Item 5) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority resolution rescinding and replacing Resolution 03-2024; and authorizing a zero interest 50-year affordable housing construction loan in the form of a mortgage in the amount of \$6,720,000 for development of 56 affordable rental units known as the Landings at Sugarloaf Key on property legally described as a portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F (PB 6-9) with Parcel ID No. 00166976-011300 and Parcel ID No. 00166976-011400 subject to a Land Use Restriction Agreement (LURA). Ms. Guerra addressed the Committee and introduced Rural Neighborhoods President Steve Kirk and Marias Development Partners, LLC Manager Hana Eskra. Mr. Kirk presented an overview of the project

and funding request to the Committee. Ms. Eskra, who is under contract with the Land Authority to assess the financials of affordable housing projects, addressed the Committee on the project financials, including the Subsidy Layering Report and proforma that she had reviewed. During discussion, Ms. Guerra requested a modification to Section 3 of the proposed resolution to amend the amounts being disbursed in different fiscal years. Following discussion, Ms. Cunningham made a motion to approve the resolution with the requested amendment to Section 3 to change the disbursement of funds from \$3,360,000 to \$3,460,000 in FY26 and from \$3,360,000 to \$3,260,000 in FY27 and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

Mr. Walsh, Mr. Kirk, and Ms. Eskra left the meeting at 10:45 AM.

The next item (Item 6) was approval of a contract to purchase property for conservation within the City of Marathon - Block 34, Lot 1, Crains on Grassy Key near mile marker 58 from Francia Maitte Van Arsdel-Moore, formerly known as Francia Maitte Van Arsdel for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot that fronts Crain Street and an undeveloped portion of Orange Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Native Area (NA) and vegetation mapped as mangrove and water. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$14,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 7) was approval of a contract to purchase property for conservation within the City of Marathon - Block 54, Lot 6, Crains on Grassy Key near mile marker 58 from MG FL Development, LLC for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot that fronts Peachtree Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as buttonwood, salt marsh, mangrove and water. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$14,000 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 property for conservation within the City of Marathon - Block 56, Lot 16, Crains on Grassy Key near mile marker 58 from Charles Weitzel for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of a 7,500 square foot lot located on an undeveloped portion of Croton Avenue on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Residential Conservation (RC) and vegetation mapped as salt marsh, mangrove and water. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$14,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 9) was approval of a contract to purchase Tier 1 property for conservation - Block 11, Lot 60, Sunset Cove on Key Largo near mile marker 99 from Suyapa Rivero for the price of \$25,000. Ms. Scull addressed the Committee. The subject property consists of a 6,000 square foot lot located on a platted but undeveloped road on Ocean Drive on the ocean side of Key

Largo. The property has a Tier designation of Tier 1 – Natural Area, a zoning designation of Suburban Residential (SR), and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$25,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next MCLA Advisory Committee meeting is scheduled for Thursday, August 21, 2025. Ms. Muir, Mr. Schindler, and Chairman Valant said they would be able to attend. Ms. Williams said she is unsure if she is able to attend. Ms. Cunningham will not be able to attend.

There being no further business, the meeting was adjourned at 10:58 AM.

Prepared by:



John Beyers
Office Manager

Approved by the Advisory Committee on 08-21-2025.

