

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

August 21, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, August 21, 2025, on the first floor Media Room of the Marathon Government Center located at 2798 Overseas Highway, Marathon, Florida. The meeting was called to order by Vice Chairman Erin Muir at 9:30 AM. Present and answering roll call in addition to Vice Chairman Muir were Marv Schindler and Sandi Williams. Linda Cunningham and Chairman Leslie Valant were absent. Also present were 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. Vice Chairman Muir advised the Committee that the agenda has a revision date of August 21, 2025.

The next item (Item 4) was approval of the minutes for the July 30, 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 3/0.

The next item (Item 5) was approval of a contract to purchase Tier 1 property for conservation - Block 14, Lot 19, North Sugarloaf Acres Section Two on Sugarloaf Key near mile marker 19 from North American Land Corporation for the price of \$19,000. Mr. Rosch addressed the Committee. The subject property consists of 1.23 acres that is located at corner of Crane Boulevard and Rosalind Road on the bay side of Sugarloaf Key. The property has a zoning designation of Native Area (NA) and vegetation mapped as buttonwood and scrub mangrove. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$19,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 6) was approval of a contract to purchase Tier 1 property for conservation - Block 65, Lot 5, Port Pine Heights 2nd Addition on Big Pine Key near mile marker 30 from Michael F. Anders for the price of \$49,000. Mr. Rosch addressed the Committee. The subject property consists of a 5,250 square foot lot that is located on Treasure Island Street on the bay side of Big Pine Key. The property has a zoning designation of Improved Subdivision (IS) and vegetation mapped as undeveloped land. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$49,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 7) was the Executive Directors Report. In lieu of an Executive Director's Report, Mr. Rosch reported on the success of the recent effort to acquire more parcels in the Crains Subdivision on Grassy Key:

- a) Prior to sending out purchase offers, MCLA hired a surveyor to do a Mean High Water (MHW) survey of Crains Subdivision.

- b) MCLA mailed purchase offers to 73 landowners and realized a 32% response rate.
- c) A few parcels are still in process, but if they all close the transactions will expend \$322,000 in total.
- d) Parcels acquired included upland and wetland habitats.

Mr. Rosch also reported that MCLA closed on the Lorenz-Smits Estate in Sand Subdivision of Big Pine Key and thanked Greg Oropeza and his staff for stewarding the very complex transaction to closing.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, September 24, 2025. Ms. Muir and Mr. Schindler said they will be able to attend. Ms. Williams said she is unsure if she is able to attend.

There being no further business, the meeting was adjourned at 10:05 AM.

Prepared by: 
John Beyers
Office Manager



Approved by the Advisory Committee on September 24, 2025.