

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

December 10, 2025 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, December 10, 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 9:36 AM.

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

G-2 Selection of the Chairman and Vice Chairman of the Governing Board. Commissioner Lincoln nominated Commissioner Rice to serve as Chairman. There were no other nominations for Chairman. Commissioner Scholl then nominated Commissioner Raschein to serve as Vice Chairman. There were no other nominations for Vice Chairman.

G-3 Approval of a resolution electing the Chairman and Vice Chairman of the Governing Board. This resolution documents the Board's selections of David Rice as Chairman and Holly Raschein as Vice Chairman. A motion was made by Commissioner Lincoln and seconded by Commissioner Cates to approve the resolution. There being no objections, the motion carried (5/0). [Resolution 40-2025]

G-4 Bulk Approvals. A motion was made by Commissioner Raschein and seconded by Commissioner Lincoln to approve items G-5 through G-11 in bulk. There being no objections, the motion carried (5/0).

G-5 Approval of a resolution regarding the execution of all warrants, legal documents and papers, and other instruments on behalf of the Land Authority. [Resolution 41-2025]

G-6 Approval of the minutes for the November 12, 2025 meeting.

G-7 Review of MCLA expenses for the time period of 11/1/25 through 11/26/25.

G-8 Monroe County Land Authority Executive Director Monthly Report for December 2025 (through November 30, 2025).

G-9 Approval of a contract to purchase Tier 1 property for conservation - Lot 9, Dolphin Estates on No Name Key, near mile marker 30 from Kevin Michael Guy for the price of \$50,000.

G-10 Approval of a contract to purchase Tier 1 property for conservation - Block 5, Lot 20, Ramrod Shores, on Ramrod Key near mile marker 27 from Mike Gonzalez and Luanne Gonzalez for the price of \$50,000.

G-11 Approval of a contract to purchase Tier 2 property for conservation - Lot 18, Doctors Arm 3rd Addition Section A on Big Pine Key, near mile marker 30 from Matthews Realty Trust for the price of \$85,000.

There being no objections, the motion carried (5/0).

There being no further business, the meeting was adjourned at 9:38 AM.



Minutes prepared by:

**Cynthia  
Guerra**

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Cynthia Guerra  
Date: 2026.01.28  
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Cynthia Guerra  
Executive Director

Approved by the Board on:

01/28/2026