

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
GOVERNING BOARD

February 18, 2026 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, February 18, 2026. The meeting was a hybrid format with the Governing Board members assembled at the Harvey Government Center located at 1200 Truman Avenue, Key West, 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 9:26 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 were Executive Director Cynthia Guerra, Office Manager John Beyers, and Counsel Greg Oropeza. Attending via CMT was Senior Property Acquisition Specialist Mark Rosch, Property Acquisition Specialist Paunece Scull, and Property Specialist Dina Gambuzza.

G-2 Bulk Approvals. A motion was made by Commissioner Raschein and seconded by Commissioner Scholl to approve items G-3 through G10 in bulk.

G-3 Approval of the minutes for the January 28, 2026 meeting.

G-4 Review of MCLA expenses for the time period of 01/01/2026 through 01/31/2026.

G-5 Monroe County Land Authority Executive Director Monthly Report for February 2026 (through January 31, 2026).

G-6 Approval to add 1) Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo to the Acquisition List as a conservation site with a ROGO exemption that will be transferred offsite for affordable housing; and 2) Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo to the Acquisition List for affordable housing.

G-7 Approval of a contract to purchase Tier 3 property for conservation with a ROGO exemption that will be transferred offsite for affordable housing: Block 2, Lots 13, 14, 15, and 16, Largo Beach, Key Largo near mile marker 91 from Jamey S. Liddell and Jill E. Liddell for the price of \$380,000.

G-8 Approval of a contract to purchase Tier 3 property for affordable housing: Block 4, Lots 5 and 12, Amended Plat of Key Largo Park, Key Largo near mile marker 100 from Paul E. Bates for the price of \$287,000.

G-9 Approval of a contract to purchase Tier 1 property for conservation - Block 4, Lot 18, The Ladies Acre First Addition, on Little Torch Key near mile marker 28 from Ross LaSelva, III for the price of \$12,500.

G-10 Approval of a contract to purchase Tier 1 property for conservation - Tracts QY, QZ, RV, and RX, Pine Key Acres, on Big Pine Key near mile 30 from Charles A. Means, Thomas H. Means, and Robert L. Means, Sr. for the price of \$270,000.

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

There being no further business, the meeting was adjourned at 9:27 AM.



Minutes prepared by: Cynthia Guerra

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Cynthia Guerra  
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Cynthia Guerra  
Executive Director

Approved by the Board on: 03-11-2026