

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

June 25, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, June 25, 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 Linda Cunningham, Marv Schindler, and Sandi Williams. Erin Muir was absent. Also present were Executive Director Cynthia Guerra, Senior Property Acquisition Specialist Mark Rosch, and Office Manager John Beyers. Property Acquisition Specialist Paunece Scull, 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. Mr. Rosch advised the Committee to the agenda has a revision date of June 24, 2025, with the addition of items 9, 10, and 11. Mr. Schindler made a motion to approve the agenda, and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the May 28, 2025, meeting. Mr. Beyers advised the Committee of a correction of a typo (to strike the word “and” located on page 3, paragraph 2, line 1, third word). Ms. Cunningham made a motion to approve the minutes with the correction and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 5) was approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lots 28 and 29, Sunset Bay on Grassy Key near mile marker 58 from Danny E. Borden and Gilda E. Garcia, formerly known as Gilda E. Borden, for the price of \$28,000. Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 12,000 square feet and are located on Dennison Street 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. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$28,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 6) was approval of a contract to purchase property for conservation within the City of Marathon - Block 40, Lots 2 and 3, Crains on Grassy Key near mile marker 58 from John H. Cromartie, Jr. for the price of \$28,000. Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 15,000 square feet and are located on an undeveloped portion of Lime 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 hammock. Following discussion, Ms. Williams made a motion to approve the item at the purchase price of \$28,000 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 7) was approval of a contract to purchase Tier 3 property for conservation - Block 4, Lot 19, Bahia Mar Estates on Key Largo, near mile marker 102 from Charles Merrick Sturup for the price of \$135,000. Mr. Rosch and Ms. Guerra addressed the Committee. The subject property consists of a 6,300 square foot lot and is located at 815 Madrid Road on the ocean side of Key Largo. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$135,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 8) was approval of a contract to purchase Tier 1 property for conservation - Block 3, Lot 7, Paradise Point on Key Largo, near mile marker 105 from Paradise Point Estates, Inc. for the price of \$15,000. Mr. Rosch addressed the Committee. The subject property consists of a 5,000 square foot lot and is located on Coral Way on the bay side of Key Largo. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Native Area (NA), and vegetation mapped as hammock. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$15,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 9) was approval of a contract to purchase property for conservation within the City of Marathon - Block 2, Lot 7 and Block 56, Lot 15, Crains on Grassy Key near mile marker 58 from Austin Notgrass for the price of \$28,000. Mr. Rosch addressed the Committee. The subject property consists of two lots totaling 15,000 square feet and are on the bay side of Grassy Key. Lot 7 fronts an undeveloped portion of North Avenue and Crain Street and Lot 15 fronts an undeveloped portion of Croton Avenue. The City of Marathon does not have a Tier system. Lot 7 has a zoning designation of Conservation Native Area (C-NA), and Lot 15 has a zoning designation of Residential Conservation (RC); Lot 7 vegetation is mapped as hammock and Lot 15 vegetation is mapped as buttonwood, salt marsh, and water. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$28,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 10) was approval of a contract to purchase property for conservation within the City of Marathon - Block 5, Lots 10 and 11, Sunset Bay on Grassy Key near mile marker 58 from Emilia Machado and Elizabeth Squitieri, formerly known as Elizabeth Machado Martinez, for the price of \$28,000. Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 15,293 square feet and are located on Dennison Street on the bay side of Grassy Key. The City of Marathon does not have a Tier system. The property has a zoning designation of Conservation Native Area (C-NA), and vegetation mapped as buttonwood and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$28,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 11) was approval of a contract to purchase property for conservation within the City of Marathon - Block 4, Lot 23, Sunset Bay on Grassy Key near mile marker 58 from Ricardo Cano for the price of \$14,000. Mr. Rosch addressed the Committee. The subject property consists of 6,000 square feet and is located on Dennison Street 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 and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$14,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 12) was to recommend approval of resolutions of the Monroe County Comprehensive Plan Land Authority approving option agreements to sell pre-acquired Florida Forever land as follows:

- a) Lots 5 and 18, Block 12, Thompsons on Key Largo to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the price of \$69,000; authorizing the Chairman to execute same; and authorizing the Chairman to execute the deed and associated closing documents. (Gonzalez property)

Ms. Cunningham made a motion to recommend approval of item 12a as listed in the agenda and Ms. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 13) was the Executive Director's report. The committee requested information regarding the status of Florida Forever funding. Ms. Guerra reported that Florida Forever only received \$18M for state-wide conservation land purchasing for the State's FY25-26, down from over \$200M in the prior year. DEP has advised the Land Authority that there is no funding available in the State's FY25-26 for resales in Monroe County. This does not affect the Land Authority's ability to purchase land. The budget outlook provided to the committee shows there is funding remaining in the Land Authority budget for land purchases in the unincorporated Keys for FY25, and there will be funding available for the County's FY26.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, July 30, 2025. Ms. Cunninham, Mr. Schindler, Ms. Williams, and Chairman Valant said they would be able to attend.

There being no further business, the meeting was adjourned at 10:21 AM.

Prepared by:

  
John Beyers  
Office Manager



Approved by the Advisory Committee on 07/30/2025.