

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

September 24, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, September 24, 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 Chairman Leslie Valant at 9:30 AM. Present and answering roll call in addition to Chairman Valant were Linda Cunningham, Erin Muir, and Marv Schindler. Sandi Williams was 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. There were no additions or deletions to the agenda. Ms. Guerra advised the Committee that the Executive Director's Report (Item 7) will be presented first, followed by (Item 6), and (Item 5). Ms. Cunningham made a motion to approve the agenda with the revised order, and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 4) was approval of the minutes for the August 21, 2025 meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 7) was the Executive Director's Report. Ms. Guerra recognized Property Specialist, Ms. Gambuzza, for her 10 years of service with the Monroe County Land Authority and Ms. Scull presented her with the Monroe County 10 year-of-service award pin.

The next item (Item 6) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority approving \$1,382,856 in construction funding to the City of Key West for the Key West Housing Authority's conversion of the Assisted Living Facility at Poinciana Gardens to permanent affordable housing on property legally described as a portion of Lots 1-12, Block 18, "Key West Foundation Company's Plat No. 2," as recorded in Plat Book 1, at Page 189, located at 1664 Dunlap Drive, Key West, Florida, and being more particularly described as shown in Exhibit A with ID# 00054250-000000, subject to a Land Use Restriction Agreement (LURA), and with disbursement of the funding pending availability of funds, receipt of an updated proforma verifying construction costs, and receipt of building permits from the City of Key West; and authorizing the Chairman and Executive Director to execute documents necessary to implement this resolution. Ms. Guerra addressed the Committee and introduced the Director of Community Relations of the Key West Housing Authority Peter Batty and the City Manager of Key West Brian Barroso; both participated via zoom. Mr. Batty presented an overview of the project and provided an explanation for the funding. Mr. Barroso and Counsel Oropeza also addressed the Committee. Following discussion, Ms. Muir made a motion to approve the item, and Mr. Schindler seconded the motion. Roll call was as follows: Ms. Cunningham, yes; Ms. Muir, yes; Mr. Schindler, yes; Chairman Valant, yes. The motion carried 4 /0.

The next item (Item 5) was approval of a contract to purchase Tier 3A property for conservation - Block 10, Lots 8 and 9, Bowen's Addition to Riviera Village on Key Largo, near mile marker 105 from Charles L. Ortiz for the price of \$160,000. Mr. Rosch addressed the Committee. The subject property consists of a 10,906 square foot lot that fronts Bonita Avenue on the bay side of Key Largo. The property has 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 \$160,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 4/0.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, October 22, 2025. Ms. Cunningham, Ms. Muir, Mr. Schindler, and Chairman Valant said they will be able to attend.

There being no further business, the meeting was adjourned at 10:45 AM.

Prepared by: 
John Beyers
Office Manager

Approved by the Advisory Committee on October 22, 2025.

