

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY  
ADVISORY COMMITTEE

October 22, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, October 22, 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, Erin Muir, Marv Schindler, and Sandi Williams. 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. Ms. Guerra advised the Committee that the meeting agenda has a revision date of October 21, 2025 with the addition of Item 5. Mr. Schindler made a motion to approve the revised agenda, and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 4) was approval of the minutes for the September 24, 2025, meeting. Ms. Cunningham made a motion to approve the minutes as presented and Mr. Schindler seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 5) was approval of a contract to purchase property for conservation within the City of Marathon - Block 17, Lots 4, 5, 6, and 7, Crains on Grassy Key near mile marker 58 from Daniel E. Carlock, Jr., Lisa S. Carlock, Floyd Carlock, Michael Carlock, and the Mai H. Carlock Testamentary Trust for the benefit of Mary Louise Brorein for the price of \$48,000. Mr. Rosch addressed the committee. The subject property consists of four contiguous lots totaling 30,000 square feet located on the corner of Crain Street and an undeveloped road (Apple Avenue) on the bay side of Grassy Key. The City of Marathon does not have a Tier System, a zoning designation of Conservation Native Area (C-NA), and vegetation mapped as salt marsh and mangrove. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$48,000 and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

The next item (Item 6) was approval of a resolution of the Monroe County Comprehensive Plan Land Authority authorizing the conveyance of real property with legal description Block 3, Lot 9, Hibiscus Park (PB 3-166), with parcel ID# 00507840-000000 commonly known as 18 Hibiscus Lane, Key Largo, FL for affordable housing; (excluding 1 Rate of Growth Ordinance (ROGO) Exemption) to Monroe County subject to a Land Use Restriction Agreement (LURA). Ms. Guerra addressed the committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Muir seconded the motion. There being no objections, the motion carried 5/0.

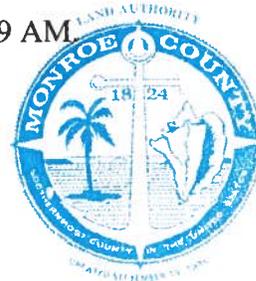
The next item (Item 9) was the Executive Director's report. Ms. Guerra reported on her recent visit with the FDEP Secretary's office in Tallahassee. The discussion with Department leadership was positive. FDEP is looking for support for expanded Florida Forever funding in the next legislative session, and we are all interested in resuming the partnership as funds allow. Ms. Guerra mentioned there was a possibility there may be a limited number of resales in the current state fiscal year.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, November 19, 2025. Mr. Schindler and Chairman Valant said they would be able to attend. Ms. Cunningham and Ms. Muir said they would not be able to attend. Ms. Williams said she is unsure if she is able to attend and she also stated she needs to resign from the Committee as she is moving out of the Keys. Her move is happening over the next few months. Ms. Guerra asked if she was able to serve for the next few months and she said she was probably able to do that to give Land Authority time to find a replacement.

There being no further business, the meeting was adjourned at 9:49 AM

Prepared by:

  
John Beyers  
Office Manager



Approved by the Advisory Committee on 11/19/25