

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

November 19, 2025

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, November 19, 2025, in the second floor Planning Department Conference Room (Library 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 Marv Schindler and Sandi Williams. Linda Cunningham and Erin Muir were absent. Also present were Executive Director Cynthia Guerra, and Office Manager John Beyers. Senior Property Acquisition Specialist Mark Rosch, 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. Chairman Valant advised the Committee that the meeting agenda has a revision date of November 18, 2025 and there were no additions. Ms. Williams made a motion to approve the revised agenda, and Mr. Schindler seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 4) was approval of the minutes for the October 22, 2025, meeting. Mr. Schindler made a motion to approve the minutes as presented and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 5) was approval of the proposed 2026 meeting schedule. Mr. Schindler made a motion to approve the 2026 meeting schedule and Ms. Williams seconded the motion. There being objections, the motion carried 3/0.

The next item (Item 6) was 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. Ms. Scull addressed the committee. The subject property consists of a 10,439 square foot lot located at 2136 Tulip Road on the bay side of No Name Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Commercial Fishing Special District (CFSD 2), and vegetation mapped as exotic and undeveloped land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$50,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 7) was 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. Mr. Rosch addressed the committee. The subject property consists of a 7,450 square foot lot located on Old State Road 4-A on the bay side of Ramrod Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock. Following discussion, Ms.

Williams made a motion to approve the item, and Mr. Schindler seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 8) was 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. Mr. Rosch addressed the committee. The subject property consists of a 6,000 square foot lot located on Matthews Road on the bay side of Big Pine Key. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as hammock and developed land. Following discussion, Mr. Schindler made a motion to approve the item at the purchase price of \$85,000 and Ms. Williams seconded the motion. There being no objections, the motion carried 3/0.

The next item (Item 9) was the Executive Director’s report. Ms. Guerra reported on the progress of the Lofts affordable housing project in Key West, and that the first 13 units will be closing soon, so 13 families could potentially be in their new homes for the holidays. Ms. Valant asked about impacts from the federal government shutdown. Ms. Guerra reported she was aware that some closings are experiencing delays in FEMA insurance processing and SHIP funding support, but there are no direct impacts to Land Authority operations in particular. Ms. Guerra also mentioned another shutdown is possible in January.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, December 19, 2025. Mr. Schindler and Chairman Valant said they would be able to attend. Ms. Williams said she was unsure if she is able to attend.

There being no further business, the meeting was adjourned at 9:58 AM.

Prepared by: 

John Beyers
Office Manager



Approved by the Advisory Committee on December 17, 2025.