

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

January 29, 2026

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, January 29, 2026, 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, and Marv Schindler. 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 that there were no additions. Ms. Muir 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 selection of a Chairman and Vice Chairman for 2026. Ms. Cunningham nominated Ms. Muir to serve as Chairman and Ms. Valant to serve as Vice Chairman. There being no other nominations, the nominations were closed, and Ms. Muir was selected as Chairman and Ms. Valant was selected as Vice Chairman by unanimous vote of the members present. Chairman Muir requested that Vice Chairman Valant run the agenda for the remainder of the meeting.

The next item (Item 5) was approval of the minutes for the December 17, 2025 meeting. Ms. Cunningham 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 6) was 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. Mr. Rosch and Ms. Guerra addressed the Committee. Following discussion, Ms. Muir made a motion to approve the acquisition list 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 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. Mr. Rosch, Ms. Scull, and Ms. Guerra addressed the Committee. The subject property consists of four contiguous lots totaling 12,100 square feet and is located at 204 Ocean Boulevard on the ocean side of Key Largo in Tavernier. There is a dilapidated, unoccupied house on the property. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Improved Subdivision (IS), and vegetation mapped as a mix of native and exotic. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase

price of \$380,000.00 and Mr. Schindler 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 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. Ms. Scull and Mr. Rosch addressed the Committee. The subject property consists of two adjoining lots totaling 6,750 square feet. Lot 5 is located on Miami Drive and Lot 12 is located on Hibiscus Drive on the bay 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 developed land. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$287,000 and Mr. Schindler seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 9) was of approval 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. Mr. Rosch addressed the Committee. The subject property consists of a 6,000 square feet lot that fronts Elinor Avenue (an undeveloped road) on the bay side of Little Torch Key. 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, Mr. Schindler made a motion to approve the item at the purchase price of \$12,500 and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 10) was 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. Mr. Rosch addressed the Committee. The subject property consists of four contiguous parcels totaling 4.23 acres that front South Street, Key Deer Boulevard, and Silver Buttonwood Lane on the bay side of Big Pine Key. The property has a tier designation of Tier 1 – Natural Area, a zoning designation of Area of Critical County Concern (ACCC), and vegetation mapped as freshwater wetland. Following discussion, Ms. Muir made a motion to approve the item at the purchase price of \$270,000. and Ms. Cunningham seconded the motion. There being no objections, the motion carried 4/0.

The next item (Item 11) was the Executor Director's report. Ms. Guerra discussed the modification of the ordinance of the restrictions on the use of conservation land. At their January 28, 2026 meeting, the BOCC approved an emergency ordinance to allow temporary uses on conservation land provided the uses do not impact resources. At the same meeting both the BOCC and MCLA Governing Board approved license agreements for the filming of Bad Monkey on County and MCLA conservation lands consistent with the emergency ordinance. Additionally, Keys Energy is currently proposing the use of Land Authority conservation property adjacent to Key West airport. They would like to install redundant power lines on this property to the airport in accordance with FAA requirements. Ms. Guerra explained she is modifying the ordinance to include the temporary use allowance that the Board just passed along with describing a process for permanent projects like the Keys Energy request. The revisions will require that natural resources are protected to the maximum extent and will only be allowed under very specific conditions and with consideration on a case-by-case basis by the BOCC and MCLA Governing Board as needed.

The next MCLA Advisory Committee meeting is scheduled for Wednesday, February 25, 2026. Ms. Cunningham, Mr. Schindler, Ms. Valant, and Chairman Muir said they would be able to attend.

There being no further business, the meeting was adjourned at 10:24 AM.

Prepared by: 
John Beyers
Office Manager



Approved by the Advisory Committee on February 25, 2026