



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2026-2027

LFIR # 1196

1. Project Title Monroe County Land Acquisition for Base Buffering, Affordable Housing and Property Rights Protection

2. Senate Sponsor Ana Maria Rodriguez

3. Date of Request 11/4/2025

#### 4. Project/Program Description

Monroe County seeks to acquire high-priority vacant, privately owned land in the Florida Keys to support three critical objectives: (1) prevent encroachment on Naval Air Station Key West to preserve national security readiness; (2) reduce legal liability from takings claims related to state-mandated development restrictions on environmentally sensitive lands; and (3) support future affordable housing development in the county with the highest land costs in Florida. By proactively acquiring and managing land, the County will further environmental protection, reduce legal risk, enhance housing access, and provide for military compatibility in one of the state's most vulnerable and strategically important regions. Current state programs are incompatible with these objectives or insufficient to address the demand.

5. State Agency to receive requested funds Department of Environmental Protection

State Agency contacted? Yes

#### 6. Amount of the Nonrecurring Request for Fiscal Year 2026-2027

| Type of Funding                    | Amount           |
|------------------------------------|------------------|
| Operating                          | 0                |
| Fixed Capital Outlay               | 2,500,000        |
| <b>Total State Funds Requested</b> | <b>2,500,000</b> |

#### 7. Total Project Cost for Fiscal Year 2026-2027 (including matching funds available for this project)

| Type of Funding                                      | Amount           | Percentage  |
|------------------------------------------------------|------------------|-------------|
| Total State Funds Requested (from question #6)       | 2,500,000        | 100%        |
| <b>Matching Funds</b>                                |                  |             |
| Federal                                              | 0                | 0%          |
| State (excluding the amount of this request)         | 0                | 0%          |
| Local                                                | 0                | 0%          |
| Other                                                | 0                | 0%          |
| <b>Total Project Costs for Fiscal Year 2026-2027</b> | <b>2,500,000</b> | <b>100%</b> |

8. Has this project previously received state funding? No

If yes, provide the most recent instance:

| Fiscal Year<br>(YYYY-YY) | Amount    |              | Specific<br>Appropriation # | Vetoed |
|--------------------------|-----------|--------------|-----------------------------|--------|
|                          | Recurring | Nonrecurring |                             |        |
|                          |           |              |                             |        |

9. Is future-year funding likely to be requested? No

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



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## Local Funding Initiative Request

### Fiscal Year 2026-2027

LFIR # 1196

## Complete questions 10 and 11 for Fixed Capital Outlay Projects

### 10. Status of Construction

#### a. What is the current phase of the project?

☒ Planning ☐ Design ☐ Construction ☐ N/A

#### b. Is the project "shovel ready" (i.e permitted)?

Yes

#### c. What is the estimated start date of construction?

08/01/26

#### d. What is the estimated completion date of construction?

7/31/2027

#### e. What funding stream will be used for ongoing operations and maintenance of the project?

Monroe County through the Monroe County Land Authority will use local funds to provide necessary due diligence services such as appraisals, title work, environmental assessments, and legal reviews to ensure acquisition readiness and compliance. State and federal partner agencies may elect to manage some of the acquired land, otherwise Monroe County and the Monroe County Land Authority will accept responsibility for the ongoing management and maintenance of the acquired land.

### 11. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Monroe County and/or Monroe County Land Authority will own the land that is acquired. If appropriate, ownership of some acquired land may be conveyed to the Florida Department of Environmental Protection.

### 12. Details on how the requested state funds will be expended

| Spending Category                                                      | Description       | Amount           |
|------------------------------------------------------------------------|-------------------|------------------|
| <b>Administrative Costs:</b>                                           |                   |                  |
| Executive Director/Project Head Salary and Benefits                    |                   | 0                |
| Other Salary and Benefits                                              |                   | 0                |
| Expense/Equipment/Travel/Supplies/Other                                |                   | 0                |
| Consultants/Contracted Services/Study                                  |                   | 0                |
| <b>Operational Costs</b>                                               |                   |                  |
| Salary and Benefits                                                    |                   | 0                |
| Expense/Equipment/Travel/Supplies/Other                                |                   | 0                |
| Consultants/Contracted Services/Study                                  |                   | 0                |
| <b>Fixed Capital Construction/Major Renovation:</b>                    |                   |                  |
| Construction/Renovation/Land/Planning Engineering                      | Purchase of land. | 2,500,000        |
| <b>Total State Funds Requested (must equal total from question #6)</b> |                   | <b>2,500,000</b> |

### 13. Program Performance

#### a. What specific purpose or goal will be achieved by the funds requested?



# The Florida Senate

## Local Funding Initiative Request

### Fiscal Year 2026-2027

LFIR # 1196

This project will achieve multiple critical goals, it will: protect the operational integrity of Naval Air Station Key West by preventing incompatible development nearby; reduce Monroe County's legal liability related to land-use restrictions on environmentally sensitive lands; and support the future development of affordable housing by securing land in the county with the highest land costs in Florida. Overall, this effort will strengthen national security, protect natural resources, and improve housing access, while supporting long-term, sustainable growth management in the Florida Keys.

#### **b. What activities and services will be provided to meet the intended purpose of these funds?**

Monroe County will carry out the following key activities and services, at our local cost:

- 1) Identify and Prioritize Parcels: Use planning data and interdepartmental coordination to identify vacant, privately owned parcels that are critical for military buffering, environmental conservation, and future affordable housing.
- 2) Conduct Due Diligence: Perform appraisals, title work, environmental assessments, and legal reviews to ensure acquisition readiness and compliance.
- 3) Acquire Strategic Properties: Purchase high-priority parcels through negotiated sales or other appropriate methods.
- 4) Manage and Protect Acquired Land: Ensure proper land stewardship, including conservation management or preparation for affordable housing development where appropriate.

These activities will ensure the land is preserved or utilized in a way that supports community resilience, reduces legal risk, and protects both natural and military resources.

#### **c. What direct services will be provided to citizens by the appropriation project?**

The project will directly benefit the public in several key ways:

- 1) Strengthen base operations; By preventing encroachment on Naval Air Station Key West, the project helps ensure the continued operation of a major employer and national defense asset, supporting regional economic stability.
- 2) Future Affordable Housing Opportunities: Acquired parcels suitable for residential development will be preserved for future affordable housing projects, directly addressing the severe housing shortage for local workers, first responders, and low- to moderate-income families.
- 3) Reduced Public Legal Costs: By proactively acquiring properties affected by land-use restrictions, the County mitigates potential legal liability from takings cases.
- 4) Environmental Preservation and Public Access: Environmentally sensitive lands will be protected from development, contributing to long-term ecological health and, where appropriate, allowing for passive public use such as trails or open space.

#### **d. Who is the target population served by this project? How many individuals are expected to be served?**

The target population includes:

- 1) Local Workforce and Residents: Especially low- to moderate-income individuals and families in need of affordable housing in Monroe County, where housing costs are among the highest in the state.
- 2) Military Personnel and Their Families: By protecting Naval Air Station Key West from encroachment, the project supports the needs of active-duty service members and their dependents.
- 3) Property Owners Affected by Land-Use Restrictions: Land acquisition will help resolve long-standing conflicts with private landowners whose development rights have been limited by environmental regulations.
- 4) General Public and Future Generations: Through the preservation of environmentally sensitive lands and the reduction of public legal liabilities, all residents and visitors benefit from a more resilient, sustainable, and fiscally responsible community.

#### **e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?**

This project will produce these measurable and lasting outcomes:

- 1) Increased Land Availability for Affordable Housing: Acquired parcels suitable for development will be reserved for future affordable housing, directly addressing Monroe County's severe housing shortage.
- 2) Protection of Naval Air Station Key West: Strategic land acquisition will prevent incompatible development near the base, preserving military readiness and economic stability tied to the installation.
- 3) Environmental Conservation: Environmentally sensitive lands will be permanently protected from development, supporting the Florida Keys' unique ecosystem and long-term resilience.
- 4) Reduced Legal and Financial Liability: Proactively acquiring privately owned land subject to strict development limits will significantly reduce the County's exposure to costly takings claims and lawsuits.

#### **f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties**



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## Local Funding Initiative Request

### Fiscal Year 2026-2027

LFIR # 1196

for failing to meet deliverables or performance measures provided for in the contract?

Monroe County and Monroe County Land Authority have a well-established and successful track record for land acquisition. However, if Monroe County fails to meet the agreed-upon deliverables within the project period (such as the acquisition of identified parcels, execution of due diligence steps, or initiation of land management) the following measures may be applied:

1) Repayment of Unused Funds: Any unspent or improperly used portion of the \$2.5 million grant will be returned to the funding agency within a specified time frame.

2) Proportional Funding Reduction: If only a portion of the deliverables is met, the funding agency may reduce the final disbursement or future funding eligibility proportionally, based on the percentage of unmet outcomes.

14. Is this project related to mitigation, response, or recovery from a natural disaster?

a. If Yes, what phase best describes the project?

- ☐ Mitigation (reducing or eliminating potential loss of life or property)
- ☐ Response (addressing the immediate and short-term effects of a natural disaster)
- ☐ Recovery (assisting communities return to normal operations, including rebuilding damaged infrastructure)

b. Name of the natural disaster (or Executive Order # for events not under a federal declaration):

15. Has the entity applied for or received federal assistance for this project?

- ☐ Yes, Applied
- ☐ Yes, Received
- ☐ No
- ☐ No, but intends to apply

a. If yes, provide the FEMA project worksheet ID#:

b. Provide the total project cost listed on the FEMA project worksheet:

16. Has the entity applied for or received state assistance for this project (other than this request)?

- ☐ Yes, Applied
- ☐ Yes, Received
- ☐ No
- ☐ No, but intends to apply

a. If yes, specify the program and state agency (ex. Local Government Emergency Bridge Loan, Department of Commerce):

17. Requester Contact Information



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### Fiscal Year 2026-2027

LFIR # 1196

a. First Name  Last Name

b. Organization

c. E-mail Address

d. Phone Number  Ext.

#### 18. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

☐ For Profit Entity

☐ Non Profit 501(c)(3)

☐ Non Profit 501(c)(4)

☐ Local Entity

☐ University or College

☒ Other (please specify)

d. First Name  Last Name

e. E-mail Address

f. Phone Number  Ext.

#### 19. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number

*The information provided will be posted to the Florida Senate website for public viewing if sponsored by a Senator.*