



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2026-2027

LFIR # 1929

1. Project Title Mega Workplace South - Agriculture Tech Wet Lab Innovation Hub

2. Senate Sponsor Keith Truenow

3. Date of Request 11/20/2025

4. Project/Program Description

An Agriculture Tech Wet Lab Innovation Hub. Florida's first integrated AG-TECH, Life Sciences and Wet Lab facility, a coalition of Public-Private Partnerships with regional business and educational partners including IFAS, Lake County ED, Lake-Tech, Florida High Tech Corridor and others. Focus on applied research, training, R&D to include but not limited to Agri-tech, plant science, food science, soil, water systems, growers, food producers and the study into Agri-aerospace biotech and mart-ag. Goal is to simulate real-world agricultural environments to improve life science commercialization processes. This will advance innovative workforce, economic diversification, job creation and agricultural innovation for start-ups, researchers and industry.

5. State Agency to receive requested funds Department of Agriculture and Consumer Services

State Agency contacted? No

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

Type of Funding	Amount
Operating	0
Fixed Capital Outlay	2,000,000
Total State Funds Requested	2,000,000

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)	2,000,000	30%
Matching Funds		
Federal	0	0%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	4,700,000	70%
Total Project Costs for Fiscal Year 2026-2027	6,700,000	100%

8. Has this project previously received state funding? No

If yes, provide the most recent instance:

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future-year funding likely to be requested? Yes

a. If yes, indicate nonrecurring amount per year. 2,000,000

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

Grants and private/public sponsorships.



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LFIR # 1929

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?

06/01/2026

d. What is the estimated completion date of construction?

06/01/2028

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

The state operations and sponsorships and partnerships will be combined for operations and maintenance.

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.

Mega 2801 LLC is the property owner, Mega Workplace South, LLC is operator tenant.

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

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

13. Program Performance

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

To advance agriculture, life science, innovation and collaboration throughout the academic, economic development and workforce impacts in the Lake county and surrounding regions for food sciences, R&D to improve food safety, water, and plant sciences throughout the region.

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



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Collaborative and shared space, wet labs, regulatory oversight, wet labs and sharing opportunities with IFAS, UF/Lake Tech, High Tech Corridor, Bio Florida, producers and growers throughout the state of Florida to support commercialization.

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

Direct and indirect job growth, opportunities for startups, and advancements in R & D in each of these sciences, and new training and workforce trainings.

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

Agricultural sector, life sciences, manufacturing, growers, producers, researchers, logistics, lake county residents.

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

Create 90-115 Direct jobs, start up and tenant companies, approximately 37 and indirect jobs, 63. Each direct job supports additional 1.8-2.2 jobs in local economy.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

Suggested penalties are remediation of any failure and discontinuation of state funding when necessary.

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



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- ☐ 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

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



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