

**Monroe County Comprehensive Plan Land Authority  
Special District Annual Report  
September 30, 2025**

**Background**

This annual report is prepared pursuant to section 189.0694(2), Florida Statutes.

1. Less Than Fee Acquisition Program

- Goal: Reduce ongoing development pressures on hurricane evacuation clearance times and demands on public facilities and infrastructure while protecting property owner rights and avoiding unnecessary costs associated with defending property rights claims, contingent upon funding availability.
- Objective: Offer to purchase less than fee interests to retire the rights to build dwelling units where the subject lot is owned by the adjoining homeowner.
- Performance Measures and Standards:
  - Number of secondary parcels unified with primary parcels with development right retired from 10/1/24 to 9/30/25: 0
- Performance Determination:
  - Goal and objective not achieved. Due to limited funding and the 2025 Legislative actions to increase the supply of additional ROGO allocations, this program was not implemented in fiscal year 2025.

2. Density Reduction Acquisition and Resale Program

- Goal: Reduce ongoing development pressures on hurricane evacuation clearance times and demands on public facilities and infrastructure while protecting property owner rights and avoiding unnecessary costs associated with defending property rights claims, contingent upon funding availability.
- Objective 1: Offer to purchase fee simple title to lots that are not suited for management as conservation land.
- Performance Measures and Standards:
  - Number of parcels acquired from 10/1/24 to 9/30/25: 2
- Performance Determination:
  - Goal and objective achieved.
  
- Objective 2: Offer to resell Density Reduction Lots subject to deed restrictions prohibiting development with dwelling units, contingent upon lot suitability.
- Performance Measures and Standards:
  - Number of parcels sold from 10/1/24 to 9/30/25: 0
- Performance Determination:
  - Goal and objective not achieved. Due to the prior low response from eligible buyers and the limited inventory of eligible lots, this program was not implemented in fiscal year 2025.

3. Conservation Land Stewardship Program

- Goal: Protect and enhance the habitat value of conservation lands in the Keys.
- Objective 1: Remove invasive exotic vegetation from conservation lands.
- Performance Measures and Standards:
  - Number of conservation parcels treated for invasive exotic plant species from 10/1/24 to 9/30/25: 1805
- Performance Determination:
  - Goal and objective achieved.

- Objective 2: Restore disturbed conservation lands by planting native vegetation as needed.
  - Performance Measures and Standards:
    - Number of conservation parcels planted with native vegetation from 10/1/24 to 9/30/25: 29
  - Performance Determination:
    - Goal and objective achieved.
4. Community Development Block Grant – Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program
- Goal: Reduce the impact of future disasters and assist property owners to relocate to less risk prone areas.
  - Objective: Offer to purchase and demolish improved properties that were damaged during Hurricane Irma. All purchases under this program have been completed utilizing the grant funds, therefore the remaining activity is to complete demolition.
  - Performance Measures and Standards:
    - Number of demolitions completed from 10/1/24 to 9/30/25: 3
  - Performance Determination:
    - Goal and objective achieved. This was a grant program of limited duration. The program was concluded on June 3, 2025, and will not appear in future Special District Annual Reports.
5. Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA) for Acquisition and Demolition
- Goal: Reduce risk in flood prone areas, contingent upon homeowner participation and funding availability.
  - Objective: Assist homeowners living in flood-prone areas in processing grant applications for the County to purchase their homes, demolish the structures, and use the land for future flood mitigation.
  - Performance Measures and Standards:
    - Number of grant applications received and submitted to the State and Federal required review process from 10/1/24 to 9/30/25: N/A
  - Performance Determination:
    - This program was transferred to Monroe County effective September 11, 2025, and is no longer administered by the Land Authority. This program will not appear in future Special District Annual Reports.
6. Hazard Mitigation Grant Program (HMGP) and Flood Mitigation Assistance (FMA) Grant Program for Elevations and/or Reconstruction
- Goal: Increase community resiliency and reduce flood risk by implementing strategic construction methods, contingent upon homeowner participation and funding availability.
  - Objective: Assist homeowners living in flood-prone areas in securing grant funds to elevate their homes or to demolish and reconstruct their homes above minimum required flood elevation.
  - Performance Measures and Standards:
    - Number of grant applications received and submitted to the State and Federal required review process from 10/1/24 to 9/30/25: N/A
  - Performance Determination:
    - This program was transferred to Monroe County effective September 11, 2025, and is no longer administered by the Land Authority. This program will not appear in future Special District Annual Reports.

## 7. Conservation

- Goal: Protect the natural environment of the Florida Keys
- Objective: Offer to purchase environmentally sensitive lands
- Performance Measures and Standards:
  - Number of parcels acquired from 10/1/24 to 9/30/25: 53
- Performance Determination:
  - Goal and objective achieved.

## 8. Code Compliance Foreclosure Lot Coordination

- Goal: Reduce ongoing development pressures on hurricane evacuation clearance times and demands on public facilities and infrastructure, contingent upon property owner participation.
- Objective: Coordinate with Code Compliance when there are property owners with code violations who prefer conveying title as a means of satisfying their code liens.
- Performance Measures and Standards:
  - The Authority will participate in County meetings and coordinate on any conveyances requested by County. During the period from 10/1/24 to 9/30/24, the Authority participated in 6 staff meetings with Code Compliance.
- Performance Determination:
  - Goal and objective achieved.

## 9. Affordable Housing

- Goal: Facilitate access to housing that meets the needs of the population of Monroe County
- Objective: Offer to purchase or subsidize sites for the provision of affordable housing for families whose income does not exceed 160 percent of area median income
- Performance Measures and Standards:
  - Number of parcels acquired or units subsidized from 10/1/24 to 9/30/25: Four parcels acquired for single family development and 28 units subsidized in a multi-family development.
- Performance Determination:
  - Goal and objective achieved.