



MEMORANDUM

Date: April 1, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

From: Michael Turner
Assistant City Manager

Subject: **Approval of the Conveyance of Higgs Beach from Monroe County to the City of Key West (File ID: 26-5264)**

Introduction

As per Resolution 26-079, the City Commission directed the City Manager to proceed with the property conveyance process and bring back a Resolution to the next City Commission meeting.

Background

On September 3, 2025, the City Commission considered a discussion item regarding the potential transfer of Higgs Beach from Monroe County to the City. During that meeting, the City Manager was directed to return with a formal cost analysis for Commission consideration which was presented to the City Commission meeting via Resolution 26-079 on March 5th, 2026. Since that meeting staff has continued to meet with Monroe County leadership on multiple occasions to review the legal, financial, and operational components of the property conveyance.

Monroe County has provided staff with all backup documentation to include:

- Hawk Missile ILA and Ammendments
- Beach Maintenance agreements and amendments
- Accord and Satisfaction Agreement for funds transfer in the total amount of \$2,000,000.00
- Concession agreements
- Insurance and liability coverage and claims

- Current capital repair needs
- Hurricane-related repairs
- Staffing and operational responsibilities
- Tourist Development Council (TDC) funding

Staff has evaluated these factors to determine both short and long-term fiscal impacts to the City.

Procurement

Procurement and funding details are outlined in Section 3 of the attached Higgs Beach Conveyance Document. As per the Cost-Benefit Analysis provided at the last City Commission meeting, staff project a five-year net fiscal benefit to the City of approximately \$223,970.99, based on current revenue assumptions, operational costs, and identified capital needs.

It should be noted that projections are subject to variables including grant compliance requirements, capital repair timelines, insurance costs, and future maintenance obligations.

Recommendation

The City Manager's Office recommends that the City Commission authorize the City Manager to execute all documents and take administrative action as necessary with the advice and consent of the City Attorney.