Beach Management Funding Assistance Program
Local Government Funding Request
Fiscal Year 2027-2028
Beach Project Application

PART I: APPLICANT INFORMATION

Local Sponsor	City of Key West				
Primary Contact Name	Carolyn Sheldon	Title	Senior Grants Administrator		
Telephone Number	(305) 809-3741	Email Address	csheldon@cityofkeywest-fl.gov		
Mailing Address Line 1	P.O. Box 1409				
Mailing Address Line 2	1300 White Street				
City	Key West	Zip Code	33041	Federal ID # (FEID)	59-6000346

Additional Contact Information

Doug Bradshaw, Director of Engineering, (305) 809-3828, doug.bradshaw@cityofkeywest-fl.gov; Melissa Freling, P.E., City Engineer, (305) 809-3753, melissa.freling@cityofkeywest-fl.gov; Jennifer Perez, Special Projects Designer, jennifer.perez@cityofkeywest-fl.gov.

PART II: CERTIFICATION

I hereby certify that all information provided with this application is true and complete to the best of my knowledge.

Signature of Local Sponsor: Brian L Barroso

Electronic or scanned signatures accepted.

Printed Name: Brian L. Barroso, City Manager

Date: 7/30/26

Reviewed for Legal Sufficiency

Signature

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PART III: EVALUATION CRITERIA

1. Project Name: (*as listed in the Strategic Beach Management Plan*)

Higgs Beach Restoration and Nourishment

2. Project Description: Include county, location with reference to DEP range monuments, brief project history, and description of proposed activities.

The Higgs Beach Restoration and Nourishment project is located in the City of Key West, Monroe County, Florida, on the Straits of Florida shoreline at Department virtual monument V-413 (at the White Street / Edward B. Knight Pier). The Florida Keys have no physical Department range or reference monuments; the Department uses virtual "V" monuments spaced approximately one mile apart, with V-412 to the east (toward Smathers Beach) and V-414 to the west (toward South Beach). The project shoreline lies within the Key West south shore, designated critically eroded in the Department's Critically Eroded Beaches in Florida report (August 2025; 3.6 miles from V-411 to 700 feet southwest of V-414), and within the 2.8-mile Smathers, Rest, Higgs, and South Beach segment described in the Strategic Beach Management Plan, Florida Keys Region (May 2023).

Project history: Monroe County completed a restoration of Higgs Beach in December 2021, placing approximately 4,262 cubic yards of upland sand along 570 feet at V-413 under a Department permit issued in December 2020. Ownership of Higgs Beach has since transferred to the City of Key West.

Proposed activities: The City proposes to restore sand volume and reestablish the beach profile to address ongoing erosion, following stabilization of the Higgs Beach seawall. Work includes a specific-purpose topographic survey and digital terrain model, engineering design, environmental permitting, beach nourishment (sand placement), and post-construction monitoring. The project extends from the Reynolds Street Pier on the west to the Edward B. Knight Pier on the east, including the Fort West Martello area.

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3. Use of Program Requested Funds:

- Provide a brief description of tasks to be completed (or reimbursed) for each requested phase (Feasibility, Design and Permitting, Construction, Monitoring, or USACE Multiphase.
- Indicate which tasks are cost reimbursement from previous fiscal years.
- Include the year and type of post-construction monitoring.

The state funding requested supports the construction (beach nourishment) phase in FY2027-28:
- Construction (FY2027-28): beach nourishment placing an estimated 6,000 cubic yards of sand from an approved upland borrow source (trucked), consistent with the December 2021 restoration and the Strategic Beach Management Plan strategy of nourishment using sand from approved sources, subject to confirmation by the forthcoming survey and to coordination with the Higgs Beach seawall project.

The City funds the pre-construction work as its local contribution: the FY2026-27 specific-purpose topographic survey and digital terrain model, engineering design of the restored profile, and Joint Coastal Permit and environmental permitting. Year 1 post-construction physical and biological monitoring will follow in FY2028-29 per permit.

The City has confirmed that the eligible construction phase falls within FY2027-28 (July 1, 2027 to June 30, 2028).

Are the requested funds additional funding for, or a continuation of project activities that already exist within an active BMFA Grant? If so, please explain:

No. This is a new project request for Higgs Beach and is not a continuation of, or additional funding for, project activities within an active Beach Management Funding Assistance grant. The City's prior Program agreement (Smathers Beach, Agreement 22MO2) is a separate project.

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4. Map Requirements

• Provide as attachment(s) required pursuant to Chapter 62B-36.005(1)(a). The map(s) of the project area must be formatted at a minimum of 1" = 200' scale and include a compass rose and legend.

Map elements must include:

1. Project boundary: DEP reference monuments and shoreline designated as critically eroded
2. Eligibility: Indicate lengths of eligible shoreline based on criteria outlined in Chapter 62B-36.007, F.A.C.

   a. Beach access locations: indicate primary or secondary access, and include the shoreline length, number and location of auto parking spaces, mass transit stops, bike parking spaces, and public restroom facilities within 1/4 mile walking distance of each access.

   b. Public lodging establishments: include the length fronting the project shoreline, and include the length of street-side frontage for lodging within 1/4 mile walking distance of a secondary beach access location
3. Recreational benefits: Comprehensive list of current land use designations of properties fronting project shoreline
4. Value of upland property: Include one-quarter mile buffer and provide a comprehensive list of the values of properties (data from year 2025) that are enclosed or intersected by the buffer. The 2025 property value tax roll data and ArcGIS shapefiles can be obtained from the Department of Revenue website: https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx. See Guidance Document for more information.

5. Eligibility Instructions

• Required for all beach projects per to Chapter 62B-36.007, F.A.C. *Provide as a separate attachment, if needed.*

• Complete the table on the following page to verify state cost share percentage of non-federal project costs.

• Information shall be supported by map attachments from #4 (***Map Requirements***).

Location/Access Name: Use the official name of the park or road that is associated with the public access.

DEP Reference Monument: Use the DEP monument that is closest to the main public access location.

Type of Access: Indicate Primary, Secondary, or (beachfront) Lodging per definitions in Chapter 62B-36 F.A.C.

Width of Access/Frontage: The length of the legal boundary (in feet) of the public access or lodging along the project shoreline.

Number of Eligible Units: Units must be within ¼ walking distance of the public access location. A unit is defined as one automobile parking space, one rental unit in a public lodging establishment (non-beachfront), one mass transit stop, or four bicycle parking spots.For non-beachfront public lodging establishment rental units, total eligibility utilized from that establishment may not exceed the streetside frontal width of the property.

Additional Width from Eligible Units: Total distance in feet added to width of access/frontage. Primary access points may not exceed ½ mile in each shore parallel direction. Secondary access points may not exceed ¼ mile in each shore parallel direction.

Total Eligible Shoreline: Sum of Width of Access column and Additional Width from Units Column. Eligible shorelines cannot overlap between access points.

Website Link for DBPR License: Provide the link to the Department of Business and Professional Regulation (DBPR) website for proof of licensure for any public lodging establishments used for eligibility or the Recreational Benefits ranking criteria.

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5. Eligibility: Verification of State Cost Share Percentage per Chapter 62B-36.007

Project boundary (R-monuments) V-413

Project Length 1,500 (ft)

Total restored project length of critically eroded area (as listed in SBMP)

Additional Comments on Project Range

Project limits extend from the Reynolds Street Pier (west) to the Edward B. Knight Pier (east), including the Fort West Martello area, anchored at virtual monument V-413 (context monuments V-412 east and V-414 west). The total restored project length is approximately 1,300 feet, a working estimate derived from the project-area map (11 x 17 at 1 inch = 200 feet). Public parking, public restrooms, and bicycle parking within one-quarter mile of the primary beach access are shown on the project-area map; the Department calculates the eligible shoreline and the state cost-share percentage from this information under Rule 62B-36.007.

Location / Access Name	DEP Reference Monument	Type of Access	Width of Access/ Frontage (ft)	Number of Eligible Units	Additional Width from Units (ft)	Total Eligible Shoreline (ft)	Website Link: DBPR License (Lodging Only)
Higgs Beach (Clarence S. Higgs Memorial Beach)	V-413	Primary	1,500	See comment box	Dept. calculates	Dept. calculates	N/A
Casa Marina Key West (1500 Reynolds Street)	V-414	Lodging	995	approx. 311 rooms	Dept. calculates	Dept. calculates	https://www.myfloridalicense.com (DBPR Lic. HOT5403191)
The Reach Key West (1435 Simonton Street)	V-414	Lodging	See project map	approx. 150 rooms	Dept. calculates	Dept. calculates	https://www.myfloridalicense.com (DBPR Lic. HOT5401622)

Total Eligible Shoreline (All) Dept. calculates

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6. Schedule and Budget (*Provide as separate attachment, if* needed)

- **Cost Reimbursement:** Specify eligible costs incurred during the three previous fiscal years (FY24-25, FY25-26, and FY26-27)
  - Eligible costs will be added to the current request upon Department verification that request is not duplicative.
- **Current Costs:** Specify eligible costs for the current fiscal year (FY27-28) that are not in a current DEP agreement.
  - Post-construction monitoring may be requested in FY28-29 if construction phase requested in FY27-28.
- **Future Costs:** Project costs for FY28-29 through FY31-32.
  - Informs Department's Long Range Budget Plan, not included in current request. (Located on next page)

- Select phase: Feasibility, Design and Permitting, Construction, Monitoring, or USACE Multiphase.
  - Include the year and type of post-construction monitoring in the description.
- State cost share percentage applied to non-federal project costs.

Fiscal Year	Project Phase	Description	Federal Cost	State Cost	Local Cost	Total Cost
24-25						
24-25						
24-25						
24-25						
25-26						
25-26						
25-26						
25-26						
26-27	Design and Permitting	Survey, DTM, engineering design, and environmental permitting (AtkinsRealis/WGI task orders)	$0	$0	$35,784	$35,784
26-27						
26-27						
26-27						
27-28	Construction	Beach nourishment / sand placement, est. 6,000 cy (subject to survey and seawall coordination)	$0	$750,000	$250,000	$1,000,000
27-28						
27-28						
27-28						
28-29	Monitoring	Year 1 post-construction physical and biological monitoring	$0	TBD	TBD	TBD

Total State Share of Request $750,000

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6. Schedule and Budget (Long Range Budget Plan) (*Provide as separate attachment, if* needed)

- **Future Costs:** Project costs for FY28-29 through FY31-32.
  - Informs Department's Long Range Budget Plan, not included in current request.
- Select phase: Feasibility, Design and Permitting, Construction, Monitoring, or USACE Multiphase.
  - Include the year and type of post-construction monitoring in the description.
- State cost share percentage applied to non-federal project costs.

Fiscal Year	Project Phase	Description	Federal Cost	State Cost	Local Cost	Total Cost
28-29						
28-29						
28-29						
28-29						
29-30						
29-30						
29-30						
29-30						
30-31						
30-31						
30-31						
30-31						
31-32						
31-32						
31-32						
31-32						

Additional Comments for Schedule and Budget

All figures are the City's current engineering estimates: survey, engineering, and permitting total $35,784; construction is estimated at approximately $1,000,000 for roughly 6,000 cubic yards of sand (about 4,300 cy west of the seawall plus about 1,700 cy landward), pending the forthcoming survey. The City funds the FY2026-27 survey, design, and permitting as its local contribution; the state cost-share assistance requested is for the FY2027-28 construction (nourishment) at the 75 percent maximum state share (state $750,000, local $250,000). The BMFA program confirms the final state cost-share percentage by formula (up to 75 percent of non-federal project cost). Year 1 post-construction monitoring (FY2028-29) will be scheduled per permit; its cost will be set by the monitoring plan.

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7. Tourism-Related Impacts

Criteria is calculated by the Department using 2025 data. For reference, tax data can be obtained from the Department of Revenue website: https://floridarevenue.com/DataPortal/Pages/TaxResearch.aspx See Guidance Document for more information.

Select if applicable:

- [x] Current requests includes construction and year one post-construction monitoring.
- [ ] Project is managed by two or more counties.

Additional Comments Tourism-Related Impacts

Higgs Beach is a major public recreational asset on the Key West south shore, adjacent to the Casa Marina and The Reach resorts and within a nationally recognized tourism destination. The return-on-investment and economic-impact metrics are calculated by the Department from Monroe County tourist development tax and lodging sales tax data for the most recent calendar year. Monroe County is among Florida's most tourism-tax-intensive counties, with tourism and recreation representing the majority of countywide taxable sales, and the requested state construction funding is modest relative to that tax base.

8. Federal Involvement

The documentation to verify authorization, federal cost share percentage, and status of funding award must be provided with the application materials for the award of points.

United States Army Corps of Engineers (USACE)

Project federally authorized by USACE? No Authorization Year: Expiration Year:

Does this project have a signed USACE Chief's report or Civil Works Congressional authorization for the requested phase? No

USACE federal cost share percentage for this project (excluding FCCE):

Is the current requested project receiving FCCE appropriation? No

Federal Emergency Management Agency (FEMA) & Florida Division of Emergency Management (FDEM)

Has this project received appropriation from FEMA & FDEM for storm recovery? No

If yes, please list storm incident(s) and associated FEMA and FDEM appropriations and cost share percentages.

Additional Federal Involvement Comments

No active USACE federal authorization or federal cost share is associated with this project. The U.S. Army Corps of Engineers has studied the Key West south shore since 1951, and USACE has identified the Northwest Channel at Key West as a potential sand source, but no active shore-protection authorization, Chief's report, or federal appropriation covers this segment. No FEMA or FDEM storm-recovery appropriation for shore protection at Higgs Beach was identified.

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9. Physical Monitoring Survey Data

The most-recent physical monitoring survey data is required to complete coastal engineering ranking criteria.

Verify the date (month/year) of the most recent survey data of the project area: None newer than 2021

Verify submittal method of the required data:

- ☐ Previously provided to JCP Compliance
- ☐ Submitted currently with application materials

Enter date (month/year) of the most recent completed beach nourishment project: December 2021

10. Storm Damage Reduction Benefits (*Criteria is calculated by the Department*)

What is the volume (cy) of advanced nourishment lost since the last sand placement event of a beach restoration or nourishment project as measured above the Mean High Water contour? Data should be consistent with the annual post-construction monitoring reports.

For restoration projects, what is the historical erosion rate?

11a. Cost Effectiveness (Cost/Volume/Mile/Year)

What is the proposed sand placement volume? approx. 6,000 cy

What is the nourishment interval (years)? Per design study

11b. Cost Effectiveness (Enhanced Longevity, Dune Addition, Innovative Tech, Regionalization)

Select all that apply for the current project funding request:

- ☐ ***Enhanced longevity:*** Propose structural or design components that could extend the beach nourishment interval
- ☐ ***Dune addition:*** Incorporate new/enhanced dune structures or new or existing dune restoration/revegetation projects
- ☐ ***Innovative technology:*** Propose innovative technologies designed to reduce project costs
- ☐ ***Regionalization:*** Two or more local sponsors manage projects together or projects propose regional sediment management strategies to conserve sand resources or reduce project costs

* Criteria verified by Department. Project design analysis must be submitted for verification and award of points for Enhanced Longevity category. See LGFR Guidance Document for more information.

Additional Comments for Storm Damage Reduction Benefits & Cost Effectiveness

Storm damage reduction and cost-effectiveness metrics are calculated by the Department. Proposed sand placement volume is approximately 6,000 cubic yards, to be confirmed by the specific-purpose topographic survey scheduled for September 2026, which will also provide Joint Coastal Permit monitoring data. The most recent completed nourishment at Higgs Beach was the December 2021 Monroe County restoration (approximately 4,262 cubic yards at V-413), which is the single reference event and date for the project.

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12. Previous State Commitment

Has the Department previously reviewed, approved, and cost-shared on a feasibility or design phase for this project?	No
Has the current proposed project phase(s) received a partial state appropriation within 3 years of phase completion? (i.e., state legislative appropriation did not fully cover corresponding previous LGFR request)	No

Additional Comments Previous State Commitment: The Department has not previously cost-shared a feasibility or design phase for the Higgs Beach project. This is the City's first Local Government Funding Request for Higgs Beach.

13. Accessible Beach Area

Criteria is calculated by the Department. *Optional*: provide additional information for consideration including a description of the landward and seaward edges of the accessible beach width.

The accessible beach width extends from the landward edge at the upland park and seawall or back-beach line to the seaward edge at the mean high water line. Accessible beach area is calculated by the Department from the project design profile; the project design will be completed in FY2026-27, and where a Department-accepted design profile is not yet available, the pre-project mean high water line from the physical monitoring survey defines the seaward edge.

14. Recreational Benefits *(Provide additional documentation and DBPR website links as attachments, if needed)*

Provide the linear footage within the project boundaries zoned as:

1) Recreational or open space	1,500
2) Commercial use	0
3) to allow for public lodging (or equivalent)	0
Total frontage for recreational benefits (sum):	1,500

Project Length:	1,500 (est.
Rec. Benefits %	100%

Additional Comments Rec. Benefits

The City park (zoning PS, Public Service) fronts the entire project shoreline as recreational open space. The Casa Marina and The Reach resorts front the adjacent shoreline west of Reynolds Street, not the project shoreline, so 100 percent of the fronting property is recreational and open space.

15. Mitigation of Inlet Effects

Criteria is calculated by the Department. *Optional*: provide additional information for consideration.

Not applicable. The project is not associated with an inlet. Criteria are calculated by the Department.

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16. Successive Unfunded Requests

Is the current proposed project phase(s) a successive, unfunded request?
If so, how many years of successive request(s) is the current application?

Does the successive request add the construction phase to a previous unfunded design phase request? No

17. Environmental Habitat Enhancement

Is the project within a designated critical habitat area for threatened or endangered species? No

What percentage of the project contains shoreline armoring? Over 50% (seawall)

Does the project exceed best management practices and or management strategies to protect resources or benefit critical habitat area? If so, please explain and provide any supporting documentation.

The project is not within a federally designated critical habitat area. A USFWS Information for Planning and Consultation (IPaC) resource list generated for the project location (Monroe County, July 2026) confirms the project does not overlap the final designated critical habitat of any listed sea turtle (loggerhead, green, hawksbill, leatherback) or of the piping plover. The IPaC list does identify these listed sea turtles as occurring in the project area, and the project shoreline is a documented sea turtle nesting beach; the existing Higgs Beach seawall constitutes extensive shoreline armoring that threatens this nesting habitat, so the project qualifies as a non-designated area with extensive armoring under Rule 62B-36.006. The project also exceeds best management practices for sea turtle protection: the City of Key West enforces a beachfront lighting ordinance for sea turtle protection (City Code Chapter 10, Article VI (Sea Turtles), Section 10-248, Standards for Exterior Artificial Lighting), the City will schedule beach construction outside the Florida Keys sea turtle nesting season (April 15 to October 31), and native dune vegetation will be reestablished, consistent with FDEP sea turtle protection conditions.

Note: project must meet armoring and vulnerable thresholds that receive base award of points to be eligible to receive additional points for best management practices. See Guidance Document for more information.

18. Readiness to Construct

Permits:

Active State Permit? No Permit Number: 2020 DEP permit (permit # 0381233-0 Expiration Date: 12/28/2035

Active Federal Permit? No Permit Number: Expiration Date:

Easements: Have all necessary easements been acquired for upcoming or proposed construction phase? Yes

Resolution: Has the necessary local funding been secured for the proposed project?
If so, provide a copy of the draft Resolution. The signed Resolution is due by October 2, 2026. Yes

Erosion Control Line : Is an Erosion Control Line established along the project length? No

Additional Comments for Readiness to Construct:

Permits: The December 2020 Department permit for Higgs Beach is being transferred to the City. Monroe County approved the transfer on July 16, 2026, and the City is awaiting FDEP finalization of the transfer documents. Temporary seawall stabilization permitting (FDEP Field Permit, FDEP de minimis exemption, and a USACE Nationwide Permit) is underway, with temporary repairs anticipated complete by October 2026. The active state permit number and any federal permit numbers will be confirmed upon FDEP finalization of the transfer. The City owns the Higgs Beach park land, so no additional construction easements are anticipated. Resolution: A signed City Commission resolution authorizing the application, confirming the local cost share, and identifying the local funding source is required and is due to the Department by October 2, 2026; a draft resolution will follow. Erosion Control Line: No Erosion Control Line is established along this segment; the Florida Keys have no Department range or reference monuments (virtual "V" monuments are used).

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Provide additional information and comments below, or provide supporting detail for attachments.

The City of Key West requests Beach Management Funding Assistance for the restoration and nourishment of Higgs Beach (Clarence S. Higgs Memorial Beach) at Department monument V-413, a critically eroded and publicly accessible beach on the Key West south shore. Supporting attachments: the project-area map (11 x 17 at 1 inch = 200 feet, with compass rose, legend, and V-monument inset) and the quarter-mile upland property value table (336 parcels, total 2025 just value $871,873,418). The project length shown is a preliminary estimate to be confirmed by the specific-purpose survey.

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Attachments Checklist (Beach Projects)

☑ **Resolution:**

- Signed resolution from local sponsor governing board due October 2, 2026.
- Must include support for the project, ability to serve as local sponsor, ability to provide local funding.
- Draft resolutions to be provided to receive award of points within "Readiness to Proceed".

☑ **Maps**

- Full detail located on Page #4
- Includes project boundary information, public access information, recreational benefits (zoning) information, and 1/4 mile buffer for upland property values (may be provided as separate maps)

☑ **Parcel Data (Upland Property Values)**

- List of upland property values enclosed or intersected by 1/4 mile buffer from project.

☐ **Physical Monitoring Survey Data**

- Most recent survey data required for coastal engineering ranking assessments.
- Not required to submit again if previously provided to JCP Compliance
- Contact Beaches_Funding@FloridaDEP.gov & JCPCompliance@FloridaDEP.gov to verify

☐ **Federal Cost-Share Documentation**

- SACE or FEMA documentation required to verify federal appropriations for award of points

☐ **Project Design Analysis**

- If seeking points for Enhanced Longevity within Cost Effectiveness Criteria

☐ ***Optional:*** Separate Attachments for *#5 Eligibility*, *#6 Schedule and Budget*

☑ ***Optional:*** Supporting documentation you wish to provide for *#13 Accessible Beach Area*, *#15 Mitigation of Inlet Effects*, ***or*** *#17 Environmental Habitat Enhancement*

Additional Resources

Strategic Beach Management Plans and Inlet Management Plans
https://floridadep.gov/rcp/beaches-inlets-ports/content/strategic-planning-and-coordination

Critically Eroded Beaches Report
https://floridadep.gov/rcp/coastal-engineering-geology/documents/critically-eroded-beaches-florida

LGFR Guidance Document
https://floridadep.gov/rcp/beaches-funding-program/documents/fy-20252026-guidance-document

Department of Revenue Upland Property Value Information
https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx

Department of Revenue Tax Research
https://floridarevenue.com/DataPortal/Pages/TaxResearch.aspx

Department of Business and Professional Regulation (DBPR)
https://www2.myfloridalicense.com/

USFWS Critical Habitat Area
https://ecos.fws.gov/ecp/report/table/critical-habitat.html