



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: January 2, 2019

RE: **Amended and Restated Development Agreement Extension – 3800, 3820, 3824, 3840 (1185 20th Street), 3850, and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000, and 00065060-000000) – A request for an extension to an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West**

ACTION STATEMENT:

Request: Consent from the City Commission for an extension to an amended and restated development agreement pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations

BACKGROUND:

The subject properties consist of six (6) contiguous parcels with the mailing addresses at 3800, 3820, 3824, 3840 (1185 20th Street), 3850, and 3852 North Roosevelt Boulevard, comprising of approximately 17 acres.

In 2009, the then owners and the City entered into a Development Agreement for the phased redevelopment of the properties through Resolution 09-059. In 2013, the City Commission approved and authorized the execution of an Amended and Restated Development Agreement through Resolution 13-139.

The parcels are referred to on the conceptual site plan and within the development agreements as follows:

3800 N Roosevelt Boulevard – “Site F”	3840 N Roosevelt Boulevard – “Site E”
3820 N Roosevelt Boulevard – “Site D”	3850 N Roosevelt Boulevard – “Site B”
3824 N Roosevelt Boulevard – “Site C”	3852 N Roosevelt Boulevard – “Site A”

The 2013 Amended and Restated Development Agreement proposed two phases of redevelopment. The first phase (Phase 1) was for the renovation of four existing hotels located on Sites A, B, C, and D; the second phase (Phase 2) was for the redevelopment of the remaining two parcels (Site E and Site F) for commercial uses and affordable housing units. The effective date of the Amended and Restated Development Agreement was September 19, 2013, and the duration of the agreement was five (5) years. According to the applicant, the properties at Sites A, B, C, and D have been completed as contemplated by the Development Agreement (Phase 1).

On July 18, 2018, the City of Key West Planning Department received this request to extend the Amended and Restated Development Agreement for a period of five (5) years. The applicant is requesting a 5-year extension in order to analyze the feasibility of 1.) developing housing and commercial uses on Site F, and 2.) developing a recreational outdoor use to the existing hotel developments on Site E. Pursuant to section 108-91 (B) of the LDRs, development plan review and approval will be required for the addition of five or more housing units, the addition of nonresidential floor area 1,000-square-feet or more, and the addition of outdoor commercial activity 1,000-square-feet or more. The applicant has requested the extension in a timely manner.

On November 15, 2018, the City of Key West Planning Board passed Resolution no. 2018-67, recommending to the City Commission approval of the request for the extension to the Amended and Restated Development Agreement.

City Actions:

Planning Board:	November 15, 2018 (recommended for approval)
City Commission:	January 2, 2019
DEO (ORC – Objections, Recommendation, and Comments):	TBA

Options / Advantages / Disadvantages:

Option 1: Approve the request for extension.

- a. Consistency with the City’s Strategic Plan, Vision, and Mission:**
This action would provide the opportunity for enhanced services and attractions geared toward tourism, and for additional workforce housing.

- b. Financial Impact:**
There will be no cost to the City if this request is approved.

Option 2: Deny the request for extension.

a. Consistency with the City's Strategic Plan, Vision, and Mission:

This action would prevent the opportunity for enhanced services and attractions geared toward tourism, and cause ten (10) BPAS units to expire and revert back to the City.

b. Financial Impact:

There will be no cost to the City if this request is denied.

Staff Recommendation:

Option 1: Approval of the request for an extension to the amended and restated development agreement.