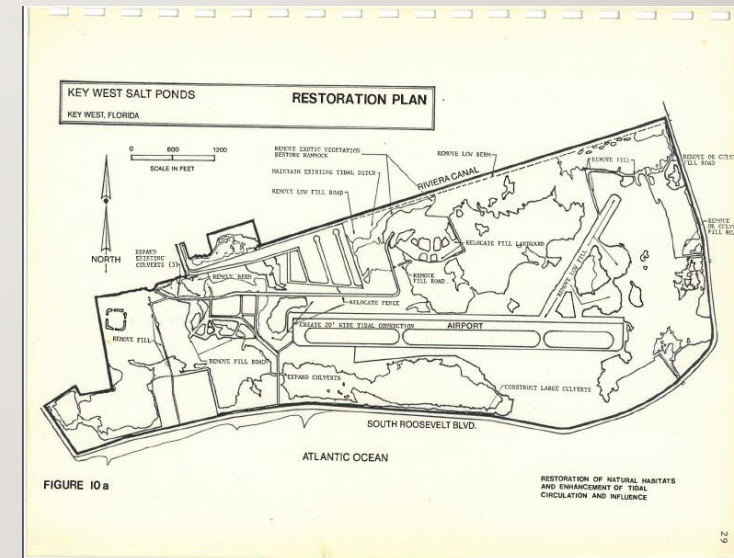
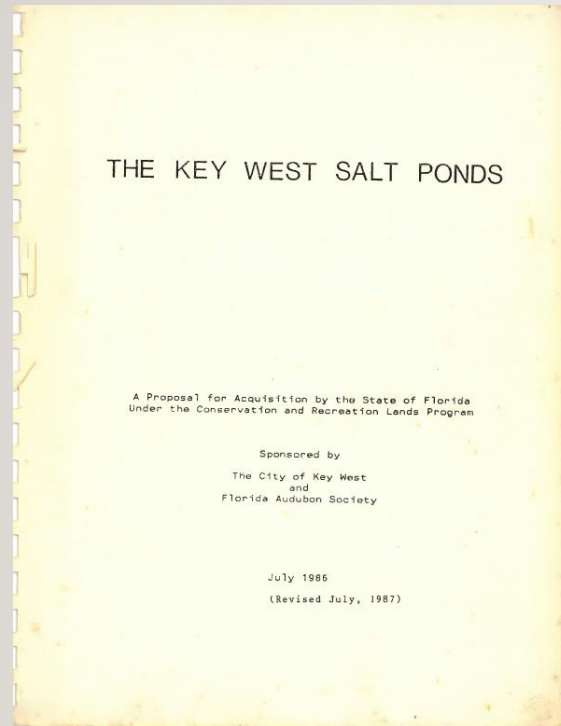


# RECREATIONAL USE WITHIN HAWK MISSILE SITE



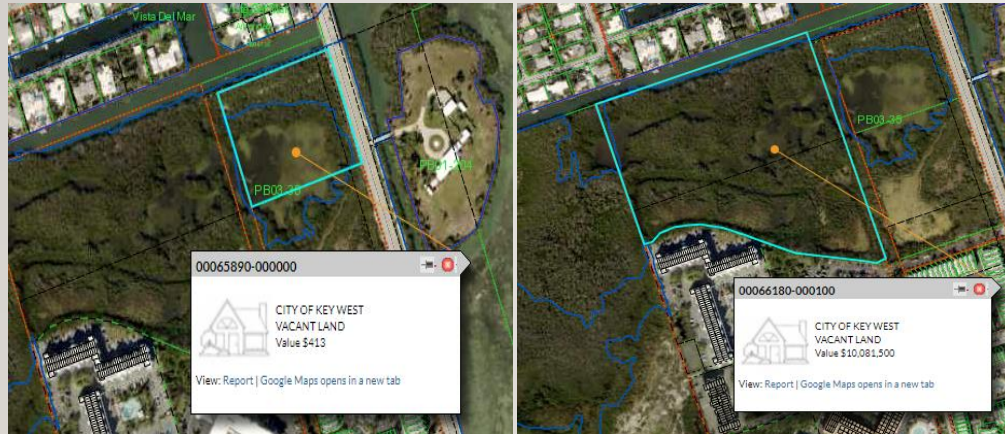
# JULY 1987: THIS IS THE EARLIEST DOCUMENTATION OF THE CITY OF KEY WEST ACQUIRING THE HAWK MISSILE SITE





# FEBRUARY 9, 1992: RESOLUTION 92-74 DOCUMENTS AN AGREEMENT BETWEEN THE CITY OF KEY WEST AND THE MONROE COUNTY LAND AUTHORITY.

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MAY 20, 1999: RESOLUTION 99-169 THE CITY OF KEY WEST CONVEYS THEIR INTENTIONS TO THE US GOVERNMENT TO PURSUE THE SURPLUS PROPERTY KNOWN AS HAWK MISSILE SITE. MARCH 18, 2002: SECRETARY OF THE INTERIOR APPROVES THE TRANSFER OF OWNERSHIP OF THE PROPERTY KNOWN AS HAWK MISSILE SITE TO THE CITY OF KEY WEST.

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MONROE COUNTY OFFICIAL RECORDS

FILE #1291287  
BK#1772 PG#1214

RCD Apr 01 2002 02:45PM  
DANNY L. KOLBAGE, CLERK

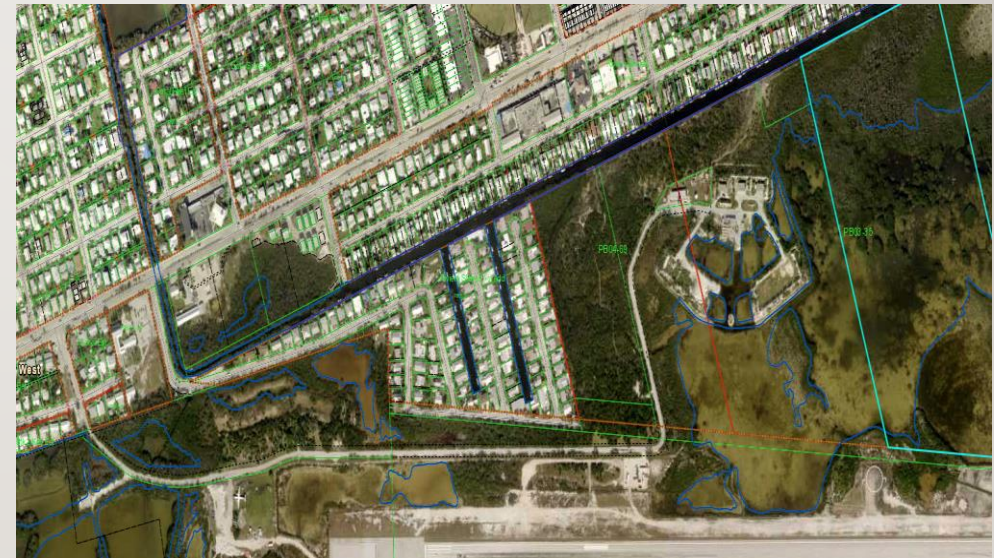
**QUITCLAIM DEED**

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Regional Director, Southeast Region, National Park Service, (hereinafter designated "GRANTOR") under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder, and a delegation of that authority to the Secretary of Defense (SECDEF) in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, 10 U.S.C. 2687 note, as amended, and a subsequent delegation of the authority by SECDEF to the Secretary of the Navy, for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the City of Key West, Florida, (hereinafter designated "GRANTEE"), does hereby release and quitclaim to GRANTEE, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all GRANTOR'S right, title and interest in and to the following described property, consisting of 43.77 acres in fee, known as the Hawk Missile Site, at the former Naval Air Station, Key West, Monroe County, Florida, and being more particularly described in EXHIBIT "A", attached hereto and incorporated herein by reference.

THIS CONVEYANCE is made subject to any and all existing rights-of-way, easements, covenants and agreements affecting the above-described premises, whether or not the same now appear of record.

TO HAVE and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the GRANTEE, its successors and assigns, forever;

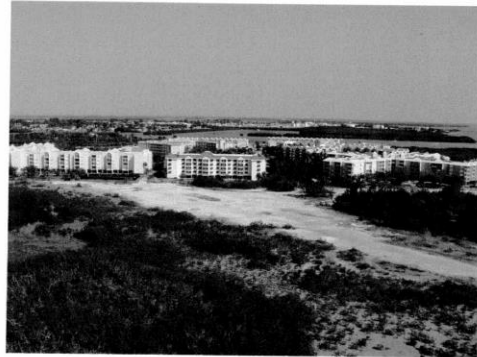
The GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the PROPERTY, that the PROPERTY is conveyed "as is" and "where is" without any representation, promise, agreement, or warranty on the part of the GRANTOR regarding such condition and state of repair; or regarding the making of any alterations, improvements, repair or additions, or as to its usability generally or as to its fitness for any particular purpose, and that the GRANTOR shall not be liable for any latent or patent defect in the PROPERTY, except to the extent required by applicable law and except for the covenant, representation and indemnities of GRANTOR contained herein.



FEBRUARY 6, 2007: RESOLUTION 07-042 WAS APPROVED ACCEPTING THE FINAL REPORT FROM THE SALT PONDS PARK ADVISORY COMMITTEE. OF NOTE, THE COMMITTEE STATED IN THEIR REPORT “WHAT CAN BE DEVELOPED AT THIS LOCATION IS SEVERELY LIMITED BY RESTRICTIONS IMPOSED THROUGH ZONING”.

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**SALT PONDS PARK ADVISORY  
COMMITTEE**



**JANUARY, 2007  
FINAL REPORT**



There is a shortage of green space and playing fields in Key West, but the Committee found that the Salt Ponds Park would be unsuitable for either. Grass would require fertilizer, which would generate chemical run-off into the neighboring Salt Ponds. This run-off would be virtually unavoidable and would hurt the water quality of a fragile ecosystem.

Another barrier to the creation of green space and fields would be the expense of sod, a sprinkler system, and the manpower required to maintain the property.

**IX. Conclusions**

The Salt Ponds Park Advisory Committee believes that it has found a suitable balance of environmental protection and recreational interests in its recommendations for the property. However, since funding through the neighboring airport will be available to create new hammock and wetlands on the site, the environmental recommendations should therefore be addressed first.

A boardwalk through the property, a playground, basketball court, and picnic pavilion would be of recreational benefit to our island's residents. The Committee urges the City to work with those parties to the easement agreement to seek a consensus on a project that can be enjoyed by locals without infringing on the quality of life of the park's neighbors.



# APRIL 4, 2007: RESOLUTION 07-115 WAS DRAFTED TO APPROVE A CONSERVATION EASEMENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AT THE HAWK MISSILE SITE. THIS AGREEMENT ESTABLISHES PASSIVE RECREATIONAL FACILITIES AND DEFINES PROHIBITED USES.

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## EXECUTIVE SUMMARY



TO: Julio Avel, City Manager

FROM: E. David Fernandez, General Services Director

DATE: March 20, 2007

SUBJECT: Approval of a Conservation Easement with the South Florida Water Management District at the Hawk Missile Site

### Action statement:

Approving a conservation easement at the Hawk Missile Site with the South Florida Water Management District (SFWMD) consistent with the terms of the Impact Assessment and Mitigation Plan agreement between the City and SFWMD associated with the maintenance of our stormwater system.

### Strategic Plan/Business Plan:

Stormwater improvements and environmental preservation play a critical role in both the City's Strategic Plan and Business Plan under the Environmental Management category.

### Background:

The South Florida Water Management District and the US Army Corps of Engineers have informed the City that its emergency work last year in clearing and trimming mangroves and salt marsh to maintain the function of our stormwater system required permits under their State and federal regulatory jurisdiction. To address the enforcement action taken by these agencies, the City has prepared an impact assessment and mitigation plan agreement with the SFWMD. This conservation easement is required as per this agreement.

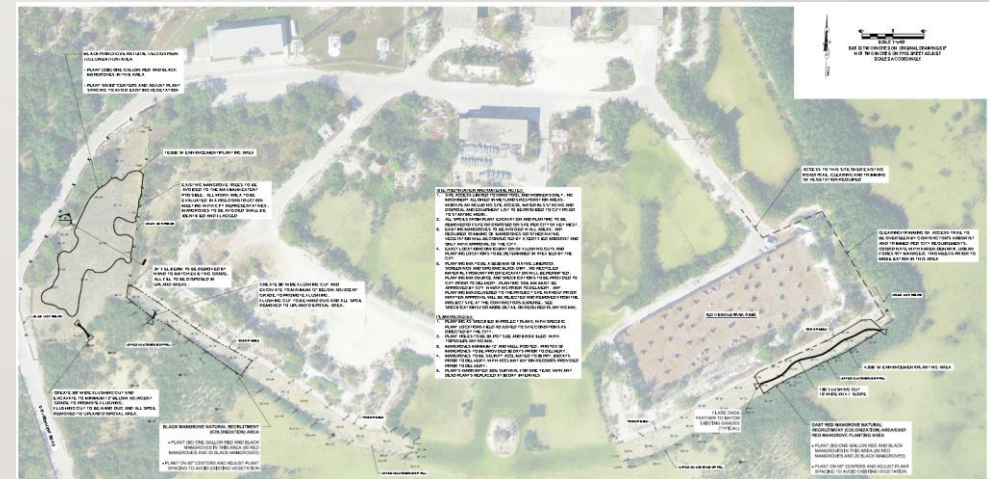
### Purpose & Justification:

As part of this easement, the City agrees to protect existing natural habitat in the Salt Ponds surrounding the Hawk Missile Site. In addition, the City will plant red mangroves in designated areas of this property, and provide conditions favorable to future native plant growth.

3. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities described herein that are permitted or required by the Consent Agreement, the following activities are prohibited in or on the Conservation Easement:

- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;

# MAY 2018: ITB # 18-016 WAS PUBLISHED. HAWK MISSILE SITE RESTORATION WAS ISSUED TO PLANT MANGROVES, REMOVE FILL, AND CONSTRUCT TIDAL FLUSHING CHANNELS.





# WHAT NOW?

- Determine stakeholders and their requirements/restrictions: Department of the Interior, Monroe County Land Authority, South Florida Water Management, etc.
- Define 'Passive Recreation' activities.
- Legal Review.
- Funding and Development Recommendations routed from Park and Recreation Advisory Board to Commission.

