



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager
Through: Amy Kimball-Murley, AICP, Planning Director
From: Nicole Malo *NMM*
Meeting Date: November 3, 2010

RE: Annual review of two Development Agreements pursuant to Section 90-688 of the Code of Ordinances, for properties located at 3800, 3820, 3850, and 3852 North Roosevelt Boulevard and 1185 20th Street also known as the Key West Resort and Conference Center (RE# 00065555-000000, RE# 00064950-000000, RE# 00065530-000000, RE# 00065540-000000, RE# 00065060-000000 and RE# 00064949-000000); and 1341 McCarthy Lane (formerly known as Duck Avenue), a leasehold portion of property within the Poinciana Plaza Special Needs Section also known as the Poinciana Royale for AIDS Help of Monroe County (RE# 00064740-000000) of the Land Development Regulations of the City of Key West, Florida.

ACTION STATEMENT:

Request: An annual review of two approved Development Agreements pursuant to Code Section 90-688.

Locations: 3800, 3820, 3850, 3852 North Roosevelt Boulevard (RE# 00065555-000000, RE# 00064950-000000, RE# 00065530-000000, RE# 00065540-000000, RE# 00065060-000000 and RE# 00064949-000000); and 1341 McCarthy Lane (formerly known as Duck Avenue), (RE# 00064740-000000).

Background:

Pursuant to Code Section 90-688 and as required by Chapter 163.3235 F.S, at least every twelve months the city administrative official must review the terms of each Development Agreement to determine if there has been demonstrated good faith compliance with the terms of the agreement, and present to the City Commission a report on the status of the activity and accomplishments pursuant to the Development Agreement.

Since 2009, the City has approved three Development Agreements. They are:

- 1) Key West Resort and Conference Center
- 2) AIDS Help of Monroe County, Inc. (A.H.M.C), Poinciana Royale
- 3) Banana Bay Resort/ Fairfield Inn

The first two of these Development Agreements are the subject of this annual review. The first annual report for the third agreement, Banana Bay Resort, is not due until 2011. Therefore, the attached report will analyze the following Development Agreements:

- 1) Key West Resort and Conference Center
- 2) AIDS Help of Monroe County, Inc. (A.H.M.C), Poinciana Royale

Recommendation:

The attached report includes an analysis of compliance. The department found that both developments were in compliance with conditions of approval and recommends that the City Commission find the following:

- The Key West Resort and Conference Center has demonstrated good faith compliance with the Development Agreement.
- The AIDS Help of Monroe County has demonstrated good faith compliance with the Development Agreement.