



MEMORANDUM

Date: April 1, 2025 City Commission meeting

To: The City Commission for the City of Key West

From: Ron Ramsingh, City Attorney

Subject: Lease Amendment for the Golf Course to Allow for Two Non-Transient Units

Sponsor(s): Ron Ramsingh

Background

Key West Golf Club, Inc. is the current Lessee of the golf course located on north Stock Island. The City of Key West is the owner and Lessor of the golf course since 1981. The lease term is for 99 years and expires in 2080. Lease payments are \$42,000.00 per year, or 5% of green and golf cart fees. The lease currently does not permit residential use. The Lessee was able to secure 2 BPAS units in 2024 and would like to provide for 2 units on the golf course property to house golf course employees, or in the alternative, tenants who live and work in Monroe County. These are market-rate BPAS units that are not deed-restricted to affordable housing. The lease amendment expressly prohibits transient rental use.

Cost

There is no negative financial impact for the city to allow for a lease amendment, permitting 2 non-transient, market rate BPAS units on the subject property

Options:

1. To APPROVE the proposed lease amendment. The Lessee will be permitted to construct 2 non-transient, market rate units on the city-owned golf course property to house golf course employees, or in the alternative, residents who live and work in Monroe County.
2. To DENY the proposed lease amendment. Residential use will continue to be not permitted.

Recommendation:

This item involves a matter of policy, therefore the undersigned makes no recommendation.