

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTIONS 90-676 THROUGH 90-692 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT ON PROPERTY LOCATED AT 3900 SOUTH ROOSEVELT BOULEVARD (RE # 00066180-000200) WITHIN THE HIGH DENSITY RESIDENTIAL (HDR) ZONING DISTRICT BETWEEN PASSCO OCEAN DST AND THE CITY OF KEY WEST FOR THE CONSTRUCTION OF 56 NEW MARKET RATE UNITS AND 24 NEW AFFORDABLE UNITS, FOR EIGHTY (80) NEW RESIDENTIAL DWELLING UNITS; PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the Development Review Committee reviewed the draft Development Agreement and related documentation on March 24, 2016 and October 27, 2016, and the agreement was revised to reflect staff comments; and

**WHEREAS**, after public notice pursuant to Section 90-683 of the Land Development Regulations of the Code of Ordinances, the request for a Development Agreement was heard by the Planning Board at the regularly scheduled Planning Board Meeting on June 15, 2017; in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 90-676 through 90-692 requires the Planning Board to consider development Agreement request; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 15, 2017, resulting in Planning Board Resolution No. 2017-25 advising approval to the City Commission; and



**WHEREAS,** the granting of the Development Agreement application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS,** the Planning Board determined that the granting of the Development Agreement is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**WHEREAS,** pursuant to Code Section 90-676 through 90-692, the City Commission shall review and act upon Development Agreement proposals; and

**WHEREAS,** the granting of the Development Agreement will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the City Commission grants approval of the application for Development Agreement for the construction of 24

affordable units and 56 market rate units at 3900 South Roosevelt Boulevard (RE # 00066180-000200) within the High Density Residential (HDR) Zoning District pursuant to Sections 108-91.B.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached Development Agreement.

**Section 3.** This Development Agreement does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 4.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 5.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this resolution will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C, F.A.C., this resolution is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this

approval; that within the forty five (45) day review period the DEO can appeal the resolution to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the resolution until the appeal is resolved by agreement or order.

Passed and adopted by the City Commission at a meeting held this 19th day of June, 2018.

Authenticated by the presiding officer and Clerk of the Commission on \_\_\_\_\_, 2018.

Filed with the Clerk \_\_\_\_\_, 2018.

Mayor Craig Cates \_\_\_\_\_  
Commissioner Samuel Kaufman \_\_\_\_\_  
Vice Mayor Clayton Lopez \_\_\_\_\_  
Commissioner Richard Payne \_\_\_\_\_  
Commissioner Margaret Romero \_\_\_\_\_  
Commissioner Billy Wardlow \_\_\_\_\_  
Commissioner Jimmy Weekley \_\_\_\_\_

\_\_\_\_\_  
CLAYTON LOPEZ, VICE-MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL SMITH, CITY CLERK