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**FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY**

July 25, 2012

Donald Leland Craig, AICP
Planning Director, City of Key West
P.O. Box 1409
Key West, FL 33041



Re: Peary Court – Affordable Housing

Dear Mr. Craig:

We have received and carefully reviewed your letter of June 18, 2012, in response to correspondence we received from Nancy Linnan on behalf of Balfour Beatty, Incorporated. Rather than continuing the debate on the applicability of the City's affordable housing comprehensive plan provisions to Peary Court once it passes out of military ownership, the Department of Economic Opportunity would like to help facilitate a resolution of this matter.

It is our understanding that the prospective buyer of the Peary Court property is willing to donate sufficient acreage within Peary Court to develop the 48 affordable housing units the City is seeking. We further understand that the Housing Authority or other private/public affordable housing developers have expressed an interest in constructing affordable housing in conjunction with Peary Court.

The Department would like to work with the City of Key West on a public-private partnership to ensure that 48 affordable housing units are built at Peary Court through an amendment to the comprehensive plan to provide the allocations. We believe this approach, if successful, will achieve the City's goal of providing affordable housing to its residents, ensure that the purchase price offered to the U.S. Navy is not diminished, allow the prospective buyer of Peary Court to move forward with its development plans, and avoid costly and possibly protracted litigation. The Department's Area of Critical State Concern Administrator, Rebecca Jetton, will contact you shortly to determine whether the City is interested in moving forward with this approach.

Very truly yours,

J. Thomas Beck, AICP, Director
Division of Community Development

Cc: David Horan