



MEMORANDUM

Date: July 1, 2025

To: The Naval Properties Local Redevelopment Authority

Via: Brian L. Barroso
City Manager

CC: Patrick T. Wright, Growth Management Director

From: Tina Burns, Community Development Program Manager

Subject: Granting the Chair of the Authority Signatory Authority to Execute the Declaration of Restrictive Covenant between the Naval Properties Local Redevelopment Authority of the City of Key West and the Florida Department of Environmental Protection, a prerequisite required by FDEP. (File ID: 26-5660)

Introduction

This request is limited to granting the Chair of the Naval Properties Local Redevelopment Authority ("LRA") signatory authority to execute the Declaration of Restrictive Covenant ("Declaration") between the Naval Properties Local Redevelopment Authority of the City of Key West and the Florida Department of Environmental Protection ("FDEP"), solely as a prerequisite required by FDEP before it will complete its review and approval process. This request does not constitute approval of the Declaration itself. The Declaration of Restrictive Covenant will be presented to the LRA at its August 6, 2026 meeting for substantive review and approval.

Background

The Navy transferred surplus land at the Truman Annex, including property known as Parcel F - now known as the Lofts and Apartments at Bahama Village (918 Fort street), to the City of Key West on December 3, 2002 through an Economic Development Conveyance (EDC) pursuant to the Base Realignment and Closure (BRAC) process. The transfer of the property included specific restrictions, covenants, easements and uses that run with the property in perpetuity.

As part of the environmental remedy and long-term stewardship obligations associated with the transfer, institutional controls are required to ensure the continued protection of human health

and the environment. The Declaration of Restrictive Covenant (DRC) establishes legally enforceable land-use controls and activity restrictions necessary to maintain the effectiveness of the approved environmental remedy. Land Use Controls are maintained to protect human health and the environment by restricting specific uses of the property ensuring compliance with FDEP standards.

The covenant will be recorded in the local land records and will run with the land, binding current and future owners, tenants, occupants, and successors in interest.

These long-term stewardship efforts, including soil management, monitoring, and reporting activities, are designed to ensure the safe reuse, redevelopment, and restoration of former military property while maintaining the integrity of the environmental remedy.

Procurement

There are no costs or related expenses associated with this request. The covenant formalizes existing environmental management obligations associated with the property.

Recommendation

City Staff recommends that the Naval Properties Local Redevelopment Authority grant the Chair of the Authority signatory authority to execute the Declaration of Restrictive Covenant solely for purposes of satisfying FDEP's prerequisite for review and approval. Approval of the Declaration itself will be separately considered by the LRA at its August 6, 2026 meeting.