

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING PRELIMINARY AUTHORIZATION TO ENTER INTO THE DEVELOPMENT AGREEMENT PROCESS AND PURSUE NEGOTIATIONS WITH THE LESSEE FOR THE PROPERTY LOCATED AT 3401 DUCK AVENUE (RE# 00064740-000000) PURSUANT TO SECTION 90-679 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the property at 3401 Duck Avenue is owned by the City of Key West and is administered through the Key West Naval Properties Local Redevelopment Authority (LRA) given it was transferred through a Base Realignment and Closure Commission process; and

WHEREAS, the property at 3401 Duck Avenue is regulated by City of Key West Land Development Regulations and pursuant to a Master Development/Long-Term Lease Agreement (Lease Agreement) executed on April 28, 1998, with parties of the LRA and the Housing Authority of the City of Key West; and

WHEREAS, the property at 3401 Duck Avenue is further regulated pursuant to an Addendum to the Master Development/Long-Term Lease Agreement (Addendum to the Lease Agreement) executed on July 28, 1998, with parties of the LRA and the Housing Authority of the City of Key West; and

WHEREAS, the property at 3401 Duck Avenue is subject to a Restrictive Covenant contained within the Quitclaim Deed executed on September 13, 2000 with parties of the United States of America

and the City of Key West; and

WHEREAS, the Housing Authority in conjunction with other parties has indicated their intent to pursue site control of the property at 3401 Duck Avenue for fifty years through an extension to this Lease Agreement in order to facilitate the redevelopment of the property by other parties; and

WHEREAS, pursuant to Section 90-679 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the City Commission is allowed to determine whether it is willing to consider entering into a proposed development agreement prior to the commencement of the normal process of approving a development agreement; and

WHEREAS, the City of Key West Housing and Community Development Director, the Planning Department, the Legal Department and the City Manager's Office shall coordinate with the applicant and the community to assist with submittal and review of Major Development Plans and draft lease documents associated with proposed development at 3401 Duck Avenue; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Commission hereby approves the request to enter into a preliminary development agreement review associated with a proposed project by AH of Monroe County, Inc. and the Florida Keys Outreach Coalition at 3401 Duck Avenue (RE# 00064740-000000).

Section 2: The Housing and Community Development

Director shall assist the applicant to prepare a site plan and programmatic vision that reflects the requirements of the Lease Agreement and the Addendum to the Lease Agreement. The Planning Department shall review submitted applications associated with any proposed Major Development Plan or Development Agreement.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Read and approved by the City Commission at a meeting held this 11th day of April 2024.

Authenticated by the presiding officer and Clerk of the Commission on \_\_\_\_\_, 2024.

Filed with the Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor Teri Johnston \_\_\_\_\_

Commissioner Lissette Carey \_\_\_\_\_

Commissioner Mary Lou Hoover \_\_\_\_\_

Vice Mayor Sam Kaufman \_\_\_\_\_

Commissioner Clayton Lopez \_\_\_\_\_

Commissioner Billy Wardlow \_\_\_\_\_

Commissioner Jimmy Weekley \_\_\_\_\_

\_\_\_\_\_  
TERI JOHNSTON, MAYOR

ATTEST:

---

CHERYL SMITH, CITY CLERK