



THE CITY OF KEY WEST

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MEMORANDUM

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager
E. David Fernandez, Asst. City Manager - Operations

FROM: Don Craig: Planning Director
Nicole Malo: Planner
Birchard Ohlinger: Engineering

DATE: 23 April 2014

RE: Redevelopment of the Community Services Facility currently
Located at 627 Palm Avenue.

ACTION STATEMENT:

This resolution directs City Staff to proceed with the Planning and Engineering necessary for assembling a Major Development Plan for the re-construction of the Community Services Facility located at 627 Palm Avenue and the future development of an annex at the current Mosquito Control Facility Parcel.

BACKGROUND:

Under Resolution 13-282, Saltz Michelson Architects was awarded a Task Order to assemble a Major Development Plan for a new Community Services Facility. The first deliverable is the development a site selection report to be reviewed by the City Commission and to assist the site selection for a new Community Services Facility. The *Redevelopment of Community Services Task 1 – Site Selection Report* dated April 21, 2014 is attached

The City's Community Services Department is currently located at 627 Palm Avenue along with a number of annex spaces located throughout the City. Appendix (A) shows the programed needs of the Community Services Department.

Current site information and annex properties in use are shown in Appendix (B)

Key to the Caribbean – Average yearly temperature 77° F.

Following review of the report and presented scenario options, staff is recommending redeveloping the existing Palm Avenue Facility as the Primary site with an Annex at the current Mosquito Control District Parcels. These two sites provide a total net acreage of 1.74 acres. While less than the recommended 3.04 acres, these sites provide the logistical access and necessary infrastructure to support most of the Community Services programs and operations. Additional "parks and recreation" storage is allowed at the Hawk Missile Site under the deed restriction and would make up the difference.

The existing lease between the City and the Mosquito Control District expires on May 5, 2014 and is planned to be extended through January 2016 to allow the District time to relocate. The District has indicated that they intend to purchase a site on Big Coppit Key and build a new facility.

Upon approval of a "primary site", Saltz Michelson Architects will develop three (3) conceptual redevelopment design alternatives and cost estimates. The final deliverable will be the submission of a Major Development Plan for this site for City Commission approval..

Design and development of the annex site would be performed under a future task order.

PURPOSE AND JUSTIFICATION

This project is based on Goal No. 4 of the City's 2011 Key West Strategic Plan", specifically maintaining the " Long-term sustainability of the City's Hard Assets"

The current facility located at 627 Palm Avenue has structures that are not compliant with current codes, in poor condition and/or not in compliance with US Navy setbacks. Currently, Community Services requires multiple sites throughout the City and as far north as Rockland Key to provide the needed area to conduct and manage operations, park and maintain vehicles, store materials, etc.

OPTIONS:

- 1) The City Commission approves the recommendations of the Consultant and City Staff for the redevelopment of the 627 Palm Avenue site as the "Primary Site" with an Annex located at the current Mosquito Control District Parcel.
- 2) The City Commission can approve the redevelopment of an alternate location for the Primary Site.
- 3) The City Commission can take no action.

FINANCIAL IMPACT:

This resolution has no financial impact as this based on an interim report from Salz Michelson as approved under Resolution 13-282.

RECOMMENDATION:

That the City Commission approve 627 Palm Avenue as the Primary Site with a future annex to be located at current Mosquito Control Parcel.