



MEMORANDUM

Date: December 2, 2025

To: Community Redevelopment Agency

Via: Brian L. Barroso, City Manager

CC: Steve McAlearney, Port & Marine Services Director

From: Karen Olson, Sr. Deputy Director Port & Marine Services

Subject: **File ID: 25-4724 – 631 Greene St Design Concept**

Introduction

Resolution approving the design concept for 631 Greene Street pursuant to City Ordinance Section 2-554(b)(2).

Background

At their October 2025 meeting the KWBB directed staff to bring forward staff's concept design plan for the redevelopment of the property at 631 Greene Street for consideration.

The proposed project will include the repair of the existing icehouse, demolition of the Reef Relief building and site improvements. The project will also include ancillary space for the existing fire pump, mechanical room, and storage on the second floor of the icehouse along with new storage facilities at the perimeter of the building. The site plan has been developed to maintain as much vehicle, scooter, and bicycle parking as possible and will provide a loading dock and delivery vehicle staging areas.

City Ordinance Section 2-554(b)(2) requires the KWBB to submit a resolution to the City Commission/CRA, for approval of architectural concept, design or plans of redevelopment at Key West Bight. If approved the project will still go through the full planning process including HARC, Planning Board, Tree Commission, etc.

The Key West Bight Management District Board approved this item at their November 12, 2025, meeting through Resolution KWBB #25-27 and request the City engage with tenant, Reef Relief, to ensure Reef Relief is not permanently removed as a tenant of the City.

Procurement

This project has been funded in Upland Leases Maintenance account 405-7502-575-6200 (KB75021802) and a budget transfer is not required.

Recommendation

The City Manager's Office and the Key West Bight Management District Board recommend approving the design concept for 631 Greene Street pursuant to City Ordinance Section 2-554(b)(2).