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THE CITY OF KEY WEST

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Action Statement

This ordinance places the question to voters by referendum whether the City of Key West should purchase real property located at 2800 Flagler Avenue Key West, Florida for a public park. Upon passage by two readings, the attached referendum language will be forwarded to the Supervisor of Elections to be placed on the November general election ballot. If majority vote of the electorate approve the purchase, then staff can negotiate the purchase of this property for the sole purpose as a public park.

Background

2800 Flagler Ave. (a vacant lot) consists of 4.25 acres with 1.20 acres of uplands, .56 acres of salt marsh, and 2.49 acres of high quality mangrove forest wetlands. Adjacent to this property is the 11th street public boat ramp to the Riviera Canal.

The property owner, Chabad of Key West, Inc., originally proposed to build a synagogue on 1.02 acres, but this project never materialized. This vacant lot has been for sale for several years with the possibility of building a minimum of 4 single family residences.

The property has been neglected over the last several years and has become a dumping ground and a shelter for the homeless who inhabit the mangrove areas.

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

Purpose and Justification

The intended use of this property is to create a public park consisting of:

- Fenced in children's playground
- Gazebo for picnics and gatherings
- Nature trails
- Benches
- Small basketball/tennis court complex
- Shades trees and vegetation
- Parking: autos, scooters, bikes, and handicapped parking.

Financial Impact

The property has been appraised at \$500,000 dollars and any offer made to the owner will be at or less than the appraised value. The monies to purchase this property will come from the Fort Zachary Taylor Surcharge Fund. These monies are designated for the purchases of environmentally sensitive property in the City of Key West. There will be some financial costs to the City after the property has been purchased. Currently there are commitments to provide in-kind services to help offset costs as outlined below:

- Conceptual design by William P. Horn Architect, PA donated
- Land planning by Owen Trepanier donated
- Land cleared and prepared for sodding by Toppino's and Sons donated
- Trash and debris hauling by Waste Management donated

Estimated capital costs will be \$100,000 to complete the park. The long term costs will be minimal consisting of: monthly grass cutting and tree pruning. Additional standard costs to maintain a public park will be consistent with other parks in the City of Key West.

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