RESOLUTION NO. 14-128

A RESOLUTION OF THE KEY WEST CITY COMMISSION DIRECTING STAFF TO PROCEED IMMEDIATELY WITH THE PLANNING, DESIGN AND ENGINEERING NECESSARY TO ASSEMBLE A MAJOR DEVELOPMENT PLAN FOR THE RECONSTRUCTION OF THE COMMUNITY SERVICES FACILITY LOCATED AT 627 PALM AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under Resolution 13-282, the City Commission awarded a Task Order to Saltz Michelson Architects to assemble a Major Development Plan for a new Community Services Facility; and

WHEREAS, the first deliverable under the Community Services Facility project is a site selection report, which is attached hereto; and

WHEREAS, City staff reviewed the report, and supports the consultant's recommendation that the best site for the Community Services Facility is 627 Palm Avenue, with an "Annex" located at the current Mosquito Control parcel on Stock Island; and

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

Section 1: Staff is directed to proceed immediately with the planning and engineering necessary to assemble a Major Development Plan for the reconstruction of the Community

Services Facility at 627 Palm Avenue, and future development of an annex at the current Mosquito Control Facility Parcel.

Section 2: 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.

Passed and adopted by the City Commission at a meeting held this 6th day of May, 2014.

Authenticated by the Presiding Officer and Clerk of the Commission on 7th day of May, 2014.

Filed with the Clerk on May 7, 2014.

Mayor Craig Cates	Yes
Vice Mayor Mark Rossi	Yes
Commissioner Teri Johnston	Yes
Commissioner Clayton Lopez	Yes
Commissioner Billy Wardlow	Yes
Commissioner Jimmy Weekley	Yes
Commissioner Tony Yaniz	Yes

CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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)

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 that 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.