



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Scott Morgan, Interim City Manager

THRU: Richard E. Stover, Fire Chief

DATE: February 6, 2025

RE: Consideration of a Vacant Land Lease Agreement between KIMAYA, LLC and the City of Palm Bay, regarding property generally located the intersection of Mara Loma Boulevard and Babcock Street (Tax ID: 3010920, Parcel ID: 30-37-04-UT-0S1).

SUMMARY:

Palm Bay Fire Rescue requests consideration to enter into a Vacant Land Lease Agreement between KIMAYA, LLC regarding premises generally located at or near the intersection of Mara Loma Boulevard / Babcock Street, Tax ID: 3010920 / Parcel ID: 30-37-04-UT-0S1. This is the former sales center for the adjacent mixed-use development. This lease is to locate a temporary Fire Station (Station 9) for the City of Palm Bay.

At the August 13, 2024, Regular City Council Meeting, Council approved the allocation of \$3.7 million from the undesignated general fund balance for the purchase and installation of two (2) temporary fire stations, Northwest (NW) Station 8 and Southeast (SE) Station 9. This appropriation included the estimated costs of the design, permitting, and installation/delivery of the temporary stations. These temporary stations intend to provide Fire Rescue services to the designated areas while a nearby permanent station is designed and the site is prepared for the development of the station being constructed. The modular structure is designed to house (7) firefighters and be equipped with one (1) fire engine, one (1) squad vehicle, and one (1) high water/brush rescue vehicle.

On January 2, 2025, Council approved the purchase of the first modular/relocatable fire station for Southeast Temporary Fire Station 9 from Elite Aluminum Corporation. Temporary Fire Station 9 will be put in place until a permanent station is built. As Palm Bay continues to experience growth in the southeast, the temporary station can provide emergency services for quicker response times for the safety of all residents within the southeast quadrant of the city.

The City Attorney's office is actively negotiating with the owner's legal team and Staff is confident a mutually acceptable lease agreement will be finalized soon. This lease is for two years with the option to extend for one additional year. The annual rate is \$10 per year. The City will extend sewage, potable water, fire sprinkler, information technology and electrical service onto the property to support the installation of the temporary, modular/relocatable building. The City has engaged Consor Engineering from the awarded consultant library to design the site work and utility extension work needed for the temporary station. As such, those improvements will stay with the property once the lease expires. The building will occupy the non-paved area of the lot and cover an area of about 3000 square feet. The position of the building on the property is intended to mirror the placement of the now removed visitors center installed by the Landlord. The City will also make minor sidewalk and landscaping alteration to support the installation and accessibility to the building. The lease does require the City to restore the site to previous conditions, which will require some sodding and sidewalk repairs. Staff will request funding for restoration in the Fiscal Year 2027 (or Fiscal Year 2028) budget. The lease does acknowledge the ongoing developer construction of the mixed used development, and that access to the site must not be materially impacted.

Once the lease is executed, Staff will issue the purchase order to Elite Aluminum Corporation for the modular structure. Staff anticipates this temporary station to be operational in late summer of 2025.

REQUESTING DEPARTMENTS:

Fire Rescue

FISCAL IMPACT:

The annual rent for the premises during the initial term is \$10 per month (\$120 annually). Funds are available in the Fire Rescue Department's budget for fiscal year 2025. Thereafter, if the lease is renewed, the term is \$10 per month.

STAFF RECOMMENDATION:

Motion to approve the Vacant land Lease Agreement between KIMAYA, LLC and the City of Palm Bay regarding premises generally located at or near the intersection of Mara Loma Boulevard / Babcock Street, Tax ID: 3010920 / Parcel ID: 30-37-04-UT-0S1; and authorize the City Manager to execute the Agreement and subsequent renewals.