

**AGENDA  
CITY OF KEY WEST  
TRUMAN WATERFRONT ADVISORY BOARD**

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, MARCH 5 – 12:00 P.M.**

**1. CALL MEETING TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE TO THE FLAG**

**4. APPROVAL OF AGENDA**

**5. APPROVAL OF MINUTES:**

- a. December 4, 2009

**6. REPORTS:**

- a. Duties For Both TWAB And The Bahama Village Redevelopment Advisory Commission, Doug Bradshaw
- b. Update on Truman Waterfront Marina, Margaret Domanski
- c. Update on Assisted Care Living Facility, Albert Sullivan
- d. Update on the BCCLT, Jerry Curtis
- e. Update on Infrastructure/Utilities, Owen Trepanier

**7. ITEMS FOR ACTION**

- a. Approve date and location for the Truman Waterfront Workshop for the 6.6-acres. Saturday, April 24<sup>th</sup>, 9:00-12:00 at the Douglass Gym
- b. Approve Agenda for Workshop
- c. Approve Public Walk thru of Site, Saturday, April 10<sup>th</sup> at 10:00
- d. Additional members to Board

**8. ITEMS FOR DISCUSSION**

- a. Boat Ramp
- b. Neighborhood Workshops

**9. BOARD COMMENTS**

**10. PUBLIC COMMENT**

**11. NEXT MEETING: April 2, 2010**

**12. ADJOURNMENT**

**MINUTES FOR  
DECEMBER 4, 2009**

**MINUTES**

**TRUMAN WATERFRONT ADVISORY BOARD MEETING**

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, DECEMBER 4, 2009**

A regular meeting of the Truman Waterfront Advisory Board of the City of Key West, Florida was held in Commission Chambers, Old City Hall, 510 Greene St. on Friday, December 4, 2009.

Chairman Gilleran called the meeting to order at 12:06 p.m.

Answering roll call were Board Members, Albert Sullivan, Jerry Curtis, Kurt Lewin, Vice-Chair Margaret Domanski, Chairman Jim Gilleran and Non-voting Ex-officio Board Members Ron Demes, Navy, and Sean A. Morton, NOAA.

Absent was board member Ashish Soni

Also present were city staff Assistant City Attorney Larry Erskine, Port Operations Project Manager Doug Bradshaw, City Planning Director Amy Kimball-Murley, Port Operations Coordinator Martha Arencibia,

Owen Trepanier arrived at 12:15 p.m.

The Pledge of Allegiance to the flag of the United States of America was given by all present.

**APPROVAL OF AGENDA**

It was moved by Mrs. Domanski and seconded by Mr. Sullivan to approve the Agenda with the following changes:

Add-on under Discussion Item 8(c) Mission Statement.

The agenda was accepted.

**PRESENTATIONS:**

Mr. Kelly, representing the BCCLT, spoke to the Board with regards to the current situation of the BCCLT, the City ordered audit report. He outlined where the BCCLT is operationally at the current time, where they want to be and how they plan to proceed with the hopes to regain the organization's good standing in the near future. Mr. Kelly noted that the Board is in the process of recruiting new members for the Board of Directors. He estimated that it will take 3 months for a new board to be constituted and another 3 to 6 months before the BCCLT would be ready to move forward on any lease discussions with the City.

**REPORTS:**

**a.) Board Member update on Truman Waterfront Marina**

Mrs. Domanski gave a brief update stating that the MSM representatives will be meeting with City Staff on the 22<sup>nd</sup>. She stated that the group had already met with the new Mayor and Commissioners regarding their marina proposal.

**b.) Board Member update on Assisted Care Living Facility**

Mr. Sullivan stated that due to a full agenda and lack of proper notice, the Ordinance approving a change in zoning was rescheduled for the December 15th City Commission Meeting. He stated that the steering committee for the Assisted Care Living Facility has decided to wait till the DCA approves the change in zoning before sending out RFP's which would be a window of 30 to 60 days.

Amy Kimble-Murley commented on the request for zoning change to include conditional use to allow Assisted Care Living Facility.

**c.) Board member update on infrastructure/Utilities**

No update given.

**ITEMS FOR ACTION**

**a.) BCCLT Liaison Appointment**

It was moved by Mr. Lewin and seconded by Mrs. Domanski to table the appointment of a TWAB member as liaison to the BCCLT until the BCCLT completes their membership evaluation meeting some time after December 29, 2009.

Yeas: None

Nays: Sullivan, Trepanier, and Domanski

It was moved by Mrs. Domanski and seconded by Mr. Lewin to elect Jerry Curtis as liaison to the BCCLT Board.

Yeas: Board Members Sullivan, Trepanier, Lewin, Curtis, Domanski and Chairman Gilleran

Nays: None

**b.) Meeting Dates**

It was the consensus of the Board to meet on the first Friday of every month at 12 noon rather than meeting every other Friday.

It was moved by Mr. Trepanier and seconded by Mrs. Domanski to approve the revised meeting date and time.

Yeas: Board Members Sullivan, Trepanier, Lewin, Curtis, Domanski and Chairman Gilleran

Nays: None

**ITEMS FOR DISCUSSION**

**a.) Alternative Plans for Property**

After a brief discussion, it was the consensus of the Board to review the Comp Plan, Zoning Regulation and BRAC plans to help guide the Board in considering alternate plans for the 6.6 acre site previously set aside for a development lease with the BCCLT.

**b.) Ingham and Mohawk location for future**

After a brief discussion, it was the consensus of the Board to look at the long term effects and possible alternate berthing locations for the Ingham and Mohawk with regards to the development of the marina area. Doug will request former Commissioner Bill Verge get back with the Board on this matter.

**c.) Mission Statement**

It was the consensus of the Board that this item be tabled to the next meeting and that it be placed under Items for Action.

**BOARD COMMENTS**

Mr. Trepanier requested that staff place under Items for Action the public's use of Truman Waterfront boat ramp. He also requested staff provide an update and follow up on Admirals Cut.

**PUBLIC COMMENT**

Willy Lee, Key Cove commented on problems with public access to the Truman Waterfront via Southard Street during the recent powerboat races.

**ADJOURNMENT**

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to adjourn.

There being no further business, the Chairman adjourned the meeting at 1:15 p.m.

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Martha Arencibia, Clerk of the Board  
Port Operations Coordinator

# **DUTIES FOR THE TWAB**

The City Commission created the Truman Waterfront Advisory Board by passage of Resolution 09-051 at the City Commission Meeting held on February 18, 2009. The Board will consist of seven members appointed for three-year terms.

**The Mission and duties of the Truman Waterfront Advisory Board are listed below:**

- To make recommendations to the City Commission for the improvements of the Truman Waterfront.
- To promote the rehabilitation, revitalization, conservation and redevelopment of lands and structures within the Truman Waterfront.
- Advise the City Commission on projects and uses for the property which are consistent with the comprehensive plan and conveyance documents from the United States.
- Explore funding sources to offset any potential taxpayer burden.
- Study the feasibility of proposed projects and the viability of future projects.
- Facilitate productive communication and elicit opinions from all interested individuals and entities, especially the United States Navy.

**The term guidelines of the Board are listed below:**

- The seven positions on the Board shall be filled by each member of the City Commission, each serving three-year terms.
- There may be a non-voting ex-officio additional member of the Board appointed by the United States Navy.
- There may be a non-voting ex-officio additional member of the Board appointed by the National Oceanic and Atmospheric Administration (NOAA).

**Qualifications:**

- All board members shall be residents of the City of Key West.
- The Board shall consist of least one member from each of the following disciplines: legal, accounting and planning.
- One member of the Board shall be nominated by the Key West Chamber of Commerce.
- Remaining three members shall be individuals with a demonstrated interest in community service.

**The appointed members are as follows:**

Commissioner Gibson.....Owen Trepanier  
Commissioner Johnston.....Margaret Domanski  
Former Commissioner Kolhage.....Jim Gilleran  
Commissioner Lopez.....Ashish Soni  
Commissioner Rossi.....Kurt Lewin  
Commissioner Verge.....Albert Sullivan  
Mayor McPherson.....Jerry Curtis

**DUTIES FOR THE  
BAHAMA VILLAGE  
REDEVELOPMENT  
ADVISORY  
COMMISSION**

The City Commission created the Bahama Village Redevelopment Advisory Committee, otherwise known as BVRAC, by passage of Ordinance 08-018 at the City Commission meeting held on November 5, 2008.

The City Commission passed on January 6, 2009 Resolution 09-016 allowing each Commissioner and the Mayor an appointment to the Bahama Village Redevelopment Advisory Committee (BVRAC).

**The mission and duties of the committee are listed below:**

- The role of the committee is to review funds, determine the most appropriate use of resources available, and make recommendations to the City Commission and Bahama Village Community Redevelopment Agency (CRA).
- To recommend to the Caroline Street Corridor and the Bahama Village Community Redevelopment Agency (CRA) projects best suited for the use of redevelopment trust funds.
- To recommend to the City Commission changes to the Bahama Village Redevelopment Plan and city ordinances that would promote the purposes of Florida Statue section 163.387, and those funds which would improve the process for reviewing requests for funding.
- To review applications from individuals and organizations eligible to receive TIF funds to the CRA those projects they determine by majority vote to deserve consideration by the CRA. Except in circumstances involving a justifiable emergency and those projects under taken prior to the enactment of Ordinance 08-018 preference should be given to those projects with a contemplated plan of action to ensure the most appropriate and fiscally responsible use of taxpayers funds, rather than to projects seeking reimbursement

**The term guidelines of the committee are listed below:**

- The term of the committee member shall be equal and run parallel to that of the appointing commission member. The committee member's term shall end at the conclusion of the commission member's term; a re-elected commission member may reappoint a committee member.
- The members of the committee shall serve without pay.

**Qualifications for potential members:**

- Each member shall either reside within the boundary of the district entitled to receive trust funds (Bahama Village Community Redevelopment Area).
- Or be an active member of a social, recreational, religious or similar organization located within such district.
- An individual not residing within the district, but otherwise qualifying for membership based upon his or her organizational participation, must provide a letter of support from the head of such group.

**The appointed members are as follows:**

Commissioner Gibson.....Warren Leamard  
Commissioner Johnston.....Rev. Dr. Randy Becker  
Commissioner Wardlow.....Jerry Curtis

Commissioner Lopez.....Carmen Turner  
Commissioner Rossi.....Aaron Castillo  
Commissioner Weekley.....Peggy Ward Grant  
Mayor Cates.....Annette Mobley

# **AGENDA FOR WORKSHOP**

**Draft Agenda**  
**Saturday, April 24, 2010**  
**9:00AM- 12:00PM**  
**"Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel"**

**City Commission/Truman Waterfront Advisory Board/  
Bahama Village Redevelopment Advisory Committee**

- 1. Purpose of Meeting**
- 2. Introductions**
- 3. Agenda and Hand-Out Review**
- 4. Ground Rules**
- 5. Background Information**
  - A. Location of Truman Waterfront Parcel and 6.6 Acre Area
  - B. Recap of Public Planning Process To-Date
    - i. 1997 - Federal Base Reuse Plan
    - ii. 1999 – Chapter 288 Base Reuse Plan
    - iii. 2004 – DMJM Harris Concept Plan
  - C. The Defining Limitations
    - i. Deed Restrictions/Navy Involvement
    - ii. Land Use Planning Issues
  - D. Questions
- 6. Public Issue Identification**
  - A. Identification of Opportunities and Constraints on the Site
- 7. Public Brainstorming About Possible Uses**
  - A. Current Uses/Approvals
  - B. Identification of Possible Uses
  - C. Prioritization of Possible Uses
- 8. Conclusions and Next Steps. Timetable(s)**