

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

OLD CITY HALL, 510 GREENE STREET

WEDNESDAY, AUGUST 4, 2010 – 6:00 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. May 7, 2010
 - b. June 11, 2010
- 6. ITEMS FOR ACTION**
 - a. Recommendation to City Commission for development of the 6.6-acre Truman Waterfront Parcel
- 7. DISCUSSION**
 - a. Historic Ships at the Truman Waterfront
- 8. PUBLIC COMMENT**
- 9. BOARD COMMENTS**
- 10. NEXT MEETING:**
 - a. Regular Meeting-September 3, 2010, 12:00, Old City Hall
- 11. ADJOURNMENT**

MINUTES
MAY 7, 2010

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

FRIDAY, May 7, 2010

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, May 7, 2010.

Chairman Gilleran called the meeting to order at 12:00 p.m.

Answering roll call were Board Members, Albert Sullivan, Jerry Curtis, Kurt Lewin, Vice-Chair Margaret Domanski, Chairman Jim Gilleran.

Absent was board member Owen Trepanier , and Non-voting Ex-officio Board Members Ron Demes, Navy, and Sean A. Morton, NOAA.

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,

Ashish Soni arrived at 12:05 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 Mr.Sullivan, and seconded by Mrs. Domanski, that a presentation by Tom Pope on Truman Waterfornt Connectivity Project be added to the Agenda.

It was moved by Mr. Curtis and seconded by Mr. Lewin to approve the

Agenda with the change.

The agenda was accepted.

PRESENTATIONS:

Tom Pope, architect, gave a brief presentation on the Truman Waterfront Connectivity Project.

REPORTS:

Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel – Facilitator’s Summary Report (May 3, 2010 draft).

Discussion of the content of the May 3, 2010 draft Report included Board members opinions that the report was comprehensive and an accurate description of the content of the April 24th workshop. Mr. Rafael Montalvo’s skill in facilitating the workshop discussion was complimented. It was noted that there were few new recommended uses of the 6.6-acre parcel from earlier public workshops in terms of the public’s desires for the use of this Truman Waterfront space.

Relating to the content of the report itself, Mrs. Domanski requested that a correction be made in the section titled “Next Steps” to reflect the order in which the Commission appointed Boards would review the results of the workshop showing the Truman Waterfront Advisory being named first.

PUBLIC COMMENT

Robert Kelly, 801 Elizabeth Street, Key West

Vera Vasek, Sculpture Key West

Paul Williams, Stock Island

BOARD COMMENTS

Members of the Board reviewed and discussed the Draft report with direction given to staff to make the correction noted by Mrs. Domanski under "Next Steps". Consensus was to give the public and board members time to review all the recommendations on the report with any action on the report to be taken at the June meeting.

ITEMS FOR ACTION

Recommendation to City Commission for development of the 6.6-acre Truman Waterfront Parcel.

It was moved by Mr. Curtis and seconded by Mr. Lewin to table the item for discussion.

Motion was withdrawn.

It was moved by Mrs. Domanski and seconded by Mr. Lewin to direct staff to come up with a specific list of recommendations that are a result from the draft report of the Joint Workshop and the comments from the public and the TWAB for said Board to consider at the next meeting to determine how to move forward on the 6.6-acre property.

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

Nays: None

NEXT MEETING:

It was moved by Mrs. Domanski and seconded by Mr. Curtis to move the next meeting date to Friday, June 11, 2010 at 12:00 , Old City Hall.

Meeting date accepted.

ADJOURNMENT

It was moved by Mrs. Domanski and seconded by Mr. Soni to adjourn. There being no further business, the Chairman adjourned the meeting at 1:15 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator

MINUTES
JUNE 11, 2010

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

FRIDAY, June 11, 2010

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, June 11, 2010.

Chairman Gilleran called the meeting to order at 12:05 p.m.

Answering roll call were Board Members Owen Trepanier, Jerry Curtis, Vice-Chair Margaret Domanski, Chairman Jim Gilleran, Non-voting Ex-officio Board Member Ron Demes and Shawn Morton NOAA

Absent were Board Members Ashish Soni, Albert Sullivan and Kurt Lewin.

Mr. Sullivan arrived after the roll had been called

Also present were City Staff Assistant City Attorney Larry Erskine, Port Operations Project Manager Doug Bradshaw, City Planner Amy Kimble-Murley, and Clerk of the Board Martha Arencibia.

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. Trepanier to approve the Agenda.

The agenda was approved.

APPROVAL OF MINUTES:

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to approve the Minutes of February 5, 2010 with the following amendments: Page 2. under Update on Infrastructure/Utilities to read: It was the unanimous decision of the Board to discuss further contamination on Truman Waterfront. Page 3 under Boat Ramp add the language “within a month’s time” and Remove extra e from Ron Deemes to reflect “Demes”.

With no objection, the minutes were unanimously approved.

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to approve the Minutes of March 5, 2010 with the following amendments: Remove extra e from Ron Deemes to show “Demes”. Page 5. under Boat Ramp add the following language: “With envisioning that Marina Management would be in place to manage the boats in the harbor to insure compliance with security stand offs and informational signage be installed at the boat ramp and elsewhere. With the understanding that signage would suffice in lieu of a Marina Manager until which time that a Marina Manager was in place.

Page 2. Under Reports section b): Change Mr. to Mrs. and under d) ...recommendation to the Board “at” be changed to “that” .

With no objection, the minutes were unanimously approved.

ITEMS FOR ACTION

a.) Accept the findings of the “Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel”

After brief comments of support by the Board, it was moved by Mr. Trepanier and seconded by Mrs. Domanski to approve the findings report of the

Joint Workshop on the 6.6-Acre area of the Truman Waterfront Parcel a copy of which is attached hereto and made a part hereof.

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

Nays: None

It was moved by Mrs. Domanski and seconded by Mr. Sullivan to rescind the motion to approve in order to hear public comments first.

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

Nays: None

PUBLIC COMMENTS:

Jed Regante, 1612 United St.

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to approve the findings of the Joint Workshop on the 6.6-Acre area of the Truman Waterfront Parcel.

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

Nays: None

b.) Recommendation to City Commission for development of the 6.6-Acre Truman Waterfront Parcel

Board members commented on concerns and language they wanted to have incorporated in the list of recommendations to the commission.

PUBLIC COMMENT

Robert Kelly, 801 Elizabeth Street

Bob Calhoun 402 Appleroth Land, Habitat for Humanity

Jed Regante, 1612 United St.

Mike Mongo, 1218 Pearl St.

It was moved by Mr. Trepanier and seconded by Mrs. Domanski that staff incorporate the concerns and comments made by the Board to the Recommendation to the City Commission (LRA) for development of the 6.6-Acre Truman Waterfront Parcel and that it be brought before the Board at the next schedule meeting for review and approval.

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

Nays: None

BOARD COMMENTS

Mrs. Domanski reported that she had spoken with Robert Spottswood of MSM regarding the County Attorney's reported opinion that bed tax dollars could not be used to underwrite a bond issued in support of Marina and Upland Parkland development. His company disagrees with the county attorney's position and believes their funding proposal is feasible. They are continuing to move ahead as planned and will address the issues raised by the county attorney in order to make the financing plan work. Mr. Spottswood will come to the next TWAB meeting to provide an update on progress.

Mr. Trepanier queried staff regarding that the steps will be on development of the 6.6 acres once the TWAB's recommendations have been received. It was the consensus of the Board that staff provides a step-by-step list of procedures for how the recommendations from the Board to the City Commission (LRA) on the development of the Truman Waterfront property at will be implemented. Mr. Bradshaw will provide these procedures at the next meeting.

PUBLIC COMMENTS:

Robert Kelley, 801 Elizabeth Street

Jed Regante, 1612 United St.

Paul Williams, add his address from previous minutes

NEXT MEETING DATE

Friday, July 2, 2010 at 12:00, Old City Hall

ADJOURNMENT

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

There being no further business, the Chairman adjourned the meeting at 1:16 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator

ITEM FOR ACTION

Item for Action – Development of 6.6 Acres

The Truman Waterfront Advisory Board (TWAB) makes the following recommendations to the LRA (City Commission) in development of the “6.6 acre parcel” at the Truman Waterfront:

- The 6.6 acres shall be reintegrated with, and considered part of the overall Truman Waterfront,
- Development of the “6.6-acre parcel” is completed to maximize its integration into the adjacent Bahama Village neighborhood,
- The former Navy galley building shall be repaired (Bldg 1287, 17,500 sq ft) or a new one be constructed to house a multi-use community center with possible future expansion capacity,
- Outdoor multiple use recreation complexes shall be created. The complexes shall include but not be limited to a multiple purpose recreational field with minimal dimensions of 110 yards by 70 yards but not less than 1.6 acres in size and recreation basketball courts,
- Limited commercial areas shall be developed in conjunction with a workforce housing component. The commercial space may be utilized by neighborhood orientated type businesses including but not limited to local artists, fishermen, and entrepreneurs or as an open market space,
- A community park and community garden component shall be created that showcases Key West history and the Key West African American heritage,
- All facilities shall be constructed utilizing the latest sustainable and environmental friendly products and technology,
- Any and all development shall be economically viable and enhance the existing Tax Increment Funding District (TIF), and provide economic opportunities to all the citizens of Key West,
- Development shall encourage access to and use of the property by biking or walking,
- The TWAB recommends that development of this project be a joint effort between both the City and private enterprises.