

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

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, FEBRUARY 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. October 23, 2009
  - b. November 6, 2009
- 6. PRESENTATIONS**
  - a. Bender and Associates
- 7. REPORTS:**
  - a. Update on Truman Waterfront Marina, Margaret Domanski
  - b. Update on Assisted Care Living Facility, Albert Sullivan
  - c. Update on the BCCLT, Jerry Curtis
  - d. Update on Infrastructure/Utilities, Owen Trepanier
- 8. ITEMS FOR ACTION**
  - a. Scheduling of Truman Waterfront Workshop for the 6.6-acres (Time/Place)
  - b. Agenda for Workshop
  - c. Use of Boat Ramp
- 9. ITEMS FOR DISCUSSION**
  - a. Long term planning for USCGC Mohawk and Ingham (Bill Verge)
- 10. BOARD COMMENTS**
- 11. PUBLIC COMMENT**
- 12. NEXT MEETING: March 5, 2010**
- 13. ADJOURNMENT**

**MINUTES FOR  
OCTOBER 23, 2009**

**MINUTES**  
**TRUMAN WATERFRONT ADVISORY BOARD MEETING**  
**OLD CITY HALL, 510 GREENE STREET**  
**FRIDAY, OCTOBER 23, 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, October 23, 2009.

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

Answering roll call were Board Members Ashish Soni, Albert Sullivan, Jerry Curtis, Kurt Lewin, Vice-Chair Margaret Domanski, Chairman Gilleran and Non-voting Ex-officio Board Member Sean Morton.

Absent were Board Members Owen Trepanier, Jerry Curtis and Ron Demes.

Also present were Assistant City Attorney Ron Ramsingh, Port Operations Project Manager Doug Bradshaw, City Planner Amy Kimball-Murley, Deputy Clerk Angela Budde and members of the press and community.

Owen Trepanier arrived at 12:10 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 Mr. Trepanier to approve the agenda without changes. There were no objections.

**APPROVAL OF MINUTES:**

September 25, 2009

It was moved by Mr. Sullivan and seconded by Mr. Trepanier to approve the Minutes of September 25, 2009 with the following amendments made by Mrs. Domanski: Under Reports b: Board Member update on Truman Waterfront Marina: to be reflected as a presentation made by the Board to the City Commission on September 15, 2009, and correction to typos.

There being no objections the Minutes were approved.

## **PRESENTATIONS**

### **Assisted Care Living Facility: Sandy Higgs**

Sandy Higgs gave a presentation on the facts, history and progress on the Assisted Care Living Facility Project and introduced Sheldon Davison, a member of the A.C.L.F. Board.

City Planner Amy Kimble-Murley, spoke on the matter.

Assistant City Attorney Ron Ramsingh also commented on the subject.

## **REPORTS:**

### **a. Coordinator Doug Bradshaw**

#### **1. Navy/TAMPOA Settlement Agreement**

Doug Bradshaw stated that he provided the Board with a copy of the TAMPOA Settlement Agreement for their review and references.

Mrs. Domanski stated that she would hope the Board would attempt to obtain a pedestrian gate on the Eaton Street fence.

### **b. Board Member update on Truman Waterfront Marina**

Mrs. Domanski stated that she had nothing new to report at this time.

Mr. Bradshaw stated that he reviewed a letter from the MSM group stating what was presented to the Commission and what they had agreed to do. He stated that the MSM were

meeting with staff to gather information in order to have a formal meeting with the Commission in November. He stated that he would provide the Board with a copy of the letter.

Mr. Jerry Curtis was excused from the meeting due to a prior engagement.

**c. Board Member update on Assisted Care Living Facility**

Mr. Sullivan provided the Board members with a cautionary tale regarding a not-for-profit assisted care facility organization that failed in Nantucket and which was very similar to what was being proposed here.

**d. Board Member update on Infrastructure/Utilities**

No up date was given.

**ITEMS FOR ACTION:**

**a.) ACLF Lease extension**

Mr. Trepanier recused himself from participating in discussions and voting on this matter.

Mrs. Domanski stated that she would like to propose that language be added to seek public opinion on the projects proposed for the Truman Waterfront Property and to disseminate information to the public on same.

It was moved by Mr. Lewin and seconded by Mr. Sullivan to support the request to extend the Assisted Care Living Facility lease by 1-year.

Yeas: Mr. Soni, Mr. Sullivan, Mr. Lewin, Mrs. Domanski, Chairman Gilleran

Nays: None

Recused: Board Member Owen Trepanier

**b. Mission Statement**

It was moved by Mrs. Domanski and seconded by Mr. Lewin, that the item be tabled to the November 6, 2009 meeting.

YEAS: Mr. Soni, Mr. Sullivan, Mr. Trepanier, Mr. Lewin, Mrs. Domanski, Chairman Gilleran

NAYS: None

## **BOARD COMMENTS**

Mr. Sullivan stated that the community had voiced concerns regarding an assisted care living facility being located in a flood zone and issues regarding the utilities running under the proposed building.

Mrs. Domanski stated that there were new Commissioners in office and that the Board members should seek their direction on the Board's Mission Statement.

In response to Mr. Morton's questions regarding the 1 cent sales tax bond issue. Mrs. Domanski stated the Spottswoods were working with legal council on how to create the bond and the time schedule. She stated that they will be going before the Board as well as City Commission with their findings shortly.

Mr. Bradshaw stated that the Spottswoods did send in a timeline that showed that once an agreement was in place it would be done within 36 months.

Mr. Gillran stated that he felt that they need to continue to refine the Mission Statement and revisit it at the next meeting. He requested that Mr. Sullivan be present at the November 17, 2009 City Commission Meeting representing the Truman Waterfront Advisory Board's unanimous support of the 1-year extension of the Assisted Care Living Facility. Mr. Sullivan agreed to appear.

In response to Mr. Morton's question regarding the status of eminent domain and Admiral's Cut, Mr. Bradshaw stated that at the last City Commission meeting City Attorney Shawn Smith had spoke with special council and that they would be coming down to present their finds before the City Commission.

## **PUBLIC COMMENTS**

Sandy Higgs spoke on the Assisted Care Living Facility.

## **ADJOURNMENT**

It was moved by Mr. Sullivan and seconded by Mrs. Domanski to adjourn. There being no further business, the Chairman adjourned the meeting at 1:18 p.m.

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Martha Arencibia  
Port Operations Coordinator

**MINUTES FOR  
NOVEMBER 6, 2009**

**MINUTES**  
**TRUMAN WATERFRONT ADVISORY BOARD MEETING**  
**OLD CITY HALL, 510 GREENE STREET**  
**FRIDAY, NOVEMBER 06, 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, November 6, 2009.

Vice Chair madam Domanski called the meeting to order at 12:03 p.m.

Answering roll call were Board Members Ashish Soni, Albert Sullivan, Jerry Curtis, Owen Trepanier and Non-voting Ex-officio Board Members Ron Demes and Sean Morton.

Absent were Board Members Kurt Lewin and Chairmen Jim Gilleran

Also present were Assistant City Attorney Larry Erksine, Port Operations Project Manager Doug Bradshaw, City Planner Amy Kimball-Murley, Deputy Clerk Angela Budde and members of the press and community.

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

**CHANGES TO THE AGENDA:**

Under Items for Action: add (b) How often Board members meet and (c) Appointing Board member as liaison to BCCLT.

It was moved by Mr. Sullivan and seconded by Mr. Curtis to approve the agenda with the above mentioned changes. There were no objections.

**APPROVAL OF MINUTES:**

October 9, 2009

It was moved by Mr. Sullivan and seconded by Mr. Soni to approve the Minutes of October 9, 2009. All agreed.

**REPORTS:**

**a. Coordinator Doug Bradshaw**

**1. MSM Letter to City**

Doug Bradshaw stated that he provided the Board with a copy of the Meisel Spottswood Management Letter to City. He stated that the City was in the process of reviewing and responding to the MSM letter.

**2. Key West Bight Management District Board Powers and Duties**

Doug Bradshaw stated that he provided the Board with a copy of the power and duties of the Key West Bight Board Management District for their knowledge.

**3. Update on Admirals Cut**

Larry Erksine stated that the City Attorney Shawn Smith was meeting with a representative of the Welsh family and their attorney. Depending on the outcome of that meeting would determine the next step.

**b. Board Member update on Truman Waterfront Marina**

Mrs. Domanski stated that she had spoken with Robert Spottswood and that the principals at MSM were waiting on the City's response to MSM's letter prior moving further with plans for marina and upland parkland development. There was no action needed by the Board at this time.

Mr. Sullivan voiced concern regarding avenues of funding and the use of the ½ cent sales tax for the project.

Christine Godlunski, Vice President of Finances for the Spottswood's stated that she did not have any comments on funding at this time.

**c. Board Member update on Assisted Care Living Facility**

Mr. Sullivan stated that he voiced the Board's support for the year's extension which was unanimously approved by the City Commission. He stated that Item 8 on the Planning Board Agenda for November 10, 2009 Planning Board meeting was an Ordinance approving an amendment to Part B, Land Development Regulation, Section 122-168 and 122-1111 or the Code of Ordinance for the City of Key West, to permit nursing homes, rest homes and convalescent homes as a Conditional Use.

**d. Board Member update on Infrastructure/Utilities**

No up date was given.

**ITEMS FOR ACTION:**

**a.) Mission Statement**

Mrs. Domanski stated that she would like to propose that the item be discussed at the next meeting due to Mr. Gilleran being absent.

It was moved by Mr. Trepanier and seconded by Mr. Sullivan to table the item to next meeting.

Yeas: Mr. Soni, Mr. Sullivan, Mr. Trepanier, Mr. Curtis, and Chairman Mrs. Domanski

Nays: None

Recused: Board Member Owen Trepanier

**b. How Often Board Meets**

The Board discussed whether it was necessary for them to continue to meet twice a month now that they were up-to-date on Truman Waterfront development activity. It

was moved by Mr. Trepanier and seconded by Mr. Curtis, that the Board meet once a month on the first Friday of each Month.

YEAS: Mr. Soni, Mr. Sullivan, Mr. Trepanier, Mr. Curtis, Chairman Mrs. Domanski

NAYS: None

**c. Appointing Board member to BCCLT liaison.**

Mr. Curtis volunteered to be the liaison between the Board and the BCCLT.

**BOARD COMMENTS**

No comments

**PUBLIC COMMENTS**

Mike Mongo, 1018 Varela, Key West. Fl. spoke on whether the Assisted Care Living Facility would have adequate affordable units.

Sandy Higgs, representing FKACC spoke in response to Mr. Mongo's question.

**ADJOURNMENT**

It was moved by Mr. Sullivan and seconded by Mr. Trepanier to adjourn. There being no further business, the Chairman adjourned the meeting at 1:18 p.m.

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Martha Arencibia  
Port Operations Coordinator

# **CONCEPT PLANS**

**CITY OF KEY WEST**

**MEISEL/SPOTTSWOOD**

**ASSISTED CARE LIVING FACILITY**

**BCCLT**

**NEW GATEHOUSE ENTRANCE NAVY/FORT**



**Truman Waterfront  
Conceptual Master Plan**

Eaton Street

Simonton Street

Duval Street

Fleming Street

Whitehead Street

Southard Street

Thomas Street

Angela Street

Galadine Street

Petronia Street

Fort Street

Olivia Street

Truman Avenue

Julia Street

Virginia Street

Amelia Street

# PROPOSED PROJECT PLAN

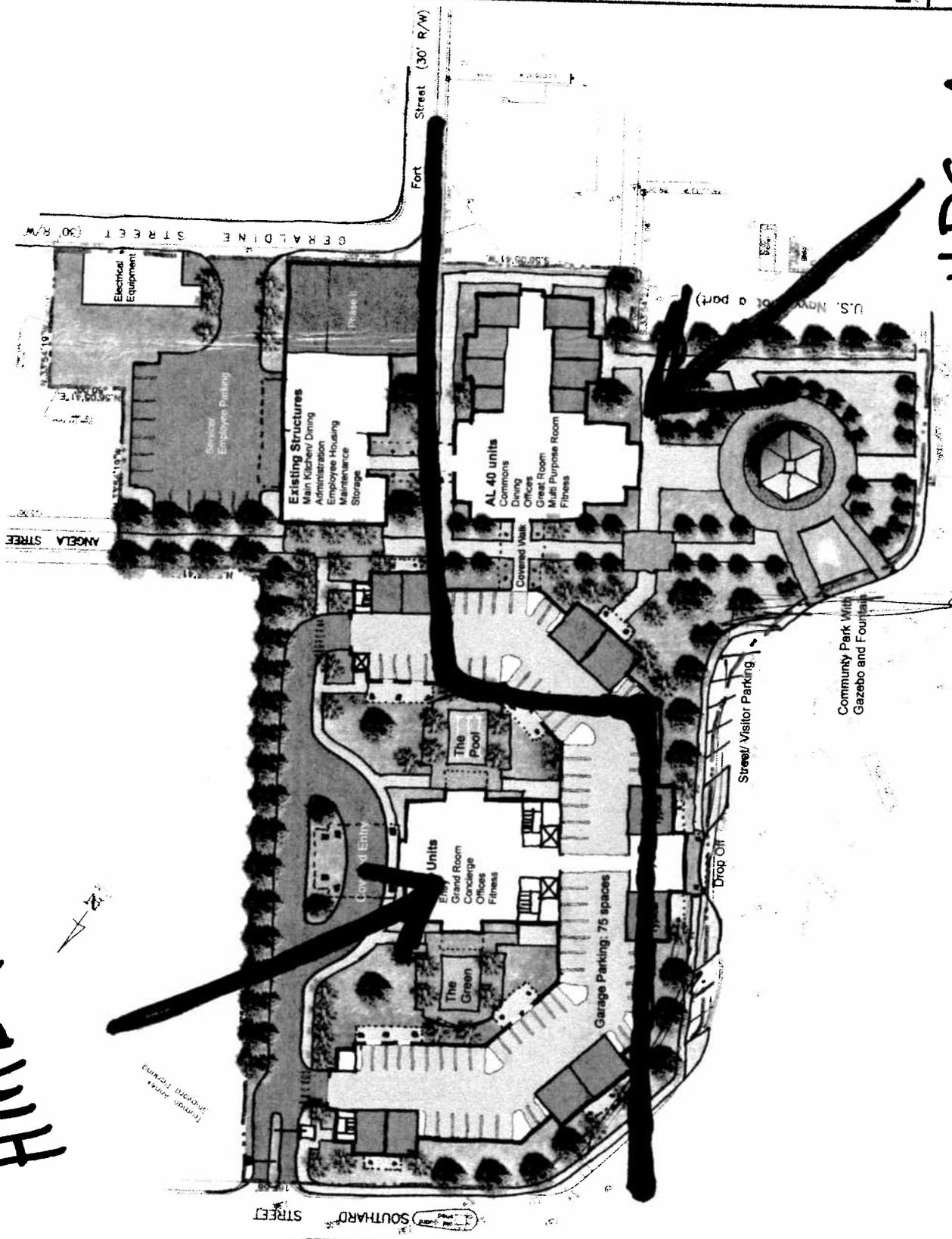


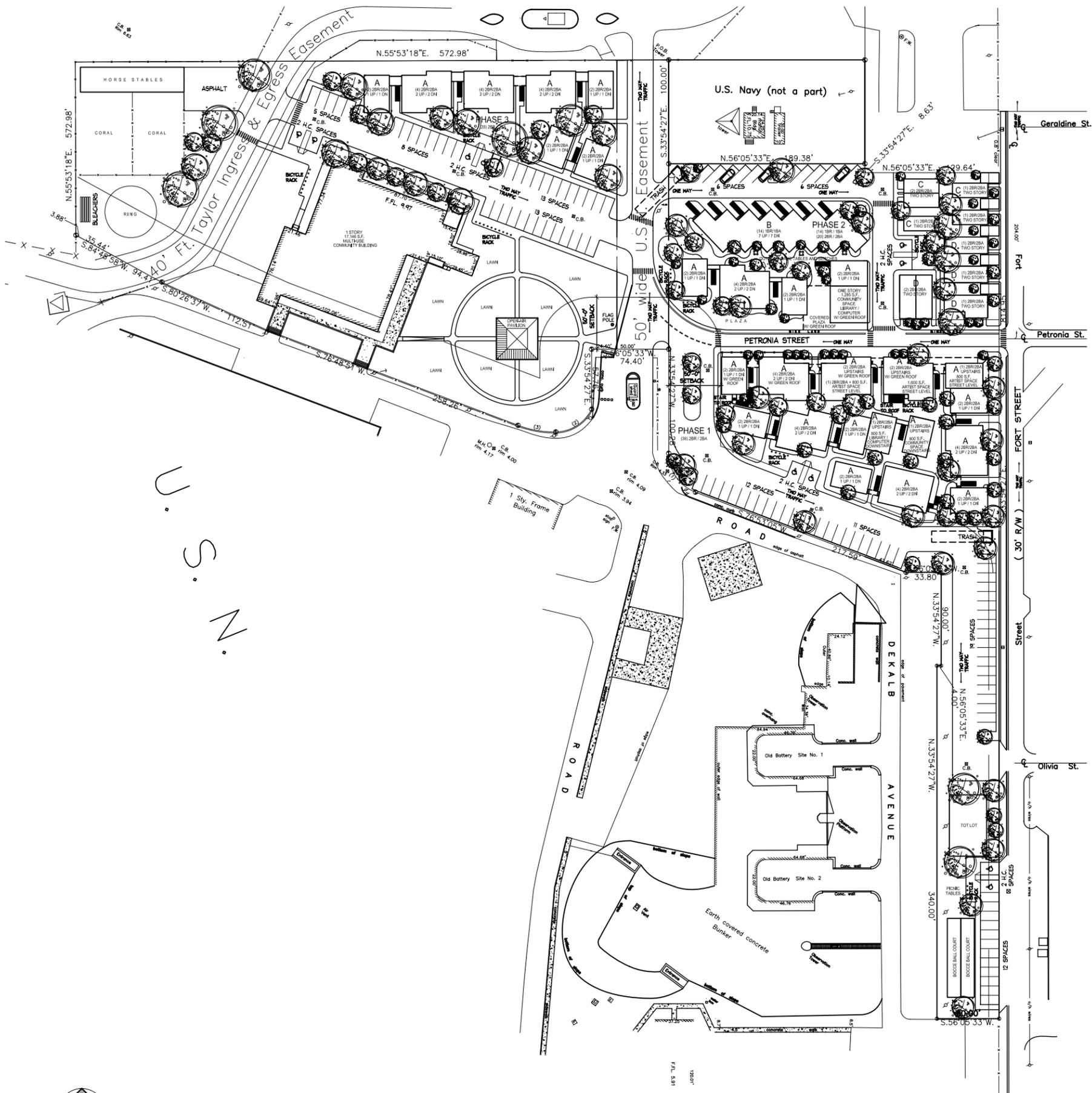
Proposed site plan for the entire Waterfront Development. The plan highlights the marina and the major support areas, such as:

- The Ellipse Event Grounds
- The Family Waterfront Park
- Harry S. Truman Waterfront Park
- Waterfront Promenade
- Marina Restaurant
- Waterfront Pool and Relaxation Center

HMDR

HPS-1





U.S.N.



SITE PLAN  
1" = 50'-0"

BCCLT TRUMAN  
WATERFRONT  
Key West, Florida 33040

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Key West, Florida 33040  
Telephone (305) 296-1947  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
p.l.l.c.

Project No: 0602

Date: 03/23/09



EXISTING BUILDING

ROAD TO OVER WAY

EXISTING BUILDING

FORT ZACHARY SANDS ROAD EXEMPTION

ROAD EXEMPTION

RESTROOM BUILDING

ROAD EXEMPTION



TRUMAU ANNEX, LEVY WEST, FL  
 MASTER DEVELOPMENT PLAN -  
 PARCEL 1 DEVELOPMENT SITE PLAN  
 SCALE: 1" = 30'-0"  
 JANUARY 31, 2006

DWIGHT HARRIS | AECOM