

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

OLD CITY HALL, 510 GREENE STREET

FRIDAY, MARCH 26 – 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. January 8, 2010
- 6. PRESENTATIONS**
 - a. Meisel-Spottswood Marina proposal update, Bill Spottswood
 - b. Mohawk/Ingham mooring plan/long term plan update, Bill Verge
- 7. REPORTS:**
 - a. Doug Bradshaw
 - b. Update on Truman Waterfront Marina, Margaret Domanski
 - c. Update on Assisted Care Living Facility, Albert Sullivan
 - d. Update on Infrastructure/Utilities, Owen Trepanier
- 8. ITEMS FOR ACTION**
 - a. Approve Agenda for Workshop
- 9. ITEMS FOR DISCUSSION**
 - a. Correcting misinformation concerning the Truman Waterfront
- 10. BOARD COMMENTS**
- 11. PUBLIC COMMENT**
- 12. NEXT MEETING:**
 - a. Walk Through of Property – April 10, 2010, 10:00 A.M.
 - b. Workshop-April 24, 2010, 9:00-12:00, Douglass Gym
 - c. Regular Meeting-May 7, 2010, 12:00, Old City Hall
- 13. ADJOURNMENT**

JANUARY 8, 2010 MINUTES

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

FRIDAY, JANUARY 08, 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, January 08, 2010.

Chairman Gilleran called the meeting to order at 12:03 p.m.

Answering roll call were Board Members Albert Sullivan, Owen Trepanier, 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 Planner Amy Kimble-Murley, Deputy City Clerk Sue Harrison

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 7(d): How the members of the board should handle inquiries from the community regarding use of the 6.6 acres of Property.

The agenda was accepted.

REPORTS:

a.) Ingham, Doug Bradshaw

Doug Bradshaw gave a brief update on the Ingham status with regards to the electrical hookup. Doug agreed to invite Bill Verge to the next meeting to present to the Board long term planning for the Ingham and Mohawk.

b.) Update on Truman Waterfront Marina

Robert Spottswood, representing the Meisel & Spottswood, gave an update as to where they were currently with the project and what they envision could be done with the marina and upland park property. Plans are moving ahead well. He plans to present detail to the advisory board within the next few months.

c.) Update on Assisted Care Living Facility

Mr. Sullivan stated that the request to extend the commencement date to December 2011 was approved by the City Commission. He stated the proposal for the Land Use change would need to be approved by DCA, which had 60 days from the approval date.

d.) Update on the BCCLT

Mr. Erskine stated that the City Commission had voted not to enter into a lease agreement with the BCCLT. In response to Mr. Curtis's question regarding a referendum requirement should another lease proposal be brought forward, Mr. Erskine stated that the City would not need to go to referendum if they enter into a lease agreement of less than 20 years, but anything more than 20 years they would. Bob Kelly, member of the BCCLT Board of Directors reported that the organization is trying to determine whether they will continue to exist.

e.) Update on Infrastructure/Utilities

Doug Bradshaw stated that he had a meeting with the Fort Zachary Taylor State Park's engineer regarding the requirements of the Fort to connect to the City's sewer system.

ITEMS FOR ACTION

a.) Mission Statement

No Action was taken.

ITEMS FOR DISCUSSION

a.) Boat Ramp

After a lengthy discussion, it was the consensus of the Board that Mr. Bradshaw generate a report stating pros and cons as well as a cost factor analysis with regards to opening the boat ramp to the public. Mr. Deems noted that anything regarding the use of the boat ramp that is proposed and approved must meet use restrictions as determined by the Navy. It was agreed that use of the boat ramp be placed on the agenda as an Item for Action on the next meeting.

b.) Petronia Street

Doug Bradshaw and Amy-Kimble-Murley updated the Board on grant money that was available for possible improvements to Petronia Street.

c.) Truman Waterfront-Past and Future

Staff gave a brief update on past actions taken by the City that have led to the current proposals for the property and direction for the future possibilities within set guidelines. Board members agreed on the importance in getting public input and dialog on proposals for use of the 6.6 acres that were allocated to the BCCLT

development plans. The importance was discussed of communicating to the public the limitations and opportunities for land use available now that this parcel is not to be used by the BCCLT. Ms. Kimball-Murley emphasized the importance of providing connectivity with Bahama Village from the Truman Waterfront Park. Board member Jerry Curtis left the meeting at 1:10 p.m.

d.) Request For Use of Property

Mrs. Domanski reported that she had received an email presenting a proposal for use to the 6.6 acres to build affordable housing for artists. The Board agreed that interested parties sending such inquires to Board members should be advised where on the City's web site to find information on development plans and public meetings. It was also agreed that Board members' email responses to such inquiries be copied to members of the Board and city staff for information purposes. It was the consensus of the Board that at the next meeting a request for a public workshop be placed on the agenda as an Item for Action and that each Board member provide comments as to what they would like to see addressed at the workshop. The topic of the workshop will be to obtain public input on uses for the 6.6-acre parcel.

Non-voting Ex-officio Board Members Ron Demes and Sean Morton, left the meeting at 1:31 p.m.

BOARD COMMENTS

None

PUBLIC COMMENT

Susan Smith, 303 Julia Street, Apt. 101

Bill Averit, 312 Virginia Street

Robert Kelly, 801 Elizabeth Street

Paul Williams, 6801 Shrimp Road

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 1:45 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator

REPORTS (BACKUP INFORMATION)

Some thoughts on the Truman Waterfront Design Project

Debra Yates/Great Space

The Art of Space

305-304-8965

www.debrayates.com

February 10, 2010

The conceptual plan for all of the Truman Waterfront Project should be the vision of one designer.

The plan should involve all of the land and its relationship to the water and to old town, and the experience of the open spaces.

Artist, landscape and architectural designer, Debra Yates would like the opportunity to create harmonious, exciting, spatial design, for all of the public space at the Truman Waterfront.

Relating and connecting the different areas of use, blending the existing elements with the newly proposed.

Debra Yates creates grand scale ambiance with sensitivity and simplicity.

Buildings, paths, playgrounds, gardens, fountains, decks and docks, shade structures, lighting, etc., should all be addressed as a cohesive whole.

Native tree and palm stands seen as rhythmic, repeating elements throughout. Green design is integral.

The conceptual design will respect the integrity of the separate areas, while creating an underlying connective thread.

A flowing exciting experience, with interesting pedestrian movement will be created throughout.

Hide the parking, while accentuating the views.

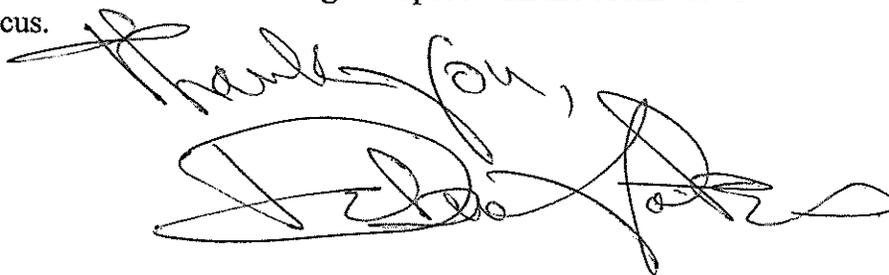
The terrain should undulate.

The amphitheater should be subtle with built-in seating, and shade as sculptural elements.

Spaces would be simple in design, beautiful, and functional, from the fountains, the boat slips, to the bathrooms and the playgrounds.

Entrances should connect with Old town seamlessly and boldly.

Visionary design will create a world class green space with the ocean views the underlying focus.

Thank you,


Doug Bradshaw

From: Margaret Dietz Domanski [mddkjd@mac.com]
Sent: Thursday, March 18, 2010 2:35 PM
To: Doug Bradshaw
Subject: Fwd: Your communication

Begin forwarded message:

From: Margaret Dietz Domanski <mddkjd@mac.com>
Date: February 25, 2010 11:09:23 AM EST
To: debrayatesspace@bellsouth.net
Cc: Doug Bradshaw <Dbradsha@keywestcity.com>, Amy Kimball-Murley <akimball@keywestcity.com>
Subject: Your communication

Dear Debra

Thank you for your February 10th "Thoughts on the Truman Waterfront Design Project". I just received this on my return from vacation. Unfortunately, the proposal was damaged by rain and part of it is blurred where the ink ran. This makes it difficult to copy for distribution to other members of the Truman Waterfront Advisory Board. Therefore, I am requesting that you submit a copy of your thoughts to Doug Bradshaw at the City so that he can distribute it to all the members of the Truman Waterfront Advisory Board (TWAB). An email attachment of this document in pdf format will make it easy for Doug to distribute to us with meeting materials. I copied him on this email so that you have his email address.

As you probably know, the TWAB meets the first Friday of each month at which time there is the opportunity for public comment on the agenda. If you are able, please plan to attend one of these meetings to share your thoughts with the Board and members of the public in attendance. The the next meeting is March 5th at noon in the City Commission Chamber at Old City Hall on Green Street. The Board is also planning public workshops to address use of the 6.6 acres previously allotted to the BCCLT development and the integration of that section of the Truman Waterfront Park into the other projects underway. Those workshops also provide you the opportunity to share your design ideas with the TWAB and the public.

Thank you for your interest in Truman Waterfront planning. I look forward to your participation at one of our public meetings.

Sincerely
Margaret

Margaret Dietz Domanski, Ph.D.
1107 Key Plaza #270
Key West, FL. 33040
(305) 292-2734
(305) 587-8909 (cell)

Doug Bradshaw

From: Margaret Dietz Domanski [mddkj@mac.com]
Sent: Thursday, March 18, 2010 2:35 PM
To: Doug Bradshaw
Subject: Fwd: Truman Waterfront

Begin forwarded message:

From: Margaret Dietz Domanski <mddkj@mac.com>
Date: March 10, 2010 2:56:00 PM EST
To: debrayatesspace <debrayatesspace@bellsouth.net>
Cc: Doug Bradshaw <Dbradsha@keywestcity.com>, Amy Kimball-Murley <akimball@keywestcity.com>
Subject: Re: Truman Waterfront

Hi Debra

Good to hear back from you.

Please send a copy of your design thoughts to Doug Bradshaw so that he can include them in the next meeting materials for distribution to the TWAB.

With the Easter Holidays, The next TWAB meeting will be March 26th at Noon in Old City Hall (as opposed to April 2 the regularly scheduled meeting). In addition, the public workshop on development of the 6.6 acres not yet planned for is scheduled for April 24th in the morning at the Douglas Gym in Bahama Village. Members of the City Commission and the Bahama Village Advisory Board will all be present at this meeting. Lastly, there is also a walk through of the Waterfront property at 10:00 am on April 10th with members of the TWAB and the City Staff. Details on all these meetings are found on the City's web site under Truman Waterfront Advisory Board. I encourage you to attend any or all of these events to share you thoughts.

I also mentioned your design proposal in my last conversation with Robert Spottswood on progress with the Meisel Spottswood Management's development plans for the marina and upland park space. I hope that you are in conversations with MSM about your ideas. As you may have seen in the papers, the RFP for the Assisted Living facility has been sent out so that project continues to move ahead as well.

On a final note, I hope the show at the Studios Key West is going well.

Sincerely

Margaret

Margaret Dietz Domanski, Ph.D,
Vice-Chairperson, City of Key West Truman Waterfront Advisory Board
1107 Key Plaza #270
Key West, FL. 33040
(305) 292-2734

On Mar 10, 2010, at 11:01 AM, debrayatesspace wrote:

Hi Margaret,

I am sorry it has taken so long for me to reply.
I have been focused on my installation at Studios of Key West.
I can send you another copy of my thoughts on the Truman Waterfront.
As you know I feel that I would be the perfect designer to bring all of the parts
of the Truman Waterfront together in a spectacular way.
Thank you for your e-mail.
Sincerely,
Debra Yates
305-304-8965

From: Ken/Margaret Domanski <kjdmdd@bellsouth.net>
To: debrayatesspace@bellsouth.net
Cc: Doug Bradshaw <Dbradsha@keywestcity.com>; Amy Kimball-Murley
<akimball@keywestcity.com>
Sent: Thu, March 4, 2010 9:20:32 AM
Subject: Fwd: Your communication

Dear Debra
Below is the email that I sent to you last week regarding your Truman
Waterfront Park Design Proposal.
As I did not receive a confirmation of receipt of that communication, I am
forwarding it to you from Ken's and my bellsouth account.
Please let me know if you receive this. The mddkj@mac.com account below
is the email I use for my TWAB work.
I hope that you will be available to attend the TWAB pubic meeting on Friday.
Sincerely
Margaret

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From: Margaret Dietz Domanski <mddkj@mac.com>
Date: February 25, 2010 11:09:23 AM EST
To: debrayatesspace@bellsouth.net
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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**

9:00 Welcome and introductions

Purpose of meeting

Agenda, groundrules and hand-out review

9:15 Background Information – presentations and discussion

Location of Truman Waterfront Parcel and 6.6 Acre Area

Recap of Public Planning Process To-Date

The Defining Limitations

Financial Considerations

Current uses and approvals

10:15 Break

10:30 Identification and evaluation of possible uses

Review of Opportunities and Constraints on the Site

Initial presentation by staff

Identification of additional opportunities and constraints by participants

What should be taken into account when making decisions about the site? – Listing and discussion of criteria

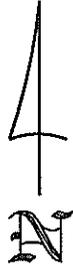
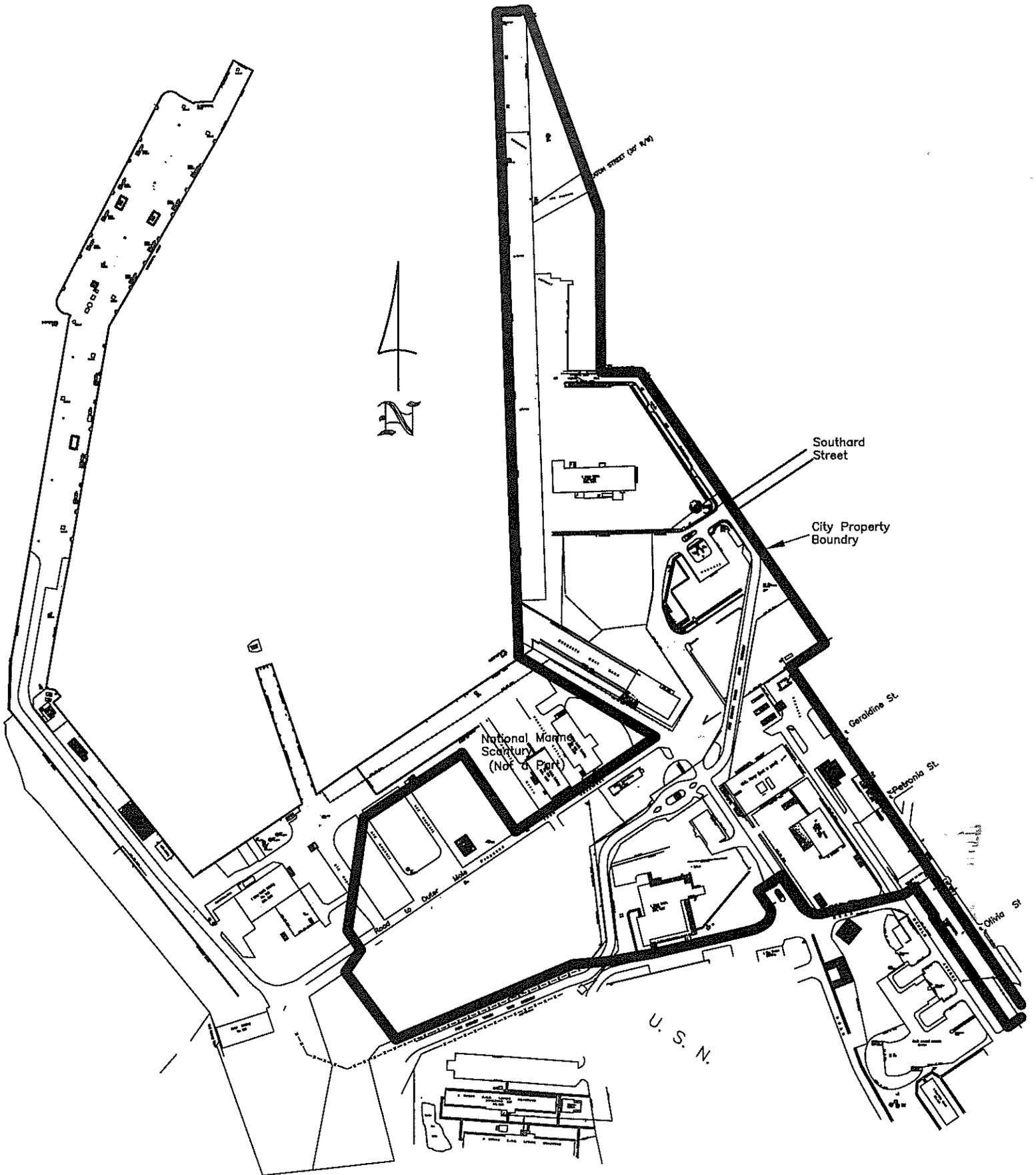
What uses should be considered and why? Listing and discussion

Which uses should be priorities for the site and why? Participant discussion followed by assessment or prioritization

11:45 Next steps

12:00 Adjourn

**HANDOUTS FOR APRIL 10TH
WALK THROUGH OF PROPERTY**



Southard Street

City Property Boundary

National Marine Sanctuary
(Not a Part)

Genokine St.

Rebronla St.

Okiva St.

U. S. N.

ROAD TO OULOU

ROAD STREET (OF 144)





**Truman Waterfront
Conceptual Master Plan**

Eaton Street

Fleming Street

Southard Street

Angela Street

Galadine Street

Petronia Street

Fort Street

Olivia Street

Truman Avenue

Simonton Street

Duval Street

Whitehead Street

Thomas Street

Emma Street

Julia Street

Virginia Street

Amelia Street

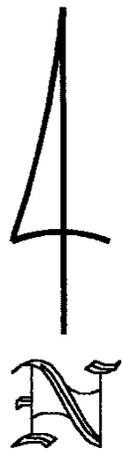
PROPOSED PROJECT PLAN



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

441



1"=300'

1340

