

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

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, JUNE 11, 2010 – 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. February 5, 2010
  - b. March 5, 2010
- 6. ITEMS FOR ACTION**
  - a. Accept the findings of the "Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel"
  - b. Recommendation to City Commission for development of the 6.6-acre Truman Waterfront Parcel
- 7. PUBLIC COMMENT**
- 8. BOARD COMMENTS**
- 9. NEXT MEETING:**
  - a. Regular Meeting-July 2, 2010, 12:00, Old City Hall
- 10. ADJOURNMENT**

**February 5, 2010**  
**Minutes**

**MINUTES**

**TRUMAN WATERFRONT ADVISORY BOARD MEETING**

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, FEBRUARY 05, 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, February 5, 2010.

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

Answering roll call were Board members Albert Sullivan, Owen Trepanier, Jerry Curtis, Vice-Chair Margaret Domanski, Chairman Jim Gilleran and Non-voting Ex-officio Board Members Sean A. Morton, NOAA.

Absent were Board member Ashish Soni, Kurt Lewin and Non-voting Ex-officio Ron Deemes, Navy.

Also present were city staff Assistant City Attorney Larry Erskine, Port Operations Project Manager Doug Bradshaw, City Planner Amy Kimble-Murley, 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 Mr. Trepanier and seconded by Mrs. Domanski to approve the Agenda without changes. The agenda was approved.

**APPROVAL OF MINUTES:**

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

Minutes of October 23, 2009. Without objection the minutes were unanimously Approved.

It was moved by Mrs. Domanski and seconded by Mr. Sullivan to approve the Minutes of November 6, 2009, with the following amendments: correction to page 2, last Sentences should read 1 cent bed tax, and again on page 2, under Update on Admiral's Cut

name to read Walsh. Without objection the minutes were unanimously approved.

## **PRESENTATIONS**

### **a.) Bender and Associates**

Haven Berkley and David Saley spoke on behalf of Bender and Associates regarding the public housing proposal for the BCCLT Truman Waterfront Property. Copies of architectural plans were provided to the Board and audience.

## **REPORTS:**

### **a.) Update on Truman Waterfront Marina**

No update at this time

### **b.) Update on Assisted Care Living Facility**

No update at this

### **c.) Update on the BCCLT**

Mr. Curtis stated that nothing had changed with the BCCLT.

### **d.) Update on Infrastructure/Utilities**

Mr. Trepanier stated that the Ingham was open to the public with no charge for a few days while they were in the process of connecting to underground power.

It was the unanimous decision of the Board to discuss at the next meeting the possibility of further contamination on the Truman Waterfront Property.

## **ITEMS FOR ACTION**

### **a.) Scheduling of Truman Waterfront Workshop for the 6.6-acres**

#### **(Time/Place)**

Commissioner Lopez spoke briefly commending the TWAB on its work.

A clarification was made for the record that the TWAB would be the body in charge of organizing and holding the workshop between the TWAB, City Commission and the TIFF.

It was moved by Mrs. Domanski and seconded by Mr. Trepanier that the dates of Saturday, April 3, or Saturday, April 17, 2010, at 9:00 a.m. be considered by the other Boards as possible dates for the Joint Workshop.

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

Nays: None

### **b.) Agenda for Workshop**

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

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

Nays: None

### **b.) Boat Ramp**

After a lengthy discussion, it was moved by Mr. Trepanier and seconded by Mrs Domanski that a city staff report be generated stating pros and cons as well as a cost-benefit analysis with regards to opening of the boat ramp to the public.

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

Nays: None

## **ITEMS FOR DISCUSSION**

### **a.) Long term planning for USCGC Mohawk and Ingham**

Item was tabled at the beginning of the meeting.

## **BOARD COMMENTS**

Mr. Curtis thanked the public for attending the meeting.

Mrs. Domanski encouraged the public to attend the upcoming workshops.

Mr. Morton extended an invitation to hold meetings at the ECO Center on the Truman Annex.

## **PUBLIC COMMENT**

Bill Averyt, 312 Virginia Street

Robert Kelly, 801 Elizabeth Street

Susan Smith, 303 Julia Street

Constance Gilbert, 226 Julia Street

Don Whitehead, 913 Duval Street

Bill Averyt, 312 Virginia Street

Mike Mongo, 1218 Pearl Street

Judy Martinez, 800 Emma Street

Douglass Meller, 227 Petronia

Robert A. Cobo, 812 Terry Lane

Commissioner Clayton Lopez

## **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 1:21 p.m.

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Martha Arencibia, Clerk of the Board  
Port Operations Coordinator

# **March 5, 2010 Minutes**

**MINUTES**

**TRUMAN WATERFRONT ADVISORY BOARD MEETING**

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, MARCH 05, 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, March 5, 2010.

Chairman Gilleran called the meeting to order at 12:09 p.m.

Answering roll call were Board Members Ashish Soni, Albert Sullivan, Owen Trepanier, Jerry Curtis, Kurk Lewin, Vice-Chair Margaret Domanski, Chairman Jim Gilleran and Non-voting Ex-officio Board Members Ron Deemes and Sean A. Morton, NOAA.

Also present were city staff Assistant City Attorney Larry Erskine, Port Operations Project Manager Doug Bradshaw, City Planner Amy Kimble-Murley, 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 Mr. Sullivan and seconded by Mrs. Domanski to approve the Agenda without changes. The agenda was approved.

**APPROVAL OF MINUTES:**

It was moved by Mrs. Domanski and seconded by Mr. Sullivan to approve the Minutes of December 4, 2009, with the following corrections: page 2. under

Presentations second sentence change “the” to “They” and page 4 under Ingham and Mohawk first sentence change “for” to “of”. Without objection the minutes were unanimously approved.

## **REPORTS:**

### **a.) Duties For Both TWAB and the Bahama Village Redevelopment Advisory Commission**

Mr. Bradshaw stated that in their Board packets, he had provided members of the respective Boards with a list of duties for both for both Boards as requested.

### **b.) Update on Truman Waterfront Marina,**

Mr. Domanski stated that she spoke with Robert Spottswood and that they were continuing to move ahead with the project and they hoped to come before the Board to give a presentation at the next meeting.

### **c.) Update on Assisted Care Living Facility**

Sandra Higgs, Board Coordination for the Assisted Care Living Facility Announced that the DCA would not appeal their LDR request. She stated that they would be issuing an RFP on Monday, and she would forward a copy to the Board.

### **d.) Update on the BCCLT**

Mr. Curtis stated that the BCCLT was in discussion with the Housing Authority and it appeared that they would be turning over all their assets to the Housing Authority. It was his recommendation to the Board at there no longer was a need to report back to the Board on the BCCLT. All were in agreement.

**e.) Update on Infrastructure/Utilities**

Mr. Trepanier stated that the Ingham was very close to hooking up to electrical power.

**ITEMS FOR ACTION**

**a.) Approval date and location for the Truman Waterfront Workshop for the 6.6-acres. Saturday, April 24, 2010 9:00-12:00 at Douglass Gym.**

It was moved by Mrs. Domanski and seconded by Mr. Curtis that the date of Saturday, April 24, 2010, from 9:00 a.m.– 12:00 noon at Douglass Gym be approved. This was the date recommended by City Staff as when the most members of the City Commission and two advisory Boards could attend.

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

Nays: None

**b.) Approve Agenda for Workshop**

After a discussion, it was moved by Mr. Trepanier and seconded by Mrs. Domanski to table the approval of the Agenda in order to gather further information and that the public workshop agenda be placed on the agenda as an Action Item at the next Board meeting.

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

Nays: None

**c.) Approval Public Walk thru of Site, Saturday, April 10<sup>th</sup> at 10:00 am**

It was moved by Mrs. Domanski and seconded by Mr. Lewin to approve the Public Walk thru of the site on Saturday, April 10, 2010 at 10:00 a.m., commencing at the old Navy gatehouse on Southard Street.

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

Nays: None

**c.) Additional members to Board**

After a discussion, it was moved by Mrs. Domanski and seconded by Mr. Lewin that recommendation be made to the City Commission to extend its Non-voting Ex-officio Board Members to include representatives of the Florida State Park Authority and the National Park Services.

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

Nays: None

**ITEMS FOR DISCUSSION**

**a.) Boat Ramp**

Mr. Bradshaw stated that he was directed by City Manager not to exert Staff time on the subject of opening of the boat ramp until such time there was a working marina in place to oversee the boat ramp.

Mr. Trepanier stated that he was disappointed that City staff was not willing to spend time in evaluating the feasibility of opening the boat ramp.

Mr. Lewin stated that he felt the same.

Amy Kimble-Murley stated that she felt that maybe she did not clearly express to the City Manager the desire of the Board to clearly understand the costs and benefits of opening up the Boat Ramp prior the completion of the Marina development. She reiterated that the request for information was all that the Board were seeking at this time and not the imminent opening of the boat ramp. She will get back with the City Manager regarding this matter.

Mr. Deemes stated that as long as the City complied with the Transfer Documents and National Security Stand Off Distances, they did not have a problem with citizens using the boat ramp.

**b.) Neighborhood Workshops**

After a brief discussion, it was the consensus of the Board that individual neighborhood workshops would not be in the best format to gather input from the public.

**BOARD COMMENTS**

Mr. Curtis thanked the public for participating in the meetings.

Mr. Trepanier concurred with Mr. Curtis and stated that they might want to consider changing the meeting time to accommodate more of the public.

Mrs. Domanski concurred as well.

Mr. Gilleran stated that he would like to have consistency with regards to meeting dates and time.

It was the direction of the Board to place under discussion for the next meeting the possibility of an alternate meeting time.

Mr. Deemes stated that he had a concern with regards the Mohawk and Ingham long term plan to meet the Navy requirements that would preclude them from staying in the harbor

come the start of hurricane season.. Mr. Deems said the Navy has held discussions with the organization managing the Ingham and the Mohawk concerning the fact that by June 1, 2010 both of these vessels must be secured to the dock in a manner to withstand Hurricane storm requirement as established by the Navy. If they are not completed prior the start of hurricane season, the vessels will need to be moved to another location. Mr. Deems requested that he would like to have a report for the next meeting as to the plans for these vessels for hurricane season.

Mr. Morton stated that he supported the request for a report stating the plan of action for the Mohawk and Ingham during hurricane season.

Mr. Trepanier stated for the record that he shared office space with the Ingham and was their landlord.

#### **PUBLIC COMMENT**

Brenda Johnson, 800 Thomas Street

Judy Martinez, 800 Emma Street, Apt. 225

David Foster, Park Manager Fort Zachary Park

Chris Ziegler, Dry Tortugas National Park

Mary Holt Maxwell, 1004 Seminary Street

#### **NEXT MEETING DATE**

It was moved by Mrs. Domanski, to change the next meeting from Good Friday, April 2, 2010 to Friday, March 26, 2010.

The Chairman asked for objections and seeing none, the next meeting date was set for Friday, March 26, 2010 at 12 noon at Old City Hall, 510 Greene Street, and was approved unanimously.

**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 1:35 p.m.

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Martha Arencibia, Clerk of the Board  
Port Operations Coordinator

**FINAL REPORT**

**JOINT WORKSHOP  
ON 6.6-ACRE AREA  
TRUMAN  
WATERFRONT  
PARCEL**



**Joint Workshop on 6.6-Acre Area Truman  
Waterfront Parcel**

**Douglas Gym**

**Key West, Florida**

**April 24, 2010**

**Facilitator's Summary Report**

Workshop facilitated and report prepared by  
The FCRC Consensus Center  
[www.consensus.fsu.edu](http://www.consensus.fsu.edu)

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## **INTRODUCTION**

On Saturday April 24, 2010 the Truman Waterfront Advisory Board of the City of Key West hosted a joint workshop together with the Bahama Village Redevelopment Advisory Committee and the City Commission to explore possible uses for a 6.6 acre parcel of the Truman Waterfront. Over 208 residents of the City of Key West and other interested parties participated, in addition to members of the hosting boards.

The overall purpose of the workshop was to provide guidance to the City in its future decision-making regarding the 6.6 acre site. The specific objectives of the workshop were to:

- identify considerations that should be taken into account when making decisions about the site;
- identify and discuss possible uses for the site;
- prioritize possible uses;
- understand next steps in making decisions for the site.

The workshop was facilitated by the FCRC Consensus Center. This report was prepared by the facilitator based on discussion notes taken during the meeting. For each discussion during the workshop, the report outlines the process used, provides a transcript of the notes taken, minimally edited for grammar and completeness, and summarizes key themes or conclusions where appropriate.

## **WELCOME, AGENDA REVIEW AND BACKGROUND PRESENTATION**

Jim Gilleran, Chairman of the Truman Waterfront Advisory Board, welcomed participants and introduced members of the City Commission, Truman Waterfront Advisory Board, and Bahama Village Redevelopment Advisory Committee. He then introduced Rafael Montalvo, facilitator for the meeting, to review the agenda and guidelines for discussion.

Rafael Montalvo reviewed the overall purpose and specific objectives for the meeting. He noted that the meeting would have four parts – a presentation of background information to set the context, a discussion of the considerations (criteria) participants would like the City to weigh in making decisions about the 6.6 acres, a discussion of the uses participants would like to see on the parcel, and a prioritization of those uses. He then reviewed guidelines for the discussion, and introduced Doug Bradshaw, Executive Director of the Port Authority of Key West to provide background information.

Doug Bradshaw first described the location of the site, surrounding uses and leases, and access. He reviewed comprehensive plan objectives and principles for the Truman Waterfront, as well as zoning for the 6.6 acre property and summarized the results of previous planning efforts for parcel. He concluded the presentation with a

description of financial and other considerations relevant to any decision made about uses on the 6.6 acres.

The agenda, discussion guidelines and presentation materials are included in the Appendix of this report.

After the presentation, participants asked questions for clarification of the information presented. The questions asked and responses offered are presented below. Staff responses are presented in *italics*.

- Have plans for the marina and assisted living facility gone so far that they cannot be undone?
- *The long term leases are set, but the designs still need to be approved by the City Commission.*
  
- How long is long term?
- *99 years.*
  
- Can you characterize the length of the other leases?
- *There are no other leases at this time.*
  
- Where is the Tax Increment Financing (TIF) property?
- *City of Key West staff described the location of the TIF district.*
  
- Were the comprehensive plan objectives for the Truman Waterfront property prioritized?
- *No.*
  
- Can you provide more information about what ingress and egress there will be from the site?
- *The only agreement is for Southard Street. We are also looking at Truman, Petronia, and Angela Streets. They will be considered in the plan for the 6.6 acres.*
  
- It is an odd shaped parcel. Is the long area part of Bahama Village? Is there a way to make the footprint more usable?
- *Originally the Battery was included and the parcel was a little more regular in shape. There is probably a bit of wiggle room in the fact that designs for the surrounding properties have not been finalized.*
  
- What is a TIF district?
- *TIF stands for Tax Increment Financing. It applies to a designated Community Redevelopment Area sub-area. Any increases in tax revenues resulting from an increase in property values or additional development in the*

*district after it is established must be used to further benefit the designated area. Part of the TIF area overlaps the 6.6 acres.*

## **CRITERIA DISCUSSION**

Participants were next asked to think about the following question.

*What should be taken into account when making decisions about the site?*

The facilitator pointed out that participants were not being asked to agree on the answer. Rather, this was an opportunity to share with others in the room those considerations or criteria that individual participants thought important. He further noted that the intention of this discussion was two-fold: 1) to help set the stage for a discussion of desired uses, and; 2) to provide additional guidance to City decision-making.

The considerations and criteria suggested by participants are listed below.

- The land was originally taken by the Navy from Bahama Village. The original intent of the Base Reuse Plan was to benefit Bahama Village. Over time we have diverged from that intention. Those plans should be brought back, including the economic development emphasis, the youth facility, open space and the fishing area.
- The plan should be financially self-sustaining, For that to happen, it needs to be multi-use so it can change as the economy changes.
- Limit parking, promote biking, walking and green spaces, and green building.
- Noise considerations and impacts on neighboring communities should be considered. How will you address the noise when the bars get out in the middle of the night?
- How long it will take to realize the proposal should be considered. How long is it going to take to create a new plan and then act? It has already taken a long time – don't create a new plan.
- Is the Bahama Conch Community Land Trust (BCCLT) plan still under consideration? Didn't the City approve it?
- No lease was finalized, but the BCCLT plan can still be considered.
- Job creation for Bahama Village residents.
- Instead of creating new buildings, focus on renovating existing structures. Use green building and renovation techniques.
- The BCCLT plan for this area should weigh heavily. Why are we recreating the wheel?
- The ingress and egress pattern of the final plan should have a positive impact on Bahama Village.
- Open space, green, trees.
- The affordability of housing.

- Consistency with the BCCLT plan – that plan was what the community wanted.
- No commercial development (except for commercial in Bahama Village) and open space preservation should be the priorities.
- Will the neighbors (District 6) have a strong say?
- Concern regarding amphitheatre's impacts on neighborhood. Remember what it was like at Woodstock. We don't want that here.
- A culinary school, as incorporated in BCCLT plan. Help put the people of Bahama Village back to work.
- Safety of residents and guests.
- Youth of community.
- Training youth for future employment.

## **POSSIBLE USES**

During this discussion, participants next identified possible uses they wanted to see in the plan for the 6.6 acre parcel. The first list below is of the comments offered. The second list is of the uses suggested by the comments, as recorded on a screen at the front of the room during the discussion. The second list was simplified through combination and grouping of items in the subsequent discussion, but is presented here in its entirety.

A number of the issues raised during this and subsequent discussions in the workshop applied to Truman Waterfront properties surrounding the 6.6 acres. While the focus of the workshop was on the 6.6 acres, comments on the surrounding properties were also accepted. A number of participants expressed the opinion that to effectively plan for the 6.6 acres would require addressing all of the Truman Waterfront properties simultaneously.

### ***Comments***

- Soccer. We have 550 boys playing soccer, and we don't have our own field. We want shared fields and an agreement with the marina that they will maintain the green space.
- There should be a benefit to the entire community. Don't like that the Navy defined the uses in the land conveyance. The assisted living facility won't be used by the locals. For the 6.6 acres – a culinary school, restaurant, sustainable uses. Extend the streets and mix uses to reflect what was there before the Navy took over.
- The BCCLT had a good plan that should be considered. It shouldn't go away. The PAL gym should be maintained as a multi-use facility.
- Make an annex of Florida Keys Community College (FKCC) so it will be well managed.

- Capitalize on the viability of the waterfront as a tourist destination. Establish a fish market like they have in Panama City. Employ locals, bring fish boats in. Include an art market.
- Establish an open marketplace, with mixed uses.
- There is no cohesion here or in the mix of uses being discussed. It's a shame about the odd shape of the parcels. Why can't the soccer field be on the Spotswood property? A balance of scale doesn't exist.
- A museum with the verbal and written history of the Africans who came here. We want to be part of the description of the history. Tell the story of daily life, photos, etc.
- Keep the PAL gym as a multi-use facility. Expand the horse stables and the equestrian patrol of the park. No housing project, but do include affordable housing. The clean-up of the neighborhood has been successful – keep it up. Commercial uses.
- An emergency hospital to go with the assisted living facility. Keep the soccer field, and add an ADA dog park.
- Open fields – soccer fields. Expand the PAL gym, and focus on the history of Bahama Village.
- A tool library for kids to teach them to use tools (technical training and education). Keep Petronia pedestrian with a pretty entrance.
- PAL gym – include a community theatre and pool.
- Parking on the narrow Fort Street parcel.
- Ingress and egress from Petronia. More soccer fields.
- Would there be room on the other side of the mess hall for soccer fields if Petronia were extended into where the field is now?
- A youth equestrian program.
- A community park on Fort Street.
- Fishing on the bight, available to the community.
- Establish a community garden and solar panels.
- There is no breeze on this island anymore. Consider how it used to be on the island – bring that back. Don't allow buildings along the waterfront that would block the breeze.
- Look at the entire 33 acres -- you have to look at the entire area holistically. Also, could City-generated dollars (from ships docking at the outer mole) be used for a park?
- Include a sustainable energy program. Include a solar heated swimming pool.
- We have been promised a soccer field for years, but have always been asked to move (for example at Poinciana). We need a lease on the soccer field or we will be asked to move again.
- Make sure the kids have permanent soccer fields. They have traveling competitive leagues.
- Keep Bahama Village in the forefront – we are losing Bahama Village. We need development with emphasis on the roots of Bahama Village. Who really

build the area? Bahamians. Continue with the plan for the culinary school, establish a history museum, and make space available for sculptures.

- A black history museum.
- Can the lease for the assisted living facility be cancelled?
- The assisted living community is alive and well. Priority will be given to residents of Key West. The project is definitely moving forward.
- Can revenue from ships be used to contribute to the area?
- Don't allow any buildings over one-storey. Construct what buildings you do build sustainably, for example with grass on the roofs.
- What about the traffic impact on Bahama Village? Where are people going to park?
- We need a guarantee that the soccer fields will stay.
- Small shops, apprenticeships, small fix-it shops – zero waste. Keep the Bahamian character in the buildings.
- The history of this area has been lost. The land was supposed to be given back to the black people in the community. A plan was presented by BCCLT and accepted. Why aren't we talking about that? The citizens of Bahama Village should be working together. Give the land back to the black people of the community. There is more discrimination now than there was in the 60s.
- Set up a community garden with an emphasis on native plants, maybe offering classes and sales.
- A day care facility at PAL to serve Bahama Village children.

### *Initial List of Uses*

- Culinary school
- Economic development for Bahama Village
- Soccer field (shared multipurpose green space) -- sustained irrigation, grass, lighting
- Uses prioritized with original conveyance of property
- Culinary school
- Youth training programs, restaurant
- Mixed-use commercial (ground-floor commercial, residential above)
- PAL gym -- maintain, but convert into a multi-use building
- Uses prioritized with original BCCLT Plan
- Extension of FKCC in the area
- Capitalize on proximity to waterfront
- Consider dependence on hospitality industry
- Fish market -- support for fishing industry
- Produce, flea, artisan markets
- Farmer's market
- Balanced (shared) uses on the site
- Verbal and written history of Bahama Village (documentation)

- Equestrian stable expansion
- Police station on Emma Street
- Eliminate homeless problem
- Affordable housing (with intent for sale)
- Arts facilities
- Emergency hospital/facilities
- Soccer field
- Small enclosed dog park
- Vocational training facility/shared museum documenting history of Bahama Village
- Tool library
- Woodshop (similar to 4H program)
- Walking pedestrian mall towards park (along Petronia)
- Full-service community center (PAL building)
- Parking along Fort Street
- Youth equestrian program
- Community park/garden
- Preserve area for fishing
- Parking/solar panels
- Sustainable building practices be implemented for uses
- Will a soccer field be maintained on the site (permanently)?
- Development emphasis on Bahamian culture (incorporate into uses, such as culinary school)
- Black history museum
- Height restrictions (single-story)
- Green roofs (not paint but plants)
- Impacts on traffic/parking
- Soccer fields, reinforcement of tree planting
- Smaller commercial shops, reinforcement of trade learning (emphasis on repairing and reusing items)
- Uses should ease back into the community

## **PRIORITIZATION OF USES**

During the break after the initial listing of possible uses the facilitator tentatively grouped similar items and combined identical ones, as well as to identifying comments on the initial list that might be more appropriate as implementation guidance than as uses. Upon return from the break, participants reviewed and corrected the revised lists and suggestions, adding items that had been overlooked by the facilitator or offering more appropriate wording. The corrected lists were then transferred to easel-pad sheets.

Participants next indicated which uses they thought should be priorities by placing a dot next to each of their highest priorities. Each participant was given five dots, and asked to place no more than one dot next to any particular item.

The facilitator pointed out that virtually all of the items on the list were priorities in some sense. The prioritization exercise would help the city understand which of the possible uses participants believed most important for this site.

Before placing dots, participants were invited to comment on what they thought the priorities should be.

### *Discussion*

- Housing and the multi-use community center.
- The PAL gym/multi-use community center concept would include a lot of the other uses that have been suggested.
- The hospital should not be a priority for this site. Not sure it was actually suggested. The comment may have been a suggestion that the assisted living facility should be nearer a hospital.
- Parks and Recreation might not be the best use. Other portions of the site (other than the 6.6 acres) may be better for soccer fields.
- Open area and green space.
- The mixed-use/multi-use facility. The amphitheatre with the soccer fields, boxing rings, etc. Green space.
- We do not want parking lots. Provide for walking and biking.
- We don't want to lose the art form of the skilled fisherman and craftsman.
- Potential of moving the soccer field to leave the 6.6 acres for residents of Bahama Village.
- Keep BCCLT plan in consideration for Bahama Village, with more soccer fields.
- Open space -- green open space -- should be the priority. There are other places in the city for housing.
- A day care center would provide jobs and generate income.
- Long-term goal should be to generate activity and be self-sustaining. A combined child care/elder care facility would be a good idea.

### *Priorities*

The items below are possible uses identified in the earlier discussion, as combined or grouped by the facilitator and corrected by participants, in the priority order resulting from the dot exercise. Numbers to the right of each item indicate the number of dots received by that item.

The facilitator noted that the results of the prioritization exercise suggest three tiers of priority. He also reminded participants that, as they had noted earlier, that the PAL Gym/Community Center concept (Item 2 below) might include some of the items in the second and third tiers.

#### *Tier One*

1. Passive recreational areas/green space: 46
2. Maintain PAL gym/community center with child and adult daycare: 37

#### *Tier Two*

3. Market – fish, arts, produce, fleas: 28
4. Community park and garden: 27
5. Mixed-use commercial on ground floor/residential above: 26
6. Recreational – multi-use, green field (soccer and other sports): 26
7. Bahama Village/Black History Museum: 24
8. Affordable Housing: 23
9. Other vocational and training programs -- job training, youth training, woodshop, library of wood shop tools: 20

#### *Tier Three*

10. Culinary school: 11
11. Arts and music facility: 10
12. Equestrian program: 8
13. Public arts space; 5
14. Dog park: 4
15. Hospital: 0

### ***Implementation Guidance***

The following are some of the suggestions made during the identification of possible uses that provide guidance for the implementation of any uses on the 6.6 acre parcel.

- Benefit and connection to Bahama Village
- Economic development – economically self-sustaining
- Height restrictions
- Green building/carbon neutral development
- Solar/self-sufficient power source
- Pedestrian/bicycle friendly
- Shade
- Parking
- Minimize impact to the neighborhood
- Ensure access to waterfront

- Breeze
- Lighting/safety
- Ingress and egress
- Native plants/native plant nursery
- Passive recreation/green space
- Mess hall building as revenue generator for Bahama Village

## **NEXT STEPS**

At the conclusion of the meeting the City Manager, Jim Scholl outlined the expected next steps in the City's decision-making regarding the 6.6 acre parcel. He stated that the results of the workshop would be presented to both the Truman Waterfront Advisory Board and Bahama Village Redevelopment Advisory Committee. The Boards will review and accept the findings of the workshop and forward their recommendations for development of the 6.6 acres to the Naval Properties Local Redevelopment Authority (LRA), whose acting members are the City Commissioners. The LRA, based on this input, will develop a resolution that provides staff direction on how to proceed with development of the property.

During the closing comments, participants expressed a desire for follow-up meetings, and for an opportunity to address issues in a comprehensive or holistic way on all of the Truman Waterfront properties, not just the 6.6 acres. Mr. Scholl indicated that there would be additional public meetings during the review by the boards and City Commission.

Mayor Craig Cates thanked participants for their time and input, and expressed his hope that they would remain involved in the process. He then adjourned the meeting.

APPENDIX

AGENDA, DISCUSSION GUIDELINES AND PRESENTATION

**BOARD PARTICIPATION**

**CITY COMMISSION**  
 Mayor Craig Cates  
 Barry Gibson Teri Johnston Clayton Lopez  
 Mark Rossel Billy Wardlow Jimmy Weekley

**TRUMAN WATERFRONT ADVISORY BOARD**  
 Chairman Jim Gilleran  
 Owen Trepanier Margaret Domanski Ashish Sonti  
 Kurt Lewin Albert Sullivan Jerry Curtis

**BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE**  
 Madam Chair Carmen Turner  
 Randy Becker Aaron Castillo Jerry Curtis  
 Peggy Ward Grant Warren Leamard Annette Mobley

**AGENDA**

9:00 Welcome and introductions  
 Purpose of meeting  
 Agenda, guidelines, and hand-out review

9:15 Background information – presentation 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  
 Discussion – What should be taken into account when making decisions about the site?

10:15 Break

10:30 Identification and evaluation of possible uses  
 Identification and listing – What uses should be considered for the site?  
 Discussion – Which uses should be the priorities for the site and why?

11:45 Next steps

12:00 Adjourn

**Joint Workshop on 6.6-Acre Area  
 Truman Waterfront Parcel**

**Saturday, April 24, 2010  
 9:00AM- 12:00PM**

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

**MEETING OBJECTIVES**

- Identify considerations that should be taken into account when making decisions about the 6.6 acre site
- Identify and discuss possible uses for the 6.6 acre site
- Prioritize possible uses
- Understand next steps in making decisions for the 6.6 acre site

**BACKGROUND INFORMATION**

- **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**



**CONSTRUCTION INSTRUCTIONS**

- Do not cut or remove any trees.
- Do not remove any trees or shrubs.

**CONSTRUCTION INSTRUCTIONS**

- All trees to be removed must be removed by the contractor.
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**PUBLIC PLANNING PROCESS**  
**TO DATE**

- 1997 - Federal Base Reuse Plan
- 1999 - Chapter 288 Base Reuse Plan/Conceptual Plan
- 2002 - Economic Development Plan (EDC)
- 2005 - New Concept Plan based on reduced footprint

**OBJECTIVE:** Ensure that the integration of former military land provides for long-term, sustained, economic growth consistent with the community's vision for the City of Key West, as follows:

1. Provide meaningful integration of the sites into the community fabric;
2. Help diversify the economy;
3. Encourage balanced growth in the area's economy, including commercial and service sector job growth;
4. Provide employment opportunities for the region's unemployed and underemployed persons;
5. Strengthen the local tax base;
6. Help existing businesses and initiatives expand;
7. Help small businesses develop;
8. Provide affordable housing for Key West residents;
9. Provide public recreation and access opportunities, especially on the waterfront;
10. Provide opportunities for port, harbor and marina improvements;
11. Facilitate improvements and provide physical and economic links to Bahama Village;
12. Ensure environmental suitability;
13. Provide opportunities for social services and special needs facilities.

Truman Waterfront Organizing Elements. All new development and redevelopment within the Truman Waterfront Parcel shall be consistent with the following key organizing elements:

1. Recreation and open space linked through landscaped multimodal green ways and view corridors with multiple access points connecting the large park and recreational area on the northwestern portion of the site along the full length of the harbor.
2. Uninterrupted public access to the waterfront through a wide promenade
3. Landscaped and landscaped areas which are well-lit and designed to provide a safe area for use by a diverse mix of recreational users including pedestrians, bicyclists and in-line skaters.
4. Affordable housing, neighborhood retail and social service uses which function as an extension of the neighborhood fabric of Bahama Village.
5. Educational and historical activity nodes.
6. Expanded use of the porches of the Truman Waterfront property for port activities.
7. Multiple ingress/egress points into the Truman Waterfront property.





**ZONING DEFINITIONS**

**HISTORIC LIMITED COMMERCIAL DISTRICT (HCL)**

The purpose of the HCL district is to provide a management framework for the "market place" adjacent to Bahama Village, south of the extension of Petrows Street. The HCL district shall accommodate limited commercial land uses including shops contributing primarily to the following statistics:

- Highly visible retail establishments within the immediate vicinity as opposed to drive-by or off-lane markets;
- Specialized markets with customized market demands; or
- Tourist-oriented markets in the immediate vicinity.

<p><b>USES PERMITTED</b></p> <ul style="list-style-type: none"> <li>• Business and Professional Offices</li> <li>• Commercial Retail Low &amp; Medium Intensity (not generate &gt;100 per peak hour vehicle trips per 1,000 sf of gross leasable floor area)</li> <li>• Restaurants, including drive-through facilities, that generate 150 or more peak hour vehicle trips per 1,000 sf of gross leasable floor area</li> <li>• Open-air vending and mobile vending in relation with other regulations</li> </ul>	<p><b>CONDITIONAL USES</b></p> <ul style="list-style-type: none"> <li>• Single-Family Residential Developments located over commercial</li> <li>• Public and Private Utilities</li> <li>• Restaurants, including drive-through facilities, that generate 150 or more peak hour vehicle trips per 1,000 sf of gross leasable floor area</li> </ul>
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**FINANCIAL CONSIDERATIONS**

Decisions for use of the property need to include financial considerations:

- How do we finance any development
- How do we maintain that development once built
- Does the development strengthen the local tax base

**Navy Constraints on the Site**

- Navy retained easements including road and utility
- Navy security standoffs from property lines
- Height restrictions (35 feet)
- Plans must be reviewed and approved by Navy



# **Item for Action B**

## 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:

1. The existing building be repaired (Bldg 1287, 17,500 sq ft) or a new one be constructed to house a multi-use community center with an indoor fitness area, classrooms, meeting rooms, culinary facility, etc.,
2. An outdoor multiple use recreation complex be created. The complex shall include at a minimum a regulation size soccer field.
3. Limited commercial be developed that includes a workforce housing component above the commercial. The commercial space shall be utilized by local artist, fisherman, and entrepreneurs.
4. A community park and garden component be created that showcases the Key West African American heritage.
5. All facilities be constructed utilizing the latest sustainable and environmental friendly products and technology.

The TWAB recommends that development of this project be a joint effort between both the City and private enterprises. Additionally, the TWAB recommends that the LRA explore the possibility of constructing or expanding these facilities and uses to the remaining approximately 25 acres of the Truman Waterfront.