

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

OLD CITY HALL, 510 GREENE STREET

FRIDAY, JULY 2, 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. March 26, 2010
- 6. PRESENTATIONS**
 - a. Meisel-Spottswood Marina proposal update, Robert Spottswood
- 7. REPORTS:**
 - a. Update on Truman Waterfront Marina, Margaret Domanski
 - b. Update on Assisted Care Living Facility, Albert Sullivan
- 8. DISCUSSION**
 - a. Resolution 09-057
 - b. TIF District
- 9. ITEMS FOR ACTION**
 - a. Recommendation to City Commission for development of the 6.6-acre Truman Waterfront Parcel
- 10. PUBLIC COMMENT**
- 11. BOARD COMMENTS**
- 12. NEXT MEETING:**
 - a. Regular Meeting-August 6, 2010, 12:00, Old City Hall
- 13. ADJOURNMENT**

**MARCH 26, 2010
MINUTES**

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

FRIDAY, MARCH 26, 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 26, 2010.

Chairman Gilleran called the meeting to order at 12:00 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 Member Ron Demes

Absent was Non-voting Ex-officio Board Member 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, 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 with a correction as regards the Presentation from Meisel-Spottswood Marina proposal being given by Robert Spottswood not Bill Spottswood. The agenda was approved.

APPROVAL OF MINUTES:

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to approve the Minutes of January 8, 2010. Without objection the minutes were unanimously approved.

PRESENTATIONS

a. Meisel-Spottswood Marina proposal update, Robert Spottswood

Mr. Spottswood presented a rough draft drawing for the Board to review and make comments on only. He gave a detailed concept description of what they envision being in each of the marina and park areas included in the MSM proposal. He stated that the amphitheater was designed to hold approximately 5,000 to 10,000 people with the desired number being 7,500. The amphitheater will be designed for multiple uses as a means to serve residents and visitors alike while producing a revenue stream for City use to support Truman Waterfront Park operations.

Regarding the marina development and use of the East Quay wall, Ron Demes of the Navy spoke on the sign displaying the Mohawk/Ingham location on Navy reserved space and stated that the Navy had strong oppositions to the location of these vessels. Mr. Spottswood indicated that MSM is in discussions with the organization managing these vessels relating to placement of the Ingham and Mohawk as marina development progresses. MSM considers the vessels an important part of our maritime history.

b. Mohawk/Ingham mooring plan/long term plan update, Bill Verge

Mr. Verge was not at the meeting so City Manager Jim Scholl updated the Board on the plans to install a permanent bollard at the Truman Waterfront pier to secure the Ingham during hurricane season per Navy requirements. The bollard will be installed at no cost to the City.

REPORTS:

a. Doug Bradshaw

Mr. Bradshaw stated that in their packets, he had provided Board members with information regarding the public workshop meeting on April 24 and background on the facilitator who will be conducting the workshop meeting. Handouts for the walk through of the property on April 10, 2010 were also provided for review. These were approved by the Board.

b. Update on Truman Waterfront Marina

Mrs. Domanski requested that the public be made aware that the City had a procedure in place to coordinate events at the Truman Waterfront facility regarding parking and traffic access to the property. She noted for the record that the Board is very aware of concerns about traffic flow as more and more events are held at the Waterfront Park and as development plans progress.

c. Update on Assisted Care Living Facility

Mr. Sullivan stated that Assisted Care Living had 22 applicant request documents for the RFP. He stated that the proposal was divided into 4 segments: Design, Build, Finance and Operate. He stated that they could bid of all or part of each segment. He stated that there would be a timeline and meetings for the people who responded to the RFP in April. Questions are due by May 21. Proposals are due July 12. They will review and interview the applicants. August 31 is the tentative date for the Assisted Care Living Facility Members to report back to the City with their selection.

d. Update on Infrastructure/Utilities

No report.

ITEMS FOR ACTION

a. Approve Agenda for Workshop

After a discussion, it was moved by Mr. Sullivan and seconded by Mr. Trepanier to approve the proposed Agenda for the April 24th Workshop on the 6.6 Acres of Truman Waterfront property no longer designated to the BCCLT project.

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

Nays: None

Board members requested input from City Staff on how the public will be informed of the April 24th meeting agenda. Mr. Bradshaw noted that the approved agenda will be posted on the City web site and that a press release on the public workshop is planned. The City Manager

will also note the April 24th public workshop in his radio appearances on “Morning Magazine” with Bill Becker.

ITEMS FOR DISCUSSION

a.) Correcting misinformation concerning the Truman Waterfront

It was the concern of the Board that any public misinformation concerning the Truman Waterfront project be addressed by the City. It was agreed that Doug Bradshaw is the appropriate staff person for this issue. Using the Truman Waterfront Park web site as well as press releases were methods that can be used to correct public misinformation.

After further discussion, it was the direction of the Board that Staff review items being presented or handed out during the workshops to make sure they pertained to what was on the agendas prior to being submitted to the Board, and any handouts be marked “Draft” where appropriate to avoid confusion on proposed versus approved plans.

BOARD COMMENTS

None

PUBLIC COMMENT

Robert Kelly, 801 Elizabeth Street

Brenda Johnson, 800 Thomas Street

Mike Mongo, 1218 Pearl Street

NEXT MEETING DATE

It was moved by Mrs. Domanski, and seconded by Mr. Sullivan to move the next meeting to May 7, 2010.

The Chairman asked for objections and seeing none, the next meeting date was set for Friday, May 7, 2010 at 12 noon at Old City Hall, 510 Greene Street, and was approved unanimously.

ADJOURNMENT

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

There being no further business, the Chairman adjourned the meeting at 1:12 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator

ITEM 8: DISCUSSION

I (**Margaret Dietz Domanski**) have a couple questions relating to the Truman Waterfront Development planning (to be discussed at July 2, 2010 meeting).

1. It is my interpretation of Resolution 09-057 that the current soccer field can be replaced by a "recreation field" located elsewhere within the Truman Waterfront Park: i.e. this field does not need to remain in its current geographic location - the BCCLT designated 6.6 acres. Is this Correct?
2. I also interpret the Resolution to mean that this "recreation field" must be a "permanent" part of the Truman Waterfront Park but that this area can be designated/designed for multiple uses and is not dedicated to a single sport/activity. Is this correct?
3. As I read the documents on the partitioning of the 6.6 acres, it appears that this portion of the park is the size and construction it is because that is what the BCCLT requested to meet their development plans rather than the City saying they would lease the BCCLT a portion of the park as set aside by the City: i.e. the design started with the BCCLT not with the City. Is this correct?
4. The next question deals with future Tax Incremental Funds raised within the 6.6 acres. Since there is little or no taxable property use of the current TIF areas of the Waterfront Park, if housing and/or commercial space is located in the TIF area, I assume that 100% of these "incremental" tax revenues from that development will go to the Bahama Village Tax Increment Fund. That will leave no new tax revenues coming to the City's General Fund for use in supporting Park operations. Is this interpretation correct? Please advise.
5. Amy, can you provide me with a schematic map that accurately displays where the TIF area is? That will assist me in understanding what development is allowed in the zoning areas the TIF area encompasses.

RESOLUTION 09-057

RESOLUTION NO. 09-057

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR THE CONTINUED USE OF THE RECREATIONAL FIELD AT THE TRUMAN WATERFRONT UNTIL SUCH TIME AS IT IS RECONSTRUCTED IN A PERMANENT LOCATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in order to effectively utilize a portion of the property at Truman Waterfront for the benefit of city residents and visitors, a temporary recreational field was created; and

WHEREAS, the field is a popular and vital location for recreation and enjoyment; and

WHEREAS, future plans for the development of the Truman Waterfront provide for green space that can be utilized as a permanent location for such a field; and

WHEREAS, it is imperative that the current field remain until such time as it can be permanently replaced.

WHEREAS, a portion of the field occupies land that may become part of a lease approved by the voters for negotiation with the BCCLT.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: Subject to section 3, no construction or other alteration shall be permitted which impacts the current recreational field until such time as a permanent field is constructed at the Truman Waterfront.

Section 2: That neither the preservation of the current temporary field, nor its permanent replacement, is intended to delay, displace or otherwise impede progress on any proposed development at the Truman Waterfront.

Section 3: That the City's obligation to construct the permanent field and discontinue use of the temporary field shall be in accordance with the provisions regarding such in any lease regarding the real property that may be entered into with the BCCLT.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 3rd day of March, 2009.

Authenticated by the presiding officer and Clerk of the Commission on October 13, 2009.

Filed with the Clerk October 13, 2009.



MORGAN MCPHERSON, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

TIF DISTRICT MAP



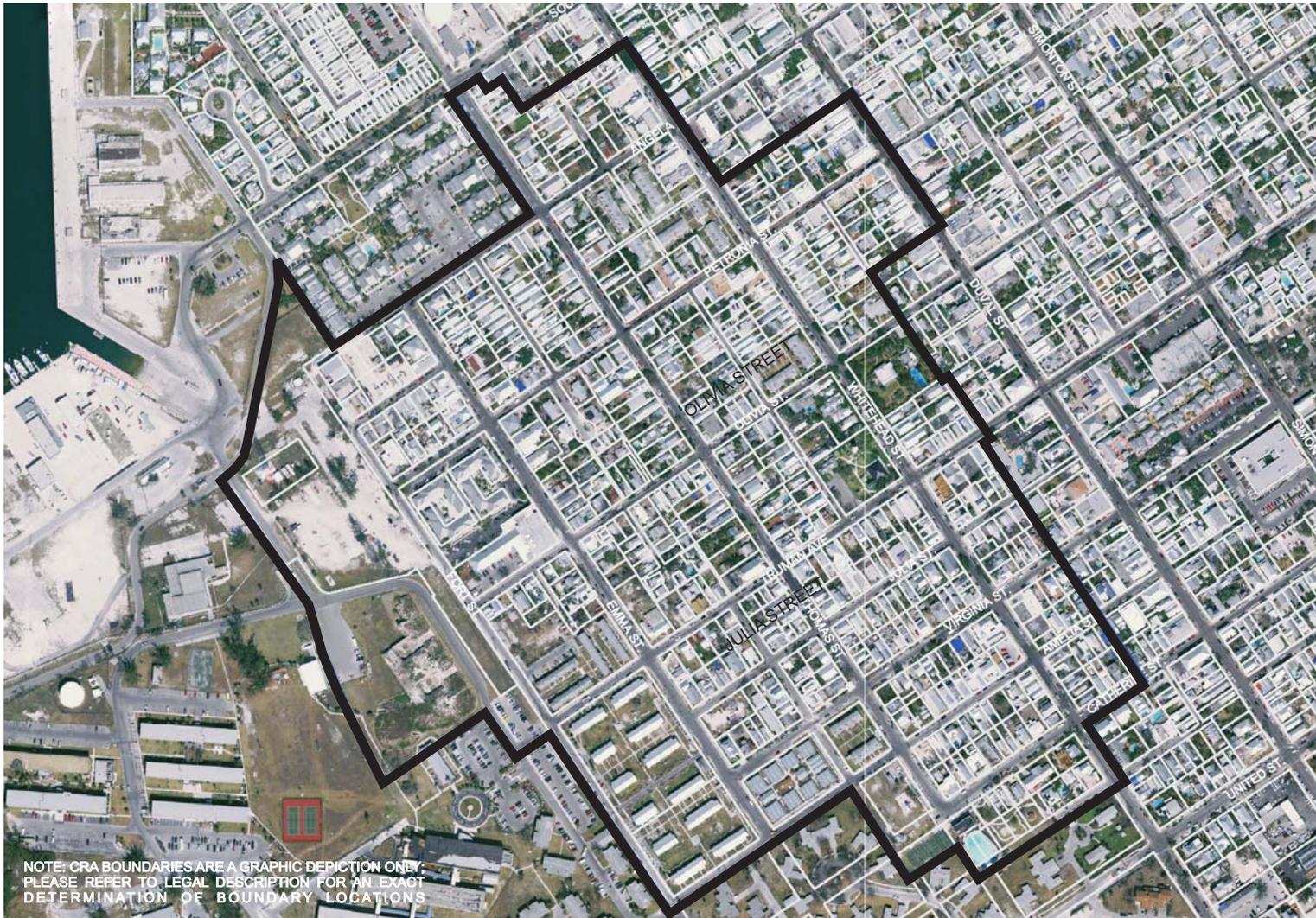
NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND

— Approximate Boundaries of Subarea

Figure 2
Detail Location Map
Bahama Village Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency



LEGEND

— Approximate Boundaries of Subarea

Figure 3
 Aerial Detail Location Map
 Bahama Village Subarea
 Community Redevelopment Area
 Caroline Street Corridor and Bahama Village Community Redevelopment Agency

**RECOMMENDATION TO
CITY COMMISSION FOR
DEVELOPMENT OF THE
6.6-ACRE TRUMAN
WATERFRONT PARCEL**

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 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 including but not limited to an indoor fitness area, classrooms, meeting rooms, and culinary facility,
2. 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 and recreation basketball courts,
3. Limited commercial areas shall be developed that include a workforce housing component above the commercial. The commercial space may be utilized by but not be limited to local artist, fishermen, and entrepreneurs or as an open market space,
4. A community park and community garden component shall be created that showcases Key West history and the Key West African American heritage,
5. All facilities shall be constructed utilizing the latest sustainable and environmental friendly products and technology and shall be Florida Green Building Coalition certified,
6. Any and all development shall be economically viable, utilize or enhance the existing Tax Increment Funding District (TIF) if feasible, and provide economic opportunities to the citizens of Key West if at all possible,
7. 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. Additionally, the TWAB recommends that the “6.6 acre” parcel and its components be integrated into the community, the remaining balance of the property (approximately 25 acres), and into any other development that may occur at the Truman Waterfront.