

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

OLD CITY HALL, 510 GREENE STREET

FRIDAY, OCTOBER 1, 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. PRESENTATIONS**
 - a. Assisted Care Coalition-Sandy Higgs
 - b. Duck Tours – Peter Rysman
- 6. DISCUSSION**
 - a. New Duties of the Truman Waterfront Advisory Board-Resolution 10-277
 - b. Procedure for Leasing Land/Bringing Proposals to the Board
- 7. ITEM FOR ACTION**
 - a. Approval of MSM Conceptual Plan
- 8. PUBLIC COMMENT**
- 9. BOARD COMMENTS**
- 10. NEXT MEETING:**
 - a. Regular Meeting-November 5, 2010, 12:00, Old City Hall
- 11. ADJOURNMENT**

ADA Assistance: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, including requesting materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), or information on access available to individuals with disabilities, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m. If you are hearing or voice impaired, please call 305-809-1000.

Resolution 10-277

RESOLUTION NO. 10-277

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, SUPPLEMENTING AND CLARIFYING THE SCOPE OF THE "TRUMAN WATERFRONT ADVISORY BOARD" (TWAB); PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission established the Truman Waterfront Advisory Board (TWAB) in Resolution No. 09-051; and

WHEREAS, at the February 19, 2009, City Commission meeting where Resolution No. 09-051 was approved, there was varying discussion on the dais about the role of the TWAB; and

WHEREAS, questions have arisen whether the TWAB has been charged with areas outside of the land planned for the assisted care facility and the 6.6 acres formerly intended to be leased to the BCCLT; and

WHEREAS, it is advisable for the City Commission to clarify the mission and duties of the TWAB, so that they may more efficiently make specific recommendations regarding development of the Truman Waterfront Property; and

WHEREAS, the TWAB has admirably focused on the improvement of the Truman Waterfront for the good of the citizens and visitors of the City of Key West; and

WHEREAS, the public is best served by a government with complete transparency and a thorough review of issues impacting its citizens; and

WHEREAS, the TWAB plays a crucial role in vetting issues and soliciting public input prior to City Commission/LRA consideration; and

WHEREAS, the TWAB has recommended the inclusion of two new non-voting ex-officio members to ensure sufficient input from the State and National Park services; and

WHEREAS, the City Commission recognizes the excellent work of the TWAB and encourages them to continue their mission of advising the Commission and LRA on the ENTIRE Truman Waterfront area.

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

Section 1: That scope of the Truman Waterfront Advisory Board, as originally approved in Resolution 09-051, is supplemented and clarified as follows:

- A. The Truman Waterfront Advisory Board shall continue to advise the City Commission and LRA on all items and issues related to the development of the entire Truman Waterfront area; and

- B. All proposals for developing areas within the Truman Waterfront shall be brought before the Truman Waterfront Advisory Board for comments and recommendations to the City Commission and LRA; and
- C. At the request of the Board, a non-voting ex-officio member from the National Park Service and a non-voting ex-official member from the Florida Park Service are each added to the Truman Waterfront Advisory Board; and
- D. The Truman Waterfront Advisory Board is encouraged to continue exploring ideas for both interim and permanent uses of the entire Truman Waterfront parcel.
- E. The Truman Waterfront Advisory Board is encouraged to make suggestions for interim use of the property, including the provision of adequate green space, a top priority.
- F. The Truman Waterfront Advisory Board shall sunset upon completion of the final development of the Truman Waterfront area.

Section 2: That any provision of this Resolution in conflict with the provisions of Resolution No. 09-051, shall supersede that previous Resolution to the extent of such conflict.

Section 3: 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.

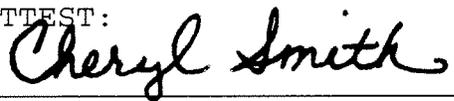
Passed and adopted by the City Commission at a meeting held this 21 day of September, 2010.

Authenticated by the presiding officer and Clerk of the Commission on September 23, 2010.

Filed with the Clerk September 23, 2010.



CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

Procedure for Leasing Land

CITY ORDINANCE

Sec. 2-941. - Leases.

(a) Without referendum, the city as lessor may lease real property and improvements thereon in the city for a term of up to and including ten years and, in the Caroline Street Corridor and Bahama Village Redevelopment Area and among those properties expropriated by the United States Navy during the local redevelopment authority process, for a term of up to and including 20 years. In all redevelopment areas, leasing by the city or its redevelopment agency shall be conducted in accordance with procedures of notice and solicitation as determined in state statutes. The renegotiation of a lease of an existing tenant prior to its expiration is deemed not a disposition of property pursuant to F.S. § 163.380(1) and (4). All leases of the Key West Bight existing as of the effective date of Ordinance No. 98-7 (March 3, 1998) are ratified and found to be in substantial compliance with law and ordinance.

(b) With respect to leases of the city as lessor in areas of the city other than its redevelopment areas, the city shall enter into negotiations with an existing tenant for a new lease if the tenant desires lease renewal. At the commencement of renewal negotiations, the city manager shall provide public notice thereof by newspaper advertisement. These negotiations shall commence one year prior to expiration; provided, however, that any tenant in the process of a renewal negotiation as of July 1, 2005, shall be exempt from this time limitation. Any new lease must be approved by the city commission, after public notice, not later than 60 days after the expiration of the existing lease. If lease negotiations with the existing tenant are not completed or if the existing tenant desires not to renew, the city shall advertise for requests for proposals pursuant to sections 2-826 through 2-844.

(c) All other city leases must be advertised for requests for proposals unless: (i) the city commission finds that the best use of the property would be achieved without resort to the bidding process; or (ii) the city manager recommends waiver in consideration of the economic interests of the city. In order for the city to lease property below market rate in any circumstance, a public benefit must be shown on the record, and the lease must be approved by a supermajority vote of the city commission.

(d) Whenever the city commission is to consider a lease renewal, the city manager shall submit to the city commission a report on total lease payments over the term of the lease and a history of the city's or CRA's leasing experience with the tenant, including a chronicle of lease violations and payment delinquencies, if any.

STATE STATUTE

163.380 Disposal of property in community redevelopment area.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private developers or any persons interested in undertaking to redevelop or rehabilitate a

community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

MSM Conceptual Plan



Harry S. Truman Presidential Park

THE CITY OF KEY WEST

MEISEL & SPOTT SWOOD MARINA MANAGEMENT COMPANY, LLC

DATE: 03-20-2015



Beach

Fort Zachary Taylor Park

Mole Pier

Cruise Ship Berth

Mole Pier Control Gate

To Cruise Port

Park Gates

Maritime Sports Stadium for Offshore Power Boat Racing, Sailboat Racing & Fishing Tournaments

Proposed Pedestrian Bridge

Fishing Pier

Fitness Trail

Pedestrian Promenade

Ferry Mooring

Ferry Terminal

Dock Master

Marine Supplies

US Navy Base

500 Seat Amphitheater

Shuttle Stop & Bike Parking

Victory Lawn

Special Event Multi Modal Station

Staging Area (137 Parking Spaces)

High School Soccer Field (190' x 330')

NOAA / Eco Discovery Center

Turtle Rescue Hospital

Bahama Village Redevelopment Site

Neighborhood Recreation Courts

Neighborhood PAL Recreation Center (18,500 s.f.)

USCGC Ingham

LEGEND

- Navy Property
- FKACC Site
- Bahama Village Redevelopment Site
- Outdoor Museum Exhibits
- Outdoor Zoological Exhibits



Maritime Park & Exhibition Space

Interactive Water Feature

Little White House

Staging Area (172 Parking Spaces)

Staging Area for Offshore Power Boat Racing

Restaurant

Swimming Pool

Naval & Maritime Museum

Museum Garden

Presidential Lawn & Event Plaza (15,000 sf Tent)

LEED CERTIFICATION will be attempted where appropriate for the various components of this project.

Boat Ramp

TACTS Tower

SOUTH YARD

GERALDINE

ANGELA

PETRONIA

FORT

EATON

HIT NEW

HIT NEW