

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

**OLD CITY HALL, 510 GREENE STREET**

**FRIDAY, OCTOBER 15, 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. ITEM FOR ACTION**
  - a. Approval of MSM Conceptual Plan (City Staff)
  - b. Development of a process to move from conceptual planning to site plan approval (Trepanier)
  - c. Frequency and time of the TWAB meetings (Trepanier, Domanski)
  - d. Development of the agenda and format (Sullivan)
  - e. Key West Commoner's Proposed Interim Activities (Trepanier)
    1. Clean up, paint, and landscape the Guard Shack according to appropriate Port, HARC, Landscape and Building Department approvals
    2. Install public benches and potted plants according to appropriate Port, HARC and Building Department approvals
- 6. PUBLIC COMMENT**
- 7. BOARD COMMENTS**
- 8. NEXT MEETING:**
  - a. Regular Meeting-November 15, 2010, 12:00, Old City Hall
- 9. 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.

# **MSM CONCEPTUAL PLAN**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**TO:** Jim Scholl, City Manager  
**FROM:** Doug Bradshaw, Senior Project Manager  
**DATE:** September 28, 2010  
**SUBJECT:** Truman Waterfront Conceptual Master Plan

**ACTION STATEMENT:**

A resolution by the Naval Properties Local Redevelopment Authority (LRA) approving the attached Conceptual Plan as developed by Meisel & Spottswood Management Company, LLC.

**BACKGROUND:**

In 1995, the Naval Air Station (NAS), of Key West, Florida, was designated for realignment by the Federal Base Realignment and Closure Commission. In 1996, certain land and facilities, including the Truman Waterfront Parcel, were declared excess by the Department of the Navy. On September 16, 1997, the City of Key West Local Redevelopment Agency (LRA), submitted its Base Reuse Plan, which was subsequently approved on August 11, 1998. Part of that Base Reuse Plan included a conceptual plan for the property (See Attachment A)

In 1999, the City adopted modifications to its Comprehensive Plan to establish Land Use Classifications (zoning) for the Truman Waterfront (See Attachment B). That plan, known as the Chapter 288 Plan due to the State statute controlling the adoption process, was modified in July 2000 in response to mediated settlements. The zoning was developed based on the uses developed in the Base Reuse conceptual plan.

In September 2002 the City submitted and Economic Developed Conveyance (EDC) for acquisition of the property. The EDC has the benefit of maximizing flexibility of uses within the site, while at the same time ensuring that important community land use decisions are maintained. All development thresholds and uses proposed in the EDC are based on the adopted Land Use Classifications (as approved by the Chapter 288 Plan) for the site. The EDC was approved by the BRAC Commission and the property was conveyed to the City in November 2002. The original 50-acres identified in the Base Reuse Plan were reduced to approximately 34-acres. The remaining 16-acres was retained by the Navy

In order to reduce the original concept plan to the new foot print, the City held a series of community meetings similar to the original community meetings. Based on those

meetings a new conceptual plan was developed (Attachment C). On July 6, 2005, the LRA approved that conceptual master plan for the Truman Waterfront under Resolution No. 05-242.

In July 2008, the City advertised Request for Proposal (RFP) #08-011 which offered the opportunity for development of a marina and upland area based on the conceptual plan and zoning. The City received two (2) responses to the RFP on January 14<sup>th</sup>, 2009. The LRA selected the proposal submitted by Meisel and Spottswood Marina Management Company, LLC (MSM) by Resolution #09-249. The MSM proposal offered the opportunity for the City to not only get the marina developed and managed but also the surrounding upland. City Staff have been working with MSM on a more detailed conceptual plan (Attachment D) as well as the financing options for the plan.

All of the plans since the Base Reuse Plan have consistently maintained the same components including a marina, open space/parkland, light commercial, neighborhood retail, amphitheater, a housing component, and a recreational type facility.

Regardless of the hurdles that must be overcome in order for the financing scheme as proposed by MSM to be implemented, City Staff feels that the MSM conceptual plan attached represents a viable plan for the property that adheres to the vision of the community throughout the years. Staff feels that through a combination of MSM, TDC, City, and grant funding, that plan can come to fruition.

#### **PURPOSE & JUSTIFICATION:**

In order to continue in the development process of the Truman Waterfront and to allow for cohesive development of the property as specified by the Truman Waterfront Advisory Board (TWAB), City Staff is seeking LRA approval of the MSM conceptual plan. Approval of the plan will also allow each interested party to pursue available financing options.

#### **OPTIONS:**

There are three (3) options:

1. Approve the Conceptual Plan
2. Approve the Conceptual Plan with modifications
3. Do not approve the Conceptual Plan

Option 1 and 2: By approving the Conceptual Plan or a modified version, the LRA is providing staff with a roadmap for all future development of the Truman Waterfront. The developmental agreement, design, and construction will all be based on this plan. Final design for each major phase of the development including building, roadway, and park layout will be presented to the TWAB and LRA for final approval. With the approval, the City will be able to continue the momentum toward development of the property as well as begin identifying funding sources for development.

Option 3: This option delays the ability to move forward with development.

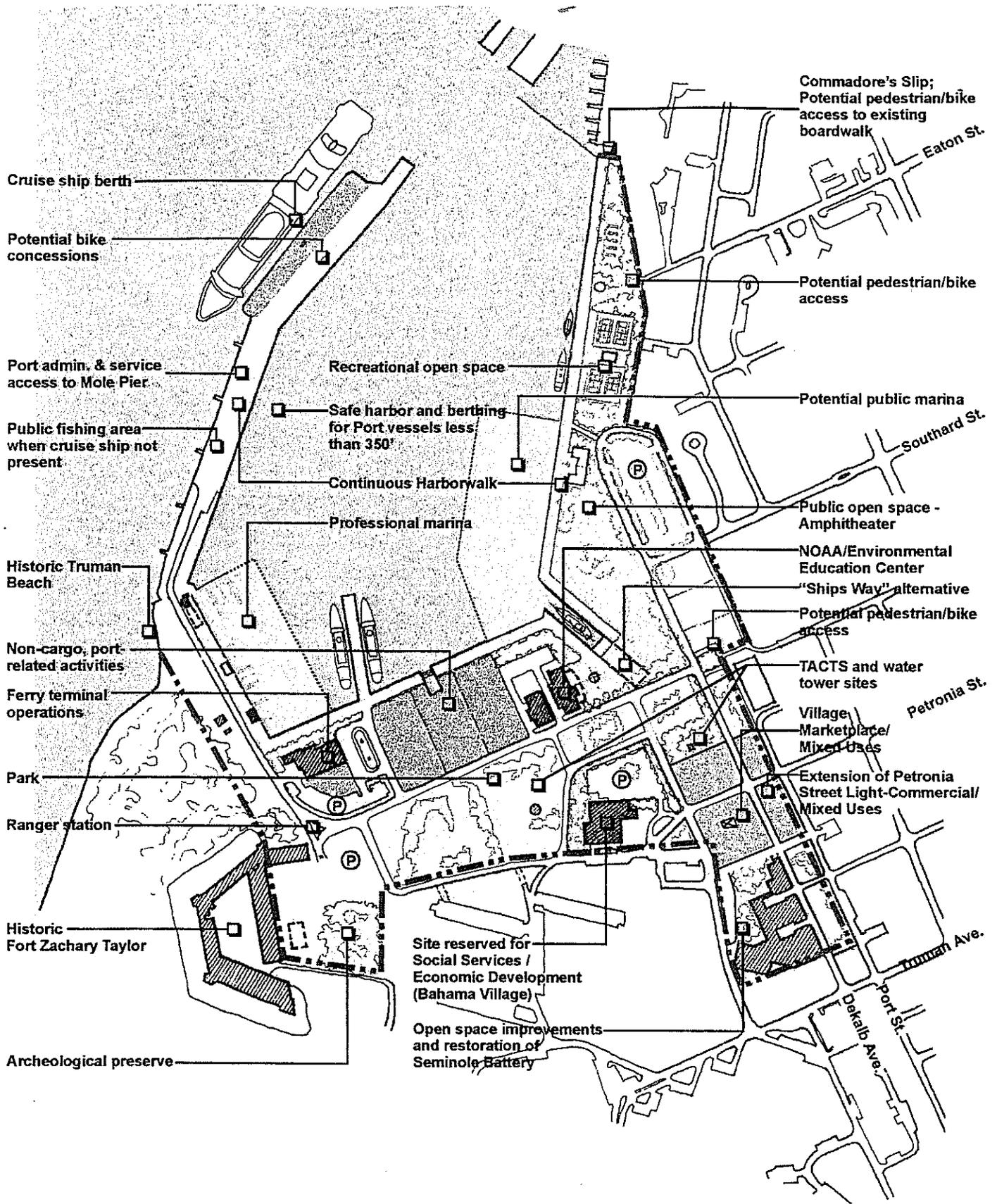
#### **FINANCIAL IMPACT:**

By approving the Conceptual Plan, the LRA is not obligating any financial burden on the City at this time, but it is understood that in order to achieve and realize the plan, financial decisions and obligations will have to be made in the near future.

**RECOMMENDATION:**

City staff recommends option # 1, LRA Approval of the Action Statement in its entirety.

# **ATTACHMENT A**



**Legend**

--- SITE BOUNDARY

Ⓟ PARKING

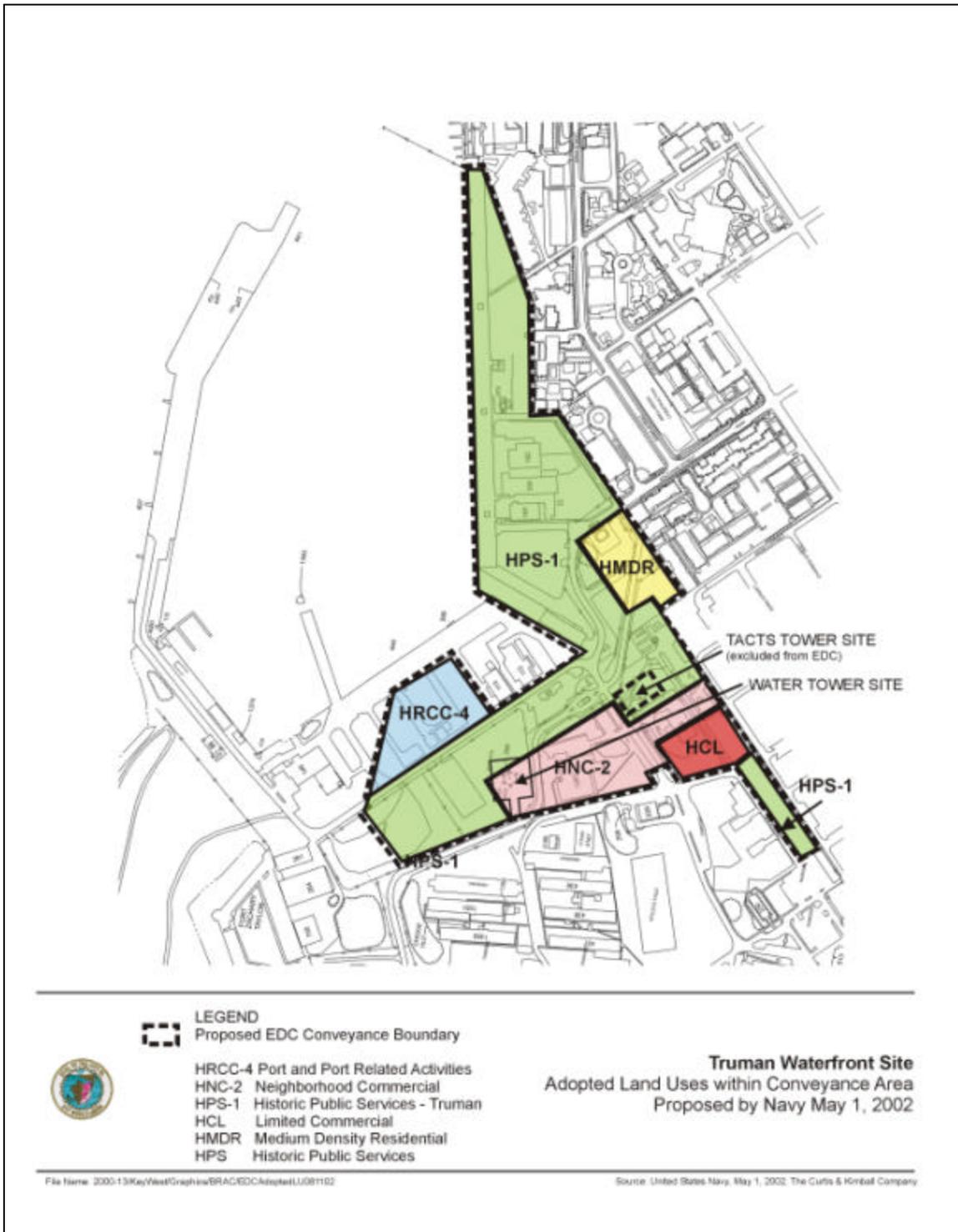
NOTE: Potential Second Cruise Berth was Removed by the City Commission on January 12, 1999

FS2:\Lands\Landplan\Denny\Key West(9827)\Figure IIIB6.REV

Figure III.B.6  
 TRUMAN WATERFRONT PARCEL CONCEPT PLAN  
 KEY WEST MILITARY BASE REUSE PLAN



# **ATTACHMENT B**



# **ATTACHMENT C**



**Truman Waterfront  
Conceptual Master Plan**

# **ATTACHMENT D**



Beach

Fort Zachary Taylor Park

Mole Pier

Cruise Ship Berth

Mole Pier Control Gate

Park Gates

To Cruise Port

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

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)

Boat Ramp

TACTS Tower

**LEGEND**

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



**Harry S. Truman Presidential Park**  
 THE CITY OF KEY WEST  
**Harry S. Truman Presidential Park**  
 MEISEL & SPOTT SWOOD MARINA MANAGEMENT COMPANY, LLC  
 DATE: 9-28-2015



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

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:

- The 6.6 acres shall be reintegrated with, and considered part of the overall Truman Waterfront,
- Development of the “6.6-acre parcel” is completed to maximize its integration into and for the economic benefit of the adjacent Bahama Village neighborhood,
- 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 with possible future expansion capacity,
- Outdoor multiple use recreation complexes shall be created on the Truman Waterfront and shall remain in City ownership and not subject to long term leases. The complexes shall include but not be limited to a multiple purpose recreational field with minimal dimensions of 110 yards by 70 yards but not less than 1.6 acres in size and recreation basketball courts,
- The Truman Waterfront Advisory Board expresses its support for Resolution 09-057.
- Limited commercial areas shall be developed in conjunction with a workforce housing component. The commercial space may be utilized by neighborhood orientated type businesses including but not limited to local artists, fishermen, and entrepreneurs or as an open market space,
- A community park and community garden component shall be created that showcases Key West history and the Key West African American heritage,
- All development shall be constructed in accordance with Florida Statute 255.2575(2),
- Any and all development shall be economically viable and enhance the existing Tax Increment Funding District (TIF), and provide economic opportunities to all the citizens of Key West,
- 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 entities.

# **PROPOSED AGENDA AND FORMAT**

AGENDA  
CITY OF KEY WEST  
TRUMAN WATERFRONT ADVISORY BOARD

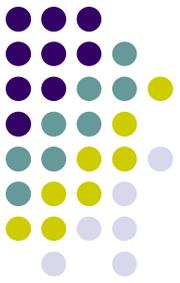
DATE

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE TO THE FLAG
4. AGENDA REVIEW, ADDITIONS AND APPROVAL
5. UPDATE OF PRIOR MOTIONS
6. PRESENTATIONS ( with board questions and comments followed by public comments)
7. ORGANIZTIONATIONAL ITEMS ( board comments then public comments---often  
this will be without items, but last meeting we had  
two such items)
8. ACTION ITEMS (with comments from public first, then board comments, then vote)
9. DISCUSSION ITEMS ( with board comments then public comments)
10. PUBLIC COMMENTS
11. BOARD COMMENTS
12. NEXT MEETING
13. ADJOURNMENT

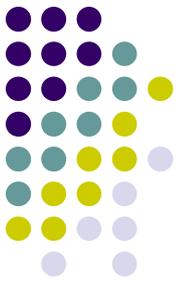
**FKACC**



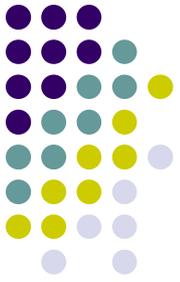
**Proposal**  
**Key West Assisted Living**  
**Truman Waterfront**  
Presented by  
**Family Pride Corporation**



**Family Pride Corporation (FPC) is a family owned developer and operator of senior living communities.**

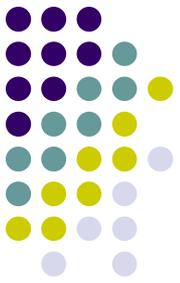


**FPC acquires, renovates, and operates three formerly vacant buildings as assisted living, independent living, and Alzheimer's care communities.**



**FPC also acquires and renovates historic properties, affordable housing, and community redeveloping projects.**

# FPC is committed to the communities we serve. We are long term owner operators.



- We invest in neighborhood rehabilitation
- We hire and promote locally
- We strive for energy efficiency, and environmental sustainability in all our projects



# Key West Truman Waterfront Approach:



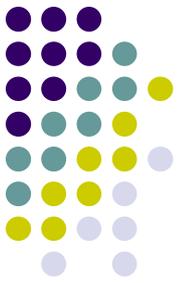
- Our goal is to tailor this project purely and uniquely to the people of Key West
- Our mission is to follow and develop fully the goals of the FKACC.
- Assisted and Independent living facilities will cater to a broad range of cultures and incomes.
- We propose 50 units of assisted living (phase 1) and 90 units of supported independent living (phase 2).
- A mixture of efficiency, 1 bedroom, and 2 bedroom designs will offer a wide variety of floor plans.



# Services

- Monthly rentals
- Nurses and Aides: Staff 24/7
- Full meal and snack service
- Promote lifestyles of independence and dignity
- Wellness programs: On-site physical therapy
- Entertainment, activities, and socializing
- Art, Music, and Dance
- Full time Life Enhancement Coordinator
- Includes: Utilities, cable TV, maintenance, and local transportation
- Physical setting of beauty and tranquility
- Atmosphere of caring and positive activity

# Key West Design



- Save and restore existing historic structures
- 50 units of assisted living (phase 1)
- 90 units of supported independent living (phase 2)
- Provide beautiful grounds, walking trails, and patios
- Integrate/connect with existing neighborhoods
- Focus on energy efficiency and sustainability
- Community input design seminars for phase 2

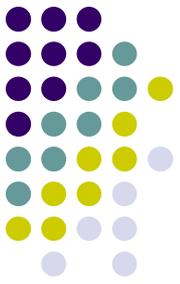


# Rate Structure and Affordability



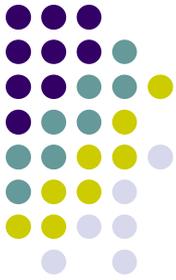
- Three tiers of rates
- Straight monthly rental
- No Buy-in or Life Lease Fees
- All inclusive rates: Includes rent, utilities, meals and snacks, maintenance, local transportation, entertainment, activities, wellness/fitness programs, nursing and staff 24/7, professional management of operations

# Proposed Rate Structure Assisted Living



- 10 units @ \$1,100.00 per resident
- 15 units @ \$1,700.00 per resident
- 25 units @ \$3,800.00 per resident

Key West Assisted Living  
 50 Unit Assisted Living Facility  
 Truman Waterfront  
 Key West, Florida



YEAR TWO PROFORMA

10 units ALF @ \$1,100 month x 2 (doubles)	\$ 264,000
15 units ALF @ \$1,700 month	306,000
25 units ALF @ \$3,800 month	1,140,000
25 units @ \$1,050 wa iver funding	315,000
<b>TOTAL SCHEDULED INCOME</b>	<b>\$ 2,025,000</b>
Less 10% vacancy/collection	(202,500)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$ 1,822,500</b>
Operating Expenses (60%)	(1,093,500)
<b>NET OPERATING INCOME</b>	<b>729,000</b>
Value @ 9% capitalization	\$ 8,100,000
Loan Amount \$5,000,000	
D.S. 6%, 20 year amortization	427,720
<b>Cash Flow</b>	<b>\$ 301,280</b>

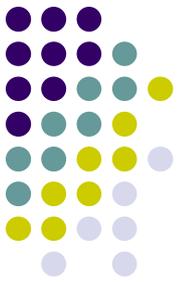
# Cost Breakdown Assisted Living



- Rent component only = \$1,090.00
- Balance of services = \$2,710.00

# Key West Assisted Living Proposed Monthly Rent Breakdown

September 21, 2010



(Draft for discussion only – subject to verification of development costs)

	<b>Assisted Living Phase I</b>	<b>Independent Living Phase II 1 Bedroom</b>	<b>Independent Living Phase II 2 Bedroom</b>
Rent	\$ 1,090	\$ 1,115	\$ 1,585
Utilities	75	125	150
Cable TV	55	55	75
Meal Service (3x day plus snacks)	540	2x day 420	2x day 840
Activities/Entertainment	100	100	100
Staff (Nursing/Aides 24/7)	1,160	300	400
Maintenance	250	275	300
Transportation	80	80	80
Administration	240	100	200
Housekeeping	160	180	220
Reserve for Replacements	50	50	50
<b>TOTAL Monthly Cost</b>	<b>\$ 3,800</b>	<b>\$ 2,800</b>	<b>\$ 4,000</b>

# Funding Sources for Residents

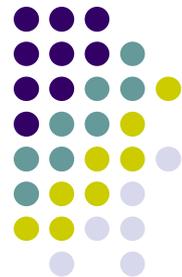


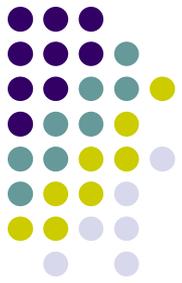
- Social Security payments
- Pension/retirement benefits
- Veterans Administration
- Medicaid Waiver payments
- Section 8 vouchers
- Optimal State Supplementation
- We will search out and combine every possible funding source for our residents
- All residents receive the same quality of care regardless of economic circumstances
- Meet FKACC's mission of affordability

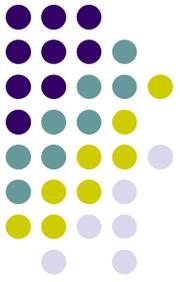
# Policy and Operations

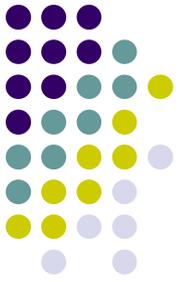


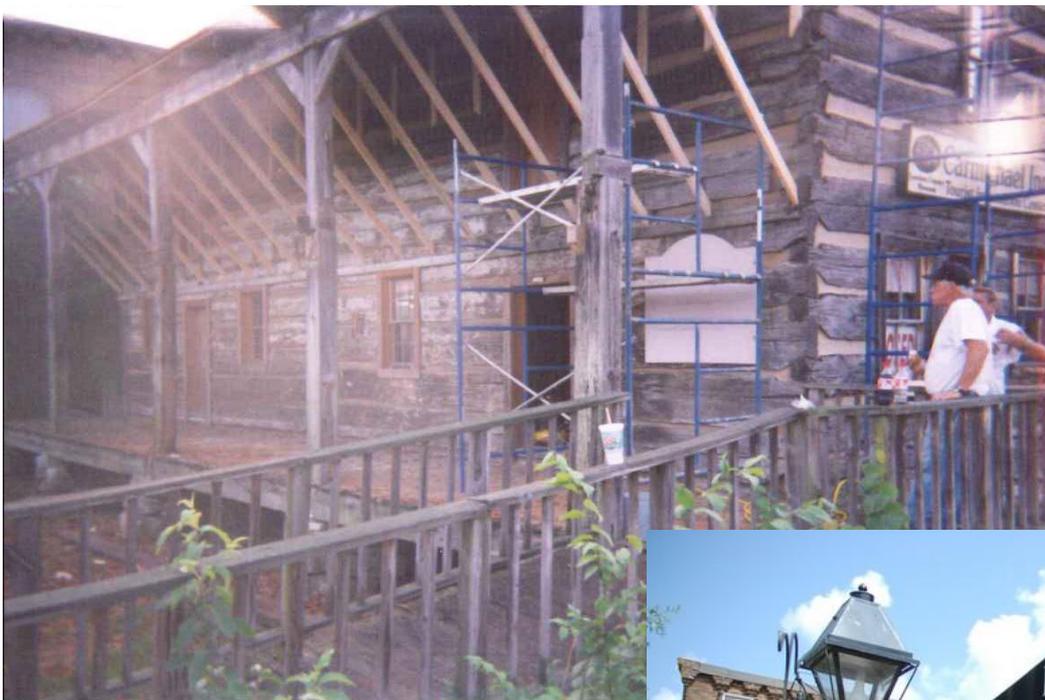
- Advisory Board approach
- Professional on site management
- Local hiring, wherever possible, for construction, maintenance, and operations
- Sponsor local artists and chefs
- Emphasis on energy efficiency and environmental sustainability
- Goal: Create and become the facility of choice for seniors and their families in the community, and the center of senior living in Key West













**Thank you.**

Questions