

An aerial photograph of a residential neighborhood. A large, irregularly shaped area is outlined in red, representing the 6.6-acre parcel mentioned in the text. The area contains several houses, a paved road, and some open spaces. The text is overlaid on the top half of the image.

# **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**



# **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

1122 ft

Image U.S. Geological Survey

Google

Feb 2006

Eye alt 3884 ft

24°33'06.72" N 81°48'25.36" W



# TRUMAN WATERFRONT LOCATION



1122 ft

Image U.S. Geological Survey

Feb 2006

Eye alt 3884 ft

Google

24°33'06.72" N 81°48'25.36" W



# SURROUNDING PROPERTIES



NAVY

TRUMAN  
ANNEX

CITY

BAHAMA  
VILLAGE

NOAA

NAVY

CITY

STATE  
PARK

NAVY

**LOCATION OF**  
**6.6 ACRE SITE**

SOUTHARD ST

ANGELA ST

GERALDINE ST

PETRONIA ST

OLIVIA ST

TRUMAN AVE





# **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 business and industries 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 sensitivity;
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**
- 2. Uninterrupted public access to the waterfront through a wide promenade along the full length of the harbor.**
- 3. Landscaped and hardscaped 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 portions of the Truman Waterfront property for port activities.**
- 7. Multiple ingress/egress points into the Truman Waterfront property.**

1122 ft

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Google

24°33'06.72" N 81°48'25.36" W

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Port admin. & service access to Male Pier

Recreational open space

Petronia St.

Souhard St.

Public f when cruise ship not present

than 350'

# 6.6 ACRES

Public open space - Amphitheater

NOAA/Environmental Education Center

"Ships Way" alternative

Potential pedestrian/bike access

TACTS and water tower sites

Village Marketplace/ Mixed Uses

Extension of Petronia Street Light-Commercial/ Mixed Uses

Petronia St.

Historic Truman Beach

Non-cargo, port-related activities

Ferry terminal operations

Park

Ranger station

Historic Fort Zachary Taylor

Site reserved for Social Services / Economic Development (Bahama Village)

Open space improvements and restoration of Seminole Battery

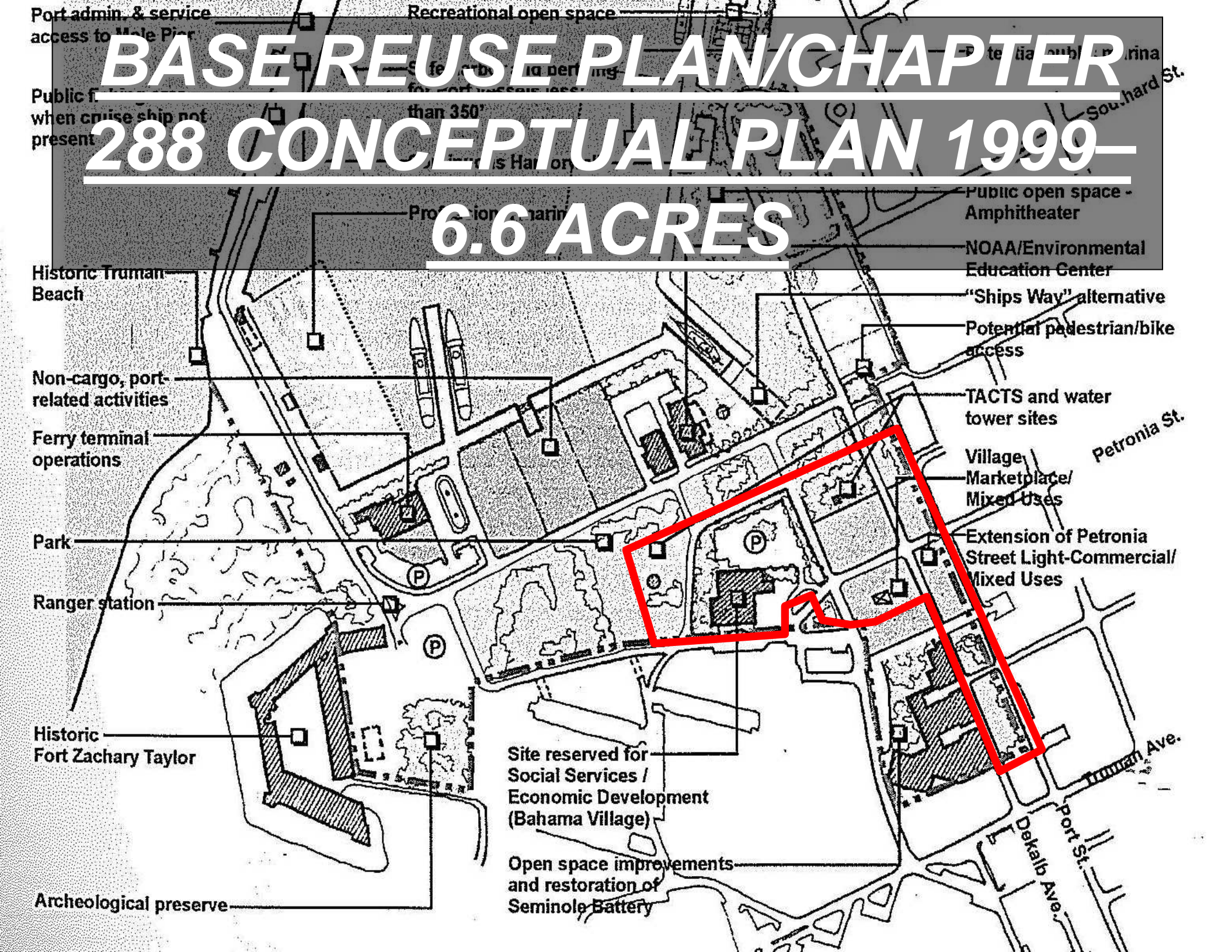
Archeological preserve

DeKalb Ave.

Port St.

Truman Ave.

# BASE REUSE PLAN/CHAPTER 288 CONCEPTUAL PLAN 1999





# ZONING

HNC-2

HCL

HPS-1





**2005 CONCEPTUAL PLAN –**  
**6.6 ACRES**





# *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



# **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



# CURRENT USES

BOAT RAMP

ENVIRONMENTAL  
CENTER

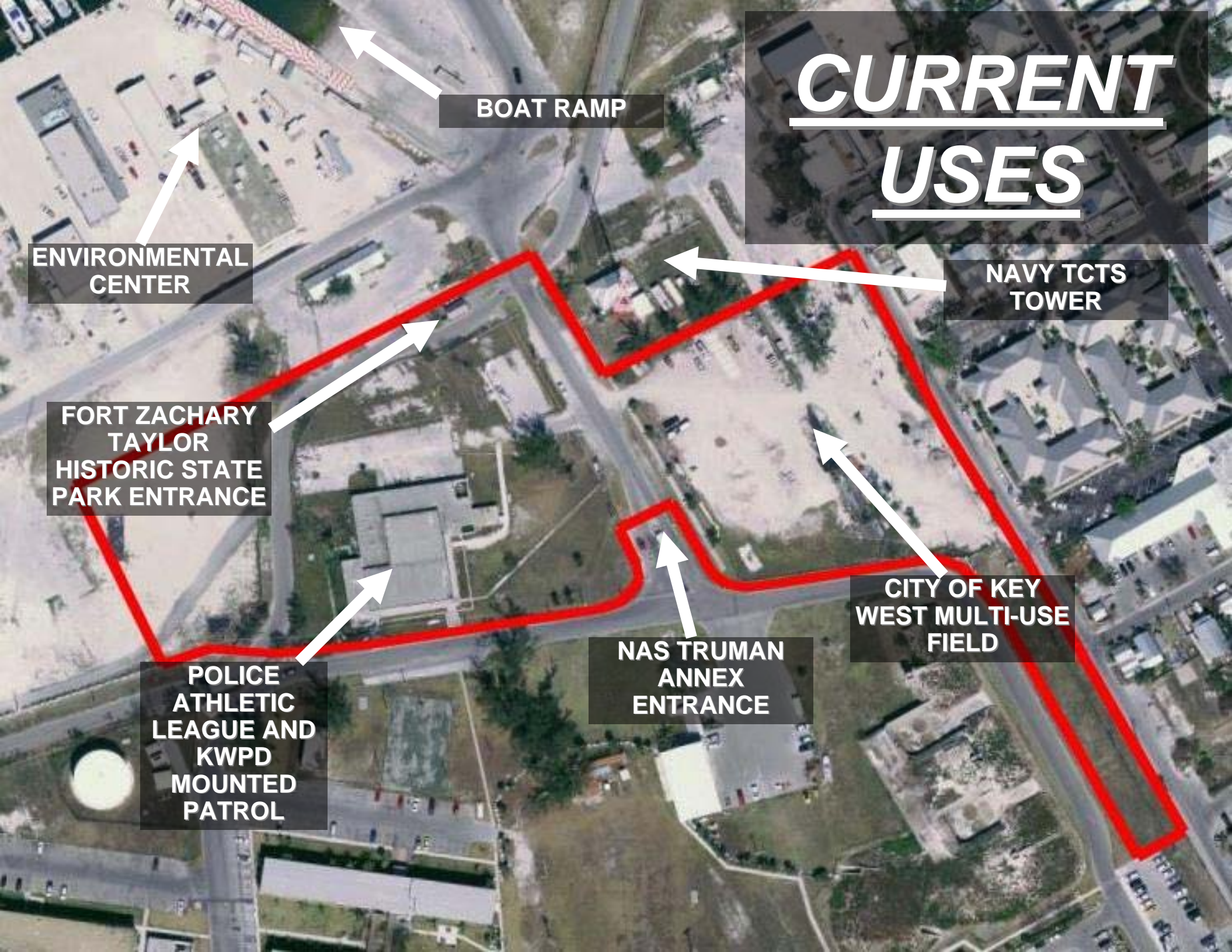
NAVY TCTS  
TOWER

FORT ZACHARY  
TAYLOR  
HISTORIC STATE  
PARK ENTRANCE

CITY OF KEY  
WEST MULTI-USE  
FIELD

POLICE  
ATHLETIC  
LEAGUE AND  
KWPD  
MOUNTED  
PATROL

NAS TRUMAN  
ANNEX  
ENTRANCE





**CURRENT/FUTURE**  
**LEASE HOLDERS**  
**AREAS**

MEISEL & SPOTTSWOOD  
MARINA MANAGEMENT  
COMPANY, LLC  
(23 ACRES)

FLORIDA KEYS ASSISTED  
CARE COALITION, INC  
(4 ACRES)

6.6 ACRES

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