

RESOLUTION NO. 12-285

A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA), ACCEPTING AND APPROVING THE ATTACHED MASTER PLAN FOR THE TRUMAN WATERFRONT PROPERTY; PROVIDING FOR AN EFFECTIVE DATE

BE IT RESOLVED BY THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY, AS FOLLOWS:

Section 1: That the attached Master Plan for the Truman Annex Waterfront Property is hereby approved.

Section 2: 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 Authority.

Passed and adopted by the Naval Properties Local Redevelopment Authority at a meeting held this 16th day of October, 2012

Authenticated by the presiding officer and Clerk of the Authority on October 17, 2012.

Filed with the Clerk October 17, 2012.

ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, CHAIRMAN



THE CITY OF KEY WEST
3140 Flagler Ave Key West, FL 33040 (305) 809-3700

EXECUTIVE SUMMARY

TO: Bob Vitas, City Manager
FROM: Doug Bradshaw, Senior Project Manager
Don Craig, Planning Director
DATE: October 15, 2012
RE: Approving the Truman Waterfront Master Plan

ACTION STATEMENT:

A resolution by the Naval Properties Local Redevelopment Authority (LRA) approving the attached Master Plan for the Truman Waterfront.

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

Key to the Caribbean – Average yearly temperature 77° F.

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. On January 14th, 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 have the marina developed and managed but also the surrounding upland. However the financial plan was deemed unfeasible, so LRA removed the upland portion of the plan from MSM but is continuing to negotiate on a marina lease. MSM did develop a more detailed conceptual plan (Attachment D) as part of this process.

All of the plans since the Base Reuse Plan have consistently maintained the same components including a marina, open space/parkland, amphitheater, and a community recreational type facility.

The LRA issued RFQ No. 11-004 –Professional Landscape Architectural/Engineering/Architectural/Land Surveyor Services for Truman Waterfront Upland Design and Construction Administration on May 8, 2011 and qualification packages were received on June 29, 2011. The LRA selected Bermello Ajamil and Partners, Inc. (BA) by Resolution #11-327. It was BA's task with input from the City Commission, Truman Waterfront Advisory Board (TWAB), Bahama Village Redevelopment Advisory Committee (BVRAC), public, and other interested parties to take all the previous conceptual plans and development the final Master Plan.

This process began by obtaining direction on five (5) major design program elements. The LRA approved the following elements on April 16, 2012 per Resolution 12-129 (Attachment E)

1. Build a minimum 110 yard x 65 yard multi-use field adjacent to the Navy Property where Building 1287 is currently located.
2. Require the Miami Dade Historical Maritime Museum to relocate the USCG Ingham perpendicular to and at the south end of the East Quay seawall.
3. Design, fund, and construct a needs based community center at the Truman Waterfront Park to replace Building 1287.
4. Accommodate future power boat races on hard surface areas only including streets, parking lots, the East Quay and the proposed event lawn adjacent to Building 103. Request the use of the adjacent Navy Mole Pier property.
5. Design a band shell to provide approximately 250 fixed seats with informal lawn seating that can also be used as a multi-use recreation area.

Once the major design program elements were approved, BA developed several conceptual master plans that were presented to the public, TWAB, BVRAC, NOAA, State Park, TAMPOA, Last Stand, Navy, etc. Staff wanted to build a consensus on what the majority of the community wanted to see developed at the Truman Waterfront. The plan as presented in Attachment F was overwhelming endorsed by the community. BVRAC approved the plan on August 2, 2012 and TWAB approved the plan on August 20, 2012.

PURPOSE & JUSTIFICATION:

In order to continue in the development process of the Truman Waterfront and to allow for cohesive development of the property, City Staff is seeking LRA approval of the Master Plan.

OPTIONS:

There are three (3) options:

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

Option 1 and 2: By approving the Master 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. 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.

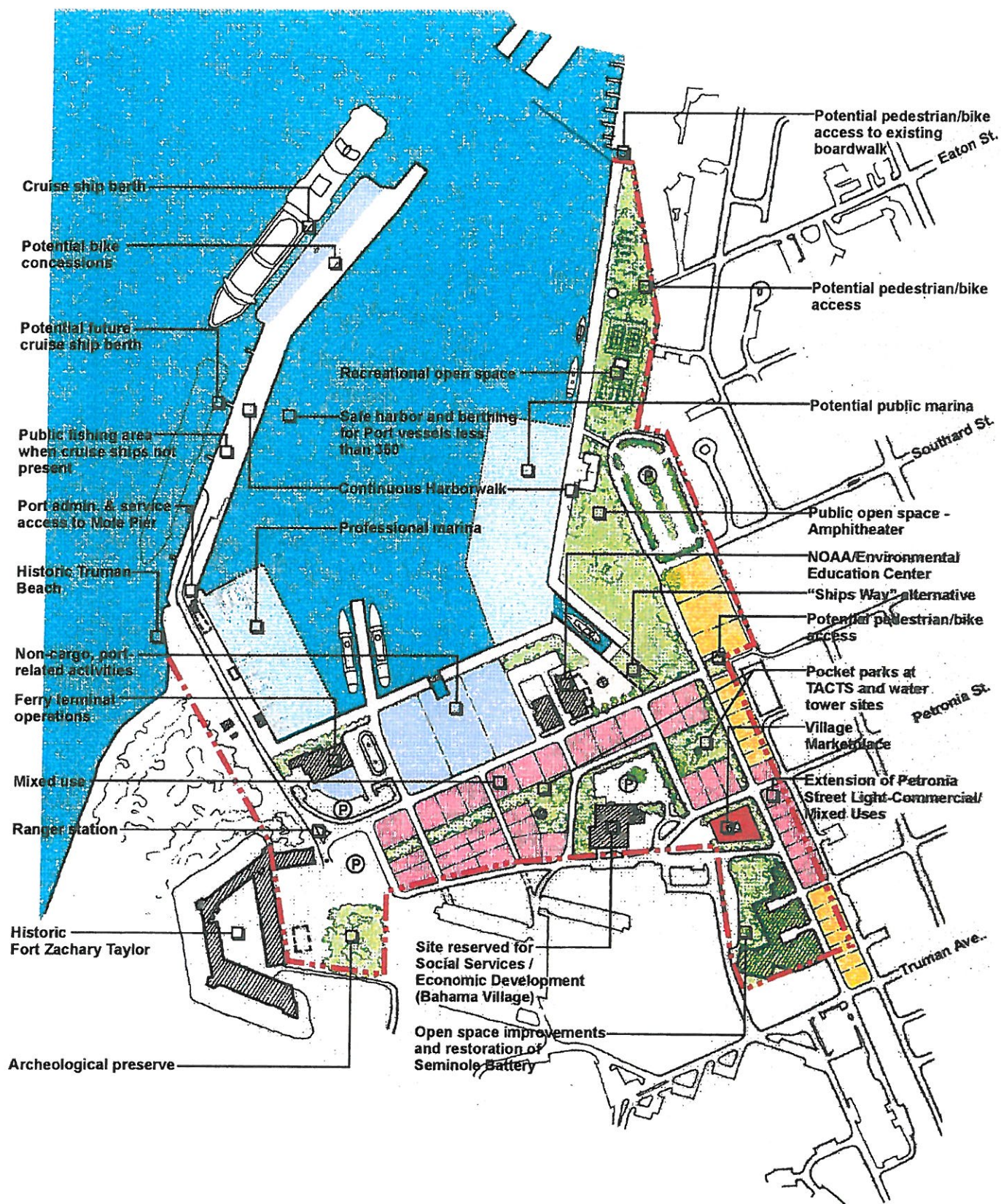
Option 3: This option delays the ability to move forward with development.

FINANCIAL IMPACT:

By approving the Master 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

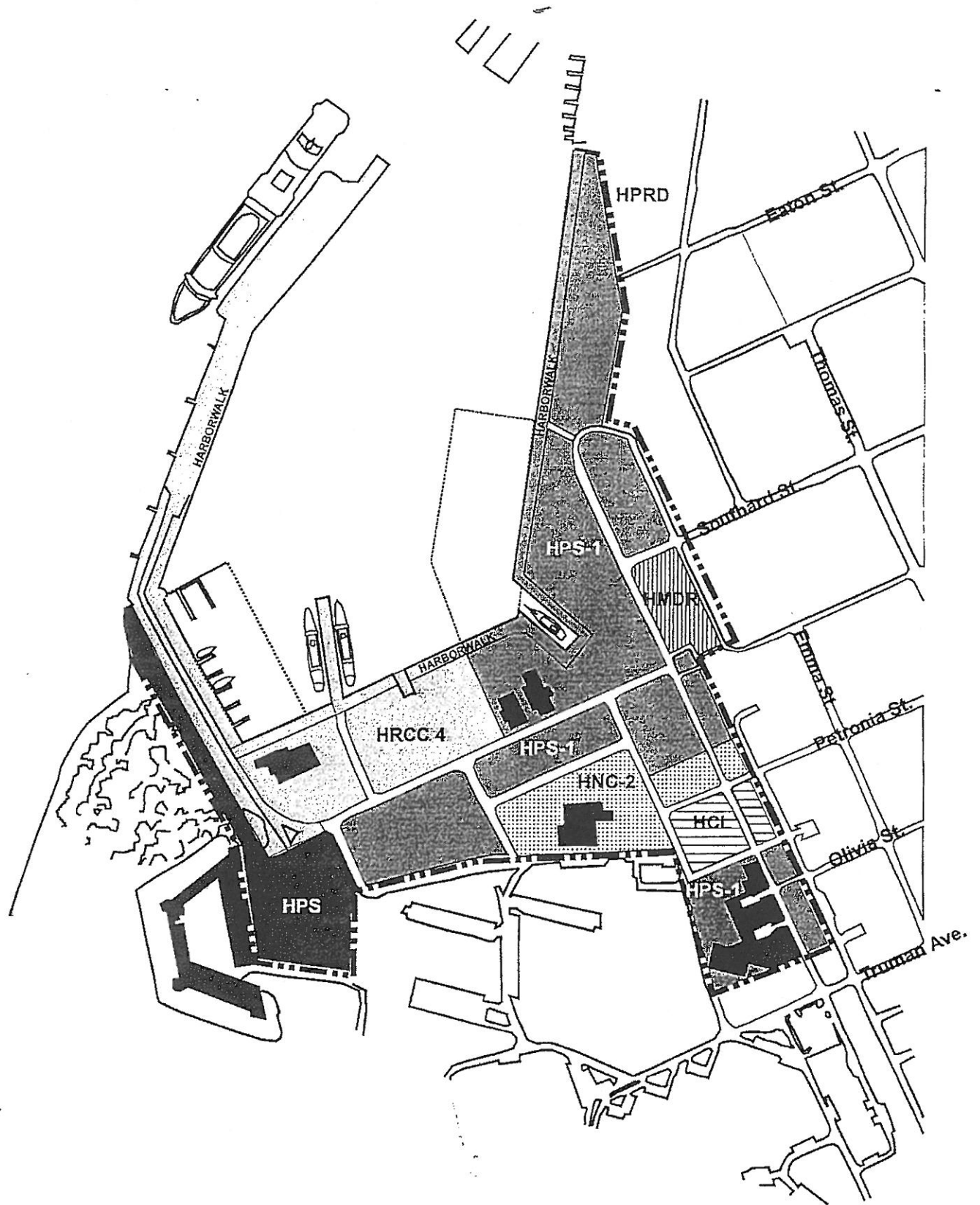


Legend

- SITE BOUNDARY
- (P) PARKING

Figure VI.1
Concept Plan
TRUMAN WATERFRONT
KEY WEST FINAL BASE REUSE PLAN





Legend

- | | |
|---|-----------------------------------|
| ----- SITE BOUNDARY | |
| [HRCC-4] PORT & PORT-RELATED ACTIVITIES | [HCL] LIMITED COMMERCIAL |
| [HNC-2] NEIGHBORHOOD COMMERCIAL | [HMDR] MEDIUM DENSITY RESIDENTIAL |
| [HPS-1] HISTORIC PUBLIC SERVICES
- TRUMAN WATERFRONT | [HPS] HISTORIC PUBLIC SERVICES |

Figure III.B.8
Proposed Land Use Classification
TRUMAN WATERFRONT PARCEL
KEY WEST MILITARY BASE REUSE PLAN





Development Master Plan



RESOLUTION NO. 12-129

A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA) ACCEPTING THE RECOMMENDATIONS OF THE TRUMAN WATERFRONT ADVISORY BOARD'S (TWAB) AND THE BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE (BVRAC) AS DESCRIBED IN THE ATTACHED UNDATED MEMORANDUM FROM CITY ENGINEERING AND PLANNING STAFF RE DESIGN PROGRAM DIRECTION FOR THE TRUMAN WATERFRONT PARK; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, TWAB and BVRAC held a joint public meeting on March 19, 2012 to discuss design of the Truman Waterfront Property; and

WHEREAS, City staff has prepared the attached memorandum and report on the results of the March 19 meeting, to provide guidance to the LRA as the design process moves forward;

NOW, THEREFORE, BE IT RESOLVED BY THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY, AS FOLLOWS:

Section 1: That the recommendations described within the attached memo from City Engineering and Planning Staff re "Design Program Direction for the Truman Waterfront Park" are hereby accepted.

Section 2: 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 Authority.

Passed and adopted by the Naval Properties Local Redevelopment Authority at a meeting held this 16 day of April, 2012.

Authenticated by the presiding officer and Clerk of the Authority on April 17, 2012.

Filed with the Clerk April 17, 2012.

ATTEST:


CHERYL SMITH, CITY CLERK


CRAIG CATES, CHAIRMAN



EXECUTIVE SUMMARY

To: Naval Properties Local Redevelopment Authority
From: City Engineering and Planning Staff
Meeting Date: April 3, 2012
Subject: Design Program Direction for the Truman Waterfront Park

Action Statement:

This action item request is to obtain direction from the Naval Properties Local Redevelopment Authority (LRA) in order to clarify five (5) program design concerns with unclear standards or that are in conflict with project goals identified by city staff and the design consultant for the Truman Waterfront Park Master Plan.

Background:

On March 1, 2012 a kick-off meeting was held with the Truman Waterfront Park design team of Bermello Ajamil and Partners, Inc. and city staff to discuss the next steps for the design and development plan process. At the meeting five (5) program concerns were identified that affect the design of the park and require resolution before the plan can be further developed as follows:

1. Size and location of multi-use recreational field.
2. Should the USCG Ingham remain within the marina at the Truman Waterfront?
3. Maintain existing former Navy galley, Building 1287, currently utilized by the Police Athletic League (PAL) or construct new purpose built community recreation facility?
4. Should the park be designed to accommodate the World Championship Power Boat Races (+/- 70 boats)?
5. Size of fixed seating for the amphitheater and intended use of the lawn.

In order to provide the LRA with a final detailed recommendation for the five program design concerns, staff gathered information provided by numerous interested parties regarding these issues and held a joint meeting on March 19, 2012 between the Truman Waterfront Advisory Board (TWAB) and the Bahama Village Redevelopment Advisory Committee (BVRAC). In this report please find the recommendations of the TWAB and BVRAC and attachments that include additional information regarding the programming design concerns and a summary of the information provided by interested parties.

The TWAB and BVRAC recommendations are as follows:

1. Build a multi-use purposes field capable of supporting an adult size regulation soccer field (110 yard x 65 yards) in the location determined to be the most adequate for the use, adjacent to the Navy Property where the Building 1287 is currently located. BVRAC recommended

that the field be located outside of the CRA boundaries.

2. Move the USCG Ingham for the best and most efficient design of the future marina (perpendicular to seawall). Additionally the TWAB recommends that a business plan be required from the Miami Dade Historical Maritime Museum for the future financial viability of the Ingham.
3. Demolish Building 1287 in order to more cost effectively build a new community recreation center in a more appropriate location on the site that serves the needs of the community, including but not limited to the Police Athletic League and horse stables needs. Additionally TWAB and BVRAC recommend that demolition not occur until plans are in place for the new community center.
4. Accommodate future power boat and sail boat races and other events utilizing trailers, vendor displays, storage and boat displays on hard surface areas only including streets, parking lots, the East Quay and the proposed event lawn adjacent to Building 103. Request the use of the adjacent west Navy Mole Pier property as an auxiliary area for the event.
5. Design the amphitheater to provide approximately 250 fixed seats with informal lawn seating that can also be used as recreation area. The BVRAC recommends that no more than 250 seats be allowed.

Advantages/Disadvantages and Financial Impact

Without the benefit of financial impact assessments staff is not fully aware of the financial impacts of the five issues; however based on available information and information provided by the parties of interest related to the five concerns discussed herein staff has provided a brief summary within the attached Background Information.

Recommendation:

Based on the conclusions of the joint meeting, city staff recommends to the LRA that the Truman Waterfront Park Master Plan be designed with the following fixed elements as follows:

1. Build a minimum 110 yard x 65 yard multi-use field adjacent to the Navy Property where Building 1287 is currently located.
2. Require the Miami Dade Historical Maritime Museum to relocate the USCG Ingham perpendicular to and at the south end of the East Quay seawall.
3. Demolish Building 1287 and design, fund, and construct a needs based community recreation center in a more appropriate location on the site that serves the needs of the community.
4. Accommodate future power boat races and sail boat races and other events utilizing trailers, vendor displays, storage and boat displays on hard surface areas only including streets, parking lots, the East Quay and the proposed event lawn adjacent to Building 103. Request the use of the adjacent west Navy Mole Pier property as an auxiliary area for the event.
5. Design the amphitheater to provide approximately 250 fixed seats with informal lawn seating that can also be used as a multi-use recreation area.



Truman Waterfront Park THE CITY OF KEY WEST DATE: 10-3-2012