

RESOLUTION NO. 10-265

**A RESOLUTION OF THE NAVAL PROPERTIES LOCAL REDEVELOPMENT AUTHORITY OF THE CITY OF KEY WEST (LRA) ACCEPTING THE FINDINGS OF THE JOINT WORKSHOP ON 6.6 ACRE AREA TRUMAN WATERFRONT PARCEL AND RECOMMENDED GUIDING PRINCIPLES OF THE TRUMAN WATERFRONT ADVISORY BOARD (TWAB); PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on April 24, 2010, the TWAB hosted a joint workshop together with the Bahama Village Redevelopment Advisory Committee and the City Commission to explore possible uses for a 6.6 acre parcel at the Truman Waterfront; and

WHEREAS, at its regular meeting of June 11, 2010, the TWAB accepted the workshop facilitator's report on the workshop; and

WHEREAS, after considering input received during the joint workshop, and additional public meetings, TWAB developed a series of guiding principles, which it recommends the LRA to adopt;

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

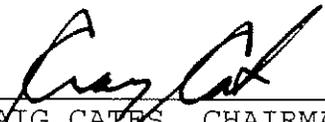
Section 1: That the findings of the "Joint Workshop on 6.6 Acre Truman Waterfront Parcel," and the recommended guiding principles of the Truman Waterfront Advisory Board are hereby accepted in concept.

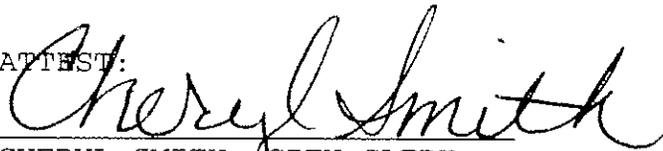
Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Authority.

Passed and adopted by the Naval Properties Local Redevelopment Authority at a meeting held this 7th day of September, 2010.

Authenticated by the presiding officer and Clerk of the Authority on September 8, 2010.

Filed with the Clerk September 8, 2010.

  
\_\_\_\_\_  
CRAIG CATES, CHAIRMAN

ATTEST:  
  
\_\_\_\_\_  
CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST

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

MEMORANDUM

## EXECUTIVE SUMMARY

**TO:** Jim Scholl, City Manager

**FROM:** Doug Bradshaw, Senior Project Manager

**DATE:** August 10, 2010

**SUBJECT:** Truman Waterfront Advisory Board (TWAB) Recommendation to the Naval Properties Local Redevelopment Agency (LRA) to Accept the findings of the "Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel" and Recommended Guiding Principles on Development of the 6.6 Acre Parcel.

**ACTION STATEMENT:**

LRA's acceptance of the TWAB's recommendation to accept the findings of the "Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel" and recommended guiding principles on development of the 6.6 Acre Parcel.

**BACKGROUND:**

On Saturday April 24, 2010 the TWAB hosted a joint workshop together with the Bahama Village Redevelopment Advisory Committee and the City Commission to explore possible uses for a 6.6 acre parcel at the Truman Waterfront. Over 208 residents of the City of Key West and other interested parties participated, in addition to members of the hosting boards. The overall purpose of the workshop was to provide guidance to the City in its future decision-making regarding the 6.6 acre site.

The workshop was facilitated by the FCRC Consensus Center. The attached report was prepared by the facilitator based on discussion notes taken during the meeting. For each discussion during the workshop, the report outlines the process used, provides a transcript of the notes taken, and summarizes key themes or conclusions where appropriate.

At the regularly scheduled June 11, 2010 TWAB meeting, the Board unanimously approved accepting the findings of the report titled "Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel"

Based on the findings of the report and public input collected during three additional TWAB meetings, the Board developed a set of guiding principles to be used by both the Board and LRA as development progresses on the 6.6 acre parcel and to some extent the rest of the Truman Waterfront property. The guiding principles are attached.

*Key to the Caribbean - Average yearly temperature 77° F.*

**OPTIONS:**

1. Approval of the Action Statement in its entirety.
2. Approval of a modified Action Statement as determined by the City Commission
3. Disapprove the Action Statement

**PURPOSE & JUSTIFICATION:**

As the TWAB and the LRA move forward on development or review proposals for development of the 6.6 acre parcel and the remaining Truman Waterfront parcel, the guiding principles will ensure that the decisions made will reflect input provided by the citizens of Key West at the workshop and public meetings.

**FINANCIAL IMPACT:**

It does not appear that the guiding principles will cause any additional financial burden to development of the 6.6 acres. There is a small increase in cost for implementing Florida Statue 255.2575(2) which is “green” building standards, but the long term cost savings should be very beneficial.

**RECOMMENDATION:**

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



**Joint Workshop on 6.6-Acre Area Truman  
Waterfront Parcel**

**Douglas Gym**

**Key West, Florida**

**April 24, 2010**

**Facilitator's Summary Report**

Workshop facilitated and report prepared by  
The FCRC Consensus Center  
[www.consensus.fsu.edu](http://www.consensus.fsu.edu)

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## **INTRODUCTION**

On Saturday April 24, 2010 the Truman Waterfront Advisory Board of the City of Key West hosted a joint workshop together with the Bahama Village Redevelopment Advisory Committee and the City Commission to explore possible uses for a 6.6 acre parcel of the Truman Waterfront. Over 208 residents of the City of Key West and other interested parties participated, in addition to members of the hosting boards.

The overall purpose of the workshop was to provide guidance to the City in its future decision-making regarding the 6.6 acre site. The specific objectives of the workshop were to:

- identify considerations that should be taken into account when making decisions about the site;
- identify and discuss possible uses for the site;
- prioritize possible uses;
- understand next steps in making decisions for the site.

The workshop was facilitated by the FCRC Consensus Center. This report was prepared by the facilitator based on discussion notes taken during the meeting. For each discussion during the workshop, the report outlines the process used, provides a transcript of the notes taken, minimally edited for grammar and completeness, and summarizes key themes or conclusions where appropriate.

## **WELCOME, AGENDA REVIEW AND BACKGROUND PRESENTATION**

Jim Gilleran, Chairman of the Truman Waterfront Advisory Board, welcomed participants and introduced members of the City Commission, Truman Waterfront Advisory Board, and Bahama Village Redevelopment Advisory Committee. He then introduced Rafael Montalvo, facilitator for the meeting, to review the agenda and guidelines for discussion.

Rafael Montalvo reviewed the overall purpose and specific objectives for the meeting. He noted that the meeting would have four parts – a presentation of background information to set the context, a discussion of the considerations (criteria) participants would like the City to weigh in making decisions about the 6.6 acres, a discussion of the uses participants would like to see on the parcel, and a prioritization of those uses. He then reviewed guidelines for the discussion, and introduced Doug Bradshaw, Executive Director of the Port Authority of Key West to provide background information.

Doug Bradshaw first described the location of the site, surrounding uses and leases, and access. He reviewed comprehensive plan objectives and principles for the Truman Waterfront, as well as zoning for the 6.6 acre property and summarized the results of previous planning efforts for parcel. He concluded the presentation with a

description of financial and other considerations relevant to any decision made about uses on the 6.6 acres.

The agenda, discussion guidelines and presentation materials are included in the Appendix of this report.

After the presentation, participants asked questions for clarification of the information presented. The questions asked and responses offered are presented below. Staff responses are presented in *italics*.

- Have plans for the marina and assisted living facility gone so far that they cannot be undone?
- *The long term leases are set, but the designs still need to be approved by the City Commission.*
  
- How long is long term?
- *99 years.*
  
- Can you characterize the length of the other leases?
- *There are no other leases at this time.*
  
- Where is the Tax Increment Financing (TIF) property?
- *City of Key West staff described the location of the TIF district.*
  
- Were the comprehensive plan objectives for the Truman Waterfront property prioritized?
- *No.*
  
- Can you provide more information about what ingress and egress there will be from the site?
- *The only agreement is for Southard Street. We are also looking at Truman, Petronia, and Angela Streets. They will be considered in the plan for the 6.6 acres.*
  
- It is an odd shaped parcel. Is the long area part of Bahama Village? Is there a way to make the footprint more usable?
- *Originally the Battery was included and the parcel was a little more regular in shape. There is probably a bit of wiggle room in the fact that designs for the surrounding properties have not been finalized.*
  
- What is a TIF district?
- *TIF stands for Tax Increment Financing. It applies to a designated Community Redevelopment Area sub-area. Any increases in tax revenues resulting from an increase in property values or additional development in the*

*district after it is established must be used to further benefit the designated area. Part of the TIF area overlaps the 6.6 acres.*

## **CRITERIA DISCUSSION**

Participants were next asked to think about the following question.

*What should be taken into account when making decisions about the site?*

The facilitator pointed out that participants were not being asked to agree on the answer. Rather, this was an opportunity to share with others in the room those considerations or criteria that individual participants thought important. He further noted that the intention of this discussion was two-fold: 1) to help set the stage for a discussion of desired uses, and; 2) to provide additional guidance to City decision-making.

The considerations and criteria suggested by participants are listed below.

- The land was originally taken by the Navy from Bahama Village. The original intent of the Base Reuse Plan was to benefit Bahama Village. Over time we have diverged from that intention. Those plans should be brought back, including the economic development emphasis, the youth facility, open space and the fishing area.
- The plan should be financially self-sustaining, For that to happen, it needs to be multi-use so it can change as the economy changes.
- Limit parking, promote biking, walking and green spaces, and green building.
- Noise considerations and impacts on neighboring communities should be considered. How will you address the noise when the bars get out in the middle of the night?
- How long it will take to realize the proposal should be considered. How long is it going to take to create a new plan and then act? It has already taken a long time – don't create a new plan.
- Is the Bahama Conch Community Land Trust (BCCLT) plan still under consideration? Didn't the City approve it?
- No lease was finalized, but the BCCLT plan can still be considered.
- Job creation for Bahama Village residents.
- Instead of creating new buildings, focus on renovating existing structures. Use green building and renovation techniques.
- The BCCLT plan for this area should weigh heavily. Why are we recreating the wheel?
- The ingress and egress pattern of the final plan should have a positive impact on Bahama Village.
- Open space, green, trees.
- The affordability of housing.

- Consistency with the BCCLT plan – that plan was what the community wanted.
- No commercial development (except for commercial in Bahama Village) and open space preservation should be the priorities.
- Will the neighbors (District 6) have a strong say?
- Concern regarding amphitheatre's impacts on neighborhood. Remember what it was like at Woodstock. We don't want that here.
- A culinary school, as incorporated in BCCLT plan. Help put the people of Bahama Village back to work.
- Safety of residents and guests.
- Youth of community.
- Training youth for future employment.

## **POSSIBLE USES**

During this discussion, participants next identified possible uses they wanted to see in the plan for the 6.6 acre parcel. The first list below is of the comments offered. The second list is of the uses suggested by the comments, as recorded on a screen at the front of the room during the discussion. The second list was simplified through combination and grouping of items in the subsequent discussion, but is presented here in its entirety.

A number of the issues raised during this and subsequent discussions in the workshop applied to Truman Waterfront properties surrounding the 6.6 acres. While the focus of the workshop was on the 6.6 acres, comments on the surrounding properties were also accepted. A number of participants expressed the opinion that to effectively plan for the 6.6 acres would require addressing all of the Truman Waterfront properties simultaneously.

### *Comments*

- Soccer. We have 550 boys playing soccer, and we don't have our own field. We want shared fields and an agreement with the marina that they will maintain the green space.
- There should be a benefit to the entire community. Don't like that the Navy defined the uses in the land conveyance. The assisted living facility won't be used by the locals. For the 6.6 acres – a culinary school, restaurant, sustainable uses. Extend the streets and mix uses to reflect what was there before the Navy took over.
- The BCCLT had a good plan that should be considered. It shouldn't go away. The PAL gym should be maintained as a multi-use facility.
- Make an annex of Florida Keys Community College (FKCC) so it will be well managed.

- Capitalize on the viability of the waterfront as a tourist destination. Establish a fish market like they have in Panama City. Employ locals, bring fish boats in. Include an art market.
- Establish an open marketplace, with mixed uses.
- There is no cohesion here or in the mix of uses being discussed. It's a shame about the odd shape of the parcels. Why can't the soccer field be on the Spotswood property? A balance of scale doesn't exist.
- A museum with the verbal and written history of the Africans who came here. We want to be part of the description of the history. Tell the story of daily life, photos, etc.
- Keep the PAL gym as a multi-use facility. Expand the horse stables and the equestrian patrol of the park. No housing project, but do include affordable housing. The clean-up of the neighborhood has been successful – keep it up. Commercial uses.
- An emergency hospital to go with the assisted living facility. Keep the soccer field, and add an ADA dog park.
- Open fields – soccer fields. Expand the PAL gym, and focus on the history of Bahama Village.
- A tool library for kids to teach them to use tools (technical training and education). Keep Petronia pedestrian with a pretty entrance.
- PAL gym – include a community theatre and pool.
- Parking on the narrow Fort Street parcel.
- Ingress and egress from Petronia. More soccer fields.
- Would there be room on the other side of the mess hall for soccer fields if Petronia were extended into where the field is now?
- A youth equestrian program.
- A community park on Fort Street.
- Fishing on the bight, available to the community.
- Establish a community garden and solar panels.
- There is no breeze on this island anymore. Consider how it used to be on the island – bring that back. Don't allow buildings along the waterfront that would block the breeze.
- Look at the entire 33 acres -- you have to look at the entire area holistically. Also, could City-generated dollars (from ships docking at the outer mole) be used for a park?
- Include a sustainable energy program. Include a solar heated swimming pool.
- We have been promised a soccer field for years, but have always been asked to move (for example at Poinciana). We need a lease on the soccer field or we will be asked to move again.
- Make sure the kids have permanent soccer fields. They have traveling competitive leagues.
- Keep Bahama Village in the forefront – we are losing Bahama Village. We need development with emphasis on the roots of Bahama Village. Who really

build the area? Bahamians. Continue with the plan for the culinary school, establish a history museum, and make space available for sculptures.

- A black history museum.
- Can the lease for the assisted living facility be cancelled?
- The assisted living community is alive and well. Priority will be given to residents of Key West. The project is definitely moving forward.
- Can revenue from ships be used to contribute to the area?
- Don't allow any buildings over one-storey. Construct what buildings you do build sustainably, for example with grass on the roofs.
- What about the traffic impact on Bahama Village? Where are people going to park?
- We need a guarantee that the soccer fields will stay.
- Small shops, apprenticeships, small fix-it shops – zero waste. Keep the Bahamian character in the buildings.
- The history of this area has been lost. The land was supposed to be given back to the black people in the community. A plan was presented by BCCLT and accepted. Why aren't we talking about that? The citizens of Bahama Village should be working together. Give the land back to the black people of the community. There is more discrimination now than there was in the 60s.
- Set up a community garden with an emphasis on native plants, maybe offering classes and sales.
- A day care facility at PAL to serve Bahama Village children.

### ***Initial List of Uses***

- Culinary school
- Economic development for Bahama Village
- Soccer field (shared multipurpose green space) -- sustained irrigation, grass, lighting
- Uses prioritized with original conveyance of property
- Culinary school
- Youth training programs, restaurant
- Mixed-use commercial (ground-floor commercial, residential above)
- PAL gym -- maintain, but convert into a multi-use building
- Uses prioritized with original BCCLT Plan
- Extension of FKCC in the area
- Capitalize on proximity to waterfront
- Consider dependence on hospitality industry
- Fish market -- support for fishing industry
- Produce, flea, artisan markets
- Farmer's market
- Balanced (shared) uses on the site
- Verbal and written history of Bahama Village (documentation)

- Equestrian stable expansion
- Police station on Emma Street
- Eliminate homeless problem
- Affordable housing (with intent for sale)
- Arts facilities
- Emergency hospital/facilities
- Soccer field
- Small enclosed dog park
- Vocational training facility/shared museum documenting history of Bahama Village
- Tool library
- Woodshop (similar to 4H program)
- Walking pedestrian mall towards park (along Petronia)
- Full-service community center (PAL building)
- Parking along Fort Street
- Youth equestrian program
- Community park/garden
- Preserve area for fishing
- Parking/solar panels
- Sustainable building practices be implemented for uses
- Will a soccer field be maintained on the site (permanently)?
- Development emphasis on Bahamian culture (incorporate into uses, such as culinary school)
- Black history museum
- Height restrictions (single-story)
- Green roofs (not paint but plants)
- Impacts on traffic/parking
- Soccer fields, reinforcement of tree planting
- Smaller commercial shops, reinforcement of trade learning (emphasis on repairing and reusing items)
- Uses should ease back into the community

## **PRIORITIZATION OF USES**

During the break after the initial listing of possible uses the facilitator tentatively grouped similar items and combined identical ones, as well as to identifying comments on the initial list that might be more appropriate as implementation guidance than as uses. Upon return from the break, participants reviewed and corrected the revised lists and suggestions, adding items that had been overlooked by the facilitator or offering more appropriate wording. The corrected lists were then transferred to easel-pad sheets.

Participants next indicated which uses they thought should be priorities by placing a dot next to each of their highest priorities. Each participant was given five dots, and asked to place no more than one dot next to any particular item.

The facilitator pointed out that virtually all of the items on the list were priorities in some sense. The prioritization exercise would help the city understand which of the possible uses participants believed most important for this site.

Before placing dots, participants were invited to comment on what they thought the priorities should be.

### ***Discussion***

- Housing and the multi-use community center.
- The PAL gym/multi-use community center concept would include a lot of the other uses that have been suggested.
- The hospital should not be a priority for this site. Not sure it was actually suggested. The comment may have been a suggestion that the assisted living facility should be nearer a hospital.
- Parks and Recreation might not be the best use. Other portions of the site (other than the 6.6 acres) may be better for soccer fields.
- Open area and green space.
- The mixed-use/multi-use facility. The amphitheatre with the soccer fields, boxing rings, etc. Green space.
- We do not want parking lots. Provide for walking and biking.
- We don't want to lose the art form of the skilled fisherman and craftsman.
- Potential of moving the soccer field to leave the 6.6 acres for residents of Bahama Village.
- Keep BCCLT plan in consideration for Bahama Village, with more soccer fields.
- Open space -- green open space -- should be the priority. There are other places in the city for housing.
- A day care center would provide jobs and generate income.
- Long-term goal should be to generate activity and be self-sustaining. A combined child care/elder care facility would be a good idea.

### ***Priorities***

The items below are possible uses identified in the earlier discussion, as combined or grouped by the facilitator and corrected by participants, in the priority order resulting from the dot exercise. Numbers to the right of each item indicate the number of dots received by that item.

The facilitator noted that the results of the prioritization exercise suggest three tiers of priority. He also reminded participants that, as they had noted earlier, that the PAL Gym/Community Center concept (Item 2 below) might include some of the items in the second and third tiers.

#### *Tier One*

1. Passive recreational areas/green space: 46
2. Maintain PAL gym/community center with child and adult daycare: 37

#### *Tier Two*

3. Market – fish, arts, produce, fleas: 28
4. Community park and garden: 27
5. Mixed-use commercial on ground floor/residential above: 26
6. Recreational – multi-use, green field (soccer and other sports): 26
7. Bahama Village/Black History Museum: 24
8. Affordable Housing: 23
9. Other vocational and training programs -- job training, youth training, woodshop, library of wood shop tools: 20

#### *Tier Three*

10. Culinary school: 11
11. Arts and music facility: 10
12. Equestrian program: 8
13. Public arts space; 5
14. Dog park: 4
15. Hospital: 0

### ***Implementation Guidance***

The following are some of the suggestions made during the identification of possible uses that provide guidance for the implementation of any uses on the 6.6 acre parcel.

- Benefit and connection to Bahama Village
- Economic development – economically self-sustaining
- Height restrictions
- Green building/carbon neutral development
- Solar/self-sufficient power source
- Pedestrian/bicycle friendly
- Shade
- Parking
- Minimize impact to the neighborhood
- Ensure access to waterfront

- Breeze
- Lighting/safety
- Ingress and egress
- Native plants/native plant nursery
- Passive recreation/green space
- Mess hall building as revenue generator for Bahama Village

## **NEXT STEPS**

At the conclusion of the meeting the City Manager, Jim Scholl outlined the expected next steps in the City's decision-making regarding the 6.6 acre parcel. He stated that the results of the workshop would be presented to both the Truman Waterfront Advisory Board and Bahama Village Redevelopment Advisory Committee. The Boards will review and accept the findings of the workshop and forward their recommendations for development of the 6.6 acres to the Naval Properties Local Redevelopment Authority (LRA), whose acting members are the City Commissioners. The LRA, based on this input, will develop a resolution that provides staff direction on how to proceed with development of the property.

During the closing comments, participants expressed a desire for follow-up meetings, and for an opportunity to address issues in a comprehensive or holistic way on all of the Truman Waterfront properties, not just the 6.6 acres. Mr. Scholl indicated that there would be additional public meetings during the review by the boards and City Commission.

Mayor Craig Cates thanked participants for their time and input, and expressed his hope that they would remain involved in the process. He then adjourned the meeting.

**APPENDIX**  
**AGENDA, DISCUSSION GUIDELINES AND PRESENTATION**

**BOARD PARTICIPATION**

**CITY COMMISSION**  
 Mayor Craig Coker  
 Barry Gibson      Ted Johnson      Clayton Lopez  
 Mark Rouse      Billy Washlow      Jimmy Washley

**TRUMAN WATERFRONT ADVISORY BOARD**  
 Chairman: Jim Gilliam  
 Co-Chair: Kurt Lewis      Margaret Domanski      Ashleigh Scott  
 Albert Sullivan      Jerry Curtis

**BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE**  
 Madam Chair: Carmen Turner  
 Randy Becher      Anson Casallo      Jerry Curtis  
 Peggy Ward Grant      Warren Leonard      Annette Mobley

**AGENDA**

6:00      Welcome and introductions  
 Presentation of meeting agenda, guidelines, and hand-out material

6:15      Integrated transportation – presented here and elsewhere  
 Overview of Truman Waterfront Redevelopment & 6.6-Acre Area  
 Review of Public Hearing Process 10-20-09  
 The Drafting Limitations  
 Proposed Considerations  
 General next steps and questions  
 Comments – Please closed to allow the reconstruction meeting attendees discuss the staff

10:00      Break

10:30      Identification and evaluation of possible uses  
 Feasibility and JUMP – What uses should be considered for the site?  
 Discussion – What uses should be the priorities for the site and why?

11:00      Next Steps

12:00      Adjourn

**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

**MEETING OBJECTIVES**

- Identify considerations that should be taken into account when making decisions about the 6.6 acre site
- Identify and discuss possible uses for the 6.6 acre site
- Prioritize possible uses
- Understand next steps in making decisions for the 6.6 acre site





**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 strategic integration of the site 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 business 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 marine improvements;
11. Facilitate longer-term and provide physical and scientific 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 multi-modal green ways and other corridors with strategic access points connecting the large park and recreational areas on the southern portion of the site along the 1/2 mile length of the beach;
2. Landscaped and landscaped areas which are visible and designed to provide a new step by step by a series of recreational links;
3. Strategic integration, layout and better access;
4. Attractable location, neighborhood need and social services were which function as an extension of the neighborhood fabric of Bahama Village;
5. Recreational and historical activity nodes;
6. Sustainability of the portions of the Truman Waterfront property for port activities;
7. Multiple heterogeneous public into the Truman Waterfront property.



### ZONING DEFINITIONS

**RESIDENTIAL AND COMMERCIAL ZONING (R-1, C-1)**

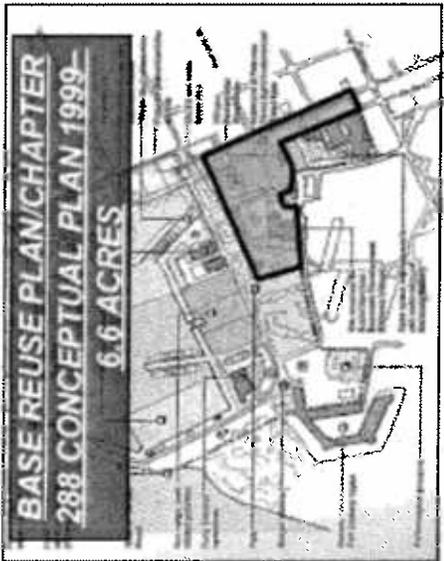
The 1976-77 Ordinance is intended to supplement the Comprehensive Zoning Ordinance (CZO) and the Future Land Use Map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map.

**RESIDENTIAL ZONING**

- Single-Family Detached
- Single-Family Attached
- Multi-Family Detached
- Multi-Family Attached
- Medium-Density Residential
- High-Density Residential

**COMMERCIAL ZONING**

- Retail
- Office
- Professional
- Industrial
- Entertainment
- Public
- Institutional



### ZONING DEFINITIONS

**RESIDENTIAL AND COMMERCIAL ZONING (R-1, C-1)**

The 1976-77 Ordinance is intended to supplement the Comprehensive Zoning Ordinance (CZO) and the Future Land Use Map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map. The Ordinance is also intended to provide for the future of the Truman Waterfront area, the 6.6-acre parcel outlined in black on the map.

**RESIDENTIAL ZONING**

- Single-Family Detached
- Single-Family Attached
- Multi-Family Detached
- Multi-Family Attached
- Medium-Density Residential
- High-Density Residential

**COMMERCIAL ZONING**

- Retail
- Office
- Professional
- Industrial
- Entertainment
- Public
- Institutional



**ZONING DEFINITIONS**

**MEDIUM DENSITY COMMERCIAL DISTRICT (MCD)**  
 The purpose of the MCD district is to provide a commercial district for the "retail street" adjacent to the waterfront, which is a continuation of the waterfront. The MCD district shall use the same lot area and building height standards as the MCD district. The MCD district shall use the same lot area and building height standards as the MCD district. The MCD district shall use the same lot area and building height standards as the MCD district.

**USES PERMITTED**

- Retail and Professional Offices
- Office Buildings (not to exceed 4 stories)
- Retail and Professional Offices
- Office Buildings (not to exceed 4 stories)

**COMMENTS**

- Maximum height shall be 4 stories
- Maximum lot area shall be 10,000 sq. ft.
- Maximum building area shall be 10,000 sq. ft.
- Maximum building height shall be 4 stories

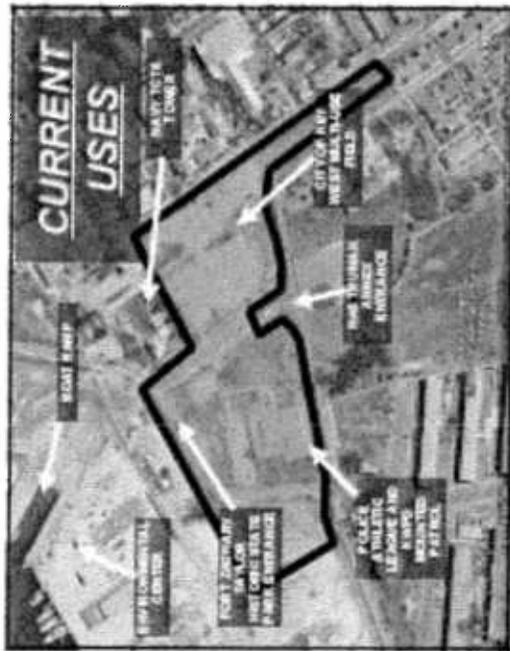
**FINANCIAL CONSIDERATIONS**

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

**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



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.