

Potential Homeless Shelter Locations

Key West City Commission

November 19, 2013

POTENTIAL HOMELESS SHELTER LOCATIONS

PUBLICLY-OWNED SITES

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PUBLICLY-OWNED SITES

1) Truman Waterfront

Zoning: HPS-1, HMDR, HCL, HNC-2, HRCC-4

Suitability Factors:

- Large land area
- Planned as a major regional park, outdoor performance venue
- Close proximity to services, employment and housing



Potential Homeless Shelter Locations

Publicly-Owned Sites

2) Mallory Square

Zoning: HPS

Suitability Factors:

- Major tourist attraction
- Would displace Sunset Celebration performers, parking spaces
- High pedestrian traffic



Potential Homeless Shelter Locations

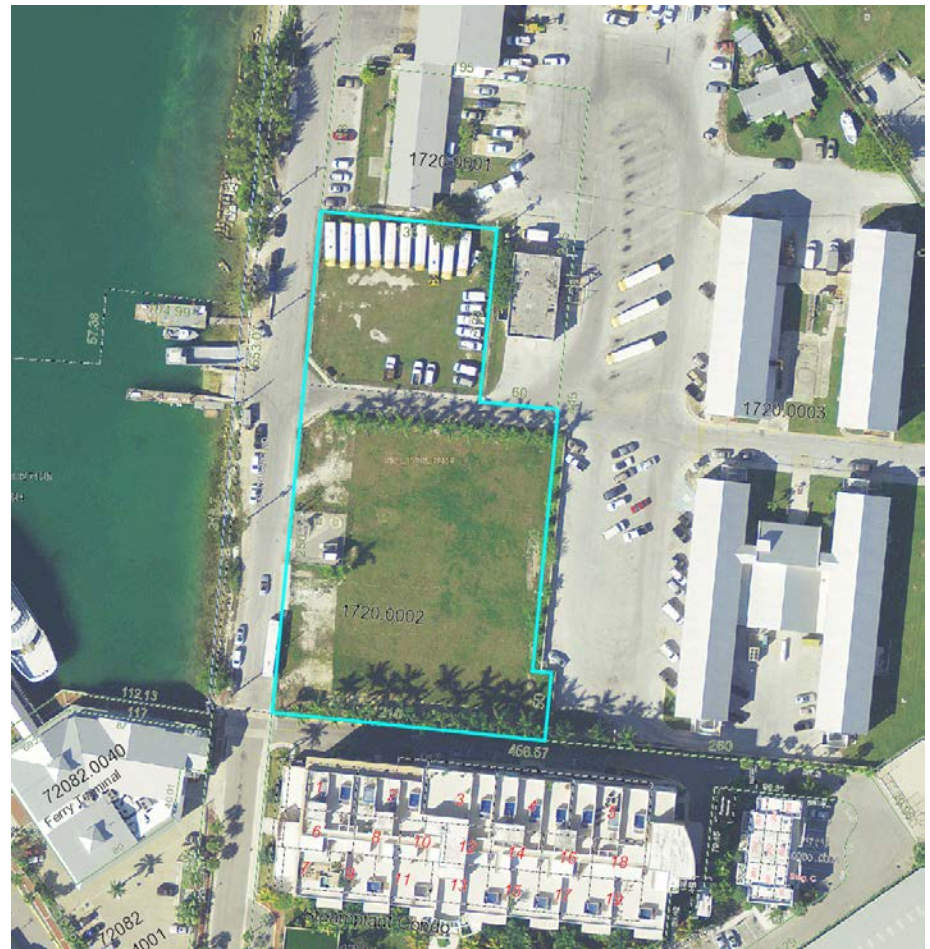
Publicly-Owned Sites

3) Trumbo Road

Zoning: HRCC-2

Suitability Factors:

- Underutilized property
- Compatibility with nearby residential uses
- Floodplain issues



Potential Homeless Shelter Locations

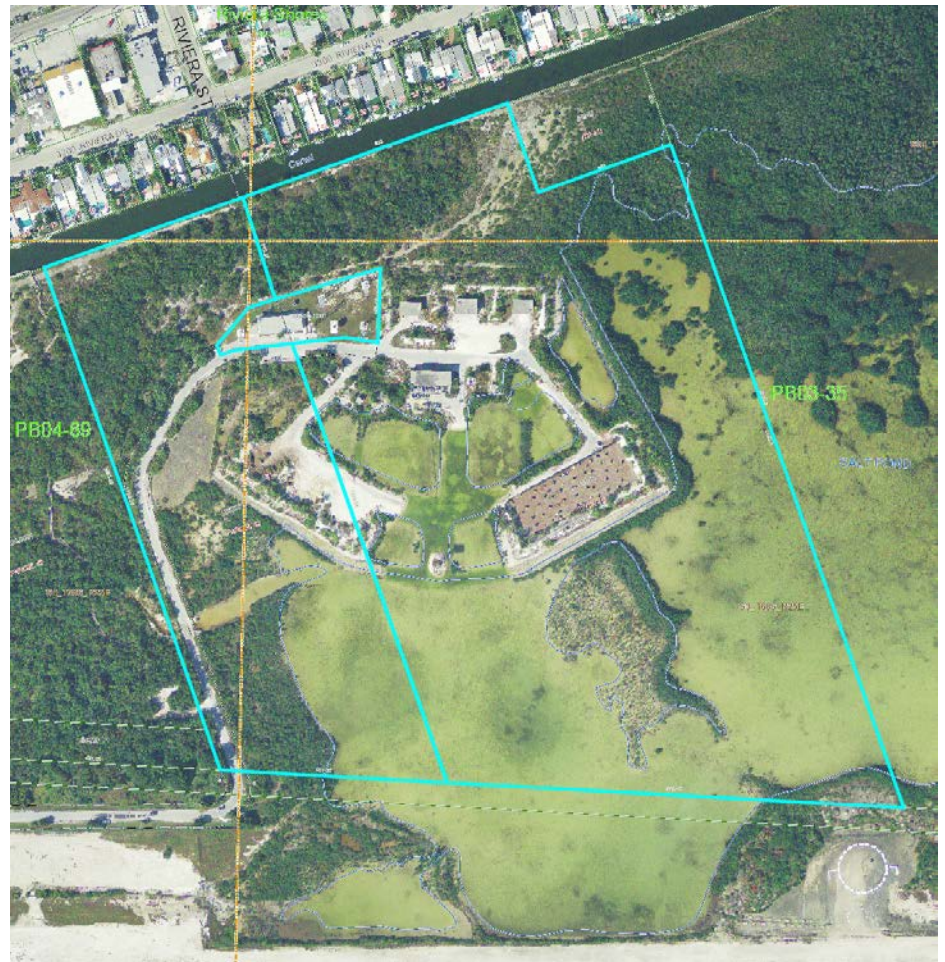
Publicly-Owned Sites

4) Hawk Missile Site

Zoning: C, PS

Suitability Factors:

- Minimal current uses
- Historic, environmental sensitivity
- Accessibility to site
- Airport noise
- Isolated



Potential Homeless Shelter Locations

Publicly-Owned Sites

5) Fran Ford White Crowned Pigeon Park

Zoning: C, PS

Suitability Factors:

- Current park, open space uses
- Environmental sensitivity
- Lack of infrastructure
- Airport noise



Potential Homeless Shelter Locations

Publicly-Owned Sites

6) Peary Court Cemetery

Zoning: HPS

Suitability Factors:

- Current cemetery, open space uses
- Compatibility with nearby residential uses
- Close proximity to services, employment



Potential Homeless Shelter Locations

Publicly-Owned Sites

7) Steadman's Boat Yard

Zoning: PS

Suitability Factors:

- Current marina, water-related uses
- Conflict with existing tenant's lease
- Limited space



Potential Homeless Shelter Locations

Publicly-Owned Sites

8) City Electric Plant

Zoning: HMDR

Suitability Factors:

- Historic property
- Environmental, contamination issues
- Close proximity to services, employment
- Security to existing electric facilities



Potential Homeless Shelter Locations

Publicly-Owned Sites

9) Reynolds School

Zoning: HMDR

Suitability Factors:

- Former school use
- Compatibility with nearby residential uses
- Close proximity to services, employment
- Site size



Potential Homeless Shelter Locations

Publicly-Owned Sites

10) Poinciana Housing

Zoning: MDR-1

Suitability Factors:

- Current affordable/transitional housing use
- Compatibility with nearby residential uses
- May require demolition of existing buildings



Potential Homeless Shelter Locations

Publicly-Owned Sites

11) Little Hamaca Park

Zoning: C, PS

Suitability Factors:

- Current park, open space uses
- Environmental sensitivity
- Lack of infrastructure
- Airport noise



Potential Homeless Shelter Locations

Publicly-Owned Sites

12) Former Landfill

Zoning: PS, C

Suitability Factors:

- Compatibility with current, planned uses
- Environmental issues
- Off island, but still close-in
- Inability to place structures on landfill



Potential Homeless Shelter Locations

Publicly-Owned Sites

13) Easter Seals/ Mosquito Control

Zoning: PS

Suitability Factors:

- Sufficient space
- Off island, but still close-in
- Buffered from nearby residential areas
- On bus route
- Some buildings could be rehabilitated



Potential Homeless Shelter Locations

Publicly-Owned Sites

14) Keys Energy Site, South Stock Island

County Zoning:

Maritime Industries (MI)

Suitability Factors:

- Possible use of existing building
- No nearby residential areas
- Off-island, distant from transit



Potential Homeless Shelter Locations

Publicly-Owned Sites

15) School District, Trumbo Road

Zoning: HRCC-2

Suitability Factors:

- Large open areas
- Adjacent to residential areas
- Close proximity to services, employment
- Some buildings subject to rehabilitation



Potential Homeless Shelter Locations

Publicly-Owned Sites

16) Vacant Land, Rockland Key

County Zoning:

Industrial (I)

Suitability Factors:

- Limited open areas
- Not adjacent to residential areas
- Off-island, distant from transit, services
- Within noise/crash zone for Boca Chica airfield



Potential Homeless Shelter Locations

Publicly-Owned Sites

17) School Board, United St & Tropical Ave

Zoning: HPS

Suitability Factors:

- Limited available space
- Compatibility with nearby residential uses
- Close proximity to services, employment



Potential Homeless Shelter Locations

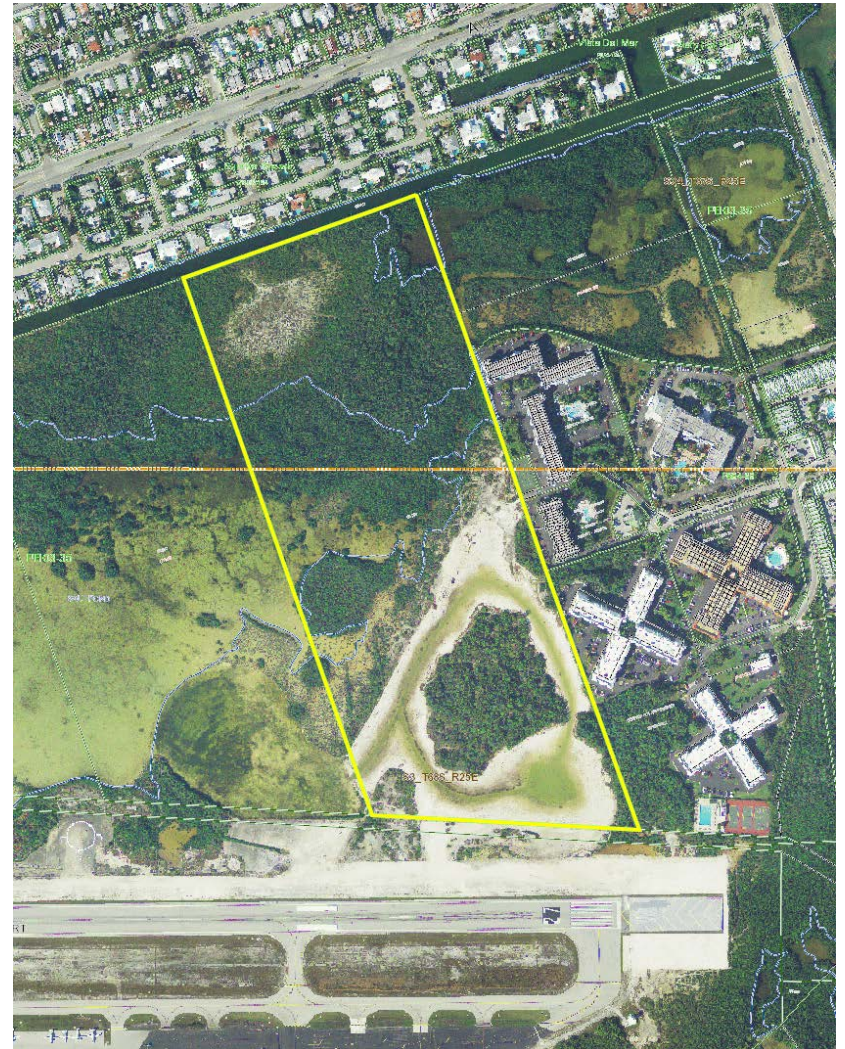
Publicly-Owned Sites

18) County Salt Pond

Zoning: C, PS

Suitability Factors:

- Current open space use
- Environmental sensitivity
- Lack of infrastructure
- Airport noise



Potential Homeless Shelter Locations

Publicly-Owned Sites

19) County, Rockland Key

County Zoning:

Industrial (I)

Suitability Factors:

- Large open areas
- Not adjacent to residential areas
- Off-island, distant from transit, services
- Within noise/crash zone for Boca Chica airfield



Potential Homeless Shelter Locations

Publicly-Owned Sites

20) Portion of Islander Village, Stock Island

County Zoning:

Mixed Use (MU)

Suitability Factors:

- Undeveloped portion of affordable housing site
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



Potential Homeless Shelter Locations

Publicly-Owned Sites

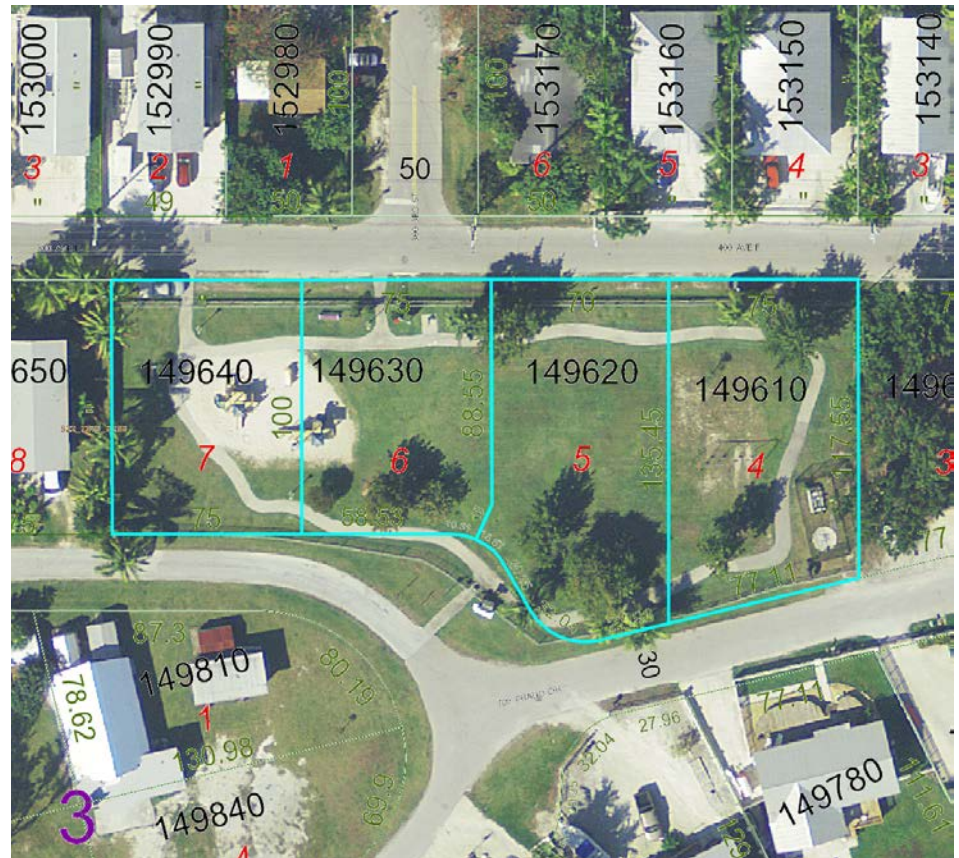
21) County, Big Coppitt Key

County Zoning:

Park and Refuge (PR)

Suitability Factors:

- Wilhelmina Harvey Children's Park
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



Potential Homeless Shelter Locations

Publicly-Owned Sites

22) Vacant County Land, Big Coppitt Key

County Zoning:

Suburban Commercial (SC)

Suitability Factors:

- 3/4-acre vacant land area
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



POTENTIAL HOMELESS SHELTER LOCATIONS

PRIVATELY-OWNED SITES

Potential Homeless Shelter Locations

Privately-Owned Sites

1) Parking Lot, Louisa & Simonton Streets

Zoning: HNC-1

Suitability Factors:

- Would remove off-street parking for bank in historic district
- Compatibility with nearby residential uses
- Close proximity to services, employment
- Small site size



Potential Homeless Shelter Locations

Privately-Owned Sites

2) Suburban Propane, Louisa & William Streets

Zoning: HMDR

Suitability Factors:

- Some vacant land available
- Compatibility with nearby residential uses
- Close proximity to services, employment



Potential Homeless Shelter Locations

Privately-Owned Sites

3) Parking Lot, St. Mary's

Zoning: HPS

Suitability Factors:

- Current church, school uses; plenty of land
- Compatibility with nearby residential uses
- Close proximity to services, employment



Potential Homeless Shelter Locations

Privately-Owned Sites

4) Vacant Lot @ 14th St & Northside Dr

Zoning: MDR

Suitability Factors:

- Vacant area within Stadium Mobile Home Park
- Close proximity to services, employment and transit



Potential Homeless Shelter Locations

Privately-Owned Sites

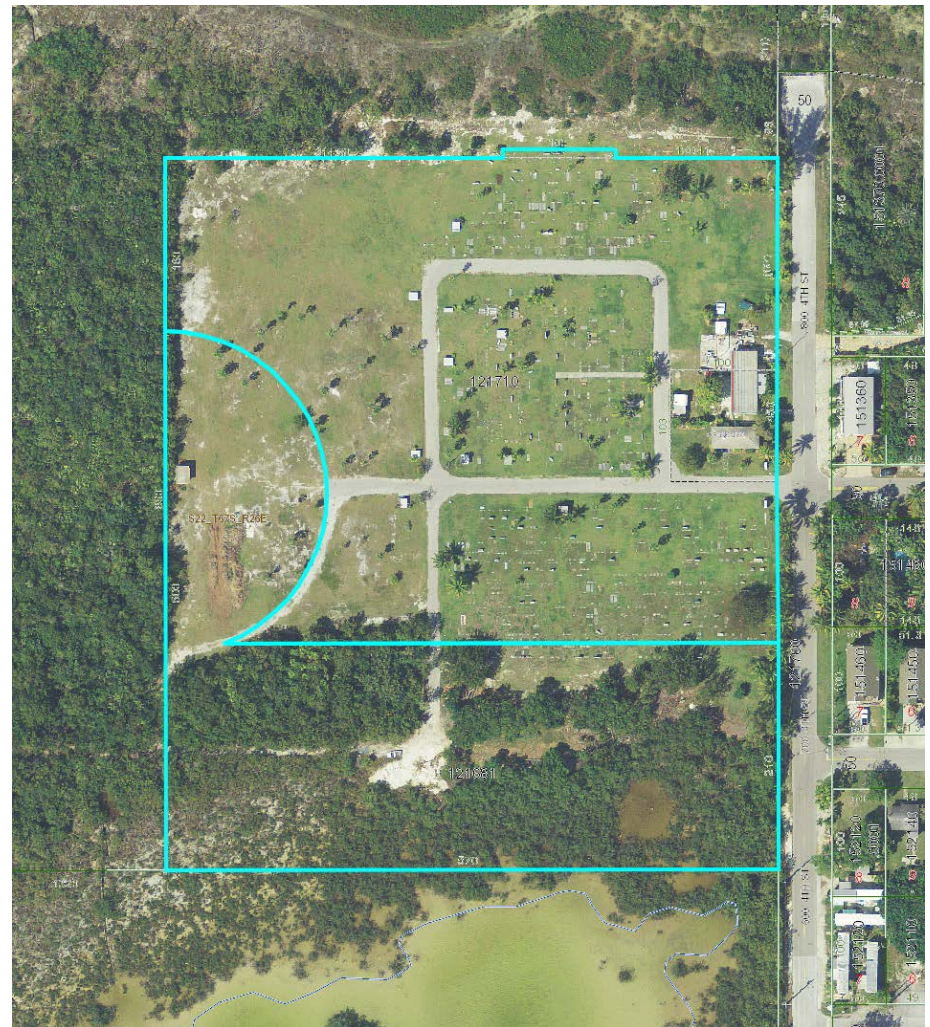
5) Unused Part of Cemetery, Big Coppitt Key

County Zoning:

Suburban Residential (SR)

Suitability Factors:

- Western portion unused
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



Potential Homeless Shelter Locations

Privately-Owned Sites

6) Industrial Park, 4th St & U.S. 1, Big Coppitt Key

County Zoning:

Suburban Commercial (SC)

Suitability Factors:

- Current light industrial uses, multiple private owners
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



Potential Homeless Shelter Locations

Privately-Owned Sites

7) Former Hotel Site, Jade Dr & U.S. 1, Big Coppitt Key

County Zoning:

Suburban Commercial (SC)

Suitability Factors:

- Could utilize existing buildings; limited open areas
- Compatibility with nearby residential uses
- Off-island, distant from transit, services



Potential Homeless Shelter Locations

Privately-Owned Sites

8) Calle Uno & U.S. 1, Rockland Key

County Zoning:

Suburban Commercial (SC)

Suitability Factors:

- Current light industrial, storage uses
- Compatibility with nearby residential uses
- Off-island, distant from transit, services

