



THE CITY OF KEY WEST

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Date: 11/05/2020

Subject: BVRAC Meeting, Special Discussion on Historic Neighborhood Commercial Bahama Village Truman Waterfront (HNC-4) Zoning Proposal

Meeting Summary: this summary is designed to capture the spirit of public comments and is not meant to represent an exact reproduction of the statements made by any person attending the meeting.

Chair Castillo:

We should be able to update the community – anyone who lives there is a Bahama village resident.

What Bahama Village is right now is a village that needs to be recognized and we all need to enjoy the history of the community while also enjoying what it is now.

Needs are low income affordable and market rate – but I’m not sure what that means anymore, *affordable*.

Mayor:

{Mayor provides background on the purpose of the Special Discussion on the HNC-4 Zoning District and notes that this item was postponed from the November 17 City Commission agenda due to multiple Commissioner questions on zoning.}

Mayor notes that the City wants to incorporate resident input before going forward, that community input is important, and that the item will be heard on November 17 by City Commission.

Mayor asks the Planning Director to explain the zoning district, the conditional uses, the approved uses, etc.}

Katie Halloran:

{Halloran provides an overview of the proposed new zoning district and after follow-up request from the Mayor, lists the proposed permitted and conditional uses.}

Jethon Williams:

The list of conditional uses includes “protective services” – is that a KWPD substation like we have in Bahama Village? Second question on public art; it should be indicative of the historical aspects of Bahama Village to avoid same debacle as with gym and ensure local artists get first preference and focus on historical aspect.

Chair Castillo:

According to City staff the steam plant could also be part of the *commercial (development at this site)*.

Randy Becker:

I was a founding member in 2008 of BVRAC. We had many hearings and charettes, we filled volumes, and it should be remembered. People wanted this (new development) to be consistent with the Bahama Village area, not a bunch of pop up areas. Be able to be accessed by foot and bike and have parking be seen as part of the Truman waterfront development.

Most landmass of the HNC-4 would be used as an economic engine.

Consistent form of zoning, what is being proposed is allowing the community to have consistency. Look for an economic engine to promote affordable housing and community.

Milicent Weach:

Zoning is for 6.6 acres not 3.2 acres, the community is getting only partial information.

In 1950 – Dec. 31st 1950 - this land was taken from the African American population that moved there in the 1800s. During that time (when the land was being taken) a letter was brought to City Commission drafted by the VFW and American legion posts who came together and told the city that the land being taken should eventually be built for the people who had this land originally and had no other place to go. Consider the descendants of the people this land was taken from, this zoning should be for the descendants of the community, as well as people that were not originally there and are in the community today. This 6.6 acre zoning must be helpful to the [generational residents]. Before he died, my father said he could have sold his land to someone else, and they gave it to the land trust because he wanted to help the people in the community. So consider those ancestors and make sure there is something there so they can benefit; there are many skilled Bahama Village residents- it was a thriving community.

Ryan Barnett:

Concerns for potential protection for workforce housing.

Low and very low housing would only be 36 housing units if we do 30% workforce housing. Low is \$56k for a single earner. Very low is \$3X,000 for a single earner. Fifty percent of Key West is very low income.

Its okay if we don't do median housing but keep low and very low.

Protect quality of life for folks who do get workforce housing, put a minimum of 400 sqft apartments to put protections in for workforce housing applicants

Reduce parking minimums ("play with parking requirements") to allow for more units or find other ideas so people can be proud of the houses they live in.

Ed Walters:

Passed

Sam Kaufman:

First thing we should do is do full day workshop on affordable housing, maybe more than one. We tried to have a full revision of LDRs but that didn't happen.

We need updates and revisions to our affordable housing regulations.

Why could we not include the HRCC-2, 16-40 units, to be affordable (good compromise and something we can work towards, all units after 16 must be for affordable housing). We should have that as an option at our Nov 17 meeting.

A two bedroom moderate is at \$2,700, two bedroom low income \$1,800- only 10% required by Code.

Marty's Place, how is AH doing it, \$1,000/month for typical one bedroom. They have 150 people on their waiting list.

The DEO said how will the city encourage affordable housing.

We need to first identify affordable housing, and what is the vision/numbers/levels of affordable housing for this project

What is the need for affordable housing? Is it very low, low, moderate? [Check with KWHA]

Bryan Green:

Speaking as architect – rather think of a structure in which other proposals will come forward, we are putting the cart before the horse here. We don't know what the delivery mechanism is for this and what is viable.

Not clear if the development is tax credit funded or developer driven but we need to decide what it is before we do this zoning, depending on what that is, we will have different criteria.

No hope in hades currently to get commercial funding or developer funding for mixed-use. No one will build you office space or retail in the current climate. Housing has to be high level market rate to build the commercial – where the increment goes to the Tax Increment Finance fund.

What is this development and how will it be delivered and how to go forward, it is tax-based funding?

This is built on the older LDRs and they are out of date on affordable housing, no housing for low and loads of housing for higher income.

Danger this becomes The Quarry, loads of housing no one can afford.

Commissioner Clayton Lopez:

I like using the area as a gateway, it is a gateway.

Absence of very low, just the low, there is a gap that is not being addressed in respect to housing for young beginning families, there is a gap between the low and median area and there is no place for those families to stay in Key West.

The gap is between the low and the median (the gap between 80% and 100%)

Eddie Hambright:

A lot of this looks good in terms of structure, connecting the 3.2 with the diesel plant, this unified-ness is nice.

The concept of no vehicles with just walking and biking- what about the seniors? Seniors would like to be a part of the community, but we need to have a vehicle. If indeed it is a gateway from BV to Truman waterfront, we need to have access to that.

We need natural landscaping, a quiet type of thing with butterfly gardens, we need some inclusion of history as well.

The affordable is out of sight for most people, it needs to be low, very low, and moderate and a majority of that should be folks that can use that and NOT market rate. We don't want the developers to make all the money.

Annette Mobley:

We have so many ppl who work here and cannot afford where they live, we need to have more discussion so we can find a way to help more people and get more people in there. We don't want people to work two or three jobs.

Patricia Eables:

Size of the units may be an issue – they would like to have a unit not the size of a closet but it needs to be affordable

Mayor:

Wrapping up, please reach out to us before 17th

We have talked about the need for low and very low-income housing and a generator for something to put money back into the CRA.

This land has been conveyed for the economic advancement of BV. We need

both housing and a revenue generator.

Commissioner Lopez:

Restoration advisory board will go back through the information to see if the soil that we were told was clean may not be *that* clean.

Little concerned about soil and that is true about the diesel plant.

Commissioner Weekley:

I believe the Navy did clean soil.

Chairperson:

[unclear]

Jethon Williams:

If we are talking about the location of the soil, I am a bit concerned that the work that was done was not done in advance but after we have built the field.

We don't want to put ourselves in the same position as what we have now, for the working poor that cannot afford units, we cannot give people false hope by having these units and have them still be unattainable.

Patricia Eables:

I want us to get it right but at the same time I don't want it to get delayed another year or two more years. I would like to see this in my lifetime.

I would like to see this come to fruition finally – to see affordable housing for people that live in BV and outside of it. Would like to see us continue in the same path as we have been

Rudy Rivas:

Only problem I see is getting a developer down here knowing they would not get that much money, it might be a problem- unsure about getting a developer here to build super low units.

We will have to be able to get tax increments *and* be able to have affordable units, it's a tough dichotomy .

Chairman Castillo

If we don't get a developer, we will do it ourselves, CRAs do this all the time.