From: Vicki Boguszewski
To: planning-dept
Cc: City Manager
Subject: [EXTERNAL] Public Comment Development Code Changes
Date: Thursday, March 13, 2025 9:57:45 AM

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Greetings Planning Board and Planning Staff.

I have watched the YouTube recording of the public comment meeting from Monday March 10th regarding changes to the codes proposed by developer, Bart Smith.

Like my neighbors, I am not in favor of changes to our code being proposed by developers and agree that a fundamental change, to allow changes to be brought forth by staff and Commissioners representing public concerns, rather than private developers, be implemented.

In light of science and evidence indicating increased frequency and intensity of storm events, I object strongly to the changes or waivers which would allow greater percentages of impervious surface(s) in development. For the same reasons, I also strongly object to any increases or waivers to allow height exemptions or increases. Those restrictions, along with requirements like the Art in Public Places 1% or HARC restrictions are in place to support and protect the cultural values of the community.

Redevelopment projects and new development are different, adaptations in the processes of both are relevant in our times. Both should be required to meet current and future standards which are science and evidence informed in relation to sea level rise, and other factors of climate variability, as well as for affordability.
Linkage has value to expanding development, known elsewhere as sprawl. I am not in support of 'urban sprawl' consuming the eco system and deepening the negative consequences it brings. City boundaries should define City development areas.

The City is better served by addressing the existing stock than by looking to build out new housing stock. Tiny homes, reallocation options to increase density in low flood hazard areas and decrease density in high hazard flood areas, transference of BPAS allocations, transfer of transient rentals to long term rentals, are types of use modifications which I believe can serve us well. Creativity is a community asset which has served Key West well in its long term resilience for centuries. The proposed changes lack creativity and are simply profitable shortcuts.

I was unable to identify any portion of Mr. Smith's proposed changes I could legitimately stand behind. My background is in Cultural Anthropology and Public Health. I am practiced in applying arts-based methods to the practice of Public Health and a resident of Key West, Florida since May of 1996.

Currently, I am part of a team with my employer, Tetra Tech Consulting, which is contracted by the City of Key West. However, I am writing today simply as a resident and constituent of the City of Key West.

Thank you for your dedicated work and maintaining open communication!

Best and sincere regards,
Vicki

the Poet, Jah Love
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