

**MINUTES**

**BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE MEETING**

**OLD CITY HALL, 510 GREENE STREET**

**MONDAY, MARCH 16, 2009**

A regular meeting of the Bahama Village Redevelopment Advisory Committee of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Monday, March 16, 2009.

Madam Chair Turner called the meeting to order at 5:34 p.m.

Answering roll call were Committee Members Reverend Dr. Randy Becker, Jerry Curtis, Peggy Ward-Grant, Annette Mobley and Madam Chair Turner.

Committee Member Warren Lemard arrived at 5:40 p.m.

Vice-Chair Castillo was absent

Also present were City Attorney Shawn Smith, Assistant City Manager Mark Finigan, City Planner Amy Kimball-Murley, Assistant City Attorney Larry Erskine, Senior Planner Rodney Corriveau, Planner Ashley Monnier, Clerk of the Committee Angela Budde and members of the press and community.

The pledge of allegiance to the flag of the United States of America was given by all present.

**CHANGES TO THE AGENDA:**

Madam Chair asked for any changes to the agenda.

It was moved by Ms. Ward-Grant and seconded by Dr. Becker to approve the agenda.

Without opposition, the agenda was approved.

**APPROVAL OF MINUTES:**

It was moved by Dr. Becker and seconded by Ms. Ward-Grant to approve the minutes.

Without opposition, the minutes from February 23, 2009 were approved.

**DRAFT PLAN OBJECTIVES:**

Madam Chair read the title of the Item.

The City Planner discussed the current 1995 and 1998 redevelopment plans with a historic perspective on how they were developed. She advised the board that the documents that make up the redevelopment plans can be viewed in their entirety through the City's website under the Planning Department – CRA section if anyone is interested in reading the background documents that made up the redevelopment plans.

City Planner Murley moved onto the new synthesized draft objections in attachment c, redevelopment objections section 4.03 and asked the Committee if they had any questions. Madam Chair began by recommending a limit to the mixed use movements within the boundaries of the CRA that present a negative impact to the residential communities and to mitigate any mix uses without disenfranchising families who are current residents. Dr. Becker recommended adding “furthering a focus” in the sentence prior to the mention of mixed use community. The City Planner asked what current impacts the neighborhoods are experiencing. Mr. Curtis stated impacts such as noise, displacement of local residences and parking were affecting the neighborhoods with an emphasis on parking and noise. Dr. Becker added he would like to see the mixed use supporting, benefitting and serving the needs of the local residences and defining the language in the new plans to differentiate between serving the local neighborhoods rather than the greater area of Key West without congestion saturating the area. Madam Chair added she would like to see any development in the area is reflective to the historic and cultural essence of Bahama Village with respect to the heritage of the settlers and their Caribbean influence.

The City Planner asked the Committee what measurements and guidance they would offer for the plan to incorporate the unique feeling associated with Bahama Village. Dr. Becker offered suggestions of street landscape, structures, color, types of business and the scale of business as in mom and pop businesses verses a chain establishment. Ms. Ward-Grant reiterated she would like to see small scale commerce such as mom and pop shops inclusive to the Village when rewriting the redevelopment plan. Mr. Leamard cautioned new businesses to the area would increase traffic and congestion. Dr. Becker shared his vision of separate corridors made up by different areas of interest such as heritage, shopping, entertainment and family areas connected by intersecting paths. The City Planner discussed the pivotal role of Fort Street once the Truman Waterfront site is developed. Mr. Curtis expressed his concerns to the Committee to be cognizant of the congestion currently experienced on Petronia Street when reviewing future developments that would affect the area.

The City Planner asked for input on parking areas to support the commercial corridors in Bahama Village. The Committee discussed parking locations with the City Planner. City Attorney Smith stated in the proposed conceptual plan for the Truman Waterfront area just off of Fort Street an area was set aside for parking with an additional parking lot. He stated that perhaps there is an opportunity for a joint use and the parking may serve the commercial corridor in respect to Petronia Street. City Planner Murley thanked the Committee for their recommendations, feedback and direction for objective one (1).

The City Planner introduced objective two and asked for dialogue on how the Committee would reach out to the Truman Waterfront community. Mr. Leamard stated he was aware of a pedestrian path along the Waterfront from Grinnell Street to the Westin Resort. He asked if there was a walkway connecting from the Westin Resort to the Truman Waterfront. City Attorney Smith replied currently there was no connection and discussions with Commissioner Rossi, City Manager

Scholl and himself with the group responsible for Admiral's Cut have been going on for some time. The City Attorney was hopeful Admiral's Cut will be opened soon and stated he would keep the Committee apprised on the status of Admiral's Cut. Further discussion among the Committee members and staff ensued. Mr. Curtis recommended having signage placed along the pedestrian paths to guide tourists to Bahama Village and the Truman Waterfront areas.

The City Planner introduced objective three and asked for discussion from the Committee on encouraging incorporation of affordable and work-force housing in the Community Redevelopment Area. Ideas from Committee members were introduced to staff. Dr. Becker asked City Attorney Smith if individuals would be eligible to benefit from TIF funds. City Attorney Smith replied he did not see an impediment if the Committee defined and properly set up in the redevelopment plan uses of the TIF funds. He commented he would research and advise.

#### **FINANCIAL REPORT:**

Madam Chair read the title of the Item.

Assistant City Manager Finigan began the Financial Report with a background of revenue sources for the TIF fund and City's management of the fund. Finance Director Roger Wittenberg narrated a slide presentation on the Bahama Village Tax Increment Trust Fund. Assistant City Manager Finigan went over the current appropriations in the fund and the BCCLT Loan schedule with the Committee. The City Attorney, City Planner and Assistant City Manager answered questions from the Committee.

#### **COMMITTEE PERSONNEL OPTIONS:**

Madam Chair read the title of the item.

Assistant City Manager Finigan presented three options to the Committee of qualifications available for different levels of support. The members offered their individual ideas on hiring a staff person with a consensus from the Committee to bring this back for discussion at a later meeting.

**MEETING PROCEDURES:**

Madam Chair read the title of the Item.

City Attorney Smith presented to the Committee the City Commission's Resolution 98-331 to consider pulling ideas from when creating the Committee's meeting procedures. The City Attorney asked for input from the Committee on their ideas. Dr. Becker requested to post the approved meeting minutes on the website for viewing. Madam Chair requested the following two items be included in the official meeting procedures document; add-on items to the agenda must have unanimous consent by the Committee before the item is added onto the agenda and meeting packets are to be supplied to the Committee 7 days prior to the meeting date.

**COMMENTS:**

a) Public Comments

Robert Kelly, 1413 South Street  
Pastor Forbes, 907 Thomas Street  
Commissioner Lopez, 326 Amelia Street

b) Committee Comments

Dr. Randall Becker complimented Jerry Curtis for suggesting the installation of signage for pedestrian and bicycle traffic to follow.

Jerry Curtis stated he was honored to be serving on the Bahama Village Redevelopment Advisory Committee.

Warren Leamard offered the suggestion of holding Committee meetings at the Douglass Square Gym and adding workshops.

Madam Chair Turner requested the Committee to be notified on any City meetings that involve the potential use of TIF funds.

**ADJOURNMENT:**

There being no further business the Chairman adjourned the meeting at 7:49 p.m.

*Angela Budde*

Angela Budde, Clerk of the Committee,  
Deputy City Clerk