
**AMENDED AND RESTATED
COMMUNITY REDEVELOPMENT PLAN**

Prepared by and in Collaboration with the
Bahama Village Redevelopment Advisory Committee,
Key West Bight District Management Board,
City officials, staff, counsel and advisors

Approved January 5, 2010

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APPENDICES

APPENDIX A	DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA NOTE: The Community Redevelopment Area is composed of two distinct subareas: (1) the Bahama Village subarea, and (2) the Caroline Street Corridor subarea.
APPENDIX B	UPDATED FINDING OF NECESSITY REVIEW
APPENDIX C	SKETCH OF LEGAL DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA
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AMENDED AND RESTATED COMMUNITY REDEVELOPMENT PLAN

THIS AMENDED AND RESTATED COMMUNITY REDEVELOPMENT PLAN has been prepared upon the recommendation of and at the direction of the City Commission of the City of Key West, Florida, and its community redevelopment agency.

Executive Summary

This Amended and Restated Community Redevelopment Plan should be reviewed as the consolidated procedural document to serve as a guide to the community and the Caroline Street Corridor and Bahama Village Community Redevelopment Agency. This Plan consolidates and updates, with an eye toward statutory compliance, redevelopment plans for the two separate subareas administered by the City's redevelopment agency.

The City's redevelopment agency is charged with focusing on two distinct subareas; (1) the Bahama Village subarea and (2) the Caroline Street Corridor subarea. These subareas were identified and community redevelopment activities have been progressing since the mid-1990s. Additional background and historical information is contained in Section 2.01 of this Plan. Figure 1 shows the location of both subareas within the City; Figures 2 and 3 provide a more detailed map of the Bahama Village subarea; and Figures 4 and 5 provide a more detailed map of the Caroline Street Corridor subarea.

In using this Amended and Restated Community Redevelopment Plan, it is important to focus on the distinctions in terms of redevelopment objectives and non-exclusive strategies for addressing or implementing those objectives contained in Section 4.03 (Caroline Street Corridor) and Section 4.04 (Bahama Village) of this Plan. The objectives provide overarching guidance for redevelopment strategies. The redevelopment strategies included are non-exclusive. In other words, within the context of the broader objectives, the community, its redevelopment agency, and the City Commission can identify and implement alternative redevelopment strategies and activities over time without necessity of further amendment to this plan.

Also of import in the amended and restated approach is that this Plan offers a better defined and transparent annual budget and appropriation process which each year will invite input and recommendations from advisory committees, individual citizens or citizen groups. The annual budget and appropriation process, more specifically described in Section 6.05 hereof, provides transparency and clarity on how to employ and use tax increment dollars for community redevelopment.

This amended and restated plan has been drafted with an eye toward better standing the test of time. The overall goal of amending and restating the City's Community Redevelopment Plan is to create a clearer, more standardized process which will provide for citizen input and focus the community's efforts over the remaining duration of the Plan's effectiveness.

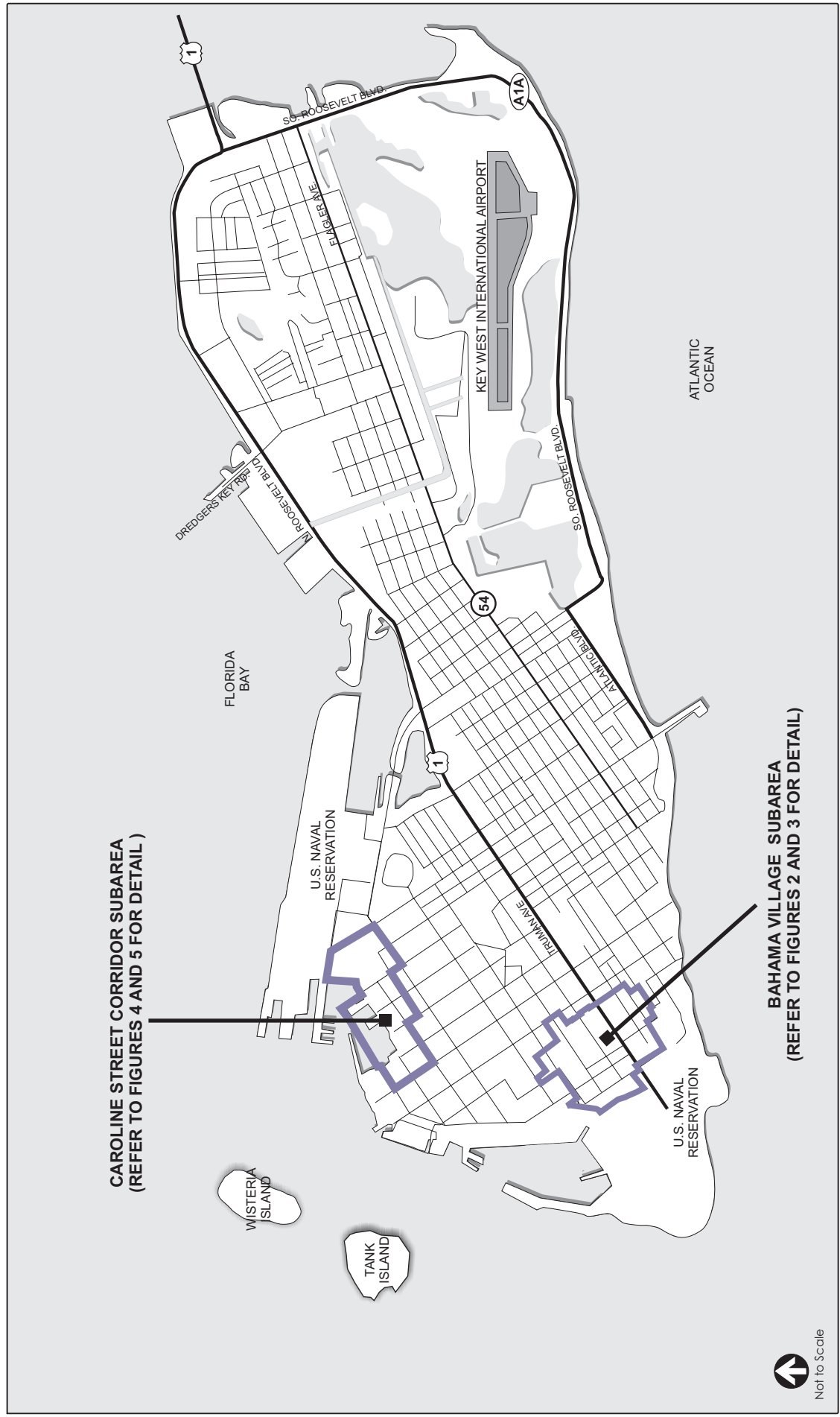


Figure 1
Location Map
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency



NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND
— Approximate Boundaries of Subarea

Figure 2
Detail Location Map
Bahama Village Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency



LEGEND
 Approximate Boundaries of Subarea

Figure 3
 Aerial Detail Location Map
 Bahama Village Subarea
 Community Redevelopment Agency
 Caroline Street Corridor and Bahama Village Community Redevelopment Agency

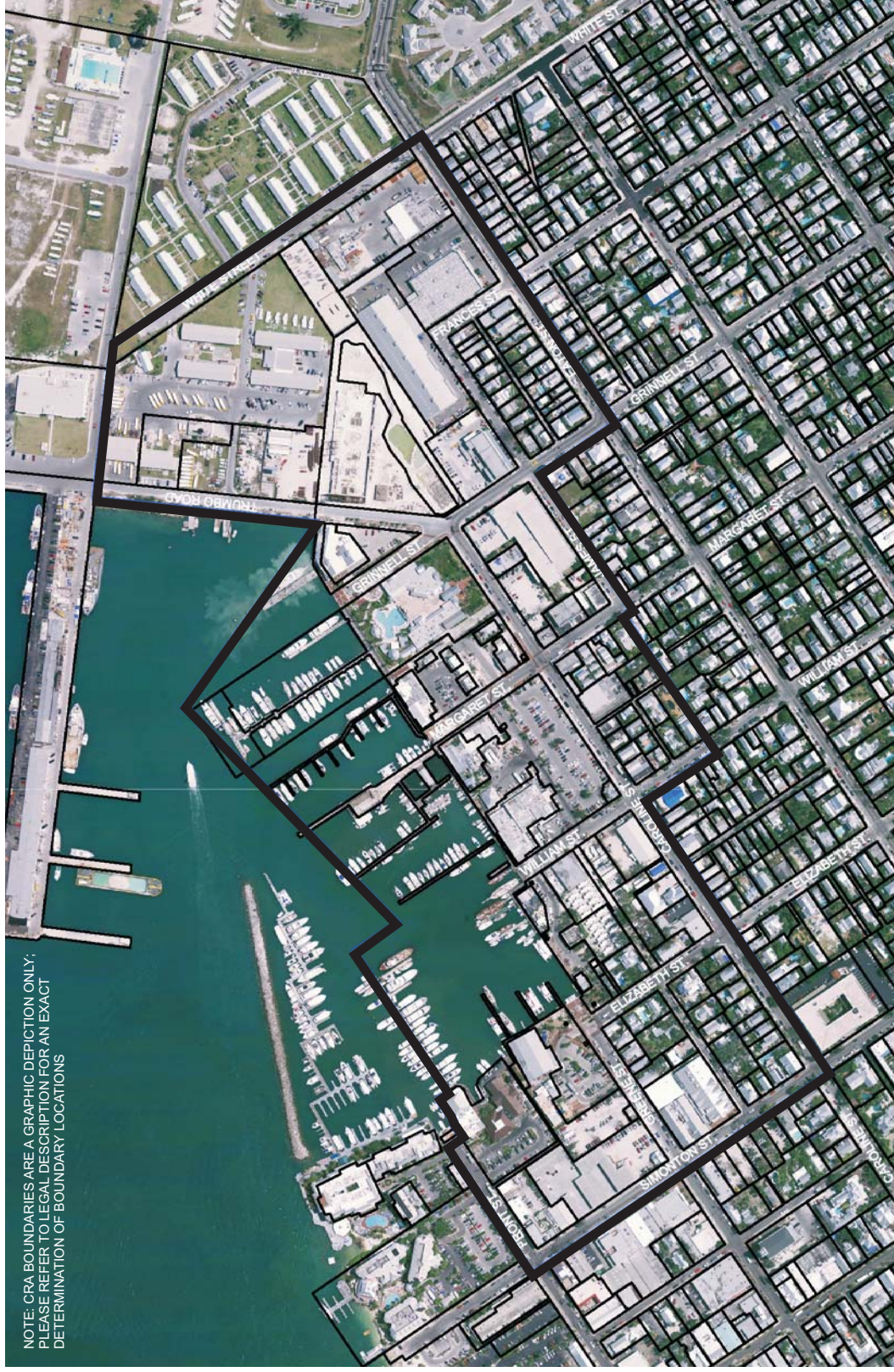
NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND

- Approximate Boundaries of Subarea
- Approximate Boundaries of Key West Bight District Lands

Figure 4
Detail Location Map
Caroline Street Corridor Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency



LEGEND
— Approximate Boundaries of Subarea

Figure 5
Aerial Detail Location Map
Caroline Street Corridor Subarea
Community Redevelopment Area
Caroline Street Corridor and Bahama Village Community Redevelopment Agency

ARTICLE I INTRODUCTION

SECTION 1.01. DEFINITIONS. As used in this Amended and Restated Community Redevelopment Plan, the following terms shall have the meanings as defined herein unless the context requires otherwise:

"City" means the City of Key West, Florida.

"Commission" means the City Commission of the City of Key West, Florida.

"Comprehensive Plan" means the City of Key West Comprehensive Plan, adopted August 10, 1993 by Ordinance 93-36, and as amended on August 1, 1995 by Ordinance 95-27; on September 1, 1995 by Ordinance 95-31; on November 6, 1996 by Ordinance 96-27; on September 9, 1999 by Ordinance 99-17; on July 6, 2000 by Ordinance 00-15; and on January 7, 2003 by Ordinance 03-03.

"Community Redevelopment Act" means Part III of Chapter 163, Florida Statutes.

"Community Redevelopment Agency" or "CRA" means the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (formerly known as the "Key West Bight and Bahama Village Community Redevelopment Agency"), a public body corporate and politic under the laws of the State of Florida established pursuant to the Community Redevelopment Act.

“Community Redevelopment Area” means either or both, as the context may require, the Bahama Village subarea and the Caroline Street Corridor subarea located entirely within a portion of the incorporated area of the City of Key West, Florida, and being more particularly identified and described in composite Appendix A.

“Community Redevelopment Plan” means this Amended and Restated Community Redevelopment Plan, including any revisions or supplements hereto.

“Community Redevelopment Trust Fund” means the trust fund, established by City Ordinance No. 92-8 and Ordinance No. 96-31 and any amendments thereto, adopted pursuant to the Community Redevelopment Act for the deposit of the tax increment revenue attributable to the Community Redevelopment Area.

“County” means Monroe County, Florida, or its governing body, the Commission of County Commissioners, as the context requires.

“Finding of Necessity Report” collectively means the report initially prepared by Casella & Associates et al, dated December 1991, which documented blighted area conditions within the Community Redevelopment Area and was used, in part, as a basis for the adoption of Resolution No. 92-36, Resolution No. 92-60, and together with the Updated Finding of Necessity Review prepared by City staff, dated **[to come]**, which substantiates the continued presence of blighted area conditions in the

Community Redevelopment Area. A copy of the Finding of Necessity Review is attached hereto in Appendix B.

SECTION 1.02. CONSTRUCTION.

(A) Words importing the singular number shall include the plural in each case and vice versa, and words importing persons shall include firms and corporations. Words that reference only one gender shall include all genders.

(B) This Community Redevelopment Plan and all predecessor determinations, documents, ordinances, resolutions, and actions shall be liberally construed whenever possible to have fully complied with and fulfilled all requirements, conditions, elements and other matters provided for in the Community Redevelopment Act.

SECTION 1.03. INCORPORATION. The appendices hereto and each of the documents referred to therein are incorporated and made a part hereof in their entirety by reference.

SECTION 1.04. SECTION HEADINGS. Any headings preceding the texts of the several Articles, Sections, Appendices, or Exhibits in this Community Redevelopment Plan and any table of contents or marginal notes appended to copies hereof, shall be solely for the convenience of reference.

ARTICLE II

INITIATING REDEVELOPMENT

SECTION 2.01. BACKGROUND.

(A) The Community Redevelopment Act was created to assist communities and local governments in eliminating and preventing slum and/or blighted areas that are detrimental to the health, safety and moral welfare of state residents.

(B) In the early 1990's, the City recognized blighted area conditions within the City and began to consider redevelopment options. The task of documenting and then implementing a redevelopment initiative for the Community Redevelopment Area is complex and numerous variables inevitably were and continue to be addressed. From the outset, the City's policy has been to structure an approach which focuses upon fostering redevelopment while encouraging reasonable opportunities to use the expertise and abilities of private enterprise in conformance with the policy urgings of the Florida Legislature in the Community Redevelopment Act.

(C) The Commission authorized the investigation of the need for redevelopment in two, non-contiguous blighted areas, commonly known as Bahama Village and Key West Bight (subsequently renamed or referred to as the "Caroline Street Corridor"). The City retained planning consultants to document existing conditions in the Bahama Village and Key West Bight sections of the City in order to

determine whether these areas met the criteria for designation as a Community Redevelopment Area.

(D) On January 21, 1992, the Commission, after considering the determinations of the consultants, adopted findings of necessity required by the Community Redevelopment Act pursuant to Section 163.355, Florida Statutes (1992), determining that the Community Redevelopment Area was a blighted area within the meaning of the Community Redevelopment Act and designated the Community Redevelopment Area as appropriate for community redevelopment in Resolution No. 92-36.

(E) On February 14, 1992, the Commission adopted further findings of necessity required by the Community Redevelopment Act at Section 163.355, Florida Statutes (1992), determining that the Community Redevelopment Area was a blighted area within the meaning of the Community Redevelopment Act and designated the Community Redevelopment Area as appropriate for community redevelopment in Resolution No. 92-60.

(F) On February 14, 1992, the Commission enacted Ordinance No. 92-7 which created the Community Redevelopment Agency and declared that the Commission shall also sit ex-officio as the governing body of the CRA. Notwithstanding that the members of the Commission serve as the governing body of the CRA, the CRA is a

separate public body corporate and politic under Florida law. The CRA was established to carry out redevelopment activities for the Community Redevelopment Area.

(G) On February 14, 1992, the Commission enacted Ordinance No. 92-8 which created the Community Redevelopment Trust Fund for use within the Community Redevelopment Area to assist in the financing or refinancing of redevelopment. On June 7, 1994, the Commission enacted Ordinance No. 94-33 which cured a typographical error in Ordinance No. 92-8.

(H) On February 14, 1992, the Community Redevelopment Agency adopted Resolution No. 92-61 which submitted a redevelopment plan for the Bahama Village subarea to the Commission and recommended the Commission adopt such redevelopment plan.

(I) On February 14, 1992, the Commission adopted Resolution No. 92-62 which approved the initial redevelopment plan for the Bahama Village subarea.

(J) On February 15, 1994, the Commission adopted Resolution No. 94-72 which amended Resolution No. 92-36 to rename the Key West Bight and Bahama Village Redevelopment Agency to the Caroline Street Corridor and Bahama Village Community Redevelopment Agency.

(K) On March 23, 1995, the Commission adopted Resolution No. 95-104 which directed staff to prepare an amendment to Ordinance No. 92-8 establishing the 1995 tax

year as the base year for the Bahama Village subarea in accordance with Chapter 163, Florida Statutes (1995), and to prepare the necessary notifications.

(L) On July 2, 1996, the Commission adopted Resolution No. 96-250 which approved a revised redevelopment plan for the Bahama Village Redevelopment subarea and a Strategic Action Memorandum No. 1.

(M) On December 4, 1996, the Community Redevelopment Agency adopted Resolution No. 96-443 which approved the initial redevelopment plan for the Caroline Street Corridor subarea.

(N) On December 4, 1996, the Commission adopted Resolution No. 96-444 which approved the Redevelopment Plan for the Caroline Street Corridor subarea.

(O) On December 20, 1996, the Commission enacted Ordinance No. 96-31 which amended Chapter 19 of the Code of Ordinances to implement the Community Redevelopment Trust Fund by providing for tax increment funding in the Caroline Street Corridor and Bahama Village Community Redevelopment Agency.

(P) On September 15, 1998, the Commission adopted Resolution 98-346 which adopted the Bahama Village Redevelopment Plan 1998 Update for the Bahama Village subarea.

(Q) On November 5, 2008, the Commission enacted Ordinance No. 08-18 which amended Chapter 2 of the Code of Ordinances in order to establish the Bahama Village Redevelopment Advisory Committee.

(R) On January 6, 2009, the Commission adopted Resolution No. 09-016 which appointed members to the Bahama Village Redevelopment Advisory Committee.

(S) The City and the County are the only taxing authorities subject to the provisions of Section 163.387(2), Florida Statutes.

(T) In considering the record before them and their knowledge of the City as a predicate to making, ratifying and confirming the legislative determinations in the resolution approving and adopting this plan (Resolution No. 10-015), the Commission determined that the following factors identified in Section 163.340(8), Florida Statutes, existed and/or still exist within the Community Redevelopment Area:

(1) A substantial number of structures, which include, but are not limited to, site improvements, subdivision infrastructure, roadways, buildings and other improvements arranged, built or constructed within the Community Redevelopment Area, are physically and functionally deteriorated or are deteriorating in a manner which is leading to economic, physical and social distress; and the foregoing described structures, in their current condition, present a threat to and

endanger both life and property if not substantially repaired, retro-fitted, modified, rebuilt, or redeveloped, Section 163.340(8), Florida Statutes (2009);

(2) A predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities, Section 163.340(8)(a), Florida Statutes (2009);

(3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness, Section 163.340(8)(c), Florida Statutes (2009);

(4) Unsanitary or unsafe conditions, Section 163.340(8)(d), Florida Statutes (2009);

(5) Deterioration of site or other improvements, Section 163.340(8)(e), Florida Statutes (2009);

(6) Inadequate and outdated building density patterns, Section 163.340(8)(f), Florida Statutes (2009);

(7) Incidence of crime in the area higher than in the remainder of the county or municipality, Section 163.340(8)(j), Florida Statutes (2009); and

(8) Governmentally owned property with adverse environmental conditions caused by a public or private entities, Section 163.340(8)(n), Florida Statutes (2009).

(U) In the preparation and adoption of this Community Redevelopment Plan, the CRA and City requested citizen input, including the assistance of the Bahama Village Redevelopment Advisory Committee and the Caroline Street Corridor community. In addition, in accordance with Section 2-554(a)(8) of the Code of Ordinances of the City, the City has also afforded the Key West Bight District Management Board the opportunity to review and comment on the Community Redevelopment Plan. These citizens contributed input, direction in drafting the diagrams, exhibits, text and/or graphics incorporated into this Community Redevelopment Plan and will serve as the foundation for future redevelopment planning initiatives and for preparing future redevelopment capital plans. This Community Redevelopment Plan is anticipated to provide a guide to the community for the ongoing development and redevelopment of the Community Redevelopment Area within the requirements of the Comprehensive Plan, this Community Redevelopment Plan, applicable resolutions, ordinances, statutes, and other similar regulations.

(V) Concurrent with the preparation and adoption of this Community Redevelopment Plan, the CRA with the assistance of citizen input, the Bahama Village Redevelopment Advisory Committee, the Key West Bight District Management Board, City staff, consultants and advisors have further refined the broad redevelopment

objectives and listed suggested non-exclusive strategies in a manner that clarifies the community vision, and the need to address opportunities to meet market requirements and the unique challenges of an island community.

SECTION 2.02. FINDING OF NECESSITY OVERVIEW.

(A) Fundamental to the broad redevelopment objectives and initiative embodied by this Community Redevelopment Plan is the finding of necessity required by the Community Redevelopment Act at Section 163.355, Florida Statutes. This legislative finding was first made by the Commission after the public hearings in early 1992 and was ratified and confirmed by Resolution No. 10-015 in the process of adopting this amended and restated Community Redevelopment Plan. In doing so, the Commission relied upon government maintained statistics, studies, expert reports, witness testimony, and personal knowledge of the Community Redevelopment Area by members of the Commission including, but not limited to, documentation on the extent of the blighted area conditions referred to herein, in part, as the Finding of Necessity Report.

(B) In the process of amending and restating the Community Redevelopment Plan, City staff also developed an Updated Finding of Necessity Review which marshaled and reviewed prior materials, government maintained statistics, studies,

expert reports and other relevant information; and, additionally presented that information to the Commission.

(C) The Finding of Necessity Report collectively documents certain physical, economic and regulatory conditions within the Community Redevelopment Area. A substantial amount of data concerning the Community Redevelopment Area has been assembled, considered, inspected and analyzed for collective incorporation into the Finding of Necessity Report.

(D) The Finding of Necessity Report further substantiated and continues to substantiate the conditions within the Community Redevelopment Area that substantially impair sound growth and have led to symptomatic economic distress in the Community Redevelopment Area.

(E) By approval of this Community Redevelopment Plan, the Commission, and ex-officio as the CRA, hereby ratifies and reconfirms the findings and determinations herein and in Resolution No. 10-015, that blighted area conditions, as such term is defined in the Community Redevelopment Act at Section 163.340(8), Florida Statutes, continue to exist within the Community Redevelopment Area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Community Redevelopment Area is and continues to be necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

SECTION 2.03. GENERAL DESCRIPTION OF REDEVELOPMENT AREA.

(A) The Community Redevelopment Area is comprised of two subareas: (1) the Bahama Village subarea and (2) Caroline Street Corridor subarea encompassing a total of approximately 127 acres, and should properly include adjacent road rights-of-way. The Community Redevelopment Area is located entirely within the jurisdiction and control of the City and lies within the Description of the Community Redevelopment Area and the Sketch of Legal Description attached hereto and referenced herein as composite Appendix A and Appendix C.

(B) The Caroline Street Corridor subarea of the Community Redevelopment Area is located along the Key West Bight, the City's historic seaport. The area is generally characterized by water-dependent and water-related commercial uses along its northern, waterfront boundary, lower intensity commercial uses along the Caroline Street area, and transient and residential uses south of Caroline Street. The past and current focus of activity has been on the waterfront, and marinas, a ferry terminal and commercial docks abut a continuous pedestrian walkway. Restaurants, bars and shops are focused on the landward (southern) side of the walkway and flow onto Caroline Street, which serves as the neighborhood commercial spine of the subarea. Caroline Street is characterized by small retail shops, most of which are located in historic homes or older commercial structures, and many of which sell artwork, clothing, and home

furnishings. This part of the subarea retains some tourism-orientation, but also serves a local market. The area south of Caroline Street is predominantly residential with small lots and a preponderance of historically significant structures. Streets and lanes are narrow in the residential areas, and parking is typically limited to on-street spaces. The subarea is adjacent to a limited access U.S. Coast Guard facility to the northeast and a large, underutilized area owned by the Monroe County School Board for a variety of industrial and office uses to the east. These uses, along with the street layout, limit connectivity to the east end of the subarea. A highly visible, large redevelopment project is located on Caroline Street and stretches to the waterfront; the development began two years ago, but construction has stopped and the majority of land remains vacant. The conditions within the Caroline Street Corridor subarea vary significantly. Evidence of redevelopment efforts can be found throughout the Bight area, which has been the focus of most redevelopment dollars since the creation of the Community Redevelopment Area. Because the Bight serves as an important visitor attraction, the investment has helped further initial redevelopment goals. However, other portions of the area continue to demonstrate blighted conditions and infrastructure for the entire subarea is generally deteriorated and in need of redevelopment. An updated Finding of Necessity is found in Appendix B which provides a more detailed assessment of neighborhood conditions.

(C) The Bahama Village subarea of the Community Redevelopment Area is located west of Duval Street, the City's most intense commercial street. This area has a rich physical and cultural history and many families have lived in the neighborhood for multiple generations. Much of the area is residential in character, with small corner stores interspersed throughout the subarea. Petronia Street and a portion of Emma Street are the main commercial corridors in the area and have been the focus of small-scale commercial redevelopment efforts. However, Whitehead Street also contains a variety of commercial and office uses, as well as the Hemingway House, a historic tourist attraction. The Bahama Village subarea is bounded, and to some extent isolated, by the Naval Air Station to the east. This facility is limited access and not integrated with the street network of the subarea. A portion of the Naval Air Station was surplus to the City of Key West in 2002, including a portion of land (commonly known as the Truman Waterfront) which was incorporated into the Bahama Village subarea in anticipation of the City's base reuse planning activity. Because this addition to the redevelopment area occurred prior to the actual conveyance of the land from the Navy to the City, a portion of the CRA boundaries extend onto Navy land. Substantial redevelopment activities are not expected to occur within that portion of the subarea remaining in Navy control. The portions of the subarea which are not historically commercial, or the focus of commercial redevelopment plans, are predominantly

residential in nature. Residential development is generally either contained in relatively large, homogenous housing projects (most of which are controlled by the Housing Authority of Key West) or small scale lots, most of which have evolved from lot-by-lot subdivisions intended to reflect patterns of development which began over a hundred years ago. These historic areas are characterized by many small lots, many with historic structures, and some of which have limited access along small lanes and alleys which penetrate most blocks. The area contains an important community recreational resource at Dr. Martin Luther King Community Park (which includes Nelson English and Willie Ward Parks, the community pool and other recreational facilities), which is located at the south end of the redevelopment area. The area also contains some of the City's most important civic structures, particularly in the form of its important historic churches and community gathering places. Several of these structures have been the subject of redevelopment efforts and examples of historic and cultural preservation within the Bahama Village subarea. The subarea has experienced a number of small scale redevelopment successes, but several redevelopment projects have also failed. Further, the subarea continues to demonstrate blighted area conditions. A more detailed documentation of redevelopment needs is included in Appendix B.

(D) Although distinct in many ways, both subareas are characterized by the historic patterns of development dating to the mid and late nineteenth century. Streets tend to be narrow, sidewalks irregular, parking limited, and parcels are generally small. Both areas draw significant pedestrian and bicycle traffic; however, neither area has consistently developed or marked pathways for these important modes of transportation. Further, these areas were developed well before today's standards for stormwater treatment and control were devised, and significant improvements are needed to bring infrastructure up to standard. Both areas contain antiquated small plats or resulting small subdivided parcels, diverse ownership, and deteriorated and aging infrastructure. The general plats or parcel subdivisions of properties in the Community Redevelopment Area were initially created in the 1800's, and then in many cases further subdivided to reflect existing residential development; which in many cases do not meet current specified lot sizes required in the City's land development regulations.

(E) Both subareas have designated land uses and associated zoning which reflect existing uses and the historic nature of the areas. The Caroline Street Corridor subarea is presently comprised of several historic or zoning designations: Historic High Density Residential/Commercial Core (HRCC), Historic High Density Residential/Commercial Core: Bay Side (HRCC-1), Historic High Density

Residential/Commercial Core: Key West Bight (HRCC-2), Historic Neighborhood Commercial: Old Town Northeast and Southeast (HNC-2), and Historic Medium Density Residential (HMDR) zoning designations. The Bahama Village subarea is presently comprised of several historic or zoning designations: Historic High Density Residential (HHDR), Historic Medium Density Residential (HMDR), Historic High Density Residential/Commercial Core: Bay Side (HRCC-1), Historic High Density Residential/Commercial Core: Atlantic Side (HRCC-3), Historic Neighborhood Commercial: Old Town Northeast and Southeast (HNC-2), Historic Neighborhood Commercial: Bahama Village (HNC-3), Historic Limited Commercial (HCL), Historic Residential/Office (HRO), and Historic Public Service, including recreation and open space (HPS) zoning designations. Land use and zoning maps along with a summary of uses associated with each district can be reviewed at the Planning Department of the City.

(F) The entire City of Key West is located within an area of critical state concern. An area of critical state concern is designated by the State Legislature as an area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance. As such, the City is the subject of intense growth management regulation, with particular focus on improving environmental conditions and assuring public health, safety and welfare associated with hurricane

evacuation times. Due to the area of critical state concern designation any development within the City that will necessitate the issuance of a development order (including a building permit) by the City may be reviewed by the Florida Department of Community Affairs (DCA) for consistency with the City's comprehensive plan, land development regulations and Principals for Guiding Development within an area of critical state concern. Thus, in addition to the typical burdens facing development activity, the Community Redevelopment Area is subject to an unusual set of regulatory restrictions, including a cap on new residential and transient building permits (commonly known as the Building Permit Allocation System or BPAS) which manages a limited pool of new units for future development.

SECTION 2.04. BOUNDARY JUSTIFICATION.

(A) The Community Redevelopment Area was selected for redevelopment for a number of reasons, primarily due to blighted area conditions that existed and continue to exist throughout the two subareas. The blighted area conditions are more particularly described herein and in the Finding of Necessity Report.

(B) Within the context of the Redevelopment Act there is an opportunity within the Community Redevelopment Area to address, among other things:

(1) Vacant lots, improved parcels, or other areas within the Community Redevelopment Area being used as locations to illegally dump trash or

accumulate debris. Dumping or accumulating debris is more than criminal mischief; such illegal activity creates not only visual blight, but it suggests health and safety risks for children or others exposed to the discarded items and vermin that the dump site may breed, and raises safety issues in the event of a hurricane.

(2) A road grid that has deteriorated, is outdated and requires more innovative traffic flow attention, refurbishment and resurfacing.

(3) Sidewalks which are too often inadequate and unsafe as many contain broken concrete, abruptly end and are too narrow.

(4) A general lack of adequate residential and visitor parking.

(5) The continued existence of localized flooding which is in need of attention and correction.

(6) The existing neighborhoods within the Community Redevelopment Area are not consistently well connected within themselves or to the rest of the City, and suffer from internal traffic constraints and limited pedestrian and bicycle pathways.

(7) The public realm, including the design and implementation of streetscaping, does not consistently support commercial corridors or connect commercial areas with the rest of the Community Redevelopment Area and City.

(8) Historic structures are deteriorating and the unique historic and cultural heritage of the Community Redevelopment Area could be lost.

(C) The Sketch of Legal Description of the Community Redevelopment Area, attached hereto as Appendix C, graphically depicts boundaries and lands contained within the Community Redevelopment Area.

SECTION 2.05. LEGAL DESCRIPTION. The Community Redevelopment Act at Section 163.362, Florida Statutes, requires that this Community Redevelopment Plan contain a legal description of the Community Redevelopment Area. The legal description of the Community Redevelopment Area is more particularly described in Appendix C.

SECTION 2.06. REDEVELOPMENT POWERS. Resolution No. 92-7 created and established the CRA, pursuant to the Community Redevelopment Act. The CRA is constituted as a public instrumentality and the exercise by the CRA of the powers conferred by the Community Redevelopment Act shall be deemed and held to be the performance of an essential public function. The CRA is authorized to exercise all of the powers conferred by the Community Redevelopment Act which are necessary and convenient to carry out and effectuate the purposes of community redevelopment and related activities within the Community Redevelopment Area.

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ARTICLE III
COMMUNITY REDEVELOPMENT PLAN ADOPTION

SECTION 3.01. PREPARATION OF COMMUNITY REDEVELOPMENT

PLAN. The Community Redevelopment Act at Section 163.360(4), Florida Statutes, provides that the City or CRA may itself prepare or cause to be prepared a community redevelopment plan. This amended and restated Community Redevelopment Plan has been prepared at the direction of the CRA and City and represents a collaborative effort among the Bahama Village Redevelopment Advisory Committee, the Key West Bight District Management Board, City staff, County staff, various consultants and advisors. Upon adoption, this amended and restated Community Redevelopment Plan shall supplement and in the event of conflict supersede all prior community redevelopment plans; provided, however, that all such prior plans shall be incorporated herein by reference solely for interlocal, informational and reference purposes.

**SECTION 3.02. USING PRIVATE ENTERPRISE AS A
REDEVELOPMENT TOOL.**

(A) The Florida Legislature has encouraged the CRA and City, to the extent determined to be feasible in carrying out the Community Redevelopment Act, to afford reasonable opportunities, consistent with the sound needs of the community as a whole,

to include and use private enterprise in the redevelopment of the Community Redevelopment Area. This Community Redevelopment Plan lays a predicate to further implement such policy direction to use the skill and expertise of capable and cooperative private enterprise participants, landowners and redevelopment partners to implement the broad redevelopment initiatives contemplated by this Community Redevelopment Plan.

(B) In order to secure the involvement and participation of capable and qualified private enterprise participants or redevelopment partners, the City or CRA may invite, receive, consider and/or implement strategies or proposals from potential redevelopment partners to develop out reach programs, create public-private partnership opportunities for housing, or redevelopment of specific parcels, or delivery of improvements, or provide for the provision of extraordinary essential services, or any such other actions generally consistent with this Community Redevelopment Plan.

SECTION 3.03. PROCEDURE FOR CONSIDERING AND ADOPTING THE AMENDED AND RESTATED PLAN.

(A) The Community Redevelopment Act at Sections 163.360 and 163.361, Florida Statutes, generally outlines the procedure for considering and adopting this Amended and Restated Community Redevelopment Plan.

(B) The Amended and Restated Community Redevelopment Plan, once prepared, is required by the Community Redevelopment Act to be forwarded to the City Planning Board for review and recommendation as to its conformity within the Comprehensive Plan. Upon reviewing the Community Redevelopment Plan, the City of Key West Planning Board may then submit written recommendations to the City and the CRA with respect to the conformity of the proposed Community Redevelopment Plan with the Comprehensive Plan.

(C) Prior to adoption, this Community Redevelopment Plan was submitted to the City of Key West Planning Board for review and recommendations as to its conformity with the Comprehensive Plan for the development of the City as a whole. A copy of the resolution of the City of Key West Planning Board finding the Community Redevelopment Plan to be in conformity with the Comprehensive Plan is attached hereto and incorporated herein as Appendix D.

(D) Upon receipt of any comment from the local planning agency, the CRA is then required by the Community Redevelopment Act to submit the updated Community Redevelopment Plan recommended for approval, together with any written recommendations, to the governing body of each taxing authority that levies ad valorem taxes on real estate contained within the Community Redevelopment Area. The City and the County are distinguished from all other local taxing authorities as the

only taxing authorities subject to the provisions of Section 163.387(2), Florida Statutes. In other words, the City and County are the only taxing authorities subject to paying over tax increment funds, derived solely from the Community Redevelopment Area, for redevelopment purposes.

(E) The Community Redevelopment Act requires that notice of adoption of this amended and restated Community Redevelopment Plan be provided to each of the governing bodies having the ability to impose taxes within the Community Redevelopment Area (even if those taxing authorities are not otherwise obligated to ever pay over any tax increment funds). After the CRA has provided notice to each of the governing bodies having the ability to impose taxes within the Community Redevelopment Area and published the notice as prescribed by statute, the City is then able to consider and approve this amended and restated Community Redevelopment Plan at a public hearing.

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ARTICLE IV
SIMPLIFIED REDEVELOPMENT VISION, OBJECTIVES, AND STRATEGIES

SECTION 4.01. APPROACH.

(A) This Article presents a refined and simplified vision for the Community Redevelopment Area and in addition identifies potential objectives, strategies, and lays a foundation for the programs and projects to be considered by the City, the CRA, private enterprise and affected landowners and constituents in implementing this vision. Although the objectives and strategies for the Caroline Street Corridor subarea and the Bahama Village subarea are in many respects similar, the two subareas have many distinct and diverse attributes. Accordingly, Section 4.03 focuses on the community redevelopment objectives and strategies for Caroline Street Corridor subarea and Section 4.04 focuses on the community redevelopment objectives and strategies for the Bahama Village subarea. Each of these sections was developed with the respective input from the Bahama Village Redevelopment Advisory Committee as to the Bahama Village subarea; and, the Key West Bight District Management Board, as to significant portions of the Caroline Street Corridor subarea.

(B) Costs or budgets provided or considered in this Community Redevelopment Plan, from a practical standpoint, are or can only be estimated, and are also expected to be refined as additional research, plans, and documents are prepared to

implement the particular objectives, strategies, and resulting programs and projects. Any costs or cost estimates are or can only be provided for budgeting purposes and, in part, establish the framework for financial planning analysis.

(C) Costs or budgets should not be construed as exclusively the burden of the public sector. They are intended as estimated total costs with potential allocations to the public and private sectors assigned on the basis of the encouragement of private enterprise as a potential tool to participate in carrying out significant portions of this amended and restated Community Redevelopment Plan and apparent benefit, value, revenues or other relevant factors.

SECTION 4.02. VISION FOR COMMUNITY REDEVELOPMENT AREA.

(A) From both an historical and current perspective, the vision for the Community Redevelopment Area focuses on creating a sustainable, more energy-efficient and environmentally-friendly community located in a densely populated area of an historical island community, steeped in traditions, and subjected to extensive local, state and federal regulatory, economic and physical influences which embodies several fundamental concepts. These fundamental concepts include development and provision of vibrant and attractive gathering places for the entire community, better access to open spaces, facilities and services, a pedestrian friendly street and access network, increasing and refurbishing affordable housing stock, addressing vehicular

flow, parking and intermodal transportation needs, seeking opportunities to conserve water resources while creating urban landscaping opportunities, implementing crime prevention measures and developing linkages that better integrate the Community Redevelopment Area with existing City, County and community resources.

(B) The vision encompasses both residential and non-residential redevelopment. The Community Redevelopment Area will contain varying price ranges of housing stock. Overall quality of life is expected to increase in the Community Redevelopment Area not only through revitalization and redevelopment of housing and delivery or refurbishment of infrastructure, but by new and coordinated transportation improvements as well. The transportation component of the vision must focus both on vehicular and pedestrian traffic. A combination of safety-conscious bicycle and pedestrian features can significantly reduce vehicular traffic. The greatest positive impact on transportation will be increasing the pedestrian and bicycle-friendly orientation of the area. Rather than having to use a vehicle for shopping, work, recreation, or visits to friends; walking, bicycling and use of intermodal or multi-model transportation will become a more favorable option. The village concept embodied in this Community Redevelopment Plan should offer to accommodate the potential for shuttles and various forms of transit service which further reduce the vehicular demand on the roadway network.

(C) The Community Redevelopment Area contains two distinct neighborhoods or subareas (1) the Caroline Street Corridor subarea and (2) the Bahama Village subarea.

(1) The Caroline Street Corridor subarea consists of the Key West Bight, the historical working waterfront for fishermen, shrimpers, and sponge harvesters of Key West; and the commercial, industrial and residential area immediately adjacent to the Bight. The Bight has experienced significant redevelopment over the years as the economy of Key West has become heavily dependent upon tourism. Most of the working waterfront has been replaced with tourist-related facilities, as well as commercial marinas and a ferry terminal. Along with some smaller portions of the Bight, the remainder of the Caroline Street Corridor continues to present opportunities for revitalization and redevelopment. The area is envisioned to consist of a mix of larger and smaller stores, such as markets, grocery stores and pharmacies, which will anchor specialty stores, restaurants, art galleries and hotels, offices and government facilities, along refurbished pedestrian promenades. Although the Key West Bight will continue to anchor the redevelopment area, Caroline Street is becoming an increasingly important neighborhood commercial area in its own right. Public spaces are envisioned to be integrated into the neighborhood providing opportunities for community gatherings and special events through active and passive

recreation venues. Continued redevelopment should allow residential and non residential uses.

(2) The Bahama Village subarea consists of approximately 22 blocks at the west end of the City, with its history and development frustrated to some degree as a result of the Naval Station's need for security relating to the nearby waterfront and the fencing of the western and southern boundaries of the area. The area is the historical, cultural and spiritual center for many of Key West's oldest families, some of whom have lived and worked in Bahama Village for many generations. The area is envisioned to be revitalized and redeveloped in a manner particularly sensitive to the needs and desires of the Bahama Village community and its residents and business proprietors.

(D) In addition to the residential, retail, entertainment, institutional and commercial employment opportunities resulting from this Community Redevelopment Plan, it is envisioned there will be an emphasis on parks, open spaces and designated civic areas for special events. In addition, general public access and multimodal connectivity within the subareas and to other areas in the City should also be considered.

(E) The intent of this Community Redevelopment Plan is to serve as a framework for guiding development and redevelopment of the Community Redevelopment Area. This Community Redevelopment Plan identifies redevelopment

objectives, and lays the foundation for future programs and future capital projects to be undertaken which will continue to reverse and remove the blighting trends within the Community Redevelopment Area. This Community Redevelopment Plan also generally addresses financing and implementation strategies as well as management and administrative opportunities. These programs, projects, funding and financing strategies and management and administration opportunities will continue to be refined as they are implemented. Special assessments, grants and other revenues may need to be used to compliment or in conjunction with available tax increment to achieve stated goals. While based on the data readily available, the various strategies and costs identified in this Community Redevelopment Plan may require additional study as specific programs and projects are initiated, refined and implemented.

(F) The focus of this Community Redevelopment Plan is upon mitigation or correction of the various blighted area conditions documented in the Finding of Necessity Report which continue to be present and determined to exist, and by adoption hereof are determined to continue to exist by the Commission in its legislative capacity. The objective of this Community Redevelopment Plan is not only to clarify the community's approach through amendment and restatement, but to provide a flexible and lasting policy and procedural guide for the implementation of future community redevelopment projects and initiatives. Changing social, physical and

economic conditions, however, may warrant further modification of this Community Redevelopment Plan.

(G) In partnership with affected landowners and constituents, private enterprise and other governmental entities, the redevelopment initiative embodied in this Community Redevelopment Plan will address, reverse and remove the observed blighted area conditions within the Community Redevelopment Area by leveraging public assets (e.g., tax increment, the powers of the CRA, City and County to improve the overall economic condition and the physical condition of the Community Redevelopment Area). Addressing blighted area conditions by furthering a vibrant community within the boundaries of the Community Redevelopment Area will not only greatly enhance the quality of life within the Community Redevelopment Area, but is anticipated to reduce traffic congestion, parking concerns and effectively manage uses and densities allowed by local and state regulations.

(H) Strategic initiatives are to be identified and placed into action to address, reverse and remove the blighted area conditions that have substantially impaired the quality of life and redevelopment of the Community Redevelopment Area and would most certainly forestall the achievement of the City's and CRA's redevelopment objectives. Ultimately, the Community Redevelopment Area is anticipated to be revitalized and redeveloped as a community focal point to the benefit of residents,

businesses, property owners and visitors through implementation of this Community Redevelopment Plan.

(I) In Sections 4.03 and 4.04 broad over-arching objectives have been respectively identified for the Caroline Street Corridor subarea and the Bahama Village subarea in that they are deemed the most important in addressing, removing, or mitigating blighted area conditions within the Community Redevelopment Area identified and addressed in the Finding of Necessity Report. Immediately following the stated objectives in Sections 4.03 and 4.04, the plan begins the process of addressing each broad objective through the articulation of a series of nonexclusive suggested strategies. Each year the CRA will consider and match available revenues with proposed and selected strategies to accomplish activities consistent with the following objectives. This Community Redevelopment Plan is intended to pave the way for the community redevelopment over the remaining life of this initiative. All of the objectives in Sections 4.03 and 4.04 can, when appropriate, additionally embrace the use of private enterprise. All of the objectives are important; and, will be addressed and revisited each year as revenues permit.

(J) The sections and articles herein describe the Community Redevelopment Area, suggest a clearer vision, identify over-arching primary objectives for redevelopment for each subarea, then begins to provide strategies to address the

objectives in order to mitigate or correct the blighted area factors identified by the CRA and City and concludes with a demonstration of how this Community Redevelopment Plan conforms to the Comprehensive Plan.

SECTION 4.03. CAROLINE STREET CORRIDOR; REDEVELOPMENT OBJECTIVES AND STRATEGIES FOR ADDRESSING OBJECTIVES.

(A) **Primary Objective 1: Recognition of Unique Community Characteristics.** Maintain support and improve the unique and dynamic character of the Caroline Street Corridor subarea by recognizing the historical, architectural, and cultural character of the community fabric, the neighborhoods and businesses which comprise the subarea, the importance of the existing and historic seaport area along the Key West Bight (including the ferry terminal) and the evolving Caroline Street commercial corridor, and the pedestrian-oriented connections which link the subarea to the larger environment of the City. The following are a series of non-exclusive strategies to achieve the objective:

(1) Continue to support the revitalization of the Key West Bight, including improvement and expansion of the continuous harborwalk and related public realm along the waterfront and support water-dependent and water-related uses, including ferry operations.

(2) Improve the physical design and operation of roads and walkways connecting to the Key West Bight area, with a particular focus on the terminus of Williams Street, Margaret Street.

(3) Recognize the growing importance of Caroline Street as both a neighborhood-serving and tourist-serving commercial area with distinct characteristics which support residential and mixed use redevelopment throughout the entire subarea, including quieter residential districts.

(4) Ensure that redevelopment respects and incorporates the historic pattern of land uses and scale while improving vehicular and pedestrian connectivity, improving infrastructure, facilitating public access (visual and physical) and responding to community concerns.

(5) Support multi-modal transportation options, including the ferry terminal and other water-based transportation options.

(B) **Primary Objective 2: Innovative Use of Transportation, Pedestrian and Open View Corridors.** Preserve, emphasize and expand public waterfront access and connectivity, advance open view corridors to the water, and encourage pedestrian opportunities to access and/or walk along the waterfront. The following are a series of non-exclusive strategies to achieve the objective:

(1) Encourage bicycle and pedestrian access to and through the Caroline Street Corridor subarea using attractive and positive landscape architecture, including landscaping, sidewalks, and way-finding techniques.

(2) Support initiatives to identify the subarea and important corridors within the subarea with signage, characteristic design approaches, and other techniques to indicate arrival into the subarea and support a sense of place.

(3) Develop and invest in transportation, power, utility, pedestrian and communications infrastructure corridors within the Community Redevelopment Area.

(4) Recognize the importance of the Key West Bight area as well as the Caroline Street corridor in shaping redevelopment efforts.

(C) **Primary Objective 3: Advance Housing Stocks.** Reinvest in, refurbish or replace housing stocks; address and encourage incorporation of affordable and work-force housing into the fabric of the Community Redevelopment Area; preserve and empower homeownership and long-term rentals for City residents. The following are a series of non-exclusive strategies to achieve the objective:

(1) Encourage reinvestment in new, and redevelopment of existing, affordable and work-force housing units. Provided, however, that such activities should be mindful not to unduly displace residents or alter neighborhoods.

(2) Identify and/or create a variety of appropriate programs to assist in the development, renovation and redevelopment of housing stock.

(3) Ensure that the historic and cultural values of new and existing structures are supported and maintained through application of existing HARC guidelines and through loan and funding programs.

(4) Encourage redevelopment within the Caroline Street Corridor subarea in a manner that avoids a net reduction of affordable or work-force housing below what is existing within the Caroline Street Corridor prior to redevelopment.

(D) **Primary Objective 4: Improve Infrastructure.** Consider existing infrastructure and or infrastructure needs in a manner that addresses the consequences of blighted area conditions. The following are a series of non-exclusive strategies to achieve this.

(1) Support correction of flooding and improvement of stormwater management throughout the subarea.

(2) Support repair and replacement of sidewalks, and construction of new sidewalks, as well as bicycle lanes, throughout the subarea.

(E) **Primary Objective 5: Stimulate Public and Private Participation.** Stimulate real and substantial public/private interest and participation in the

redevelopment of the Community Redevelopment Area as a vibrant community. The following are a series of non-exclusive strategies to achieve the objective:

(1) Identify incentive programs, grants and funding options, applicable to CRA objectives.

(2) Consider public/private partnerships on a case by case basis when such partnerships further redevelopment objectives.

(F) **Primary Objective 6: Address Parking and Traffic Congestion.**

Employ innovative transportation strategies to address traffic circulation, reduce congestion, protect pedestrians and provide for diverse and creative parking solutions, intermodal transportation and pedestrian opportunities to within and throughout the Community Redevelopment Area; enhance connection with other areas of the City; and, improve emergency evacuation. The following are a series of non-exclusive strategies to achieve the objective:

(1) Continue to encourage the development and maintenance of joint use parking areas to support development and redevelopment as well as parking priority programs.

(2) Support parking programs to address peak period usage of area while supporting community character.

(G) **Primary Objective 7: Innovative Development and Use of Open Space.**

Encourage the provision, maintenance and policing of the public realm, including open public space improvements, in a manner that enhances the Community Redevelopment Area as a vibrant community. The following are a series of non-exclusive strategies to achieve the objective:

(1) Support development and redevelopment which enhances the public realm through physical connectivity and open space improvements.

(2) Support the advancement of the arts, street art, and encourage the design and use of the public realm in a manner that nurtures and embraces the arts.

(H) **Primary Objective 8: Promote Sustainable Community Redevelopment.**

Identify, seek and promote a workable means to fund, finance and deliver infrastructure improvements and program expenditures needed to promote sustainable redevelopment within the Community Redevelopment Area. The following are a series of non-exclusive strategies to achieve the objective:

(1) Promote an open dialogue with residents, landowners, business interests and other stakeholders.

(2) Employ a transparent annual process to estimate, allocate, and manage available funds to achieve the community redevelopment activities envisioned by this plan.

(3) Employ a transparent annual process that evaluates the success and effectiveness of prior years' allocations of funds for community redevelopment.

(I) **Primary Objective 9: Support Community Redevelopment.** Ensure that revitalization, redevelopment and new projects within the Community Redevelopment Area comply with planning review, the Historical Architecture Review Commission ("HARC"), the Tree Commission and any other applicable local, state or federal regulatory provisions. The following is an initial non-exclusive strategy to achieve the objective:

(1) Ensure that projects or programs proposed for funding undergo pre-application review by City staff to identify regulatory procedures, issues and concerns.

(J) **Primary Objective 10: Emphasize a Safe and Clean Environment.** Ensure that the Community Redevelopment Area is safe and clean over a period of time; identify and implement extraordinary maintenance and community policy innovation activities. The following are a series of non-exclusive strategies to achieve the objective:

(1) The Community Redevelopment Act encourages "community policing innovations." This concept is defined as policing techniques or strategies designed to reduce crime by reducing opportunities for, and increasing the perceived

risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol, storefront police stations or intensified motorized patrol. The intent of these programs will be to improve the actual and perceived security, building safety and appearance of the Community Redevelopment Area. The following principles, based upon the experience within the City and of other communities, shall be established to guide these programs, they include: addressing socioeconomic or environmental/urban design problems which cause, encourage or facilitate criminal activity; involve local citizens in the campaign against crime; make the local law enforcement or security force approachable and trusted in order to foster an image of the community as a safe place to live, work and do business. To realize the full intent of the community policing, the following initiatives may be undertaken:

(a) Law enforcement officers and security personnel will be able to circulate throughout the Community Redevelopment Area on a regular basis to meet visitors, residents and business owners, listen to their security concerns and ask for their ideas to solve crime problems. Whenever possible, officers will attend community meetings and special events.

(b) Periodically analyze the crime “blotter” to assess the numbers and types of law enforcement responses within the Community

Redevelopment Area. This analysis can be used to identify problems and trends.

(c) Create a special patrol or “beat” for the Community Redevelopment Area to provide a stronger law enforcement presence, additional door checks, bicycle patrols and like alternatives.

(d) Develop innovative techniques to address special needs of visitors.

(e) Implement crime prevention through environmental/urban design standards to correct any security problems related to site improvements such as site design, lighting and landscaping. These standards may be integrated into information posted on the City's website or printed materials distributed throughout the Community Redevelopment Area.

(f) The CRA and City may identify, execute, and coordinate special maintenance standards and programs for public facilities or areas such as streetscape, landscape and other embellishments within the public right-of-ways, roadways, open space areas and active and passive recreation areas.

SECTION 4.04. BAHAMA VILLAGE; REDEVELOPMENT

OBJECTIVES AND STRATEGIES FOR ADDRESSING OBJECTIVES.

(A) **Primary Objective 1: Recognition of Unique Community Characteristics.** Maintain, support and improve the unique and dynamic character of the Bahama Village subarea by recognizing the historical, architectural and cultural character of community fabric, the family-oriented neighborhoods and businesses which comprise the subarea, and the pedestrian-oriented connections which link the subarea to the larger environment of the City. The following are a series of non-exclusive strategies to achieve the objective:

(1) Continue to focus commercial, and mixed use commercial and residential development, in existing mixed use designated land use areas, including Petronia Street and portions of Emma Street (the areas classified as HNC-3), and portions of Whitehead Street (including the area designated as HRO).

(2) Commercial uses should be encouraged to be small scale, neighborhood serving, and should avoid negatively impacting or displacing residents of the subarea.

(3) Discourage large scale development and redevelopment projects unless they are demonstratively reflective of or otherwise advance the existing small

scale fabric of the subarea. Require mitigation for large scale redevelopment to counter the negative impacts to the existing small scale fabric of the Bahama Village subarea.

(B) **Primary Objective 2: Innovative Use of Transportation, Pedestrian and Open View Corridors.** Employ innovative transportation strategies to address traffic circulation, reduce congestion, protect pedestrians and provide for diverse and creative parking solutions, intermodal transportation and pedestrian opportunities to, within and through the Community Redevelopment Area and other areas of the City; while preserving, emphasizing and expanding public waterfront access and open view corridors to the waterfront. The following are a series of non-exclusive strategies to achieve the objective:

(1) Support, clarify and improve existing pedestrian and bicycle connections and corresponding wayfinding techniques such as signage within the subarea.

(2) Support, clarify and improve connectivity between the subarea and other destinations in the City (including commercial and recreational areas such as the waterfront).

(3) Promote development and redevelopment of pedestrian-oriented mixed use commercial areas through streetscaping, greenway and wayfinding projects.

(4) Develop and invest in transportation, power, utility, pedestrian and communications infrastructure corridors within the Community Redevelopment Area.

(C) **Primary Objective 3: Advance Housing Stocks.** Re-invest in, refurbish or replace housing stocks; address and encourage incorporation of affordable and work-force housing into the fabric of the Community Redevelopment Area; preserve and empower homeownership and long-term rentals for City residents. The following are a series of non-exclusive strategies to achieve the objective:

(1) Redevelopment within the Bahama Village subarea shall not result in a net reduction of affordable or work-force housing below what exists within the Bahama Village subarea prior to redevelopment.

(2) Identify and/or create a variety of appropriate programs to assist in the renovation and redevelopment of housing stock using care not to encourage speculative investment.

(3) Ensure that the historic and cultural values of existing structures are supported and maintained through application of existing HARC guidelines and through loan and funding programs.

(D) **Primary Objective 4: Advance Effective and Efficient Regulatory Measures.** Ensure that regulatory measures are in place to promote the redevelopment of the Community Redevelopment Area as a vibrant community that

implements the CRA's and City's vision for the Community Redevelopment Area. The following are a series of non-exclusive strategies to achieve the objective:

(1) Review the Comprehensive Plan and Land Development Regulations, including the lot, yard and bulk regulations, to ensure that the historic pattern of development is fully supportive and that actions specified in this plan are not subject to excessive regulation.

(2) Assess permitted density for affordable housing in light of the existing urban form.

(E) **Primary Objective 5: Advance the Bahama Village Subarea.** Embrace and support the unique historic social fabric of the residents of the Bahama Village subarea; and, encourage economic opportunities for the residents and businesses of the Bahama Village subarea. The following are a series of non-exclusive strategies to achieve the objective:

(1) Develop small scale grant programs to refurbish and maintain properties;

(2) Invest in community assistance and training programs that will provide and advance opportunities for needed employees and meaningful employment;

(F) **Primary Objective 6: Stimulate Public and Private Participation.**

Stimulate real and substantial public/private interest and participation in the redevelopment of the Community Redevelopment Area as a vibrant community. The following is an initial non-exclusive strategy to achieve the objective:

(1) Identify incentive programs, grants and funding options, including bonds and loans, applicable to CRA objectives.

(G) **Primary Objective 7: Innovative Development and Use of Open Space.**

Encourage the provision, maintenance and policing of parks (both small and large), recreation facilities and open public space improvements in a manner that enhances the Community Redevelopment Area as a vibrant community; increase active and passive recreation opportunities throughout the community. The following are a series of non-exclusive strategies to achieve the objective:

(1) Provide a diversity of safe, activated, interconnected active and passive recreational opportunities within the subarea, including pocket parks, greenways and recreational corridors, and better access to a variety of recreational opportunities.

(2) Treat public realm as open space, including transportation corridors.

(I) **Primary Objective 8: Promote Sustainable Community Redevelopment.**

Identify, seek and promote a workable means to fund, finance and deliver program expenditures needed to support the unique community fabric and characteristics of the Bahama Village subarea and promote sustainable redevelopment within the Community Redevelopment Area. The following are a series of non-exclusive strategies to achieve the objective:

- (1) Promote an open dialogue with residents, landowners, business interests and other stakeholders;
- (2) Identify and fund programs that advance and support community continuity through diverse array of training, educational or social programs aimed at advancing community redevelopment;
- (3) Employ a transparent annual process to estimate, allocate available funds to achieve the community redevelopment activities envisioned by this plan;
- (4) Employ a transparent annual process that evaluates the success and effectiveness of prior years' allocations of funds for community redevelopment.
- (5) Provide a five year spending plan with a special emphasis on multi-year projects and long range needs.

(J) **Primary Objective 9: Support Community Redevelopment.** Ensure that revitalization, redevelopment and new projects within the Community Redevelopment

Area comply with planning review, the Historical Architecture Review Commission ("HARC"), the Tree Commission, and any other applicable local, state or federal regulatory provisions. The following are a series of non-exclusive strategies to achieve the objective:

(1) The CRA and City will encourage review and oversight of the development of design concepts and plans proposed by any property owner within the Community Redevelopment Area and consider a certification of compliance program as a means to coordinate with effected land owners to ensure the integrity of the vision articulated in this Community Redevelopment Plan is achieved.

(2) As funding permits, the CRA will secure dedicated staff to coordinate and process all projects or programs proposed for the Community Redevelopment Area, and will look for a means to educate and encourage all participants to articulate and develop approaches consistent with this and other Primary Objectives.

(K) **Primary Objective 10: Emphasize a Safe and Clean Environment.**

Ensure that the Community Redevelopment Area is safe and clean over a period of time; identify and implement extraordinary maintenance and community policy innovation activities. The following are a series of non-exclusive strategies to achieve the objective:

(1) The Community Redevelopment Act encourages “community policing innovations.” This concept is defined as policing techniques or strategies designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol, storefront police stations or intensified motorized patrol. The intent of these programs will be to improve the actual and perceived security, building safety and appearance of the Community Redevelopment Area. The following principles, based upon the experience within the City and of other communities, shall be established to guide these programs, they include: addressing socioeconomic/urban design problems which cause, encourage or facilitate criminal activity; involve local citizens in the campaign against crime; make the local law enforcement or security force approachable and trusted in order to foster an image of the community as a safe place to live, work and do business. To realize the full intent of the community policing, the following initiatives may be undertaken.

(a) Law enforcement officers and security personnel will be able to circulate throughout the Community Redevelopment Area on a regular basis to meet visitors, residents and business owners, listen to their security concerns

and ask for their ideas to solve crime problems. Whenever possible, officers will attend community meetings and special events.

(b) Periodically analyze the crime “blotter” to assess the numbers and types of law enforcement responses within the Community Redevelopment Area. This analysis can be used to identify problems and trends.

(c) Create a special patrol or “beat” for the Community Redevelopment Area to provide a stronger law enforcement presence, additional door checks, bicycle patrols and like alternatives.

(d) Develop innovative techniques to address special needs of visitors.

(e) Implement crime prevention through environmental/urban design standards to correct any security problems related to site improvements such as site design, lighting and landscaping. These standards may be integrated into information posted on the City's website or printed materials distributed throughout the Community Redevelopment Area.

(f) The CRA and City may identify, execute, and coordinate special maintenance standards and programs for public facilities or areas such as streetscape, landscape and other embellishments within the public right-of-ways, roadways, open space areas, and active and passive recreation areas.

SECTION 4.05. USE OF ILLUSTRATIVE GRAPHIC OR DIAGRAM.

The Sketch of Legal Description, attached hereto as Appendix C, generally assists in illustrating the location and relationships of land uses, general street layout, parks, open space, public areas and pedestrian network related to implementing the primary objectives and strategies envisioned for the Community Redevelopment Area. The illustrative content and elements reflected in the graphic or diagram may be revised, relocated or realigned in future planning, with such modifications anticipated to be generally consistent with the vision articulated in this Community Redevelopment Plan.

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ARTICLE V
STATUTORY COMPLIANCE

SECTION 5.01. STATUTORY REQUIREMENTS.

(A) The Community Redevelopment Act at Sections 163.360 and 163.362, Florida Statutes, requires every community redevelopment plan to contain specific information relevant to its particular redevelopment initiative. This article ratifies, confirms, supplements and addresses the informational matters articulated in the Community Redevelopment Act and serves to further describe the objectives and strategies presented in this Community Redevelopment Plan to implement the redevelopment initiative envisioned by the County and CRA for the Community Redevelopment Area.

(B) Appendix C shows, in part, by diagram and sketch of legal description what is described in general terms in this Section. This Section and the appendices to this Community Redevelopment Plan are consistent with the requirements of the Community Redevelopment Act at Section 163.362(2), Florida Statutes, and demonstrates by diagram and in text (1) the limited amount of open space available or to be provided and street layout, (2) that limitations on the type, size, height, number, and proposed use of buildings are contained in the City's land development code and comprehensive plan, (3) the approximate number of dwelling units in each subarea of

the Community Redevelopment Area, and (4) such property as is used, intended or available for use as public parks, recreation areas, streets, public utilities and public improvements.

SECTION 5.02. APPROXIMATE AMOUNT OF PARKS AND OPEN SPACE. Because of the uniqueness of Key West as an urban island community, it is anticipated that the Community Redevelopment Area will have a minimum of recreation and open space area. Efforts to preserve and advance open spaces will focus on existing open space areas, place marking, and use of public lands, waterfront, and right-of-ways. The plan will advance the addition of small neighborhood or "pocket" parks to serve specific community needs.

SECTION 5.03. STREET LAYOUT. The transportation component for the Community Redevelopment Area is expected to focus both on vehicular and pedestrian traffic in a manner that creates a more pedestrian and bicyclist friendly, convenient and safe environment by improving existing, and expanding pedestrian and bicycle connections and corresponding wayfinding techniques such as signage within the CRA; and possibly employ within the Community Redevelopment Area landscaping, traffic calming and pedestrian amenities.

**SECTION 5.04. LIMITATIONS ON THE TYPE, SIZE, HEIGHT, NUMBER
AND PROPOSED USE OF BUILDINGS.**

(A) The Community Redevelopment Area will continue to be redeveloped as a mixed-use community that will include a variety of residential, retail, commercial, medical, office, public, educational, recreational, tourist-oriented and institutional facilities. The overall vision embodies the application of sound planning and design principles in the already densely developed area, and focuses on creating an environmentally friendly and sustainable community.

(B) The Community Redevelopment Area consists of mixed use areas as well as areas characterized by predominantly single family residential structures interspersed with limited neighborhood serving uses. Because of the historic development patterns of the area, densities and intensities tend to exceed the thresholds established in the comprehensive plan and land development regulations and as such existing uses, rather than regulatory restrictions, often forms the basis for redevelopment. Because new residential and transient growth is limited by hurricane evacuation capacity and resulting growth management constraints, existing units numbers and types also typically create a ceiling for units numbers when residential or transient units are involved in redevelopment activities. Affordable housing is one exception to this constraint, and new development of affordable housing may exceed

existing unit numbers, but cannot exceed permitted density. Commercial intensity is not limited by similar growth management constraints, but is limited by established floor area ratios. However, because most land is developed with legal nonconforming intensity, new development is often able to leverage existing levels of intensity rather than proscribed, typically lower, levels in the zoning code. In this way, Key West facilitates the continuation of historic development patterns when sites are redeveloped, but not necessarily when new development occurs. Other uses located within the redevelopment areas include civic uses, such as churches and community centers, transit uses (including a park and ride facility and ferry terminal), and publicly managed housing projects. Despite the variety, density and intensity of land uses in the redevelopment area, most uses exist in harmony. Incompatibilities tend to arise when noise or parking issues arise as part of site specific operations. Parking can be a particular problem due to the historic land use patterns of the area, which tend to focus parking onto narrow streets. The development of commercial parking lots has occurred in one subarea, but may not serve peak needs. The continuing need to balance parking needs with the pedestrian-oriented nature of the redevelopment area will continue to be a challenge.

(C) Residential dwelling units may be allowed in the same buildings as office or commercial uses or multi-use development sites. However, residential dwelling

units should be encouraged to be located on a separate floor level from office or commercial uses on multi-use development sites.

(D) Multi-use development on the same parcel should be reasonably compatible with surrounding land uses.

(E) Any kind of temporary or mobile homes should be prohibited within the Community Redevelopment Area.

(F) Building design including height and location are expected to reinforce a pedestrian-oriented character and scale including linkages between land uses through a functional bicycle-pedestrian system.

(G) Design/development standards will be revisited, drafted and adopted to properly guide land use relationships and provide design criteria for site and building design, including the scale of structures to be located within the Community Redevelopment Area.

SECTION 5.05. INTENDED USE OF PROPERTY FOR PUBLIC PARKS, RECREATION AREAS, STREETS, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS.

The Community Redevelopment Area will be redeveloped as a pedestrian and environmentally-friendly, vibrant community. Public facilities such as parks (both large and small) and recreational facilities will be encouraged; streets, utilities, government buildings and services are located throughout the community and

this anticipates encouraging redevelopment in a manner that provides for convenient and safe access while enhancing the aesthetic character of the Community Redevelopment Area. Utility lines will be placed underground wherever feasible and practicable. If above ground structures such as tanks or transformer boxes must remain within the Community Redevelopment Area, they should be located and treated in a manner that is safe and aesthetically pleasing.

SECTION 5.06. NEIGHBORHOOD IMPACT ELEMENT.

(A) The Community Redevelopment Act at Section 163.362(3), Florida Statutes, requires that if a Community Redevelopment Area contains low or moderate income housing a neighborhood impact element shall be prepared to describe the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services and the effect on school population.

(B) Negative impacts on the residents relating to traffic circulation, environmental quality, availability of community services and facilities, effect on school population and other matters affecting the physical and social quality of the neighborhood are likely diminimus in that the area is already densely developed.

(C) However, positive impacts should materialize as connections between uses and traffic flows are addressed with pedestrians and bicyclists in mind. Overall

improvements generating from redevelopment efforts, including stormwater management, landscaping, park improvements and other redevelopment activities will improve the environment and availability of community facilities.

SECTION 5.07. REPLACEMENT HOUSING; RELOCATION. The Community Redevelopment Act at Section 163.362, Florida Statutes, provides that the Community Redevelopment Plan shall assure that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the Community Redevelopment Area. Although the need for replacement housing or relocation is not anticipated, the City historically and traditionally requires that both private and public sector developers promote and use best efforts to provide alternative housing for any displaced persons. In any event, as future community redevelopment occurs, care should be taken to avoid displacement of residents within the Community Redevelopment Area and/or endeavor to cause the concurrent replacement of dismantled housing stocks with new or refurbished housing stocks.

SECTION 5.08. DETERMINATIONS CONCERNING RESIDENTIAL AND NON-RESIDENTIAL USES; RATIFICATION.

(A) None of the lands within the Community Redevelopment Area are open lands, or substantially unplatted or used for agricultural purposes. All of the lands

within the Community Redevelopment Area were formally or informally subdivided or platted decades ago into a series of residential and non-residential lots or parcels, and subsequently developed, with paved, improved and dedicated streets, with varying degrees of stormwater and drainage facilities and infrastructure. A substantial number of the structures including, but not limited to, subdivision infrastructure, roadways and drainage facilities or swales are physically and functionally deteriorating or deteriorated. Due to the fact that the entire Community Redevelopment Area, like much of the City, was developed decades ago, the Community Redevelopment Area is not therefore fairly characterized as "open lands," as such term is used in the Community Redevelopment Act.

(B) This Community Redevelopment Plan does provide for residential uses within the Community Redevelopment Area. Although the community redevelopment expected to occur pursuant to this Community Redevelopment Plan may provide for diverse housing opportunities in a variety of price ranges which may include housing affordable to residents of low or moderate income, the Community Redevelopment Plan alone will not be able to significantly remedy a shortage of housing affordable to residents of low or moderate income.

(C) There is a shortage of housing of sound standards and design which is decent, sanitary and affordable to residents of low or moderate income in the City. The

City's 2007 Evaluation and Appraisal Report (EAR) acknowledges affordable housing deficits citywide, stating that “. . . housing is very expensive in Key West such that even full time employed people in skilled jobs find it difficult to find housing they can afford. . . This situation has made it difficult for institutions such as the School Board, hospitals, and Police Department to hire and retain employees¹¹.” The 2007 EAR did not cite specifics on the shortage of rental and owned residential units for all income categories. However, the Monroe County 2009 Preliminary Affordable Housing Needs Assessment, prepared by the Florida International University Metropolitan Center in February of 2009, reported housing cost figures that, when compared to supply, show 1,102 households have a housing cost burden of 50% or more and 3,137 households bear a cost burden of 30% or more. Since the adoption of the initial finding of necessity by the City and the creation of the Community Redevelopment Area, the volume of available affordable housing, and the quality of housing stock, within the City has not greatly improved, further substantiating the need to provide for decent and safe housing for all economic levels. Advancing the redevelopment of the area in a manner which conforms with the City's comprehensive plan (with substantial opportunities for diverse housing in a variety of price ranges) will continue to be an integral part of, and is essential to, addressing growth management, housing needs, and implementing the

community redevelopment initiative envisioned by the CRA and City in this Community Redevelopment Plan.

(D) Non-residential uses within the mixed-use community contemplated by this Community Redevelopment Plan may be necessary and appropriate within the Community Redevelopment Area in accordance with sound planning, urban design standards and local community objectives.

(E) Addressing blighted area conditions within the Community Redevelopment Area requires governmental action in order to address conditions within the Community Redevelopment Area identified by the Commission in making its finding of necessity required by the Community Redevelopment Act at Section 163.355, Florida Statutes. Such conditions continue to date and include, but are not limited to:

(1) Economic ramifications of extremely high land values, rate of growth limitations and resulting conditions within the Community Redevelopment Area that substantially frustrates redevelopment and have led to symptomatic distress in the area;

(2) A lack of roadway and pedestrian system connectivity within the Community Redevelopment Area with other areas of the City;

(3) Deterioration and decay of structures within the Community Redevelopment Area, including but not limited to, site improvements, subdivision infrastructure and roadways;

(4) Outmoded street and traffic patterns within the Community Redevelopment Area;

(5) Often complex chains of title or title problems resulting from the passage of many years since the initial land sales, and the diversity of ownership involving large numbers of owners of record; and

(6) Adverse consequences resulting from large numbers of desired visitors and associated improper, un-thoughtful, or criminal behavior throughout the Community Redevelopment Area for many years.

(F) By adoption of this Community Redevelopment Plan, the CRA and City shall be deemed to have ratified and confirmed the determinations made in this Community Redevelopment Plan that conditions of blight in the Community Redevelopment Area referenced, identified, and confirmed by this Community Redevelopment Plan, and also articulated in previous plans, continue to contribute to an increase in crime and constitute a menace to public health, safety, morals or welfare.

SECTION 5.09. DURATION. Consistent with the provisions of the Community Redevelopment Act at Sections 163.362(10) and 163.387(2), Florida Statutes,

each taxing authority required to contribute tax increment to the Community Redevelopment Trust Fund shall make the annual appropriation for a period of thirty (30) years after the date of adoption of this Amended and Restated Community Redevelopment Plan. Notwithstanding the foregoing, the duration of this Community Redevelopment Plan shall be for the maximum period allowed and/or required by the Community Redevelopment Act.

SECTION 5.10. REQUIRED ANNUAL AUDIT. Pursuant to Section 163.387(8), Florida Statutes, the CRA shall provide for an audit of the Community Redevelopment Trust Fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness. The agency shall provide by registered mail a copy of the report to each taxing authority.

ARTICLE VI
FINANCIAL ANALYSIS, CAPITAL PROJECT
AND PROGRAM PLANNING AND IMPLEMENTATION

SECTION 6.01. TAX INCREMENT ANALYSIS.

(A) Estimates of prospective tax increment revenue that might be derived from the Community Redevelopment Area and paid into the Community Redevelopment Trust Fund can be estimated by reviewing historical tax increment transfers. The stream of prospective revenue is dependent on several factors, including the pace of redevelopment and any new development which occurs in the Community Redevelopment Area, the content of that development, assessed and taxable values, the millage levied against the taxable base, the rate of appreciation in the existing tax base and the level of public intervention.

(B) The tax increment revenue stream from the Community Redevelopment Area is mature; with input from the City and County officials, staff and consultants, the City Finance Director, or his designee, is able to annually provide estimates and projections for planning purposes each year by July 1. The exact amount available is required by Section 163.387, Florida Statutes, to be determined and available for deposit into the Community Redevelopment Trust Fund by January 1 of the following year.

(C) The data from the previous assessment rolls, used in connection with

taxation process by the Property Appraiser and the Tax Collector, and prior tax increment determinations provide insight into a mature tax increment stream of revenue. The base year has been determined using the [1995] assessment roll in use immediately prior to the adoption of the ordinance establishing the Community Redevelopment Trust Fund.

(D) It is assumed, for the purposes of this Community Redevelopment Plan, that the base year will reflect this sum as the base year valuation. However, any differences that might occur through inclusion or exclusion are relatively immaterial in the context of total valuation. A higher or lower base sum would, of course affect the ultimate tax collections to some degree. The actual number was officially certified by the Monroe County Property Appraiser each year upon initial adoption of the initial Community Redevelopment Plans and the establishment of the Community Redevelopment Trust Fund as part of a statutorily required administrative process.

(E) For this analysis, the City and County's millage rates are used. No other tax increment or millages are expected to be contributed to the Community Redevelopment Trust Fund as the City and County are the only taxing authorities subject to the provisions of Section 163.387(2), Florida Statutes.

(F) As for the tax increment revenues that might accrue, only the taxable value(s) net of the base year taxable value is considered in calculating current or future

tax increment revenue. The general procedures used to calculate available revenue are shown in the following equations.

(1) Assessed values, including new construction, LESS exemptions or exclusions EQUAL current taxable values.

(2) Current taxable values LESS established base year taxable values EQUAL net valuations subject to applicable jurisdictional millages.

(3) Net valuations MULTIPLIED by applicable millage(s) EQUAL tax increment revenue. Pursuant to the Community Redevelopment Act, Section 163.387, Florida Statutes, the maximum revenue available to the Community Redevelopment Trust Fund will be 95% of the calculated tax increment.

(G) The availability of tax increment revenue is among the most attractive of the redevelopment tools provided in the Community Redevelopment Act. Tax increment revenue typically becomes available as the result of redevelopment activities, inflation and general increases in property values within a community redevelopment area, and it may be used to fund or finance a variety of community redevelopment related capital and service initiatives. Tax increment revenues, when leveraged and combined by interlocal agreement with dependent district, municipal service taxes, or non-ad valorem assessments from a community redevelopment area can provide a

particularly powerful tool to help Florida's local governments address and redevelop blighted areas.

(H) This Community Redevelopment Plan focuses only on tax increment revenues, but does not preclude the innovative use of other significant revenues and structural opportunities that can be leveraged, combined and deployed in concert with tax increment revenues and the leveraging affects they generate. A variety of local, state and federal programs might be connected to the tax increment revenues in a manner which leverages the tax increment revenues or obtains other dollars for redevelopment within the Community Redevelopment Area. Tax increment revenues may be expended for community redevelopment, used independently to service debt, used for community redevelopment, or they may be paired with a deliberately constructed non-ad valorem assessment or municipal taxing unit program that leverages the expected flow of tax increment revenues; and, can even be used to leverage, offset, or buy down special assessments used to finance capital improvements.

(I) Annual tax increment forecasts and proceeds will change with the content of the tax roll. This plan provides a process to re-examine annually in the context of the simplified vision, objectives, and strategies in Article IV. Actual redevelopment activity, policy changes or change in laws, as well as ramifications emanating from the

Legislature, or new case law can all affect revenues available from year to year for redevelopment.

(J) Tax increment is a statutory obligation and concept authorized and required by the Legislature for a temporary duration or period to, in this case, address and remedy blighted area conditions. The availability of tax increment should not be given any weight as a permanent commitment by the City or County to continue to fund the tax increment; or a commitment of the CRA to collect or expend any specific amount of tax increment; or to use any tax increment revenues to fund or finance any capital or service project beyond the duration of this Community Redevelopment Plan.

SECTION 6.02. CAPITAL PROJECT PLANNING.

(A) The sketch of legal description in Appendix C, or similar graphic, should serve as a base conceptual diagram to be presented to the City, CRA and the community in general for consideration, input and direction as a tool for preparing and annually updating a dynamic capital plan with a 5-year horizon; together with and as a part of the annual budget appropriation process for the CRA. Such a dynamic process will serve as a guide for future redevelopment within the Community Redevelopment Area.

(B) Central concepts represented in any conceptual diagram, graphic depiction or capital plan should consider the following:

(1) Community Redevelopment Area should be redeveloped using several urban land uses including residential, civic, commercial, office, small parks and institutional land uses that are weaved into distinct neighborhoods;

(2) Redevelopment should be located and sized to incorporate a wide mix of commercial, office, entertainment, civic, government and residential land uses;

(3) Opportunities should be provided to incorporate and emphasize the use and views of the waterfront, linear park elements through pedestrian connections, gathering areas, landscape and view sheds into adjacent land uses;

(4) To ensure sustainability, the CRA and City should focus on external access from a major roadways, internal pedestrian and vehicular access and external connections to the rest of the City, and necessary parking, and, in particular, the preservation of the social fabric and traditional neighborhoods within the subareas.

(5) Redevelopment should be encouraged to provide careful transition and appropriate buffering between the higher density uses and the single family residential areas.

(6) The internal access network should include streets, sidewalks or pedestrian facilities, and a modified grid approach to the internal street system should be considered as a mechanism to enhance neighborhood interconnectivity and promote the development of a neo-traditional or modified neo-traditional community

emblematic of the desired "Old Key West" character of the City, while recognizing Bahama Village's unique historical character and importance to the community.

(7) The design and routing of primary roadways within the Community Redevelopment Area should be accomplished in such a manner that promotes internal as well as City-wide connectivity and enhances overall community aesthetics and function.

(8) Wayfinding and community identification gateways should be provided at major entry points into the Community Redevelopment Area and each subarea; and.

(9) The sketch of legal description in Appendix C represents a graphical depiction of the primary street network and such a graphic which shows the juxtaposition of tax parcels should be used when feasible to educate decision makers and the public as to land uses, recreation facilities, public areas and open space for initial capital budgeting purposes (in addition to further articulating the vision contained on this Community Redevelopment Plan). The elements shown on the diagram or sketch of the legal description in Appendix C or similar educative graphic should be illustrative of a potential community redevelopment scheme. As capital planning and other redevelopment activities occur, the various elements of use or layout of the parcels within the Community Redevelopment Area shown in the sketch

of legal description or other graphic diagrams may be relocated or realigned in future planning initiatives so long as modifications are generally consistent with the vision articulated in this Community Redevelopment Plan.

SECTION 6.03. CAPITAL PROJECTS.

(A) This section is intended to address the requirement in the Community Redevelopment Act at Section 163.362(4), Florida Statutes, which requires identification of publicly funded capital projects to be undertaken within the Community Redevelopment Area. At adoption of this Community Redevelopment Plan, it is difficult to identify with any great degree of specificity all capital projects necessary to realize the primary objectives contained in this Community Redevelopment Plan. As budgets and costs for the underlying infrastructure necessary to implement the City's and CRA's vision are better developed and are refined each year as a part of a dynamic capital planning and annual budget appropriation process, more specific identification of all capital projects will occur.

(B) Consistent with the Community Redevelopment Act at Section 163.370(3), Florida Statutes, tax increment revenues paid into the Community Redevelopment Trust Fund must not be used to pay for or finance capital improvements constructed within three (3) years of approval or adoption of this Community Redevelopment Plan

which were previously approved as a part of the City's most recently approved capital improvement project or plan schedule.

(C) Any Community Redevelopment Area capital project work plan for each sub –area shall be analyzed by the City Finance Director, or his designee, to make sure that such projects are not prohibited to be funded by or through the Community Redevelopment Trust Fund.

(D) The capital project work plan is subject to revisions, updates and prioritization as community redevelopment implementation occurs.

SECTION 6.04. PROJECTED COSTS.

(A) The Community Redevelopment Act at Section 163.362(9), Florida Statutes, requires that this Community Redevelopment Plan contain a detailed statement of the projected costs related to the redevelopment initiative, including the amount to be expended on publicly funded capital projects in the Community Redevelopment Area and any indebtedness of the City or CRA proposed to be incurred for such redevelopment if the indebtedness is to be repaid with revenues from the Community Redevelopment Trust Fund. To implement this Community Redevelopment Plan, it will be necessary to combine both public and private sources of capital, using both long and short term financing options.

(B) For planning purposes, the CRA and City have determined to adopt the transparent annual budget and appropriation process described in Section 6.05 hereof.

(C) It is anticipated that the cost of major capital components in the Community Redevelopment Area will be satisfied through a combination of existing and future capital budget commitments, tax increment funds generated from the Community Redevelopment Area, special or non-ad valorem assessments and possibly an additional millage levied through a municipal service taxing unit if the County deems appropriate or a dependent district established by the City; and or contributions of commitments of other legally available funds from the City, County, state or federal governments. However, it is most realistic to rely upon funds generated locally as the most probable source of funding.

(D) As part of the various public commitments, it is expected that the CRA will commit a sum of not less than fifty-percent (50%) of the annually available tax increment to identified capital items. Tax increment or other publicly generated forms of revenue may be leveraged to assume a secondary financial role to proceeds or financing generated through private equity, other sources of private or landowner cash, and non-ad valorem assessments with liens against property secured through assessments constituting a primary source of leveraged debt. Although tax increment revenues derived from the Community Redevelopment Area are now mature, credit

markets will likely continue to view such revenue as a secondary revenue source that will only become available as the funds accrue in the Community Redevelopment Trust Fund.

(E) The City and or County may also consider a modest ad valorem millage levy through a municipal services taxing unit or dependent district mechanism within all or a part of the Community Redevelopment Area, or a larger area, for certain capital and or operating costs. Any such limited and consensual ad valorem levy pledged to repay any debt issuance or to fund ongoing essential services must be structured at the outset with prior elector approval when required by law.

SECTION 6.05. ANNUAL BUDGET AND APPROPRIATION PROCESS.

(A) Prior to each calendar year by July 1, the City Finance Director, or his designee, will provide for planning purposes an estimate of anticipated tax increment revenues to be deposited on January 1 into and available from the Community Redevelopment Trust Fund to the CRA. Such estimate of anticipated tax increment revenues will be allocated between the two subareas based upon the tax increment attributable from each respective subarea. On or about the same time the CRA will use generally available means to notify interested parties that the CRA will accept requests for capital projects or community redevelopment programs to be undertaken by the

CRA. The CRA will, separate from this plan, provide a uniform and transparent means to submit requests (e.g. forms and process).

(B) Prior to each calendar year on or about September 1, the CRA will accept public requests for capital projects or community redevelopment programs to be undertaken by the CRA. The CRA may invite input and recommendations from one or more advisory committees, individual citizens, or citizen groups. The application form or content of such requests should be uniform and standardized and will be adopted by separate resolution of the CRA, but at a minimum should identify the subarea, how the suggested project or program addresses one or more of the objectives in Article IV of this Community Redevelopment Plan, the magnitude of the proposed appropriation expenditure, and whether the expenditures involved would require more than a single annual appropriation from the CRA. The City Manager, or his designee, is directed and authorized to manage, administer and implement the appropriations, policies, and procedures authorized by the CRA or City Commission relative to any appropriations from the Trust Fund.

(C) During the period between September and December prior to each calendar year, it is expected and anticipated that any designated citizens' advisory panel or committee, staff or other CRA or City officials will (1) evaluate the success of prior year's CRA appropriations and management of expenditures; and (2) consider

public suggestions and make recommendations to the Community Redevelopment Agency for Community Redevelopment Trust Fund appropriations for the upcoming calendar year planning period and any recommendations relative to the updating or modification of any capital improvement plan. Such evaluations and recommendations shall be forwarded to the CRA by no later than December 31.

(D) By February 1 in any calendar year, the CRA or City Commission shall consider the actual amount of funds deposited into the Community Redevelopment Trust Fund after January 1 pursuant to Section 163.387, Florida Statutes, update or reconcile prior budget assumptions, update or reconcile prior capital plans and determine, direct and authorize all necessary actions to fund or implement community redevelopment activities for the then calendar year, including any necessary budget amendments.

(E) Prior to March 31 in any calendar year, the CRA shall have made all relevant appropriations, budget amendments and identified which programs and capital improvements to fund as a part of its annual budget.

(F) This approach is intended to be flexible and promote an annual open dialogue with residents, landowners, business interests, and other stakeholders. Such an annual process is intended to be transparent and allow the community to estimate and allocate available funds to achieve community redevelopment activities consistent

with this Community Redevelopment Plan; as well as, provide a means to evaluate the success and effectiveness of prior years' allocations of funds for community redevelopment.

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ARTICLE VII
GENERAL

SECTION 7.01. COMMUNITY REDEVELOPMENT TRUST FUND.

(A) The Community Redevelopment Trust Fund is already in place and adopted by ordinance. The Community Redevelopment Trust Fund receives all tax increment money, grants, gifts or revenues generated from the CRA as provided by law. The Community Redevelopment Trust Fund must remain in place until all indebtedness from redevelopment activities is paid.

(B) This Community Redevelopment Plan shall be deemed to ratify and confirm in all respects, the Community Redevelopment Trust Fund ordinance and all amendments thereto. The annual funding of the Community Redevelopment Trust Fund results in tax increment funding equivalent to the specified amounts identified in the Community Redevelopment Act collected in the Community Redevelopment Area by the City and County which are paid over to the CRA through the Community Redevelopment Trust Fund. The increment available is determined annually in an amount equal to 95% (ninety-five percent) of the difference between:

(1) The amount of ad valorem taxes levied each year by the City and County, exclusive of any amount from any debt service millage, on taxable real

property contained within the geographic boundaries of the Community Redevelopment Area; and

(2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the City and County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the City and County prior to the effective date of the ordinance providing for the funding of the Community Redevelopment Trust Fund.

(C) Because the City and County are the only authorities obligated to pay increment to the Community Redevelopment Trust Fund, the City, County and the CRA may, but are not required by law to, agree or otherwise take such actions which result in contributing less than 95% of the difference between the amount referenced in subsection (B)(1) and (B)(2) of this Section.

SECTION 7.02. SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS.

(A) All redevelopment activities identified herein will not be initiated until they are found to conform with the Comprehensive Plan and applicable land development regulations. One of the predominant focuses of the redevelopment

initiative is on public infrastructure on lands owned by or under the control of the City or CRA; all such redevelopment activities will undergo review by the CRA and City.

(B) If it is determined to leverage the tax increment revenues with private or landowner equity or capital, the CRA and City may consider the creation and establishment of supplemental funding mechanisms consistent with general law to approve non-ad valorem assessments. The imposition of special assessments for capital improvements and essential services is covered by well settled case law and specific statutory provisions authorizing collection of non-ad valorem assessments on the same bill as ad valorem taxes. Such restrictions require extraordinary notice to all affected property owners and in some cases elector approvals.

(C) Issues concerning restrictions on any property acquired for community redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Community Redevelopment Plan and any amendment thereto. Such restrictions or controls could be in the form of covenants running with any land sold or leased for private use as provided for in the Community Redevelopment Act at Section 163.380(2), Florida Statutes.

(D) The CRA and City may implement portions of the redevelopment initiative through the use of one or more agreements with public or private parties. Any such agreements would be expected to articulate in detail terms and conditions and the agreements themselves should provide safeguards and controls. As well, this Community Redevelopment Plan anticipates that, revenue permitting, the CRA and City will dedicate appropriate staff and personnel to work with, monitor and provide performance auditing with regard to performance under such agreements.

(E) The approach to the annual budget and appropriation process relative to expenditure of Trust Fund monies in Section 6.05 hereof, provides transparency, annually invites community participation, and will establish sense of stability to the annual process for expenditures from the Trust Fund.

SECTION 7.03. CONFORMANCE WITH COMPREHENSIVE PLAN.

(A) The Community Redevelopment Plan articulates the vision for the Community Redevelopment Area as a residential and mixed-use community in a redevelopment context that promotes realistic urban design principles which conform to the City's Comprehensive Plan. At the time the Community Redevelopment Area was identified, the Comprehensive Plan Future Land Use Element explicitly recognized and supported redevelopment initiatives, primarily through the establishment of future land use classifications which are sensitive to redevelopment needs.

(B) The City's comprehensive plan addresses the community redevelopment area and the specific characteristics of each subarea. Management of the Caroline Street Corridor subarea (formerly known as the Key West Bight subarea) is intended to ensure "the long term viability of this area as a strategically located, unique and accessible mixed use waterfront oriented resource that significantly contributes to the Old Town waterfront ambiance. The intent is to prevent 'walling off' public access to waterfront activities. In addition, the intent shall be to maintain the widely accessible old market place environment and to prevent displacement by new facilities which greatly restrict access." In order to reinforce the redevelopment process, the comprehensive plan establishes land use classifications for mixed use development along the waterfront which support public waterfront access, pedestrian linkages, water-dependant and water-related uses, improved public infrastructure and enhanced urban design schemes; density and building permit allocation system unit transfer from conservation areas to appropriate locations within the redevelopment areas; recognition of neighborhood serving commercial along Caroline Street; and designation of medium density residential neighborhoods.

(C) The City's comprehensive plan recognizes the Bahama Village subarea, and notes that public infrastructure improvements and an infusion of private investment have generated revitalization efforts. The comprehensive plan states "that

new market for retail trade and tourist commercial services are evolving. An improved redevelopment management framework shall provide greater flexibility for guiding future residential and non-residential development alternatives while incorporating mandated qualitative standards...” Future land use classifications support the development of the neighborhood commercial corridor along Petronia Street as a specific target for appropriately scaled commercial redevelopment with rehabilitated housing structures. In addition, the comprehensive plan recognizes the need to facilitate improvements and provide economic links to Bahama Village and revitalize substandard housing stock while preventing displacement of residents.

(D) This Community Redevelopment Plan has been intentionally drafted to conform with the general plan of the City, including its comprehensive plan. This Community Redevelopment Plan is not a development order and anticipates and allows for the future amendment of the City’s comprehensive plan. In recognition that all plans necessarily evolve over time, it is reasonably anticipated that future revisions to the City’s comprehensive plan will be carefully crafted to recognize this plan and avoid any lack of conformance between this Community Redevelopment Plan with any future amendments or restatements of the City’s comprehensive plan. In any event, no development orders to implement the community redevelopment envisioned herein

will be issued unless they are consistent with the comprehensive plan or amendments thereto.

SECTION 7.04. CONCLUSION.

(A) This amended and restated Community Redevelopment Plan shall be deemed to provide an additional and alternative method for doing any of the things approved and authorized hereby and shall be regarded as supplemental and additional to other powers and methods conferred by law, and shall not be regarded as in derogation of any powers or alternative procedures available to the CRA or City now existing or which may hereafter come into existence. This Plan and the objectives, strategies and procedures, being necessary for the health, safety and welfare of the inhabitants of the City, shall be liberally construed to be consistent with the Community Redevelopment Act and to effect the purposes hereof.

(B) This Community Redevelopment Plan provides a framework for rehabilitation, preservation and redevelopment of the Community Redevelopment Area as attractive, inviting, easily accessible and economically successful mixed-use areas that promote a positive image and identity for the entire community. This Community Redevelopment Plan deliberately and reasonably addresses the blighted area conditions observed and finding of necessity determinations made, ratified, and confirmed by the CRA and City. To realize the redevelopment vision of this Community Redevelopment

Plan which reinforces and preserves the unique traditions and character of the Caroline Street Corridor and Bahama Village, community leaders, business persons and residents alike are encouraged to support the redevelopment objectives to provide a transparent annual process to budget and appropriate the expenditure of Trust Fund revenues and continue to do so over time and changing administrations so that the vision is successfully implemented and transcends into reality.

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APPENDIX A

DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA

NOTE: The Community Redevelopment Area is composed of two distinct subareas: (1) the Bahama Village subarea, and (2) the Caroline Street Corridor subarea.

APPENDIX "A"

COMMUNITY REDEVELOPMENT AREA

DESCRIPTION OF CAROLINE STREET CORRIDOR SUBAREA

Beginning

In the City of Key West, County of Monroe and State of Florida, commencing at the intersection of the SW'ly right-of-way line of Simonton Street with the SE'ly right-of-way line of Caroline Street;

Leg 1

thence NW'ly along the SW'ly right-of-way line of Simonton Street to a point of intersection with the NW'ly right-of-way line of Front Street;

Leg 2

thence NE'ly along the NW'ly right-of-way line of Front street to the point of intersection with the line marking the NE'ly terminus of the Front Street right-of-way;

Leg 3

thence SE'ly 50' along the line of terminus of the Front Street right-of-way to a point of intersection with the SE'ly right-of-way line of Front Street;

Leg 4

thence NE'ly along a line extending the SE'ly right-of-way line to a point of intersection with a line marking the NE'ly face of the waterfront bulkhead of the A&B Lobster House property, also known as Real Estate Parcel No. 21;

Leg 5

thence SE'ly along said waterfront bulkhead to a point of intersection with a line marking the NW'ly edge of a 15' x 300' dock extending NE'ly into Key West Bight;

Leg 6

thence NE'ly along the NW'ly edge of said dock to a point of intersection with a line marking a 25' southerly setback from a line demarcating the Key West Bight channel and turning basin;

Leg 7

thence SE'ly along said setback line for a distance of 142 feet, more or less;

Leg 8

thence NE'ly along said setback line for a distance of 818 feet, more or less;

Leg 9

thence Easterly along said setback line for a distance of 622 feet, more or less, to a point of intersection with the Westerly right-of-way line of Trumbo Road;

Leg 10

thence Northerly along the Westerly right-of-way line of Trumbo Road to a point of intersection with the Southerly boundary line of the U.S. Naval Air Station Annex Trumbo Point;

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Leg 11

thence Easterly along said boundary line to a point of intersection with the NE'ly right-of-way line of White Street;

Leg 12

thence SE'ly along the NE'ly right-of-way line of White Street to a point of intersection with the SE'ly right-of-way line of Eaton Street;

Leg 13

thence SW'ly along the SE'ly right-of-way line of Eaton Street to a point of intersection with the SW'ly right-of-way line of Grinnell Street;

Leg 14

thence NW'ly along the SW'ly right-of-way line of Grinnell Street to a point of intersection with the SE'ly right-of-way line of James Street;

Leg 15

thence SW'ly along the SE'ly right-of-way line of James Street to a point of intersection with SW'ly right-of-way line of Margaret Street;

Leg 16

thence NW'ly along the SW'ly right-of-way line of Margaret Street for a distance of 29 feet, more or less, to a point of intersection with the SE'ly property line of Real Estate Parcel No. 309;

Leg 17

thence SW'ly along a line parallel to Caroline Street and generally coinciding with the SE'ly property lines of Real Estate Parcels No. 309, 311, 314 and 319 extended to a point of intersection with the SW'ly right-of-way line of William Street;

Leg 18

thence NW'ly along the SW'ly right-of-way line of William Street to a point of intersection with the SE'ly right-of-way line of Caroline Street;

Leg 19

thence SW'ly along the SE'ly right-of-way line of Caroline Street to the point of beginning at the point of intersection with the SW'ly right-of-way line of Simonton Street.

DESCRIPTION OF BAHAMA VILLAGE SUBAREA

LEGAL DESCRIPTION

0	In the City of Key West, County of Monroe and State of Florida, commencing at the intersection of the SW'ly right-of-way of Fort Street with the SW'ly right-of-way of Amelia Street;	
	thence NW'ly along the SW'ly right-of-way of Fort Street for a distance of 593 feet 1 inch to a point of intersection with the line of the southwestward extension of the SE'ly right-of-way line of Truman Avenue;	Include Fort Street but exclude the Navy housing.
2	thence at right angles proceed SW'ly along a SW'ly extension of the SE'ly right-of-way of Truman Avenue for a distance of 90 feet more or less to a point of intersection with the NE'ly right-of-way of an unnamed street;	Exclude the Navy housing and the parking for the Navy Chapel.
3	thence at right angles and parallel to Fort Street and proceed NW'ly along said right-of-way of said unnamed street for a distance of 155 feet to a point;	Include the Seminole Mortar Battery and vacant land.
4	thence at right angles and parallel to the SW'ly extension of SE'ly right-of-way of Truman Avenue and proceed SW'ly for a distance of 330 feet more or less to a point of intersection with the NE'ly right-of-way of an unnamed street;	Exclude the Navy Chapel.
5	thence continue NW'ly along said right-of-way for to the point of intersection with the SW'ly right-of-way of access easement to access road to Fort Zachary Taylor State Park;	Include Seminole Mortar Battery and associated vacant property.
6	thence NE'ly along said SW'ly right-of-way of the Fort Zachary Taylor State Park access road to the NW corner of Shipyard Condominiums;	Exclude Shipyard Condominiums.
7	thence SW'ly along the NW'ly property line of said Shipyard Condominium to the NW'ly right-of-way of Angela Street;	Include Angela Street.
8	thence NE'ly along the NW'ly right-of-way line to the intersection of said right-of-way line with the SW'ly right-of-way line of Thomas Street;	Include Thomas Street.
9	thence NW'ly along the SW'ly right-of-way line of Thomas Street for a distance of 358.38 feet to a point;	Include Thomas Street and exclude the commercial properties fronting on Southard Street.
10	thence at right angles and NE'ly for a distance of 100.25 feet;	Include Mary Massingill House and exclude lounge.

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11	thence at right angles and SE'ly for a distance of 31.63 feet;	Exclude Southard Street commercial properties.
12	thence at right angles and NE'ly for a distance of 50.25 feet;	Include Mobley property.
13	thence at right angles and SE'ly for a distance of 107.63 feet;	Exclude Bojo property and Southard Street commercial property.
14	thence at right angles and NE'ly for a distance of 351.25 feet to the NE'ly right-of-way line of Whitehead Street;	Include Whitehead Street.
15	thence SW'ly along the NE'ly right-of-way line of said Whitehead Street to a point of intersection with the NE'ly right-of-way line of Samaritan Lane;	Include Samaritan Lane.
16	thence NE'ly along the NE'ly right-of-way line of said Samaritan Lane for a distance of 197.75 feet to a point;	Exclude commercial properties fronting on Southard Street.
17	thence at right angles and SE'ly for a distance of 5.0 feet;	
18	thence at right angles and NE'ly to a point of intersection with the SW'ly right-of-way line of Duval Street;	Exclude commercial properties fronting on Southard and Duval Streets.
19	thence SE'ly at right angles and along the SW'ly right-of-way line of said Duval Street for a distance of 408 feet and 8 inches to a point;	Include the gateway of Petronia Street.
20	thence at right angles and SW'ly to a point of intersection with the NE'ly right-of-way line of Shavers Lane (also known as Fletcher's Alley);	Include Shavers Lane.
21	thence at right angles and SE'ly along the NE'ly right-of-way line of said Shavers Lane to the point of intersection with the SE'ly right-of-way line of Olivia Street;	Include Olivia Street.
22	thence SW'ly and at right angles for a distance of 7.75 feet to a point;	Include Hemmingway House.
23	thence at right angles and SE'ly to a point of intersection with the NW'ly terminus of Chapman Street;	Include Chapman Street.
24	thence at right angles and NE'ly along the NW'ly terminus of Chapman Street to the NE'ly right-of-way of said Chapman Street;	Include Chapman Street.
25	thence at right angles and SE'ly along NE'ly right-of-way line of said Chapman Street to the SE'ly right-of-way of Truman Avenue;	Include Truman Avenue.
26	thence at right angles and SW'ly along the SE'ly right-of-way of said Truman Avenue a distance of 25 feet and 1 inch to a point;	Adhere to Findings of Necessity.
27	thence at right angles and SE'ly to a point of intersection with the SE'ly right of way line of Catherine Street,	Include Catherine Street

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28	thence SW'ly along the SE'ly right-of-way line of said Catherine Street to the point of intersection with the NE'ly right-of-way line of said Whitehead Street;	Include Whitehead Street.
29	thence at right angles and SE'ly along the NE'ly right-of-way line of said Whitehead Street to the point of intersection with the SE'ly right-of-way line of Louisa Street;	Include Louisa Street.
30	thence Sw'ly at right angles and along the SE'ly right-of-way line of said Louisa Street for a distance of 452 feet to a point;	Include swimming pool.
31	thence at right angles and NW'ly for a distance of 110.17 feet inches to a point;	Include park.
32	thence SW'ly and at right angles for a distance of 160.4 feet, more or less, to a point of intersection with the line of the southeastward extension of the SW'ly right-of-way line of Howe Street;	Exclude Navy housing.
33	thence NW'ly along the SW'ly right-of-way line of said Howe Street to the point of intersection with the SE'ly right-of-way line of Amelia Street;	Include Amelia Street.
34	thence SW'ly along the SE'ly right-of-way line of said Amelia Street to the point of beginning at the point of intersection with the SW'ly right-of-way line of Fort Street.	

APPENDIX B

UPDATED FINDING OF NECESSITY REVIEW



UPDATED FINDING OF NECESSITY REVIEW CITY OF KEY WEST COMMUNITY REDEVELOPMENT AREA

Summary

In 1992 the City of Key West determined that blighted area conditions existed in the Bahama Village and Caroline Street Corridor (formerly known as the Key West Bight) neighborhoods. Based on this determination -- known as a Finding of Necessity -- the City designated the neighborhoods as a Community Redevelopment Area and created a Community Redevelopment Agency to oversee the redevelopment process. Over the years the City has adopted redevelopment plans to guide the redevelopment of the Community Redevelopment Area; these plans were adopted in 1996 (the Caroline Street Corridor Redevelopment Plan) and 1998 (the Bahama Village Redevelopment Plan). In 2009, the City initiated the consolidation, amendment and restatement of both redevelopment plans. Although the amendment and restatement of the plans (and the associated exercise of redevelopment powers) does not by law require an update to the original Finding of Necessity studies, this report provides information on the character of each subarea and further substantiates that blighted conditions continue to exist within the Community Redevelopment Area.

Similar to the original finding of necessity study and analysis, this updated review is based primarily upon readily apparent building conditions, condition of infrastructure, site conditions, land usage and ownership. In addition, the incidence of crime in relation to the City of Key West at large is explored. After examination of the subareas and application of the above criteria, the Planning Department found that many properties have been rehabilitated or redeveloped since the inception of the CRA; however, substantial blighted area conditions continue to be present as evidenced in the accompanying photographs.

The blighted area conditions that were recently observed include the following:

- *Deterioration of housing and other structures.* A substantial number of functionally and physically deteriorating structures were found to exist, and these structures are dispersed throughout both subareas.
- *Deterioration of infrastructure.* Deterioration of infrastructure was found in the form of broken sidewalks, lack of sidewalks, impediments to multimodal connectivity, inadequate stormwater management and treatment facilities and deteriorated street furniture and fixtures.

-
- *Unsanitary conditions.* Unsanitary conditions included accumulations of trash, debris, abandoned white goods, junk cars and trucks found in yards and open lots that pose a public health threat.
 - *Obsolete land uses.* Obsolete land uses identified included public utilities and facilities which have outlived their usefulness and no longer conform to the general plan of the community.
 - *Inadequate street layout and parking.* Narrow streets and defective or inadequate parking facilities were identified which make it difficult to access portions of the redevelopment area and engage in commercial and residential opportunities.
 - *Deterioration of site and other improvements.* The area includes vacant land which in some cases has been partially redeveloped but construction appears stalled or abandoned.
 - *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.* The subdivision of land based on the historic pattern of development has resulted in multiple small lots with constrained size and accessibility.
 - *Governmentally owned property with adverse impacts.* The preponderance of government owned property adjacent to and within both subareas has had a negative impact on the areas, in part by isolating or constraining access and connectivity, and this government owned property has created impediments to redevelopment.
 - *Diversity of ownership.* There is substantial diversity of ownership in these subareas. Such diversity makes it difficult to assemble land for redevelopment.
 - *Incidence of crime.* General crime statistics have been compiled and reviewed in comparison to the overall crime statistics for the City of Key West. Crime rates were higher in the Bahama Village subarea and the Caroline Street subarea when compared to the overall City.

These findings substantiate the continued necessity to undertake community redevelopment activities in the Key West Community Redevelopment Area.

Introduction

The City of Key West is preparing a consolidation, amendment and restatement of redevelopment plans associated with the City's established Community Redevelopment Area. The Community Redevelopment Area (CRA) was created after a Finding of Necessity established that blighted conditions existed in two areas of the City: the Bahama Village area and the Caroline Street Corridor area. The Finding of Necessity, which was produced in 1991, has guided redevelopment planning efforts and remains as the original basis for the Community Redevelopment Area designation. The purpose of this study is to update the Finding of Necessity. It supports the Amended and Restated Community Redevelopment Plan, and as such provides evidence that blighted area conditions, as documented in the original Finding of Necessity analysis, continue to exist.

The findings of this updated study are not intended to be pejorative; but rather provide a factual approach to assessment of statutorily defined blight. In many instances, areas

containing conditions or circumstances that meet the statutory definition of blighted area conditions exist due to a myriad of reasons and have actually been improved by landowners, citizens, and even local government to the best of their current abilities. These observations are in most cases readily apparent; and even though similar conditions may exist elsewhere outside the CRA, these observations simply provide an updated factual predicate which supports the public purpose of continuing to address and fund community redevelopment activities within the CRA.

Methodology

In June and July 2009 the Planning Department conducted field investigations within the Bahama Village subarea and the Caroline Street subarea to generally determine if blighted area conditions continue to exist as described and documented in the original Finding of Necessity. Each subarea was divided into six smaller sectors (see Figures A and B, Sector Maps). Department staff systematically surveyed conditions within and adjacent to each street, alley and lane in the identified sectors. Field conditions were documented in field notes and through a series of photographs which correlate to each sector. In addition, the Department coordinated with the City of Key West Police Department to collect crime incident statistics and better understand law enforcement concerns relating to each subarea. Infrastructure conditions were assessed through coordination with the City of Key West staff.

The statutory definition of “blighted area” has evolved, and while this study is not bound by the current definition per se, the study focused in large part upon the following definition to guide an assessment of site conditions: “blighted area” is an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government- maintained statistics or other studies, are leading to economic distress or endangerment of life or property, and in which two or more of the following factors are present:

- A substantial number of structures, which include, but are not limited to, site improvements, subdivision infrastructure, roadways, buildings and other improvements arranged, built or constructed within the community redevelopment area, are physically and functionally deteriorated or are deteriorating in a manner which is leading to economic, physical and social distress; and the foregoing described structures, in their current condition, present a threat to and endanger both life and property if not substantially repaired, retro-fitted, modified, rebuilt, or redeveloped, § 163.340(8), Fla. Stat. (2009);
- A predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities, § 163.340(8)(a), Fla. Stat. (2009);
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness, § 163.340(8)(c), Fla. Stat. (2009);
- Unsanitary or unsafe conditions, § 163.340(8)(d), Fla. Stat. (2009);
- Deterioration of site or other improvements, § 163.340(8)(e), Fla. Stat. (2009);
- Incidence of crime in the area higher than in the remainder of the City, § 163.340(8)(f), Fla. Stat. (2009); [Requested specifics from Police Department.]

-
- Inadequate and outdated building density patterns, § 163.340(8)(f), Fla. Stat. (2009); and
 - Governmentally owned property with adverse environmental conditions caused by a public or private entity, § 163.340(8)(n), Fla. Stat. (2009).

Findings

The Bahama Village Subarea and Caroline Street Corridor Subarea continue to demonstrate blighted area conditions across a spectrum of important review criteria. While evidence of redevelopment activity was found throughout both subareas -- the revitalization of the Key West Bight waterfront area in the Caroline Street Corridor subarea and the renovation of specific historic structures, including churches and single family residences in the Bahama Village subarea, were of particular note -- the need to continue redevelopment activities to remedy blighted area conditions was clearly documented. The main areas of identified blight are discussed below.

Deterioration of Housing and other Structures

A substantial number of structures, including horizontal infrastructure as well as houses, churches and commercial buildings were observed to be physically and functionally deteriorated or in the process of deteriorating in a manner which could lead to economic, physical and social distress; further, many of the structures appear to present a possible threat to life and property if not substantially repaired, retro-fitted, modified, rebuilt, or redeveloped. These conditions were observed throughout both subareas. Specific examples in the Bahama Village subarea are documented by photographs attached to this study and include a dilapidated building with only the exterior walls extant, numerous deteriorated homes and accessory structures, broken and poorly designed street furniture and sidewalks (particularly along Petronia Street), and distressed or empty commercial structures. Specific examples in the Caroline Street Corridor subarea are also illustrated in the photographs attached to this study, and include deteriorated housing and accessory structures, incomplete development projects, and deteriorated sidewalks.

Deterioration of Infrastructure

Both subareas support a large amount of pedestrian and bicycle activity. However, many streets and sidewalks in the redevelopment area were deteriorated and in need of repair or replacement. In some cases sidewalks were incomplete or missing entirely. Important community pedestrian greenways and destination points, such as the Key West Bight in the Caroline Street Corridor and the Nelson English Park in Bahama Village, are not connected clearly to user groups in other portions of the subareas. In addition, neither subarea has designated bicycle paths or bicycle routes. Further, pockets of flooding and the need for stormwater management, including stormwater treatment, were identified by City staff in both subareas. Storm-related flooding in the Caroline Street Corridor area is particularly bad, and merchants along Caroline Street have noted that large puddles, as well as splashing from vehicles driving through puddles on pedestrians and into stores,

is a significant problem. Due to the historic development pattern of both subareas, streets are typically narrow and lots in the interior of large blocks are often accessed by lanes and alleys where vehicular traffic is extremely limited. Further, some areas are poorly lit. Specific examples in both subareas are documented by the attached photographs.

Unsanitary Conditions

Unsanitary conditions included accumulations of trash, debris, discarded white goods and junk cars and trucks found in streets, yards and open lots. These conditions were observed distributed throughout both subareas. Photographs documenting the observed conditions are attached to this document, and include numerous examples of abandoned appliances, debris and trash that have a negative impact on the subareas and discourage redevelopment.

Obsolete Land Uses

Obsolete land uses were identified in buildings that are no longer functional and in buildings whose use is no longer appropriate according to the Comprehensive Plan. The City Electric Building (CES) in Bahama Village is one example, as are underutilized bus and car storage areas in Caroline Street Corridor.

Inadequate Street Layout and Parking

Narrow streets and defective or inadequate parking facilities were identified which make it difficult to access portions of the redevelopment area and engage in commercial and residential opportunities. Due to a paucity of offstreet parking, much of the parking in the Bahama Village subarea is provided on the street; many streets, including the main commercial corridors (Emma and Petronia Streets), have particularly limited on street parking opportunities. Many streets are too narrow to allow parking and two-way traffic, and as a result one-way streets are common in Bahama Village. In the Caroline Street Corridor subarea more off-street commercial parking is provided in proximity to the Key West Bight. However, other areas have limited parking opportunities and constraints created by narrow streets, and businesses feel more parking for both employees and visitors is needed during peak season periods. Limited street size and right-of-way limit sidewalk and bike path construction in both subareas, resulting in constraints to safe and efficient multimodal transportation opportunities.

Deterioration of Site and Other Improvements

Both subareas include vacant land. In the Bahama Street subarea vacant land is primarily located within existing residential areas where vacant lots are interspersed throughout the community. In the Caroline Street Corridor subarea one prominent vacant piece of land has been partially redeveloped but construction appears stalled.

Faulty Lot Layout

The CRA contains faulty lot layout in relation to size, adequacy, accessibility, or usefulness. The subdivision of land based on the historic pattern of development has resulted in multiple, substandard small lots with constrained size and accessibility.

Governmentally owned property with adverse impacts

Both subareas are adjacent to and contain significant governmentally-owned property. The Bahama Village subarea is bound on two sides by U.S. Navy land, which has restricted access and acts to isolate the redevelopment area. Further, the Bahama Village area has a preponderance of public housing projects which are located on large tracts of land which disrupt the typically smaller scale of existing development. These projects are well maintained, but reaching the end of their expected life and are generally in need of redevelopment. The Caroline Street Corridor area is adjacent to the U.S. Coast Guard base which limits access and connectivity on a portion of the northern boundary of the area. In addition, a large area owned by the school board, and currently used for bus and car storage and repair, as well as offices and meeting areas, also interrupts connectivity and is in need of redevelopment.

Diversity of Ownership

Historic development patterns in the redevelopment area resulted in multiple homes being constructed on single lots. Subsequent subdivision of lots to enable the sale of individual homes resulted in many small lots that are substandard in size when compared to the requirements in current land development regulations. Further, some homes were developed as row houses on small lots which are also substandard under the regulations as they exist today. Excessive diversity of ownership is recognized as a condition which inhibits the assembly of land for development or redevelopment, and makes the use of redevelopment powers necessary in order to facilitate reinvestment. The Community Redevelopment Act refers to “diversity of ownership... which prevent(s) the free alienability of land within the deteriorated or hazardous area.” The standard used in this review, like the original Finding of Necessity, was that any block having five or more ownership parcels was considered to display excessive diversity of ownership. The Monroe County property appraiser’s office was used to determine that the majority of the sections of both subareas exhibit blocks having five or more ownership parcels; therefore these areas exhibit per se excessive diversity in ownership.

Incidence of Crime

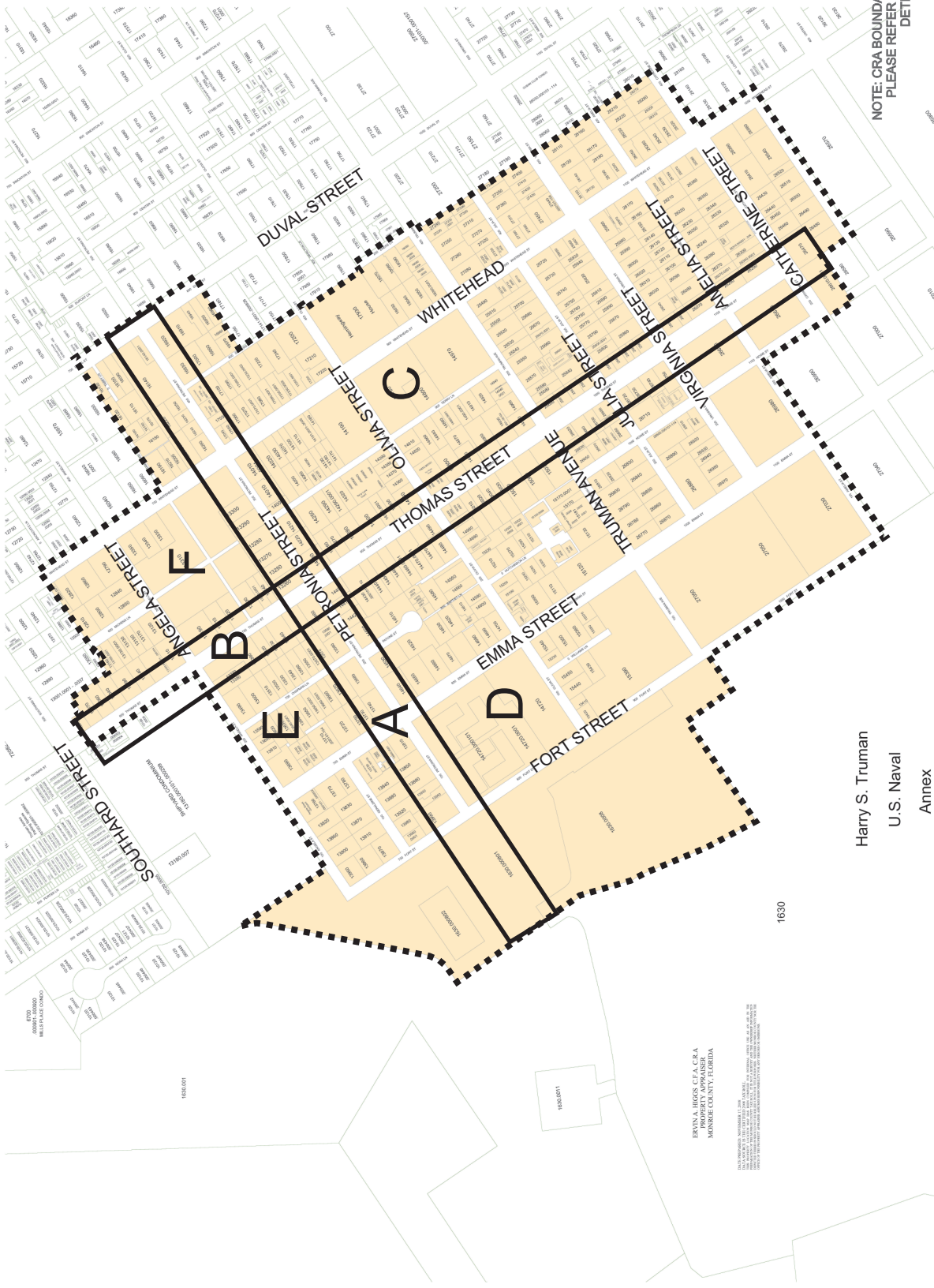
The City of Key West Police Department provided crime incident information for both subareas as well as incident information for the City as a whole. Both subareas demonstrated significantly higher incidences of crime when compared to the City as a whole. Bahama Village accounted for 6% of all incidents written City-wide, but accounts for 2% of the land mass in the City. Caroline Street Corridor accounted for 6% of the crime, but constitutes an even smaller area of land, 1.1%. The Police Department has been active in a community policing effort in Bahama Village since 2003. Incidents in

Bahama Village for the six month period prior to the initiation of the program in 2003, compared to the same six month period in 2009, had more than twice the reported incidence of crimes (460 were reported in 2003 and 218 in 2009, with reporting for both periods between January 1 through July 1). According to the City of Key West Police Chief, the sale of illegal drugs has been a long-standing concern in the Bahama Village area; however, methods of reporting certain types of crime, particularly drug-related crime, have changed during the period of comparison, making a reliable statistical analysis by incident type over time difficult. However, the Chief noted that the negative impacts of drug-related crime are experienced throughout the city when individuals fund drug purchases by theft/larceny in other locations. Residents and business owners in both subareas have raised concerns about crime and vagrancy.

Conclusion

Based upon the findings of this review, the Bahama Village subarea and the Caroline Street subarea of the CRA continue to clearly be in need of community redevelopment actions to reverse the trends of physical, economic and socioeconomic decline. The characteristics and indicators of blighted area conditions documented in this updated review and finding reasonably appear to exceed even the more rigorous current standards established in the governing statutory regimes for a defensible finding of necessity. These conditions reasonably warrant the continuation of the Community Redevelopment Agency, and the use of the powers and funding mechanisms established under Chapter 163, Part III, Florida Statutes.

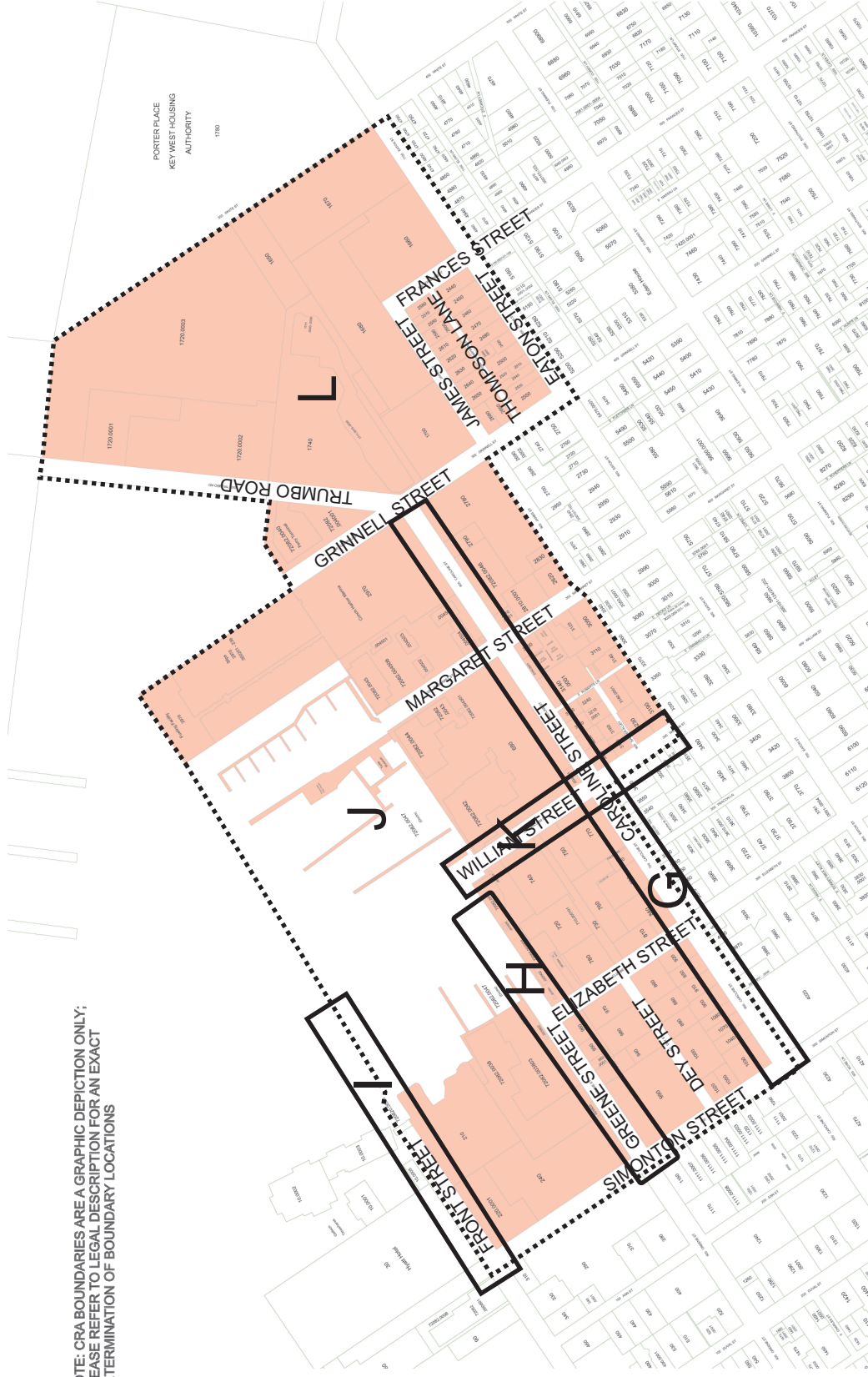
K:\Community Redevelopment Area Plans\Updated Finding of Necessity\Final Finding of Necessity 110509.DOC



LEGEND
..... Approximate Boundaries of Subarea

Harry S. Truman
U.S. Naval
Annex

Figure A
Updated Finding of Necessity Review
Sector Map
Bahama Village Sub-Area
City of Key West
Community Redevelopment Area



LEGEND
..... Approximate Boundaries of Subarea

Figure B
Sector Map
Finding of Necessity Update
Caroline Street Corridor Sub-Area
City of Key West
Community Redevelopment Area

SECTION A – PETRONIA STREET



Top Photograph: Entrance to Bahama Village, Petronia and Duval Street (Source: City of Key West, 2009); Bottom Photograph: Dilapidated Building, Petronia Street (Source: City of Key West, 2009)

SECTION A – PETRONIA STREET



Top Photograph: Abandoned White Good, Petronia Street (Source: City of Key West, 2009); Bottom Photograph: Vacant Commercial, Petronia Street (Source: City of Key West, 2009)

SECTION A – PETRONIA STREET



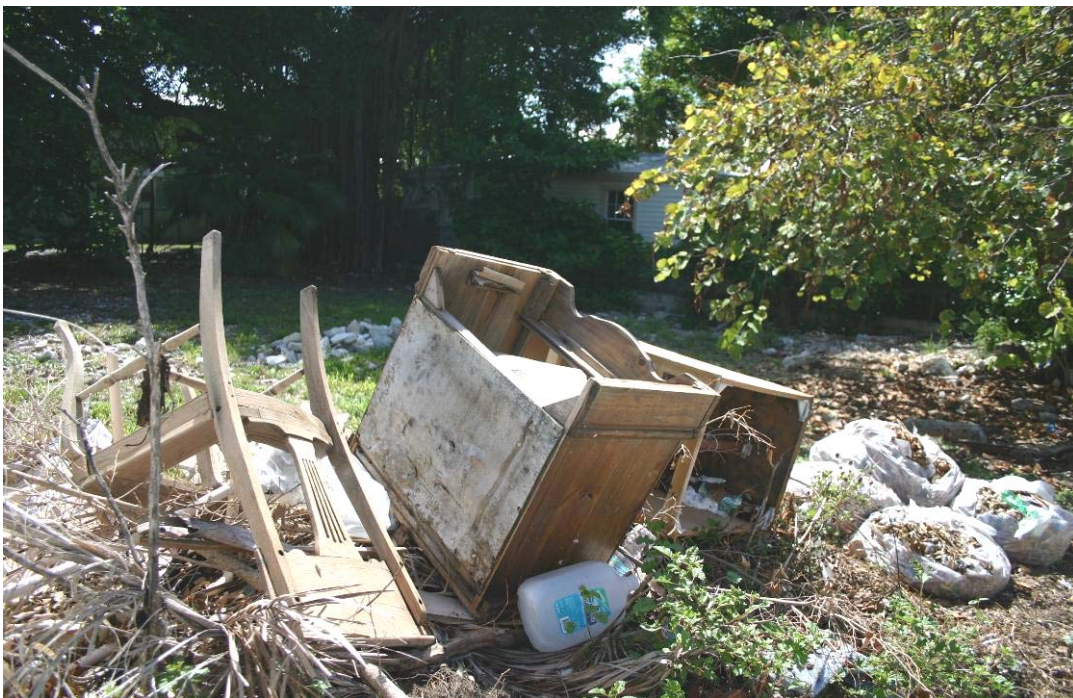
Top Photograph: Vacant Commercial, Petronia Street (Source: City of Key West, 2009)
Bottom Photograph: Deteriorated House, Petronia Street (Source: City of Key West, 2009)

SECTION A – PETRONIA STREET



Top Left Photograph: Sidewalk, Entrance to Bahama Village, Petronia and Duval Street (Source: City of Key West, 2009); Top Right Photograph: Typical Sidewalk Section of Petronia Street (Source: City of Key West, 2009); Bottom Left Photograph: Dilapidated House and Dilapidated Accessory Structure, Petronia Street and Baptist Lane (Source: City of Key West, 2009); Bottom Right Photograph: Vacant Lot next to Dilapidated House, Petronia St. and Baptist Lane (Source: City of Key West, 2009)

SECTION B – THOMAS STREET



Top Photograph: Deteriorated House and Debris Pile, Corner of Petronia Street and Chapman Lane (Source: City of Key West, 2009); Bottom Photograph: Debris Pile on Vacant Lot, Thomas Street (Source: City of Key West, 2009)

SECTION B – THOMAS STREET



Top Photograph: Vacant Lot Used as Storage with Piles of Debris, Thomas Street (Source: City of Key West, 2009); Bottom Photograph: Vacant Lot with Debris, Thomas Street (Source: City of Key West, 2009)

SECTION B – THOMAS STREET



Top Photograph: Deteriorated House, Thomas Street (Source: City of Key West, 2009);
Bottom Photograph: Debris, Thomas Street (Source: City of Key West, 2009)

SECTION B – THOMAS STREET



Top Photograph: Dilapidated House, Thomas Street (Source: City of Key West, 2009);
Bottom Photograph: Dilapidated House, Thomas Street (Source: City of Key West, 2009)

SECTION C – EAST QUADRANT



Top Photograph: Vacant Commercial, Whitehead Street (Source: City of Key West, 2009); Bottom Photograph: House, Whitehead Street (Source: City of Key West, 2009)

SECTION C – EAST QUADRANT



Top Photograph: Vehicles Parked in Yard, Amelia Street (Source: City of Key West, 2009); Bottom Photograph: Deteriorated House, Virginia Street (Source: City of Key West, 2009)

SECTION C – EAST QUADRANT



Top Photograph: Dilapidated House, Amelia Street (Source: City of Key West, 2009);
Bottom Photograph: Debris, Virginia Street (Source: City of Key West, 2009)

SECTION C – EAST QUADRANT



Top Left Photograph: Incomplete Sidewalk, Virginia Street (Source: City of Key West, 2009); Top Right Photograph: Typical Narrow Sidewalk Section (Source: City of Key West, 2009); Bottom Left Photograph: Typical Broken Sidewalk Section (Source: City of Key West, 2009) Bottom Right Photograph: Deteriorated Multi-family Building, Truman Avenue and Terry Lane (Source: City of Key West, 2009)

SECTION D – SOUTH QUADRANT



Top Photograph: Vacant Lot with Partial Foundation, Olivia and Hutchinson Street (Source: City of Key West, 2009); Bottom Photograph: Dilapidated House, Olivia and Emma Street (Source: City of Key West, 2009)

SECTION D – SOUTH QUADRANT



Top Photograph: Vacant Lot with Storage, Truman Ave (Source: City of Key West, 2009); Bottom Photograph: Dilapidated House, Truman Ave (Source: City of Key West, 2009)

SECTION D – SOUTH QUADRANT



Top Photograph: Debris in Yard, Truman Ave (Source: City of Key West, 2009);
Bottom Photograph: Debris in Yard, Truman Ave (Source: City of Key West, 2009)

SECTION D – SOUTH QUADRANT



Top Photograph: Debris in Yard, Truman Ave (Source: City of Key West, 2009); Bottom Photograph: Debris in Yard, Amelia Street (Source: City of Key West, 2009)

SECTION D – SOUTH QUADRANT



Top Photograph: Deteriorated House, Amelia Street (Source: City of Key West, 2009);
Bottom Photograph: Typical Deteriorated House (Source: City of Key West, 2009)

SECTION E – WEST QUADRANT



Top Photograph: Antiquated Land Uses, Dilapidated CES Substation Building (Source: City of Key West, 2009); Bottom Photograph: Typical Broken Sidewalk (Source: City of Key West, 2009)

SECTION F – NORTH QUADRANT



Top Left Photograph: Deteriorated House, Whitehead Street (Source: City of Key West, 2009); Top Right Photograph: Broken Sidewalk, Angela Street (Source: City of Key West, 2009); Bottom Left Photograph: Deteriorated House, Mickens Lane (Source: City of Key West, 2009) Bottom Right Photograph: AME Cornish Memorial Zion Church, Whitehead Street, *Note: Ongoing rehabilitation funded by CRA* (Source: City of Key West, 2009)

SECTION F – NORTH QUADRANT



Top Photograph: Broken Sidewalk, Angela Street (Source: City of Key West, 2009);
Bottom Photograph: Vacant Lot with Debris, Angela and Mickens Lane (Source: City of Key West, 2009)

SECTION F – NORTH QUADRANT



Top Photograph: Broken Concrete Block Wall (Source: City of Key West, 2009); Bottom Photograph: Abandoned Furniture, Mickens Lane (Source: City of Key West, 2009)

K:\Community Redevelopment Area Plans\Updated Finding of Necessity\Appendix Bahama Village Subarea.doc

SECTION G – CAROLINE STREET



Top Photograph: Deteriorated House, Caroline Street (Source: City of Key West, 2009)

Bottom Photograph: Commercial Corridor on Caroline Street (Source; City of Key West, 2009)

SECTION G – CAROLINE STREET



Top Photograph: Deteriorated Sidewalk, Caroline and Simonton Street (Source: City of Key West, 2009) Bottom Photograph: Deteriorated Fence, Caroline Street (Source: City of Key West, 2009)

SECTION G – CAROLINE STREET



Top Photograph: Street Flooding, Caroline Street (Source: City of Key West, 2009)

Bottom Photograph: Street Flooding, Caroline Street (Source: City of Key West, 2009)

SECTION G – CAROLINE STREET



Top Left Photograph: Deteriorated Sidewalk, Caroline and Simonton Street (Source: City of Key West, 2009); Top Right Photograph: Deteriorated House, Caroline and Elizabeth Street (Source: City of Key West, 2009); Bottom Left Photograph: Deteriorated Commercial Building, Caroline Street (Source: City of Key West, 2009); Bottom Right Photograph: Deteriorated Infrastructure and Sidewalk, Margaret and Caroline Street (Source: City of Key West, 2009)

SECTION H – GREEN STREET



Top Photograph: Vacant Warehousing/Storage Area, Green and Simonton Street (Source: City of Key West, 2009) Bottom Photograph: Deteriorated Sidewalk, Green Street (Source: City of Key West, 2009)

SECTION I – KEY WEST BIGHT



Top Photograph: A and B Lobster House, Key West Bight area (Source: City of Key West, 2009); Bottom Photograph: Storage Area, Key West Bight area (Source: City of Key West, 2009)

SECTION I – KEY WEST BIGHT



Top Photograph: Incomplete Development Project, Key West Bight area (Source: City of Key West, 2009); Bottom Photograph: Staging Area, Key West Bight area (Source: City of Key West, 2009)

SECTION I – KEY WEST BIGHT AREA



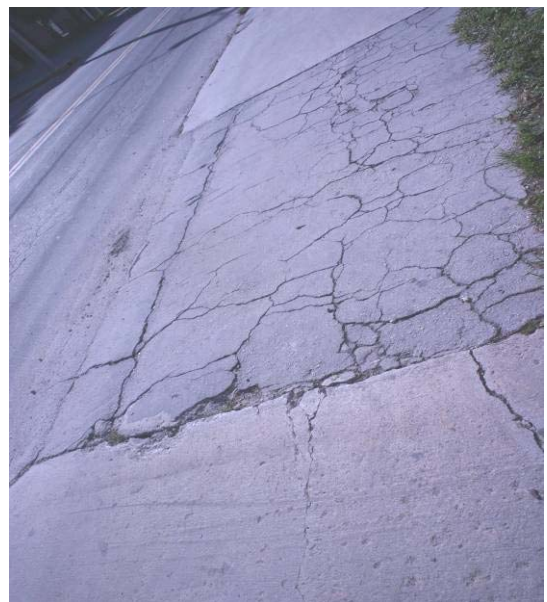
Top Photograph: Loading Dock, Key West Bight area (Source: City of Key West, 2009);
Bottom Photograph: Infrastructure, Key West Bight area (Source: City of Key West, 2009)

SECTION J – WILLIAM STREET



Top Photograph: Deteriorated House, William Street (Source: City of Key West, 2009);
Bottom Photograph: Deteriorated House, William Street Area (Source: City of Key West, 2009)

SECTION J – WILLIAM STREET



Top Left Photograph: Deteriorated House, William Street (Source: City of Key West, 2009); Top Right Photograph: Poorly Maintained Yard, William Street Area (Source: City of Key West, 2009); Bottom Left Photograph: Deteriorated Pavement and Sidewalk, William Street Area (Source: City of Key West, 2009); Bottom Right Photograph: Deteriorated Pavement and Sidewalk, William Street Area (Source: City of Key West, 2009)

SECTION K – TRUMBO ROAD AREA



Top Photograph: Deteriorated Sidewalk, Trumbo Road Area (Source: City of Key West, 2009); Bottom Photograph: Deteriorated Buildings, Trumbo Road Area (Source: City of Key West, 2009)

SECTION K- TRUMBO ROAD AREA



Top Photograph: Deteriorated Buildings and Storage Yard, Trumbo Road Area (Source: City of Key West, 2009); Bottom Photograph: Storage Area, Trumbo Road Area (Source: City of Key West, 2009)

SECTION K- TRUMBO ROAD AREA



Top Photograph: Waterfront, Trumbo Road Area (Source: City of Key West, 2009);
Bottom Photograph: Waterfront, Trumbo Road Area (Source: City of Key West, 2009)

SECTION K- TRUMBO ROAD AREA



Top Photograph: Storage, Trumbo Road Area (Source: City of Key West, 2009); Bottom Photograph: Deteriorated House, Trumbo Road Area (Source: City of Key West, 2009)

SECTION K- TRUMBO ROAD AREA



Top Photograph: Deteriorated Building, James Street (Source: City of Key West, 2009);
Bottom Photograph: Deteriorated House, James Street (Source: City of Key West, 2009)

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APPENDIX C

SKETCH OF LEGAL DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA

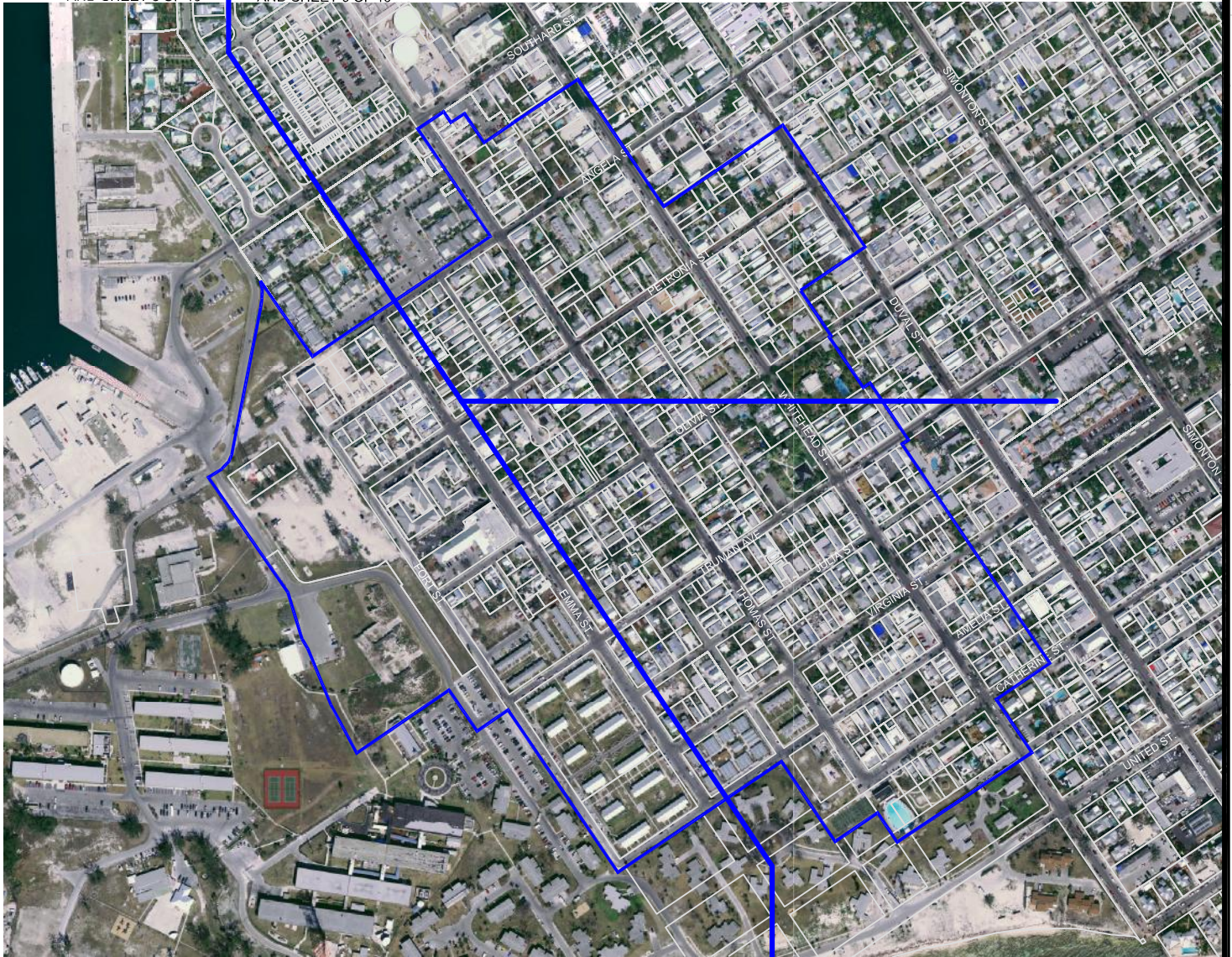
APPENDIX "C"

SKETCH OF LEGAL DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA

BAHAMA VILLAGE SUBAREA

SEE SHEET 5 OF 10
AND SHEET 8 OF 10

SEE SHEET 6 OF 10
AND SHEET 9 OF 10



Notes:

1. Due to the highly developed and urban characteristics of each subarea within the City's community redevelopment area, the primary open space available is Dr. Martin Luther King Community Park (which includes Nelson English Park and Willie Ward Park) along with innovative use of existing City lands and right of ways for special events, and in general accord with the objective of using such areas to create a vibrant community.
2. The subject community redevelopment plan is not a development order. For limitations on the type, size, height, number, and proposed use of buildings, please refer to the City's land development regulations and comprehensive plan.
3. There are at least 715 dwelling units within the entire community redevelopment area; with at least 143 dwelling units within the Caroline Street Corridor subarea, and at least 572 dwelling units within the Bahama Village subarea. This information is for informational purposes only and was extracted from information obtained from the Monroe County Property Appraiser's office.
4. Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements is generally shown on the parcel, street, and aerial overlay graphics included in the subject community redevelopment plan, and such respective uses are typically confined to Dr. Martin Luther King Community Park (which includes Nelson English Park and Willie Ward Park), and the right of ways, easements, and property owned or available to the City within it's community redevelopment area.

5. These notes were developed from research of public records, government maintained statistics, City staff reports and other relevant information obtained and reviewed in 2009; and, are provided to update and address general informational provisions of section 163.362, Florida Statutes.

SEE SHEET 5 OF 10
AND SHEET 8 OF 10

SEE SHEET 7 OF 10
AND SHEET 10 OF 10



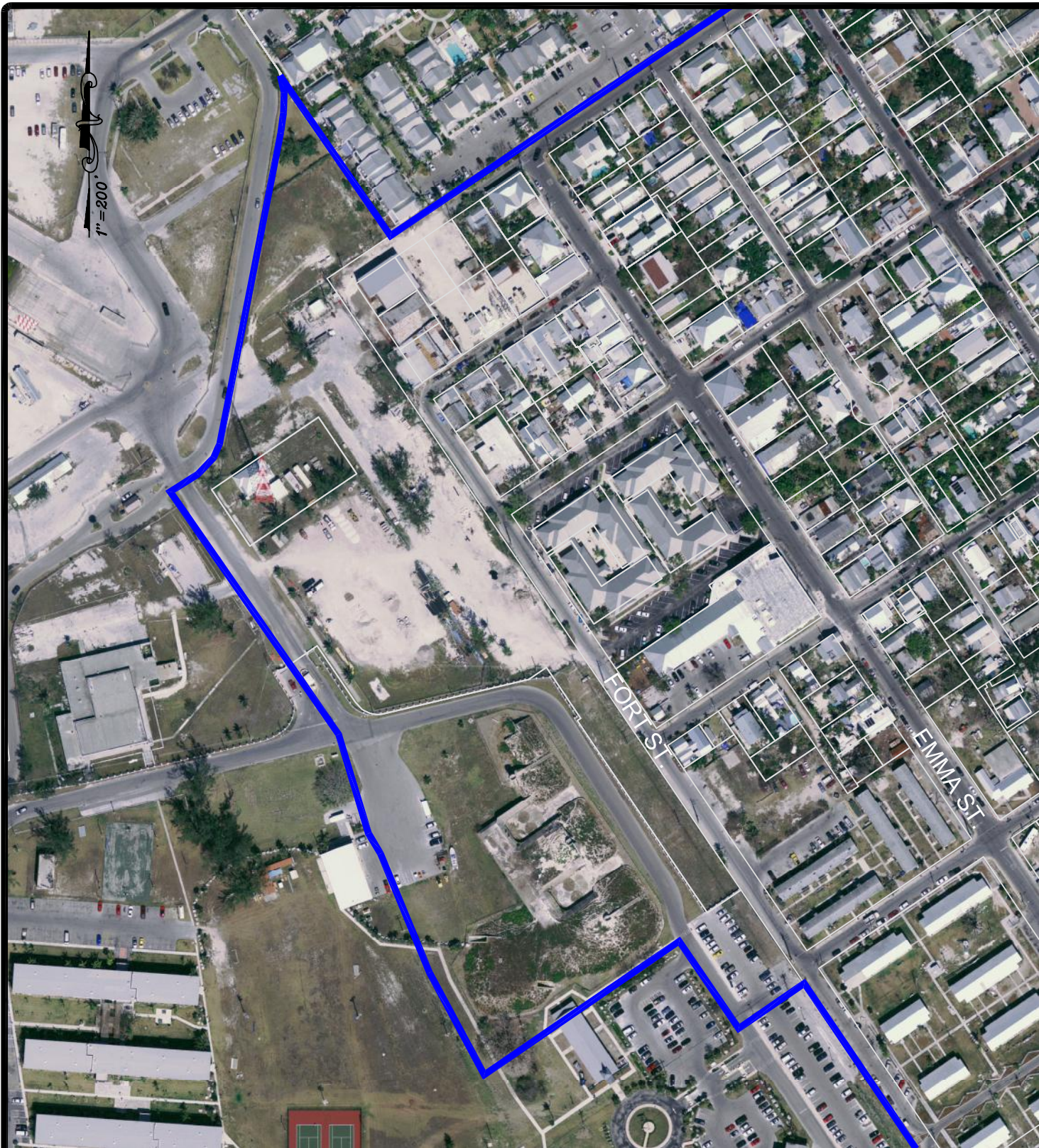
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1 OF 10

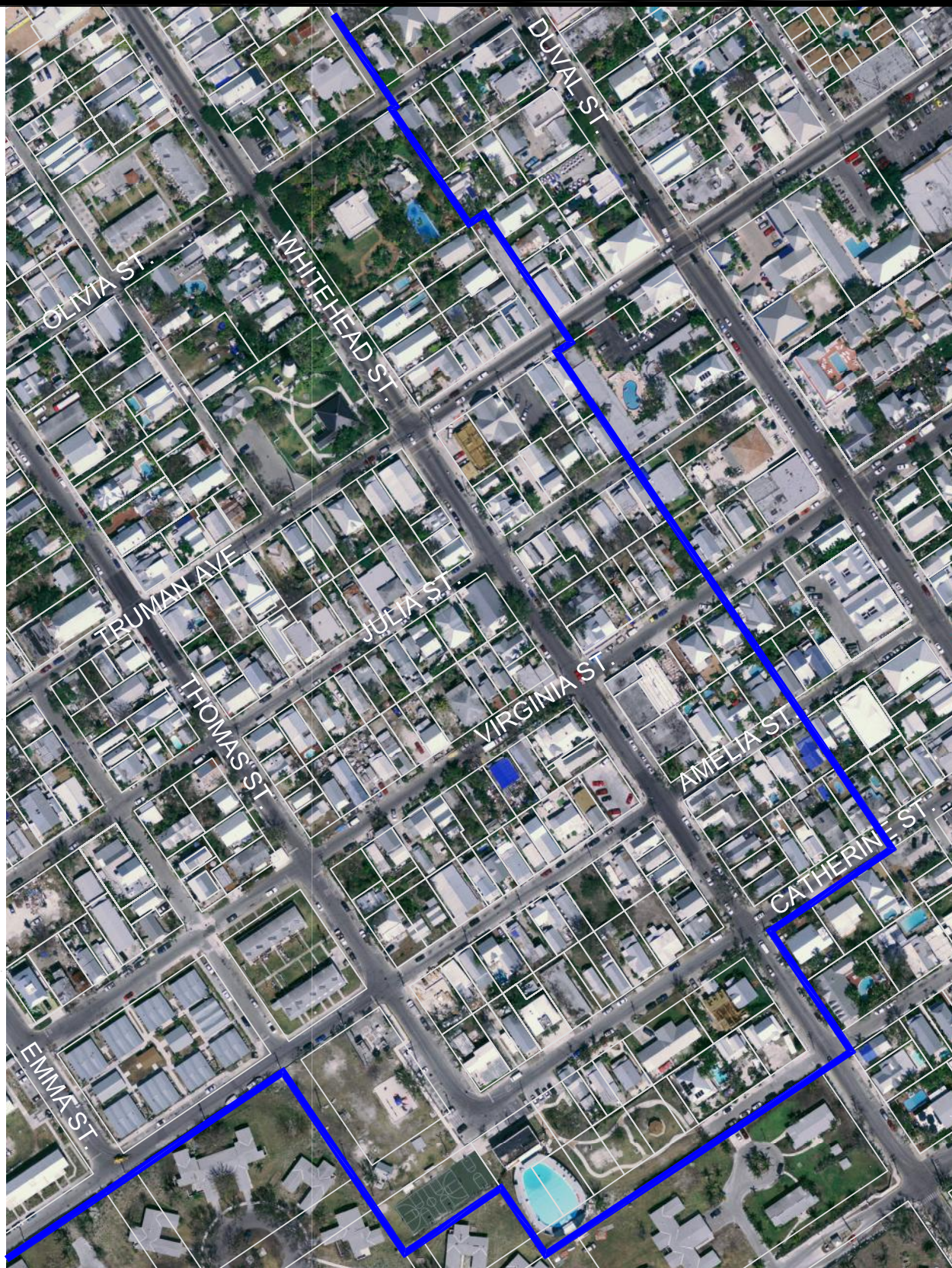


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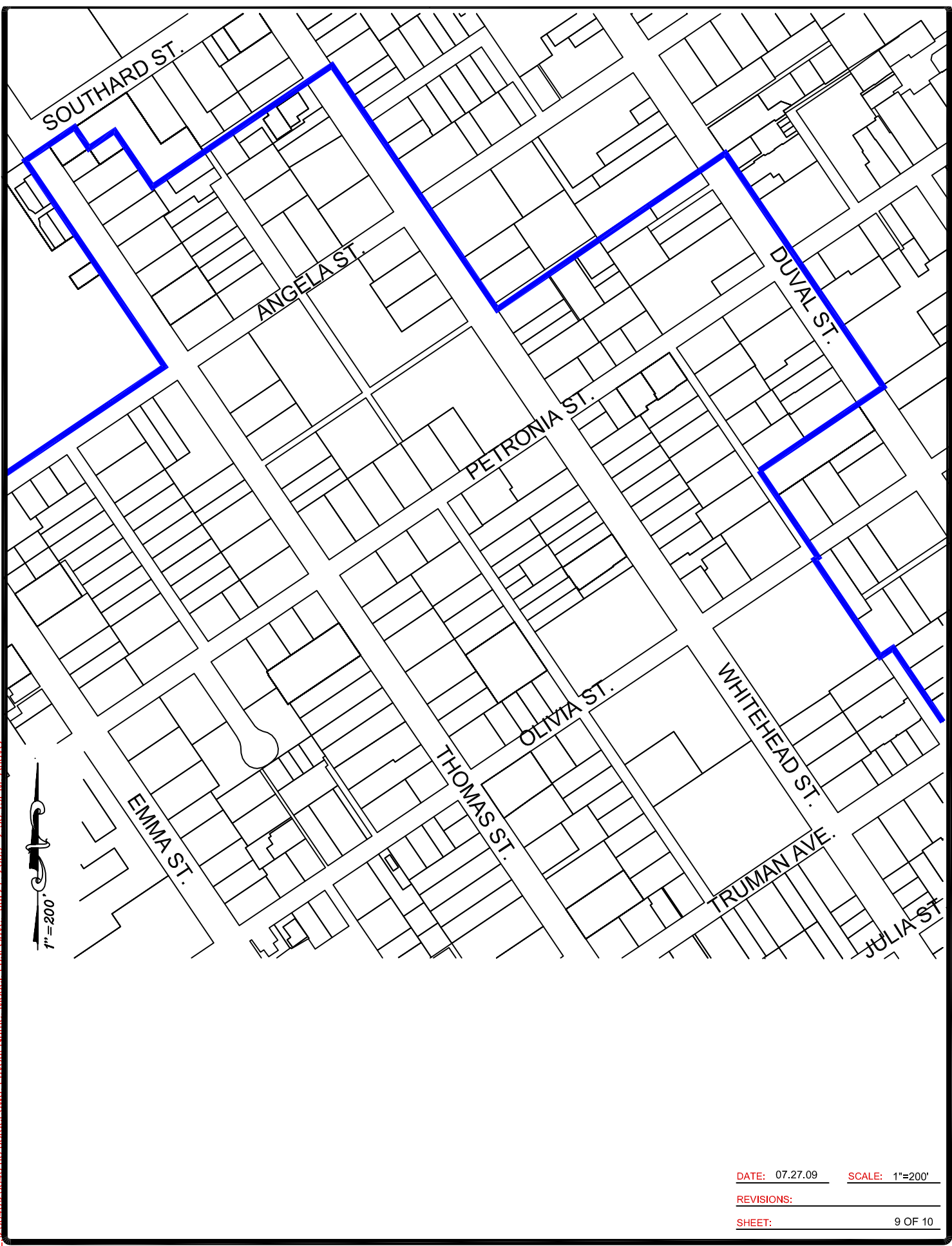


SHEET: 7 OF 10



SHEET: 8 OF 10

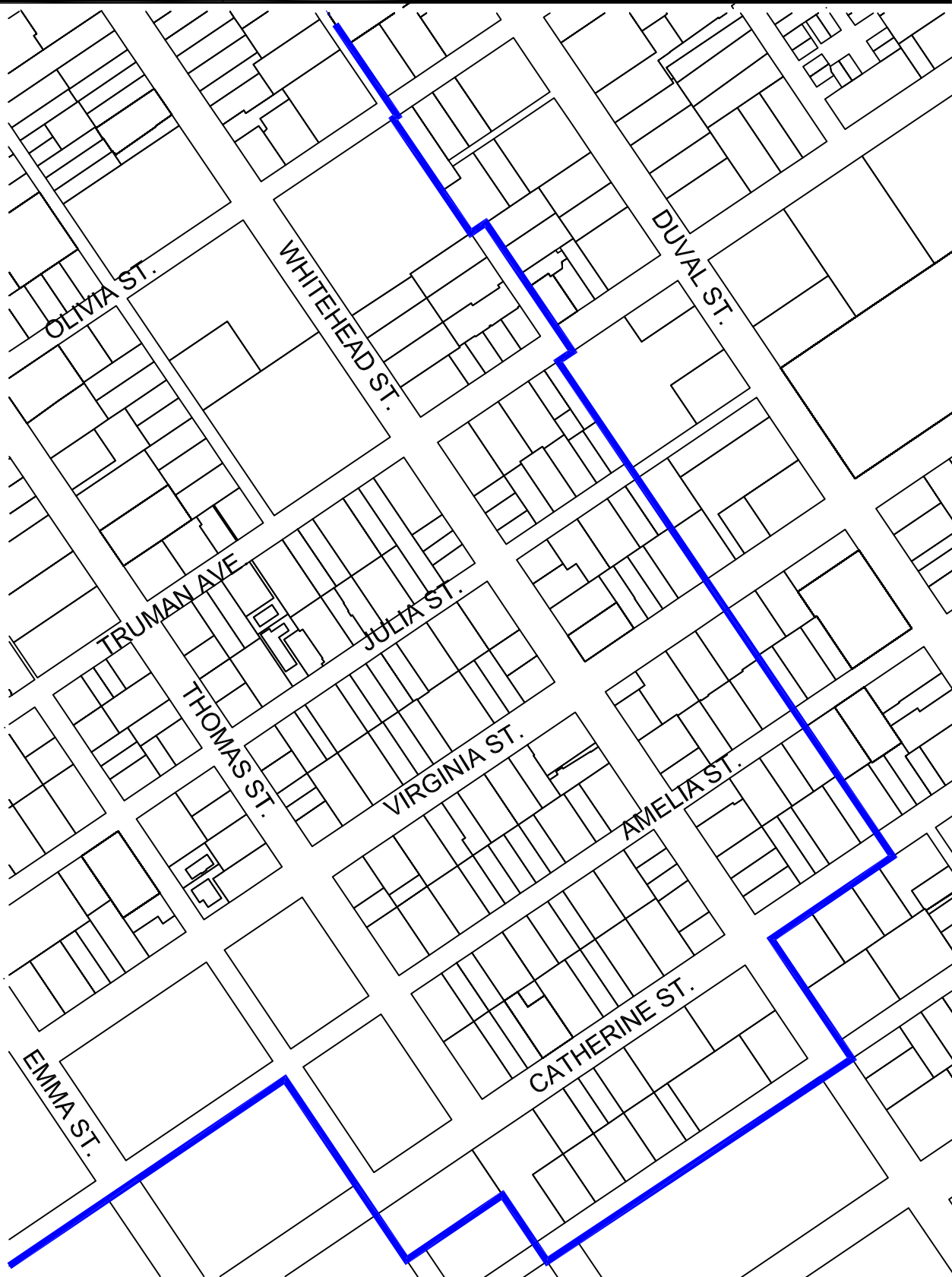
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SEE SHEET 5 OF 9
AND SHEET 8 OF 9

SEE SHEET 6 OF 9
AND SHEET 9 OF 9

1. Due to the highly developed and urban characteristics of each subarea within the City's community redevelopment area, the primary open space available is Dr. Martin Luther King Community Park (which includes Nelson English Park and Willie Ward Park) along with innovative use of existing City lands and right of ways for special events, and in general accord with the objective of using such areas to create a vibrant community.
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5. These notes were developed from research of public records, government maintained statistics, City staff reports and other relevant information obtained and reviewed in 2009; and, are provided to update and address general informational provisions of section 163.362, Florida Statutes.



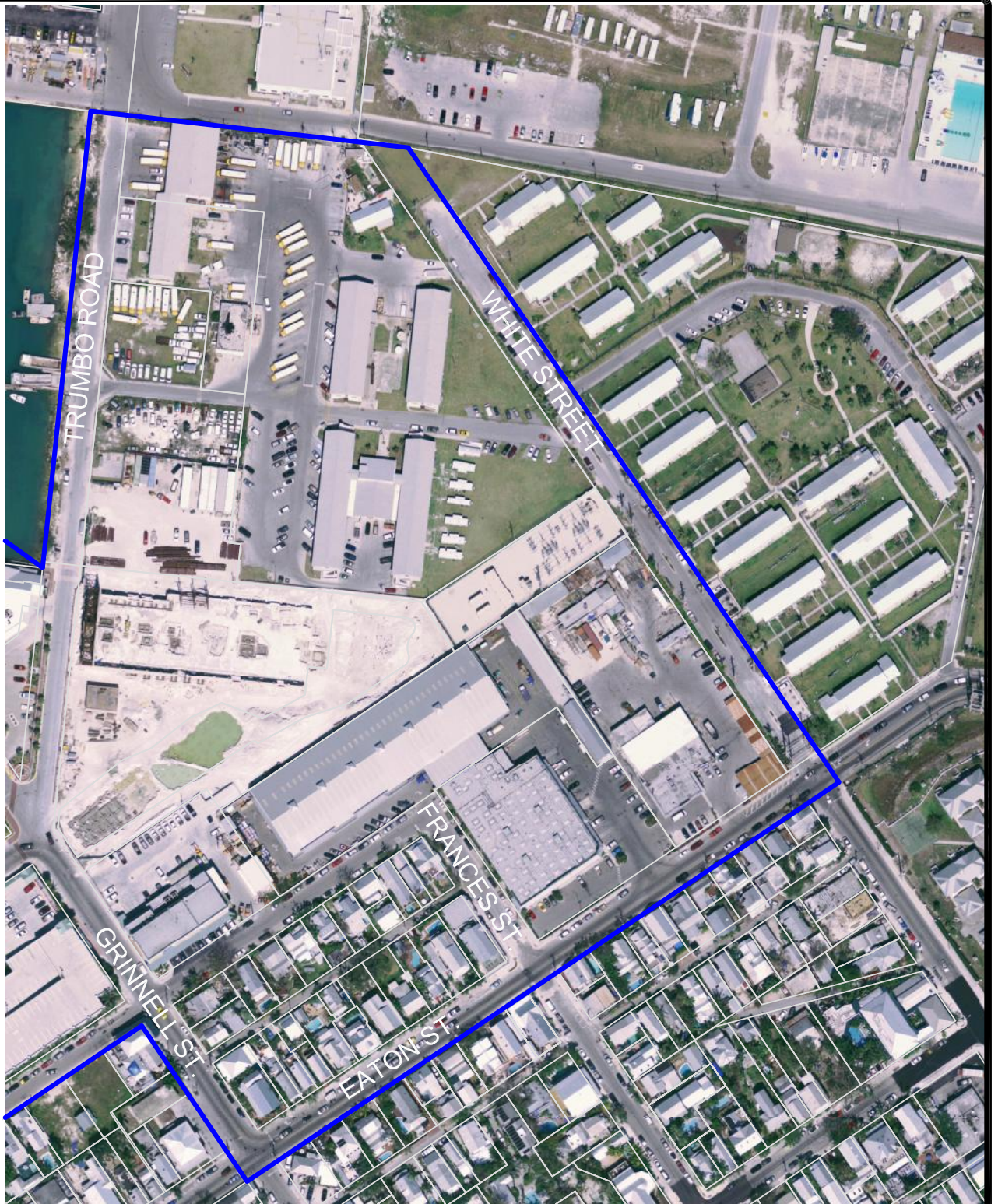
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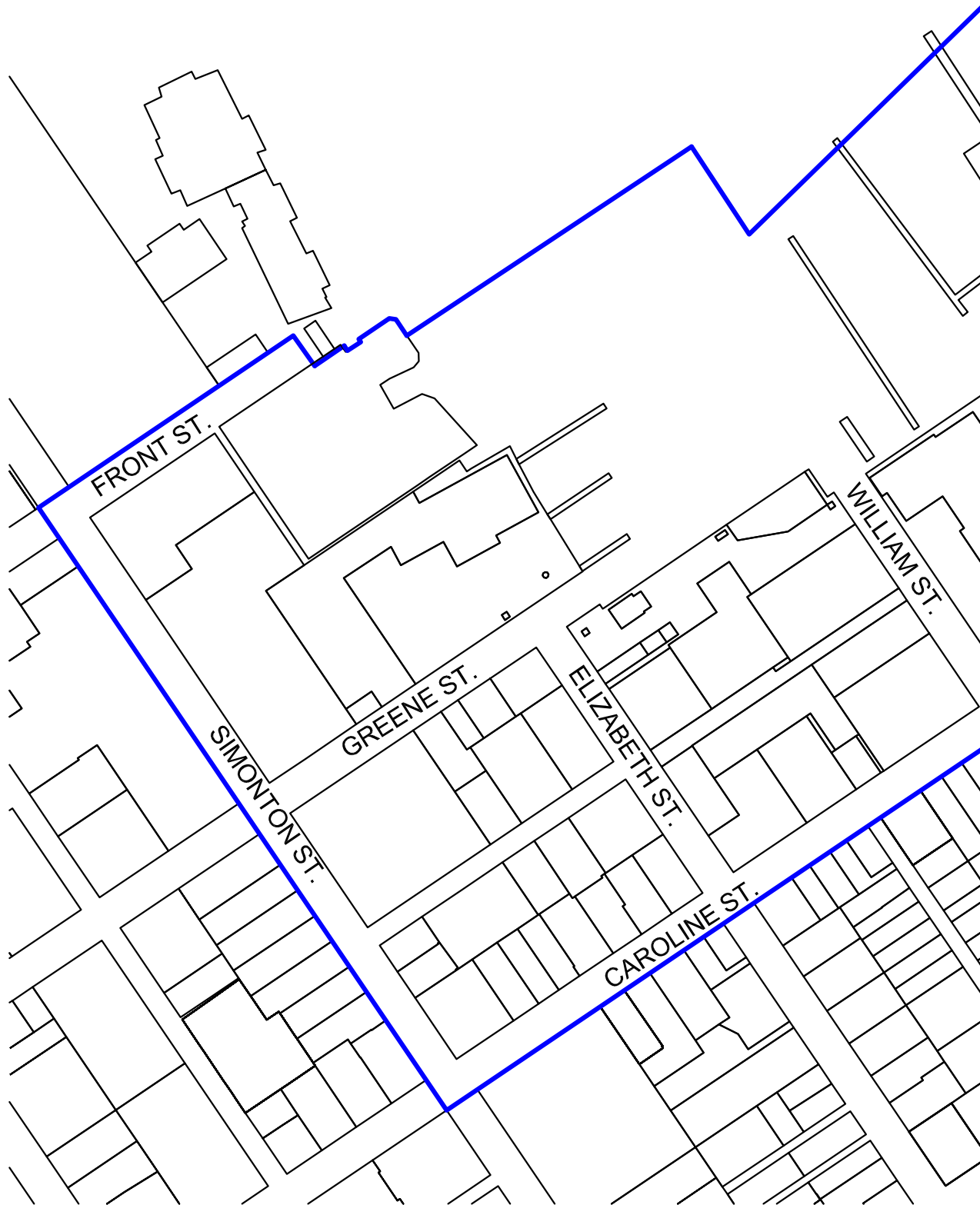
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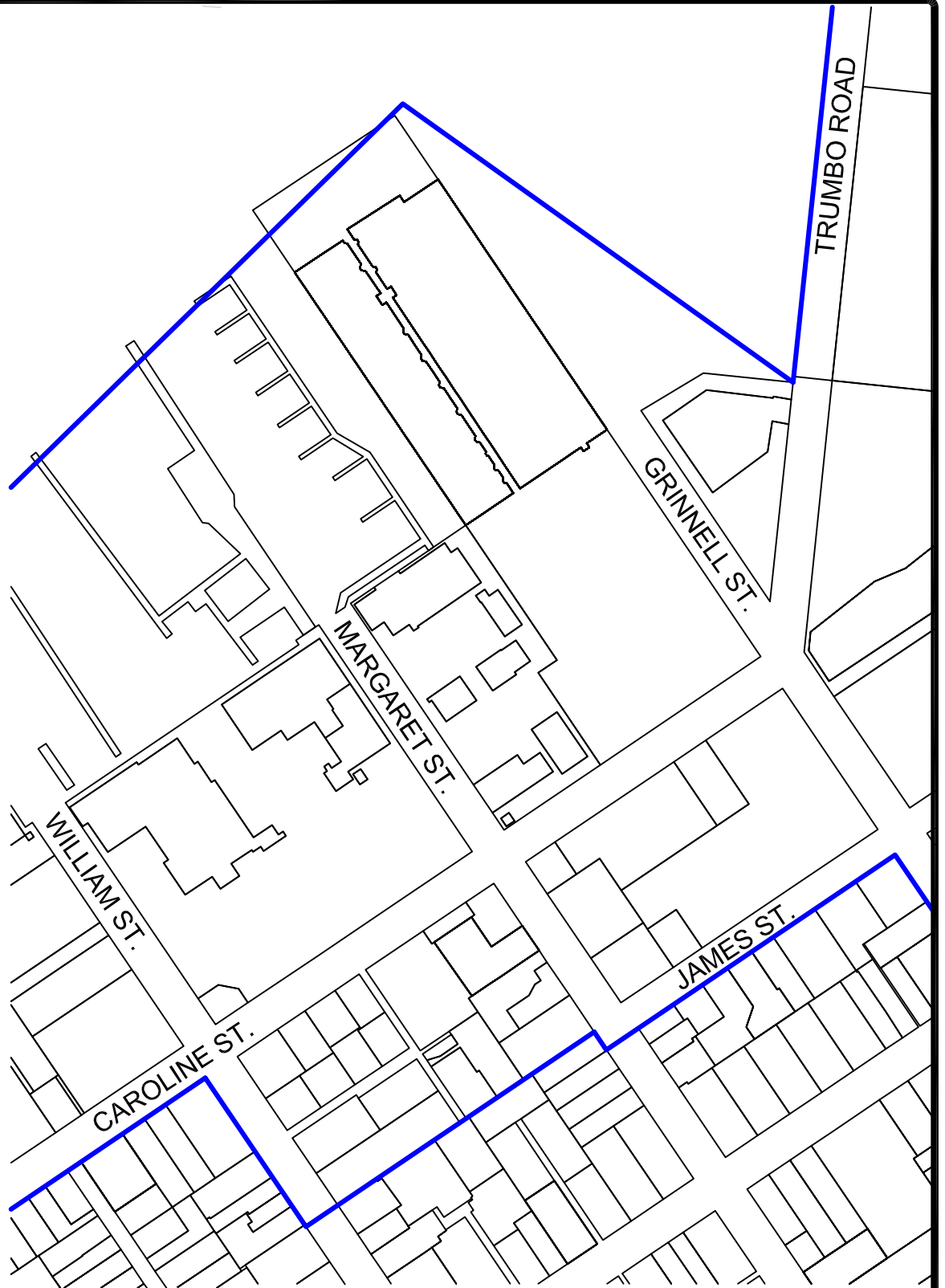


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SHEET: 6 OF 9





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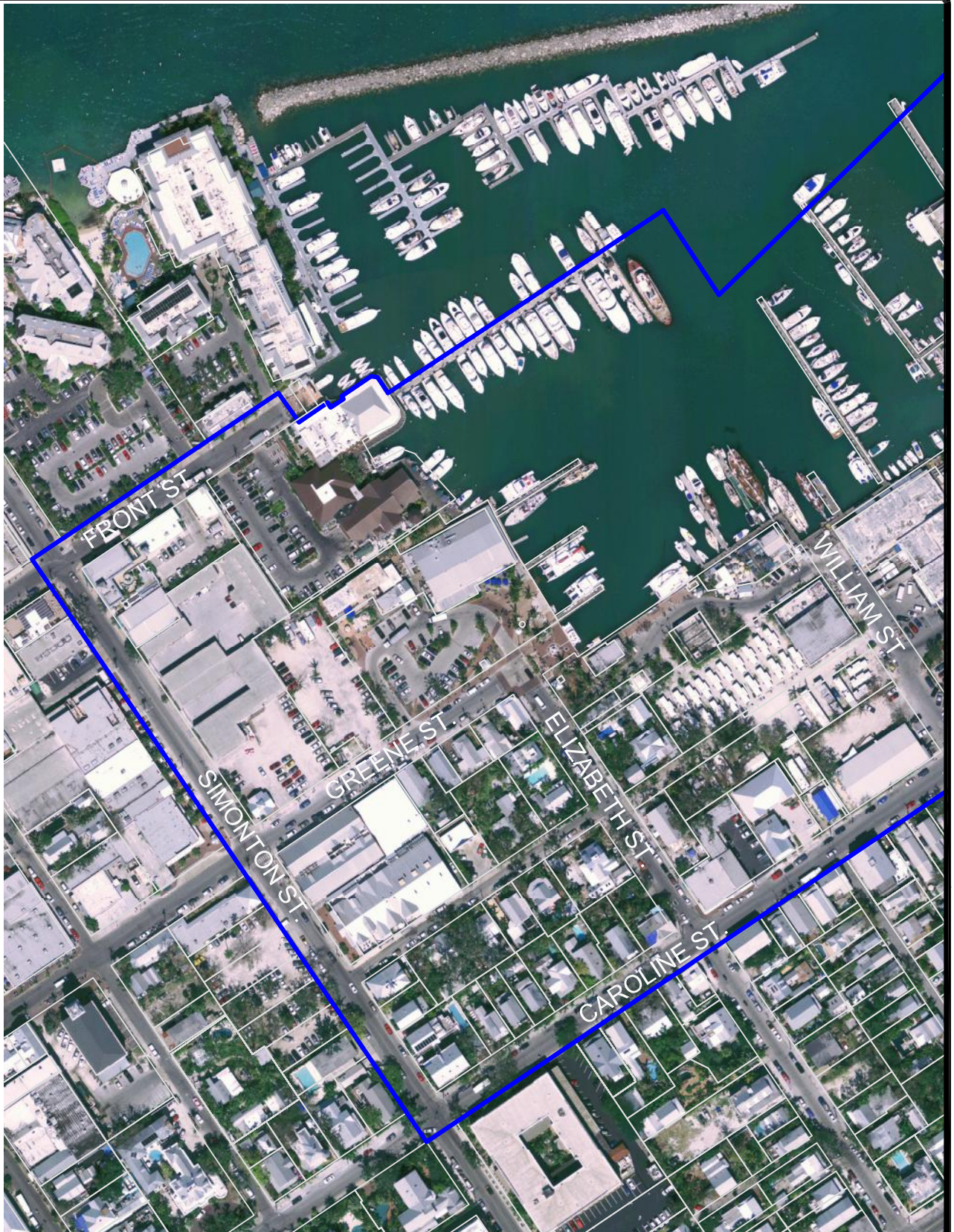
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REVISIONS:

SHEET: 4 OF 9

APPENDIX D

RESOLUTION FINDING COMMUNITY REDEVELOPMENT PLAN IN CONFORMITY WITH COMPREHENSIVE PLAN

RESOLUTION 2009-049

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA; RELATING TO THE REVIEW OF THE AMENDED AND RESTATED COMMUNITY REDEVELOPMENT PLAN FOR THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR WRITTEN RECOMMENDATIONS WITH RESPECT TO THE CONFORMITY OF SUCH PLAN WITH THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF CITY OF KEY WEST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning Board of the City of Key West, Florida (the "Planning Board") is the "local planning agency" of the City of Key West, Florida (the "City"); and

WHEREAS, the Community Redevelopment Act was created to assist communities and local governments in eliminating and blighted area conditions that are detrimental to the health, safety and moral welfare of state residents; and

WHEREAS, in the early 1990's, the City Commission recognized blighted area conditions within the City and began to consider redevelopment options; and

WHEREAS, shortly thereafter the City Commission authorized the investigation of the need for redevelopment in two, non-contiguous areas, commonly known as Bahama Village and Key West Bight (subsequently renamed or referred to as the "Caroline Street Corridor"); and

WHEREAS, in 1992, the City Commission, after considering the determinations of the consultants, adopted findings of necessity required by the Community Redevelopment Act pursuant to Section 163.355, Florida Statutes, determining that the Community Redevelopment

Area was a blighted area within the meaning of the Community Redevelopment Act and designated the Community Redevelopment Area as appropriate for community redevelopment in its Resolution 92-36 and Resolution 92-60; and

WHEREAS, the City Commission subsequently established the Caroline Street Corridor and Bahama Village Community Redevelopment Agency and adopted the community redevelopment plans for both of the subject subareas: (1) Bahama Village (1992) and (2) the Caroline Street Corridor (1996); and

WHEREAS, the City Commission, and ex-officio as the governing body of the Caroline Street Corridor and Bahama Village Community Redevelopment Agency, has determined that it is appropriate to cause an amendment, consolidation and restatement of the subject redevelopment plans and has submitted same to the Planning Board, as the local planning agency, in a manner consistent with Section 163.360(4), Florida Statutes; and,

WHEREAS, the review by the Planning Board, in this instance, is limited by law to review as to the amended and restated plan for "its conformity with the comprehensive plan for the development of" the City of Key West as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST FLORIDA, AS FOLLOWS

SECTION 1. FINDINGS. It is hereby ascertained, determined, and declared that:

(A) The Planning Board has reviewed the Amended and Restated Community Redevelopment Plan relative to its conformity with the comprehensive plan for the development of the City as a whole; and, provides in this Resolution its written comments with respect to such conformity in accordance with the provisions of the Redevelopment Act.

(B) It is of particular note that the Amended and Restated Community Redevelopment Plan is not a development order and that it expressly acknowledges, anticipates, and allows for the likely amendment of the City's comprehensive plan over time and expressly states that such aspects of any future or envisioned community redevelopment that would require any amendment to the comprehensive plan will not take place until the appropriate comprehensive plan amendments have been adopted.

(C) After such review, the Planning Board hereby determines and declares that the subject Amended and Restated Community Redevelopment Plan recognizes and respects the comprehensive planning process and is in conformity with the comprehensive plan for the development of the City as a whole and is otherwise sufficient, pursuant to the Community Redevelopment Act, for the purposes of continued consideration and approval by the City's community redevelopment agency and the City Commission.

SECTION 2. EFFECT OF ADOPTION OF RESOLUTION.

(A) The adoption of this Resolution shall be liberally construed to (1) comply with the review and comment requirements required by Section 163.360 and Section 163.362, Florida

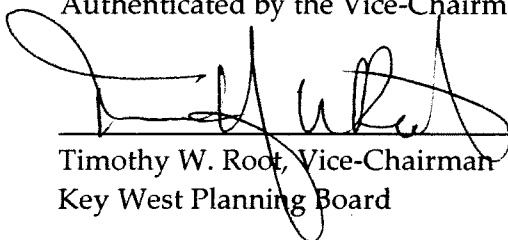
Statutes, and (2) specifically document by resolution that the Planning Board has timely received, reviewed and provided written comment upon such Amended and Restated Community Redevelopment Plan.

(B) All prior resolutions and actions of the Planning Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform to the provisions herein contained.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

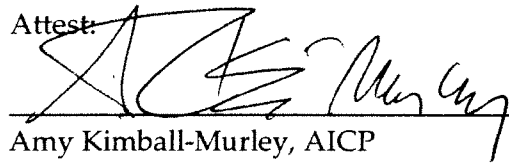
READ AND PASSED ON first reading at a regular meeting held this 19th day of November 2009.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director.



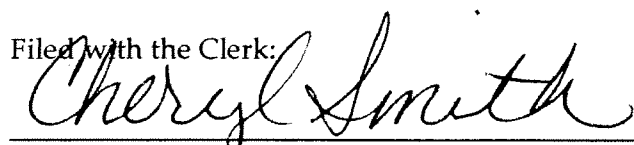
Timothy W. Root, Vice-Chairman
Key West Planning Board

12-3-09
Date

Attest: 

Amy Kimball-Murley, AICP
Planning Director

12/03/09
Date

Filed with the Clerk: 

Cheryl Smith, City Clerk

12-3-09
Date