

Annual Report 2025

1 Frederick Douglass Community Center
Photo Credit: Nick Doll



Caroline Street Corridor and Bahama Village Community Redevelopment Agency



Highlights from Oct. 1, 2024-Sept. 30, 2025

The City of Key West has two non-contiguous redevelopment areas: the Caroline Street Corridor Redevelopment Area (“CSC Subarea”) and the Bahama Village Redevelopment Area (“BVRA Subarea”), together covering approximately 127 acres.

The Bahama Village Subarea is advancing several transformative initiatives focused on community enrichment, infrastructure upgrades, and economic development. These projects represent significant, long-term investments in the future of the neighborhood. The new Frederick Douglass Community Center at 101 Olivia Street was completed in January 2025. The facility houses the city’s tutoring program, the Bahama Village music program, and a Black History Museum. It also includes a business incubator operated by the Florida International University (FIU) Small Business Development Center (SBDC), offering essential support to local entrepreneurs and promoting economic opportunity. The Lofts of Bahama Village, a residential community built on 3.2 acres, was also completed in 2025. This project provides much-needed housing while contributing to the area’s vitality and growth.

To address longstanding infrastructure challenges, the Olivia Street drainage project was completed, alleviating flooding from Emma Street to Fort Street.

Within the Caroline Street Corridor CRA, the engineering department is progressing on planned improvements to Green Street and the adjacent parking lot, with construction anticipated to begin in 2027. A mixed-use development at 904 Caroline Street is also underway, featuring ground-floor retail, residential units above, and upgraded site drainage. This project aims to create a vibrant, integrated environment that supports both commercial activity and residential needs and will start construction in 2026.



2 Bahama Village Historic Neighborhood

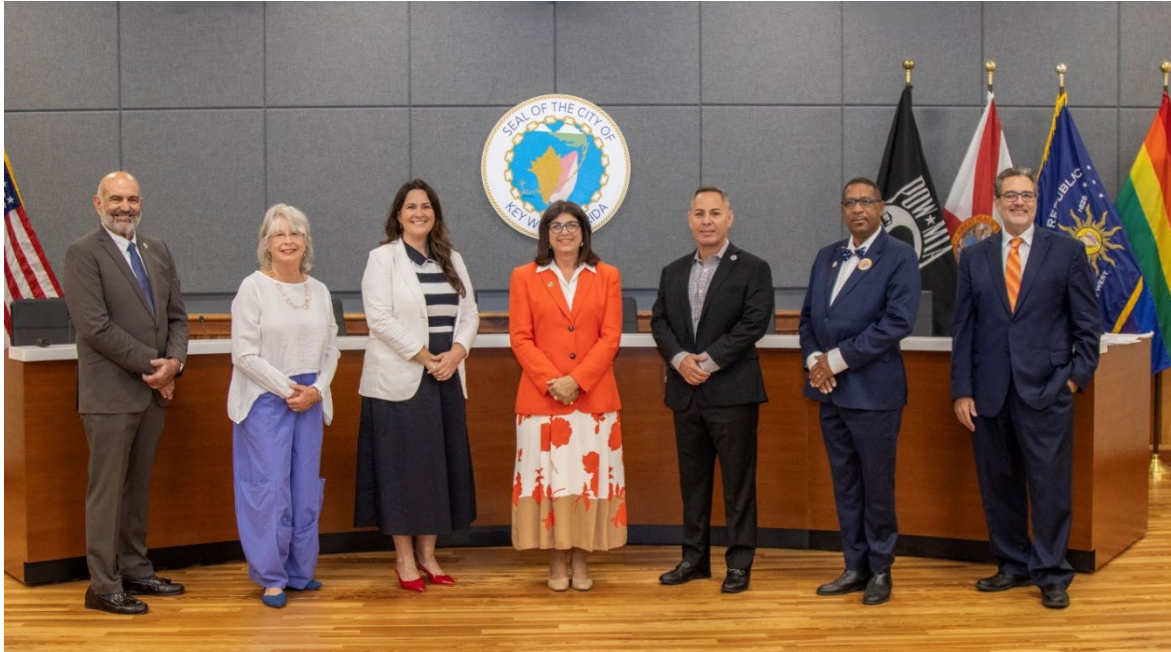


Photo: Listed from left to right- Gregory Veliz, Monica Haskell, Lissette Carey, Danise Henriquez, Donald Lee, Aaron Castillo, and Samuel Kaufman.

CRA Board of Commissioners

Mayor, Danise “DeeDee” Henriquez

Monica Haskell
District I Commissioner

Donald “Donie” Lee
District III Commissioner

Gregory Veliz
District V Commissioner

Samuel Kaufman
District II Commissioner

Lissette Carey
District IV Commissioner

Aaron Castillo
District VI Commissioner

CRA Staff



Registered Agent:
Brian L. Barroso, City Manager



CRA Manager:
Karen A. Wilman

What is a CRA?

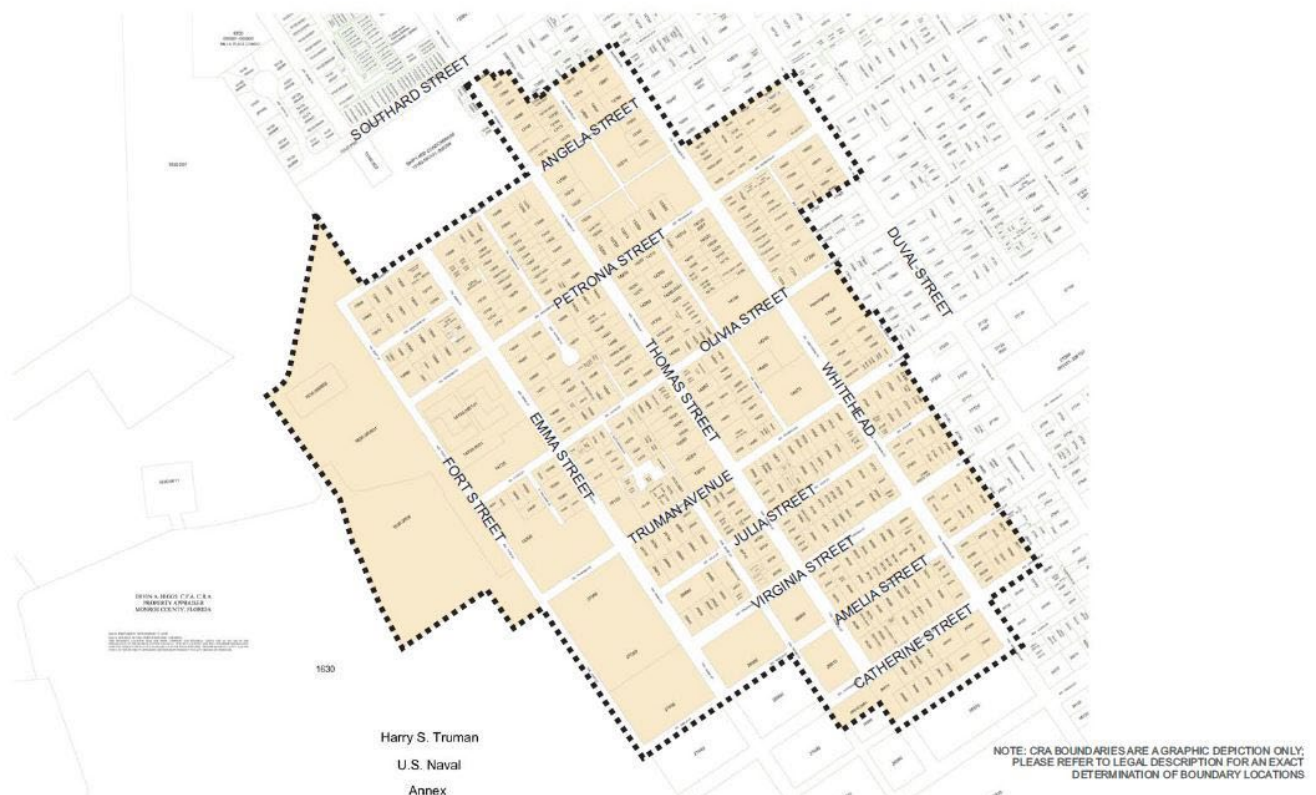
A Community Redevelopment Agency (CRA) in Florida is a local public entity created by the City to revitalize specifically designated areas. Established under Chapter 163, Part III of Florida Statutes, CRAs use Tax Increment Financing (TIF) to reinvest increased property tax revenues back into the neighborhood for improvements.

Key Aspects of a Florida CRA:

- **Purpose:** To eliminate blight, improve infrastructure, boost economic development, and encourage housing rehabilitation.
- **Funding (TIF):** When a CRA is created, the "base year" property tax value is frozen. As property values rise within the district, the tax increase (increment) above that base is deposited into a trust fund for the CRA to use, rather than going to the general city/county fund.
- **Governance:** It is usually managed by a board, which may be the local city council or county commission, or a separate board appointed by them.
- **Actionable Activities:** Projects often include streetscape improvements, facade grants for businesses, road upgrades, and affordable housing projects.

These agencies are designed to operate as dependent special districts, focused specifically on the redevelopment plan for their defined geographical area, see maps for each sub- area.

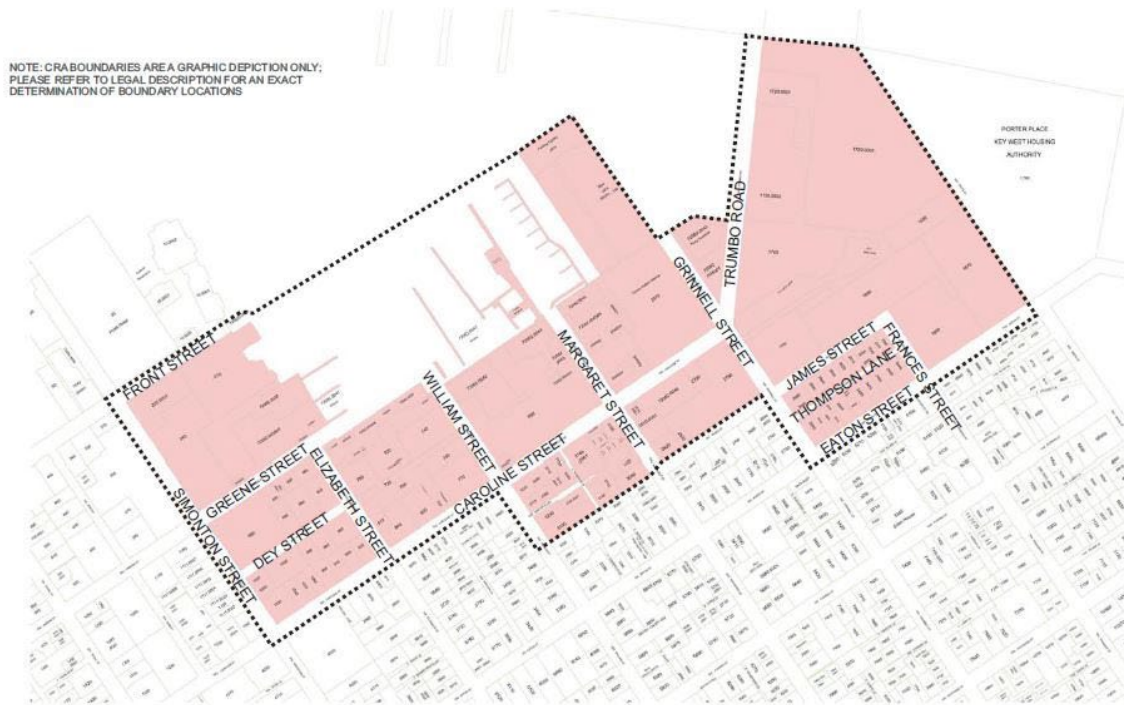
Bahama Village Redevelopment Sub-Area Map



LEGEND
.....Approximate Boundaries of Subarea

Figure X
Location Map
Bahama Village Sub-Area
City of Key West
Community Redevelopment Area

Caroline Street Corridor Sub-Area Map



LEGEND
.....Approximate Boundaries of Subarea

Figure X
Location Map
Caroline Street Corridor Sub-Area
City of Key West
Community Redevelopment Area

File Name: CRA BVSA Base

Source: City of Key West, May 2009

What is our vision for the CRA?

Summary from the 2010 Amended & Reinstated Community Redevelopment Plan – Section 4.02: Vision for Community Redevelopment Area

The Community Redevelopment Area (CRA) vision centers on creating a sustainable, energy-efficient, and environmentally responsible community that enhances quality of life while respecting the area’s historic context and regulatory constraints. Key priorities include:

- **Livability and Connectivity:** Development of vibrant public spaces, improved access to open space and services, pedestrian-friendly infrastructure, and enhanced multimodal transportation to reduce reliance on vehicles.
- **Housing and Infrastructure:** Expansion and rehabilitation of affordable housing, along with coordinated infrastructure and transportation improvements.
- **Economic and Community Development:** Promotion of mixed-use development, including residential, commercial, and civic uses, supported by public spaces and community-oriented amenities.

Overall, the CRA aims to transform the area into a cohesive, accessible, and economically vibrant community while maintaining adaptability to changing conditions and priorities.

Financial Information (Fiscal year ending Sept. 30, 2024 (Unaudited))

Community Redevelopment Agency Annual Report

Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID 1261

Registered Agent	Mr. Brian L. Barroso
Mailing Address	City of Key West Key West, Florida 33040
Office Address	1300 White Street
Telephone	(305) 809-3879
Fax	(305) 809-3886
Email	brian.barroso@cityofkeywest-fl.com
Website	cityofkeywest-fl.gov/649/Community-Redevelopment-Agency-CRA
County(ies)	Active
Local Governing Authority	Dependent
Date Created / Established	Monroe
Creation Documents	City of Key West
Board Selection	Community Redevelopment
Authority to Issue Bonds	Yes
Revenue	<small>City Ordinances 92-7, 92-8, 94-33, 94-72, 95-31, and 08-18; City Resolutions 92-56, 92-60, 92-61, 92-62, 94-72, 95-104, 95-250, 96-464, 98-346, 08-016, and 10-015</small>
Most Recent Update	Chapter 163, Part III, Florida Statutes

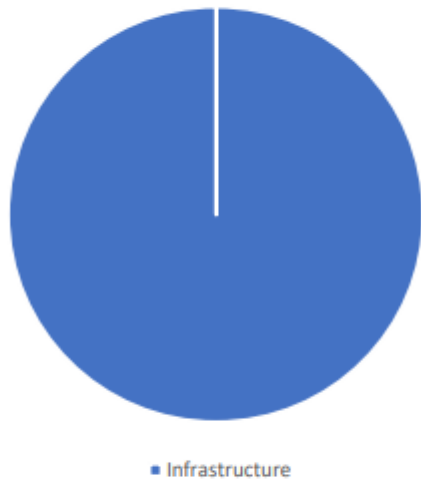
Total number of Activities started	5
Total number of Activities completed	1
Current Year Taxable Value in CRA	\$ 831,919,469.00
Actual expended increment revenue	\$ -
Base Year Taxable Value in CRA	\$ 88,178,436.00
Current Year Tax Increment Value	\$ 743,741,033.00
Total amount expended for low and middle income affordable housing	\$ 400,000.00

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

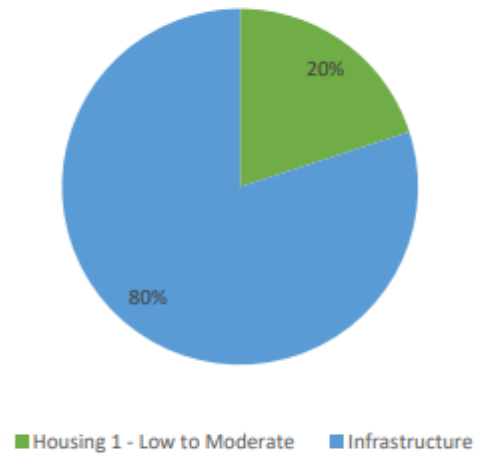
ACHIEVEMENT	CRA PLAN PAGE
Infrastructure	55
Infrastructure	54
Infrastructure	54
Infrastructure	53
Infrastructure	44
Housing 1 - Low to Moderate	52

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COMPLETED (C) ACTIVITIES BY COUNT

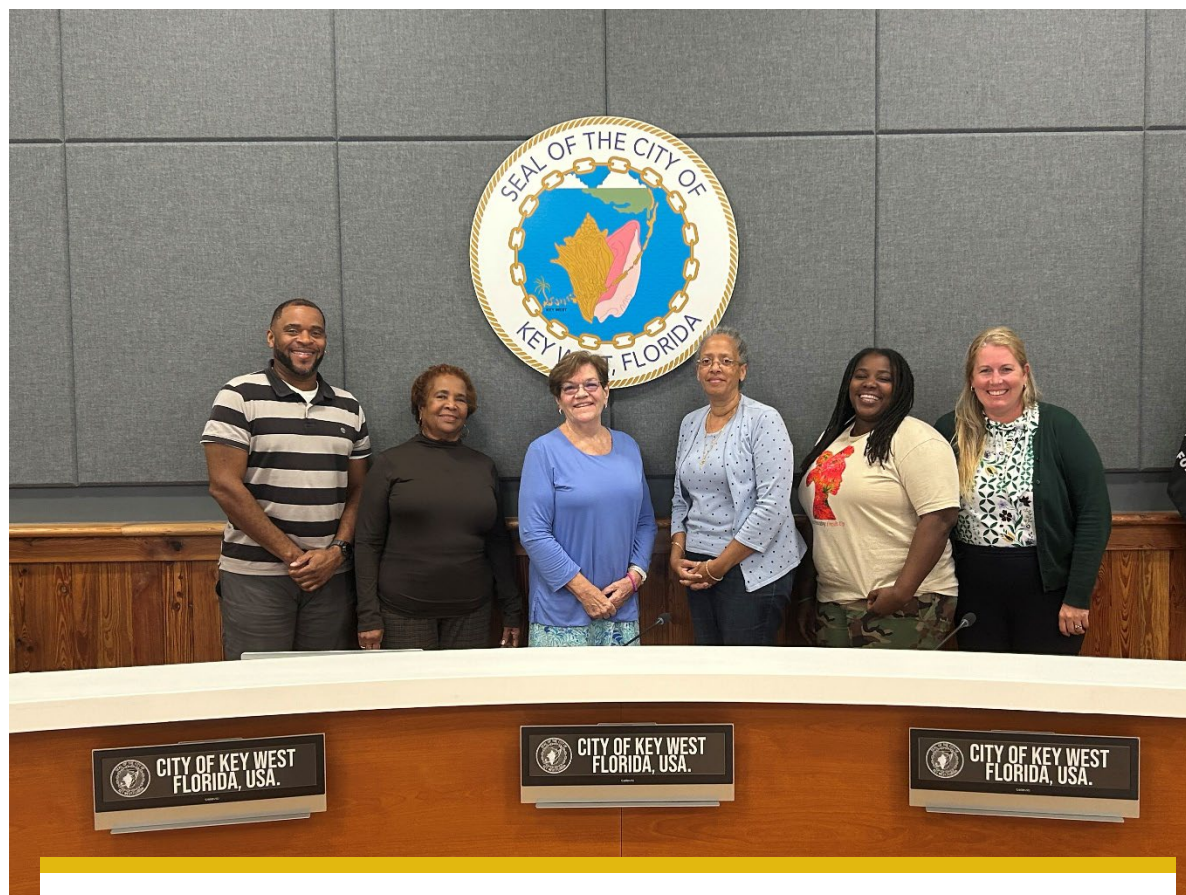


STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)





Bahama Village Redevelopment Advisory Committee (BVRAC)

The Bahama Village Redevelopment Advisory Committee (BVRAC) was established by the City Commission in 2008 pursuant to Ordinance No. 08-018, with responsibilities updated in 2011 under Ordinance No. 11-16. The Committee serves in an advisory capacity to the Community Redevelopment Agency (CRA), with its authority limited to matters within the boundaries of the Bahama Village Community Redevelopment Area. Members are appointed by the City Commission. The Committee holds public meetings on the first Monday, every other month. Visit www.cityofkeywest-fl.gov for more information.

Photo: Jethón Williams, Annette Mobley, Patricia Eabels, Yolanda Mingo, Fritzie Estimond, CRA Manager- Karen Wilman. Not Pictured- Clayton Lopez.





Community Redevelopment Agency

"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities." – Socrates

"For a community to be whole and healthy, it must be based on people's love and concern for each other." – Millard Fuller