



## **Superintendent's Task Force – Trumbo Point MCSD Employee/Workforce Housing**

### **Session 1 Agenda – Friday, March 1, 2019 – 2:00 PM**

#### **I. Membership/Attendance/Introductions:**

- Mark Porter – MCSD Superintendent, Facilitator
- Ed Swift – President, Historic Tours of America
- Bryan Green – Chair, Wesley House Family Services / Chair, Monroe County Education Foundation
- Shawn Smith – City Attorney, City of Key West – Unable to attend.
- Lynne Tejeda – General Manager/CEO, Keys Energy Services – Unable to attend.
- Bill Hunter – President, Lower Keys Alliance, Inc.
- Ashley Monnier – NAS KW, Community Plans Liaison Officer – Unable to attend.

#### **II. Review of Task Force Authority:**

The Task Force shall be limited to “fact-finding” only with regard to future use of Trumbo Point as a potential workforce housing location and timelines associated with the construction/development process. As the Task Force shall be limited to information gathering, shall be vested with no decision-making authority and will not make recommendations to the School Board, the meetings of the Task Force are expressly not subject to Section 286.011, Florida Statutes. If at any point the Task Force is convened for the purpose of developing recommendations that will be issued to the School Board, said meeting(s) of the Task Force shall be subject to Section 286.011, Florida Statutes, and accompanying Sunshine Law provisions.

A final report will be submitted to the Superintendent who will present the information to the School Board. Final decision-making authority shall remain with the Monroe County School Board as to all issues associated with this potential project.

#### **Charge Statements:**

- 1) To layout an initial timeline for the planning, construction and completion of a MCSD employee/workforce housing development on the property currently occupied by the MCSD Administrative Offices and Services at 241 Trumbo Road.
- 2) To include a timeline and possible alternatives for relocation of the MCSD Administrative Services currently located at 241 Trumbo Road.
- 3) To establish potential elements and parameters of a Request for Proposal to be issued by the Monroe County Schools with regard to development of a MCSD employee/workforce housing development at 241 Trumbo Road.

#### **Timeline:**

First meeting to be scheduled in February, 2019. Future meeting dates/times and frequency to be determined by the Task Force. Preferred completion date – December 31, 2019.

### **III. Establish Task Force Meeting Protocols**

#### **A. Frequency/Dates/Times**

- i. Every 2 weeks

### **IV. Update on MCSD Employee Housing – Sugarloaf Development**

- A. **FLUM Amendment** – conditionally approved by Monroe County Planning Commission, subject to Sub-Area Text Amendment limiting density to 20 workforce units. Expected to be “joined” at March meeting of the Planning Commission. Other proposed/suggested income limitations are of concern at this point in the planning process. Brief discussion of 70% of income earned in Monroe County (which should not be a problem).

### **V. Baseline Review of the Property**

#### **A. Current use by Monroe County School District**

- i. MCSD Transportation and Internal Services Facility – Stock Island (August, 2020)
- ii. MCSD should never sell the land. 99 year lease is the right thing to do.

#### **B. Current Zoning and Land Development Regulations**

- i. HRCC2 – 7 acres including City of KW (dog park). Additional acreage if Housing Authority land is included.
- ii. Density discussion:
  1. Current density limits – 8 units per acre.
  2. Will need a zoning change to increase density.
  3. Will NOT need a height variance (which would require a referendum vote).

### **VI. Next Steps / Next Meeting –**

- i. **Date** – Week of March 25<sup>th</sup> (Wed/Thur/Fri).
- ii. **Time** – TBD
- iii. **Location** – AJ Henriquez Building, 241 Trumbo Road

#### **B. Agenda**

- i. Hope to have S. Smith and/or P. Wright available to address questions and concerns as noted; Current zoning restrictions, clarification as to MCSD property/City of KW property/Navy property (reverter?), possible changes to LDR to accommodate workforce housing, ROGO's.

#### **C. Data Requests/Information Needed (homework):**

- i. How many ROGO's are available in Key West? Are they limited in anyway by income?
- ii. Need a briefing document on land ownership, contamination, Navy reverter, city owned land (road, dog park, etc.)