



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

**To:** Jim Scholl, City Manager

**From:** Kreed Howell, Senior Construction Manager  
Patrick Wright, Planning Director

**Cc:** Greg Veliz, Assistant City Manager  
Steve McAlearney, Engineering Director  
Mark Finigan, Finance Director

**Date:** 14 November 2018

**Subject:** Request to designate entire Frederick Douglass Gym/Roosevelt Sands Center property as Historic Neighborhood Commercial District (HNC-3).

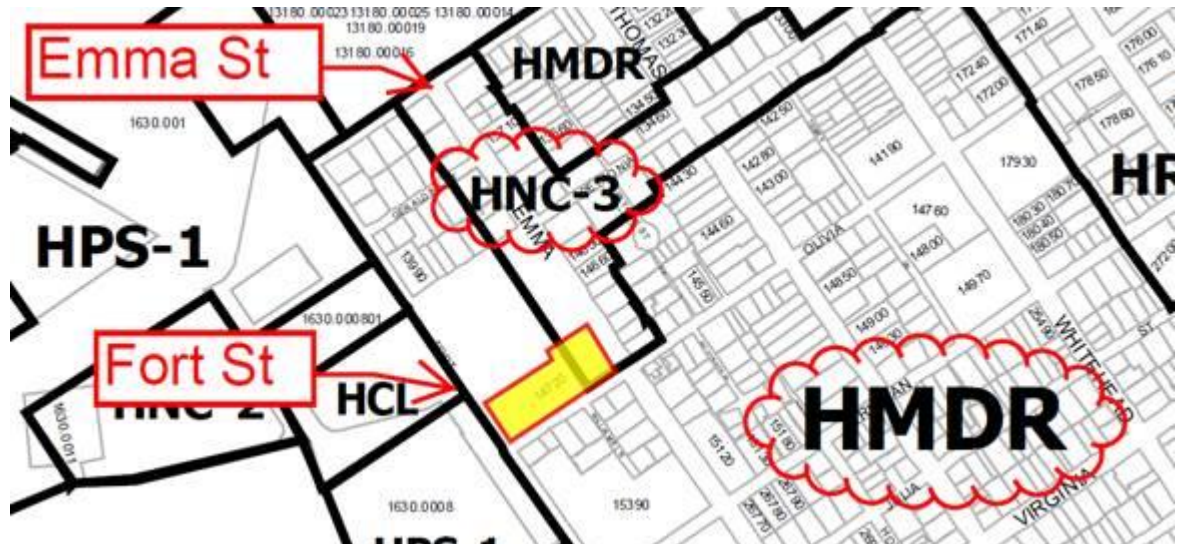
### Action Statement

**Request:** Designate entire parcel at Frederick Douglass Gym/Roosevelt Sands Center as Historic Neighborhood Commercial District (HNC-3).

**Applicant:** City of Key West

**Location:** 830 Emma Street, Key West, FL 33040 (RE# 00014720 - 000000, AK 1015091)

**Zoning:** The Frederick Douglass Gym/Roosevelt Sands Center currently straddles two zoning designations: Historic Neighborhood Commercial District (HNC-3) (Emma Street side) and Historic Medium Density Residential (HMDR) (Fort Street side). See diagram.



*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*



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### **Background**

City property at 830 Emma Street currently straddles two zoning designations. Licensing records indicate the building has been used as mixed-use commercial/residential going back to at least the mid-1980s. Currently the Roosevelt Sands Center is being used as an after-school care facility.

Upon adoption of current Land Development Regulations and Official Zoning Map in 2014, the building was bisected by a zoning line, leaving a portion of the building with a Historic Neighborhood Commercial District (HNC-3) designation and the remainder with a Historic Medium Density Residential (HMDR) designation.

Staff is requesting, in accordance with Section 122-94 (7), an interpretation of district boundaries by the City Commission to recognize the entire parcel and building as being zoned Historic Neighborhood Commercial District (HNC-3).

### **Purpose and Justification**

Section 122-94 (7) states:

*“Uncertainties. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or if any other uncertainty exists, the city commission shall interpret the intent of the official zoning map as to the location of district boundaries.”*

It is staff opinion that Section 122-94 (7) applies to this parcel and building. Given the longstanding commercial use of the property and to avoid expansion of a nonconforming use, the entire building and parcel should be interpreted as Historic Neighborhood Commercial District (HNC-3).

### **Financial Impact**

RFQ 19-001 is currently in routing for Architectural Services to design the Frederick Douglass Gymnasium Extension Renovation Project. The Interpretation of District Boundaries in favor of Staff opinion may reduce overall design costs by eliminating Task elements relating to zoning interpretation.

### **Recommendation**

Based on the existing conditions, the Engineering Services Department recommends to the City Commission **APPROVAL** of the request for Interpretation of District Boundaries to recognize the entire building and parcel located at 830 Emma Street as Historic Neighborhood Commercial District (HNC-3).