

**EXECUTIVE  
SUMMARY**



**To:** Jim Scholl, City Manager  
**Through:** Patrick Wright, Interim Planning Director  
**From:** Ginny Haller, Planner II  
**Meeting Date:** May 16, 2017

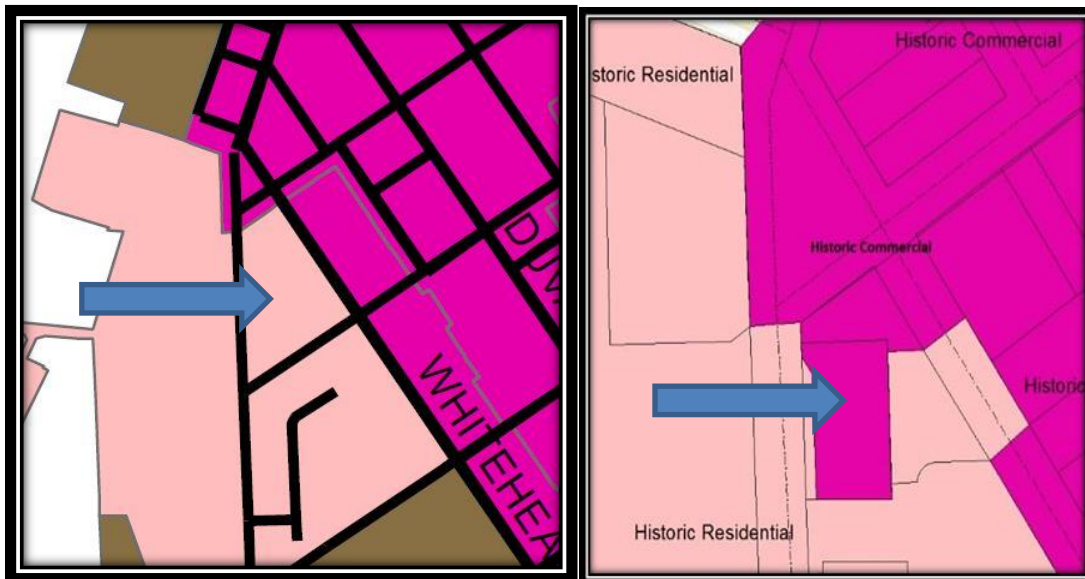
**Agenda Item:** **Future Land Use Map Amendment (FLUM) – 200 Greene Street (RE # 00001630-000300 & 0000163-000500)** – A request to amend the comprehensive plan future land use map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Request:** A site-specific amendment to the comprehensive plan future land use map for Historic Residential (HR) to Historic Commercial (HC).

**Applicant:** Trepanier & Associates, Inc.

**Property Owners:** Mel Fisher Maritime Heritage Society, Inc.

**Location:** 200 Greene Street (RE# 00001630-000300 & 0000163-000500)



**Current FLUM – HR**

**Proposed FLUM - HC**



**BACKGROUND:**

This Future Land Use Map amendment to rezone the Mel Fisher Museum located at 200 Greene Street from HRPD to HRCC-1, and to amend the future land use map (FLUM) from HR to HC was on the agenda of the July 2016 Planning Board meeting. After discussion, the Planning Board postponed the item to the November Planning Board meeting and staff was directed to meet with the applicants about the inclusion of Mel Fisher Museum in the rezoning of Mallory Square. The item was postponed a number of times.

The property is the location of the Mel Fisher Maritime Heritage Society (the Heritage Society) and is located on Greene Street between Front and Whitehead Streets. The property is located within the historic district and the building is a contributing structure according to the City’s Historic Resources Survey. The Neoclassical Revival building was owned by the U.S. Navy and completed in 1910 and was known as the “Naval Store Building.”

The property was leased to Mel Fisher in 1982 for the center of treasure salvaging operations. In 1987 the Navy transferred the property to the Truman Annex Land Limited Partnership who then sold the property to the Fisher family and was developed into the Key West Treasure Exhibit, warehousing, conserving and selling the salvaged treasure from the Spanish galleons *Nuestra Senora de Atocha* and the *Santa Margarita* that sunk off of Key West in 1622. In 2000, the ownership was transferred to the Heritage Society.

The applicant is requesting an amendment to the City’s Official Future Land Use Map (FLUM) for the subject property. The current FLUM category is Historic Residential (HR). The proposed FLUM category is Historic Commercial (HC). The current zoning is Historic Planned Redevelopment and Development District (HPRD). The proposed zoning is Historic Residential Commercial Core District Duval Street Gulfside (HRCC-1). In conjunction, the applicant is requesting an amendment to the City’s Official Zoning Map for the subject property.

**City Actions:**

Development Review Committee (DRC):	April 28, 2016
Planning Board:	June 16, 2016 (postponed)
	July 21, 2016 (postponed)
	November 17, 2016 (postponed)
	December 15, 2016 (postponed)
	January 19, 2017 (withdrawn)
	February 23, 2017 (postponed)
	March 16, 2017 (passed)
City Commission:	May 16, 2017
DEO review period	Up to 45 days, following local appeal

**Planning Analysis**

The purpose of Chapter 90, Article VI, Division 3 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) is to provide a means for changing the boundaries of the Future Land Use Map (FLUM) of the Comprehensive Plan (i.e., specific comprehensive plan amendment) consistent with Chapter 163 of the Florida Statutes (F.S.). It is not intended to relieve particular hardships nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in this division, the consistency of the proposed amendment with the intent of the Comprehensive Plan.

**Options/Advantages/Disadvantages:**

**Option 1.** Approve the request with conditions (listed below) as advised by the Planning Board in Resolution No. 2016-44, and additional conditions recommended by staff;

**Consistency with the City’s Strategic Plan, Vision and Mission:** This would not be inconsistent with the City’s Strategic Plan, Vision and Mission.

**Financial Impact:** There would be no cost to the City for granting of the request.

**Option 2.** Demy the site-special amendment to the FLUM from Historic Residential (HR) to Historic Commercial (HC).

**Consistency with the City’s Strategic Plan, Vision and Mission:** This would not be inconsistent with the City’s Strategic Plan, Vision and Mission.

**Financial Impact:** There would be no cost to the City for denying the request.

**RECOMMENDATION**

As per Resolution 2017-08, the Planning Board recommends the approval of the change to the Future Land Use Map from HR to HC.