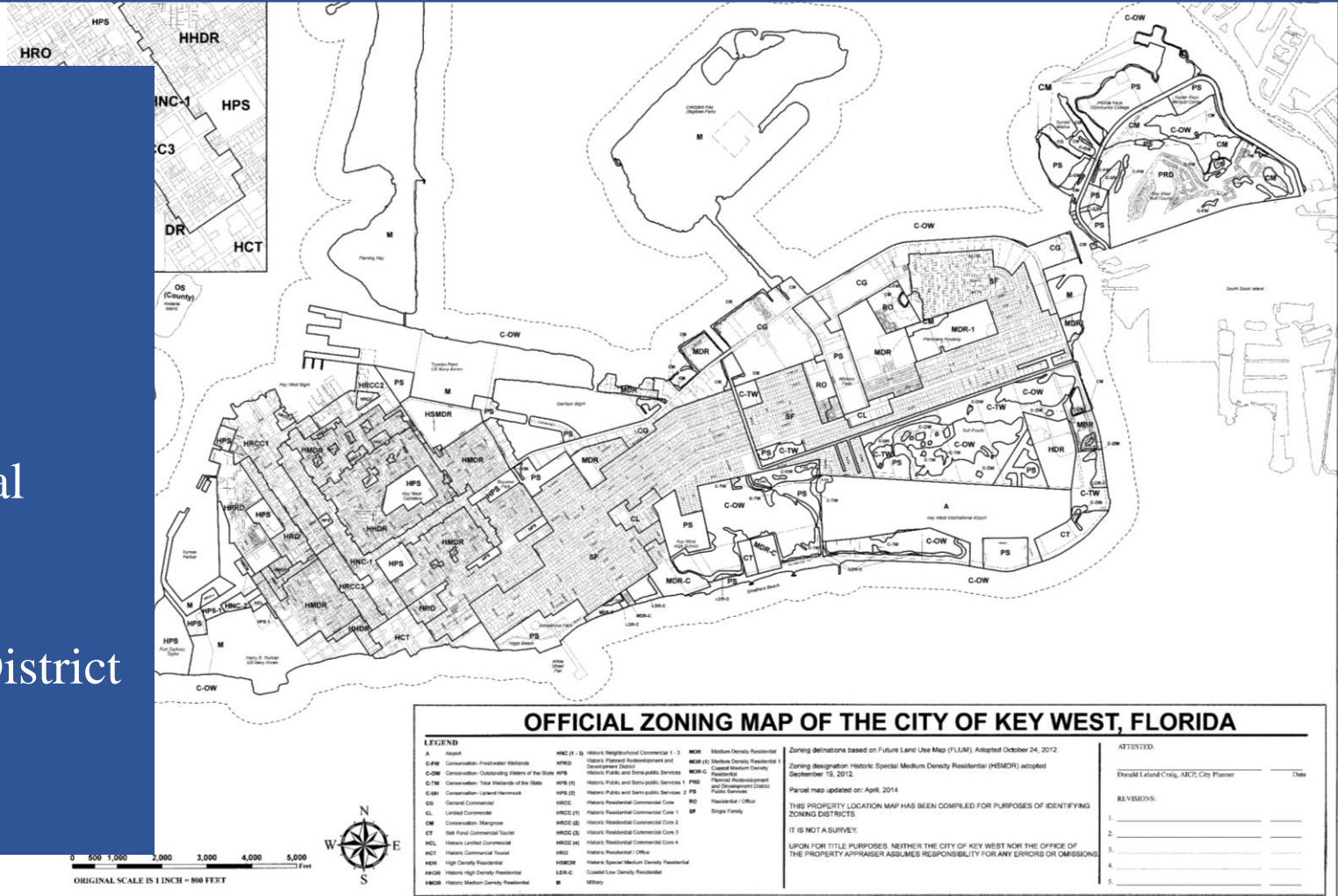
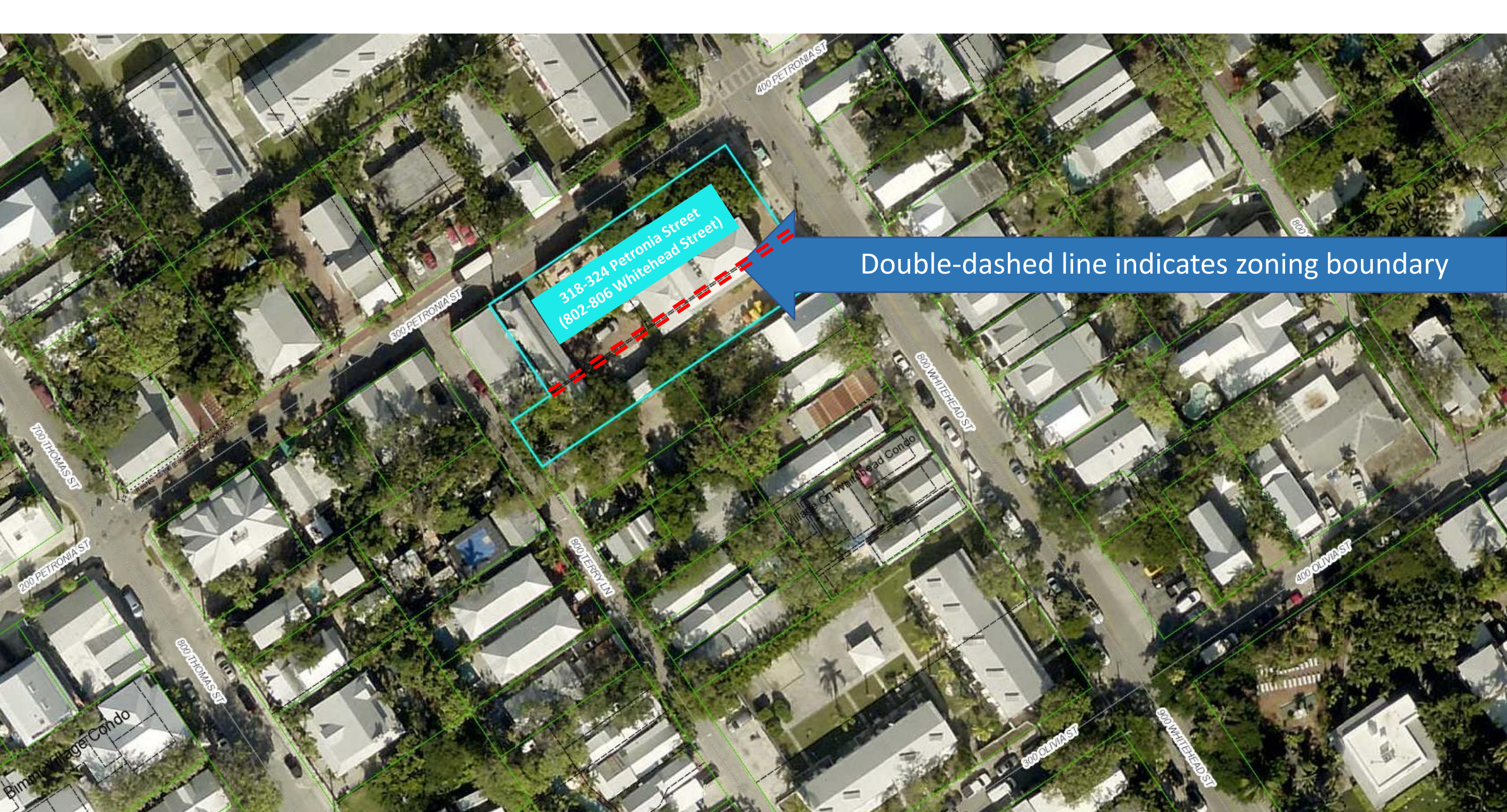


318-324 Petronia Street (802-806 Whitehead Street)

A request to amend the boundaries
of the Official Zoning Map
category from
Historic Medium Density Residential
(HMDR)
to Historic Neighborhood Commercial District
(HNC-3)



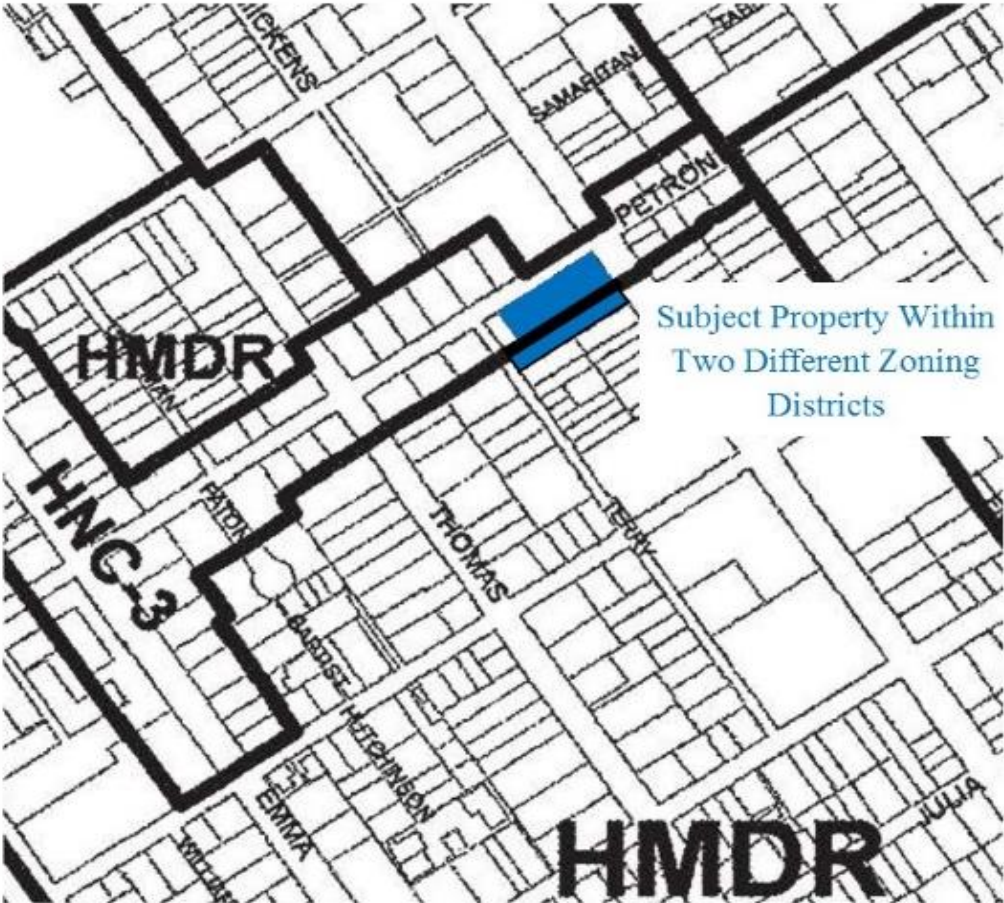


318-324 Petronia Street
(802-806 Whitehead Street)

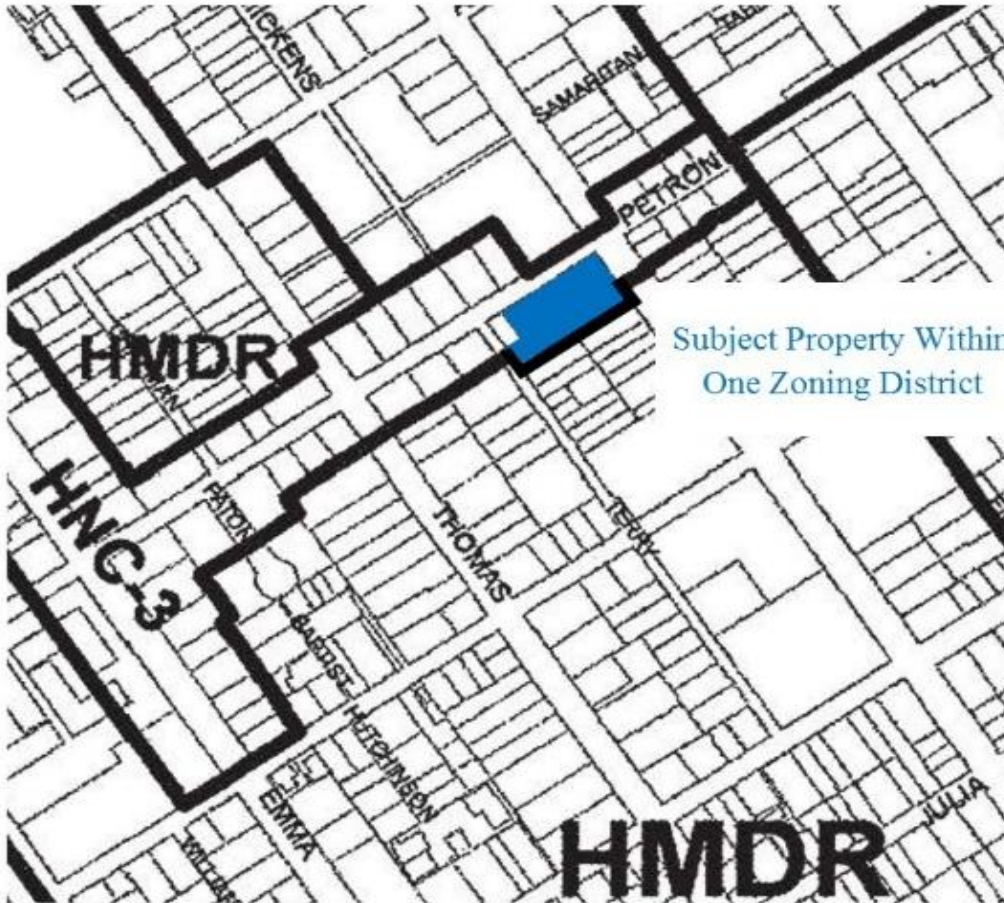
Double-dashed line indicates zoning boundary

Request:

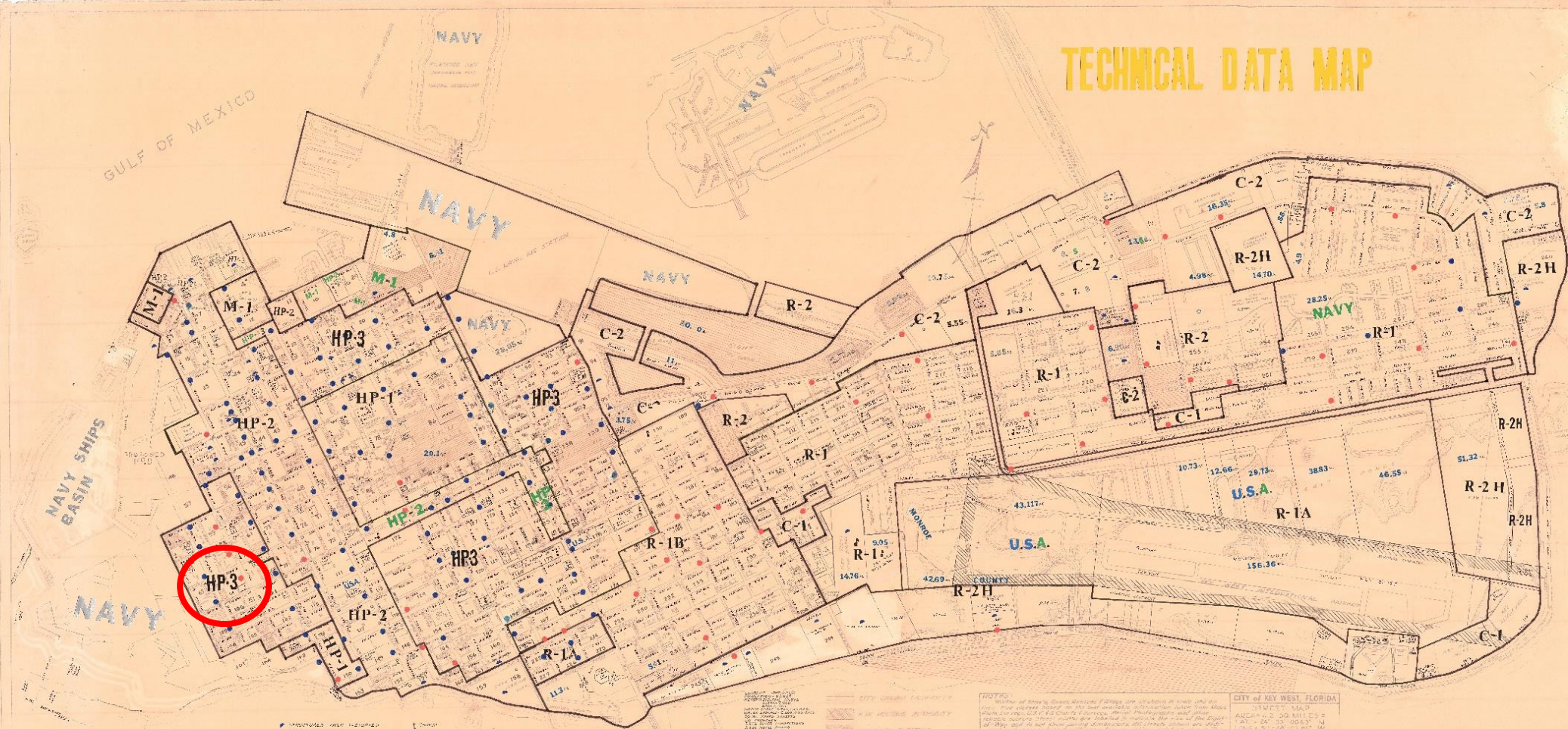
Current Official Zoning Map:
Historic Neighborhood Commercial (HNC-3)
And Historic Medium Density Residential (HMDR)



Proposed Official Zoning Map:
Historic Neighborhood Commercial (HNC-3)



TECHNICAL DATA MAP



SYMBOLS AND MEASUREMENTS
HP-1, HP-2, HP-3
M-1
R-1, R-2, R-2H, R-2I, R-1A
C-1, C-2
NAVY
U.S.A.
NAVY SHIPS BASIN
GULF OF MEXICO

NOTES
1. This map is based on the 1955 Aerial Photograph...
2. The map is based on the 1955 Aerial Photograph...
3. The map is based on the 1955 Aerial Photograph...
4. The map is based on the 1955 Aerial Photograph...
5. The map is based on the 1955 Aerial Photograph...
6. The map is based on the 1955 Aerial Photograph...
7. The map is based on the 1955 Aerial Photograph...
8. The map is based on the 1955 Aerial Photograph...
9. The map is based on the 1955 Aerial Photograph...
10. The map is based on the 1955 Aerial Photograph...

CITY OF KEY WEST, FLORIDA
STREET MAP
SCALE: 1" = 200 FEET
NAD 83
ELECTRONIC MAP
DATE: 1985

70N 00 E D MAP
Printed by
JUN 1985

HNC-3 Permitted and Conditional Uses

Permitted Uses:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low intensity less than or equal to 2,500 square feet.
- (7) Hotels, motels, and transient lodging.
- (8) Medical services.
- (9) Parking lots and facilities.
- (10) Veterinary medical services, without outside kennels.

Conditional Uses:

- (1) Group homes with seven to 14 residents as provided in section 122-1246.
- (2) Cultural and civic activities.
- (3) Educational institutions and day care.
- (4) Nursing homes, rest homes and convalescent homes.
- (5) Parks and recreation, active and passive.
- (6) Protective services.
- (7) Public and private utilities.
- (8) Commercial retail low intensity greater than 2,500 square feet to less than or equal to 5,000 square feet.
- (9) Restaurants, excluding drive-through.

Recommendation:

In evaluating proposed changes to the Official Zoning Map, the City shall consider the following criteria:

- 1) *Consistency with plan.*
- 2) *Conformance with requirements.*
- 3) *Changed conditions.*
- 4) *Land use compatibility.*
- 5) *Adequate public facilities.*
- 6) *Natural environment.*
- 7) *Economic effects.*
- 8) *Orderly development.*
- 9) *Public interest; enabling act.*
- 10) *Other matters.*

As per Planning Board Resolution 2020-02, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Board and Staff recommends to the City Commission that the request to amend the Official Zoning Map be **APPROVED**.