

# 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:** **Official Zoning Map Amendment – 200 Greene Street (RE # 00001630 000300 & 0000163-000500)** – A request to amend the Official Zoning Map from Historic Planned Redevelopment and Development District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

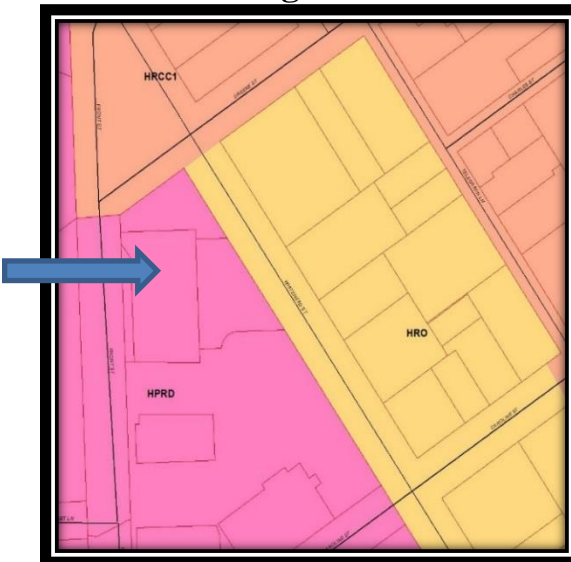
**Request:** A site-specific amendment to the Official Zoning Map from Historic Planned Redevelopment and Development District (HPRD) to Historic Residential Commercial Core (HRCC-1).

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

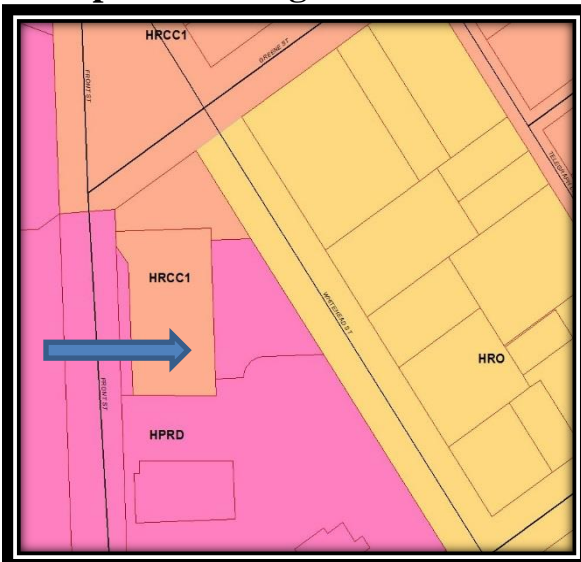
**Property Owners:** Mel Fisher Maritime Heritage Society, Inc.

**Location:** 200 Greene Street (RE #00001630-000300 & 0000160-000500)

**Current Zoning HPRD**



**Proposed Zoning HRCC-1**



**BACKGROUND:**

This text 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 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 Zoning Map for the subject property. 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 Comprehensive Plan 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).

**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 2 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), Sec. 90-516 is to provide a means for changing the boundaries of the Official Zoning Map. 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. The Key West Planning Board held a public hearing on March 16, 2017 and forwarded to the City Commission its recommendation concerning the proposed zoning map amendment.

### **Options/Advantages/Disadvantages:**

**Option 1.** Approve the site-specific amendment to the official zoning map from Historic Planned Redevelopment and Development (HPRD) to Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) and applying such designation to said property as recommended by the Planning Board through Resolution 2017-08.

**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 direct financial impact to the City if the proposed change to the Official Zoning Map.

**Option 2.** Deny the site-specific amendment to the official zoning map from Historic Planned Redevelopment and Development (HPRD) to Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) and applying such designation to said property.

**Consistency with the City’s Strategic Plan, Vision and Mission:** There would be no direct financial impact to the City if the proposed change to the Official Zoning Map.

**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 official zoning map change from HPDR to HRCC-1.