

---

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING CHAPTER 122 OF THE LAND DEVELOPMENT REGULATIONS, ENTITLED “ZONING”, ARTICLE IV, ENTITLED “DISTRICTS”, DIVISION 11 ENTITLED “HISTORIC PUBLIC AND SEMIPUBLIC SERVICES DISTRICT”, ESTABLISHING SUBDIVISION IV, ENTITLED “HISTORIC PUBLIC AND SEMIPUBLIC SERVICES DISTRICT- 3”(HPS-3), TO ESTABLISH A NEW ZONING CATEGORY FOR THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICE DISTRICT FOR MALLORY SQUARE, AND PROVIDING AMENDMENTS TO ARTICLE IV, DIVISION 1 ENTITLED “GENERALLY”, SECTION 122-92, ENTITLED "FUTURE LAND USE MAP DESIGNATIONS AND ZONING DISTRICTS", AND ARTICLE V, ENTITLED SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2 ENTITLED “USES”, SECTION 122-1111, ENTITLED “TABLE OF LAND USE BY DISTRICTS”, SECTION 122-1112, ENTITLED “TABLE OF PERMITTED AND CONDITIONAL COMMERCIAL RETAIL USES BY DISTRICTS”, AND DIVISION 3 ENTITLED “AREA REQUIREMENTS”, SECTION 122-1151, ENTITLED “SIZE AND DIMENSION”; PROVIDING FOR INTENT, PERMITTED USES, CONDITIONAL USES, PROHIBITED USES, AND DIMENSIONAL REQUIREMENTS; PURSUANT TO CHAPTER 90, ARTICLE VI, SECTION 90-521 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, since 2021, the city has been engaging stakeholders including tenants, artists, performers, visitors and locals to understand valued aspects of Mallory Square and needed improvements, including future visions for indoor and outdoor programming; and

**WHEREAS**, in March 2022, through Resolution 22-070, the City of Key West engaged a nationally recognized landscape architecture firm, Sasaki, to generate a Sunset Celebration/Mallory Square Master Plan after releasing Request for Qualifications No. 22-002;

---

and

**WHEREAS**, in July 2023, through Resolution 23-201, the City of Key West expanded the Sasaki contract to include a Revenue Generation Study and engaged the services of James Lima Planning & Design to better understand revenue opportunities associated with the draft master plan; and

**WHEREAS**, the City’s Historic Architecture Review Commission reviewed the Phase 1 Mallory Square Master Plan at their February 25, 2025, meeting, and the City’s Parks and Recreation Advisory Board reviewed the Phase 1 Plan at their February 27, 2025, meeting; and

**WHEREAS**, the City Commission reviewed the Phase 1 Master Plan through a presentation at their March 1, 2025, City Commission meeting; and

**WHEREAS**, to implement the indoor and outdoor programming envisioned for Mallory Square through the master planning process, the City has determined that it is necessary to amend the Land Development Regulations to create a new subdistrict in the Historic Public and Semipublic zoning district to recognize opportunities to preserve the historic waterfront and revitalize the square for public access and enjoyment throughout the day; and

**WHEREAS**, the amendment will add an additional subdistrict to Chapter 122 of the Land Development Regulations, entitled “Zoning”, Article IV, entitled “Districts”, Division 11; and

**WHEREAS**, the additional subdistrict will be named the “Historic Public and Semipublic Services Mallory Square District - 3” (HPS-3); and

**WHEREAS**, the City of Key West Planning Board held a public hearing after due notice on September 18, 2025, and forwarded to the City Commission its recommendations concerning the proposed Land Development Regulations text amendment; and

**WHEREAS**, the City has prepared an amendment to the Land Development Regulations

---

that considers the recommendations by staff, the public, and the Planning Board; and

**WHEREAS**, the City Commission has properly advertised and held the required public hearings on the proposed Land Development Regulations text amendment and has received public input; and

**WHEREAS**, the City Commission has determined that the proposed amendment is: consistent with the Comprehensive Plan; is in conformance with all applicable requirements of the Code of Ordinances; is not stimulated by changed conditions after the effective date of the existing regulations; will promote land use compatibility; will not result in additional demand on public facilities and services; will have no impact on the natural environment; will not negatively affect property values in the area or the general welfare; will result in an orderly and compatible land use pattern; and is not in conflict with the public interest; and

**WHEREAS**, all statutory requirements regarding the proposed Land Development Regulations amendment have been complied with.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:**

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That Chapter 122 - Article IV - Division 11, Subdivision IV, Sections 122-981 through 122-986 are hereby created, and Sections 122-92, Section 122-1111, Section 122-1112, and Section 122-1151 of the Land Development Regulations are hereby amended as follows\*:

---

{...}

## ARTICLE IV. - DISTRICTS

### DIVISION 1. - GENERALLY

#### Sec. 122-92. Future land use map designations and zoning districts.

The following table references adopted future land use map designations contained in the land use element of the city comprehensive plan and identifies corresponding zoning districts which are established in order to implement the future land use map designations, respectively:

#### FUTURE LAND USE MAP DESIGNATIONS AND ZONING DISTRICTS

<i>Residential</i>	
LDR-C	Low density residential—coastal
SF	Single-family units
MDR-C	Medium density residential—coastal
MDR	Medium density residential
HDR	High density residential
HDR-1	High Density Residential College Road
<i>Commercial Development</i>	
CL	Limited commercial
CG	General commercial
CT	Salt Pond tourist commercial
<i>Mixed Use New Town Development</i>	
RO	Residential/office
PRD	Planned redevelopment and development
<i>Old Town Historic Preservation</i>	
HRO	Historic residential/office
HRCC-1	High density residential/commercial core: Bay side
HRCC-2	High density residential/commercial core: Key West Bight
HRCC-3	High density residential/commercial core: Atlantic side
HMDR	Medium density residential
HSMDR	Historic special medium density residential
HPRD	Planned development and redevelopment
HNC-1	Neighborhood commercial: Simonton, Truman, and S. White Street corridors
HNC-2	Neighborhood commercial: Old Town northeast and southeast
HNC-3	Neighborhood commercial: Bahama Village
HNC-4	Neighborhood commercial: Bahama Village Truman Waterfront
HCT	Tourist commercial
HPS	Public service, including recreation and open space
<u>HPS-1</u>	Public service, including recreation and open space: Truman Waterfront Park

---

<u>HPS-2</u>	Public service, including recreation and open space: Peary Court Cemetery
<u>HPS-3</u>	Public service, including recreation and open space: Mallory Square
<u>HHDR</u>	High density residential
<i>Institutional</i>	
<u>PS</u>	Public services <sup>(1)</sup>
<u>A</u>	Airport
<i>Conservation</i>	
<u>C</u>	Conservation <sup>(2)</sup>
(1)	"Public services" includes all lands designated "public services" or "military" on the comprehensive plan future land use map series which are located within the city limits.
(2)	"Conservation" incorporates all lands designated "conservation" on the comprehensive plan future land use map series, including tidal and freshwater wetlands, mangroves, upland hammocks, and waters of the state, including an area extending 600 feet into the tidal waters adjacent to the corporate city limits.

(Ord. No. 97-10, § 1(2-4.2), 7-3-1997; Ord. No. 12-33, § 1, 9-18-2012; Ord. No. 18-04, § 1, 2-7-2018; Ord. No. 21-06, § 2, 2-18-2021)

---

## **DIVISION 11. - HISTORIC PUBLIC AND SEMIPUBLIC SERVICES DISTRICTS <sup>1</sup>**

### **Subdivision I. Historic Public and Semipublic Services District (HPS)**

{ ... }

Subdivision IV. Historic Public and Semipublic Services Mallory Square

#### **District-3 (HPS-3)**

---

<sup>1</sup>Cross reference(s)—Historic preservation, ch. 102.

---

**Sec. 122-981. Intent.**

The historic public and semipublic services Mallory Square district-3 (HPS-3) is established to implement comprehensive plan policies for areas designated HPS-3 on the future land use map located within the City-owned Mallory Square area parcels. This district is specifically intended to implement the Mallory Square Master Plan to facilitate the redevelopment and historic preservation of the Mallory Square area, including the waterfront, and to provide better connectivity to other public areas including the historic Clinton Square, the Truman Waterfront Park, the Key West Bight, the Simonton Street Beach, and Duval Street. Mallory Square shall be dedicated in perpetuity as a publicly accessible waterfront park with emphasis on local Key West culture and the arts, particularly the performing arts, Sunset Celebration, and environmental education.

The HPS-3 district shall accommodate an urban waterfront park with uses essential to recreation for residents and visitors, given its prominence as a cultural landmark and economic driver for the island. This zoning district implements goals, objectives and policies associated with the City's Comprehensive Plan and Coastal Management Element.

The City and its partners shall endeavor to accomplish the following goals associated with the Mallory Square Master Plan:

- i. Preserve and enhance public access and views of the waterfront through historically appropriate improvements to hardscape, landscape, and the wharf, by minimizing the

---

use of structures such as fences, walls, or kiosks, to maintain an open, pedestrian-oriented square.

- ii. Improved pedestrian access through reinforced or widened waterfront walkways to commercial neighbors and waterfront parks, and through lighting and streetscape finishes that draw visitors to Mallory Square from Duval Street, and other nearby streets and alleys.
- iii. Improved mobility options for visitors and residents to access Mallory Square through enhanced multi-modal planning and services and off-site parking facilities.
- iv. Financial planning to identify funding mechanisms to maintain Mallory Square and provide enhanced security services.
- v. Historic design guidelines specific to Mallory Square administered by the Historic Architectural Review Commission to provide architectural, operational, and programmatic guidance to preserve the character of the square.
- vi. Increase emphasis on recreational and civic opportunities that emphasize the unique working waterfront history associated with Mallory Square, the culture of Sunset Celebration, and marine education.
- vii. Enhanced event planning services to invite local artists, musicians, and performers to the Square to ensure the nightly live performance known as “Sunset Celebration” remains vibrant for decades to come, and to establish new daytime and late evening events to revitalize and enhance the use of Mallory Square.



---

viii. Long range infrastructure planning, including financial planning, to protect the historic square from impacts associated with increased rain and storm events, flooding, and increased heat.

ix. On-site facilities to improve human comfort including enhanced restroom facilities, shade and seating, garbage and recycling collection facilities, and designated bicycle and scooter parking and delivery locations.

x. In the Mallory Square (HPS-3) zoning district, the City of Key West funded a master plan in 2023 which included public engagement of a broad section of stakeholders and was prepared for review and approval by the Planning Board, Tree Commission, Parks and Recreation Board, Historic Architectural Review Commission, and City Commission. Implementation of the master plan has been envisioned to occur in phases to ensure the historic live sunset celebration may continue every night. Approval of the final master plan by the City Commission shall authorize initiation of phase 1 of the master plan to include design for hardscape, landscape, infrastructure and utility improvements, and public facilities to include restrooms, as funding becomes available

**Sec. 122-982. Uses permitted.**

Uses permitted in the historic public and semipublic services district-3 (HPS-3) are as follows:

(1) Cultural and civic activities, for the promotion of cultural or civic objectives such as historical, literary, scientific, musical, dramatic, artistic or similar. These shall include museums, galleries, historic theater, aquariums, and outdoor activities.

---

(2) Parks and recreation, passive, inclusive of uses typically associated with or accessory to an urban town square that serve social, educational and cultural needs not otherwise listed. This may include water-related activities such as boardwalks and interpretive trails, seating areas, and fishing piers.

(3) Community centers.

(4) Government business and professional offices.

(5) Light industrial associated with working waterfronts or historic Key West industries.

**Sec. 122-983. Conditional uses.**

Conditional uses in the historic public and semipublic services district-3 (HPS-3) district are as follows:

(1) Waterfront restaurants and food service facilities associated with waterfront park activities.

(2) Bars and lounges associated with waterfront park activities.

(3) Parking lots, established prior to the date of this ordinance.

(4) Protective services, such as private security.

(5) Public utilities necessary to provide services to the immediate area.

(6) Educational institutions.

(7) Limited commercial retail and concession sales accessory to primary uses.

---

**Sec. 122-984. Prohibited uses.**

In the historic public and semipublic services district-3 (HPS-3), all uses not specifically or provisionally provided for in this subdivision are prohibited. Non-government vehicles shall be prohibited from parking on the square except in areas specifically marked by the City of Key West.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

---

**Sec. 122-985. Dimensional requirements.**

The dimensional requirements in the Mallory Square historic public and semipublic services district-3 (HPS-3) are as follows; however, construction is limited by scale, mass and proportion considerations as expressed through the historic architectural review commission design guidelines:

- (1) Maximum density: Not applicable.
- (2) Maximum FAR: 0.80.
- (3) Maximum height: 35 feet plus an additional 5 feet if the structure has a pitched roof, the design of which is approved by the historic architectural review commission.
- (4) Maximum lot coverage.
  - a. Maximum building coverage: 50 percent.
  - b. Impervious surface ratio: 70 percent.
- (5) Minimum lot size: Not applicable.
- (6) Minimum setbacks.
  - a. Front: none.
  - b. Side: 5 feet.
  - c. Rear: 5 feet.
  - d. Street side: none.

---

(7) Additional regulations:

- a. In addition to Chapter 102 Historic Preservation regulations, signs and all structures, including all types of temporary and mobile vendors and vehicles, shall be reviewed for compliance with the design of the Mallory Square Master Plan by the Historic Architectural Review Commission.

Cross reference(s)—Historic Preservation, Ch. 102.

{ . . . }

**Section 3.** If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provision of this Ordinance shall be deemed severable therefrom and shall be constructed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

**Section 4.** All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

**Section 5.** This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission and approval by the Florida Department of Commerce, pursuant to Chapter 380, Florida Statutes.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

---

Read and passed on first reading at a duly noticed public meeting held this 18<sup>th</sup> day of September, 2025.

Authenticated by the Chairman of the Planning Board and the Planning Director;

---

Peter Batty, Planning Board Chair Date

**Attest:**

---

Jim Singelyn, Acting Planning Director Date

**Filed with the Clerk:**

---

Donna Phillips, Deputy City Clerk Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director