

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

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING COMPREHENSIVE PLAN CHAPTER 1, FUTURE LAND USE, OBJECTIVE 1-1.1, "FUTURE LAND USE MAP" AND THE MAP IN POLICY 1-1.1.4; AND TABLE 1-1.1.5 TO ADD AN ADDITIONAL ZONING SUBCATEGORY IN THE HISTORIC PUBLIC & SEMIPUBLIC FUTURE LAND USE DISTRICT, AND POLICY 1-1.1.10: "ALLOWED USES IN HISTORIC PUBLIC AND SEMI-PUBLIC"; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR THE INCLUSION IN THE CITY OF KEY WEST COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key West Comprehensive Plan designates Mallory Square as Historic Public and Semipublic Services (HPS); and

WHEREAS, since 2021 the City of Key West has undertaken an extensive public and professional planning effort to evaluate the future of Mallory Square, one of the City's most iconic waterfront destinations; and

WHEREAS, by Resolution No. 22-070 (March 2022), the City engaged with Sasaki, a landscape architecture firm, to prepare a comprehensive Mallory Square Master Plan; and

WHEREAS, the Phase 1 Mallory Square Master Plan was reviewed by the Historic Architectural Review Commission on February 25, 2025, the Parks and Recreation Advisory Board on February 27, 2025, and the City Commission on March 1, 2025; and

WHEREAS, The Master Plan envisions Mallory Square as a vibrant, publicly accessible civic space that supports both outdoor and indoor programming, preserves the historic waterfront setting, and strengthens the economic sustainability of the site through carefully managed commercial activity. Implementation of this vision could benefit from a more tailored land-use designation than the existing HPS classification; and

WHEREAS, the proposed amendment is consistent with Objective 1-1.4 (Public Facilities, Infrastructure and Public Services) and Policy 1-1.4.3 (Coordinate Public and Private Investments in Land Improvements) of the Comprehensive Plan, which require that public and semi-public uses be coordinated with development activities to promote delivery of services; and

WHEREAS, the Planning Board held a duly noticed public hearing pursuant to Chapter 163, Florida Statutes, and Chapter 90, Article VI, Division 2 of the Code of Ordinances, and transmitted its recommendation to the City Commission; and

WHEREAS, the City Commission finds that the proposed amendment promotes public access, historic preservation, cultural programming, environmental education, and economic vitality, and is in the best interests of the health, safety, and welfare of the citizens of the City of Key West.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE

CITY OF KEY WEST, FLORIDA:

Section 1: That the City Commission hereby approves amendments to Comprehensive Plan Chapter 1, Future Land Use, including Objective 1-1.1, "Future Land Use Map," the map referenced in Policy 1-1.1.4, Table 1-1.1.5 to add an additional zoning subcategory within the Historic Public & Semipublic Future Land Use District, and Policy 1-1.1.10, "Allowed Uses in Historic Public and Semi-Public," as more particularly depicted on the map attached hereto and incorporated by reference as Exhibit "A."

Section 2: That the City Commission finds that public facilities and services necessary to serve the HPS-3 designation will be available concurrent with impacts of development, consistent with Chapter 163, Florida Statutes, and the City's adopted concurrency management system.

Section 3: That this Comprehensive Plan amendment shall be conditionally adopted concurrently with the related amendment to the Land Development Regulations establishing the Historic Public and Semipublic Services Mallory Square District-3 (HPS-3). Final effectiveness of this ordinance is contingent upon:

1. Adoption of the corresponding LDR amendment by the City Commission; and
2. Issuance of a Notice of Intent by the Florida Department of Commerce (formerly DEO) finding the Comprehensive Plan amendment in compliance.

Section 4: The City Clerk is hereby directed to transmit this ordinance and supporting documentation to the Florida Department of Commerce and all other required reviewing agencies in accordance with Chapter 163, Florida Statutes.

Section 5: 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 6: 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 7: 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.

Read and passed on first reading at a regular meeting held  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Read and passed on final reading at a regular meeting held  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Authenticated by the presiding officer and Clerk of  
the Commission on \_\_\_ day of \_\_\_\_\_, 2026.

Filed with the Clerk \_\_\_\_\_, 2026.

Mayor Danise Henriquez \_\_\_\_\_

Vice Mayor Donald "Donie" Lee \_\_\_\_\_

Commissioner Lisette Carey \_\_\_\_\_

Commissioner Aaron Castillo \_\_\_\_\_

Commissioner Monica Haskell \_\_\_\_\_

Commissioner Sam Kaufman \_\_\_\_\_

Commissioner Greg Veliz \_\_\_\_\_

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DANISE HENRIQUEZ, MAYOR

ATTEST:

\_\_\_\_\_  
KERI O'BRIEN, CITY CLERK