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Memorandum

To: Thaddeus Cohen, Director of Planning – City of Key West

From: Donald Ieland Craig, AICP 

Date: November 9, 2016

Subject: Mel Fisher Museum – Proposed Historic Mallory Square Arts and Cultural District

CC: Melissa Kendrick, David Paul Horan, Owen Trepanier, Erica Hughes Sterling and Billy Spottswood

Attachments: Proposed HMSAC Zoning with Mark-Up

Thaddeus – thanks for allowing me to participate in last week's teleconference to discuss the proposed Historic Mallory Square Arts and Cultural District.

As I said during the telephone call, I have reviewed the proposed ordinance and I have several suggestions to make the ordinance easier to implement and provide clarity with regard to several uses proposed in the ordinance.

I have attached to this memorandum copies of the ordinance with a strikethrough of certain sections. I also suggest that we add to the list of permitted uses the following.

- (12) commercial retail low, medium and high intensity
- (13) outdoor display of art, merchandise and food for sale with carts, booths and kiosks, limited to not-more than four per property.

Item number nine (9) referencing restaurants as a permitted use should have the words "with outdoor seating and outdoor entertainment" removed. It would then read "Restaurants with or without alcohol sales, excluding drive through."

Finally, I would suggest that section 122-accessory uses not be limited to only the three presently stated in the proposed ordinance. The reason for this is that there very well may be accessory uses to the permitted uses which are not yet contemplated or listed. The solution is to simply add an item four which states, (4) "other uses commonly and routinely associated with any permitted or conditional use".

Thank you for allowing me to participate in this process.