RESOLUTION NO. 2025-058

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, RECOMMENDING APPROVAL TO THE CITY COMMISSION OF A TEXT AND FUTURE LAND USE MAP AMENDMENT TO THE CITY OF KEY WEST COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT TO ESTABLISH THE "HISTORIC PUBLIC AND SEMIPUBLIC SERVICES – MALLORY SQUARE (HPS-3)" FUTURE LAND USE DESIGNATION; AMENDING THE FUTURE LAND USE MAP TO APPLY THE HPS-3 DESIGNATION TO MALLORY SQUARE; PROVIDING FOR PURPOSE AND INTENT, PERMITTED USES, DEVELOPMENT STANDARDS, AND IMPLEMENTING POLICIES; PROVIDING FOR CONSISTENCY, SEVERABILITY, CONFLICTS, TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, since 2021, the City of Key West has engaged the public—including residents, tenants, artists, and visitors—to shape a vision for the future of Mallory Square and its surrounding waterfront areas; and

WHEREAS, through Resolution 22-070, the City of Key West retained Sasaki Associates to prepare the Mallory Square Master Plan, establishing a framework for the preservation and enhancement of this historic civic space; and

WHEREAS, through Resolution 23-201, the City expanded this work to include a revenue generation and feasibility study in partnership with James Lima Planning & Design; and

_____ Chairman
_____ Planning Director

WHEREAS, the City's Historic Architecture Review Commission, Parks and Recreation Advisory Board, and City Commission reviewed the Phase 1 Mallory Square Master Plan in early 2025; and

WHEREAS, implementation of the Mallory Square Master Plan requires a Comprehensive Plan amendment to recognize the area's unique civic, cultural, and public use character through a new Future Land Use category entitled "Historic Public and Semipublic Services – Mallory Square (HPS-3)"; and

WHEREAS, the proposed Comprehensive Plan amendment would establish the purpose and intent, permitted uses, development standards, and implementing policies necessary to guide future planning and redevelopment within the Mallory Square area; and

WHEREAS, the City Planning Department reviewed the proposed amendment for consistency with Chapter 163, Florida Statutes, and the City's Comprehensive Plan and Land Development Regulations and determined that the request is consistent with the goals, objectives, and policies of the Future Land Use and Cultural Resources Elements; and

WHEREAS, the City Planning Board held a duly noticed public hearing on April 17, 2025, in accordance with Section 90-518 of the Land Development Regulations, and voted to recommend approval of the amendment to the City Commission; and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds the proposed amendment consistent with the City's adopted Comprehensive Plan and in the best interest of the health, safety, and welfare of the citizens of Key West;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA:

Section 1. The Planning Board of the City of Key West hereby recommends that the City Commission adopt an ordinance amending the City of Key West Comprehensive Plan to:

- Establish a new Future Land Use category titled **"Historic Public and Semipublic Services – Mallory Square (HPS-3)"**, and
- Amend the Future Land Use Map to apply the HPS-3 designation to **Mallory Square**.

Section 2. The Planning Board finds that this Comprehensive Plan amendment is consistent with the City's adopted Comprehensive Plan, Land Development Regulations, and the requirements of Chapter 163, Florida Statutes.

Section 3. This resolution shall be transmitted to the City Commission with a recommendation of approval.

_____ Chairman
_____ Planning Director

Read and Passed by the Planning Board of the City of Key West, Florida, at a regular meeting held this 18th day of December, 2025.

Peter Batty, Planning Board Chair — Date: 1.7.26

Attest:

Taylor Brown, Planning Director — Date: 1-7-26

Filed with the Clerk:

Donna Phillips, Deputy City Clerk — Date: 1/7/2026

Chairman
TB Planning Director