MEMORANDUM

Date: February 11, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

CC: Patrick T. Wright, Growth Management Director
Taylor Brown, City Planner

From: James Singelyn, Senior Planner

Subject: **Mallory Square Comprehensive Plan Amendment (File ID: 25-2644)**

Introduction

The Planning Department recommends approval of an ordinance amending the City of Key West Comprehensive Plan to establish a new Historic Public and Semipublic Services District-3 (HPS-3) future land use designation for properties at Mallory Square. This amendment provides a modern land-use framework that supports enhanced public access, programming, and long-term financial sustainability of this nationally recognized public space.

Background

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. Through Resolution 22-070, the city engaged with landscape architecture firm Sasaki to prepare a comprehensive Mallory Square Master Plan.

The Phase 1 Mallory Square Master Plan was reviewed by the Historic Architecture Review Commission and the Parks and Recreation Advisory Board in February 2025 and presented to the City Commission on March 1, 2025.

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.

This Comprehensive Plan amendment establishes HPS-3 specifically for Mallory Square. Zoning and Land Development Regulation amendments will follow only after State review.

Procurement

No procurement action is required.

Recommendation

The Planning Board per resolution 2025-058 recommends approval of the ordinance amending the Comprehensive Plan to establish HPS-3 for Mallory Square and transmit it to the State for review.