

**PLANNING BOARD RESOLUTION  
2011-025**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES TO IMPERVIOUS SURFACE RATIO IN THE HPS ZONING DISTRICT PER SECTION 122-960(4)b. OPEN SPACE REQUIREMENTS PER SECTION 108-346(b), AND COASTAL CONSTRUCTION CONTROL LINE SETBACK REQUIREMENTS PER SECTION 122-1148(2) FOR PROPERTY LOCATED AT MALLORY SQUARE (RE# 00072082-001100, 00072082-001400 and 0072082-003700), UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Code Section 90-391 allows applicants to request variances from the Planning Board; and

**WHEREAS**, Section 122-960 (4)b. of the Code of Ordinances provides that the maximum dimensional requirements for impervious surface ratio in the HPS zoning district is 50%; and


**WHEREAS**, the applicant requested a variance to impervious surface ratio to allow redevelopment of proposed leasehold portions of Mallory Square; and

**WHEREAS**, Section 108 -346(b) of the Code of Ordinances provides that minimum open space requirements for a commercial property are 20%; and

**WHEREAS**, the applicant requested a variance to open space requirements to allow redevelopment of proposed leasehold portions of Mallory Square; and



Chairman

 Planning Director

**WHEREAS**, Section 122-1148(2) of the Code of Ordinances provides that the maximum dimensional requirements for the Coastal Control Line setback requirements at Mallory Square is 30 feet; and

**WHEREAS**, the applicant requested a variance to Coastal Control Line setback requirements to allow redevelopment of proposed leasehold portions of Mallory Square; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 16, 2011; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

  
Chairman

  
Planning Director

**WHEREAS**, the Planning Board finds that the literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of 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 the variances for impervious surface ratio requirements in the HPS zoning district per Section 122-960(4)b., open space requirements per Section 108-346(b), and Coastal Construction Control Line requirements for the redevelopment of a restaurant located in Mallory Square per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00072082-001100, 00072082-001400 and 0072082-003700), as shown on the attached plan set revised June 3, 2010 and date stamped June 6, 2011, with the following condition:

1. That the application for a Major Development Plan with conditions is approved.

**Section 3.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

  
Chairman  
  
Planning Director

**Section 4.** The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

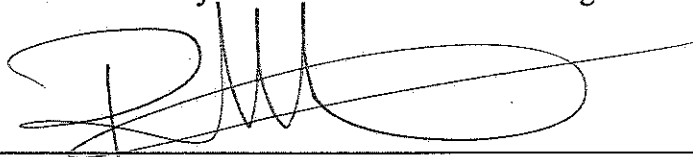
**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water

  
Chairman  
  
Planning Director

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 16th day of June, 2011.

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



Richard Klitenick, Chairman  
Key West Planning Board

6/20/2011

Date

Attest:

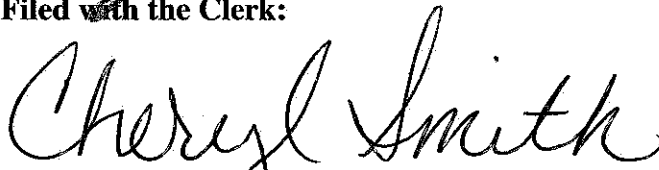


Donald L. Craig, AICP  
Planning Director

6-17-11

Date


Filed with the Clerk:




Cheryl Smith, City Clerk

6-21-11

Date



Chairman



Planning Director

RECEIVED  
June 6, 2011  
KW Planning Dept

WILLIAM P. HORN  
ARCHITECT, P.A.

REGISTRATION NO.  
KEY WEST  
FLORIDA  
20040

TEL: (904) 296-5302  
FAX: (904) 296-1181  
LICENSING NO.  
11-000000

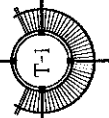
**fastforward**  
PAUL K. SEMMES, P.E.  
FL. LICENSE NO. 11-000000  
2720 N.W. 10TH AVENUE, SUITE 200  
MIAMI, FLORIDA 33136  
CA 00000

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

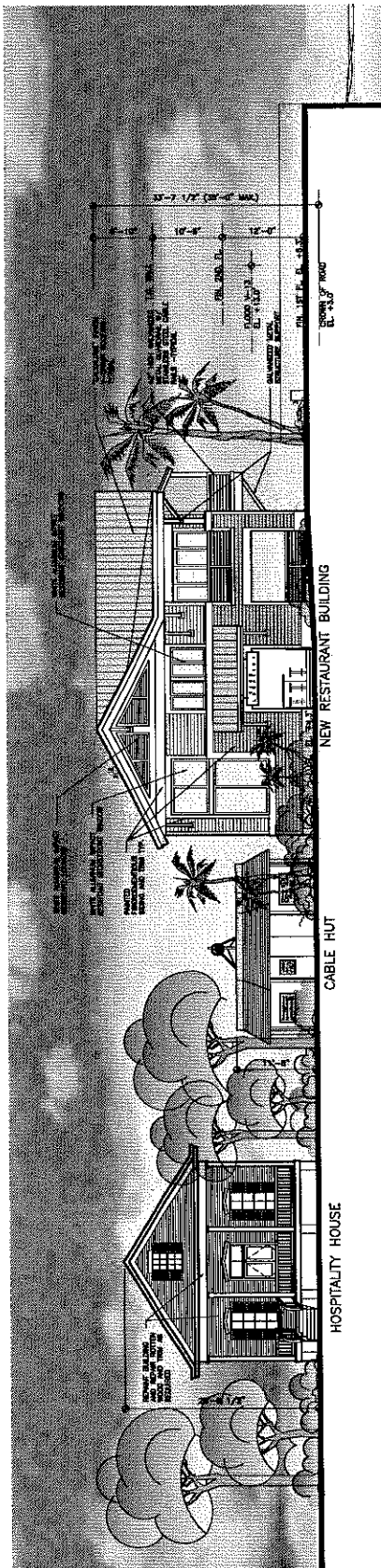
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09-08-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.  
REVISIONS  
08-11-11 HARC REV.  
09-08-11 HARC REV.  
09-26-11 PL. BD. REV.

DRAWN BY  
BMA  
PROJECT  
NUMBER  
1006



# MALLORY SQUARE RESTAURANT

## KEY WEST, FLORIDA



### KEY PERSONNEL

<b>ARCHITECT:</b> WILLIAM P. HORN ARCHITECT, P.A. 200 SOUTH PINE KEY WEST, FL 33401 TEL: (904) 296-5302	<b>ENGINEERING:</b> PAUL K. SEMMES, P.E. FAST FORWARD ENGINEERING, INC. 2720 N.W. 10TH AVENUE, SUITE 200 MIAMI, FL 33136 TEL: (904) 296-5302	<b>LANDSCAPE CONSULTANT:</b> LANDSCAPE ARCHITECTURE, LLC 72 JOHN CORP AVENUE MIAMI, FL 33136 TEL: (305) 441-1234	<b>SURVEYOR:</b> SURVEYORS PLANNERS INC. SURVEYORS 201 WEST 2ND STREET KEY WEST, FL 33401 TEL: (904) 296-4348
<b>LAND-USE PLANNERS:</b> ONDA TREMPNER & ASSOCIATES, INC. 100 WEST 2ND STREET KEY WEST, FL 33401 TEL: (904) 296-4348	<b>CIVIL ENGINEERING:</b> AUSTIN T. GRIFFIN, INC. 100 WEST 2ND STREET KEY WEST, FL 33401 TEL: (904) 296-4348	<b>OWNER:</b> S&P CORPORATION 200 SOUTH PINE KEY WEST, FL 33401 TEL: (904) 296-5302	

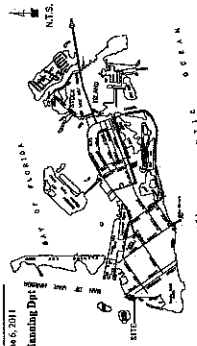
SHEET No.	DESCRIPTION
T-1	COVER SHEET
A-1	PROPOSED SITE PLAN 1"=30'-0"
A-1.1	PROPOSED SITE PLAN 1/8"=1'-0"
A-2	FIRST FLOOR PLAN 1/8"=1'-0"
A-2.1	FIRST FLOOR PLAN 1/8"=1'-0"
A-3	ELEVATIONS
A-3.1	ELEVATIONS
L-1.0	EXISTING TREE DISPOSITION PLAN
L-2.0	PLANTING PLAN
L-2.1	PLANTING PLAN
L-2.2	PLANTING NOTES & DETAILS
C-1	DRAINAGE PLAN
SU-1	SURVEY
EX-1	EXISTING SITE PLAN 1"=30'-0"
EX-1.1	EXISTING SITE PLAN 1/8"=1'-0"
EX-2	EXISTING FIRST FLOOR PLAN 1/8"=1'-0"
D-1	DEMOLITION PLAN 1/8"=1'-0"
A-1B	SITE PLAN- LANDSCAPE SOI FOOTAGE
A-1C	SITE PLAN- LOT COVERAGE SOI FOOTAGE
A-2B	CONSUMPTION AREA FIRST FLOOR
EX-2B	CONSUMPTION AREA EXISTING

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

3

PC

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June 6, 2011  
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**LOCATION MAP**  
City of Key West &  
Stock Island

**SITE DATA**

SITE AREA: 15,400 S.F. (15.4 ACRES)  
LAND USE: MRS. (MALLORY SQUARE RESTAURANT & CAFE) (SPAZED)  
FLOOD ZONE: 1A-15(1)-17(1)-19, 1A, 490'

**FRONT SETBACKS:**  
REQUIRED = 20.0'  
EXISTING = 20.0' (NOT IN LEASE AREA)  
PROPOSED = 20.0' (NOT IN LEASE AREA)

**SIDE SETBACKS:**  
REQUIRED = 15.0'  
EXISTING = 15.0' (IN LEASE AREA)  
PROPOSED = 15.0' (IN LEASE AREA)

**REAR SETBACKS:**  
REQUIRED = 20.0'  
EXISTING = 20.0' (IN LEASE AREA)  
PROPOSED = 20.0' (IN LEASE AREA)

**COASTAL CONDET. CONTROL LINE:**  
REQUIRED = 20.0'  
EXISTING = 20.0'  
PROPOSED = 15.0'

**FR:**  
ALLOWED: 1.0 (15,400 S.F.)  
REQUIRED: 0.0 (0 S.F.)  
PROPOSED: 0.0 (0 S.F.)

**REAR:**  
ALLOWED: 20.0' (20,000 S.F.)  
REQUIRED: 20.0' (20,000 S.F.)  
PROPOSED: 20.0' (20,000 S.F.)

**LOT COVERAGE AREA:**  
ALLOWED: 20.0' (20,000 S.F.)  
REQUIRED: 20.0' (20,000 S.F.)  
PROPOSED: 20.0' (20,000 S.F.)

**IMPROVEMENTS AREA:**  
REQUIRED: 77,000 S.F. (700,000 S.F.)  
EXISTING: 14,000 S.F. (120,000 S.F.)  
PROPOSED: 14,000 S.F. (120,000 S.F.)

**LANDSCAPE AREA:**  
REQUIRED: 14,000 S.F. (120,000 S.F.)  
EXISTING: 14,000 S.F. (120,000 S.F.)  
PROPOSED: 14,000 S.F. (120,000 S.F.)

**PARKING IN PARKING WAYER ZONE:**  
REQUIRED: 3,000 S.F. (27,000 S.F.)  
EXISTING: 3,000 S.F. (27,000 S.F.)  
PROPOSED: 3,000 S.F. (27,000 S.F.)

**CONSUMPTION AREA - ZONED L1:**  
REQUIRED: 2,344 S.F. (21,000 S.F.)  
EXISTING: 2,344 S.F. (21,000 S.F.)  
PROPOSED: 2,344 S.F. (21,000 S.F.)

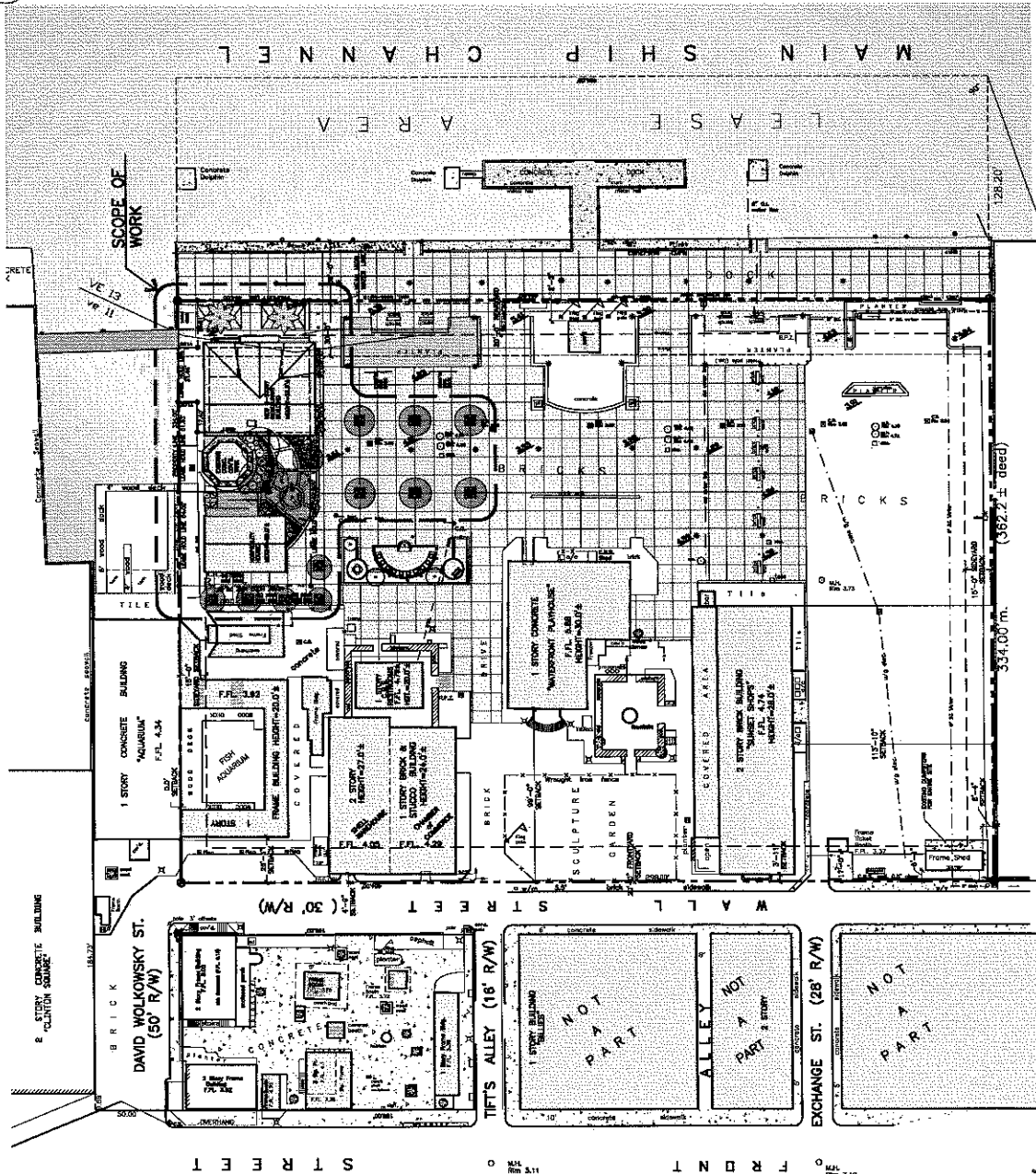
**BUILDING DATA**

**EXISTING BUILDING DATA**

1ST FLOOR ENCLOSED	1,150 S.F.	1ST FLOOR OPEN	300 S.F.
2ND FLOOR ENCLOSED	1,150 S.F.	2ND FLOOR OPEN	300 S.F.
TOTAL EXISTING ENCLOSED	2,300 S.F.	TOTAL EXISTING OPEN	600 S.F.

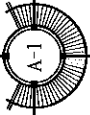
**PROPOSED BUILDING DATA**

1ST FLOOR ENCLOSED	1,150 S.F.	1ST FLOOR OPEN	300 S.F.
2ND FLOOR ENCLOSED	1,150 S.F.	2ND FLOOR OPEN	300 S.F.
TOTAL PROPOSED ENCLOSED	2,300 S.F.	TOTAL PROPOSED OPEN	600 S.F.



PROPOSED SITE PLAN  
ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING INC. ON 1/28/10  
SCALE: 1"=50'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



A-1

WILLIAM P. HORN  
ARCHITECT, P.A.

REGISTRATION NO. 10000  
KEY WEST, FLORIDA  
33000

ISSUING OFFICE  
10000

SALES & SERVICE  
10000

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

DATE: 06-09-10  
08-28-10 HARC REV.  
10-01-10 DRC  
11-05-10 P.L. BD.  
REVISIONS:  
09-11-11 HARC REV.  
09-06-11 HARC REV.  
05-20-11 P.L. BD. REV.  
DRAWN BY: BMA  
PROPERTY NUMBER: 1006



WILLIAM P. HORN  
ARCHITECT P.A.

916 E. HIGHWAY 97,  
KEY WEST,  
FLORIDA  
33640

TEL: (305) 866-2000  
FAX: (305) 866-1000

LICENSE NO.  
AS ARCHITECT



PALE S. SPRINGS P.E.  
PA. LICENSED  
277 SHAWNEE BOULEVARD  
WESTLAKE HILLS, CALIFORNIA  
91367-2000  
CA LICENSED

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SCALE:

DATE:

05-03-10 H.A.C.  
08-09-10 H.A.C. REV.  
09-01-10 D.R.C.  
11-06-10 P.L.B.D.

REVISIONS:

09-11-11 H.A.C. REV.  
05-09-11 H.A.C. REV.  
05-29-11 P.L.B.D. REV.

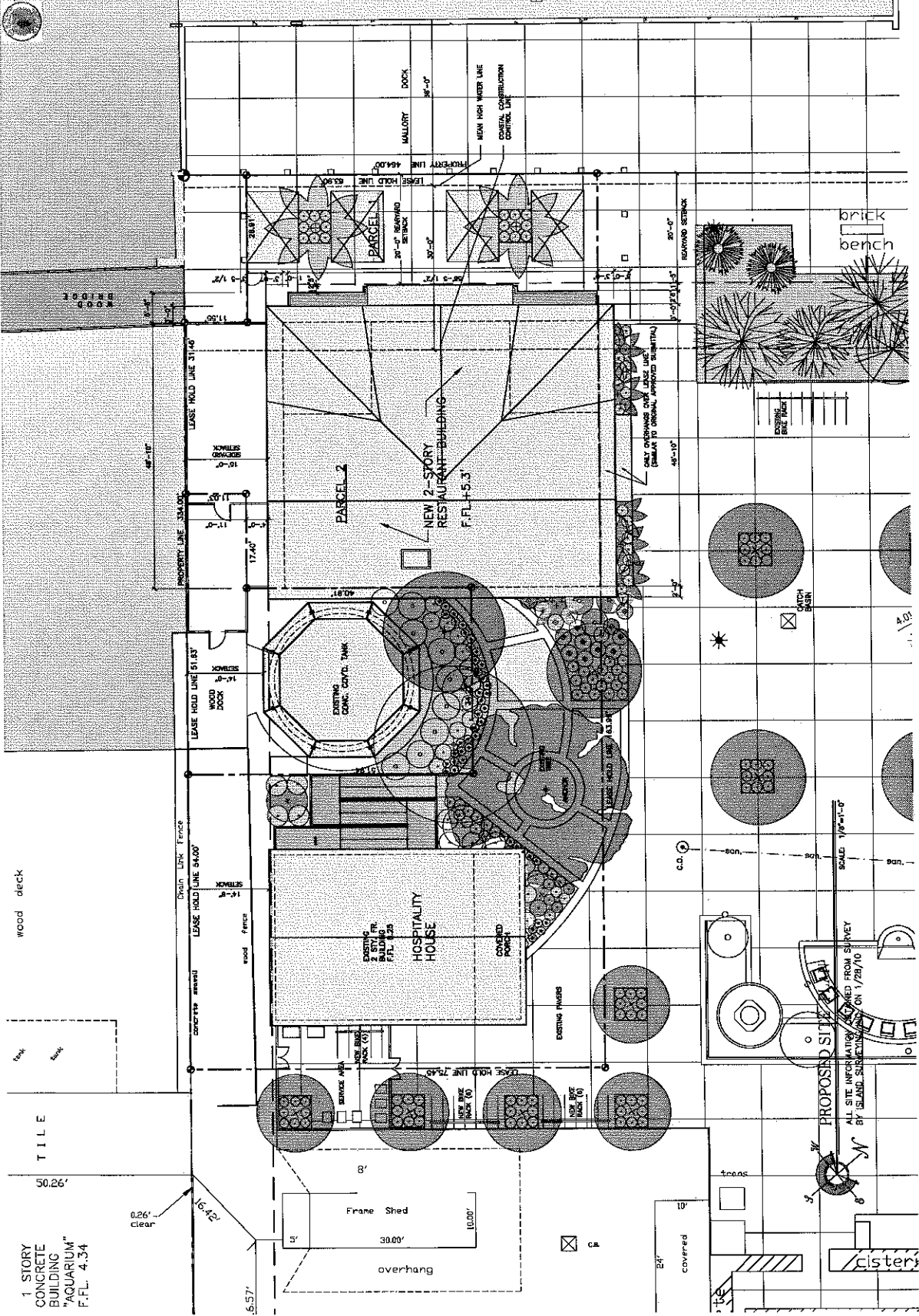
DESIGNED BY:

SHA

PROJECT NUMBER:

1006

RECEIVED  
DATE: 6.20.11  
KEY WEST PLANNING DEPT.



A-1.1

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

Handwritten initials: *PC*

WILLIAM P. HORN  
ARCHITECT, P.A.

REGISTERED  
ARCHITECT  
FLORIDA  
SINCE 1988

TEL: 305-261-8827  
FAX: 305-261-1133

LICENSE NO.  
01170000



PAUL R. SEABROOK, P.E.  
REGISTERED PROFESSIONAL  
ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 12422

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

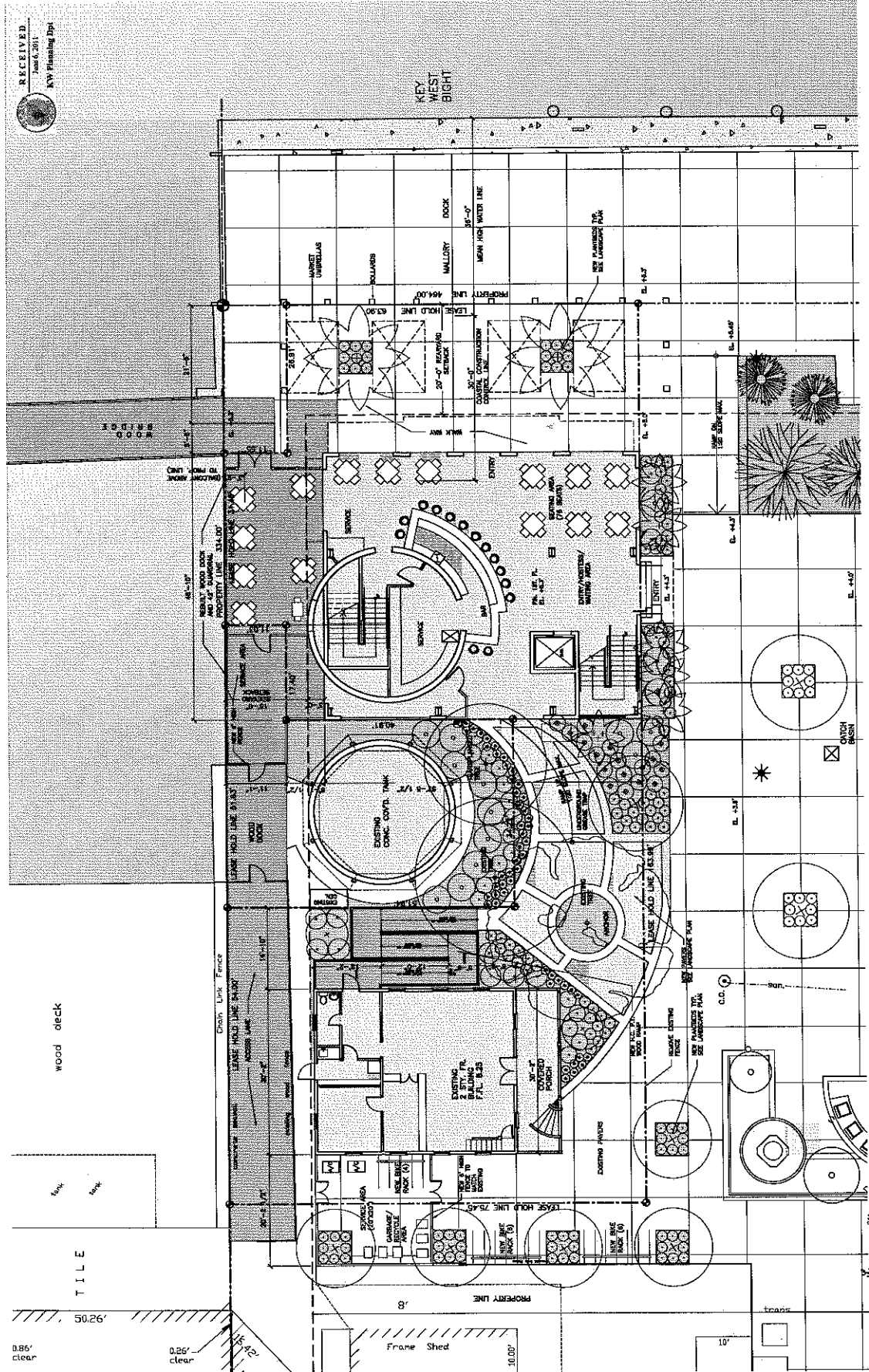
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06-03-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
08-11-11 HARC REV.  
& PL. BD. REV.  
09-09-11 HARC REV.  
09-20-11 PL. BD. REV.

DRAWN BY  
EMA

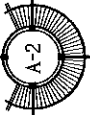
PROJECT  
NUMBER  
1006

RECEIVED  
June 6, 2011  
KW Planning Dept



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



Handwritten initials and a signature.

RECEIVED  
June 6, 2011  
KSW Planning Dept

WILLIAM P. MOON  
ARCHITECT, P.A.

311 EAST 70th ST.  
KEY WEST,  
FLORIDA  
34904

TEL: (305) 854-8322  
FAX: (305) 296-1133

LICENSE NO.  
047870000

**Seal**  
PAUL R. SEMMES, P.E.  
P.E. LICENSED

EXPIRES: 12/31/2012  
RENEWAL: 12/31/2013  
EXPIRES: 12/31/2012  
RENEWAL: 12/31/2013

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA.

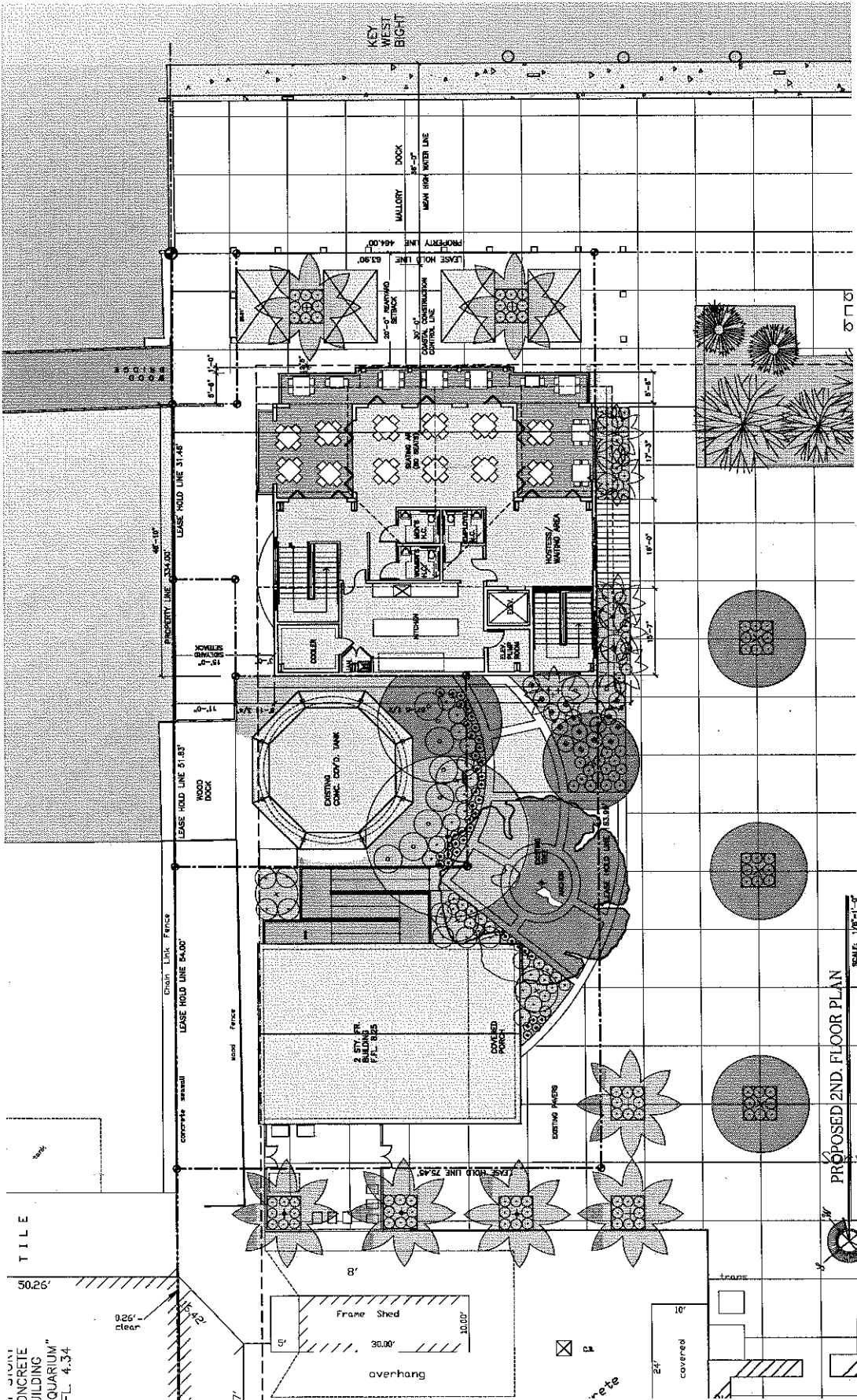
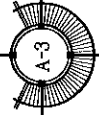
SEAL

DATE:  
08-05-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 FL.BD.

REVISIONS:  
08-11-11 HARC REV.  
8 PL. BD. REV.  
09-09-11 HARC REV.  
09-30-11 PL. BD. REV.

DRAWN BY: \_\_\_\_\_  
SMA

PROJECT  
NUMBER  
1006



MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

PROPOSED 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"

1006

RECEIVED  
 June 4, 2011  
 KW Planning Dept

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 ARCHITECT, P.A.

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 FLORIDA  
 33904

TEL: 305-296-1902  
 FAX: 305-296-1909

LICENSING NO.  
 141700000

**Seal**  
 PAUL R. SCHMIDT, P.E.  
 P.E. EX-102  
 GEORGE B. BOWEN, P.E.  
 REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF FLORIDA  
 CA. 00000

MALLORY  
 SQUARE  
 RESTAURANT  
 MALLORY DOCK  
 KEY WEST, FLORIDA

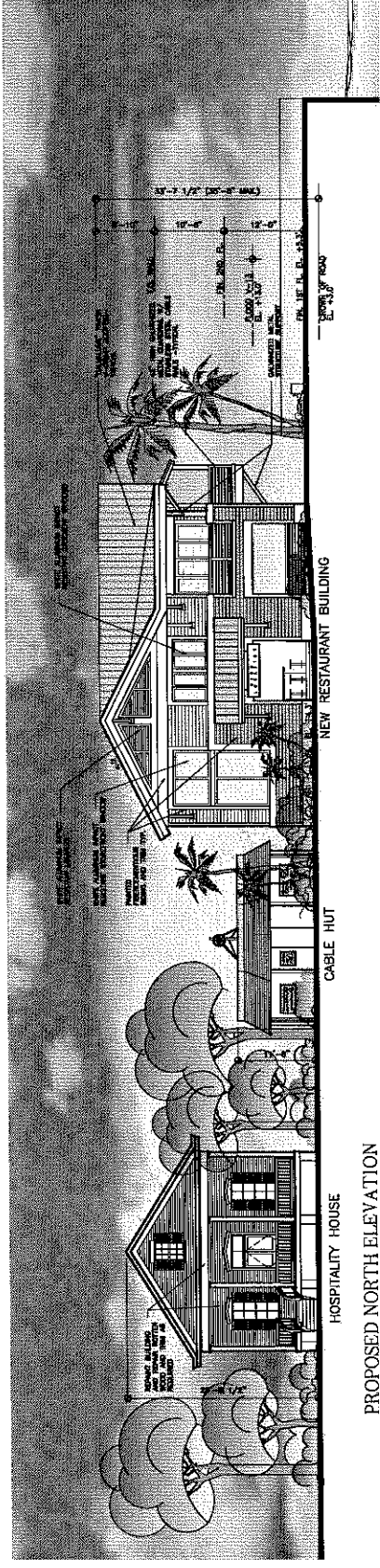
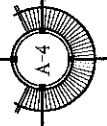
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 11-05-10 PL. BD.

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 & PL. BD. REV.  
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 08-29-11 PL. BD. REV.

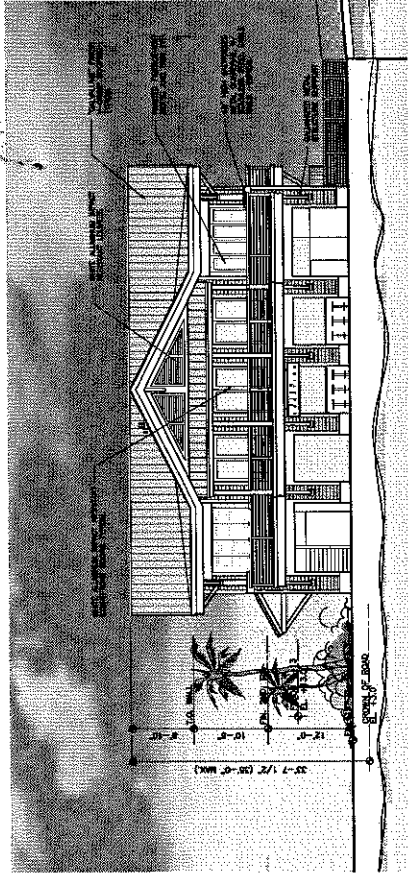
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 EMA

PROJECT  
 NUMBER  
 1006



PROPOSED NORTH ELEVATION

SCALE 1/8"=1'-0"



PROPOSED WEST ELEVATION

SCALE 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
 MALLORY DOCK  
 KEY WEST, FLORIDA

Handwritten initials/signature.



WILLIAM P. HORN  
ARCHITECT, P.A.

335 PATVON ST.  
KEY WEST,  
FLORIDA  
33099

TEL: (305) 286-7022  
FAX: (305) 286-1188

LICENSE NO.  
14-000000



PAUL R. SCHEIDT, C.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 17562  
FLORIDA  
CA 0000

MALLORY  
SQUARE  
RESTAURANT  
MULLEN COUSE  
KEY WEST, FLORIDA

SEAL

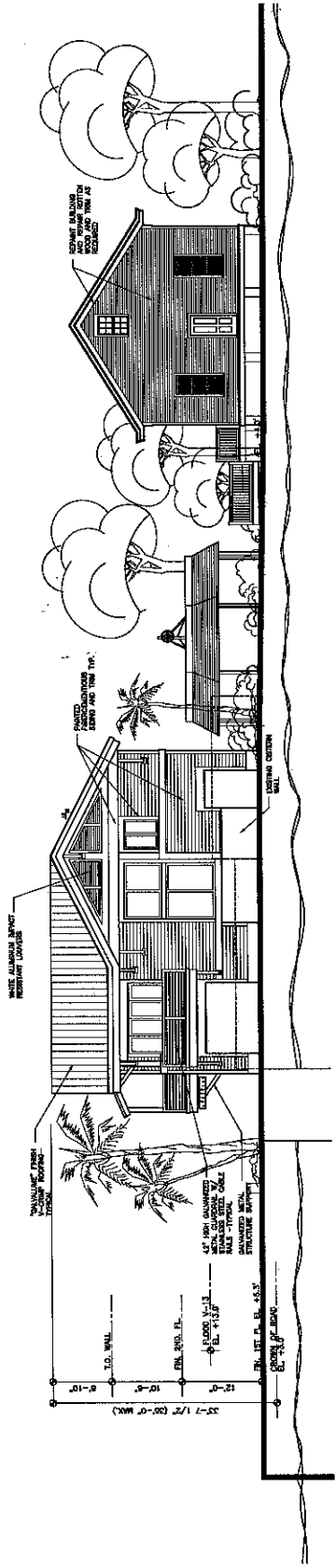
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08-28-10 HARC REV.  
10-01-10 DRG  
11-05-10 PL. BD.

REVISIONS  
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& PL. BD. REV.  
09-09-11 HARC REV.  
06-28-11 PL. BD. REV.

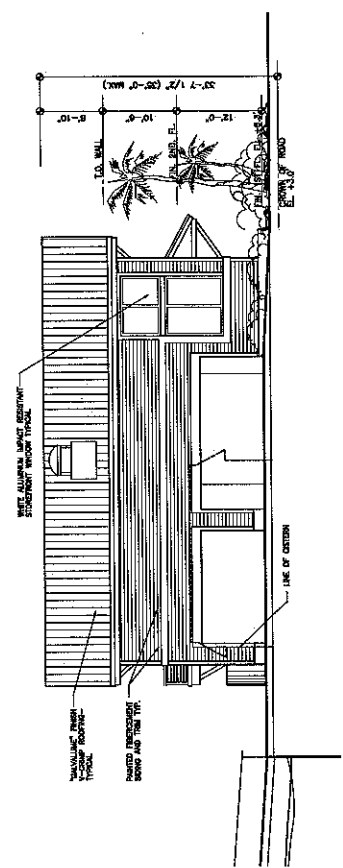
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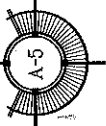
PROJECT  
NUMBER  
1006



PROPOSED SOUTH ELEVATION  
SCALE 1/8\"=1'-0"



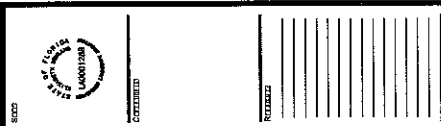
PROPOSED EAST ELEVATION  
SCALE 1/8\"=1'-0"



MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

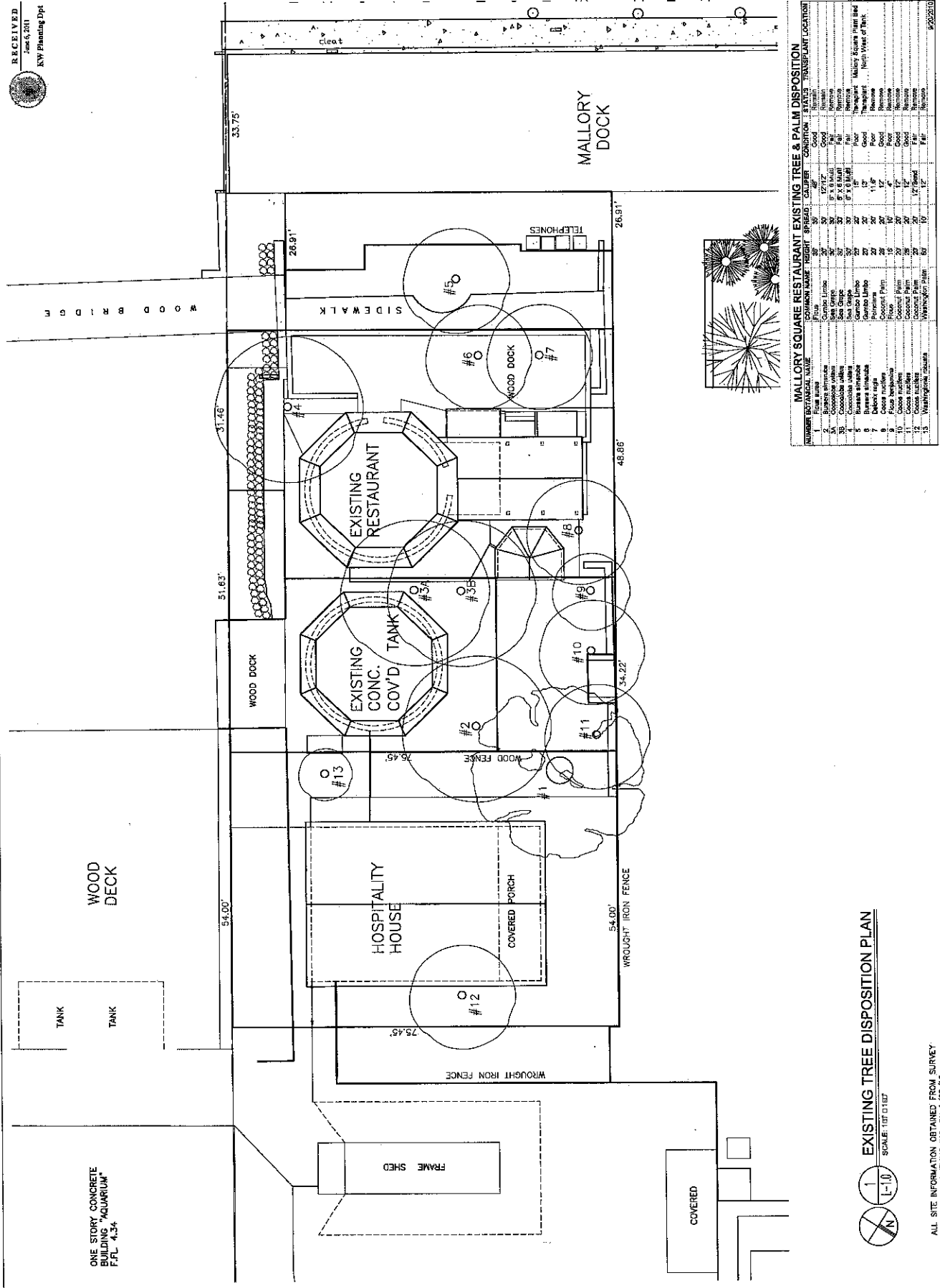
Handwritten circled number '2' and '10'.

ELIZABETH NEWLAND ARCHITECTURAL, L.L.C.  
 71 North Canal Avenue  
 MIAMI BEACH, FLORIDA 33139  
 TEL: 305.673.1234



MALLYORY SQUARE RESTAURANT  
 DEY WEST FLORIDA

DATE: 1/28/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 SHEET TOTAL: [Number]  
 SCALE: [Scale]  
 L-1.0



**MALLYORY SQUARE RESTAURANT EXISTING TREE & PALM DISPOSITION**

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	TRANSPLANT LOCATION
1	Fraxinus	White Birch	30'	30'	12"	Good	Retain	North
2	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
3	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
4	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
5	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
6	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
7	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
8	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
9	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
10	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
11	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
12	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North
13	Quercus laevis	White Oak	30'	30'	12"	Good	Retain	North

EXISTING TREE DISPOSITION PLAN  
 SCALE: 1/8" = 1'-0"

ALL SITE INFORMATION OBTAINED FROM SURVEY BY ISLAND SURVEYING, INC. ON 1/28/10





**ELICABETH NEWLAND**  
 L.A. S. O. & P. S.  
 ARCHITECTURE, L.L.C.  
 77 North Green Avenue  
 West Palm Beach, Florida 33411  
 TEL: 561.833.1111



DATE	05/20/11
PROJECT	RELAND RESTAURANT
CLIENT	RELAND RESTAURANT
DESIGNER	ELICABETH NEWLAND
DATE	05/20/11

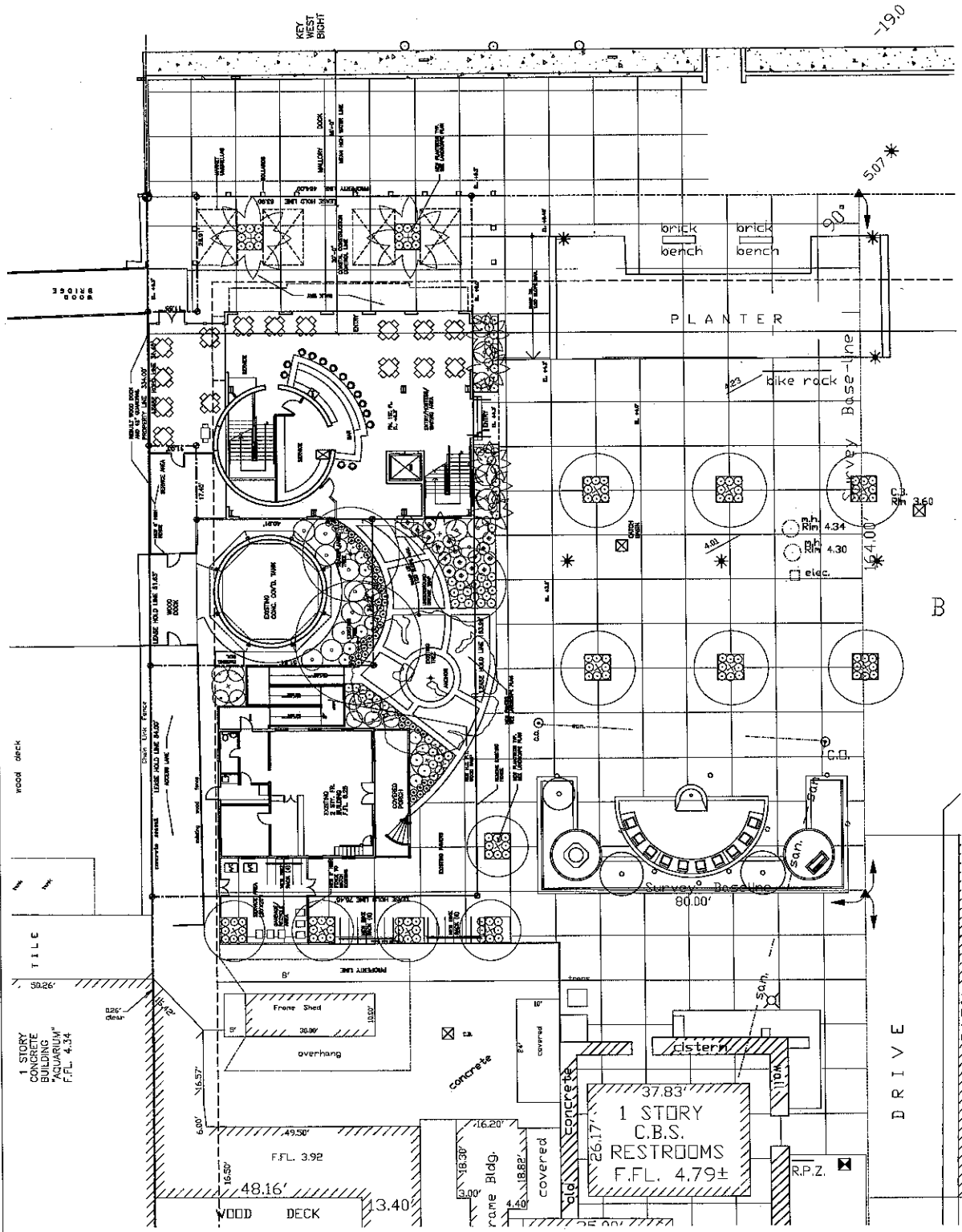
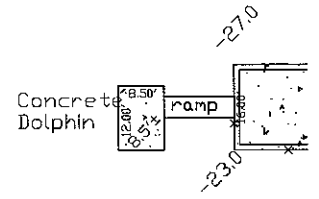
**MALLORY SQUARE RESTAURANT**  
 DEY WEST FLORIDA

DATE	05/20/11
PROJECT	RELAND RESTAURANT
CLIENT	RELAND RESTAURANT
DESIGNER	ELICABETH NEWLAND
DATE	05/20/11

**LANDSCAPE PLAN**  
 L-00  
 DATE: 05/20/11



11.00'  
 8'6.64'  
 12.00'



**LANDSCAPE PLAN**

SCALE: 1/8" = 1'-0"



ELICABETH NEWLAND  
L.A.N. S. & A. P.E.  
ARCHITECTURAL, LLC

75 North Couch Avenue  
MOUNTAIN VIEW, FL 32757  
TEL: 407.253.1011



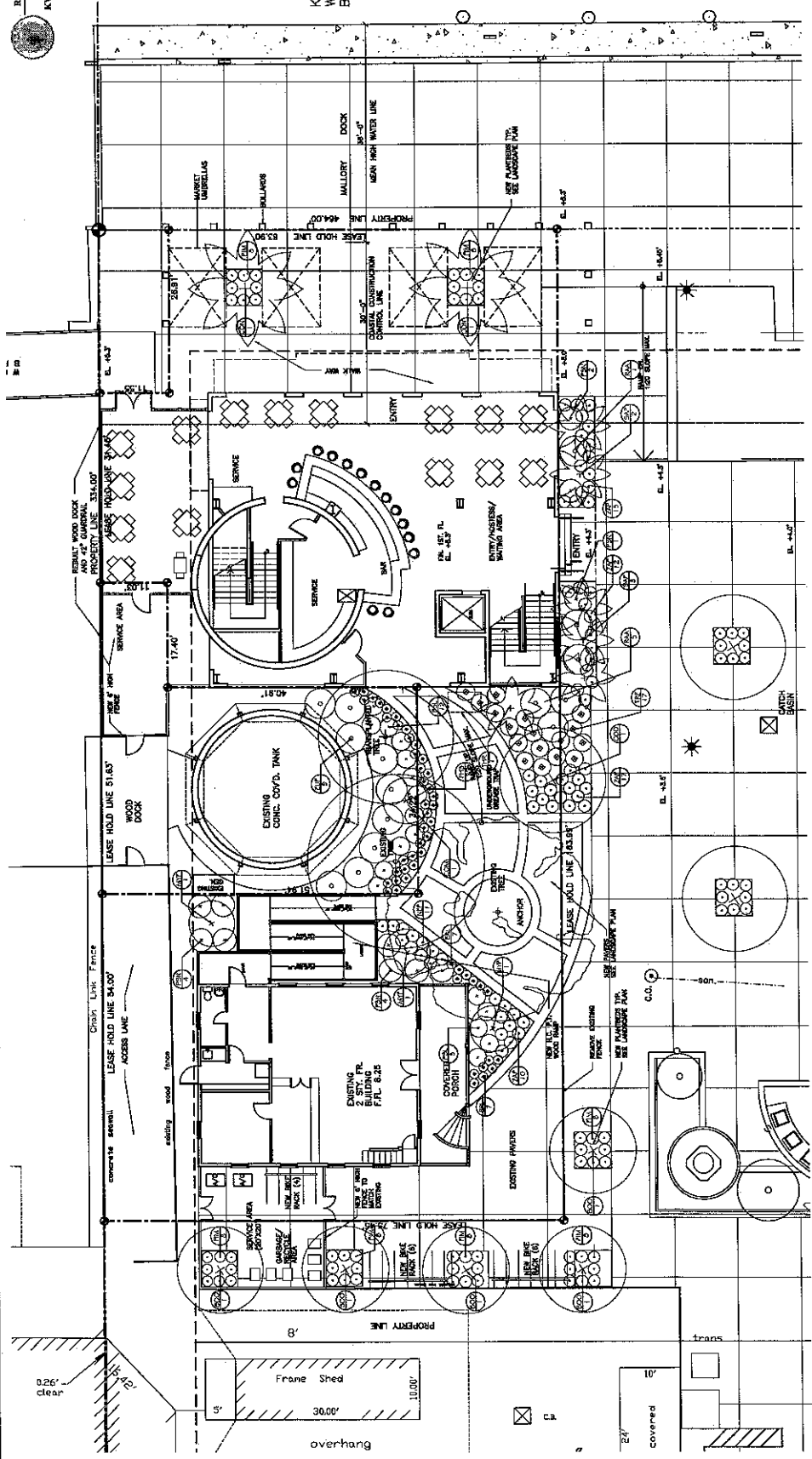
DATE: 06/06/2011  
PROJECT: MALLORY SQUARE RESTAURANT  
DRAWING: PLANTING PLAN  
SCALE: 1/8" = 1'-0"

# MALLORY SQUARE RESTAURANT

KEY WEST BIGHT

PLANTING PLAN  
L-01  
DATE: 06/06/2011

RECEIVED  
June 6, 2011  
AW Planning Dept



**MALLORY SQUARE RESTAURANT PLANT LIST**

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIF.	HEIGHT	CANDY	CONTAINER	SPACING	CONDITION
1	6	Strobilanthes virginiana	Strobilanthes virginiana	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
2	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
3	2	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
4	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
5	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
6	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
7	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
8	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
9	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
10	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
11	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
12	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
13	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
14	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
15	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
16	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
17	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
18	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
19	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
20	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
21	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
22	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
23	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
24	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
25	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
26	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
27	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
28	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
29	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown
30	1	Conoclinium octocoloratum	Conoclinium octocoloratum	Yes	Yes	12-18"	6-10"	1 Gal	3.00'	As Shown

PLANTING PLAN  
SCALE: 1/8" = 1'-0"



Handwritten signature and initials.





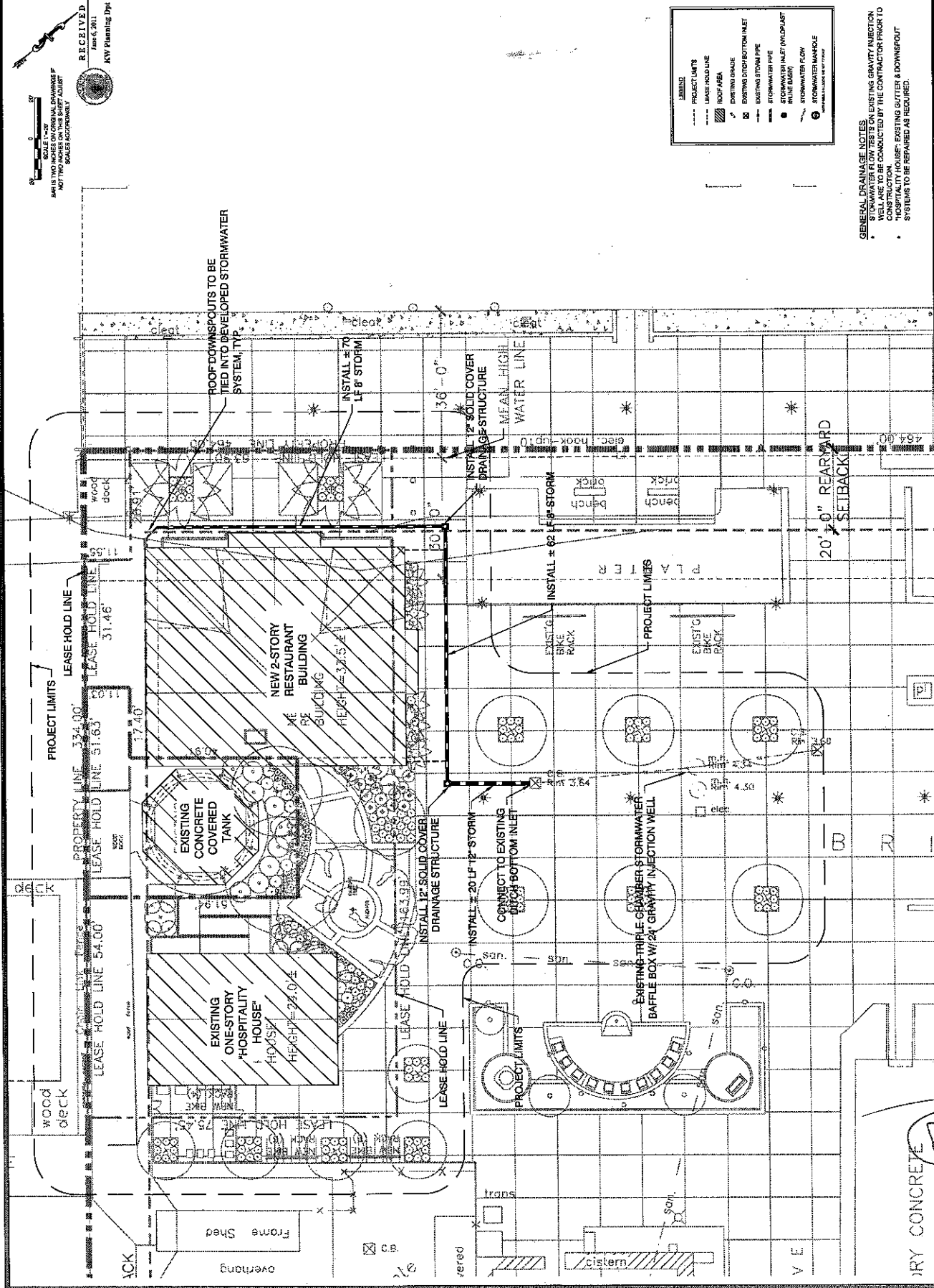
PEREZ ENGINEERING  
 1505 W. UNIVERSITY BLVD. SUITE 100  
 TAMPA, FL 33606  
 TEL: 813.252.8800 FAX: 813.252.8802  
 WWW.PEREZENGINEERING.COM  
 PEREZ ENGINEERING, INC.  
 2507 EAST BAYVIEW ROAD, SUITE 140  
 TAMPA, FL 33604  
 TEL: 813.973.8115 FAX: 813.288.5710

MALLORY SQUARE RESTAURANT  
 KEY WEST, FL 33040  
 CONCEPTUAL DRAINAGE PLAN  
 PROJECT NO. 202007  
 DRAWN: RJK  
 DESIGNED: JSP  
 CHECKED: JSP  
 DATE: 05/11/20

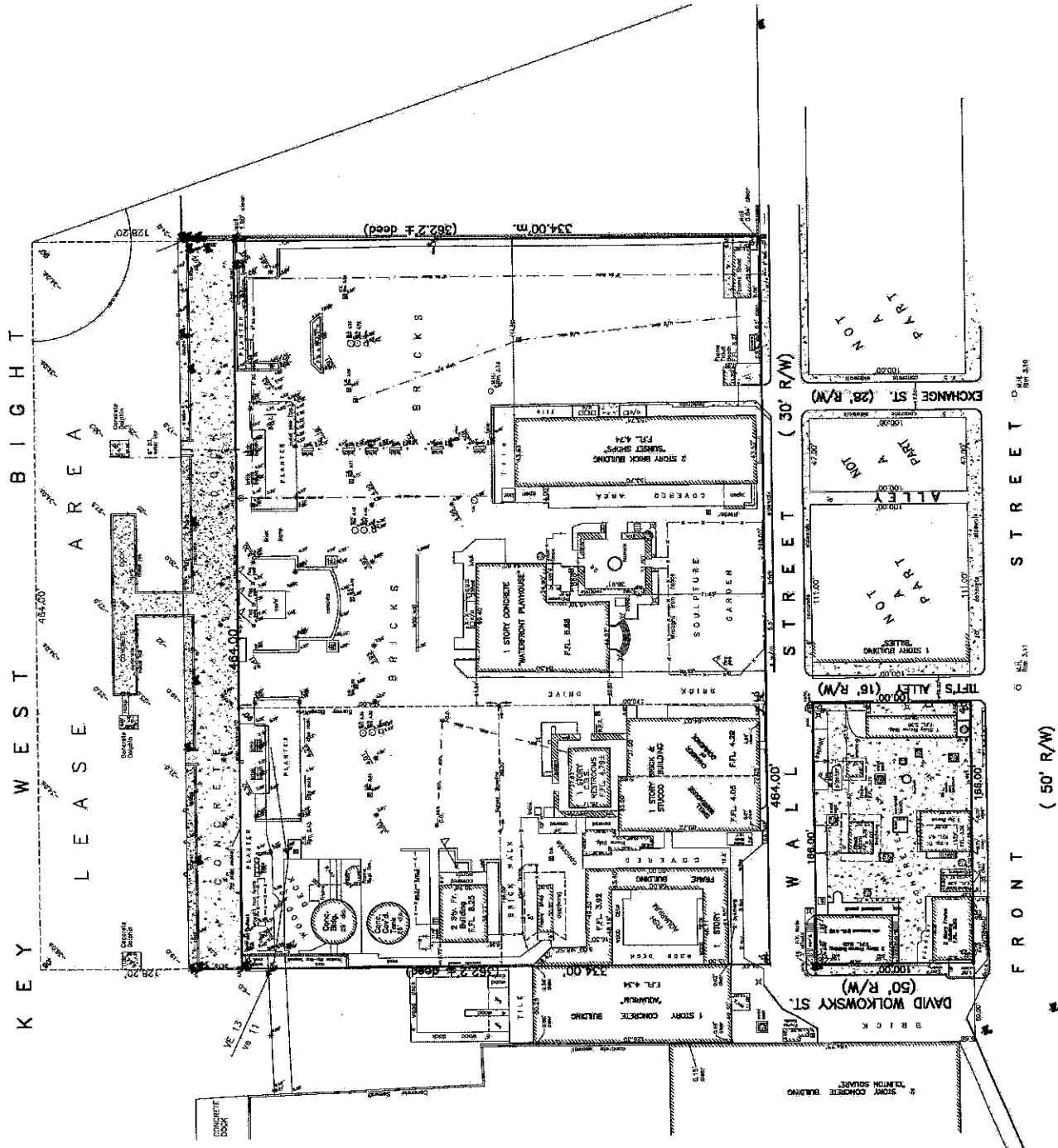
MALLORY SQUARE RESTAURANT  
 KEY WEST, FL 33040  
 CONCEPTUAL DRAINAGE PLAN

RECEIVED  
 June 5, 2011  
 KY Planning Dept.

GENERAL DRAINAGE NOTES  
 \* STORMWATER FLOW PASSES ON EXISTING GRAVITY INJECTION SYSTEMS  
 \* CONSTRUCTION OF EXISTING GUTTER & DOWNSPOUT SYSTEMS TO BE REPAIRED AS REQUIRED.



IRY CONCRETE  
 20



PL DC

RECEIVED  
June 6, 2011  
KW Planning Dept



WILLIAM P. HORN  
ARCHITECT, P.A.

948 BAYTON ST.  
KEY WEST,  
FLORIDA  
33404

TEL: 305.236.8322  
FAX: 305.236.1003

LICENSE NO.  
11-000050



WILLIAM P. HORN  
REGISTERED PROFESSIONAL  
ENGINEER  
222 GRAND BOWLEND  
AVENUE  
ANN ARBOR, MICHIGAN  
48106  
CAL 0000

MALLODY  
SQUARE  
RESTAURANT  
KEY WEST, FLORIDA

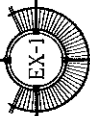
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06-08-10  
06-08-10  
10-01-10  
11-05-10  
PL. RD.

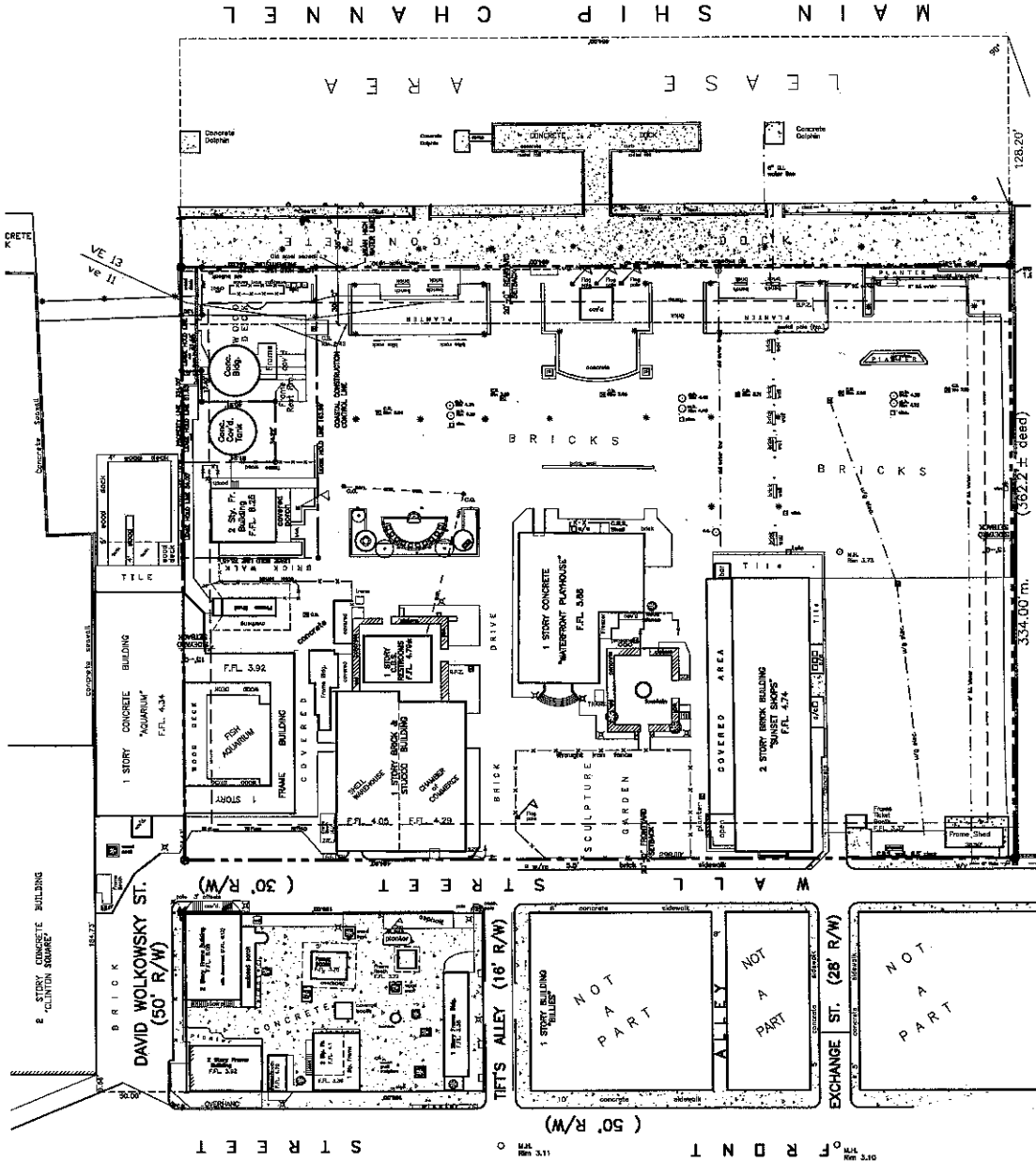
REVISIONS  
06-11-11  
06-09-11  
06-20-11  
PL. RD. REV.  
HARC. REV.  
HARC. REV.  
PL. RD. REV.

DRAWN BY  
BMA

PROJECT  
NUMBER  
1006



SITE DATA  
SITE AREA: 19,488 S.F. (4.66 ACRES)  
LAND USE: 195 (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)  
PLANNING ZONE: 1-11 / 1-13



EXISTING SITE PLAN  
SCALE: 1"=30'-0"  
ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/29/10

MALLODY SQUARE RESTAURANT  
MALLODY DOCK  
KEY WEST, FLORIDA

*Handwritten initials: R, OC*

RECEIVED  
June 4, 2011  
KW Planning Dept

WILLIAM P. HORN  
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FLORIDA  
33602

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LICENSE NO.  
A1703006

**Seaside**  
PAUL B. STRANGESPE  
P.E. LICENSED

1000 W. BAYVIEW BLVD.  
SUITE 200  
CORAL GABLES, FLORIDA  
33134

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SCALE

DATE  
06-08-10 H.A.C.  
06-08-10 H.A.C. REV.  
09-01-10 D.M.C.  
11-05-10 P.L.B.D.

REVISIONS  
09-11-11 H.A.C. REV.  
09-09-11 H.A.C. REV.  
05-25-11 P.L.B.D. REV.

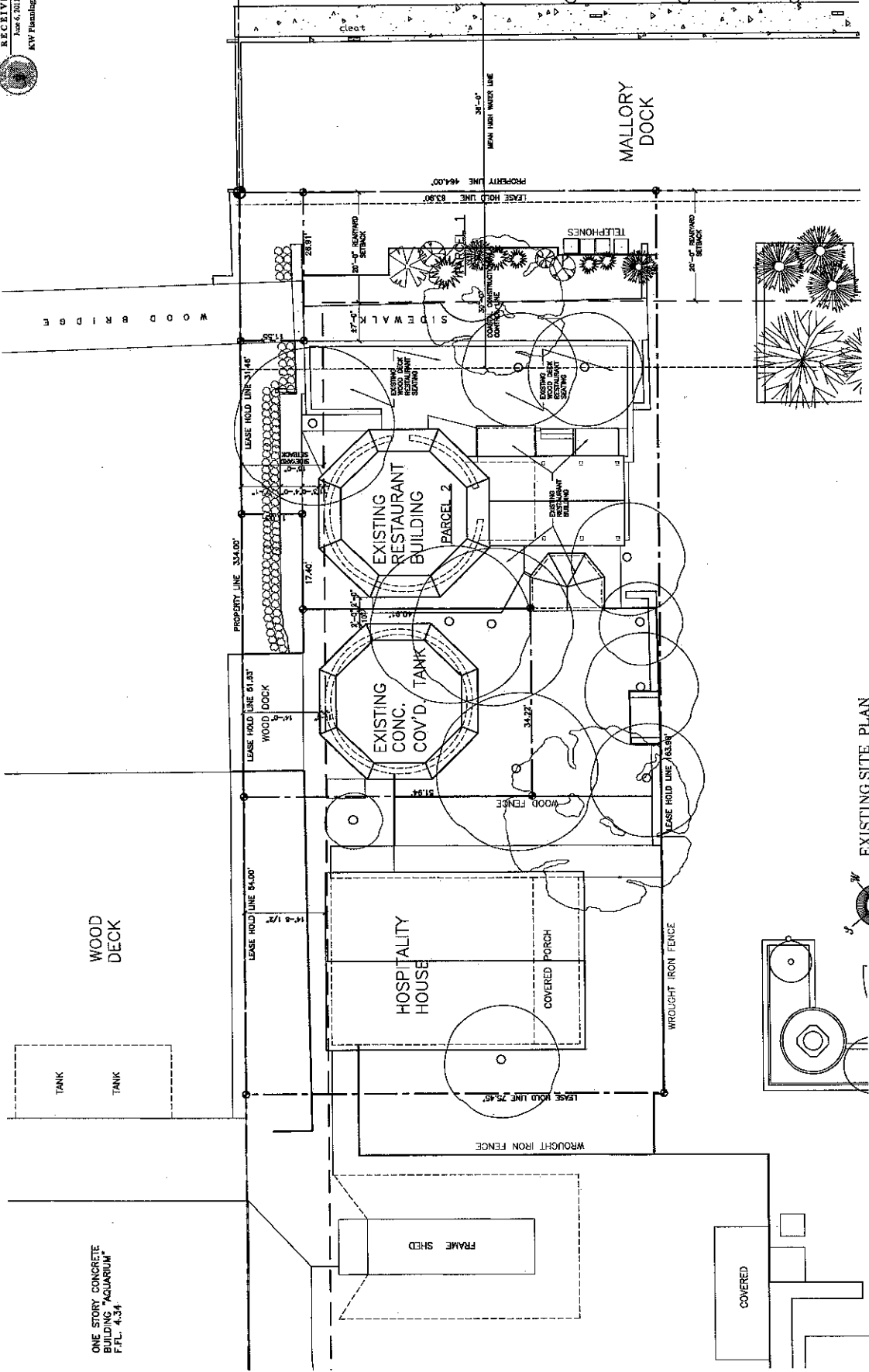
DRAWN BY

B.M.A.

PROJECT  
NUMBER

1006

EX-1



EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY GRAND SURVEYING, INC. ON 1/26/10

SCALE 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

*[Handwritten signature]*

RECEIVED  
June 6, 2011  
KW Planning Dpt

WILLIAM HOHN  
ARCHITECT, P.A.

315 EAST 9TH ST.  
KEY WEST,  
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34090

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FAX: (305) 296-1197

WWW.WHARCHITECT.COM  
LA. #00000000

**Seal**

PAUL R. BRANDES P.E.  
P.E. License  
GEORGE W. BOGARD  
P.E. License  
KEY WEST, FLORIDA  
34090

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

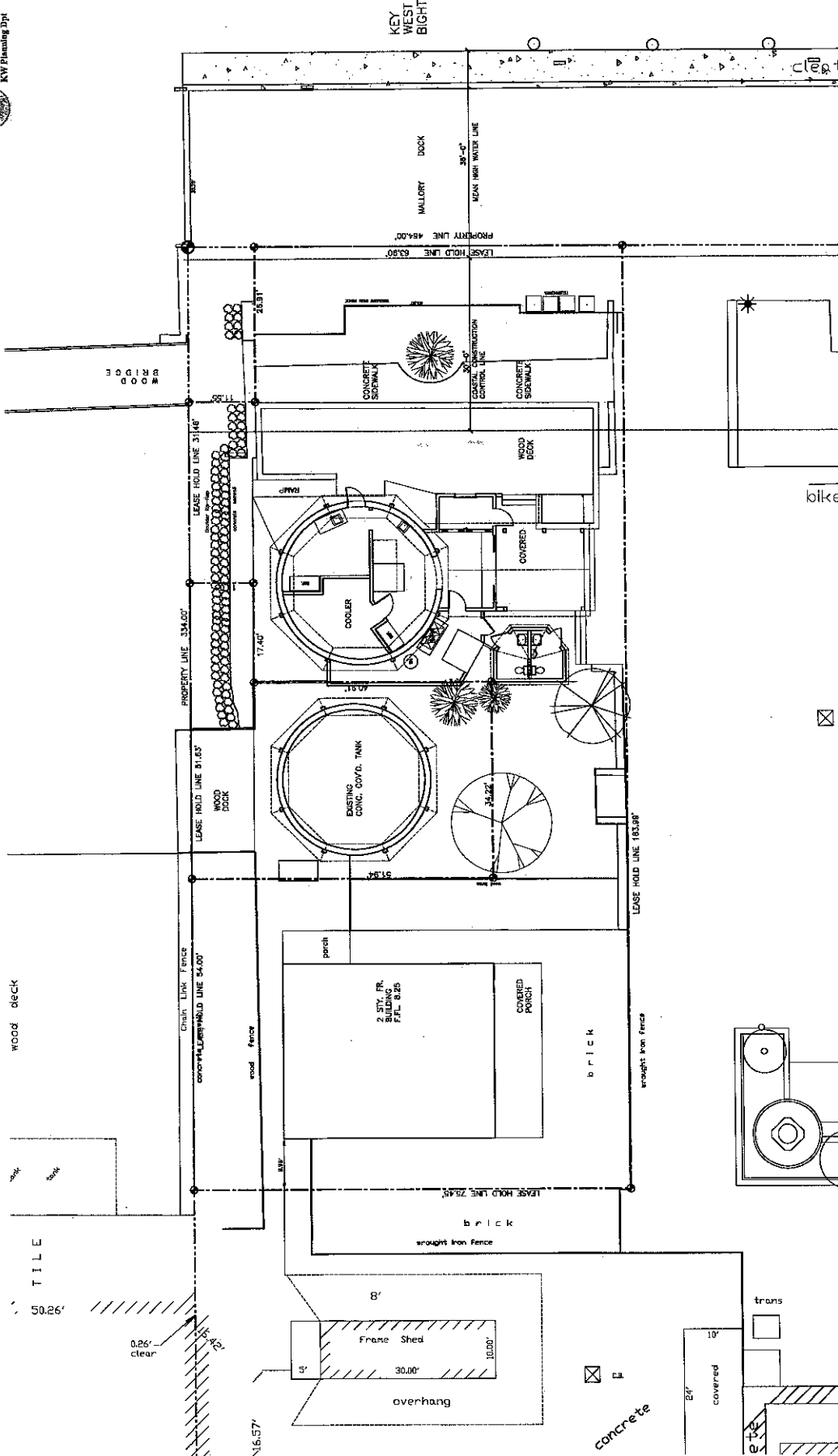
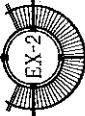
SEAL

DATE  
08-08-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
09-11-11 HARC REV.  
09-08-11 HARC REV.  
09-26-11 PL. BD. REV.

DRAWN BY  
DWA

PROJECT  
NUMBER  
1106



EXISTING FLOOR PLAN

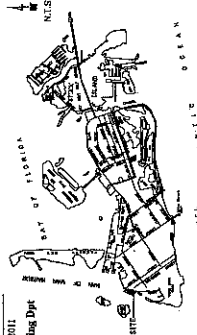
SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

Handwritten initials/signature.



RECEIVED  
 JUN 6, 2011  
 KW Planning Dept



WILLIAM F. HOON  
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 916 CYPRESS ST.  
 KEY WEST,  
 FLORIDA  
 33590  
 TEL: 305.799.9397  
 FAX: 305.294-1183  
 LICENSE NO.  
 AT 12089  
 SEASIDE  
 PAUL & SHARON  
 P.A. ARCHT  
 10000 BAYVIEW BLVD  
 SUITE 100  
 KEY WEST, FLORIDA  
 33593

**LOCATION MAP**  
 City of Key West &  
 Stock Island

**SITE DATA**

SITE AREA: 10,499 SF (3.05 ACRES)  
 LAND USE: PUB (PUBLIC SERVICES INC. ACCOMMODATION & OTHER SPACE)  
 FLOOD ZONE: 1-17 (A)-1-A, 1E, 1E-2, 1E-3

**SETBACKS:**  
 FRONT SETBACK: REQUIRED = 25.0' (IN LEASE AREA)  
 PROPOSED = 47.0' (NOT IN LEASE AREA)  
 SIDE SETBACK: REQUIRED = 15.0' (IN LEASE AREA)  
 PROPOSED = 15.0' (IN LEASE AREA)  
 REAR SETBACK: REQUIRED = 15.0' (IN LEASE AREA)  
 PROPOSED = 20.0' (IN LEASE AREA)

**CONCRETE COURT CONTROL LINE:**  
 REQUIRED = 25.0'  
 EXISTING = 25.0'  
 PROPOSED = 25.0'

**FAR:**  
 ALLOWABLE: 14.1% (3,170 SF, 15.100 SF)  
 EXISTING: 0.0% (0 SF, 0 SF)  
 PROPOSED: 0.0% (0 SF, 0 SF)

**HORIZONTAL FINISHES:**  
 EXISTING: 25.0' (ASPHALT/CONCRETE)  
 PROPOSED: 25.0' (ASPHALT/CONCRETE)

**LIT COVERAGE AREA:**  
 REQUIRED: 81,944 SF (2,361 SEAT) (100 SEAT) (10 SEAT)  
 EXISTING: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)  
 PROPOSED: 31,200 SF (936 SEAT) (281 SEAT) (28 SEAT)

**LANDSCAPE AREA:**  
 REQUIRED: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)  
 EXISTING: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)  
 PROPOSED: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)

**LANDSCAPE AREA:**  
 REQUIRED: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)  
 EXISTING: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)  
 PROPOSED: 14,770 SF (443 SEAT) (138 SEAT) (13 SEAT)

**CONSTRUCTION LABEL - PARCEL 1**  
 EXISTING: 0 SF (0 SEAT) (0 SEAT) (0 SEAT)

**BUILDING DATA**

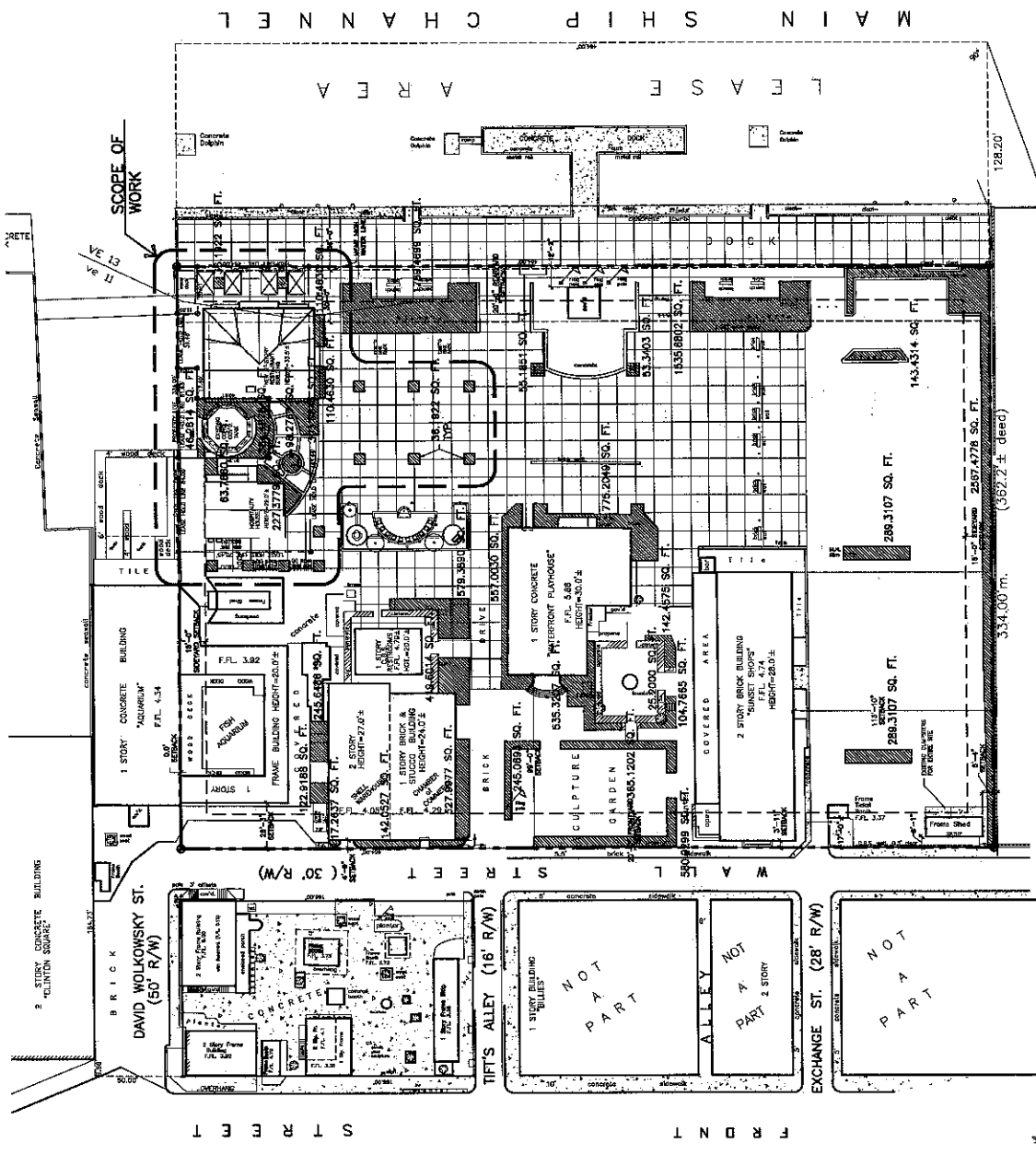
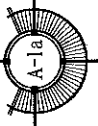
**EXISTING BUILDING DATA**

1ST FLOOR ENCLOSED	1,192 SF.	1ST FLOOR COVERED	306 SF.
2ND FLOOR ENCLOSED	1,881 SF.	2ND FLOOR COVERED	498 SF.
TOTAL EXISTING ENCLOSED	3,073 SF.	TOTAL EXISTING COVERED	804 SF.

**PROPOSED BUILDING DATA**

1ST FLOOR ENCLOSED	2,444 SF.	1ST FLOOR COVERED	442 SF.
2ND FLOOR ENCLOSED	1,881 SF.	2ND FLOOR COVERED	338 SF.
TOTAL PROPOSED ENCLOSED	4,325 SF.	TOTAL PROPOSED COVERED	780 SF.

DATE: 06-08-10 H.A.C.  
 08-04-10 H.A.C. REV.  
 10-01-10 D.A.C.  
 11-05-10 P.L.B.D.  
 REVISIONS:  
 03-11-11 H.A.C. REV.  
 04-08-11 H.A.C. REV.  
 05-20-11 P.L.B.D. REV.  
 DRAWN BY:  
 S.M.H.  
 PROJECT NUMBER:  
 1006



**PROPOSED SITE PLAN - LANDSCAPE SQ. FOOTAGE BREAK DOWN**  
 ALL SITE INFORMATION OBTAINED FROM SURVEY  
 BY ISLAND SURVEYING, INC. ON 1/28/10

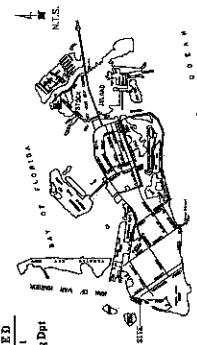
MALLORY SQUARE RESTAURANT  
 MALLORY DOCK  
 KEY WEST, FLORIDA



NOT A PART  
 NOT A PART



RECEIVED  
June 5, 2011  
KW Planning Dept



WILLIAM P. HOON  
ARCHITECT, P.A.  
601 EAST BAY  
KEY WEST,  
FLORIDA  
33901  
TEL: 305-296-1002  
FAX: 305-296-1003  
LICENSING NO.  
14-10000

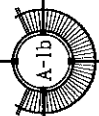
Seafair  
PAUL B. SCHMIDT, P.E.  
P.E. 16107  
CALIFORNIA REGISTERED  
SURVEYOR  
10000  
CALIFORNIA  
CA 92003

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

DATE:  
06-05-10 HARC  
06-08-10 HARC REV.  
10-01-10 DAC  
11-05-10 PL. BD.  
REVISIONS:  
04-11-11 HARC REV.  
05-09-11 HARC REV.  
05-26-11 PL. BD. REV.  
DRAWN BY  
EML

PROJECT  
NUMBER  
1006



LOCATION MAP  
City of Key West &  
Stock Island

**SITE DATA**

SITE AREA: 10,488 SF (3.65 ACRES)  
LAND USE: PUB (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)  
FLOOD ZONE: V-1(1/2)-1(1/2)-10, AS 148Z

**SETBACKS**

FRONT SETBACK: REQUIRED = 25' (IN LEASE AREA)  
PROPOSED = 27' (NOT IN LEASE AREA)  
SIDE SETBACK: REQUIRED = 15' (IN LEASE AREA)  
PROPOSED = 15' (NOT IN LEASE AREA)  
REAR SETBACK: REQUIRED = 5' (IN LEASE AREA)  
PROPOSED = 5' (NOT IN LEASE AREA)  
CORNER: CORNER CONTROL LINE  
PROPOSED = 5' (NOT IN LEASE AREA)

**FAR**

ALLOWED: 1.0 (AS LEASE AREA)  
EXISTING: 0.25 (AS LEASE AREA)  
PROPOSED: 0.27 (AS LEASE AREA)

**HOURS**

ALLOWED: 24/7 (POTENTIAL HOURS)  
EXISTING: 24/7 (POTENTIAL HOURS)  
PROPOSED: 24/7 (POTENTIAL HOURS)

**LOT COVERAGE AREA**

REQUIRED: 61,282 SF (1.75 AC.)  
EXISTING: 28,328 SF (0.81 AC.)  
PROPOSED: 28,328 SF (0.81 AC.)

**IMPROVEMENTS AREA**

REQUIRED: 77,445 SF (1.78 AC.)  
EXISTING: 14,015 SF (0.40 AC.)  
PROPOSED: 14,015 SF (0.40 AC.)

**LANDSCAPE AREA**

REQUIRED: 14,175 SF (0.32 AC.)  
EXISTING: 14,175 SF (0.32 AC.)  
PROPOSED: 14,175 SF (0.32 AC.)

**PARKING IN PARKING WATER ZONE**

CONSUMPTION AREA - PARCEL 1  
EXISTING: 3,344 SF (0.08 AC.)  
PROPOSED: 3,344 SF (0.08 AC.)

**CONSUMPTION AREA - PARCEL 2**

EXISTING: 0 SF (0 SEATS @ 15 SF/SEAT)  
PROPOSED: 0 SF (0 SEATS @ 15 SF/SEAT)

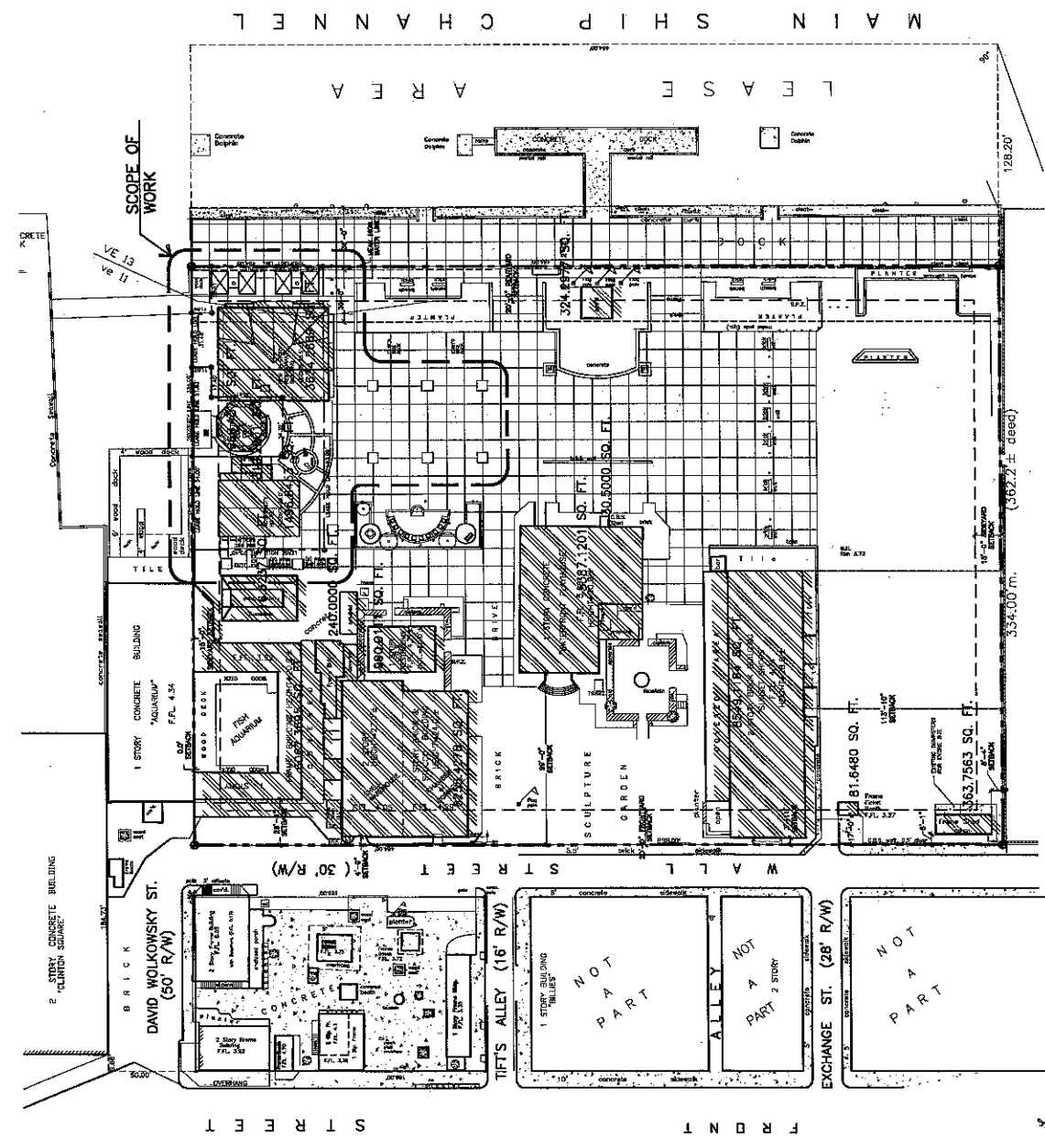
**BUILDING DATA**

**EXISTING BUILDING DATA**

1ST FLOOR ENCLOSED	1,100 SF.	1ST FLOOR COVERED	300 SF.
2ND FLOOR ENCLOSED	1,480 SF.	2ND FLOOR COVERED	485 SF.
TOTAL EXISTING ENCLOSED	2,580 SF.	TOTAL EXISTING COVERED	785 SF.

**PROPOSED BUILDING DATA**

1ST FLOOR ENCLOSED	2,448 SF.	1ST FLOOR COVERED	445 SF.
2ND FLOOR ENCLOSED	1,480 SF.	2ND FLOOR COVERED	738 SF.
TOTAL PROPOSED ENCLOSED	3,928 SF.	TOTAL PROPOSED COVERED	1,183 SF.



PROPOSED SITE PLAN - LOT COVERAGE SQ. FOOTAGE BREAK DOWN  
ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/26/10

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



RECEIVED  
June 6, 2011  
KV Planning Dept



WILLIAM P. HORN  
ARCHITECT, P.A.

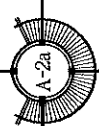
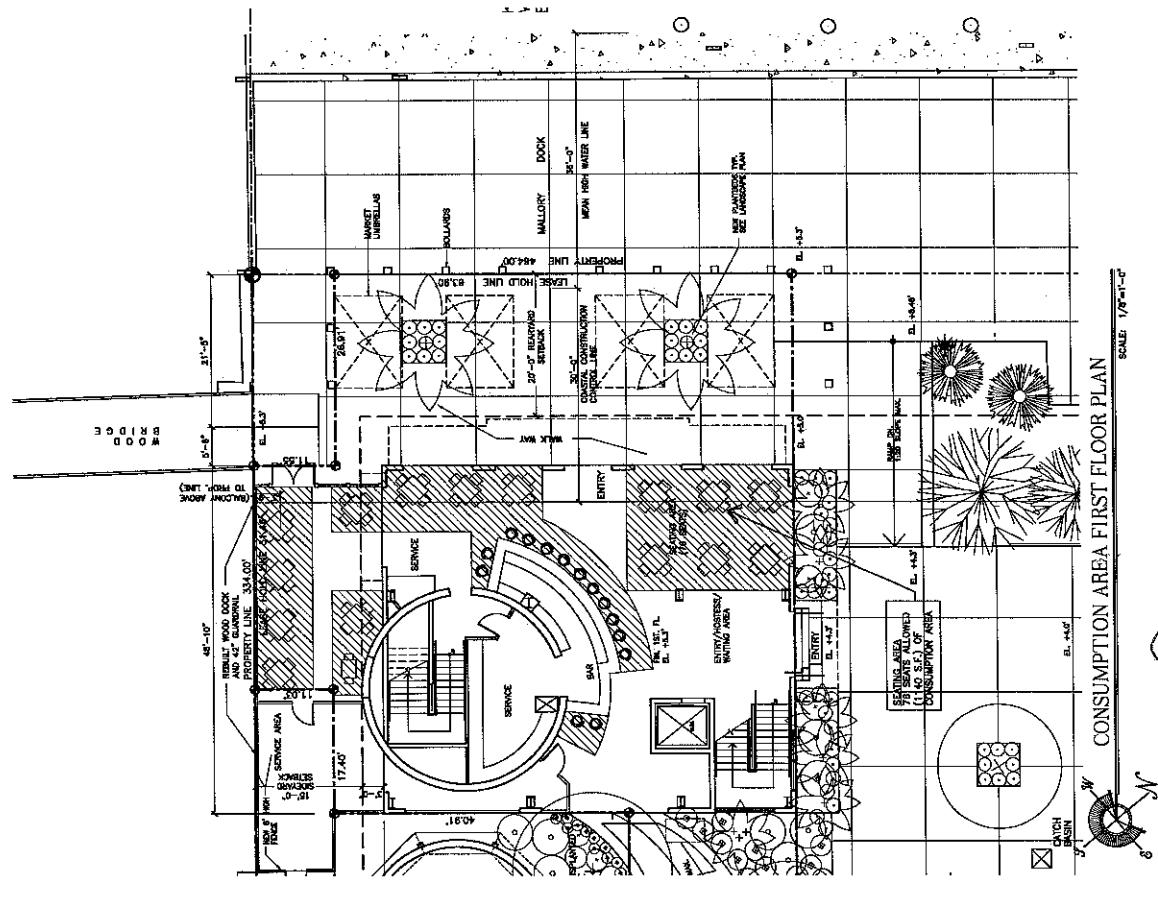
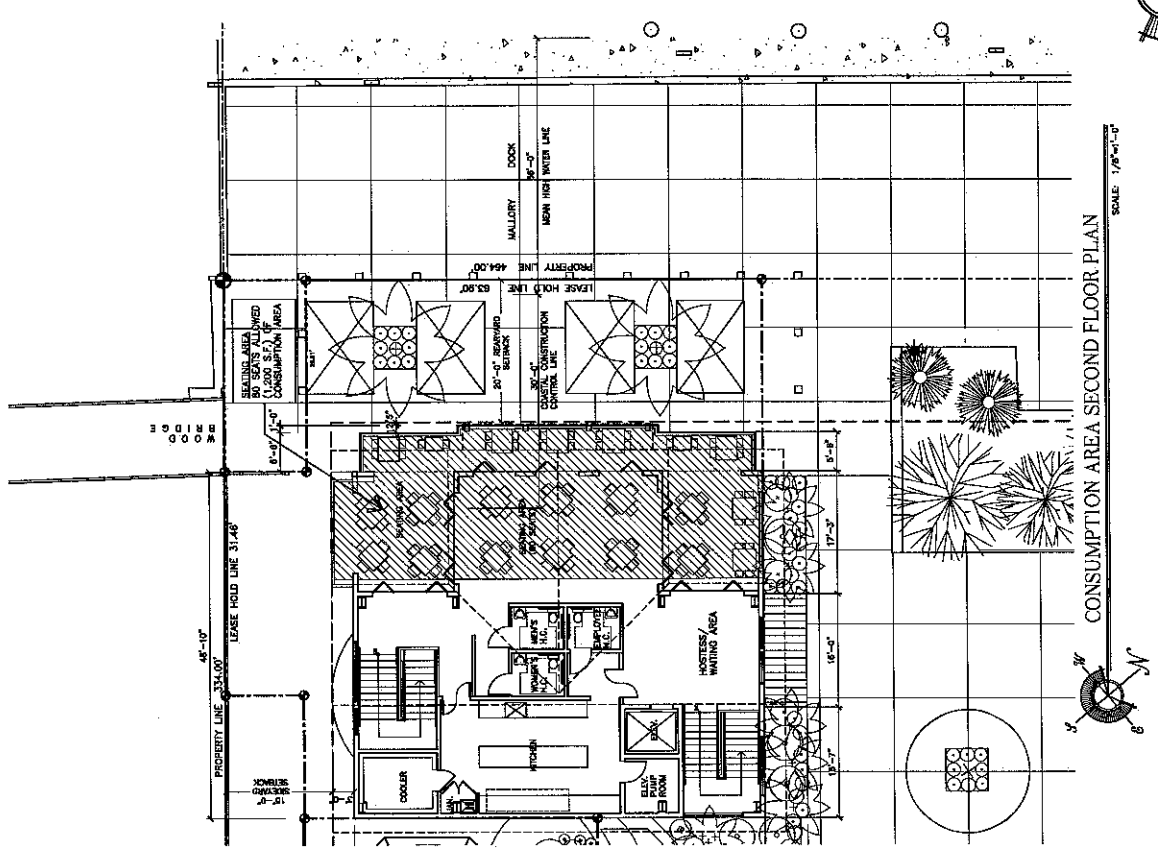
5555 AVENUE BT  
KEY WEST,  
FLORIDA  
33040  
TEL: 305-296-8402  
FAX: 305-296-1130  
LICENSE NO.  
11-07088

**Seal**  
PAUL A. BERNARDI, P.E.  
2200 W. BOWLING GREEN  
SUITE 200  
WEST PALM BEACH,  
FLORIDA  
33411

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SCALE

DATE  
05-05-10 HARC  
05-28-10 HARC REV.  
10-01-10 DMC  
11-05-10 P.L. BD.  
REVISIONS  
05-11-11 HARC REV.  
05-08-11 HARC REV.  
05-25-11 P.L. BD. REV.  
DRAWN BY  
BMA  
PROJECT  
NUMBER  
1005



CONSUMPTION AREA SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

CONSUMPTION AREA FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

*Handwritten signature or initials*

RECEIVED  
June 6, 2011  
KW Planning Dept

WILLIAM P. HORN  
ARCHITECT, P.A.  
416 EASTWAY ST.  
KEY WEST,  
FLORIDA  
33906

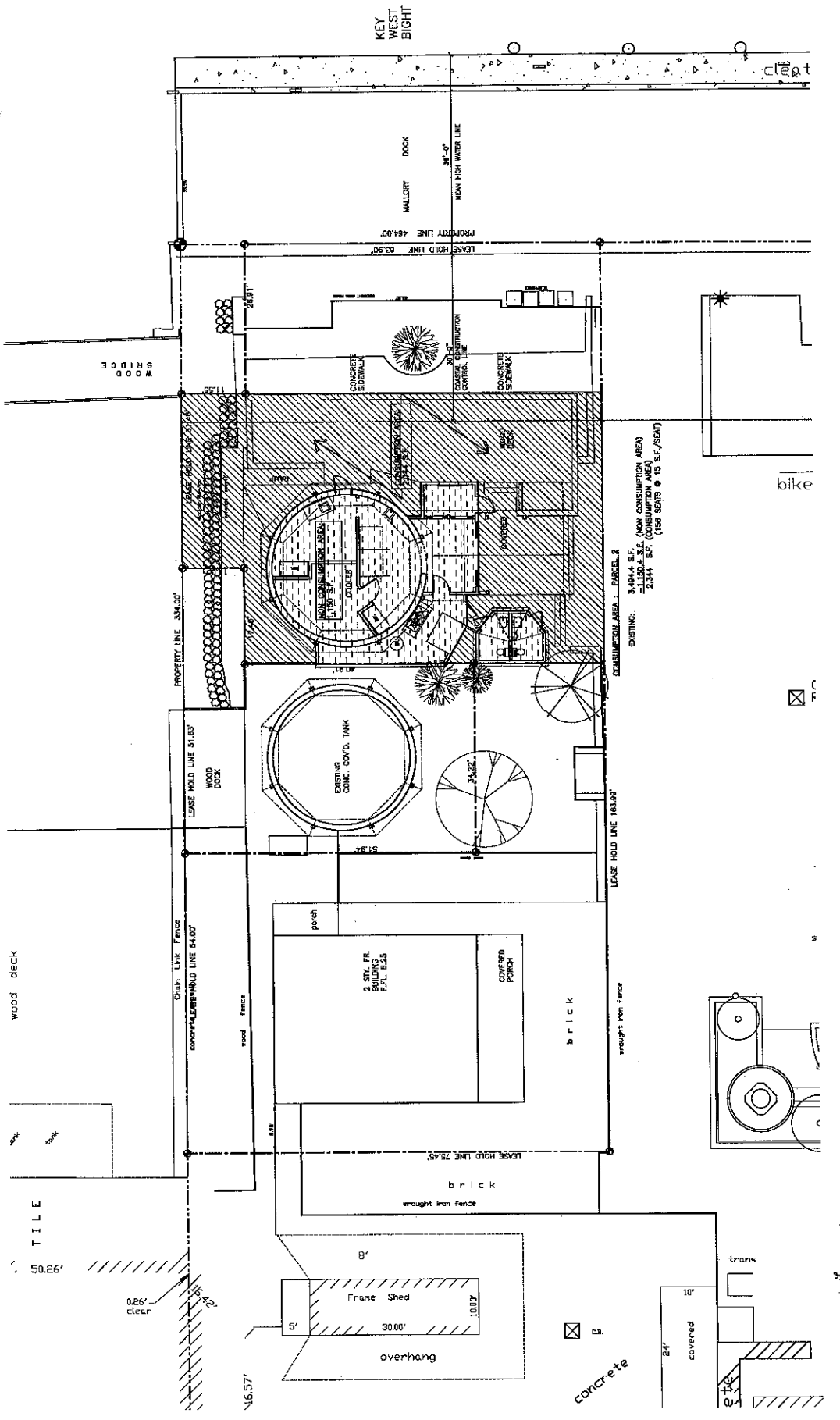
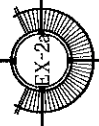
TEL: (305) 296-8900  
FAX: (305) 296-1189  
LANSING RD  
A1 TRINITY

**Paul K. Seames P.E.**  
PAUL K. SEAMES P.E.  
P.E. LICENSE # 10000  
STATE OF FLORIDA  
REGISTERED PROFESSIONAL  
MECHANICAL ENGINEER  
C.A. 000001

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

DATE  
06-08-10 HARC  
08-31-10 HARC REV.  
10-01-10 DMC  
11-05-10 PL. BD.  
REVISIONS  
09-11-11 HARC REV.  
08-08-11 HARC REV.  
05-26-11 PL. BD. REV.  
DRAWN BY  
EMA  
PROJECT  
NUMBER  
1006



EXISTING:  
CONSUMPTION AREA - PARKS, 2  
3,484.4 S.F.  
-1,120.4 S.F. (CONSUMPTION AREA)  
2,364 S.F. (100 SEATS @ 19 S.F./SEAT)

EXISTING FLOOR PLAN CONSUMPTION AREA  
SCALE 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

*Handwritten initials/signature*