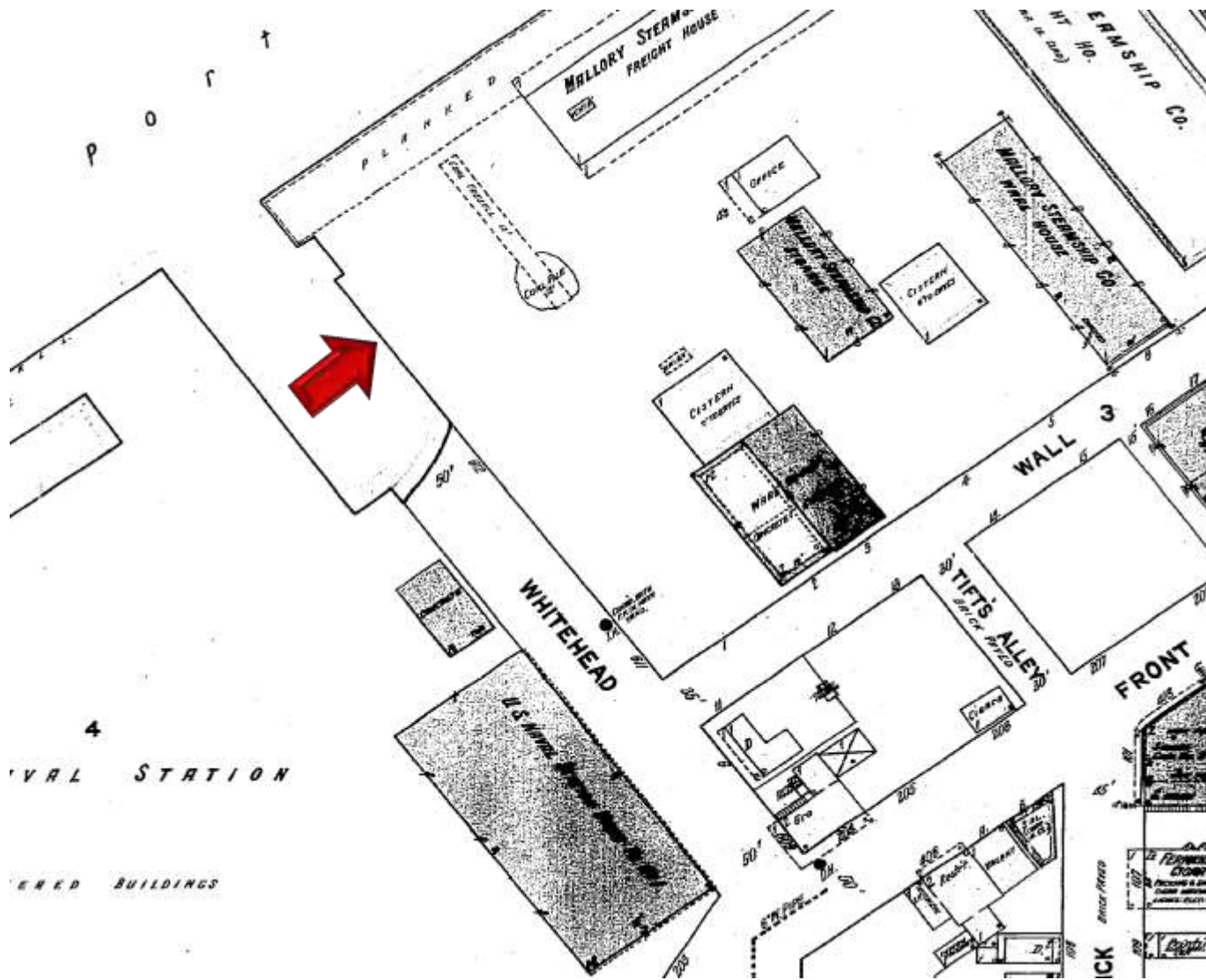
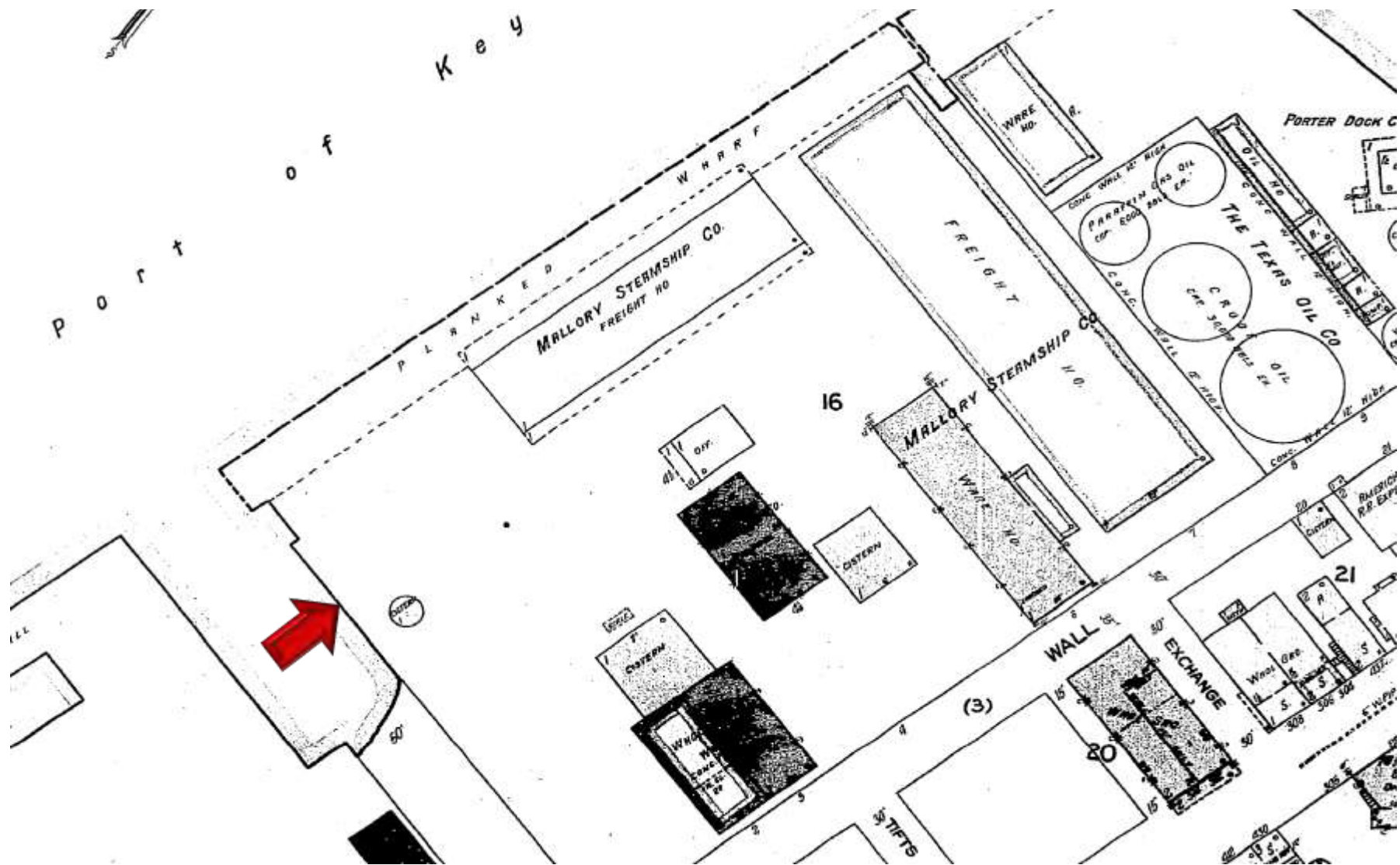


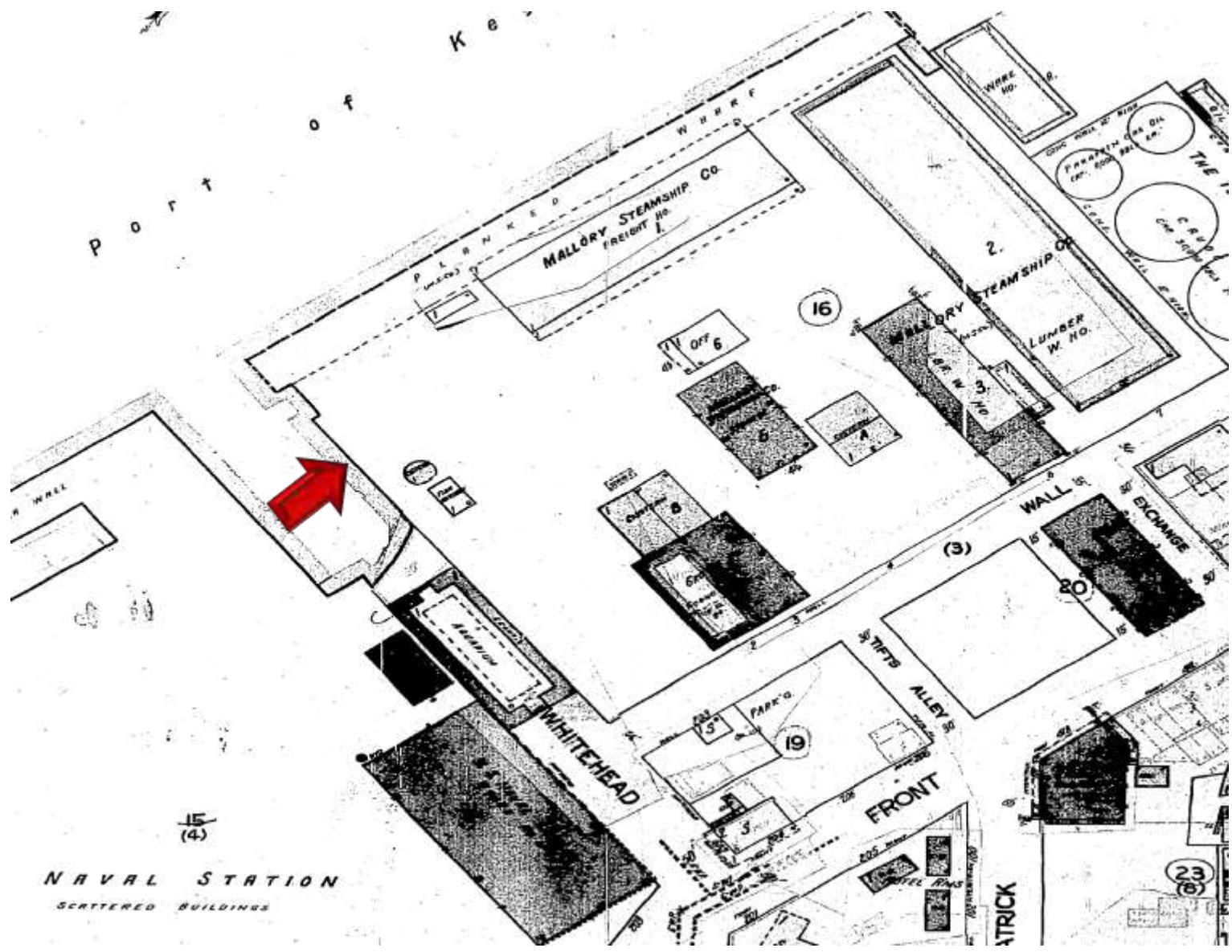
# SANBORN MAPS



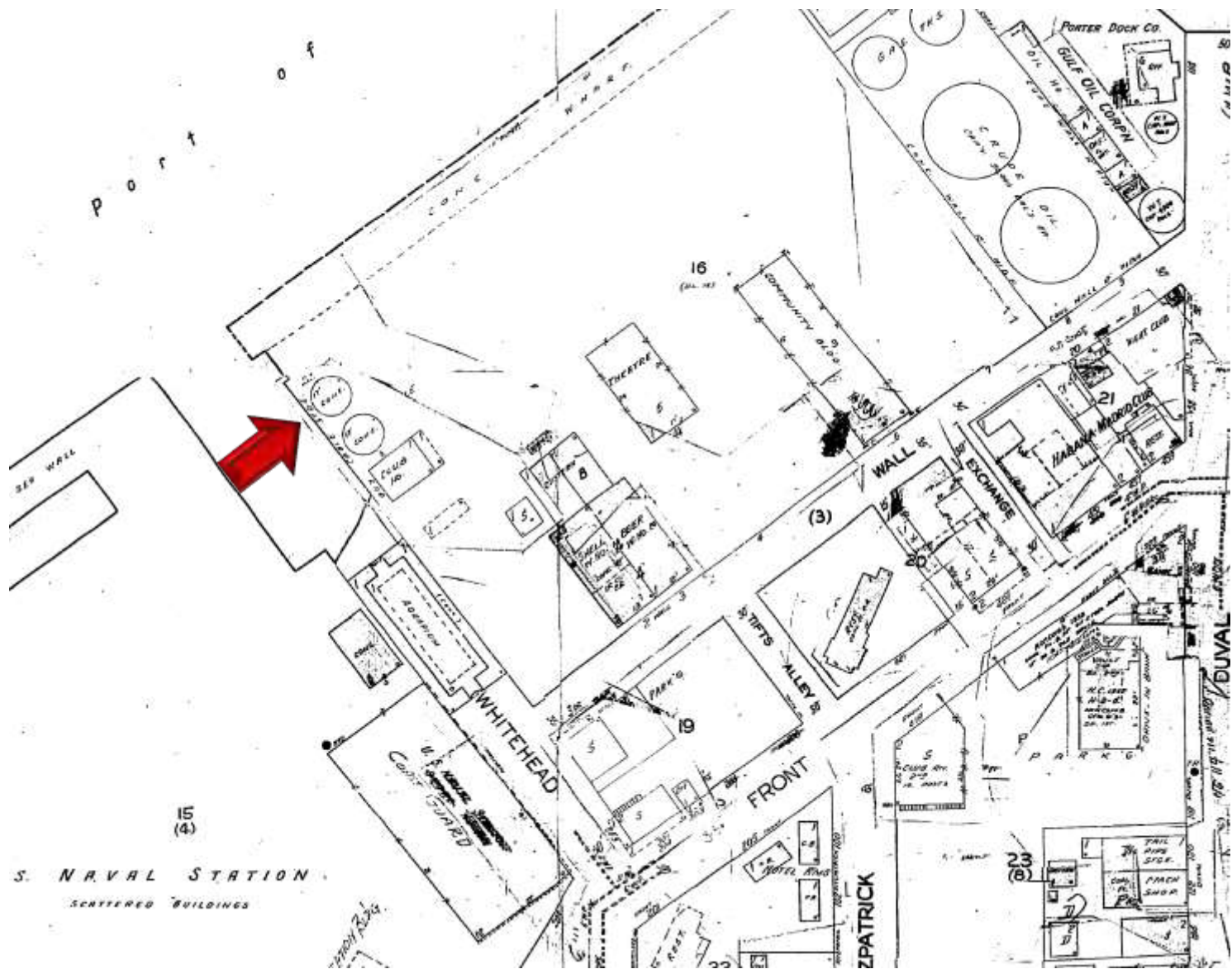
Sanborn map 1912



Sanborn map 1926

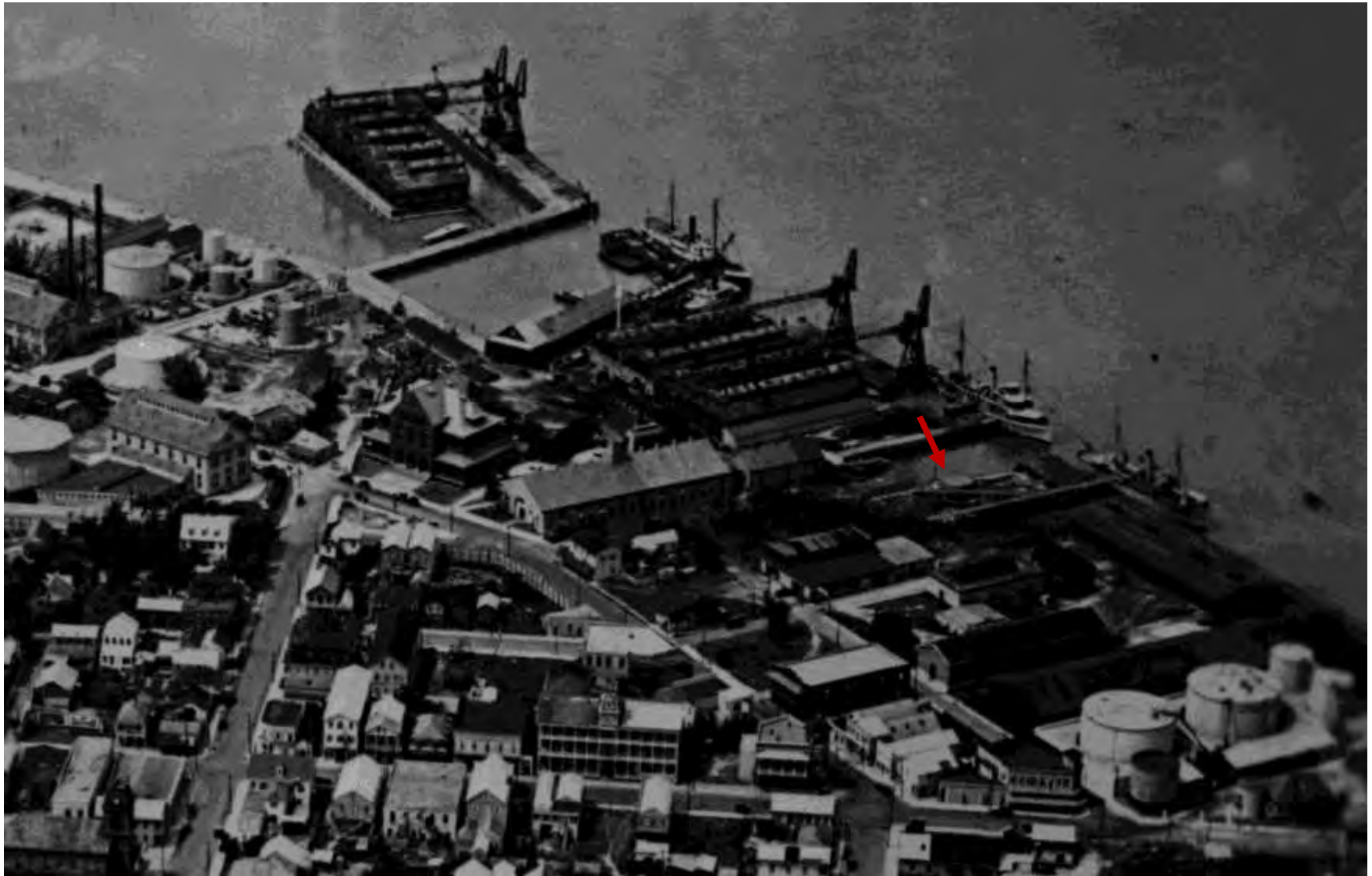


Sanborn map 1948



Sanborn map 1962

# PROJECT PHOTOS



**Photograph circa 1922. Only one Cable hut can be seen. Monroe County Library.**



**Aerial photograph circa 1930. Monroe County Library.**





Aerial photograph circa 1937. Monroe County Library.



Photograph January 6, 1949. Monroe County Library.



Aerial photograph circa 1958. Both Cable huts still as utilitarian tanks at the Mallory Dock.

Monroe County Library.



**Photograph taken in circa 1960. Monroe County Library.**



**Photograph taken in 1961. Monroe County Library.**



**Photograph taken circa 1970. Monroe County Library.**



**June 11, 1970. Monroe County Library.**







KEY WEST  
HISTORICAL MUSEUM













The building is a single-story structure with a dark, weathered corrugated metal roof. The walls are painted in a mix of yellow and blue, with some areas showing peeling paint and signs of wear. On the left side, there is a grey roll-up door partially covered by a metal grate. To the right of the door, there are two vertical panels with blue backgrounds and yellow fish painted on them. A black rooster is standing on the gravelly ground in front of the building. In the background, a larger white building with several gabled windows is visible through the trees.

A black rooster is standing on the gravelly ground in the foreground, facing left.

Handwritten text on the yellow wall, possibly a name or address, though it is difficult to read.















NO  
TRESPASSING

KEY  
WEST  
AQUARIUM





NO SWIMMING



NO  
TRESPASSING

ZOO AQUARIUM













KE



KEY WEST AQUARIUM





KEY WEST AQUARIUM









# PROPOSED DESIGN

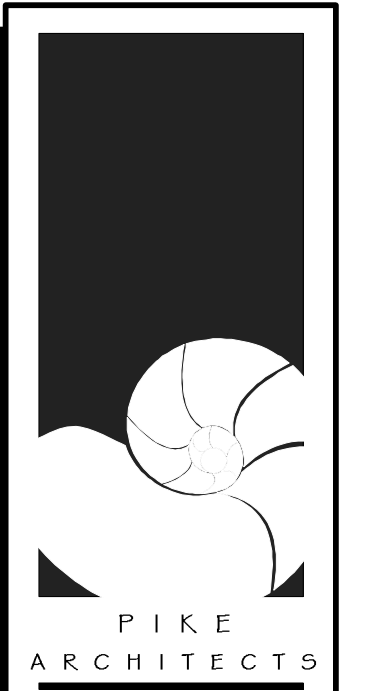
# OCTOBER 27, 2016 HARC SUBMITTAL DRAWINGS



# TROPICAL SOUP

## MALLORY SQUARE

REVISIONS:	DATE
	05.29.2015
	06.08.2016
	09.02.2016
	10.27.2016



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**COVER SHEET**

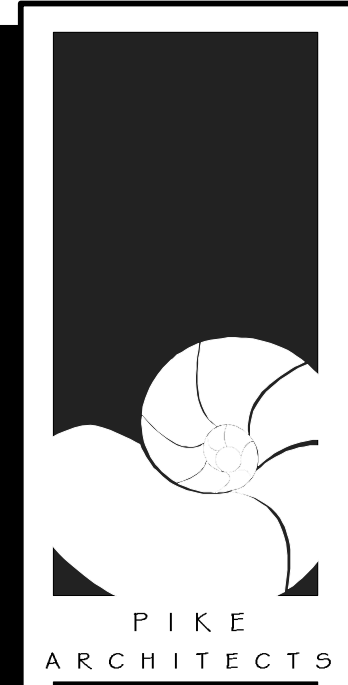
PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-1**

D  
C  
B  
A

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
SITE PLAN & SITE DATA

PROJECT NUMBER:  
14.17  
DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
A-1a

- DRAWING INDEX:**
- A-1 COVER SHEET
  - A-1a SITE PLAN & SITE DATA
  - A-1b EXISTING SITE PLAN & SITE DATA
  - A-1c LIFE SAFETY PLAN
  - A-2 PROPOSED FLOOR PLAN
  - A-3 CONSUMPTION AREA FLOOR PLAN
  - A-4 ELEVATIONS
  - A-5 ELEVATIONS
  - A-6 ELEVATIONS
  - A-7 AERIAL SITE PLAN
  - A-8 MALLORY SQUARE SITE PLAN
  - A-9 ELEVATION

# "Tropical Soup" PROPOSED RESTAURANT

- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES

471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

**Site Data Table:**

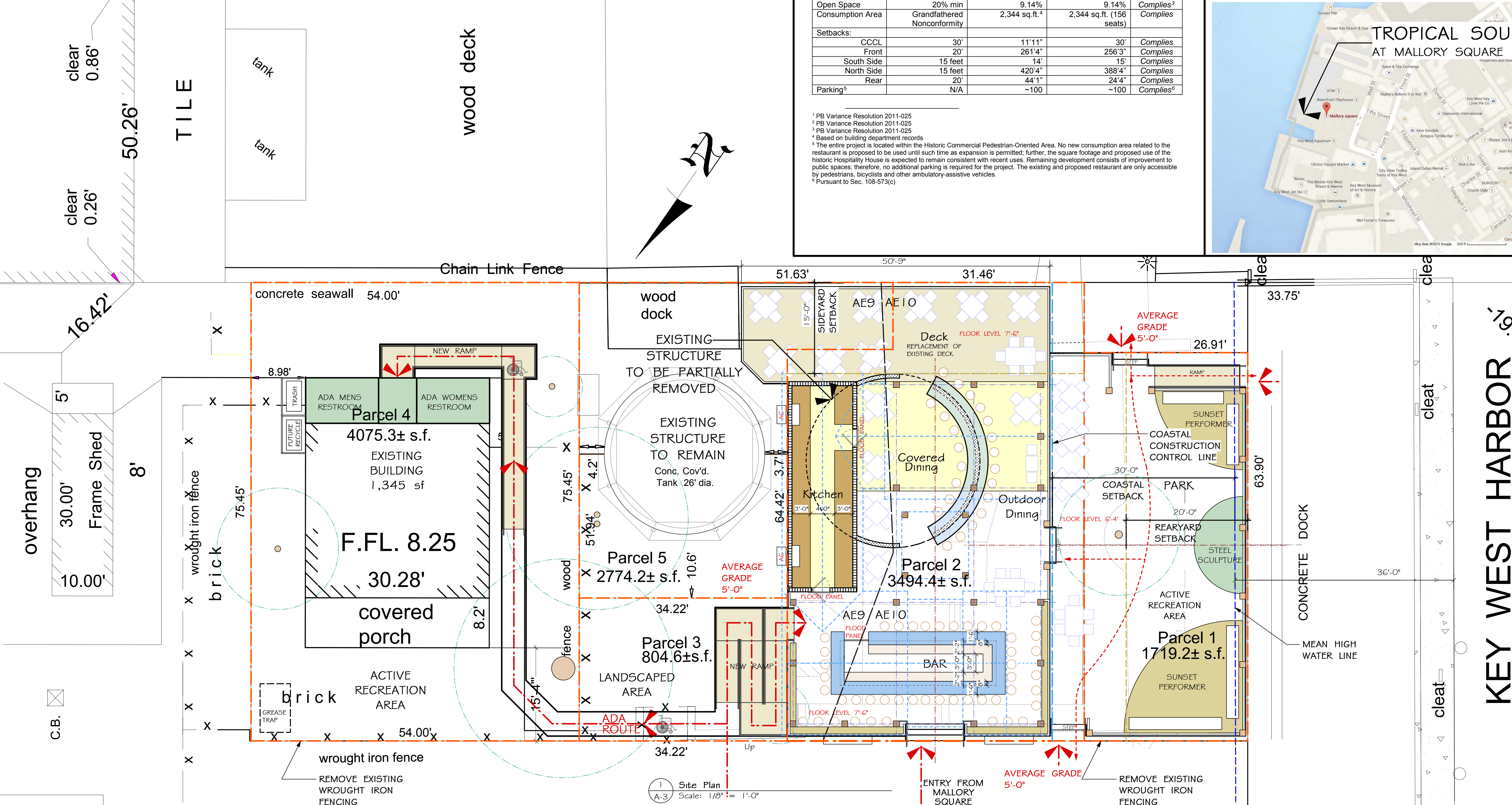
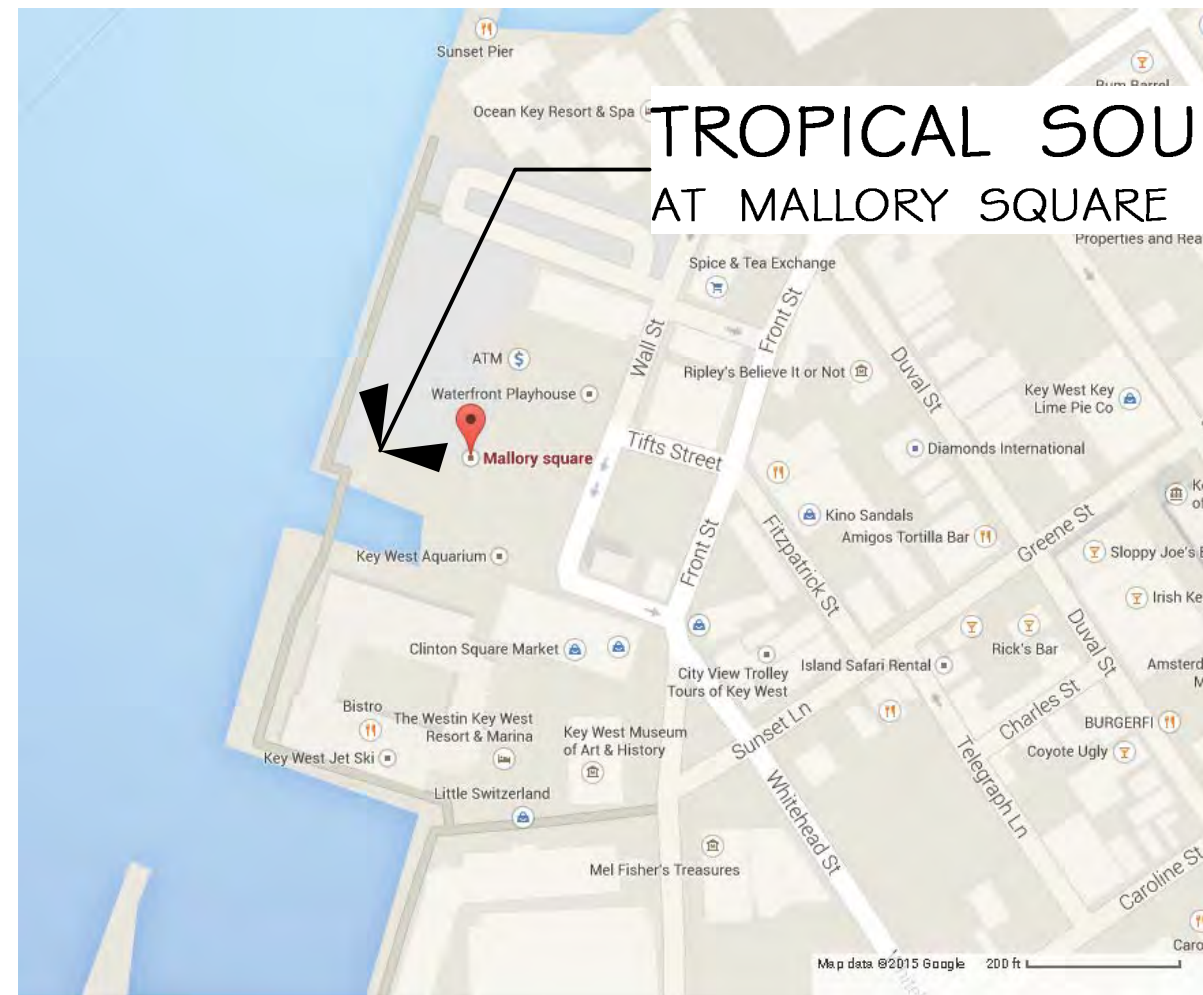
Site Data	Permitted/ Required	Existing	Proposed	Compliance
Site Size	Not applicable	154,988 sf	No Change	Complies
Zoning	HPS	HPS	No Change	Complies
F.A.R.	1.0	0.25	0.28	Complies
Max Height	25'	28'8"	40'	Variance
Building Coverage	40%	21%	25%	Complies
Impervious Area	50%	90.85%	90.83%	Complies <sup>1</sup>
Landscape Area	20% min.	9.14%	9.14%	Complies <sup>2</sup>
Open Space	20% min	9.14%	9.14%	Complies <sup>3</sup>
Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. <sup>4</sup>	2,344 sq.ft. (156 seats)	Complies
Setbacks:				
CCCL	30'	11'11"	30'	Complies
Front	20'	26'14"	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	42'4"	388'4"	Complies
Rear	20'	44'1"	24'4"	Complies
Parking <sup>5</sup>	N/A	~100	~100	Complies <sup>6</sup>

<sup>1</sup> PB Variance Resolution 2011-025  
<sup>2</sup> PB Variance Resolution 2011-025  
<sup>3</sup> PB Variance Resolution 2011-025  
<sup>4</sup> Based on building department records  
<sup>5</sup> The entire project is located within the Historic Commercial Pedestrian-Oriented Area. No new consumption area related to the restaurant is proposed to be used until such time as expansion is permitted; further, the square footage and proposed use of the historic Hospitality House is expected to remain consistent with recent uses. Remaining development consists of improvement to public spaces; therefore, no additional parking is required for the project. The existing and proposed restaurant are only accessible by pedestrians, bicyclists and other ambulatory-assistive vehicles.  
<sup>6</sup> Pursuant to Sec. 108-573(c)

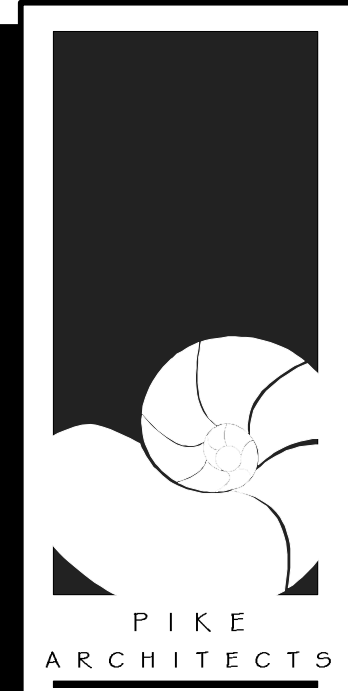
**BUILDING TYPE:**  
USE # OCCUPANCY: A-2  
CONSTRUCTION TYPE: VB, SPRINKLED

**FLOOD ZONE:**  
AE-10  
SEE ATTACHED FLOOD MAP  
FLOOD PROOFING BUILDING PER  
AE-10 PROPOSED STRUCTURAL FLOODPROOFING

**LOCATION MAP:**



REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING SITE PLAN  
& SITE DATA

PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
A-1b

# "Tropical Soup"

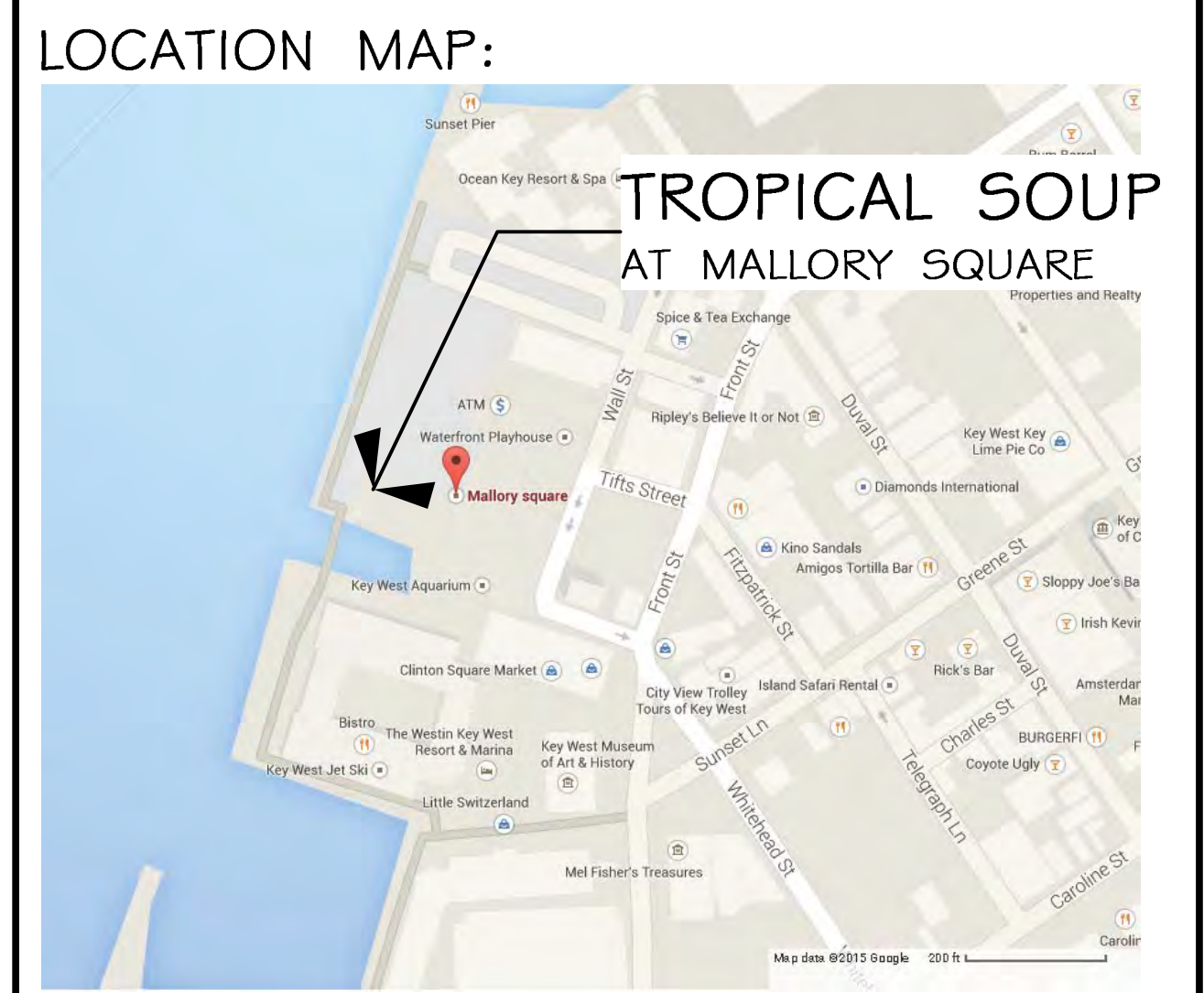
## PROPOSED RESTAURANT

- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

BUILDING TYPE:  
USE & OCCUPANCY: A-2  
CONSTRUCTION TYPE: IV, SPRINKLED

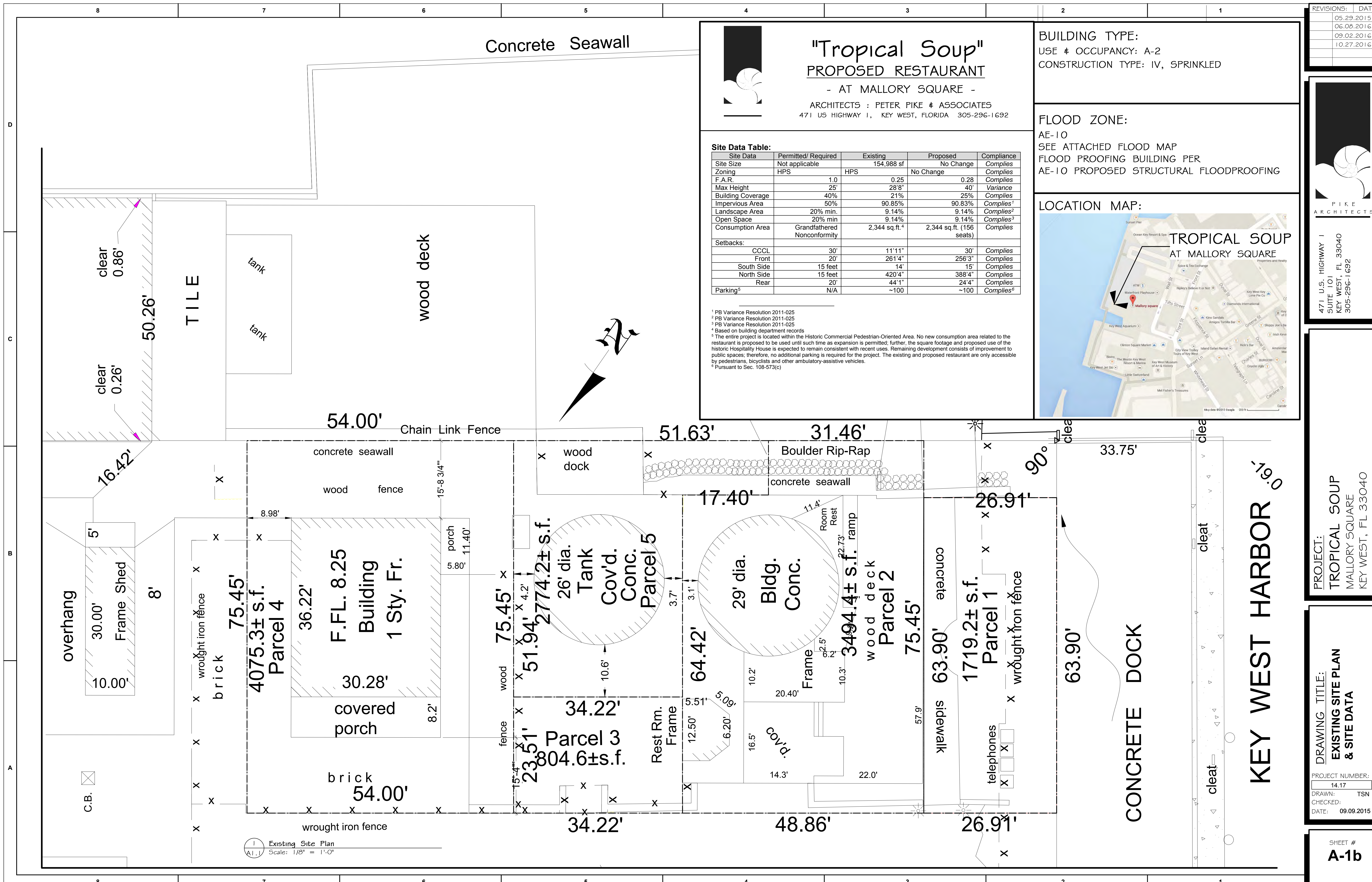
FLOOD ZONE:  
AE-10  
SEE ATTACHED FLOOD MAP  
FLOOD PROOFING BUILDING PER  
AE-10 PROPOSED STRUCTURAL FLOODPROOFING



**Site Data Table:**

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Site Size	Not applicable	154,988 sf	No Change	Complies
Zoning	HPS	HPS	No Change	Complies
F.A.R.	1.0	0.25	0.28	Complies
Max Height	25'	28'8"	40'	Variance
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Landscape Area	20% min.	9.14%	9.14%	Complies <sup>2</sup>
Open Space	20% min	9.14%	9.14%	Complies <sup>3</sup>
Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. <sup>4</sup>	2,344 sq.ft. (156 seats)	Complies
<b>Setbacks:</b>				
CCCL	30'	11'11"	30'	Complies
Front	20'	261'4"	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	420'4"	388'4"	Complies
Rear	20'	44'1"	24'4"	Complies
Parking <sup>5</sup>	N/A	~100	~100	Complies <sup>6</sup>

<sup>1</sup> PB Variance Resolution 2011-025  
<sup>2</sup> PB Variance Resolution 2011-025  
<sup>3</sup> PB Variance Resolution 2011-025  
<sup>4</sup> Based on building department records  
<sup>5</sup> The entire project is located within the Historic Commercial Pedestrian-Oriented Area. No new consumption area related to the restaurant is proposed to be used until such time as expansion is permitted; further, the square footage and proposed use of the historic Hospitality House is expected to remain consistent with recent uses. Remaining development consists of improvement to public spaces; therefore, no additional parking is required for the project. The existing and proposed restaurant are only accessible by pedestrians, bicyclists and other ambulatory-assistive vehicles.  
<sup>6</sup> Pursuant to Sec. 108-573(c)



Existing Site Plan  
Scale: 1/8" = 1'-0"

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	

**PIKE ARCHITECTS**

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

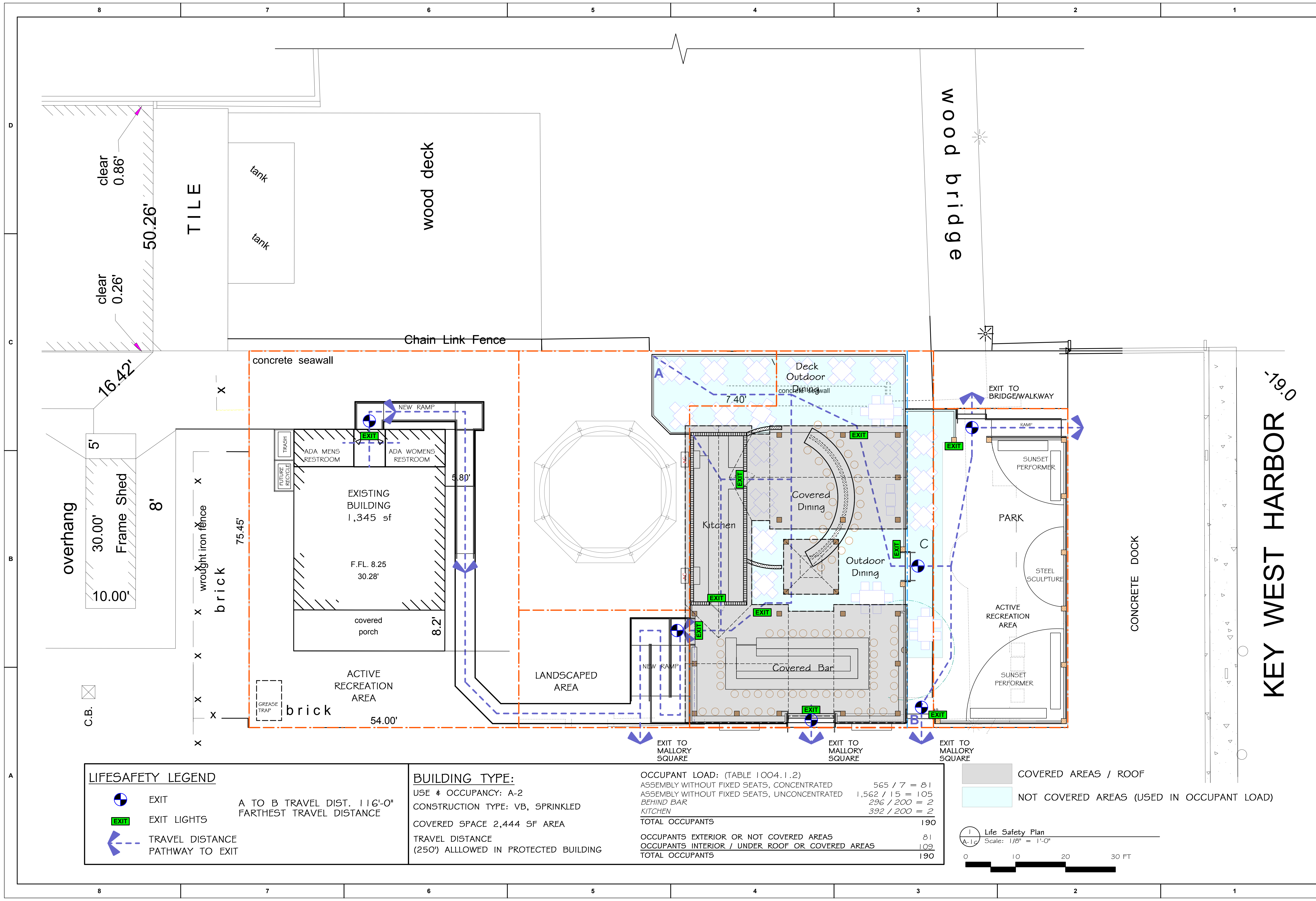
**PROJECT:**  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

**DRAWING TITLE:**  
LIFE SAFETY PLAN

PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-1c**



LIFESAFETY LEGEND	
	EXIT
	EXIT LIGHTS
	TRAVEL DISTANCE PATHWAY TO EXIT

A TO B TRAVEL DIST. 116'-0"  
FARTHEST TRAVEL DISTANCE

BUILDING TYPE:	
USE & OCCUPANCY:	A-2
CONSTRUCTION TYPE:	VB, SPRINKLED
COVERED SPACE	2,444 SF AREA
TRAVEL DISTANCE	(250') ALLOWED IN PROTECTED BUILDING

OCCUPANT LOAD: (TABLE 1004.1.2)	
ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED	565 / 7 = 81
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED	1,562 / 15 = 105
BEHIND BAR	296 / 200 = 2
KITCHEN	392 / 200 = 2
<b>TOTAL OCCUPANTS</b>	<b>190</b>
OCCUPANTS EXTERIOR OR NOT COVERED AREAS	81
OCCUPANTS INTERIOR / UNDER ROOF OR COVERED AREAS	109
<b>TOTAL OCCUPANTS</b>	<b>190</b>

COVERED AREAS / ROOF

NOT COVERED AREAS (USED IN OCCUPANT LOAD)

Life Safety Plan

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

0 10 20 30 FT

KEY WEST HARBOR -19.0

CONCRETE DOCK

wood bridge

wood deck

TILE

clear 0.86'

clear 0.26'

50.26'

tank

tank

Chain Link Fence

concrete seawall

16.42'

overhang  
30.00'  
Frame Shed  
10.00'

8'  
wrought iron fence  
brick  
75.45'

ADA MENS RESTROOM

ADA WOMENS RESTROOM

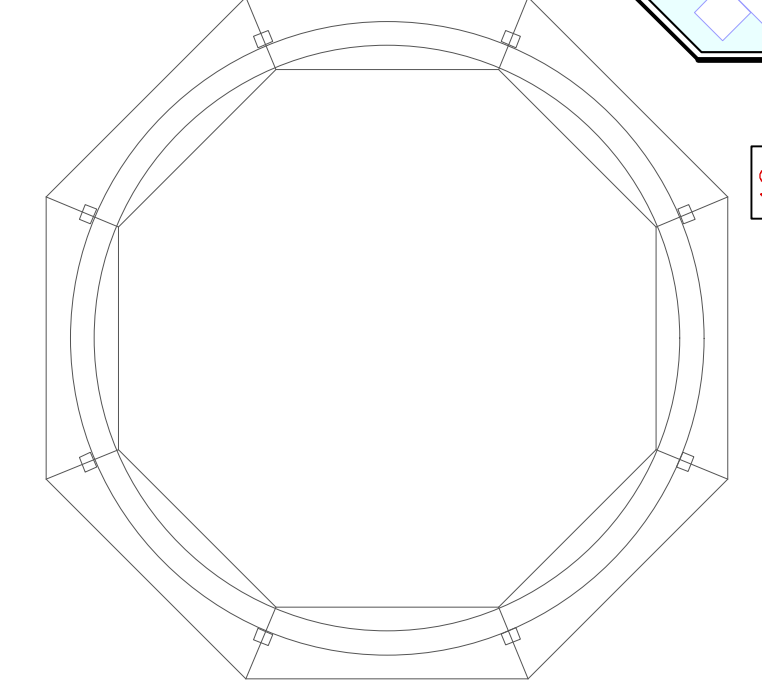
EXISTING BUILDING  
1,345 sf

F.F.L. 8.25  
30.28'

covered porch

ACTIVE RECREATION AREA

brick  
54.00'



Deck Outdoor  
7.40'

Kitchen

Covered Dining

Outdoor Dining

Covered Bar

EXIT TO BRIDGE/WALKWAY

SUNSET PERFORMER

PARK

STEEL SCULPTURE

ACTIVE RECREATION AREA

SUNSET PERFORMER

EXIT TO MALLORY SQUARE

EXIT TO MALLORY SQUARE

EXIT TO MALLORY SQUARE

C.B.

GREASE TRAP

X

X

X

X

X

X

X

X

X

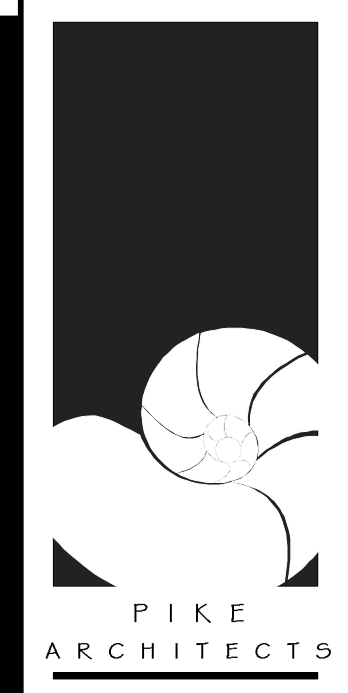
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REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	

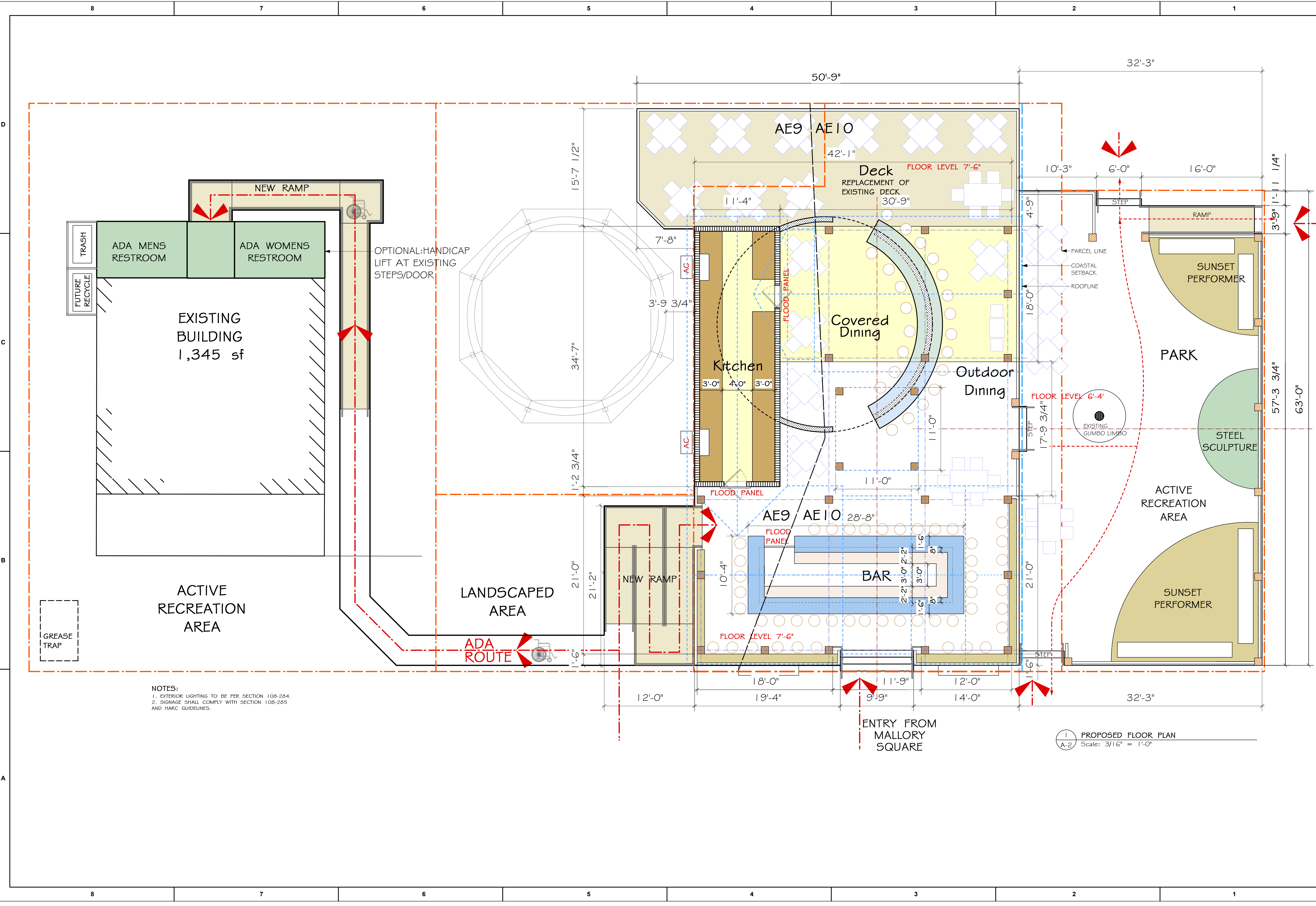


PIKE  
ARCHITECTS  
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**PROPOSED FLOOR PLAN**  
PROJECT NUMBER:  
14.17  
DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

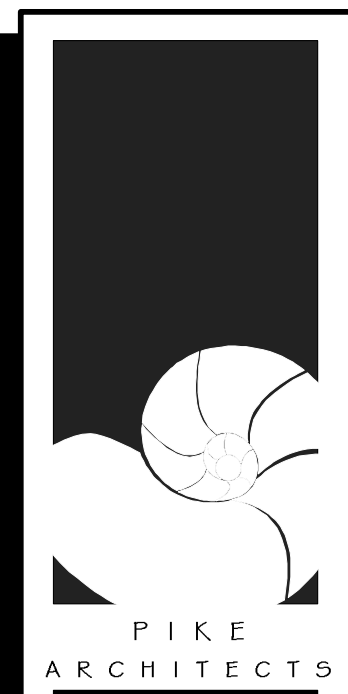
SHEET #  
**A-2**



NOTES:  
1. EXTERIOR LIGHTING TO BE PER SECTION 108-284.  
2. SIGNAGE SHALL COMPLY WITH SECTION 108-285 AND HARC GUIDELINES.

1 PROPOSED FLOOR PLAN  
A-2 Scale: 3/16" = 1'-0"

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



PIKE  
ARCHITECTS  
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

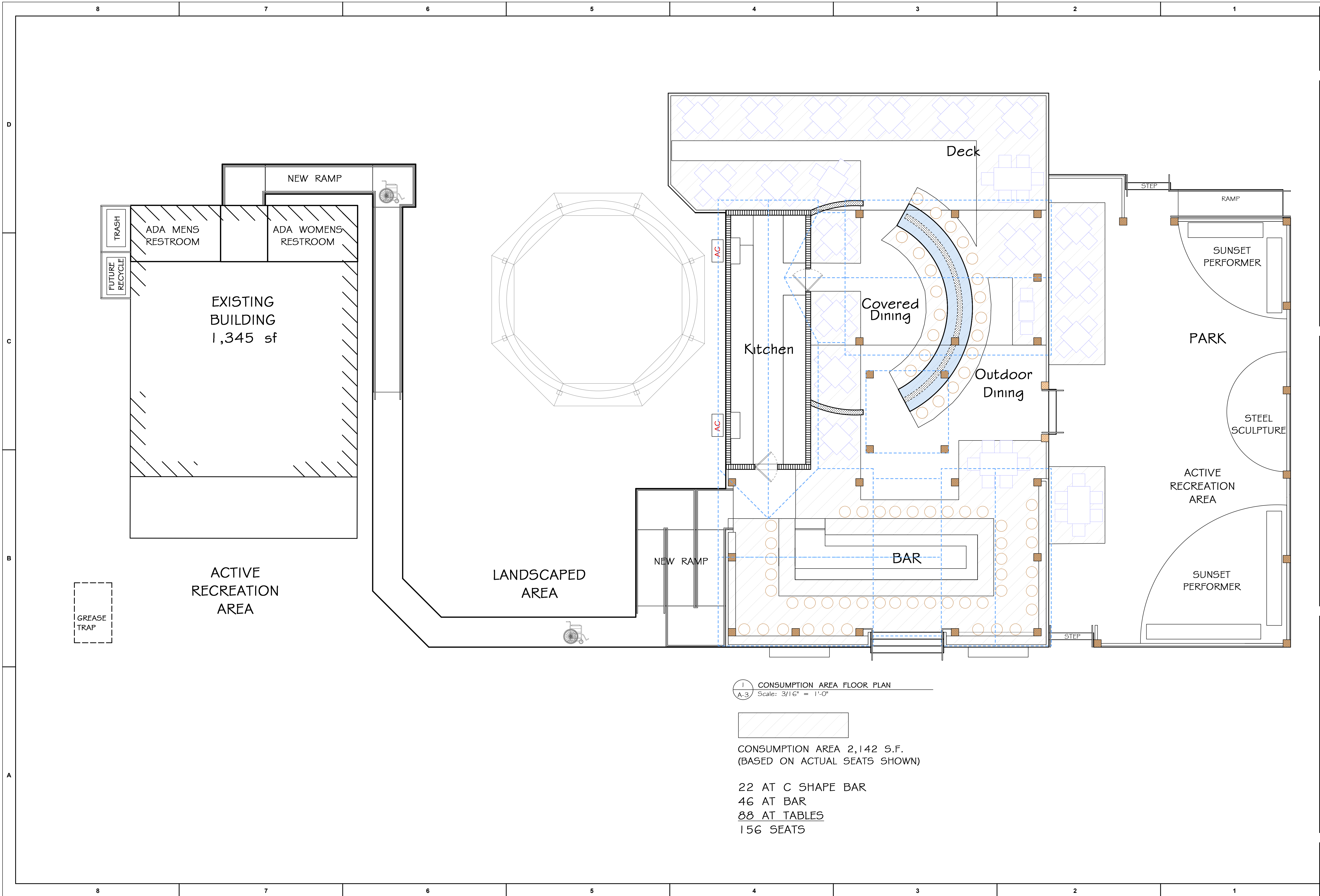
PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**CONSUMPTION  
AREA FLOOR PLAN**

PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-3**

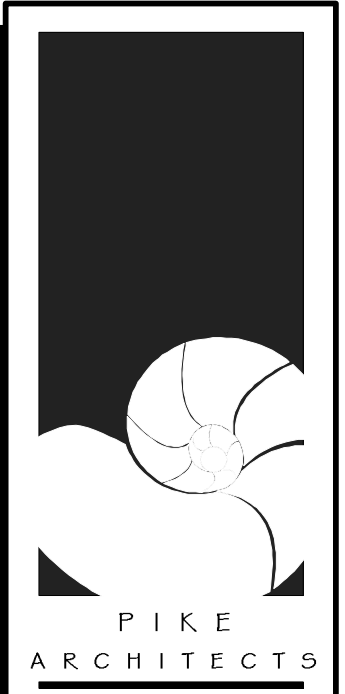


1 CONSUMPTION AREA FLOOR PLAN  
A-3 Scale: 3/16" = 1'-0"

CONSUMPTION AREA 2,142 S.F.  
(BASED ON ACTUAL SEATS SHOWN)

- 22 AT C SHAPE BAR
- 46 AT BAR
- 88 AT TABLES
- 156 SEATS

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



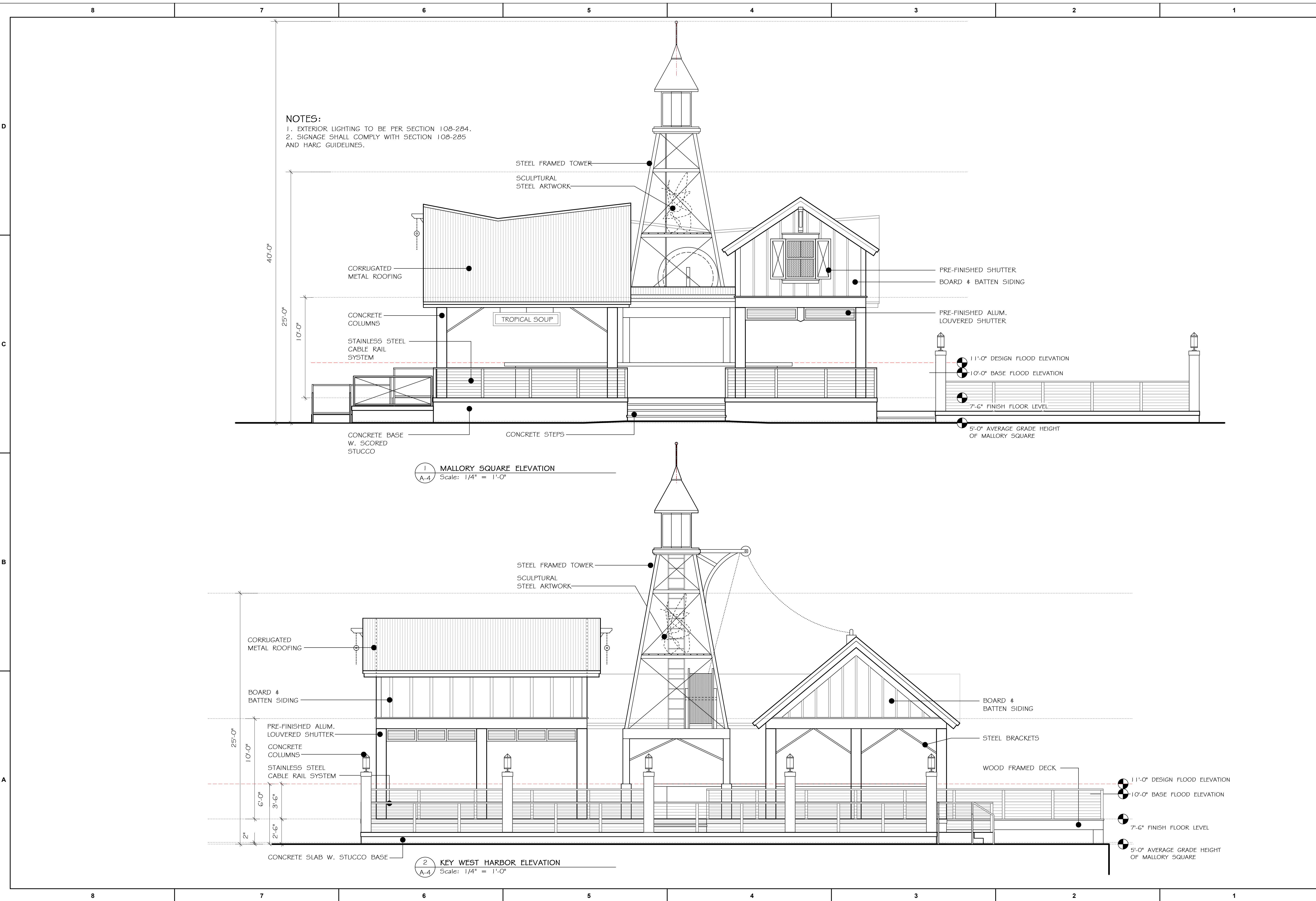
PIKE  
ARCHITECTS  
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

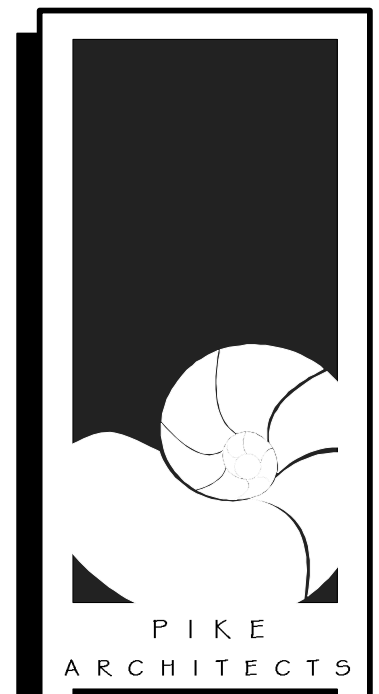
DRAWING TITLE:  
**ELEVATIONS**

PROJECT NUMBER:  
14.17  
DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-4**



REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



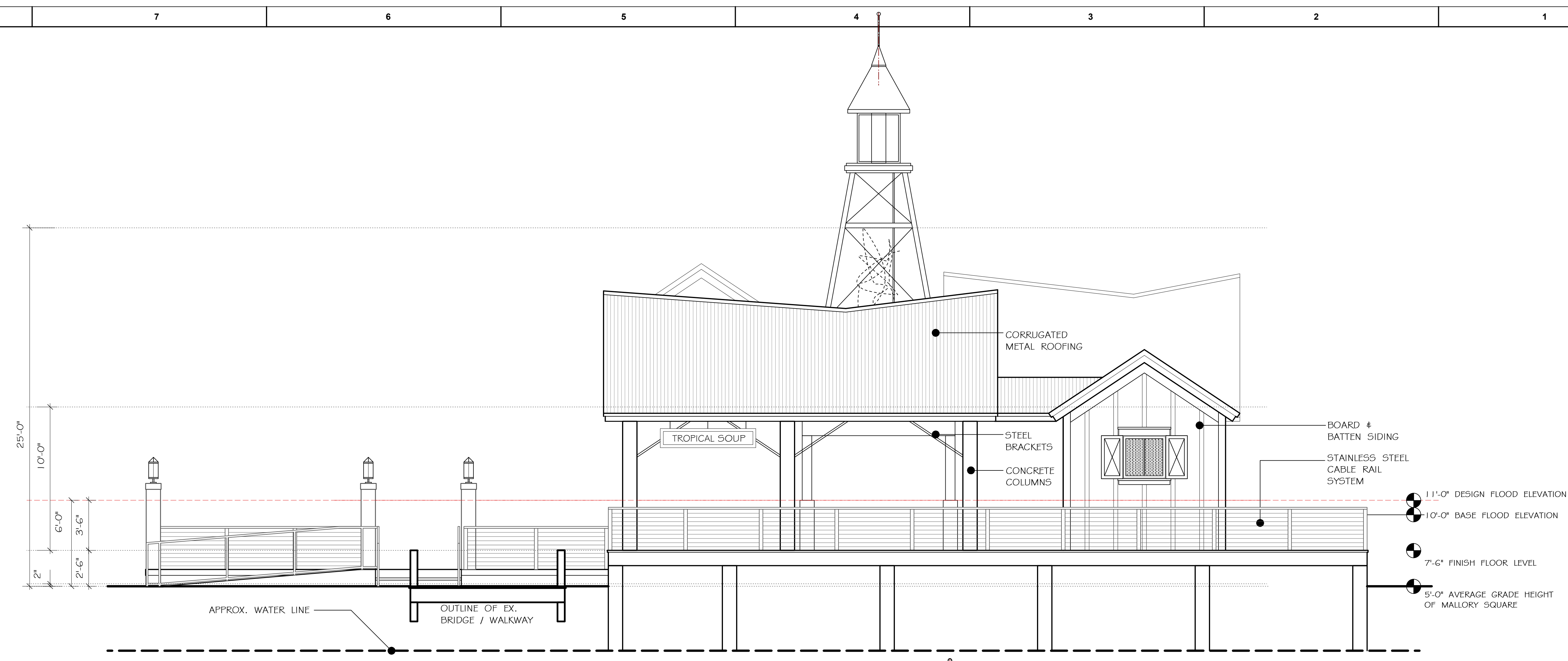
PIKE  
ARCHITECTS  
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

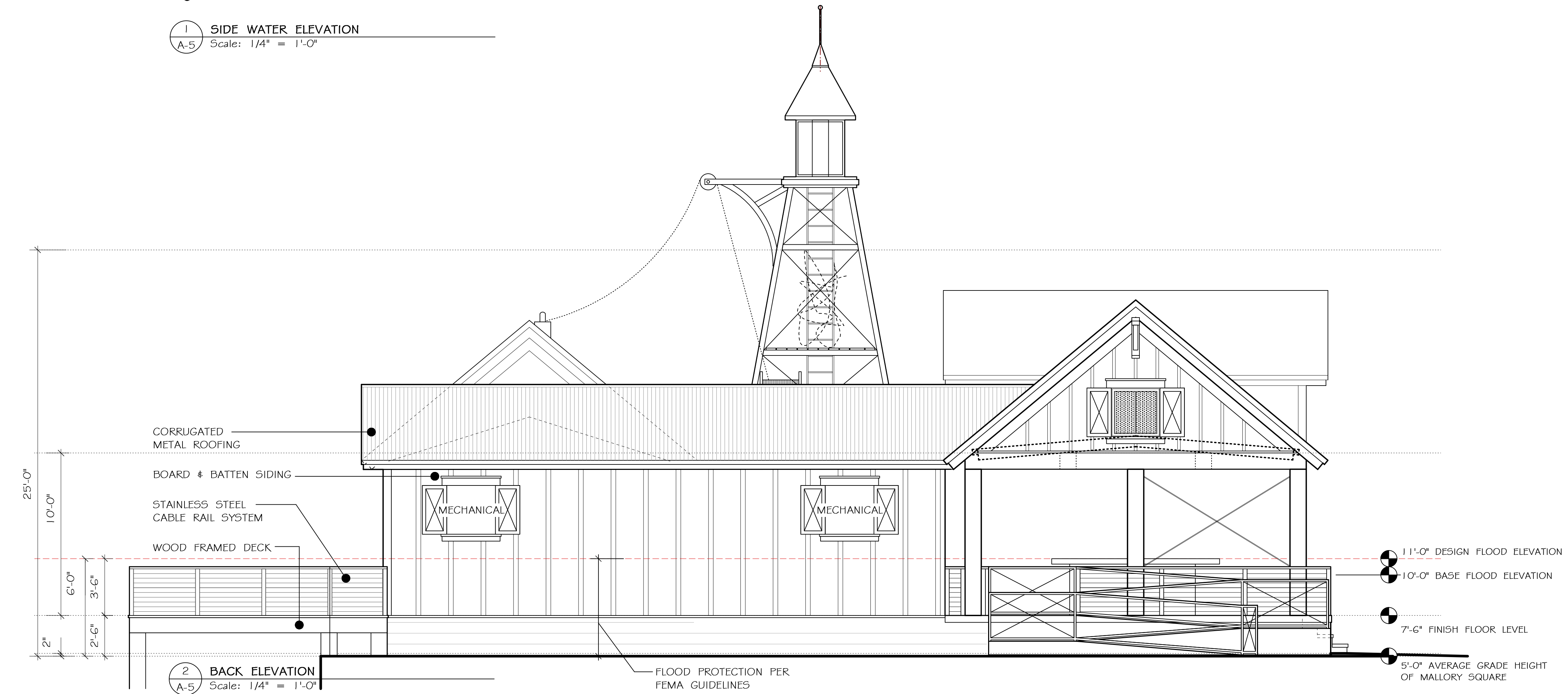
DRAWING TITLE:  
ELEVATIONS

PROJECT NUMBER:  
14.17  
DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
A-5



1 SIDE WATER ELEVATION  
Scale: 1/4" = 1'-0"



2 BACK ELEVATION  
Scale: 1/4" = 1'-0"

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	
12.08.2016	

PIKE  
ARCHITECTS

471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

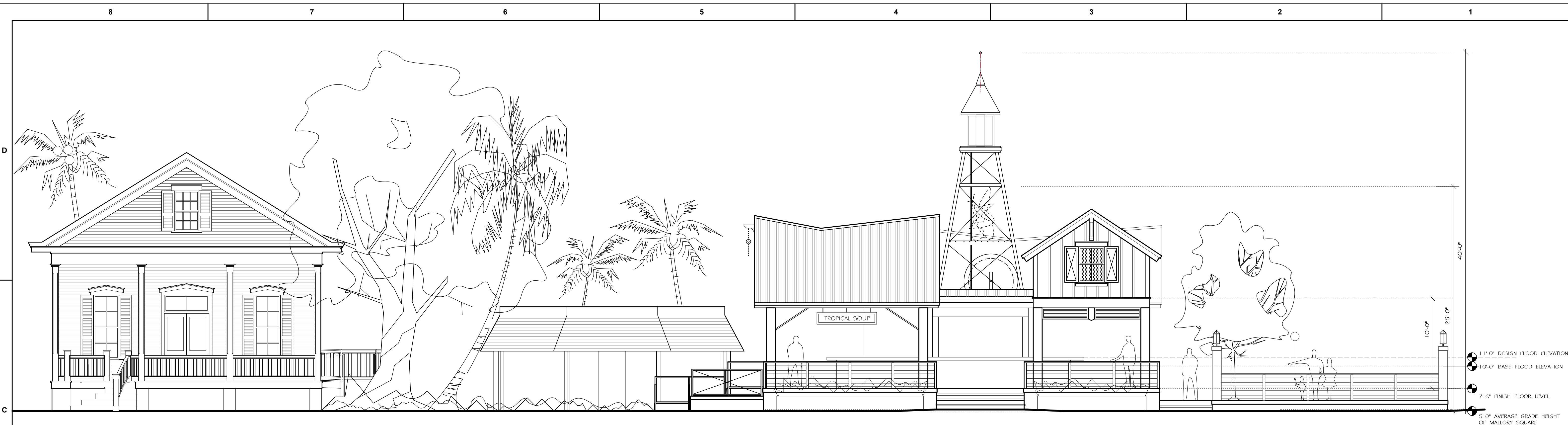
PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**ELEVATIONS**

PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-6**



1 MALLORY SQUARE ELEVATION  
Scale: 3/16" = 1'-0"



2 SIDE WATER ELEVATION  
Scale: 3/16" = 1'-0"

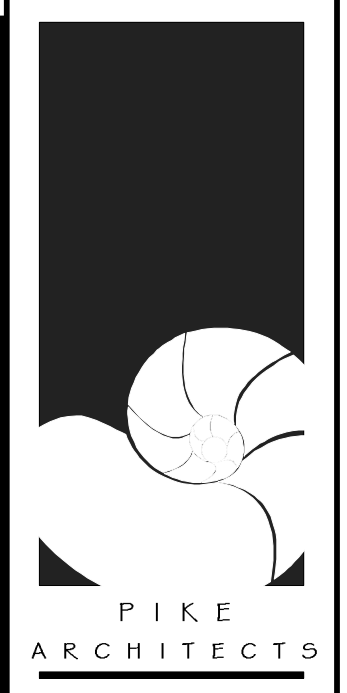
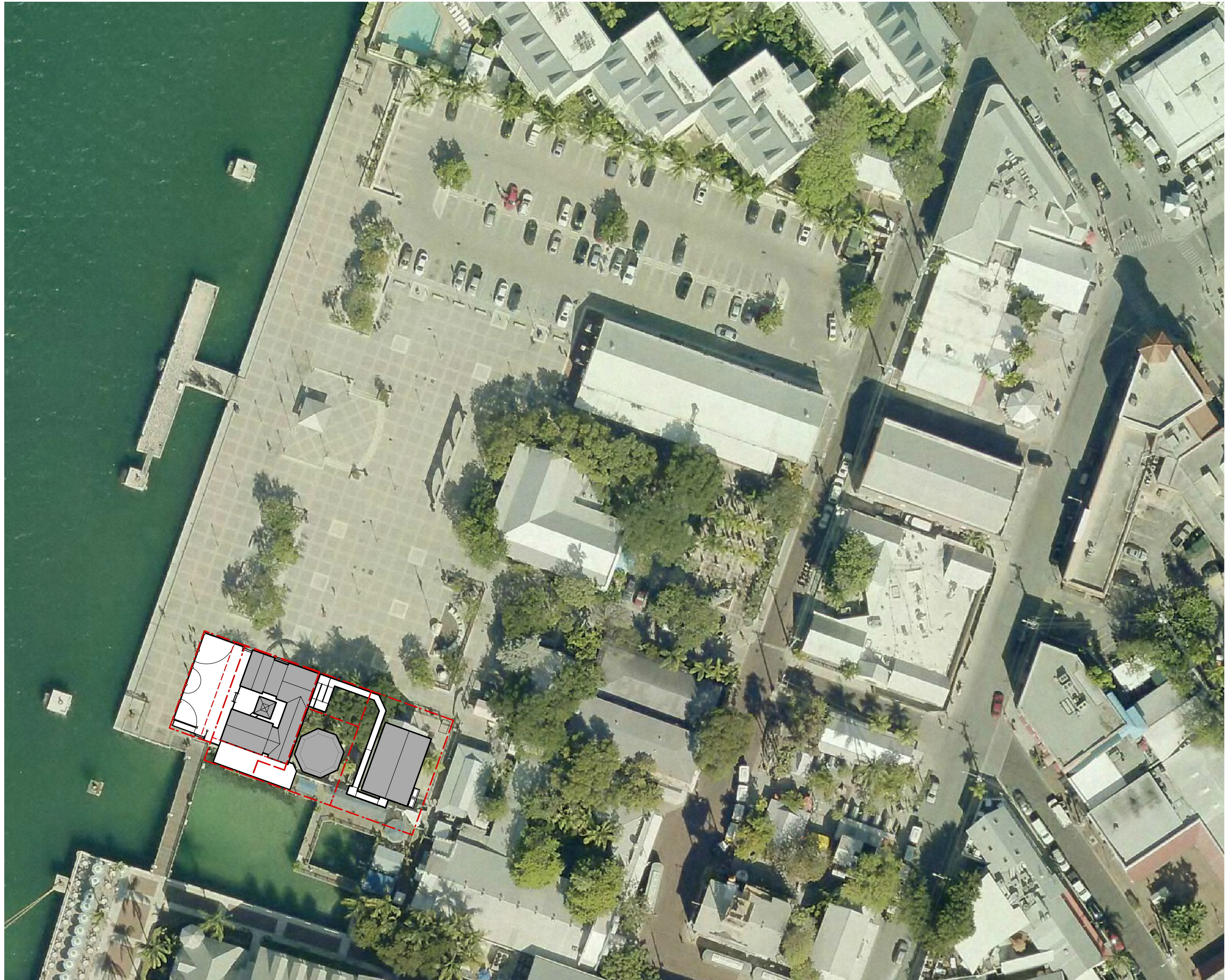
REVISIONS:	DATE
	05.29.2015
	06.08.2016
	09.02.2016
	10.27.2016

D

C

B

A



471 U.S. HIGHWAY 1  
 SUITE 101  
 KEY WEST, FL 33040  
 305-296-1692

PROJECT:  
**TROPICAL SOUP**  
 MALLORY SQUARE  
 KEY WEST, FL 33040

DRAWING TITLE:  
**AERIAL SITE PLAN**

PROJECT NUMBER:  
 14.17  
 DRAWN: TSN  
 CHECKED:  
 DATE: 09.09.2015

SHEET #  
**A-7**

1 AERIAL SITE PLAN REFERENCE DRAWING  
 A-7

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	

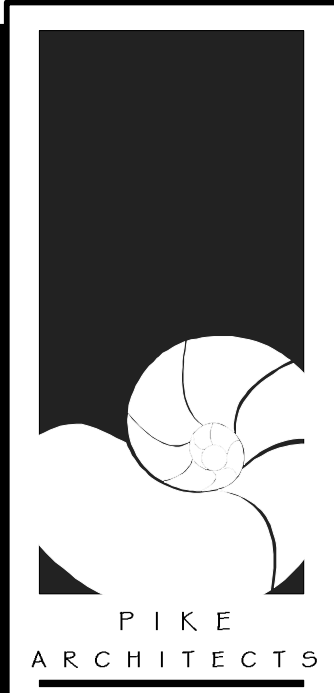


**"Tropical Soup"**  
PROPOSED RESTAURANT  
- AT MALLORY SQUARE -  
ARCHITECTS : PETER PIKE & ASSOCIATES  
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

**Site Data Table:**

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Site Size	Not applicable	154,988 sf	No Change	Complies
Zoning	HPS	HPS	No Change	Complies
F.A.R.	1.0	0.25	0.28	Complies
Max Height	25'	28'8"	40'	Variance
Building Coverage	40%	21%	25%	Complies
Impervious Area	50%	90.85%	90.83%	Complies <sup>1</sup>
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Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. <sup>4</sup>	2,344 sq.ft. (156 seats)	Complies
Setbacks:				
CCCL	30'	1111'	30'	Complies
Front	20'	2614'	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	4204'	3884'	Complies
Rear	20'	4411'	244'	Complies
Parking <sup>3</sup>	N/A	-100	-100	Complies <sup>3</sup>

<sup>1</sup> PB Variance Resolution 2011-025  
<sup>2</sup> PB Variance Resolution 2011-025  
<sup>3</sup> PB Variance Resolution 2011-025  
<sup>4</sup> Based on building department records  
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<sup>6</sup> Pursuant to Sec. 108-573(c)



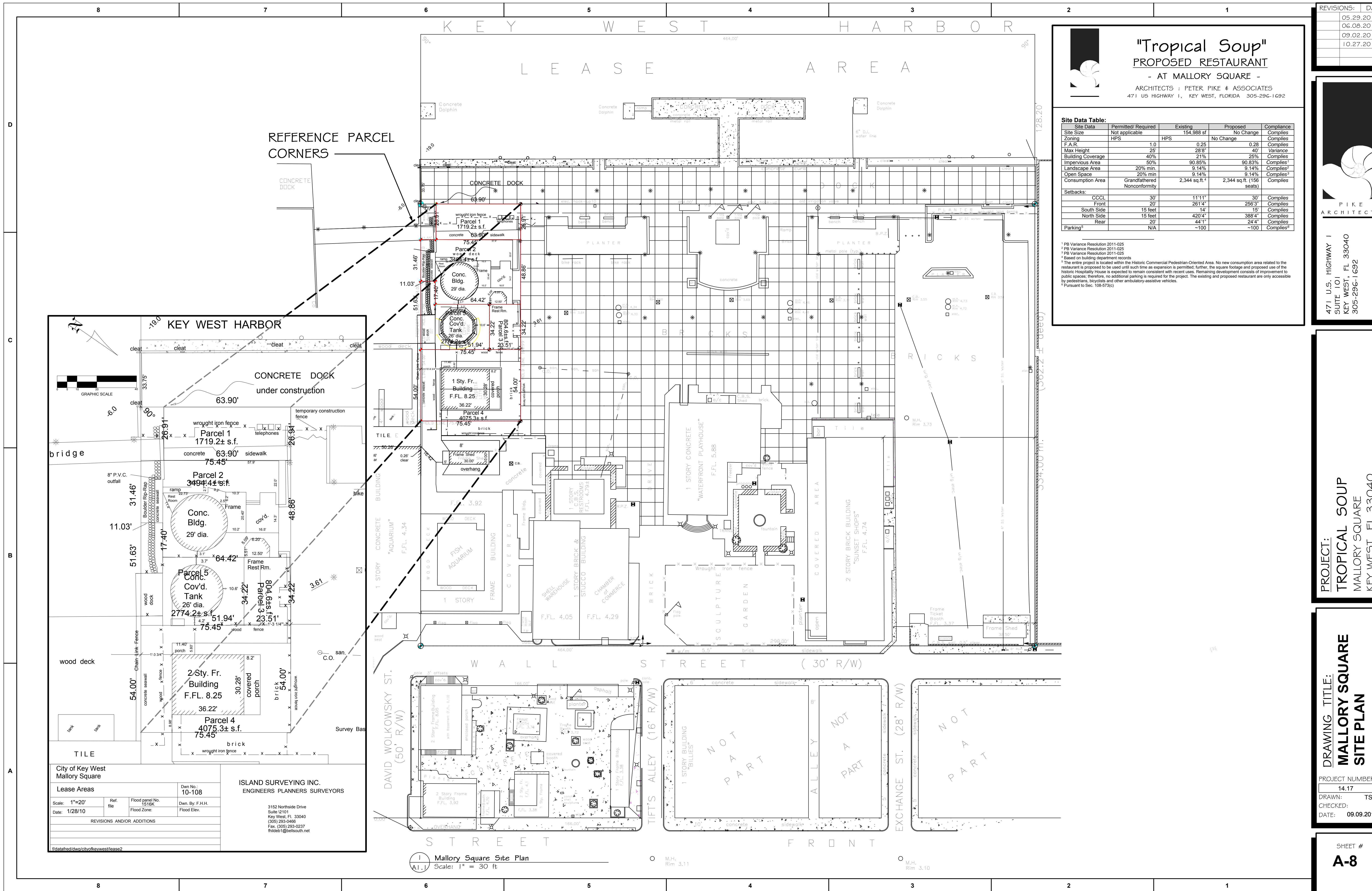
471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
TROPICAL SOUP  
MALLORY SQUARE  
KEY WEST, FL 33040

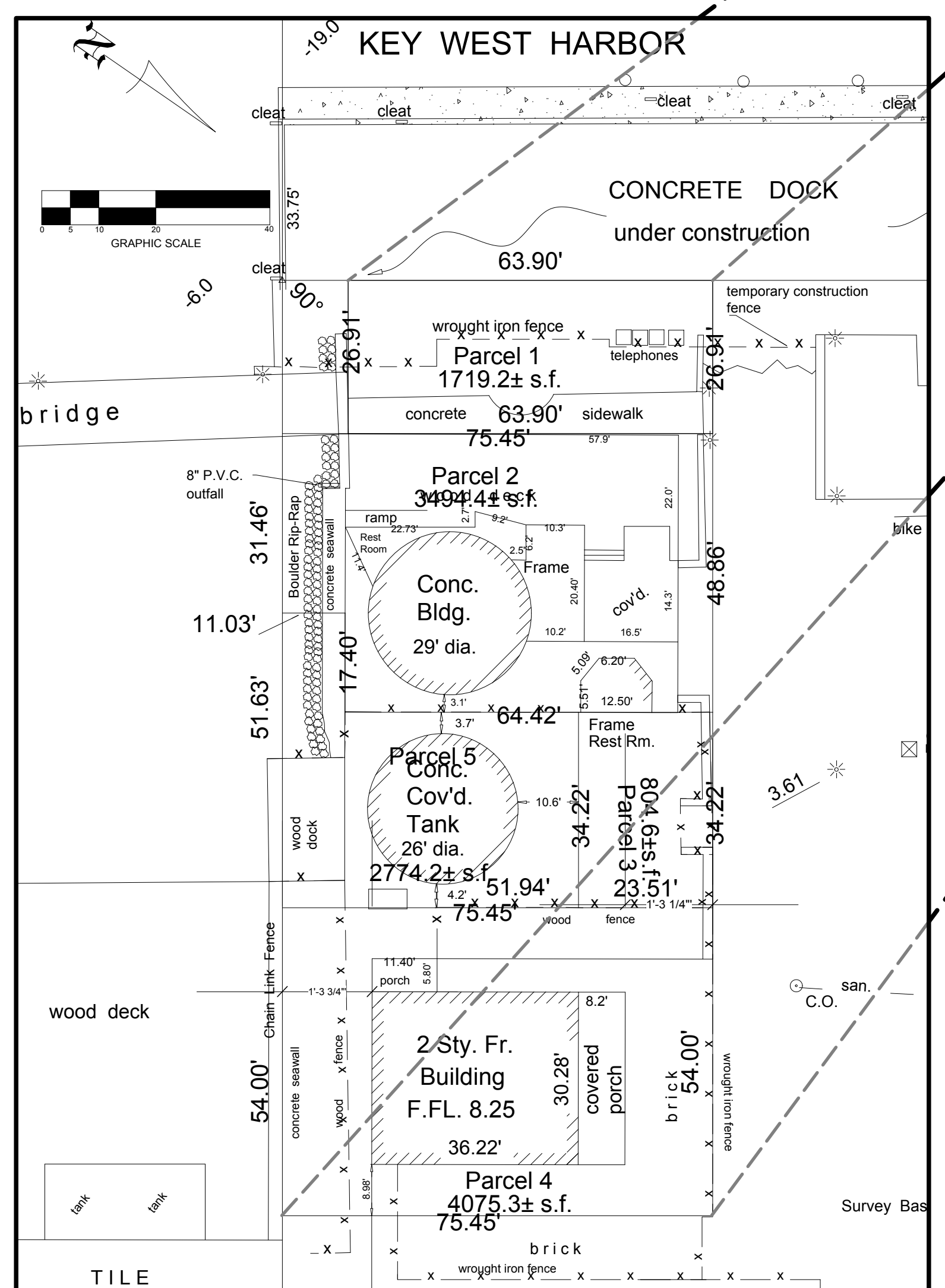
DRAWING TITLE:  
MALLORY SQUARE  
SITE PLAN

PROJECT NUMBER:  
14.17  
DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
A-8



REFERENCE PARCEL  
CORNERS



City of Key West  
Mallory Square

Lease Areas

Dwn No:	10-108
Dwn. By:	F.H.H.
Flood panel No:	1516K
Flood Zone:	

Scale: 1"=20'

Date: 1/28/10

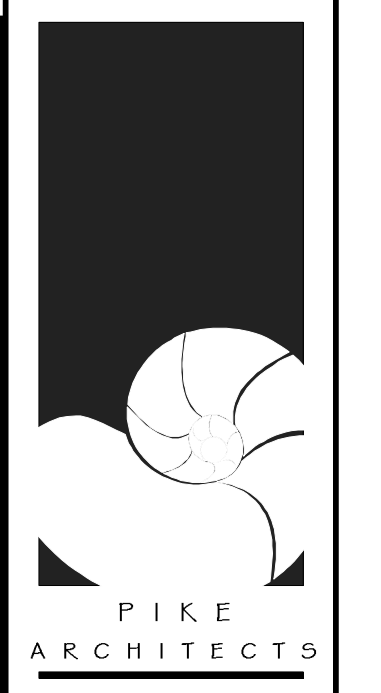
REVISIONS AND/OR ADDITIONS

ISLAND SURVEYING INC.  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 1210  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237  
info@islandsurveying.com

Mallory Square Site Plan  
Scale: 1" = 30 ft

REVISIONS:	DATE
	05.29.2015
	06.22.2016
	09.02.2016
	10.27.2016



471 U.S. HIGHWAY 1  
SUITE 101  
KEY WEST, FL 33040  
305-296-1692

PROJECT:  
**TROPICAL SOUP**  
MALLORY SQUARE  
KEY WEST, FL 33040

DRAWING TITLE:  
**ELEVATION**

PROJECT NUMBER:  
14.17

DRAWN: TSN  
CHECKED:  
DATE: 09.09.2015

SHEET #  
**A-9**



1 BUILDING OVERLAY REFERENCE DRAWING  
A-9



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 14, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN- REBUILD EXISTING RESTAURANT WITH TWO PAVILIONS, KITCHEN, DECK AND TOWER ELEMENT. THE KITCHEN BUILDING WILL BE STUCCO WALLS AND METAL ROOF. THE PAVILIONS WILL BE CONCRETE COLUMNS, HEAVY TIMBER FRAMING, AND METAL ROOFING. THE TOWER WILL BE STEEL FRAMING. PARTIAL DEMOLITION OF EXISTING CABLE TANK.**

## **MALLORY SQUARE**

**Applicant – Pike Architects**

**Application #H16-03-0092**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public Meeting Notice



Public Meeting Notice



Public Meeting Notice

MALLORY SQUARE  
1800 N. 1st St. #100  
Tampa, FL 33602



NO  
PARKING  
HERE TO  
CORNER  
←

Public  
Meeting  
Notice

PLAQUE  
[Illegible text]

FLORIDA  
RMBOK  
Protect Our Reefs