

**THE CITY OF KEY WEST
PLANNING BOARD**
Staff Report



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: December 5, 2011

Agenda Item: Special Exception Request- 521 Fleming Street
A request for a special exception to the prohib
sales within 300 feet of a church and funeral
within the HRCC-1 zoning district, pursuant to
Code of Ordinances of the City of Key West, FL

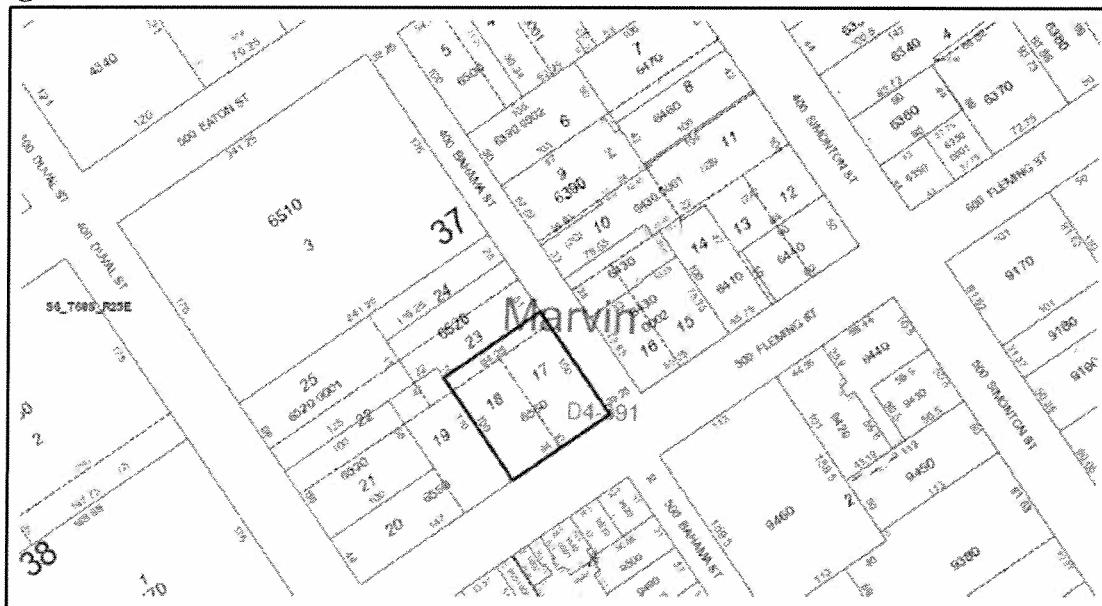
Request: To allow “Luigi’s Secret Recipes” to sell alcohol

Applicant: Luigi Pacelli

Property Owner: Gary and Diane Onderdonk

Location: 521 Fleming Street RE# 00006560-000000

Zoning: HRCC-1 Duval Street Gulfside District



Background and Request:

The applicant has requested a Special Exception to Section 18-28 of the Code of Ordinances, so that alcoholic beverages may be sold accessory to the principle use as a restaurant, specifically, beer and wine. Luigi's Secret Recipes is located within 300 feet of St. Paul's Episcopal Church and the Florida Keys Funeral Services.

Process:

Development Review Committee: October 27, 2011
Planning Board Meeting: December 5, 2011

Evaluation for Compliance with Section 18-28 of the Code of Ordinances:

(a.) Pursuant to Section 18-28 of the Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:

- (1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
- (2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

A. Compatibility with surrounding existing uses:

The property is located within the HRCC-1 zoning district, which is described in Section 122-868 of the Land Development Regulations as being "the City's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges, and bars with inviting live entertainment; and transient residential accommodations." This section also describes this area as being "the most intense activity center in the historic commercial core." Though the restaurant is located within 300 feet of a funeral home and church, the scope of requested alcohol sales is accessory to the sale of food and does not appear to be incompatible with the surrounding existing uses.

B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:

According to the website for St. Paul's Episcopal Church (the closest of the two sensitive uses), general service times are as follows: Sunday 7:30 a.m., 9:00 a.m., and 11:00 a.m.; Tuesday 5:30 p.m.; and Wednesday 9:00 a.m. Section 18-27 regulates hours of operation for alcohol sales within City limits, prohibiting sales occurring from 4:00 a.m. to 7:00 a.m. each day.

Based on the established service times of the church, and the City's restriction on hours of alcohol sales, the Planning Department anticipates that very little, if any, conflict would occur on Sundays should "Luigi's Secret Recipes" be approved to serve alcohol. However, there is overlap between when alcohol sales could occur on Tuesdays and Wednesdays and when the church holds service times.

Potential conflicts that might occur with Dean Lopez Funeral Home would appear in the afternoon or evening hours (from around 4:00 to 9:00 p.m.), as this is the average time for services to be held. These services are either held on location, or at an alternate location.

C. Mitigation measures agreed to be implemented by the applicant:

The applicant met with the church to discuss the potential concerns regarding alcohol sales on-site. According to the applicant, no neighborhood impact concerns were raised by citizens.

D. Public input:

To date, the Planning Department has not received any public input regarding the request to sell alcohol accessory to food sales.

E. That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors:

Based on information provided to the Planning Department, it appears that the applicant has met the "good neighbor policy" by reaching out to the church. As mentioned previously, the Planning Department has not received any public input to date indicating that there are neighborhood impact concerns.

F. Any other factors the approving body determines relevant to the public's health, safety, and welfare:

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, should the Planning Board approve the proposal, these operational controls will be embedded in the approval; however, based on public input,

— further conditioning may be necessary to ensure continued neighborhood compatibility.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

Based on the information provided to the Planning Department, the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the City Code, recommends the request for Special Exception be approved with the following condition:

The exception is granted exclusively to the applicant, Luigi Pacelli, and is not transferable.

Draft Resolution

RESOLUTION NUMBER 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO LUIGI PACELLI ALLOWING FOR THE SALE OF ALCOHOL TO OCCUR WITHIN 300 FEET OF A CHURCH AND FUNERAL HOME FOR PROPERTY LOCATED WITHIN THE HRCC-1 ZONING DISTRICT, PURSUANT TO SECTION 18-28 (b)(2)OF THE CODE OF ORDINANCES, FOR PROPERTY LOCATED AT 521 FLEMING STREET (RE#00006560-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;

- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception to sell alcohol within 300 feet of an established church and funeral home, pursuant to Section 18-28 (b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 5, 2011; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be

implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

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 a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: EXCLUSIVE TO THE APPLICANT Luigi Pacelli TO BE LOCATED AT 521 FLEMING STREET (RE#00006560-000000), KEY WEST FLORIDA with the following condition:

The exception is granted exclusively to the applicant, Luigi Pacelli and is not transferable.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Special Exception 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 5. This resolution shall go into effect immediately upon its passage, adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

Read and passed at a special meeting held this fifth day of December, 2011.

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

**Page 4 of 5
Resolution Number 2011-**

Chairman

Planning Director

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

**Page 5 of 5
Resolution Number 2011-**

Chairman

Planning Director

Application



THE CITY OF KEY WEST
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

***Alcohol Sales Special Exception
Application***

Please print or type a response to the following:

1. Site Address 521 FLEMING ST, KEY WEST, FL 33040
2. Name of Applicant LUIGI PACELLI
3. Applicant is: Owner _____ Authorized Representative
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 3333 DUCK AVE B203
KEY WST, FL 33043
5. Phone # of Applicant _____ Mobile# 207-664-9716 Fax# _____
6. E-Mail Address PACELLI.LUIGI@GMAIL.COM
7. Name of Owner, if different than above GARY & DIANE ONDERDONK
8. Address of Owner 513 FLEMING ST. SUITE #1 Key West, FL 33040
9. Phone Number of Owner (305) 292-0025 Fax# (305) 434-6572
10. Email Address Kristen onderdonk@yahoo.com / onderdonk@aol.com
11. Zoning District of Parcel HRCC1 RE# 00000560
12. Description of Use and Exception Requested

12. Description of Use and Exception Requested:

521 Fleming St. is the home of "Luigis Secret Recipes", a new business in the neighborhood that is looking forward to offering a well rounded Italian Pizzeria and restaurant to both our local Key West community and tourists alike. To compliment our menu we would like to be able to offer our customers a selection of beers and fine wine to pair with their meal. We are applying for the Alcohol Sales Special Exception license.

13. Demonstrate compatibility with surrounding existing uses:

"Luigis Secret Recipe" is a family friendly restaurant that plans to operate as a lunch and dinner facility. We have no current intention of staying open very late hours, interuppting any of the neighbors, or serving any alcohol before noon on Sundays. We feel this restaurant will be a very nice addition to the neighborhood and by all means comptible with our surroundings. There are many professional offices, guest houses, retail stores and galleries, a grocery store and other restaurants all on the 500 & 600 block of Fleming St. alone that will both compliment and benefit our business. We look forward to serving our neighbors & community.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

We don't forsee any conflict.

15. What are the mitigative measures proposed to be implemented by the applicant:

We don't feel there is anything necessary to mitigate.



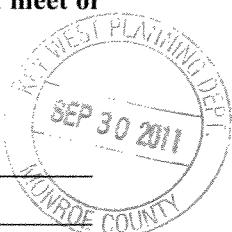
Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

15. What are the mitigative measures proposed to be implemented by the applicant:



Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, LUIGI PACELLI, in my capacity as MANAGING MEMBER
(print name) (print position; president, managing member)
of LUIGI'S SECRET RECIPES LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

521 FLEMING ST

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

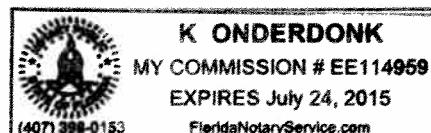
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 28th of September by
date

LUIGI PACELLI
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal



Kristen Onderdonk
Name of Acknowledger typed, printed or stamped

EE 114959
Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**



Please complete this form if someone other than the owner is representing the property owner in this matter.

I, GARY R & DIANE M. ONDERDONK authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Luigi Pacelli / Luigi's Secret Recipes, LLC
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Gary R. Onderdonk
Signature of Owner

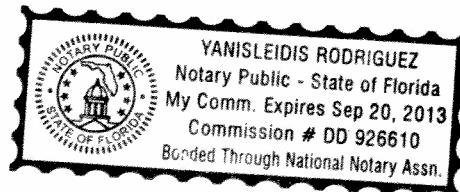
Si M. Onderdonk
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this sept 29, 2011 by

Luigi Pacelli
Name of Authorized Representative

He/She is personally known to me or has presented FIDL #0536-294-48-100-Q as identification.

Yanisleidis Rodriguez
Notary's Signature and Seal



Yanisleidis Rodriguez
Name of Acknowledger typed, printed or stamped

Sep 20 2013 8:30 926610
Commission Number, if any

Deed

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

I HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY OF
THE ORIGINAL DOCUMENT
BY: *John A. Williams*
STONES & CARDENAS

KEY TO
SEP 30 2011
MONROE COUNTY

WARRANTY DEED

THIS INDENTURE made this 20 day of January, 2004, by and between John A. Williams, a single man, whose address is 2249 Broadway, San Francisco, CA 94115, as Grantor, and Gary R. Onderdonk and Diane M. Onderdonk, husband and wife, whose address is P.O. Box 237, Syracuse, NY 13214, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

Part of Lot 4, in Square 37, according to Williams A. Whitehead's map of said Island of Key West, delineated in February, 1829; COMMENCING at the Northwesterly corner of the intersection of Fleming and Bahama Streets and running thence along Bahama Street in a Northwesterly direction a distance of 100 feet; thence at right angles run in a Southwesterly direction a distance of 94 feet, 3 inches; thence at right angles run in a Southeasterly direction a distance of 100-feet; thence at right angles run in a Northeasterly direction a distance of 94 feet 3 inches back to the point of beginning, together with all improvements thereon.

Parcel Identification Number: 6560

SUBJECT TO: Taxes for the year 2003 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

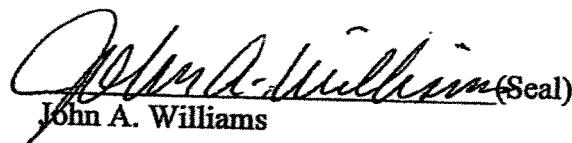
Signed, sealed and delivered in our presence:



Witness Name: NATE BLAKE



Witness Name: JEFF O'MEARA


(Seal)

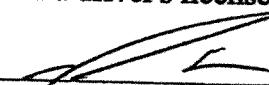
John A. Williams

State of Florida - ~~CA~~ Monroe
County of Monroe San Francisco



The foregoing instrument was acknowledged before me this 26 day of January, 2004 by John A. Williams, who is personally known or has produced a driver's license as identification.

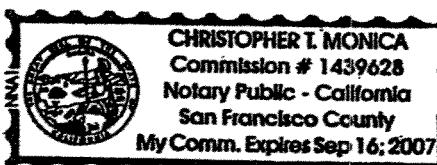
[Notary Seal]


Notary Public

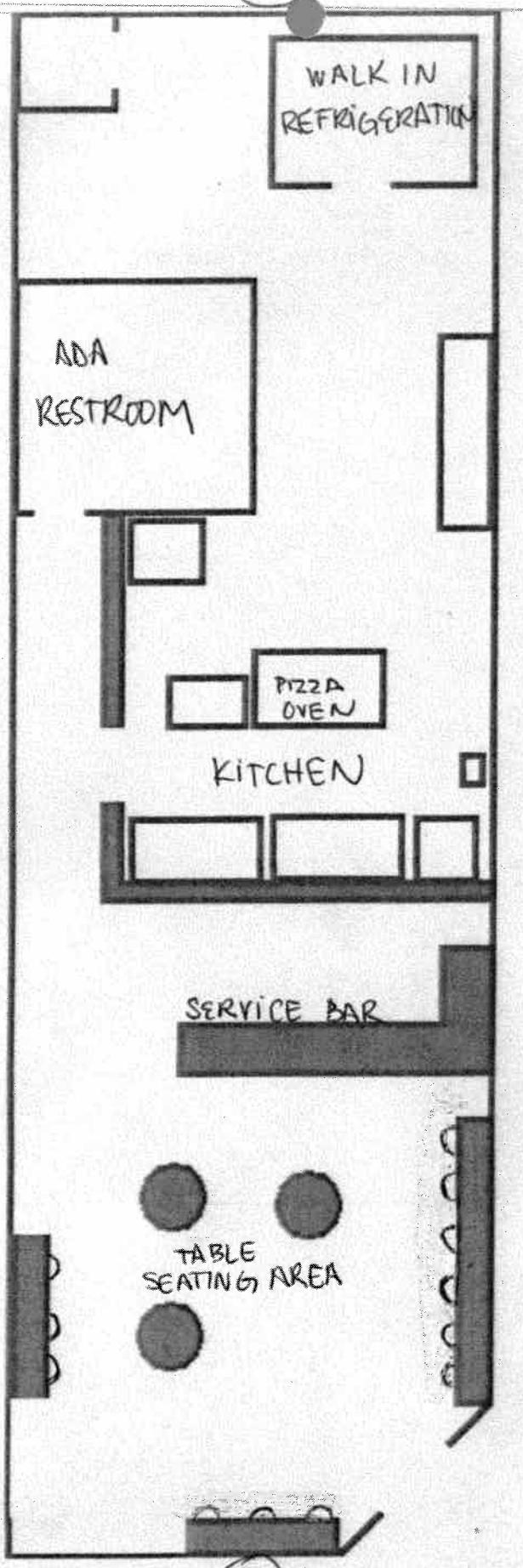
Printed Name: Christopher T. Monica

My Commission
Expires:

9/16/07



Floor Plan



541 FLYMING

FRONT DINING & SERVICE AREA WITH TABLE SEATING ?

BAR HEIGHT
INTERIOR SEATING
ALONG WEST WALL & ALSO SOUTH & EAST WINDOWS

27'

→ FLYMING 20' →

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1006793 Parcel ID: 00006560-000000

Ownership Details

Mailing Address:
ONDERDONK GARY R AND DIANE M
513 FLEMING ST
STE 1
KEY WEST, FL 33040-6861

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY

Millage Group: 10KW

Affordable Housing: No

Section-Township- 06-68-25
Range:

Property Location: 521 FLEMING ST KEY WEST
513 FLEMING ST KEY WEST

Legal Description: KW PT LOT 4 SQR 37 G69-171 OR557-199 OR558-368 OR562-734 OR641-170 OR1051-771D/C
OR1140-2468/2469P/R OR1970-229/230

Parcel Map (Click to open dynamic parcel map)**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	94	100	9,425.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1

Total Living Area: 11113
Year Built: 1954

Building 1 Details

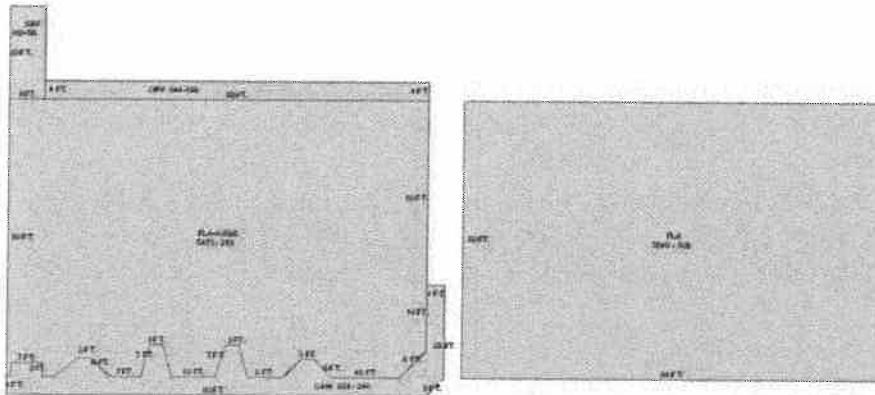
Building Type	Condition A	Quality Grade 400
Effective Age 17	Perimeter 618	Depreciation % 23
Year Built 1954	Special Arch 0	Grnd Floor Area 11,113
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	24	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1988					5,473
2	SBF		1	1988					160
3	OPF		1	1988					344
4	CAN		1	1994					631
5	FLA		1	1988					5,640

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-B	100	N	Y
1637		OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
449	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	3,006 SF	0	0	1988	1989	2	25
2	FN2:FENCES	168 SF	6	28	1988	1989	2	30
3	AC2:WALL AIR COND	7 UT	0	0	1989	1990	2	20

Appraiser Notes

TPP 8528787 - GENERAL BUSINESS SERVICES TPP 8890443 - ONE OF A KIND - SPRINGERS

2004-09-27 ASKING \$2,950,000 3 RETAIL TENANTS ON GROUND FLOOR. AND 11 SERPARATE OFFICES ON THE 2ND FLOOR -SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13 04-1952	06/15/2004	08/20/2004	26,000	Commercial	UPGRADE ELEC - 600 AMP
14 04-1954	06/15/2004	08/20/2004	3,000	Commercial	ELEC
15 04-1955	06/15/2004	08/20/2004	3,000	Commercial	ELEC
16 04-1956	06/15/2004	08/20/2004	3,000	Commercial	ELEC
17 04-1957	06/15/2004	08/20/2004	3,000	Commercial	ELEC
18 04-3749	12/09/2004	12/16/2004	23,500	Commercial	V-CRIMP ROOF
1 B940268	01/01/1994	11/01/1994	40,000		REPAIR SPALDING CONCRETE
2 B941362	04/01/1994	11/01/1994	4,000		INST.ROOF TRUSSES & CANP.
3 E951480	05/01/1995	11/01/1995	365		ALARM SYSTEM
4 B954378	12/01/1995	08/01/1996	3,800		RENOVATIONS
5 98-4050	12/18/1997	11/04/1998	2,500	Commercial	SECURITY ALARM
6 99-0442	02/05/1999	08/13/1999	1,500	Commercial	REPLACE WINDOW
7 99-1062	03/26/1999	08/13/1999	25,000	Commercial	REMVE/REPL T&G W/MODIFIED
8 99-3736	12/08/1999	11/06/2000	1,500		REPLACE EXISTING STOREFRO
9 00-0155	01/26/2000	11/06/2000	92,420		RENOVATIONS
10 00-0984	04/19/2000	11/06/2000	2,000	Commercial	PAINTING
11 02-0634	03/15/2002	08/21/2002	5,350	Commercial	REPAIR STUCCO
12 04-1953	06/19/2003	08/20/2003	23,500	Commercial	CONCRETE RESTORATION

20	05-4462	11/04/2005	10/04/2005	2,400	Commercial	***** HURRICANE WILMA DAMAGE ***** BUILD NEW WALL AND DRYWALL.
	05-2287	03/08/2006	08/07/2006	16,200		REMOVE/REPLACE ELECTRICAL EQUIPMENT ROOM
06-1602	03/08/2006	08/07/2006	900			CONNECT POWER FRM MAIN SERVICE
06-4726	08/10/2006	09/14/2006	3,000			UPGRADE SERVICE TO RETAIL STORE AND OFFICES @513 FLEMMING
06-4725	08/10/2006	09/14/2006	3,000			UPGRADE SERVICE TO RETAIL STORE AND OFFICES @513 FLEMMING
06-4723	08/10/2006	09/14/2006	3,000			UPGRADE SERVICE TO RETAIL STORE AND OFFICES @ 513 FLEMMING
06-4727	08/10/2006	09/14/2006	26,000			UPGRADE ELECTRIC SERVICE TO 600AMP
06-4722	08/10/2006	09/14/2006	3,000			UPGRADE SERVICE TO RETAIL STORE AND OFFICES
10-539	02/24/2010	05/07/2010	850	Commercial		INSTALL 36" FIRE RATED DRYWALL IN TWO DOOR OPENINGS. INSTALL VENT IN WINDOW FOR EXHAUST.
10-505	02/18/2010	04/12/2010	2,500	Commercial		INSTALL WATER HEATER, 3 COMPARTMENT SINK AND GREASE TRAP
07-1087	03/28/2007	06/06/2007	16,000			CONSTRUCTION OF ELECTRICAL ROOM FOR EQUIPMENT PURPOSES
19	05-1428	05/03/2005	10/04/2005	1	Commercial	CONCRETE RESTORATION FOR PERMIT #03-1953

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	1,125,122	4,040	1,129,426	2,258,588	2,019,277	0	2,258,588
2010	1,125,122	4,040	706,545	1,835,707	1,835,707	0	1,835,707
2009	1,180,684	4,040	817,843	2,002,567	2,002,567	0	2,002,567
2008	1,180,684	4,040	1,041,463	2,226,187	2,226,187	0	2,226,187
2007	871,480	4,040	1,041,463	1,916,983	1,916,983	0	1,916,983
2006	891,985	4,058	895,375	1,791,418	1,791,418	0	1,791,418
2005	883,637	4,081	801,125	1,688,843	1,688,843	0	1,688,843
2004	893,786	4,099	612,625	1,510,510	1,510,510	0	1,510,510
2003	628,902	4,357	282,750	916,009	916,009	0	916,009
2002	628,638	4,621	282,750	916,009	916,009	0	916,009
2001	628,205	5,054	282,750	916,009	916,009	0	916,009
2000	676,645	3,739	235,625	916,009	916,009	0	916,009
1999	676,329	4,055	235,625	916,009	916,009	0	916,009
1998	676,015	4,369	235,625	916,009	916,009	0	916,009
1997	619,743	4,033	216,775	840,551	840,551	0	840,551
1996	619,477	4,299	216,775	840,551	840,551	0	840,551
1995	619,214	4,562	216,775	840,551	840,551	0	840,551
1994	620,949	2,827	216,775	840,551	840,551	0	840,551
1993	620,808	2,968	216,775	840,551	840,551	0	840,551
1992	620,670	3,106	216,775	840,551	840,551	0	840,551

1991	620,531	3,245	216,775	840,551	840,551	0	840,551
1990	636,884	3,386	200,281	840,551	840,551	0	840,551
1989	642,626	0	197,925	840,551	840,551	0	840,551
1988	283,999	468	160,225	444,692	444,692	0	444,692
1987	279,209	468	103,911	383,588	383,588	0	383,588
1986	280,274	468	101,790	382,532	382,532	0	382,532
1985	275,066	468	84,825	360,359	360,359	0	360,359
1984	272,658	468	84,825	357,951	357,951	0	357,951
1983	272,726	468	56,400	329,594	329,594	0	329,594
1982	255,689	468	55,366	311,523	311,523	0	311,523

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/20/2004	1970 / 0229	1,812,600	WD	Q

This page has been visited 60,588 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices

(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., December 5, 2011 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Special Exception - 521 Fleming Street (RE# 00006560-000000) - A request for a Special Exception to the prohibition of alcoholic beverage sales within 300 feet of a church and a funeral home for property located within the HRCC-1 zoning district per Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Special Exception - 521 Fleming Street (RE# 00006560-000000) - A request for a Special Exception to the prohibition of alcoholic beverage sales within 300 feet of a church and a funeral home for property located within the HRCC-1 zoning district per Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Luigi Pacelli	Owner:	Gary & Diane Onderdonk
Project Location:	521 Fleming	Date of Hearing:	Monday, December 5, 2011
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Packets will be available online the week of November 28th. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Cowart at ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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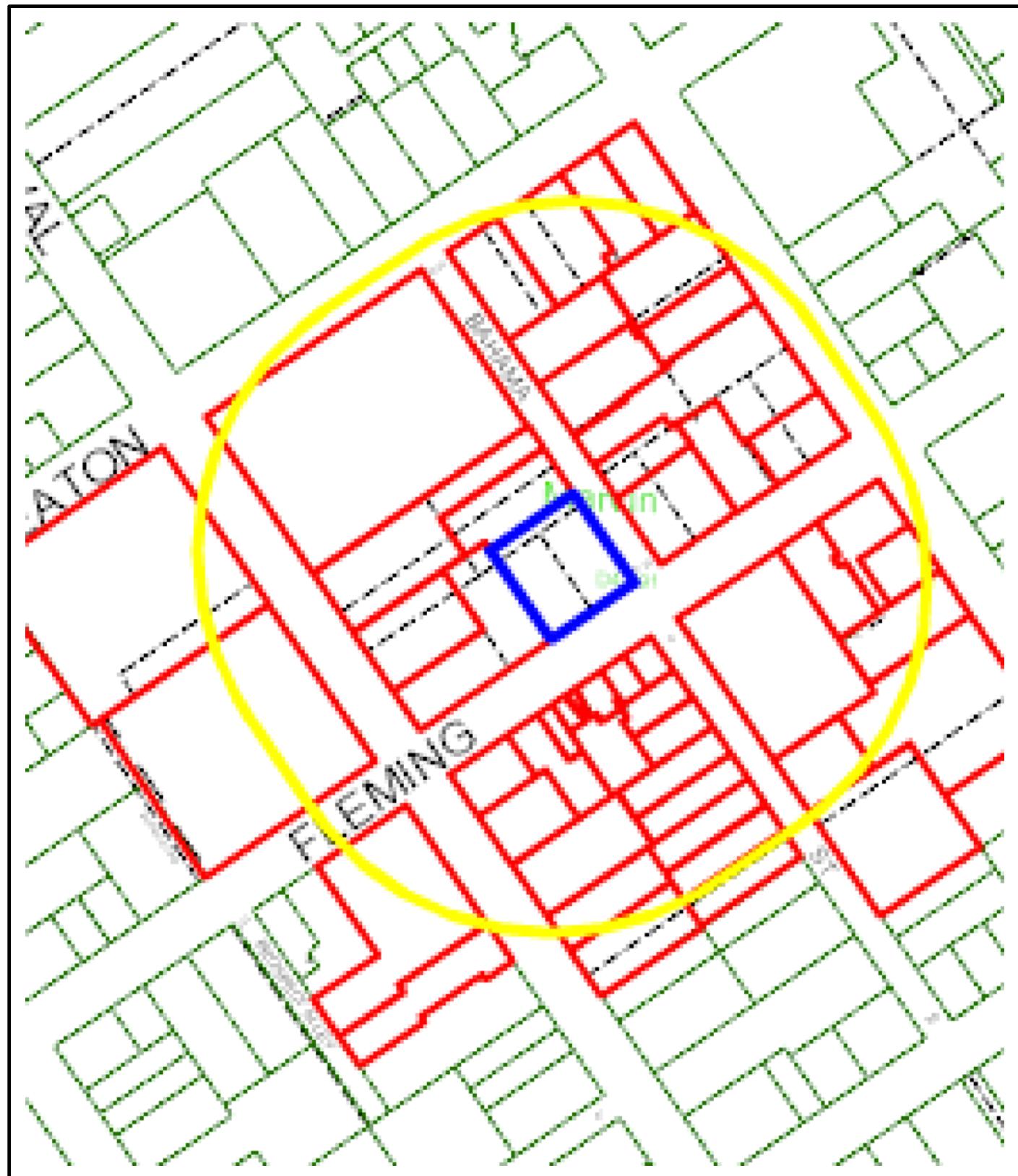
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Monroe County, Florida



Printed: Nov 16, 2011

521 Fleming

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
2 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
3 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
4 415 BAHAMA KEY CORP	1331 DUNCAN ST		KEY WEST	FL	33040-3446	
5 DEAN DONNA LOUISE REV TRUST	14 W CYPRESS TER		KEY WEST	FL	33040	
6 CHENG YUK	3327 RIVIERA DR		KEY WEST	FL	33040-4631	
7 MORGAN GERALD	3825 DUCK AVE		KEY WEST	FL	33040	
8 KEPHART LYNN H	414 SIMONTON ST		KEY WEST	FL	33040	
9 FLORIDA KEYS FUNERAL SERVICES LLC	418 SIMONTON ST		KEY WEST	FL	33040-6815	
10 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
11 NILES FAMILY LIVING TRUST 10/28/2002	4768 CAPE MAY AVE		SAN DIEGO	CA	92107	
12 RAPPAPORT ROBERT	5 EVERGREEN AVE		KEY WEST	FL	33040	
13 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
14 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
15 YENTSCH CHARLES S AND CLARICE M	504 BAHAMA ST		KEY WEST	FL	33040	
16 YENTSCH FAMILY TRUST 10/5/92	504 BAHAMA ST		KEY WEST	FL	33040	
17 DUVAL CENTER A CONDOMINIUM	507-509 DUVAL ST		KEY WEST	FL	33040	
18 APPLE TREE HOLDINGS OF KEY WEST LLC	512 SIMONTON ST		KEY WEST	FL	33040-6832	
19 ONDERDONK GARY R AND DIANE M	513 FLEMING ST	STE 1	KEY WEST	FL	33040-6861	
20 HERNANDEZ ANGELA	515 BAHAMA ST		KEY WEST	FL	33040	
21 TANNER PARTNERS LLLP	516 FLEMING ST		KEY WEST	FL	33040	
22 FAUSTO'S FOOD PALACE INC	522 FLEMING ST		KEY WEST	FL	33040	
23 HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040	
24 PILOT HOUSE LLC	524 EATON ST		KEY WEST	FL	33040	
25 230 EAST 7TH ST ASSOCIATES	526 DUVAL ST		KEY WEST	FL	33040	
26 PISCHKE RICHARD AND JULIA L	527 FLEMING ST		KEY WEST	FL	33040-6879	
27 TOMITA GERALDINE	531 FLEMING ST		KEY WEST	FL	33040	
28 EZMIRLY D SHIRLEE REV INTER VIVOS TR	532 FLEMING ST		KEY WEST	FL	33040	
29 ARTIST HOUSE LLC	534 EATON ST		KEY WEST	FL	33040	
30 DUVAL ST RETAIL CENTER LLC	561 BROADWAY	FL 10	NEW YORK	NY	10012	
31 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
32 BABY CHEAPEES LLC	820 WHITE ST		KEY WEST	FL	33040-7157	
33 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	
34 HENNING SANDRA J	HCR 62 BOX 42		RATON	NM	87740	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	LOWE ROBERTA B	P O BOX 268		KEY WEST	FL	33041	
36	KAVOURA DIMITRI	P O BOX 308		KEY WEST	FL	33040	
37	CARR JOE ALAN & REAMS CLAUDE E JR R/S	P O BOX 6404		KEY WEST	FL	33041	
38	SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
39	ST PAULS CHURCH	PO BOX 1014		KEY WEST	FL	33041-1014	
40	TANDA LLC	PO BOX 1321		KEY WEST	FL	33041-1321	
41	WOLKOWSKY DAVID W LIVING TRUST	PO BOX 1429		KEY WEST	FL	33041-1429	
42	MCLOUD STEVEN W	PO BOX 1642		KEY WEST	FL	33041	