



THE CITY OF KEY WEST
Planning Department

RECEIVED

SEP 14 2015

CITY OF KEY WEST
PLANNING DEPT.

**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 GARY ONDERDONK
3. Applicant is: Owner Authorized Representative _____
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 513 FLEMING ST. SUITE #1
KEY WEST, FL 33040
5. Phone # of Applicant 305-292-0025 Mobile# _____ Fax# 305-296-4559
6. E-Mail Address kristenonderdonk@yahoo.com or Dmonderdonk@gmail.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel _____ RE# 1006793-00006560-000000
12. Description of Use and Exception Requested
see attached

12. Description of Use and Exception Requested:

521 Fleming St. is the new home of Thirsty Mermaid", a brand new Restaurant/Raw Bar being opened by a few seasoned restaurant owners/chef in town. We are looking forward to opening a family friendly business with an affordable classy menu. To compliment our menu we would like to offer our customers with a choice selection of beers and fine wine to pair with their meals and are therefore applying for the Alcohol Sales Special Exception license.

13. Demonstrate compatibility with surrounding existing uses:

Thirsty Mermaid plans to operate as a lunch and dinner facility. We don't have any intention of disrupting any of the neighbors, being a late night "hang out" or having any live music. We feel the restaurant will be a very nice tasteful addition to the neighborhood and by all means be compatible with our surroundings. There are many professional offices, guest houses, retail stores, galleries, a grocery store and other restaurants all on the 500 & 600 block of Fleming St. alone which will both compliment and benefit from the introduction of Thirsty Mermaid. We have already been getting a great response from the local community as a whole and look forward to serving our neighbors and community.

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

We don't foresee any conflict whatsoever.

* We are in the "parking waiver zone" at 521 Fleming as well as having a substantial parking lot in the rear of the property

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:

SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA HUGHES STERLING
CRISTINA L. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

TELEPHONE
305-294-9556
FAX
305-292-1982

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD

SENT VIA ELECTRONIC MAIL

February 18, 2016

Re: Alcohol Sales Exception – 521 Fleming Street

Dear Planning Board Members,

This letter is being sent to provide you with our position as it relates to the above-referenced application for an Alcohol Sales Exception at 521 Fleming Street, Key West, Florida 33040 (the “Property”). As you know, the applicant intends to open an upscale restaurant to be named the Thirsty Mermaid (“Restaurant”).

It is important to analyze this application against the standard enumerated in the City of Key West Code of Ordinances (“Code”) section 18-28. This request is being submitted in accordance with subsection (b)(2) of 18-28, which states as follows:

- (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 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 in section (a) 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 the 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

The aforementioned factors are used to determine whether alcohol use will detrimentally impact the public health, safety or welfare. It is extremely important that the Planning Board’s analysis is conducted according to this enumerated standard.

“Compatibility with surrounding existing uses” The applicant has demonstrated that the proposed use of the Property as a high-end restaurant is compatible with the surrounding uses. Provided in the application package is evidence of the surrounding neighborhood which contains several restaurants, grocery stores, shopping and light retail locations intertwined with residential and transient residential uses. Furthermore, the previous occupant of this location

was granted an alcohol sales exception in 2011. This application seeks to continue a use, the sale of beer and wine, that previously existed in this location. As such, the applicant feels that the use at this location would not detrimentally impact the public health, safety and welfare.

“The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above” The majority of surrounding businesses close between 5 and 6 p.m. Fausto’s Food Palace is open until 8 p.m. It appears that the majority of business shall be closed during the peak hours that the Restaurant will be providing service. As such, the applicant does not feel that a conflict exists with the surrounding property owners which would detrimentally impact the public health, safety and welfare. Furthermore, the Planning Board previously determined that the prior occupants’ use of alcohol did not detrimentally impact the public health, safety and welfare.

“Mitigation measures agreed to be implemented by the applicant” The applicant is proposing to provide the following measures in an effort to mitigate the impact on the surrounding property owners:

- The applicant shall pay to have two trash pickups per week to curtail any noxious odors
- The applicant will refrain from dumping trash and recycling after 10 p.m. and prior to 8 a.m. so as not to make additional noise
- The Restaurant shall maintain a single entrance on Fleming Street
- The Restaurant shall not allow any live music on the Property
- The proposed use shall be provided to the applicant only and not to the Property in accordance with the request made by St. Paul’s Episcopal Church
- The Restaurant shall provide parking on a first come, first served basis in the rear of the Property
- The Restaurant shall inform its customers that they cannot park in Fausto’s parking lot and this shall be prominently displayed in two locations

As such, the applicant feels the numerous mitigative measures used will ensure that the public health, safety and welfare are not detrimentally impacted. Additionally, the Planning Board previously determined that the prior occupants’ use did not detrimentally impact the public health, safety and welfare.

“Public input” To date, the applicant has been noticed of two objections by the public. The applicant has also received approximately 150 letters in support. A majority of the surrounding property owners have joined in providing letters of support. The overwhelming support, specifically by immediately neighboring property owners, demonstrates that the public health, safety and welfare will not be detrimentally impacted. In fact, what the overwhelming public has stated is that this use would enhance the surrounding area and welfare.

“That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all the noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors” As previously mentioned, the applicant has received objections from two property owners. One objection was provided by Bob Dean of Dean Lopez Funeral Home, and the other objection provided on behalf of Fausto’s Food Palace. The applicant or its representatives have conducted countless phone calls, conversations, and dialogue with both objectors to determine what, if any, mitigative efforts could address the concerns. After numerous months and negotiations, the applicant was provided with the issues concerning both property owners. Bob Dean, on behalf of Dean Lopez Funeral Home, has stated his concern for the hours of operation. Mr. Weekly, on behalf of Fausto’s Food Palace, explained their concern being parking.

The applicant will be addressing both concerns as part of this application. Although the Property is located in a City recognized parking waiver zone which does not require any parking to be provided, the applicant is offering 13 unassigned parking spaces in the rear of the Property. Additionally, notices informing the customers that they cannot park in the Fausto's parking lot shall be prominently displayed in two locations at the Restaurant.

The Code prohibits anyone from selling alcoholic beverages between the hours of 4 a.m. and 7 a.m. Therefore, any business selling alcohol can be open until 4 a.m. Despite this permitted right to stay open, the applicant is willing to stop accepting reservations at 11:30 in an effort to address Mr. Dean's concern over hours of operation.

By implementing early closing hours and providing notice of the parking requirements, the applicant has addressed the concerns provided by both objectors. Based on the aforementioned concessions by the applicant, we believe that the proposed Restaurant and use will not detrimentally impact the public health, safety and welfare.

In conclusion, the applicant feels as though they have demonstrated overwhelmingly that the use will not detrimentally impact the public health, safety and welfare based on the factors to be considered. In fact, based upon the letters of support, it appears the general public believes that this establishment would be a great addition to the surrounding area.

Respectfully,


Richard J. McChesney
For the Firm

CC:
Planning Board Members

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



To: Chairman and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: February 18, 2016

Agenda Item: **Alcohol Sales Exception – 521 Fleming Street (RE # 00006560-000000; AK # 1006793)** – A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Sections 18-28(b) 2, of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

Request: To grant a special exception to sell alcoholic beverages as an accessory use to Thirsty Mermaid, brand new Restaurant / Raw Bar located -within 300 feet of a church and funeral home.

Applicant: Gary Onderdock

Property Owner: Gary Onderdock

Location: 521 Fleming Street (RE # 00006560-000000; AK # 1006793)

Zoning: The Historic Residential Commercial Core (HRCC-1) Zoning District



Background and Request:

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b) (2) are met. The location at 521 Fleming, was granted an Alcohol Exception Resolution no. 2011-062 for the restaurant, Luigi Pacelli. An Alcohol Exception is granted exclusively to the applicant, and is not transferable. The current applicant has requested a special exception in order to obtain a 6COPs alcohol license, which would allow on-premises beer and wine consumption as an accessory use to the restaurant. The property, is located on the 500 block of Fleming Street. There are no schools, cemeteries or funeral homes within 300 feet of the property. The property is within 300 feet of one church:

- St. Paul’s Episcopal Church, 401 Duval Street
- Dean-Lopez Funeral Home, 418 Simonton Street

Process:

Planning Board Meeting:	November 19, 2015 (postponed)
Planning Board Meeting:	January 21, 2016 (postponed)
Planning Board Meeting:	February 18, 2016
Local Appeal Period:	30 days
DEO Review Period:	up to 45 days

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

- (a) Pursuant to Section 18-28 of the City 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 Historic Residential Commercial Core (HRCC-1) Zoning District which is described in Section 122-686 of the Land Development Regulations as “which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.” The applicant is requesting that the Planning board allow alcohol to be sold to restaurant patrons as an accessory amenity.

City staff took measurements utilizing a RolaTapeRT312. The result is 78 feet starting from the property line to 521 Fleming and ending at the property line of the St. Paul’s Episcopal Church.

The measurements confirm the subject site is located within 300 feet of the St. Paul’s Episcopal Church; however, due to the scope of requested accessory alcohol sales; staff submits that the request does not appear to be incompatible with the surrounding existing uses.

City staff took measurements utilizing a RolaTapeRT312. The result is 54 feet starting from the property line to 521 Fleming and ending at the property line of the Dean-Lopez Funeral Home.

The measurements confirm the subject site is located within 300 feet of the Dean-Lopez Funeral Home; however, due to the scope of requested accessory alcohol sales; staff submits that the request 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;

As of the date this report is written, the website for St. Paul’s Episcopal Church indicates that general service times are as follows: Sunday 7:30 a.m., and 9:30 a.m.; Monday 8:00 a.m. and 9:00a.m.; Tuesday 8:00 a.m. and 9:00a.m; Thursday 8:00 a.m. and 9:00 a.m.; and Friday 8:00 a.m. and 9:00 a.m..

Dean-Lopez Funeral Home indicates that general service times vary due to appointments. However, the funeral home’s general hours of operation are 8:00 a.m. until 10:00 p.m., Monday through Sunday.

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

Based on the scope and nature of the accessory alcoholic beverage, no additional mitigated measures are suggested by City staff at this time. Nevertheless, the applicant has stated their willingness to consider additional mitigated measures that may be logically presented as part of the good neighbor outreach process.

D. Public input;

As of the date of this report, the Planning Department has received 2 negative public comments and over 135 positive comments regarding this application. The applicant has submitted a letter written by Amy M. Gage, Office administrator of St. Paul's Episcopal Church. The letter states that the St. Paul's Episcopal Church does not oppose the application and granting of a wine consumption license to Thirsty Mermaid, located at 521 Fleming Street.

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;

As of the date of this report, the applicant has indicated to the Department that a meeting has occurred between the applicant and church representatives and the applicant has reached out and spoken with the owner and operator of Dean-Lopez Funeral Home prior to Planning Board consideration of the application.

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

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code Section 18-28(c) requires that the approval be specific to the property owner only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

The Planning Board shall make factual findings regarding the following:

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

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

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the City Code, the Planning Department recommends the request for special exception be **APPROVED** with the following conditions:

1. The special exception is granted exclusively to Gary Onderdonk and shall not be transferable.
2. The special exception shall only be effective in conjunction with a 6COPs alcoholic beverage license for on-premises consumption of beer and wine.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Gary Onderdonk 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 Street Key West, FL 33040
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.

Gary Onderdonk
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/12/2015 by

Gary Onderdonk
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



MAGDALENA SULAK-BADON
Name of Acknowledger typed, printed or stamped

EE 839858
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Gary Onderdonk as
Please Print Name of person with authority to execute documents on behalf of entity

Gary R. Onderdonk of Gary R & Dore M Onderdonk
Name of office (President, Managing Member) Name of owner from deed

authorize Kristen Onderdonk
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 11/12/2015
Date

by Gary Onderdonk
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FL, DL as identification.

[Signature]
Notary's Signature and Seal

MAGDALENA SULAC-MADON
Name of Acknowledger typed, printed or stamped

EE839858
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: *[Signature]*
STONES & CARDENAS

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:

Nate Blake
Witness Name: NATE BLAKE

John A. Williams (Seal)
John A. Williams

Jeff O'Mara
Witness Name: JEFF O'MARA

State of Florida CALIFORNIA
County of Monroe SAN FRANCISCO

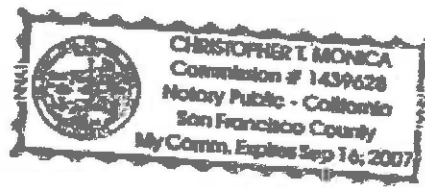
The foregoing instrument was acknowledged before me this 26 day of January, 2004 by John A. Williams, who [] is personally known or [X] has produced a driver's license as identification.

Notary Seal]

Christopher T. Monica
Notary Public

Printed Name: CHRISTOPHER T. MONICA

My Commission Expires: 9/15-07



Site Photos



48"

21"

34"

128"

THIRSTY
Mermaid
RAW BAR • RESTAURANT

Uva
BUNNY
BREWERY

BAKERY

P



Additional Information

THIRSTY Mermaid

SALADS

MIXED BABY GREENS, HEIRLOOM CHERRY TOMATOES, MANGO CHIPOTLE VINAIGRETTE

"MERMAID CAESAR"

SAUTEED SHRIMP, SEARED DIVER SCALLOP, ROMAINE, CROUTONS

ICEBERG LETTUCE

SMOKED BACON, HEIRLOOM CHERRY TOMATOES, MAYTAG BLUE CHEESE DRESSING

CRACKLING CALAMARI, FRISEE, CHILI KEY LIME MISO VINAIGRETTE

SEARED YELLOWFIN TUNA

BABY GREENS, NAPPA CABBAGE, SESAME GINGER VINAIGRETTE

SANDWICHES

CHOICE OF GRANDMA VELMA'S POTATO SALAD OR HOUSECUT SEASONED FRIES

MAINE LOBSTER BLT, DIJON AIOLI

OYSTER PO BOY, LETTUCE, TOMATO, ONION, CHIPOTLE REMOULADE

LOCAL MAHI, LETTUCE, TOMATO, ONION, LEMON CAPER TARTAR SAUCE

POACHED PEAR & BRIE, BABY ARUGULA, CARAMELIZED ONIONS

GRILLED CHEESE, CHEDDAR, MONTEREY JACK, BRIE, SMOKED BACON, TOMATO

GRILLED SKIRT STEAK, BABY ARUGULA, CARAMELIZED ONIONS, HORSERADISH MAYO

RAW BAR

CEVICHE DU JOUR
MARKET OYSTERS
MIDDLENECK CLAMS

CHILLED 1/2 MAINE LOBSTER
JUMBO SHRIMP COCKTAIL

CAVIAR SERVICE

MERMAID PLATTER
6 OYSTERS, 6 CLAMS, CEVICHE

MERMAID ROYALE PLATTER
12 OYSTERS, 6 CLAMS, 1/2 LOBSTER, SHRIMP COCKTAIL, CEVICHE

APPETIZERS

CLAM CHOWDER, MAINE LOBSTER, CORN, BACON

GREEN GAZPACHO, BLACKENED SHRIMP, CREME FRAICHE

STEAMED MIDDLENECK CLAMS, LEEKS, GARLIC, THYME, SMOKED BACON

MAC & CHEESE CROQUETTES, TRUFFLE AIOLI

FRIED OYSTERS, CHIPOTLE REMOULADE

OYSTERS ROCKEFELLER

STEAMED PEI MUSSELS, KAFFIR LIME, CILANTRO, WHITE WINE, LEMONGRASS

SHRIMP & LOBSTER CAKE, FENNEL CITRUS SALAD, TARRAGON AIOLI

OVEN ROASTED CHICKEN WINGS, CHILI PINEAPPLE GLAZE

YELLOWFIN TUNA CARPACCIO, FRIED CAPERS, RED ONION, MEYER LEMON OLIVE OIL, PARSLEY

HUMMUS PLATTER, GRILLED CIABATTA

SAUTEED BAHAMIAN CONCH, MARINATED ARTICHOKE SALAD

MAIN COURSES

GRILLED 10 OZ CERTIFIED ANGUS SKIRT STEAK, CHIMICHURRI, HOUSE CUT SEASONED FRIES

TOGARASHI SPICED YELLOWFIN TUNA, SUSHI RICE, WOK FRIED VEGETABLES, LEMON GINGER AIOLI

PAN SAUTEED LOCAL YELLOWTAIL SNAPPER OVER HANDCUT FETTUCCINE, ROASTED CHERRY TOMATOES, CITRUS CHIVE BUTTER

HOMEMADE GNOCCHI, SPICY SHORT RIB RAGU

SEARED DIVER SCALLOPS, FINGERLING POTATOES, SWEET CORN RELISH, YUZU VINAIGRETTE

BURGERS

(CERTIFIED ANGUS BEEF)

CHOICE OF GRANDMA VELMA'S POTATO SALAD OR HOUSECUT SEASONED FRIES

ITALIAN CRISPY PROSCIUTTO, CARAMELIZED ONIONS, SHIITAKE MUSHROOMS, ARUGULA, SUN DRIED TOMATO RICOTTA SPREAD

ASIAN KIMCHI, SESAME AIOLI

GOOD OL' BOY CHEDDAR, SMOKED BACON, ONION & TOMATO

TURKEY BURGER ONION, TOMATO, ARUGULA, WILD CRANBERRY JAM, ROSEMARY AIOLI

VISIT OUR SISTER RESTAURANTS!



CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE A MEDICAL CONDITION.

EXECUTIVE CHEF/PROPRIETOR RYAN SHAPIRO
PROPRIETOR THOMAS QUARTARARO & KRISTEN ONDERDONK

THIRSTYMERMAIDKEYWEST.COM

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

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-Range: 06-68-25

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

[Click Map Image to open interactive viewer](#)



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
 Effective Age 18
 Year Built 1954
 Functional Obs 0

Condition G
 Perimeter 618
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 11,113

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 24

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 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
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
11-3255	09/06/2011	12/31/2012	2,400		INSTALL 2 NEW HANDICAP FIXTURES, ONE LAVATORY & ONE TOILET
11-3265	09/08/2011	12/31/2012	7,200	Commercial	INSTALL ONE DUCT-LESS UNIT 3-TON AND INSTALL VENT FOR OVEN
12-3676	10/11/2012	12/31/2012	2,200	Commercial	rough and set: one triple sink, one hand sink one utility sink, one grease trap, one water heater.
13-0578	02/12/2013		1,000		ROUGH DRAIN AND LINES FOR THE FOLLOWING: 1-MOP SING, 1-PREP SINK, 1-3COMPARTMENTY SINK, 1-GREASE TRAP (40LB)
09-0739	03/25/2009		1,000	Commercial	INSTALL 6" VENTPIPE FOR COFFE ROASTER
08-4520	01/30/2009		5,000	Commercial	INSTALL NEW HANDICAP BATH, ONE SINK, ONE TOILET, ONE 3 COMP KITCHEN SINK, ONE UNDER COUNTER GREASE TRAP, ONE MOP SINK,
08-4134	11/12/2008		500	Commercial	INSTALL HAIR WASH SINK AND FLOW THROUGH HEATER.
08-4186	11/07/2008		150		EXHAUST CEILING FAN
14-5339	11/19/2014		2,000		INSTALL PLUMBING FOR 1 SHOWER
14-5471	11/26/2014		1,200		INSTALL ELECTRIC FOR 2 EXHAUST FANS RELOCATE CEILING FAN

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		REMV/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
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
19	05-1428	05/03/2005	10/04/2005	1	Commercial		CONCRETE RESTORATION FOR PERMIT #03-1953
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
	07-1087	03/28/2007	06/06/2007	16,000			CONSTRUCTION OF ELECTRICAL ROOM FOR EQUIPMENT PURPOSES

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
2015	1,069,561	4,444	1,099,704	2,173,709	2,173,709	0	2,173,709
2014	1,069,561	4,040	1,069,983	2,143,584	2,143,584	0	2,143,584
2013	1,069,561	4,040	1,016,483	2,090,084	2,090,084	0	2,090,084
2012	1,069,561	4,040	1,016,483	2,090,084	2,090,084	0	2,090,084
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

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176