

**Other Information –
Prior Planning Board
Resolutions**



**PLANNING BOARD
RESOLUTION NUMBER 2013-19**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO MARK GAMBUZZA 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, AT 519 FLEMING STREET (RE#00006560-000000, AK 1006793), PURSUANT TO SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES, 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;

 Vice Chairman
 Planning Director

- 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, pursuant to Section 18-28 (b)(2); and


WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 21, 2013; 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

 Vice Chairman

 Planning Director

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 Mark Gambuzza to be located at 519 Fleming street (RE#00006560-000000, AK 1006793), Key West, Florida with the following conditions:

 Vice Chairman

 Planning Director

1. The exception is granted exclusively to Mark Gambuzza, Managing Member of "Uva" Wine, LLC while he is 51% majority owner and is not transferable.
2. The sale of alcohol is beer and wine package retail only.
3. No purchase of alcohol for on premises consumption.

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.

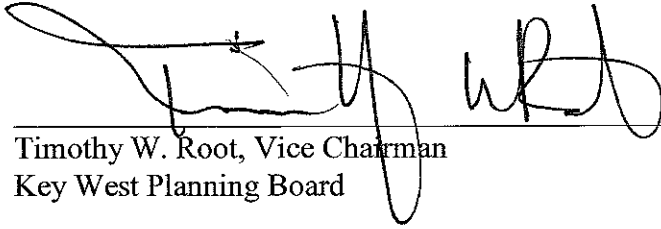
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

Read and passed at a regularly scheduled meeting held this 21st day of March, 2013.

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

 Vice Chairman

 Planning Director

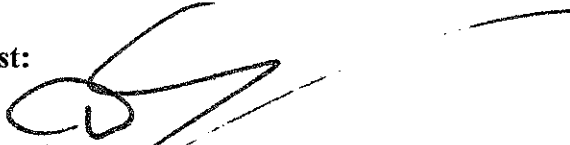


Timothy W. Root, Vice Chairman
Key West Planning Board

4/1/13

Date

Attest:

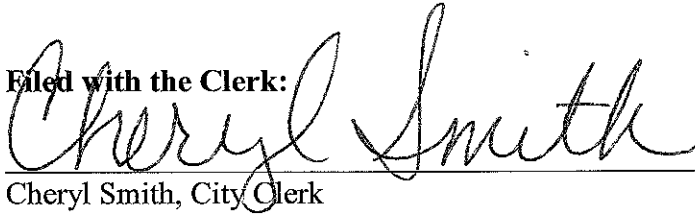


Donald Leland Craig, AICP
Planning Director

3-22-13

Date

Filed with the Clerk:




Cheryl Smith, City Clerk

4-1-2013

Date

Vice Chairman

 _____
Planning Director

UVA GOURMET SHOPPE
 519 FLEMING STREET, KEY WEST, FL
 EXISTING COMMERCIAL SPACE

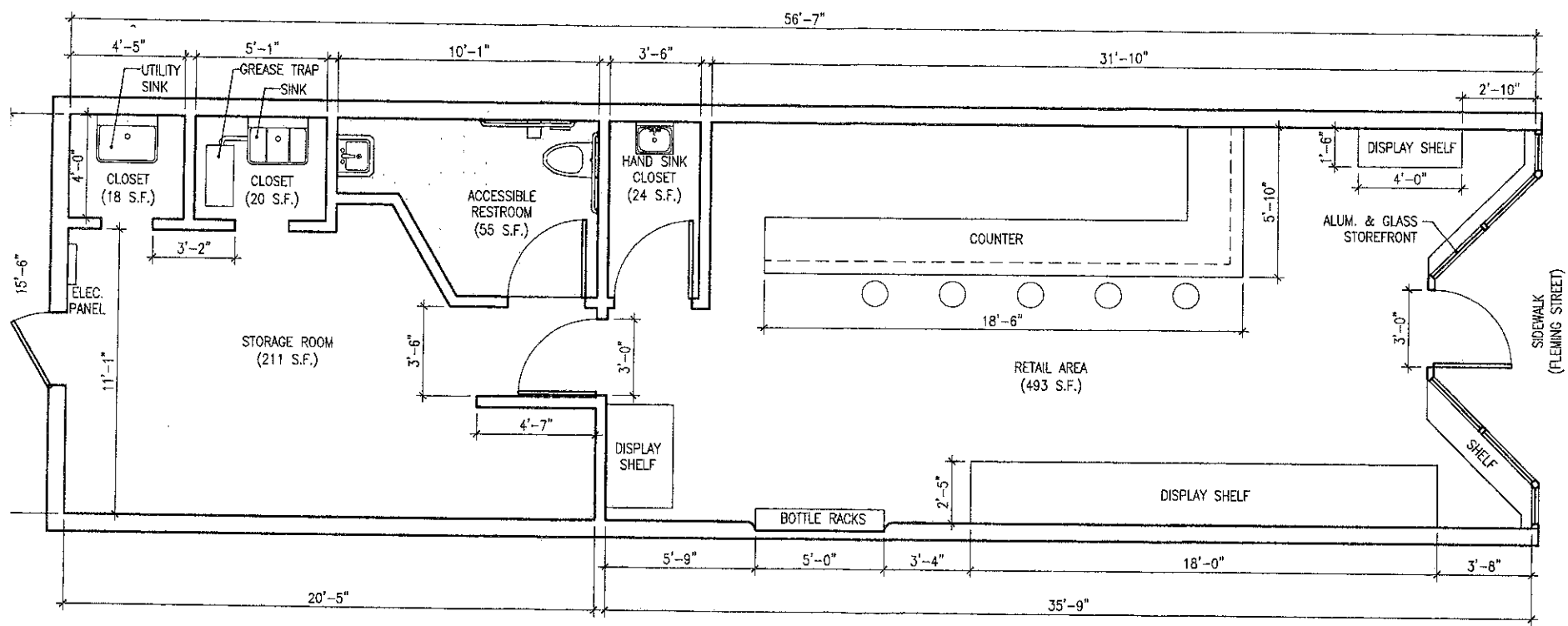
Drawing Size: 11X17
 Project #: 13-012

Title:
FLOOR PLAN

Scale: 1/4" = 1'-0"
 Sheet Number:

A-1

Date: MARCH 5, 2013
 ©2013 by William Shepler Architect



1
A1 **FLOOR PLAN**
 SCALE: 1/4"=1'-0"

**PLANNING BOARD
RESOLUTION NO. 2014-68**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL TO ALLOW ON-SITE ALCOHOL CONSUMPTION FOR AN EXISTING WINE SHOP ON PROPERTY LOCATED AT 519 FLEMING STREET (RE # 00006560-000000, AK # 1006793) WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-688(9) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE


WHEREAS, the subject property is located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District; and


WHEREAS, pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the proposed on-site alcohol consumption for an existing wine shop on property located at 519 Fleming Street; and

WHEREAS, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 16, 2014; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and





Vice-Chairman
Planning Director

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.


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 fully set forth herein.

Section 2. That a conditional use request, pursuant to Sections 122-62 and 122-688(9) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing on-site alcohol consumption for an existing wine shop on property located at 519 Fleming Street (RE # 00006560-000000, AK # 1006793), as shown on the attached plans with the following conditions:

General conditions:

1. Prior to commencing on-premises alcohol consumption, the applicant shall obtain approval of a new alcohol sales special exception in order to amend the conditions of Planning Board Resolution No. 2013-19.
2. Seating shall continue to be limited to five seats within the 493-square-foot indoor retail area, as shown on the attached floor plan dated March 5, 2013 by William Shepler.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

 Vice-Chairman

 Planning Director

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax

Receipt:

4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

Conditions subject to a Conditional Approval Permit, and subject to an associated annual inspection:

5. Hours of operation shall be limited to 10:00 AM to 10:00 PM.


6. The approved use shall be for the package sale and on-premises consumption of beer and wine only. Any future change or expansion shall require further City approvals.


7. There shall be no more than a five-seat indoor consumption area allowed without further City approvals.

8. The bar shall operate as accessory to and in conjunction with the principal retail use. The bar shall not be open if the retail operation is closed.

9. The bar use shall be limited to the interior of the building. The expansion or relocation of the consumption area outside of the building shall not be permitted without further City approvals.

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.



Vice-Chairman



Planning Director

Section 4. This conditional use approval 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 and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

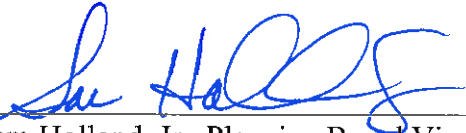
Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

 Vice-Chairman

 Planning Director

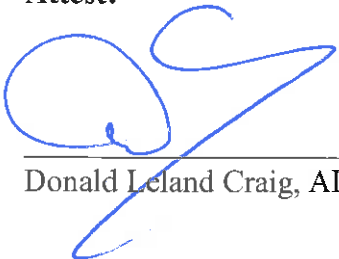
Read and passed on first reading at a regularly scheduled meeting held this 16th day of October, 2014.

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




Sam Holland, Jr., Planning Board Vice-Chairman 10-24-10
Date

Attest:




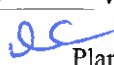
Donald Leland Craig, AICP, Planning Director 102314
Date

Filed with the Clerk:

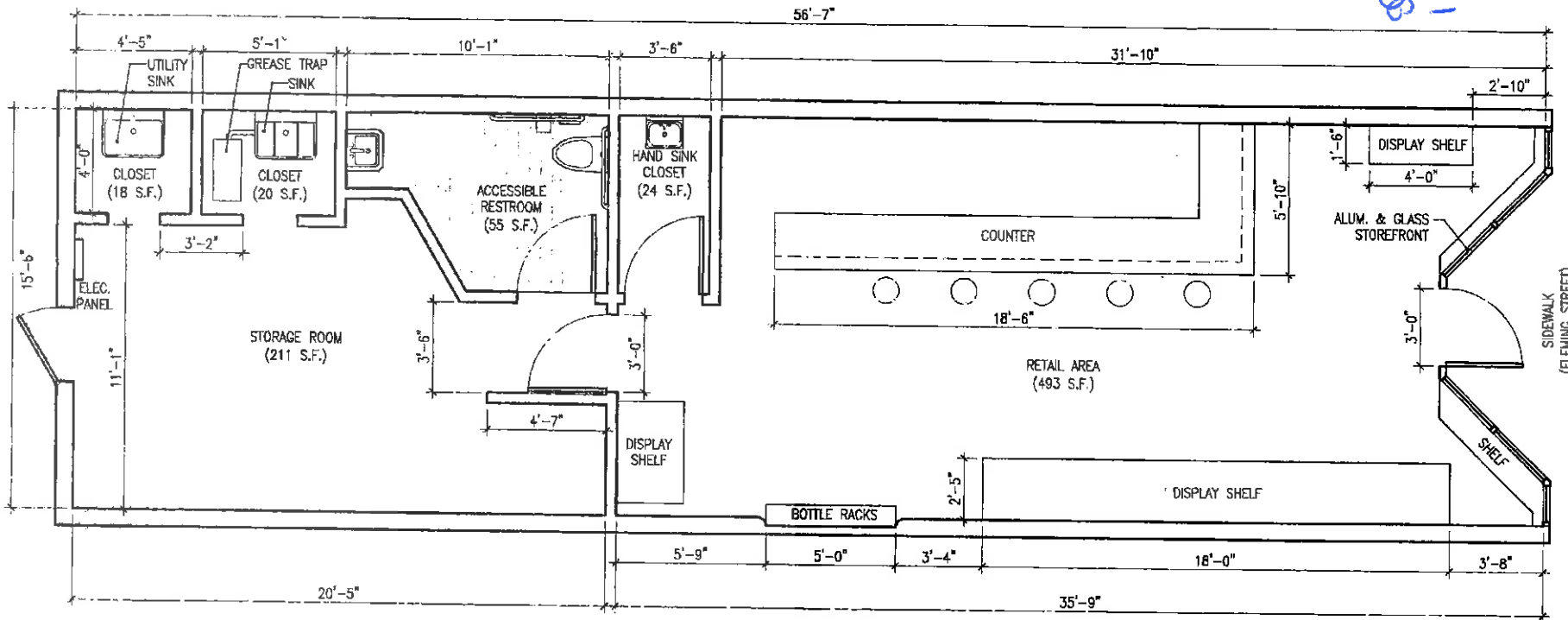


Cheryl Smith, City Clerk 10-23-14
Date



Vice-Chairman


Planning Director



102310

1
A1 **FLOOR PLAN**
SCALE: 1/4"=1'-0"

*10-24-2013
102310
WS*

Tel: 305-690-6151
Email: info@wsarchitect.com

JVA GOURMET SHOPPE
519 FLEMING STREET, KEY WEST, FL
EXISTING COMMERCIAL SPACE

Drawing Size: 11X17 Project #: 13-012
Title:

FLOOR PLAN

Scale: 1/4"=1'-0"
Sheet Number:

A-1

Date: MARCH 5, 2013
©2013 by William Shepler Architect

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: 519 Fleming Street
2. Name of Applicant: MARK GAMBURZA
3. Applicant is: Owner Authorized Representative
(please see the attached Verification & Authorization Forms)
4. Address of Applicant: 214 Golf Club Dr
5. Phone # of Applicant: 908-614-5739 Mobile# 908-614-5739 Fax# _____
6. E-Mail Address: info@uvakeywest.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# 00006560-000000
12. Description of Use and Exception Requested

It was approved by the Planning Board, to grant on site consumption, for wine at my existing wine shop on Oct. 16, 2014. I need this Alcohol Sales Exception to complete my state application

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:

In March 2013, the Planning Board approved a resolution granting special exception of alcohol use, within 300 feet of a church located in the HACC-1 zone. There are establishments with on premise licenses, located next to UVA and on Fremont Street.

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

As per resolution 2014-68 the Planning Board has set the condition that the hours of operation can be between 10am and 10pm

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

As per conditions, I am limited to 5 seats, no live entertainment, hours of operation limited from 10am to 10pm

Uva

519 Fleming Street

Key west, FL 33040

305-735-4871

I currently hold a Beer and Wine Package License at 519 Fleming Street. The purpose of this application is to change the license to a Beer and Wine Consumption on Premise License.

Uva, at 519 Fleming, resides in the HRCC-1 zoning district. According to Sec. 108-573, the building lies in historic commercial pedestrian oriented area, not requiring additional parking. Uva is within a heavy foot traffic area that is populated with different type of retail operations including those of which that hold wine, beer and liquor licenses. The area is well traveled by both tourist and local consumers.

Uva consists of a total of 797 square feet. The retail area makes up 493 square feet. There is no intent to increase the retail/consumer space. The bathroom is ADA compliant. There are also 5 legal seats. There is no intent to increase the seating.

Uva is a retail wine and cheese shop. I sell unique, boutique wines and imported cheeses. I also carry jarred foods (olive spreads, jams, olive oil, vinegars, crackers, etc.) and also make custom gift baskets. The operational hours are Monday through Saturday, from 11am to 6pm. During peak and busy season, I will occasional stay open until 9pm.

I am not looking to increase the seating or store hours. I have no intention in providing live entertainment. I am just trying to increase revenue by selling glasses of wine. I turn down sales, every day, by not being able to offer wine by the glass. Most of my business is locally driven. Few tourists ask to ship product and due to new travel laws, it is not possible to carry my products (liquid based over 5 ounces) onto the planes. There is a huge area of economic opportunity to sell to various tourists that come in during the day, to escape from the heat and have a glass of wine.

Also, I have developed a fairly strong local clientele. Due to the relationships I have cultivated, my customers would enjoy to enjoy a glass at my establishment.

I opened Uva in February of 2013. For the 4 years I have lived in Key West, I have volunteered time, money and product to various organizations and fund raising. I believe my business and I have represented the City of Key West with pride and integrity. I feel that my business and the service I offer, is appreciated and respected by those that live here and leave a good impression onto those that have visited.

Uva

519 Fleming Street

305-735-4871

Business Outline for Uva- 519 Fleming Street

My store currently has an ADA bathroom, meets all fire codes and has licensed seating for 5. I carry a selection of imported olive oils, vinegars, packaged cheeses and wines. A wine consumption license is vital to my success. The offerings of wine, at my establishment, would appeal to shoppers, not bar drinkers. The seating is limited and the store is fitted out to be a retail establishment (display racks, reach in refrigeration, no tables or seating areas). On a daily basis, I have customers that come in to shop and talk. I am losing valuable income opportunity, by not being able to offer and sell a glass of wine. The sale of a glass is helpful in enabling the customer to make a minimal investment, before they make bottle purchases.

80% of my business is to local customers. Because of travel and shipping restrictions, it is difficult for travelers to buy wine or oil bottles. During the day, as tourists shop, I have an opportunity to offer limited wine tastings. I have been open for 17 months, and turning down this type of sales opportunity, occurs on a daily basis. I have no desire to stay open late on a weekly basis. Since I open at 11am and work by myself, keeping my doors open to 9 or 10pm, once or twice a week, is not unrealistic. I cannot accurately define what days this will happen, since seasonally traffic flow changes and this will be a new learning curve for me.

I have included numerous letters of recommendation from customers and neighbors, including Fr. Hooper at St. Paul's. I believe I am an asset to our Business community, by offering great products and service in a courteous, friendly and professional manner. In the 4 years as a Key West resident, I have donated my time, resources and money to countless events and fund raisers including American Cancer Society, Aids Help, the Animal Shelter, Red Barn Theater, Water Front Theater, Bahama Village Music Program for Kids, the Arts and Historical Society, the Montessori School and Sister Season. I have owned a run my own restaurant for 11 years, and have always been responsible in handling alcohol and respectful of my community.

I hope you consider this application and support me.

Thank you for your time

Respectfully,

Mark Gambuzza

KEY WEST FL 33040-6824

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

| | | |
|---------------|--|-------------------------------------|
| Business Name | UVA WINE LLC | Ct1Nbr:0022502 |
| Location Addr | 519 FLEMING ST | |
| Lic NBR/Class | 14-00027785 FOOD SERVICE ACTIVITIES 1-15 SEATS | |
| Issue Date: | September 26, 2013 | Expiration Date: September 30, 2014 |
| License Fee | \$136.50 | |
| Add. Charges | \$0.00 | |
| Penalty | \$0.00 | |
| Total | \$136.50 | |
| Comments: | MAXIMUM 5 SEATS | |

Oper: COWKER Type: OC Drawer: 1
Date: 9/26/13 53 Receipt no: 110657

| | | |
|------|--------------------------|----------|
| 2014 | 27785 | |
| GR | LIC OCCUPATIONAL RENEWAL | |
| | 1.00 | \$136.50 |

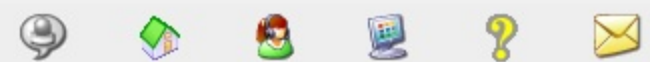
This document must be prominently displayed.

| | | |
|--------------|----------------|----------|
| UVA WINE LLC | Total tendered | \$136.50 |
| | Total payment | \$136.50 |

UVA WINE LLC
214 GOLF CLUB DR

Trans date: 9/26/13 Time: 14:05:09

KEY WEST FL 33040



Location Inquiry - Licenses

Business control number: 22502

| Business Name and Address | Mailing Address |
|---|-----------------|
| UVA WINE LLC 519 FLEMING ST KEY WEST FL 33040 | |

| Year | Number | Classification | Status |
|------|----------|------------------------------------|---------|
| 15 | 00027785 | FOOD SERVICE ACTIVITIES 1-15 SEATS | ACTIVE |
| 14 | 00027785 | FOOD SERVICE ACTIVITIES 1-15 SEATS | RENEWED |
| 13 | 00027785 | FOOD SERVICE ACTIVITIES 1-15 SEATS | RENEWED |

✓ OK

✗ Exit

< Cancel

Subject: Recommendation
From: Ruben Concepcion (Ruben@keysfinancial.com)
To: info@uvakeywest.com;
Date: Thursday, July 3, 2014 12:35 PM

To Whom It May Concern:

I would wholeheartedly support Uva's application for a wine consumption license. I've had the privilege of knowing Mr. Gambuzza since his move to Key West several years ago. I find him to be an outstanding citizen and ambassador for the City of Key West. He has become a very well respected and valuable part of the social fabric in this community; a generous and conscientious person who has volunteered his time at countless charitable events. Uva represents exactly the kind of respectably run, unique, locally owned business that adds character and charm to our island. We need more Uvas and less chain stores. Let's fully support Mr. Gambuzza in this endeavor!

Ruben Concepcion, CMC

NMLS#271193

Keys Financial Corporation

Owner/Principal Broker

Certified Mortgage Consultant

To send me documents securely: <https://www.hightail.com/u/KeysFinancial-RConcepcion-SecureUplink>

Off/Cell (305)294-1484

Fax: (305)294-2938

302 Southard St. #202

Key West, FL 33040

<http://www.keysfinancial.com>





Three Fine Cooks

Full Service Catering

Enjoy your guests, We'll do the rest!

513 Fleming Street, #5, Key West, FL 33040 (305) 294-0082 ~ ThreeFineCooks@gmail.com
www.ThreeFineCooks.com

June 1, 2014

To Whom it May Concern:

My name is Danni Becker. I am the owner of Three Fine Cooks, located at 513 Fleming Street #5. My business is located in the same building as Mark Gambuzza's business, UVA. Mark is an asset to the local business community. He provides a great product and service and has helped increase the appeal of the businesses on our block. I support his application to your department, in order to obtain a wine consumption license.

Regards,



Danni Becker

Subject: Letter of Recommendation - Mark Gambuzza - Uva Gourmet Shoppe
From: Noel Romines (nromines@gmail.com)
To: info@uvakeywest.com;
Date: Wednesday, July 2, 2014 12:26 PM

Noel Romines
Accounting Manager
Key West, FL 33040

July 2, 2014

City of Key West
Planning Board
Key West, FL 33040

Reference/Subject: Personal Letter of Recommendation for Mark Gambuzza, owner of Uva Gourmet Shoppe

To Whom It May Concern,

I am writing this letter to the City of Key West Planning Board to recommend Mark Gambuzza, the owner of Uva Gourmet Shoppe, receive a consumption liquor license.

I have lived in Key West for approximately 3 years and I actively volunteer my time with various charities in this beautiful city. I am currently the Accounting Manager at The Banyan Resort and consider the City of Key West my home.

I have known Mark Gambuzza for a couple of years and I admire that he is involved in his community by volunteering his time to help various charities. I feel Mark is a responsible business owner, a good person and many people in this community would also call him a friend.

Thank you for taking the time to read this letter of recommendation.

Sincerely,
Noel Romines
nromines@gmail.com

From: **Perry Frantzman** peryc@comcast.com
Subject: (No Subject)
Date: July 1, 2014 3:07 PM
To: me markyv@yaho.com

To whom it may concern;

My name is Perry Frantzman. I have live at 233 Golf Club Drive and have so for many years.

I am a retired real estate developer. I have taken the Ambassadors class, the first civilian Sheriff class, do volunteer work for the Help Line and mentor at the high school.

I have known Mark Gambuzza for many years. He runs a wonderful business, is honest and gives to the community. He has served on the Key West Golf Club board for many years and does a wonderful job for the community.

I recommend that you approve his application.

I remain
Perry Frantzman
233 Golf Club Drive
KW 33040

Uva Gourmet Shoppe
519 Fleming Street
Key West, Florida 33040

July 7, 2014

To whom it may concern,

I met Mark Gambuzza and his wife Dina in 2009 when they became interested in real estate. From the moment I met him I found him to be very genuine and honest - and it proved to be true.

We kept in touch for the next year or so until he was able to move forward and purchase a home in Key West. He was anxious to do so (other than the obvious reasons) because he felt with hard work there would be opportunities to improve his lifestyle.

I've lived in Key West for 25 years and have been selling Real Estate for 11 so I've seen many people come and go. I have never known anyone as hardworking, honest and straightforward as Mark. What you see and hear is absolutely what you get. There is no pretense whatsoever and I believe that is how he grew his business so quickly and successfully. I've happily watched him do this over the past year with all the same qualities I found in him when we met.

He's worked hard to form business and personal relationships to increase and improve his business and he's done so with astonishing success in a short period of time. His store "UVA" offers quality merchandise and that in combination with his knowledge of product is a winning formula. Plus he's in constant motion with innovative ideas that often connect others in small business to his by bringing in their product and giving them an opportunity to showcase what they do while improving and diversifying his store.

He's truly an asset to our community.



Michele Grahl
Broker Associate
Compass Realty
Key West, Florida
cell - 305-849-1902
mfgrahl@aol.com

James David ("Dave") Huber, MD, FACHE-R
Dana Elizabeth Payne
1106 Packer Street
Key West, FL 33040-3263

July 6, 2014

Planning Review Board
Planning Department
City of Key West, FL

RE: Application to Revise the Wine License of Uva Gourmet Shoppe to Permit Serving Wine-By-The-Glass

Dear Planning Review Board Members:

We support and wholeheartedly endorse Mr. Mark Gambuzza's application to the City of Key West's Planning Department to revise the wine license of Uva Gourmet Shoppe located at 519 Fleming Street to permit the serving of wine-by-the-glass.

We are permanent and year-round residents of Old Town Key West having retired from careers as a physician/healthcare executive (Dave) and a Director of the Federal Reserve Board of Governors (Dana).

As customers since "opening day", we have frequently purchased Uva's wine and gourmet foods, attended Uva's monthly wine tastings, and witnessed Mr. Gambuzza's professionalism and commitment to Key West's residents and visitors.

Under Mr. Gambuzza's leadership, Uva has become a gathering place for Old Town residents and visitors to sample wine and cheese, while enjoying conversation in a quiet atmosphere.

In permitting Uva to serve wine-by-the-glass and customers to linger over a friendly glass of wine, the City of Key West will be reinforcing the City's commitment to the establishment and ongoing success of small, independent, and community-focused businesses that create and nurture a strong sense of belonging among the City's residents.

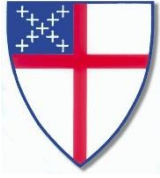
Respectfully submitted,



James David Huber



Dana Elizabeth Payne



***The Rev. Larry D. Hooper
St. Paul's Episcopal Church
401 Duval Street
Key West, FL 33040***

7 July 2014

To Whom it May Concern,

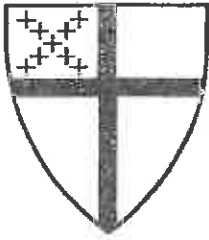
A decision was made in recent conversations with the Executive Committee of the Vestry of St. Paul's Episcopal Church to not block the application and granting of a wine consumption license to "Uva" located at 519 Fleming Street, Key West, FL, 33040.

We are happy to have them as neighbors and wish them continued success in their business.

Thank you for your consideration.

Sincerely yours,

The Rev. Larry D. Hooper+
Rector



Saint Paul's Episcopal Church

401 Duval Street
P. O. Box 1014
Key West, FL 33041

28 January 2013

Attention: Ms. Kristen Onderdonk

To Whom it May Concern,

A decision was made in recent conversations with the Executive Committee of the Vestry of St. Paul's Episcopal Church to not block the application and granting of any license to "Uva" located at 519 Fleming Street, Key West, FL, 33040.

We welcome them as neighbors and wish them all success in their business.

Thank you for your consideration.

Sincerely yours,

The Rev. Larry D. Hooper+
Rector

Authorization Form

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

513 FLEMING ST.
OWNER OF KW, FL 33040 GARY ONDERDONK
Name of office (President, Managing Member) Name of owner from deed

authorize MARK GAMBURZA
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 7/3/2014 by
date

DORIA GOODRICH
Name of Authorized Representative

He/She is personally known to me or has presented FIA. DR License as identification.

Notary's Signature and Seal



Name of Acknowledged Party

Commission Number, if any

Verification Form

ME

City of Key West Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MARK GAMBURZA, 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:

519 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.

Mark Gamburza
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 1ST DAY OF JUNE, 2014 by
date

Name of Authorized Representative

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

Danni R Becker



Name of Acknowledger typed, printed or stamped

Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Officer/Registered Agent Name

Florida Limited Liability Company

UVA WINE LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L12000132072 |
| FEI/EIN Number | 46-1201680 |
| Date Filed | 10/17/2012 |
| State | FL |
| Status | ACTIVE |
| Effective Date | 10/22/2012 |

Principal Address

214 GOLF CLUB DRIVE
KEY WEST, FL 33040

Mailing Address

214 GOLF CLUB DRIVE
KEY WEST, FL 33040

Registered Agent Name & Address

GAMBUZZA, MARK
214 GOLF CLUB DRIVE
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

GAMBUZZA, MARK
214 GOLF CLUB DRIVE
KEY WEST, FL 33040

Title MGR

GAMBUZZA, DINA
214 GOLF CLUB DRIVE
KEY WEST, FL 33040

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
|--------------------|-------------------|

2013 01/15/2013
2014 01/07/2014

Document Images

[01/07/2014 -- ANNUAL REPORT](#)

View image in PDF format

[01/15/2013 -- ANNUAL REPORT](#)

View image in PDF format

[10/17/2012 -- Florida Limited Liability](#)

View image in PDF format

[Frs | whkwE #dqg#Subydf | #Srdflhv](#)

[Vwdwh#:##rcruld/#G hsdwq hq#:#i#vwdwh](#)

Deed

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1421586
BK# 1970 PG# 229

Return to: (Enclose self addressed stamped envelope)

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

RCD Jan 23 2004 04:04PM
DANNY L KOLHAGE, CLERK

This Instrument Prepared By:

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

DEED DOC STAMPS 12688.20
01/23/2004 ~~EX~~ DEP CLK

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 has produced a driver's license as identification.

[Notary Seal]



Christopher T. Monica
Notary Public

Printed Name: CHRISTOPHER T. MONICA

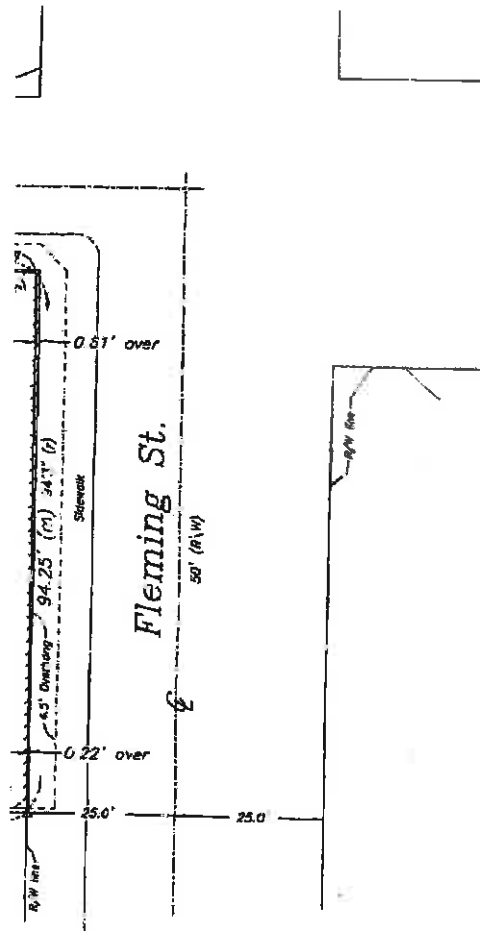
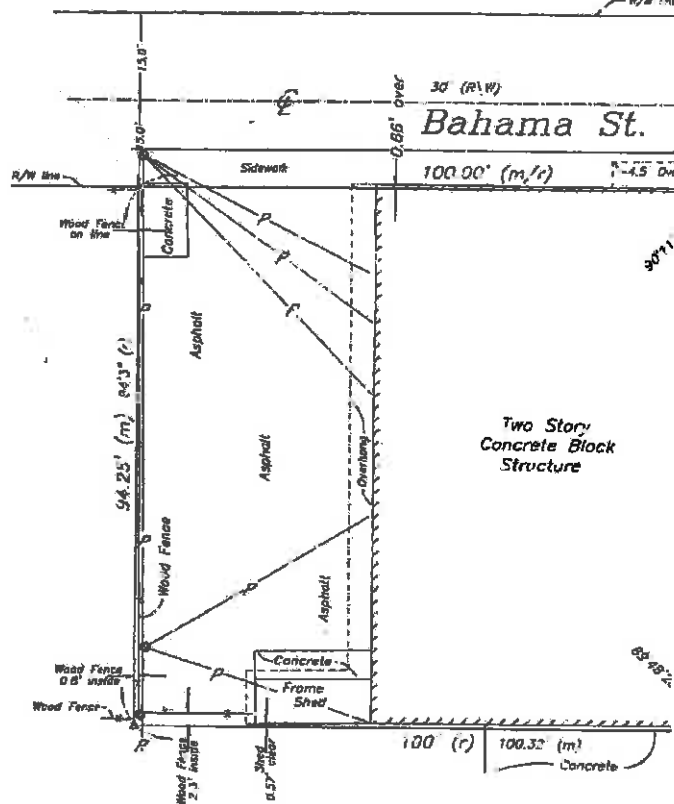
My Commission Expires: 9-16-07

MONROE COUNTY
OFFICIAL RECORDS

Survey

Boundary Survey of part of Lot

Square 37, Island of Key West



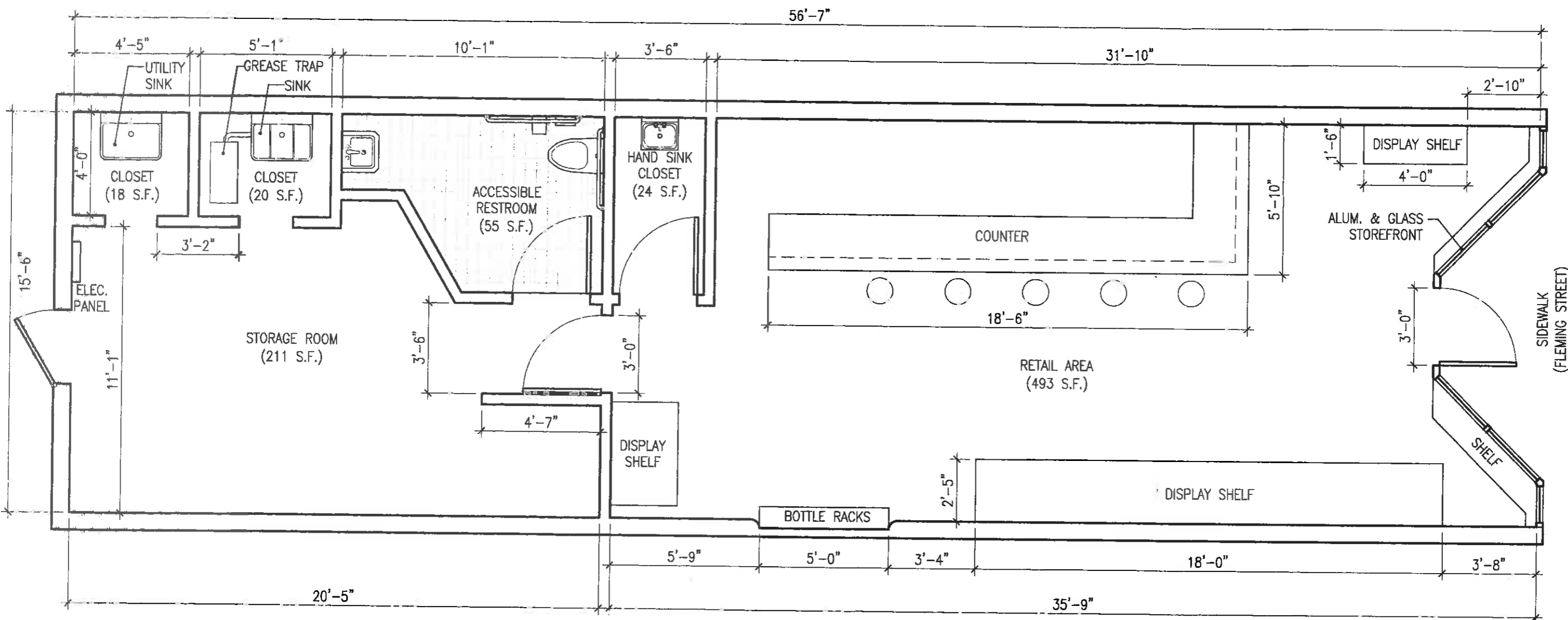
LEGEND

- Set #5 rebar w/con (LB 7131)
- △ Set Nail & Disc (LB 7131)
- Found 1/2" Iron Rod (no ID)
- ▲ Found Nail & Disc (FTH)
- (M) Measured
- (R) Record
- (M,R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- P- Overhead Utility Lines

Sheet One of two Sheets

NORBY & O'FLYNN
 Surveying, Inc.
 Professional Land Surveyors
 LB No. 7131
 3430 Buck Ave. Key West, FL 33040
 (305) 286-7422 FAX (305) 283-8924

Plans



1 FLOOR PLAN
A1 SCALE: 1/4"=1'-0"

UVA GOURMET SHOPPE
 519 FLEMING STREET, KEY WEST, FL
 EXISTING COMMERCIAL SPACE

Drawing Size: 11X17 | Project #: 13-012

Title:
FLOOR PLAN

Scale: 1/4" = 1'-0"
 Sheet Number:

A-1

Date: MARCH 5, 2013
 ©2013 by William Shepler Architect

Site Photos



BOOKS

800

AND JOE'S
OFFEE
BREAKFAST

greenrepublic

SANDWICHES, SMOOTHIES, WRAPS

greenrepublic

521 Fleming St

SANDWICHES
SMOOTHIES

SMOOTHIES

ONE WAY

**Property Appraiser
Record Card**

Property Record Card - Maps are now launching the new map application version.

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

11113

Total Living Area:
Year Built: 1954

Building 1 Details

| | | |
|------------------|----------------|------------------------|
| Building Type | Condition G | 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

2004-09-27 ASKING \$2,950,000 3 RETAIL TENANTS ON GROUND FLOOR. AND 11 SERPARATE OFFICES ON THE 2ND FLOOR -SKI
 TPP 8528787 - GENERAL BUSINESS SERVICES TPP 8890443 - ONE OF A KIND - SPRINGERS

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 | |
| 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 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 |

This page has been visited 22,422 times.

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

Public Notice

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on November 20, 2014 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:

Alcohol Sales Special Exception – 519 Fleming Street (RE # 00006560-000000, AK # 1006793) – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Bond, Senior Planner; E-mail: kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Alcohol Sales Special Exception – 519 Fleming Street (RE # 00006560-000000, AK # 1006793) – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Applicant/Owner: Mark Gambuzza

Location: 519 Fleming Street (RE # 00006560-000000, AK # 1006793)

Date of Hearing: November 20, 2014 Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. 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: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Alcohol Sales Special Exception – 519 Fleming Street (RE # 00006560-000000, AK # 1006793) – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida

Applicant/Owner: Mark Gambuzza

Location: 519 Fleming Street (RE # 00006560-000000, AK # 1006793)

Date of Hearing: November 20, 2014 Time of Hearing: 6:00 PM

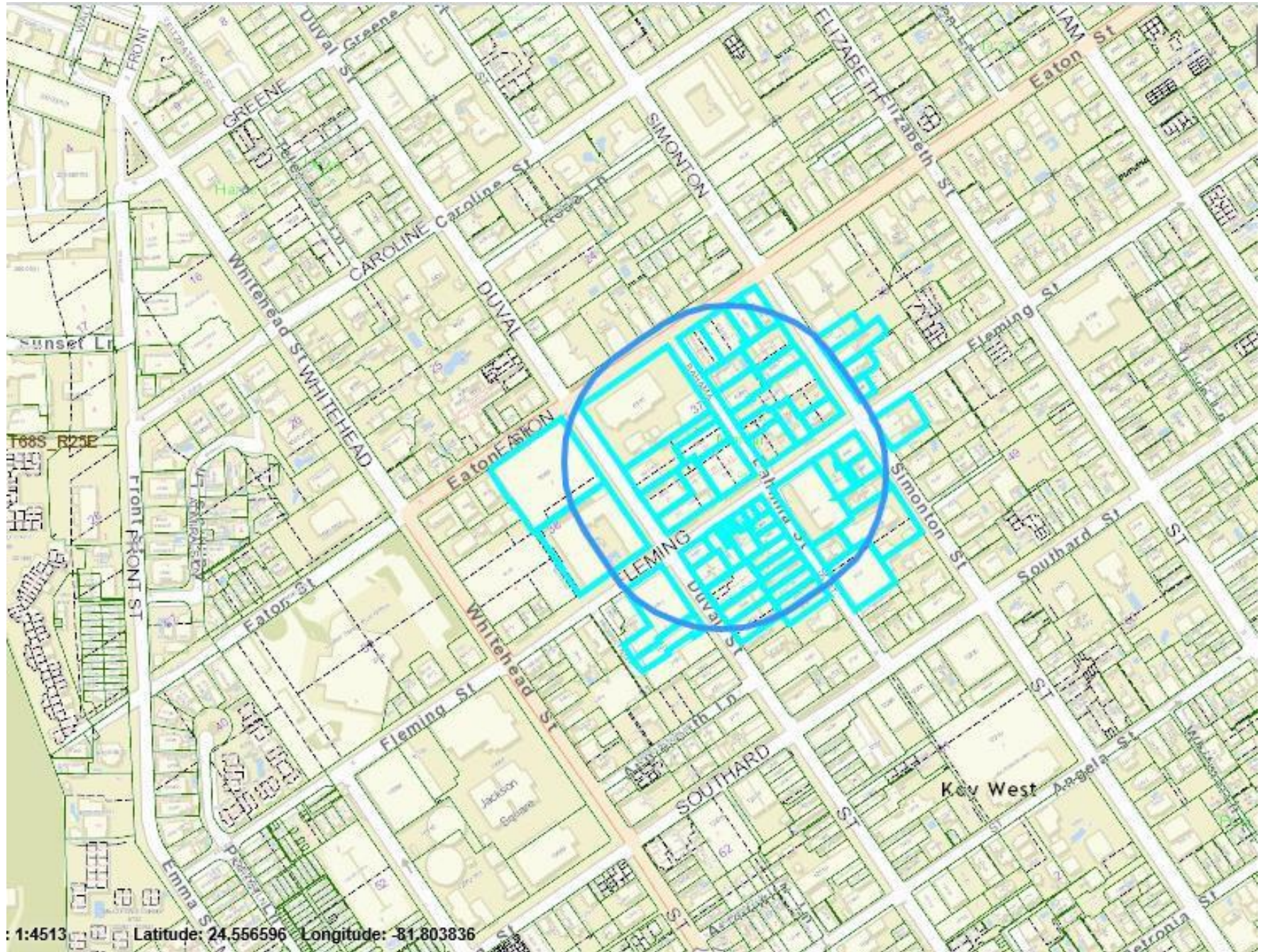
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. 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: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



| NAME | ADDRESS1 | ADDRESS2 CITY | STATE | ZIP | COUNTRY |
|---|-----------------------------|-------------------------|-------|------------|---------|
| 1 230 EAST 7TH ST ASSOCIATES | C/O COHEN JOSEPH | 301 LINCC MIAMI BEACH | FL | 33139-3102 | |
| 2 37 COURT INVESTMENTS INC | | 909 16TH KEY WEST | FL | 33040 | |
| 3 400 DUVAL RETAIL LLC | | 1119 VONIKY KEY WEST | FL | 33040-4831 | |
| 4 512 FLEMING LLC | | 34 ALLAM KEY WEST | FL | 33040-6202 | |
| 5 519 DUVAL LLC | | 809 FLEMI KEY WEST | FL | 33040-6903 | |
| 6 APPLE TREE HOLDINGS OF KEY WEST LLC | | 512 SIMON KEY WEST | FL | 33040-6832 | |
| 7 ARTIST HOUSE LLC | | 534 EATOI KEY WEST | FL | 33040-6881 | |
| 8 BABY CHEAPEES LLC | | 820 WHITE KEY WEST | FL | 33040-7157 | |
| 9 BAHAMA 415 LLC | | 2919 26TH BRADENTON | FL | 34205-3737 | |
| 10 C & D PROPERTIES OF KEY WEST I LLC | | PO BOX 4 KEY WEST | FL | 33041-4125 | |
| 11 CARLOUGH WILLIAM ARTHUR REV TR AGREE 9/26/2003 | | 417 SIMON KEY WEST | FL | 33040-6814 | |
| 12 CARR JOE ALAN | | PO BOX 6 KEY WEST | FL | 33041-6404 | |
| 13 CHENG YUK | | 3327 RIVIE KEY WEST | FL | 33040-4631 | |
| 14 CONVERTITO CORIANN | | 504 BAHAI KEY WEST | FL | 33040-6809 | |
| 15 DEAN DONNA LOUISE REV TRUST | | 14 W CYP I KEY WEST | FL | 33040 | |
| 16 EZMIRLY D SHIRLEE REV INTER VIVOS TR | | 532 FLEMI KEY WEST | FL | 33040-6992 | |
| 17 FAUSTO'S FOOD PALACE INC | | 522 FLEMI KEY WEST | FL | 33040-6880 | |
| 18 FLORIDA KEYS FUNERAL SERVICES LLC | | 418 SIMON KEY WEST | FL | 33040-6815 | |
| 19 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008 | | 507 WHITE KEY WEST | FL | 33040-6546 | |
| 20 HARDEN GREGORY JOSEPH | | 524 BAHAI KEY WEST | FL | 33040-6809 | |
| 21 HAWKINS RICHARD J | | PO BOX 1 KEY WEST | FL | 33041-0106 | |
| 22 HENNING SANDRA J | | HC 62 BO RATON | NM | 87740-9702 | |
| 23 INTER-OCEAN HOLDINGS LLC | | 600 FLEMI KEY WEST | FL | 33040-6826 | |
| 24 IRWIN MICHAEL SCOTT | | 1014 SEMI KEY WEST | FL | 33040 | |
| 25 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008 | | 1008 SEMI KEY WEST | FL | 33040 | |
| 26 KAVOURA DIMITRI | | PO BOX 3 KEY WEST | FL | 33041-0308 | |
| 27 KEPHART LYNN H | | 414 SIMON KEY WEST | FL | 33040 | |
| 28 MEANS CHARLES | | 20 KEY HA KEY WEST | FL | 33040-6220 | |
| 29 MORGAN GERALD | | 3825 DUCI KEY WEST | FL | 33040-4522 | |
| 30 MULBERG LTD | | 566 SYLV WINTER PARK | FL | 32789-3977 | |
| 31 NILES FAMILY LIVING TRUST 10/28/2002 | C/O NILES NORMAN D JR TRUST | 4768 CAPE SAN DIEGO | CA | 92107-2226 | |
| 32 OLD KRESS BUILDING COMPANY INC | C/O THE FERBER COMPANY | 151 SAWG PONTE VEDRA BI | FL | 32082-3579 | |
| 33 ONDERDONK GARY R AND DIANE M | | 513 FLEMI KEY WEST | FL | 33040-6861 | |
| 34 PILOT HOUSE LLC | | 414 SIMON KEY WEST | FL | 33040-6815 | |

| NAME | ADDRESS1 | ADDRESS2 CITY | STATE | ZIP | COUNTRY |
|--|---------------------|----------------------|--------------|------------|----------------|
| 35 PISCHKE RICHARD AND JULIA L | | 527 FLEMI KEY WEST | FL | 33040-6879 | |
| 36 RAPPAPORT ROBERT | | 1107 KEY KEY WEST | FL | 33040-4086 | |
| 37 SPOTTSWOOD PARTNERS II LTD | | 500 FLEMI KEY WEST | FL | 33040-6891 | |
| 38 SSRAFFERTY LLC | | PO BOX 1 KEY WEST | FL | 33041-1007 | |
| 39 ST PAULS CHURCH | | 401 DUVAI KEY WEST | FL | 33040-6550 | |
| 40 TANDA LLC | C/O VAN WIEREN ALAN | PO BOX 2· SAUGATUCK | MI | 49453-0217 | |
| 41 TANNER PARTNERS LLLP | | 516 FLEMI KEY WEST | FL | 33040-6882 | |
| 42 TAP ALL POTENTIAL 512-524 EATON LLC | | 425 CARO KEY WEST | FL | 33040-6502 | |
| 43 TAYLOR DAVID F | | 1702 LIND NASHVILLE | TN | 37212-5112 | |
| 44 TOMITA GERALDINE | | 531 FLEMI KEY WEST | FL | 33040-6879 | |
| 45 WOLKOWSKY DAVID W LIVING TRUST | | PO BOX 1· KEY WEST | FL | 33041-1429 | |
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