



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 GAMBUTTA - ~~W~~
3. Applicant is: Owner  Authorized Representative   
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 214 Golf Club Dr  
Key West, FL 33040
5. Phone # of Applicant 305-771-3550 Mobile# 908-614-5739 Fax# \_\_\_\_\_
6. E-Mail Address MARKYVH@yahoo.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# 0000-6560-000000
12. Description of Use and Exception Requested

Beer + Wine License Only  
ESTABLISHMENT PRIMARY SOURCE OF SALES  
AND REVENUE IS FOOD. IT IS A CAKE  
SPECIALIZING IN CHEESE DISHS, MEATS + DESSERTS.  
I WOULD LIKE TO SELL WINE FOR CONSUMPTION  
INSIDE THE ESTABLISHMENT.

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:

---

---

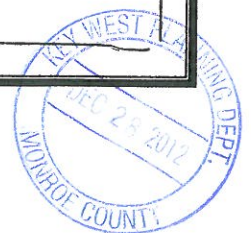
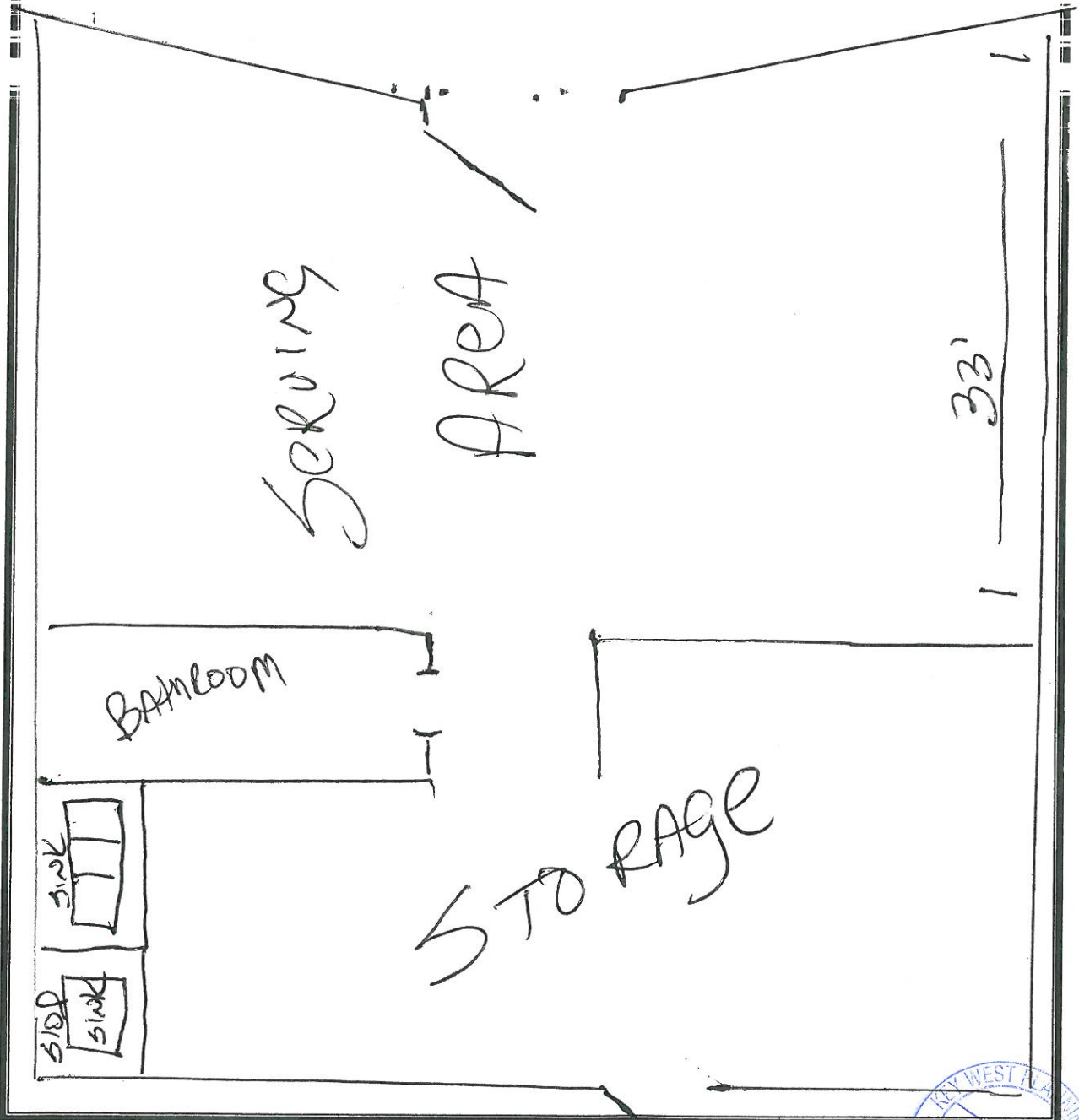
---

**SECTION 4 – DESCRIPTION OF PREMISES TO BE LICENSED  
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

- |    |                              |                                        |                                                                                                                                                                                          |
|----|------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the proposed premises movable or able to be moved?                                                                                                                                    |
| 2. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is there any access through the premises to any area over which you do not have dominion and control?                                                                                    |
| 3. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the business located within a Specialty Center? If yes, check the applicable statute:<br><input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S. |
| 4. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there any mobile vehicles used to sell or serve alcoholic beverages?                                                                                                                 |
| 5. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there more than 3 separate rooms or enclosures with permanent bars or counters?                                                                                                      |

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must



# Verification Form

**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.

[Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 12/28/2012 by  
MARK GAMBURZA  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Jonath Tua Rivera  
*Name of Acknowledger typed, printed or stamped*

EE117139  
*Commission Number, if any*



# **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*

\_\_\_\_\_ of Gary Onderdonk  
*Name of office (President, Managing Member) Name of owner from deed*

authorize MARK GAMBIZZA  
*Please Print Name of Representative*

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

Gary Onderdonk  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this Dec. 28, 2012 by  
*date*

Gary Onderdonk  
*Name of Authorized Representative*

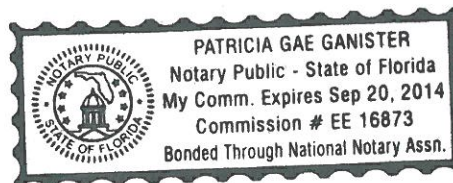


He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Patricia Gae Ganister  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **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 -**  
**Map portion under construction.**

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



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### 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 A  
 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

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		2,400		INSTALL 2 NEW HANDICAP FIXTURES, ONE LAVATORY & ONE TOILET	
11-3265	09/08/2011		7,200	Commercial	INSTALL ONE DUCT-LESS UNIT 3-TON AND INSTALL VENT FOR OVEN	
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
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	<u>WD</u>	<u>Q</u>

This page has been visited 56,317 times.

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