

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham, Senior Planner

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** March 21, 2013

**Agenda Item:** Special Exception Request – 519 Fleming Street (RE# 00006560-000000, AK 1006793)-A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

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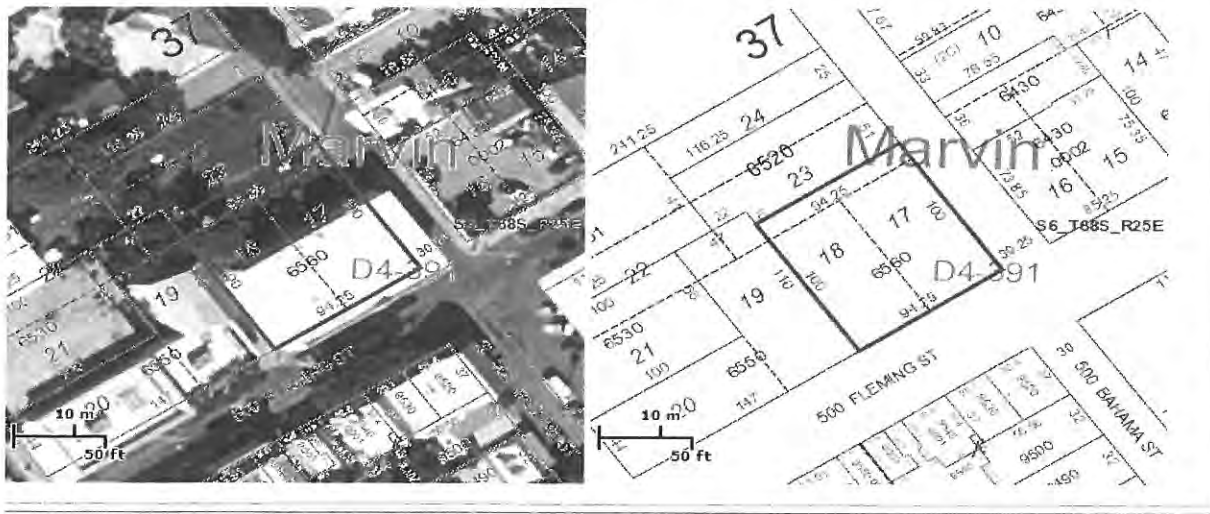
**Request:** To allow “UVA” the ability for the retail sale of wine along with the existing specialty food sales within 300 feet of a church and a funeral home.

**Applicant:** Mark Gambuzza, Managing Member, “Uva” Wine, LLC

**Property Owner:** Gary and Diane Onderdonk

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

**Zoning:** HRCC-1 Duval Street Gulfside District



**Background and Request:**

The applicant has requested a Special Exception to Section 18-28 of the Code of Ordinances, so that alcoholic beverages may be sold along with specialty foods, specifically, wine. Uva is located within 300 feet of St. Paul's Episcopal Church and the Dean-Lopez Funeral Parlor. The applicant intends to operate between 10 a.m. and 6 p.m.

**Process:**

**Development Review Committee:** January 24, 2013  
**Planning Board Meeting:** March 21, 2013

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

- (a.) Pursuant to Section 18-28 of the Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.
  
- (b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:
  - (1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
  
  - (2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:
    - A. Compatibility with surrounding existing uses:**

The property is located within the HRCC-1 zoning district, which is described in Section 122-868 of the Land Development Regulations as being "the City's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges, and bars with inviting live entertainment; and transient residential accommodations." This section also describes this area as being "the most intense activity center in the historic commercial core." Though the store is located within 300 feet of a church, the scope of requested alcohol sales is retail and associated with the sale of specialty foods and does not appear to be incompatible with the surrounding existing uses.
  
    - B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:**

According to the website for St. Paul's Episcopal Church, general service times are as follows: Sunday 7:30 a.m., 9:00 a.m., and 11:00 a.m.; Tuesday 5:30 p.m.;

and Wednesday 9:00 a.m. Section 18-27 regulates hours of operation for alcohol sales within City limits, prohibiting sales occurring from 4:00 a.m. to 7:00 a.m. each day.

Based on the established service times of the church, and the City's restriction on hours of alcohol sales, the Planning Department anticipates that very little, if any, conflict would occur on Sundays should "Uva" be approved to sell alcohol. However, there is overlap between when alcohol sales could occur on Tuesdays when the church holds services. The funeral home operates from 9 a.m. to 4 p.m. and by appointment as needed. There will likely be occasional overlap in operation times.

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

The applicant met with the church to discuss the potential concerns regarding alcohol sales. According to the applicant, no neighborhood impact concerns were raised by citizens. There are letters of no objection from the Reverend Hooper of St. Paul's Episcopal Church and Mr. Dean of the Dean-Lopez Funeral Home.

**D. Public input:**

To date, the Planning Department has not received any public input regarding the request for retail sales of alcohol.

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

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

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

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

**The Planning Board shall make factual findings regarding the following:**

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

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

**RECOMMENDATION:**

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

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 package retail only.
3. No purchase of alcohol for on premises consumption.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NUMBER 2013-**

**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;

\_\_\_\_\_ 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

following conditions:

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 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.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director



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

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

THE CITY OF KEY WEST  
Planning Department

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

***Alcohol Sales Special Exception  
Application***



Please print or type a response to the following:

1. Site Address 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 DRIVE  
Key West, FL 33040
5. Phone # of Applicant 305-771-3550 Mobile# 908-1014-5739 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 HREC-1 RE# 0000-10560-000 000
12. Description of Use and Exception Requested  
RETAIL STORE SELLING OLIVE OILS + VINEGARS THAT  
CAN BE TASTED WITHIN THE STORE. ALSO SELLING  
JARRED OLIVES, JAMS, SPREADS, DRIED PACKAGED  
MEATS, CHEESES, AS WELL AS SERVICWARE (CHEESE  
BOARDS, CHEESE GRATERS). I WANT TO SELL BOTTLED  
WINE-CONCENTRATING BY ITALIAN + SPANISH  
BOUTIQUE WINES. STORE HOURS ARE MONDAY  
TO SUNDAY, 11AM TO 6PM.

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:

The location is concentrated with other retail business on the block and across the street - FRASID'S, Key West Book Store, AMAZING CREATIONS Bakery,

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

there are other stores that also sell beer + wine on street - Luigi's Pizza, FRASID'S AND LIQUOR STORE NEXT TO BUNGIE DOILS.

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

will be open only to 6pm, except for special events such as the "WALK ON GALLERY TOURS" AND SPECIAL INVITE ONLY TASTINGS. These events would run no later than 9pm AND perhaps once a month.

# Verification



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

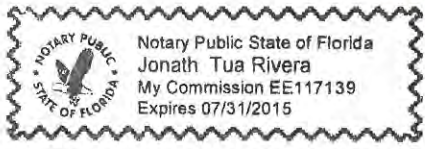
He/She is personally known to me or has presented FL. DL. as identification.

[Signature]  
Notary's Signature and Seal



Jonath Tua Rivera  
Name of Acknowledger typed, printed or stamped

EE117139  
Commission Number, if any





FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



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No Events

No Name History

## Detail by Entity Name

### Florida Limited Liability Company

UVA WINE LLC

This detail screen does not contain information about the 2013 Annual Report.  
Click the 'Search Now' button to determine if the 2013 Annual Report has been filed.

### Filing Information

**Document Number** L12000132072  
**FEI/EIN Number** NONE  
**Date Filed** 10/17/2012  
**State** FL  
**Status** ACTIVE  
**Effective Date** 10/22/2012

### Principal Address

214 GOLF CLUB DRIVE  
KEY WEST FL 33040 US

### Mailing Address

214 GOLF CLUB DRIVE  
KEY WEST FL 33040 US

### Registered Agent Name & Address

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

### Manager/Member Detail

#### **Name & Address**

Title MGR

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

Title MGR

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

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

10/17/2012 -- Florida Limited Liability

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**No Events**

**No Name History**

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State of Florida, Department of State

# 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*

Name of office (President, Managing Member) of Gary Onderdonk  
*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.

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*

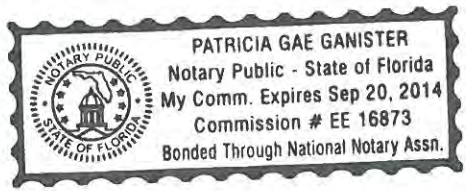
Gary Onderdonk  
*Name of Authorized Representative*



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*

**Deed**

Return to: (Enclose self addressed stamped envelope)  
Name: 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

This Instrument Prepared By:  
STONES & CARDENAS  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

### 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  
Jeff J. Marks  
Witness Name: JEFF J. MARKS

John A. Williams (Seal)  
John A. Williams

State of ~~Florida~~ CALIFORNIA  
County of ~~Monroe~~ SAN FRANCISCO

The foregoing instrument was acknowledged before me this 20 day of January, 2004 by John A. Williams, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

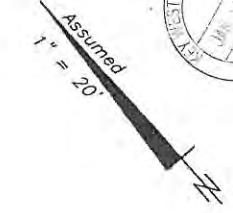
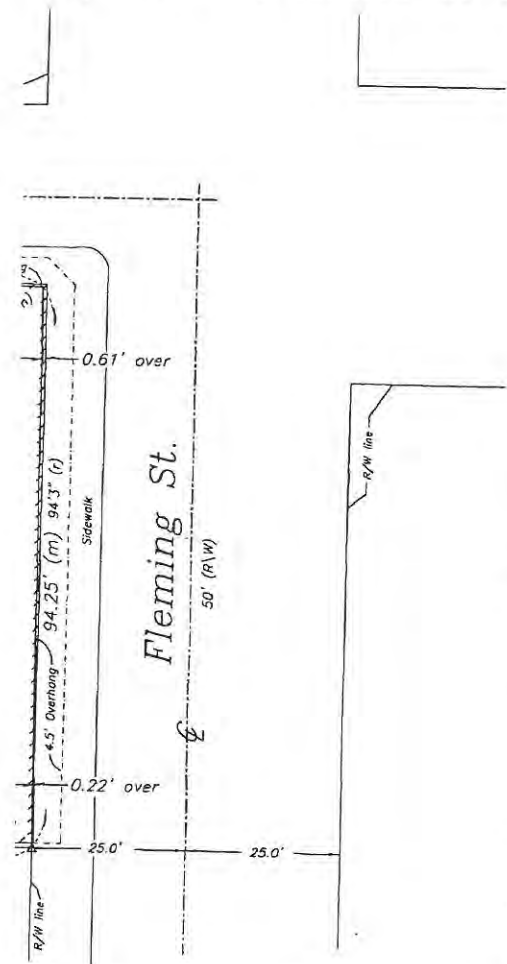
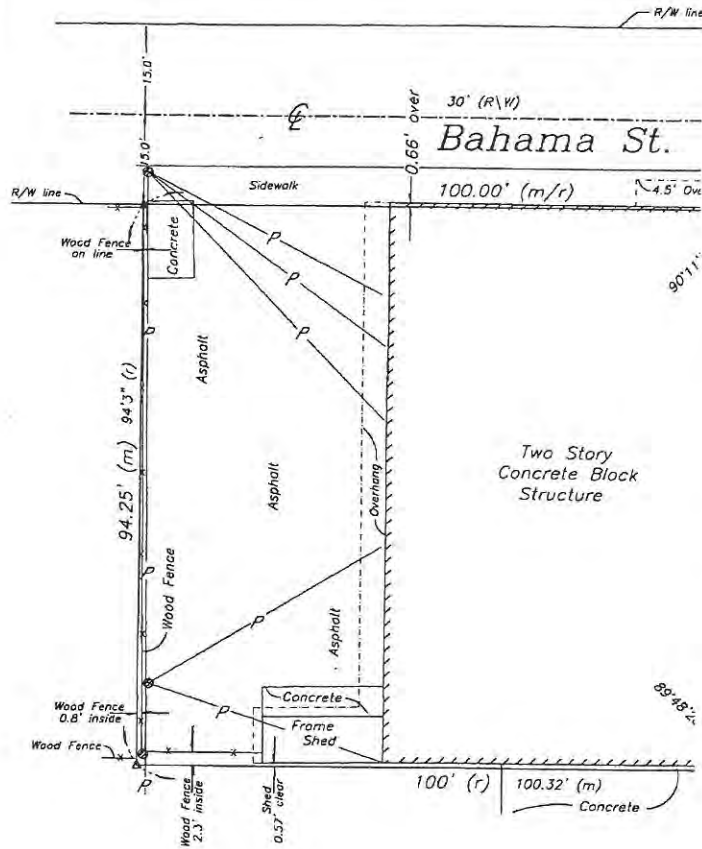
Christopher I. Monica  
Notary Public  
Printed Name: CHRISTOPHER I. MONICA  
My Commission Expires: 9/16/07



# Survey

Boundary Survey of part of Lot

Square 37, Island of Key West



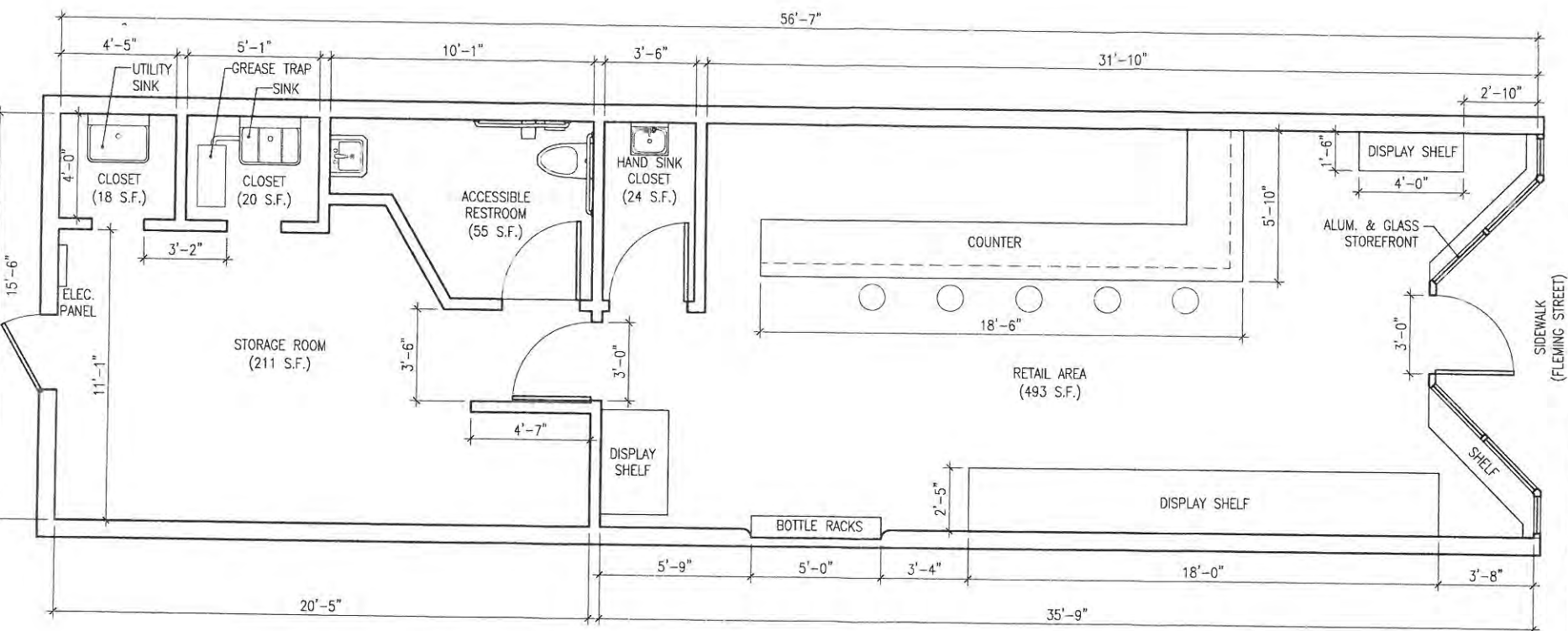
LEGEND

- Set #5 rebar w/cap (LB 7131)
- △ Set Nail & Disc (LB 7131)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (FHH)
- (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 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 293-9924

# Site Plans



**1**  
**A1** FLOOR PLAN  
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

# **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

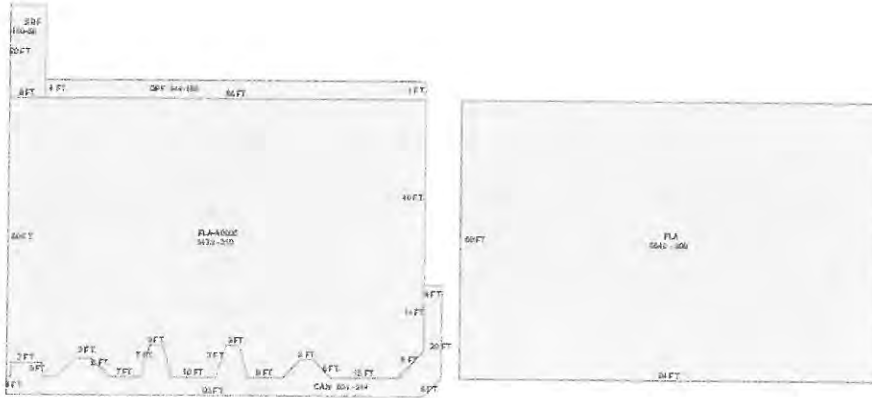
Roof Cover  
 Heat 2  
 Heat Src 2

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	
12-3676	10/11/2012		2,200	Commercial	rough and set: one triple sink, one hand sink one utility sink, one grease trap, one water heater.	
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	WD .....	Q ....

This page has been visited 80,503 times.

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



**DRC**  
**Minutes & Comments**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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General Service Comments

Development Review Committee  
January 24, 2013

**1415 Alberta Street  
Easement Request**

Relocate air conditioner units off of the alley and onto the residential property.

Relocate Liquefied petroleum gas tank(s) off of the alley right-of-way and onto the residential property, in accordance with the Florida Building Code: Fuel Gas, Florida Fire Prevention Code, and NFPA 58.

Please coordinate relocation of tanks with the Building Department. At a minimum, LPG cylinders that are filled onsite shall be located a minimum distance of 10 ft from ignition sources\*, openings into direct-vent appliances and mechanical ventilation air intakes, and 3 ft from windows and exhaust fans.

\*Typical ignition sources are central AC compressors and electrical panels.

**2413 Linda Avenue  
Setback Variance Application**

No comments.

**1970 North Roosevelt Blvd  
Conditional Use Application**

No comments.

**317 Catherine Street  
Multiple Variance Application**

Direct roof downspouts into landscape and swale areas.

**519 Fleming Street  
Special Exception Request**

No comments.

**1800 Atlantic Boulevard, Suite 112-A  
Transient License Transfer**

No comments.

# Public Comment



## *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



Brendon Cunningham <bcunning@keywestcity.com>

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**Re Mark Gambozza**

1 message

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**Bob Dean** <bobdeankw@bellsouth.net>

Mon, Mar 11, 2013 at 10:56 AM

To: "bcunning@keywestcity.com" <bcunning@keywestcity.com>

I have no objection, Bob Dean,Dean - Lopez Funeral Home

Sent from my iPhone

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Special Exception Request - 519 Fleming Street (RE# 00006560-000000, AK# 1006793) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

**Special Exception Request - 519 Fleming Street (RE# 00006560-000000, AK# 1006793)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and funeral home for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

<b>Applicant</b>	Mark Gambuzza	<b>Owner:</b>	Gary Onderdonk
<b>Project Location:</b>	519 Fleming Street	<b>Date of Hearing:</b>	Thursday, March 21, 2013
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@keywestcity.com) .**

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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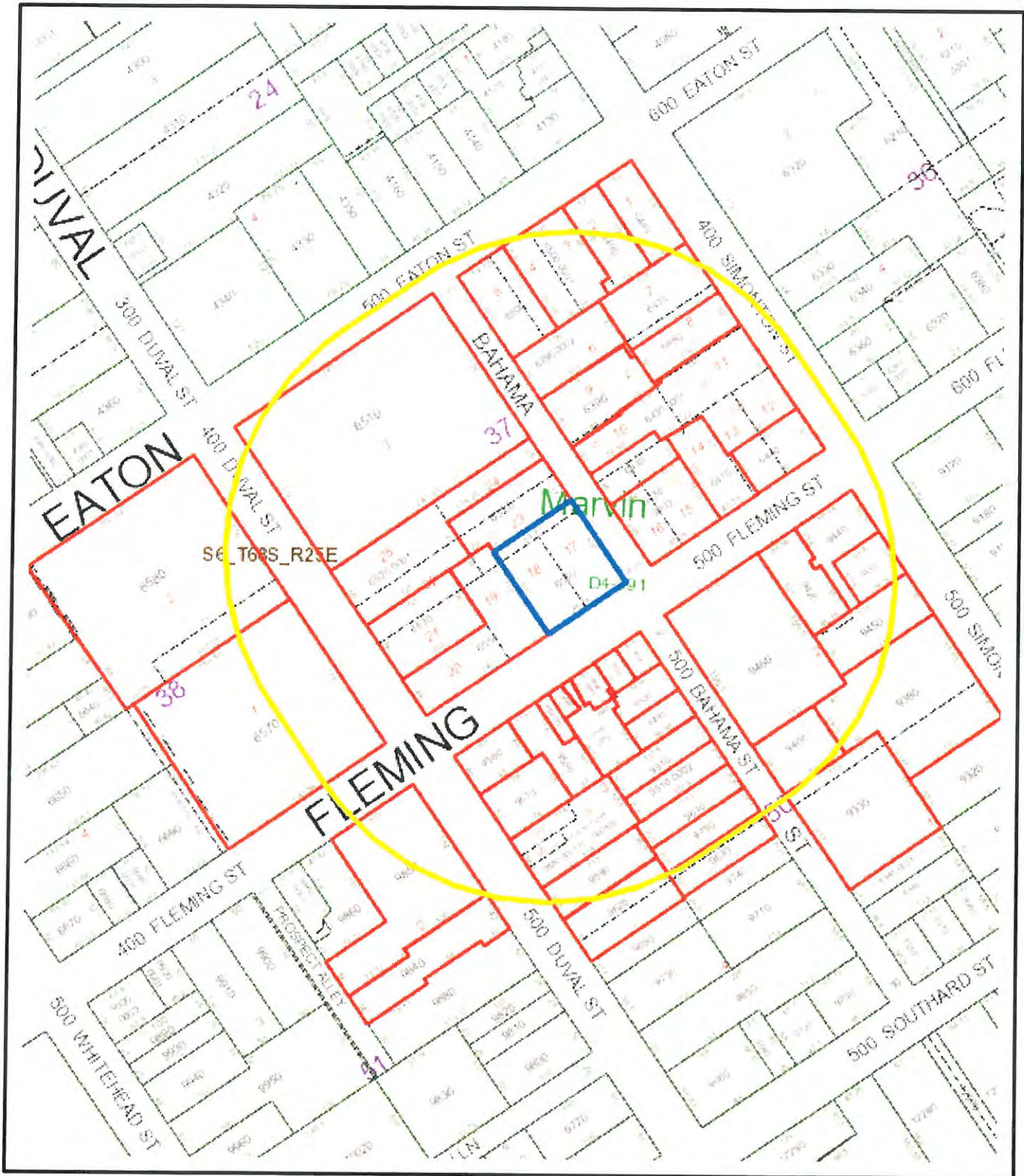
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# Monroe County, Florida

## 519 Fleming

Printed: Mar 07, 2013

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
2 KAVOURA DIMITRI	P O BOX 308		KEY WEST	FL	33040	
3 TOMITA GERALDINE	531 FLEMING ST		KEY WEST	FL	33040	
4 PILOT HOUSE LLC	524 EATON ST		KEY WEST	FL	33040	
5 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
6 SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
7 DUVAL CENTER A CONDOMINIUM	507-509 DUVAL ST		KEY WEST	FL	33040	
8 ARTIST HOUSE LLC	534 EATON ST		KEY WEST	FL	33040	
9 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
10 MORGAN GERALD	3825 DUCK AVE		KEY WEST	FL	33040	
11 TANNER PARTNERS LLLP	516 FLEMING ST		KEY WEST	FL	33040	
12 KEPHART LYNN H	414 SIMONTON ST		KEY WEST	FL	33040	
13 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
14 RAPPAPORT ROBERT	5 EVERGREEN AVE		KEY WEST	FL	33040	
15 DEAN DONNA LOUISE REV TRUST	14 W CYPRESS TER		KEY WEST	FL	33040	
16 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
17 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
18 KEPHART LYNN H	414 SIMONTON ST		KEY WEST	FL	33040	
19 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	
20 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
21 YENTSCH FAMILY TRUST 10/5/92	504 BAHAMA ST		KEY WEST	FL	33040	
22 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
23 NILES FAMILY LIVING TRUST 10/28/2002	4768 CAPE MAY AVE		SAN DIEGO	CA	92107	
24 TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782-5525	
25 415 BAHAMA KEY CORP	1331 DUNCAN ST		KEY WEST	FL	33040-3446	
26 IRWIN MICHAEL SCOTT REVOCABLE LIVING TRUST 8/8/08	1008 SEMINARY ST		KEY WEST	FL	33040-4803	
27 400 DUVAL RETAIL LLC	1119 VONPHISTER ST		KEY WEST	FL	33040-4831	
28 512 FLEMING LLC	34 ALLAMANDA AVE		KEY WEST	FL	33040-6202	
29 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008	507 WHITEHEAD ST		KEY WEST	FL	33040-6546	
30 HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040-6809	
31 FLORIDA KEYS FUNERAL SERVICES LLC	418 SIMONTON ST		KEY WEST	FL	33040-6815	
32 INTER-OCEAN HOLDINGS LLC	600 FLEMING ST		KEY WEST	FL	33040-6826	
33 APPLE TREE HOLDINGS OF KEY WEST LLC	512 SIMONTON ST		KEY WEST	FL	33040-6832	
34 ONDERDONK GARY R AND DIANE M	513 FLEMING ST	STE 1	KEY WEST	FL	33040-6861	

<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
35 PISCHKE RICHARD AND JULIA L	527 FLEMING ST		KEY WEST	FL	33040-6879	
36 HERNANDEZ ANGELA L/E	515 BAHAMA ST		KEY WEST	FL	33040-6883	
37 BABY CHEAPEES LLC	820 WHITE ST		KEY WEST	FL	33040-7157	
38 ST PAULS CHURCH	PO BOX 1014		KEY WEST	FL	33041-1014	
39 WOLKOWSKY DAVID W LIVING TRUST	PO BOX 1429		KEY WEST	FL	33041-1429	
40 CARR JOE ALAN	PO BOX 6404		KEY WEST	FL	33041-6404	
41 230 EAST 7TH ST ASSOCIATES	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
42 YENTSCH CLARICE AND CHARLES REV TR AGR 6/21/2012	1111 E LAS OLAS BLVD APT 307		FORT LAUDERDA	FL	33301-2359	