

**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: August 15, 2013

Agenda Item: **Conditional Use – 531 Whitehead Street (RE# 00010000-000000) – A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West..**

Request: To allow commercial sales as an accessory use to cultural and civic uses.

Applicant: Lois P. Songer

Property Owner: Peter Kunzler

Location: 531 Whitehead Street (RE# 00010000-000000)

Zoning: Historic Residential Office (HRO) zoning district

Background:

The HRO zoning district has been amended to allow commercial sales accessory to cultural and civic activities. This change to the ordinance became effective in 2012. Previously, any retail activity was expressly prohibited. The first endeavor of this type was a partnership between the applicant and a potter and created “Rubies & Clay.” Due to increasing interest in their programing the applicant would take over this second space to expand the availability of work and classroom space.

Request:

The applicant proposes to open a lamp work-glass and jewelry studio for the purpose of offering lessons, workshops and camps for children and adults. The goal of this endeavor is to showcase local artists, their work and promote a hands-on learning experience. The overall interior space is approximately 664 square feet. 150 sf will be a display and showcase area in the front, the remaining will be divided into classroom and studio spaces.

Surrounding Zoning and Uses:

North: HRO: Guesthouse
South: HRO: Commercial Office and Retail
East: HRO: Commercial Office and Retail
West: HRO: Public Office

Uses Permitted Per Section 122-927, Code of Ordinances:

1. Single-family and two-family residential dwellings
2. Group homes with less than or equal to six residents as provided in Section 122-1246
3. Multiple-family residential dwellings
4. Places of worship
5. Business and professional offices
6. Parking lots and facilities
7. Medical services
8. Veterinary medical services, without outside kennels

Conditional Uses Per Section, 122-928 Code of Ordinances:

1. Group homes with seven to 14 residents as provided in Section 122-1246
2. Cultural and civic activities
3. Community center, clubs and lodges
4. Educational institutions and day care
5. Nursing homes, rest and convalescent homes
6. Parks and recreation, active and passive
7. Protective services
8. Public and private utilities
9. Funeral homes
10. Commercial sales accessory to cultural and civic activities

Process:

Development Review Committee Meeting: May 24, 2012

Planning Board Meeting: June 21, 2012

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the

proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned HRO. This zoning designation is intended to accommodate commercial office, residential and cultural and civic uses among others.

(b) Characteristics of Use Described:

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application.

b. Traffic Generation:

No additional traffic is expected to be generated by this use.

c. Square Feet of Enclosed Building for Each Specific Use:

Not applicable, no new enclosure will be constructed.

d. Proposed Employment

Not applicable, the studio will be operated by the business owner and feature two local artists.

e. Proposed Number of Service Vehicles:

Not applicable, there are no proposed deliveries to or from the property.

f. Off-Street Parking:

Parking is available in the existing parking area off Appelrouth. There are four spaces. Further, the property is located within the parking waiver district.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

Not applicable, this is a use of an existing building.

b. Public facilities:

Not applicable, this is a private operation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The proposed project includes the addition of lamp work torches and associated LP gas.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setback.

c. Screening and Buffers:

No screening or buffers are proposed to this existing building.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

No additional landscaped berms are proposed.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

No noxious impacts are anticipated with this proposed use. The studio will operate the torches that will be vented. However, the vent is needed only for the heat created during the melting of the glass.

c) Criteria for Conditional Use Review and Approval. Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The proposed use is in keeping with the LDR's. In 2012, the LDR's were modified to accommodate retail sales accessory to cultural and civic activities. The applicant was a partner in the first endeavor allowed by this change. The work space in which the applicant would like occupy is in the same building as that previous approval.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. The interior area is approximately 664 square feet. the display and sale of the artist' work will occur in 150 sf at the front entrance. Classroom and art studio will occupy the remainder.

3) Proper Use of Mitigative Techniques:

Adverse impacts detrimental to the general public health, safety and welfare are not anticipated by the proposed use.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; no residential development is proposed.

c. Commercial or Mixed Use Development:

Not applicable; no stand-alone commercial or mixed use development is proposed.

d. Development Within or Adjacent to Historic Districts:

Yes, however the proposed use will be contained within an existing structure.

e. Public Facilities or Institutional Development:

Not applicable, this is not a new development

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:

Not applicable; no adult entertainment is being proposed.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following condition:

1. That a heat sensor and carbon-monoxide detector be installed prior to the issuance of a Certificate of Occupancy.
2. Any signage requires HARC review and approval.
3. The four existing parking spaces be provided and maintained at all times.
4. The property owner seeks an easement from the City for that portion of the building encroaching onto City ROW.

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major
Minor

Conditional Use

X

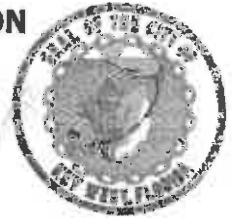
Historic District

Yes X
No

Please print or type:

- 1) Site Address 531 WHITEHEAD ST, KEY WEST
2) Name of Applicant LOIS P SONGER
3) Applicant is: Owner Authorized Representative X
4) Address of Applicant 1310 NEWTON ST. KEY WEST, FL 33040
5) Applicant's Phone # 305-942-9751 Email LPSONGER@Yahoo.COM
6) Email Address: LPSONGER@Yahoo.COM
7) Name of Owner, if different than above PETER KUNZLER
8) Address of Owner 829 EATON ST KEY WEST, FL
9) Owner Phone # 732-245-8917 Email RhodEEK@comcast
10) Zoning District of Parcel HRO RE#
11) Is Subject Property located within the Historic District? Yes X No
12) Description of Proposed Development and Use. SEE PAGE 1 ATTACHMENT

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ____ No X

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

531 Whitehead Street Conditional Use Application

**Submitted by Lois Songer
1310 Newton St., Key West, FL 33040
305-942-9751
lpsonger@yahoo.com**

Description of Proposed Development and Use

Overview

In summer of 2012 I became business partner with Grace Calleja, in a Pottery, Jewelry, Art Studio and Gallery at 529 Whitehead St. A conditional use for this property was obtained for use of the space as both working art studio and classroom, with accessory retail to support the business. This model has worked well and now that the attached unit next door has become available, I would like to apply for a Conditional Use under the same statutes to expand the model and move my lampworking glass bead and art jewelry studio into the adjoining unit at 531 Whitehead. In the Land Use Regulations, Division 10- Historical Residential Office District, Sec. 122-928, Conditional Uses include (2), Cultural and Civic activities with or without associated/accessory commercial sales on Whitehead Street from Greene St. to Southard St. My use will meet this criteria.

While the current business at 529 is a working pottery studio, the proposed use for 531, will be a lampworking glass bead and jewelry studio. The space will also include classroom space and accessory retail. The back room will house the lampworking and jewelry studio benches, the middle room will be for classroom and supplies, and the front will be retail and reception. The studio space will be for two local artists. Classes will be conducted by both local artists and visiting artists and I hope to attract both residents and visitors to the classes. Retail will include glass beads and items made in the studio as well as tools and components needed for classes and jewelry design work.

The overall goals of this studio echo those of the studio next door to showcase local artists, their work and to promote a hands-on experience for our guests and residents.

Required Plans and Related Materials for Both a Conditional Use and Minor/Major Development Plan

1. Existing Conditions:

A.) Recent Survey: Included.

B.) Existing size, type and location of trees, hedges and other features: N/A, Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

C.) Existing stormwater retention areas and drainage flows: N/A, Application is for an interior buildout only.

D.) Sketch showing adjacent land uses, buildings and driveways: See attached Modified copy from Monroe County Property appraisers.

2. Proposed Development:

A. Items 1 - 8: N/A, Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

9a.) Zoning: Located in the Historic Residential Office District (HRO).

9b.) Size of Site: 531 Whitehead St is located on a 37' x 65' lot. Please see attached survey.

9c.) Number of Units: Not Applicable.

9d.) Floor Area & Proposed Floor Area Ratio: The interior square footage is approximately 720 SF. Approximately three quarters of the space (522 SF) will be used for the working studio/classroom area. The front area and window (aprox.198 SF) will be used for retail showroom offering the artists' beads and original jewelry as well as classroom supplies such as raw materials and tools as well as various other beads and findings for jewelry design.

9e.) Consumption Area of Restaurants & Bars: Not Applicable.

9f.) Open Space Area and Open Space Ratio: Not Applicable.

9g.) Impermeable Surface Area and Impermeable Surface Ratio: Not Applicable.

9h.) Number of Automobile and Bicycle Spaces Required and Proposed. Currently there are two spaces at the rear of the property with access via Applerouth Lane. This space has proven adequate on-site parking for current business needs at 529 Whitehead and there are an additional 2 spaces for 531. There is a city-installed bike rack two doors away on Applerouth and we will be adding additional bike rack in the lot adjacent to building. The majority of the time, employees will bike to work, leaving parking for students and customers.

B) Building Elevations:

Items 1 - 4, C & D: Not applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

3.) Solutions Statement:

This business will be nearly identical to the current business model at 529. Community support and comments from residents and visitors has been overwhelmingly positive. The new business will be a glass and jewelry studio with minimum impact on the surrounding businesses, traffic and quality of life for the neighbors. The equipment including torch and kiln will be properly ventilated for safety. No loud noises from tools should impact any neighboring businesses or residents. Waste disposal is kept to a minimum. This studio will primarily use materials that can be disposed in the regular trash or recycling. Exceptions will be handled according to proper MSDS procedures for disposal.

Development Plan Submission Materials

Sec. 108-227 Title Block - Not Applicable. Application is for an interior buildout only.

Sec. 108-228 Identification of Key Persons -

1. Owner: Peter Kunzler,

829 Eaton St., Key West FL 33040 & 3 Rocky Top, Holmdel, NJ 07733

2. Owner's Authorized Agent: Lois P. Songer (for this application only) Please see attached authorization forms.

3. Engineer & Architect: Not Applicable.

4. Surveyor: Survey completed by Island Surveying Inc., 3152 Northside Dr. Ste. 201, Key West, FL 33040

5 - 7. Items not applicable.

Sec. 108-229 Project Description

1. Zoning: Historic Residential Office District (HRO)

2. Project Site Size: Not Applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

3. Legal Description: KW PT LOT 4 SQR 51 G39-176/77 OR825-328D/C OR833-1064D/C OR833-2178/79WILL CASE81-186-CP-12 OR971-642/45 OR1523-45/49 OR2049-1009T/C OR2155-918/19 OR2453-1806/07

4. Building Size: The total building occupies both 529 and 531 Whitehead St. The size of the building is 37' wide x 40' long. 531 Whitehead St. is 18.9' wide x 40' long, for an approximate square footage of 720.

5. Floor Area Ratio: Three quarters of the rear space (522 SF) will be used for the working studio/classroom area. The front quarter (198 SF) will be used for a retail showroom offering the artists' handmade beads, handmade jewelry components and original jewelry as well as classroom supplies such as raw materials and tools as well as various other beads and findings for jewelry design.

6 - 9. Items not applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

10. Parking Spaces: Currently there are two spaces at the rear of the property with access via Applerouth Lane. Employees will most often bike to work.

11 - 13. Items not applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

Sec. 108-230 Other project information.

1. Proposed stages or phases of development or operation and facility utilization: As soon as approval is granted by The City of Key West, minimum interior remodeling will begin. This buildout is not expected to take more than one month. Classes will begin once buildout is complete and all proper City and County licenses have been obtained.

2. Target Dates for Each Phase: As soon as approval is granted by The City of Key West, interior build out will begin. This build out is not expected to take more than one month.

3. Expected Date of Completion: Expected date of completion is approximately one month after approval from the City of Key West.

4. Proposed development plan for the site: Application is for an interior build out only. The proposed use does not include any exterior renovations or modifications.

5. Written description of characteristics: The proposed use does not include any exterior renovations or modifications. The interior space is to be used for a working glass bead lampworking and jewelry studio and retail showroom.

6 - 8. Items Not Applicable: Application is for an interior buildout only.

Sec. 108-231 Residential Developments: Items not applicable.

Sec. 108-232 Intergovernmental Coordination: Items not applicable.

Conditional Use Criteria

Sec. 122-62 Specific Criteria for Approval

A. Findings: The Planning Board may find that the application meets the Code purpose of ensuring that "a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity."

B. Characteristics of Use Described

1a. Floor Area Ratio: Three quarters of the space (522 sf) will be used for the classroom and working studio. The front quarter of the space will be a very small (198 sf) retail showroom area.

1b. Traffic Generation: The majority of traffic is walking foot traffic or bikes. The building is on the corner of Applerouth Lane and Whitehead Streets which is a heavily traveled pedestrian corridor and close to town center and parking behind courthouse and on a city bus stop outside the front door.

1c. Square Feet of Enclosed Building: 531 Whitehead St. is approximately 720 sf.

1d. Proposed Employment: I hope to have two artists working as well as another employee and also contract with other artists for classes and workshops.

1e & f. Proposed number and type of service vehicles and off street parking needs: Other than owner/employee regular vehicles, do not anticipate any need for service vehicles.

Sec. 122-62 B-2

2a. Utilities: No special electric will be required for small kiln (on it's own circuit like a microwave) or any other equipment. Lighting will be upgraded to include some task and track lighting for work area, classroom and retail area. All work will be performed by licensed electrical contractor. No other special requirements. Water, sewer and garbage will all be properly secured.

2b. Public Facilities: Not applicable.

2c. Roadway or signalization improvements: Not applicable.

2d. Accessory structures or facilities: Not applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

2e. Other unique facilities: Lampworking equipment includes an oxygen propane torch. The oxygen is supplied by medical oxygen concentrators which pose no threat or safety issues. The propane must be stored outside the building and a licensed plumbing contractor will be contacted to determine the best plan for installing a pipeline into building. All surfaces around the torch area will be ceramic or other non-flammable material and follow industry standard safety practices. Additionally a ventilation system will be installed using an existing vent to the outside, again using licensed contractor for work. At the date of this application, I have not had the ability to get the contractor in the building for detailed analysis of installation for propane, but can provide details in an addendum.

Sec. 122-62 B-3

3a. Open Space: Not applicable.

3b. Setbacks from adjacent properties: Not applicable.

3c. Screening and buffers: Insulation has been installed between the joint wall of 529 & 531 Whitehead Street to lessen the impact of any noise generated at the jewelry studio but noise is at a minimum and currently I am one of the leaseholders of the adjoining business. The studio portion with kiln and torch will be separated from customers for safety.

3d. Landscaped berms: If necessary. I do plan on upgrading the look of the rear of the building with some plantings.

3e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts:

Sec. 122-62 Criteria for conditional use review and approval: The vent for air handling of the torch area is a currently existing vent, located above the rear door. This should not cause any impact to visitors or neighbors as it is simply recycling the air from the studio.

C1. Land use compatibility: The conditional use artist studio under its proposed scale and intensity shall not adversely impact land use activities in the immediate vicinity.

C2. Sufficient site size, adequate specifications, and infrastructure to accommodate the proposed use: The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested.

C3. Proper use of mitigative techniques: None identified

C4. Hazardous Waste: No materials that contain hazardous waste will be used in the glass studio. Any chemicals used in the jewelry studio such as liver of sulphur or etching acids will be disposed of according to appropriate standards on MSDS.

C5. Compliance with applicable laws and ordinances: The applicant will comply with all applicable laws and regulations as a condition of approval.

C6. Additional criteria applicable to specific land uses:

a. Land uses within a conservation area: Not applicable; this site is not located within a conservation area.

b. Residential development: Not applicable; no residential development is proposed.

c. Commercial or mixed-use development: The retail area will enhance students ability to purchase materials and tools they have used in classes and to sell owner artists work.

d. Development within an historic district: Although it is not a new development this application does fall within an historic district (HRO).

e. Public facilities or institutional development: Not applicable; no public facility or institutional development is being proposed.

f. Commercial structures, uses and related activities within tidal waters: Not applicable; this site is not located within tidal waters.

g. Adult entertainment establishments: Not applicable, this is not an adult entertainment establishment.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Lois SONGER, 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:

531 Whitehead St.

Street address of subject property

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

Lois Songer
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5-31-2013 by Lois Songer by
date
Name of Authorized Representative

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

John Belkengren
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

EE076444
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Peter Kunzler authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Lois P. Songen
Please Print Name of Representative

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

Peter Kunzler
Signature of Owner

Signature of Joint Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this May 29, 2013 by
Peter Kunzler *date*
Peter Kunzler
Name of Authorized Representative

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

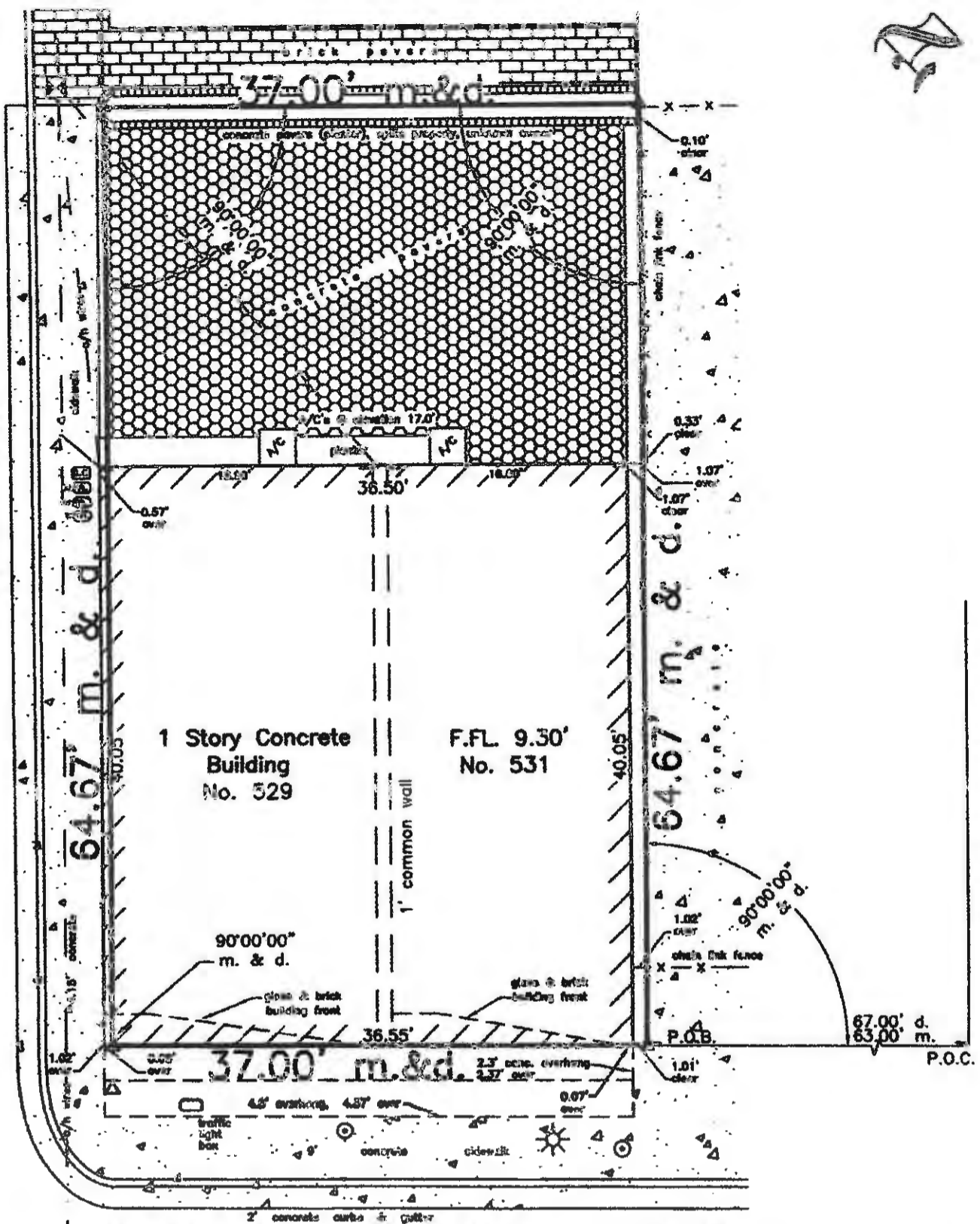
Sharon Outz
Notary's Signature and Seal

SHARON CARTER
Name of Acknowledger typed, printed or stamped
SHARON CARTER, Notary Public
My Commission Expires February 10, 2013

Commission Number, if any

Survey

APPLEROOTH LANE (A.K.A. Smith Lane)
(26' R/W)



WHITEHEAD STREET
(50' R/W)

Note: Sellers Warranty Deed O.R. 2049 page 101 depicts a distance of 67 feet from Southard Street to the P.O.B. Adjoining properties legal description, O.R. 2034, Page 1759 depicts a distance of 63 feet from the P.O.B. back to Southard Street.

Peter Kunzler 529-531 Whitehead Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 10-116	
Scale: 1"=10'	Ref. 200-5	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/5/10		Flood Zone: X	Flood Elev.
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

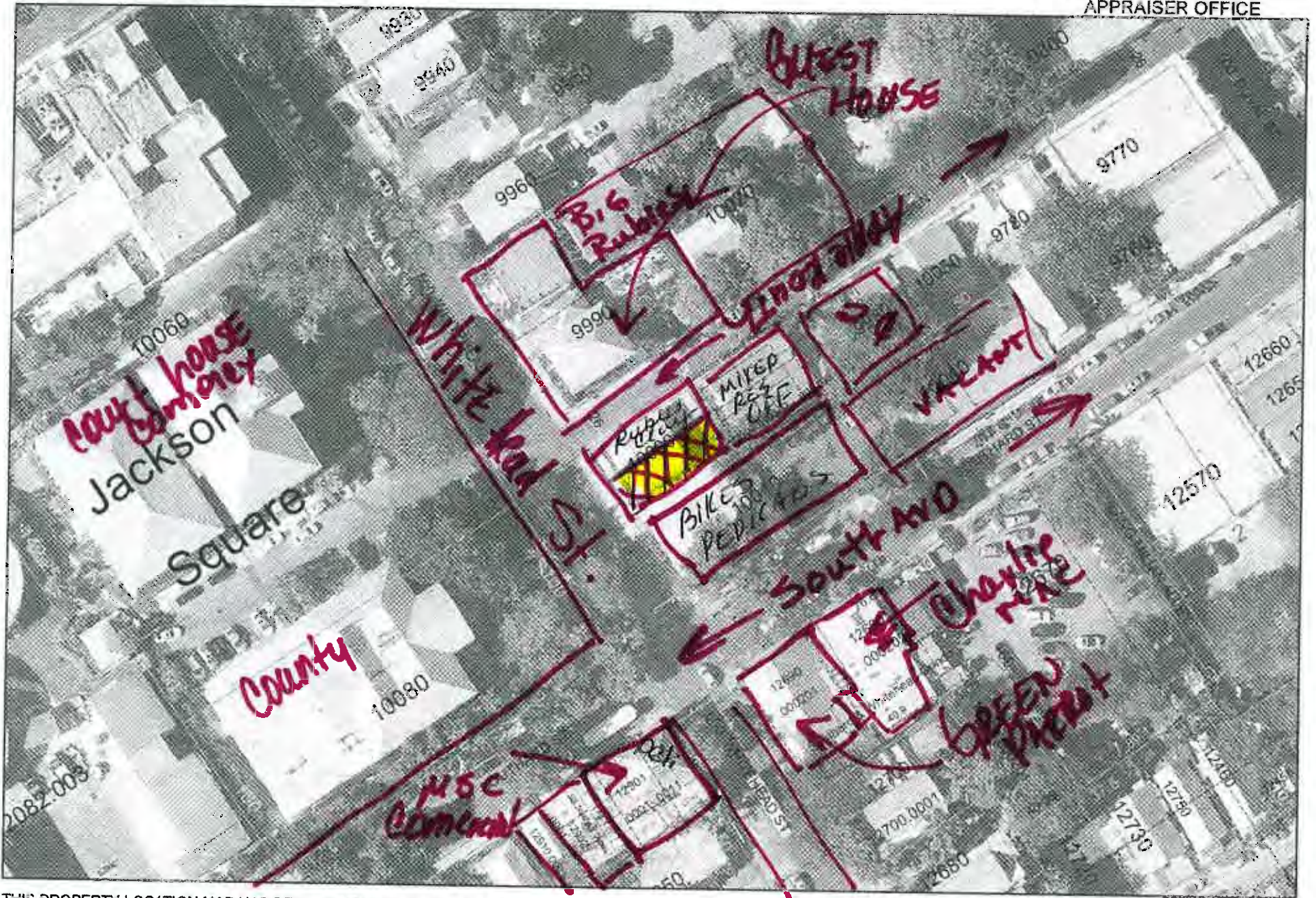
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net

Site Plans

Monroe County, Florida

MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:978

Date: 5/30/2013

LOIS SONGER
CONDITIONAL USE App.

531 WHITEHEAD STREET

COMMON
PARKING

← 5.3 → ← 10 →

COMMON
REST
ROOM

GLASS
ART
STUDIO

COMMON
HALL

CLASS
ROOM

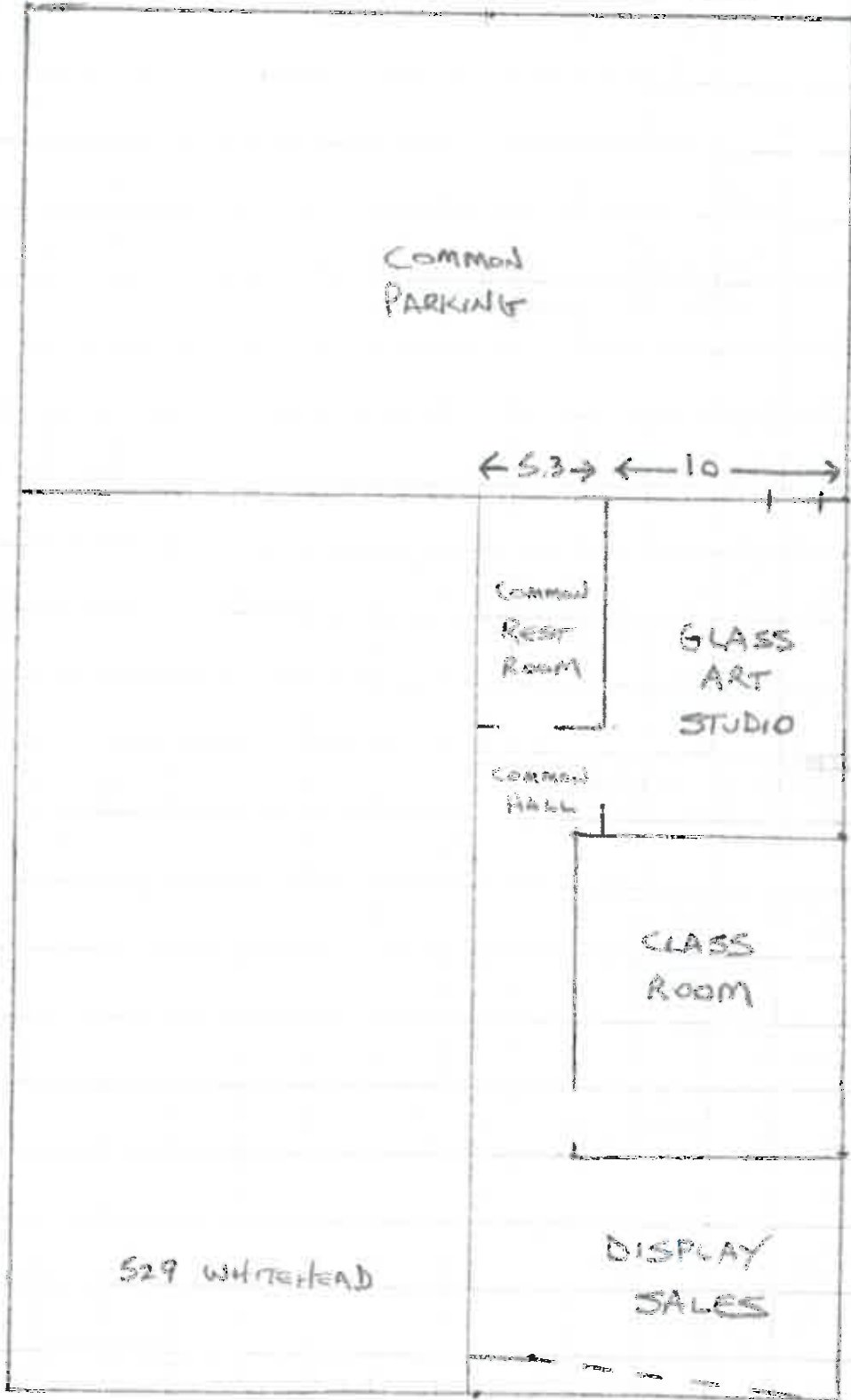
529 WHITEHEAD

DISPLAY
SALES

← 15.3 →

WHITEHEAD STREET

APRIL FOUTH LANE



Property Appraiser Information

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

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

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

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

Alternate Key: 1010278 Parcel ID: 00010000-000000

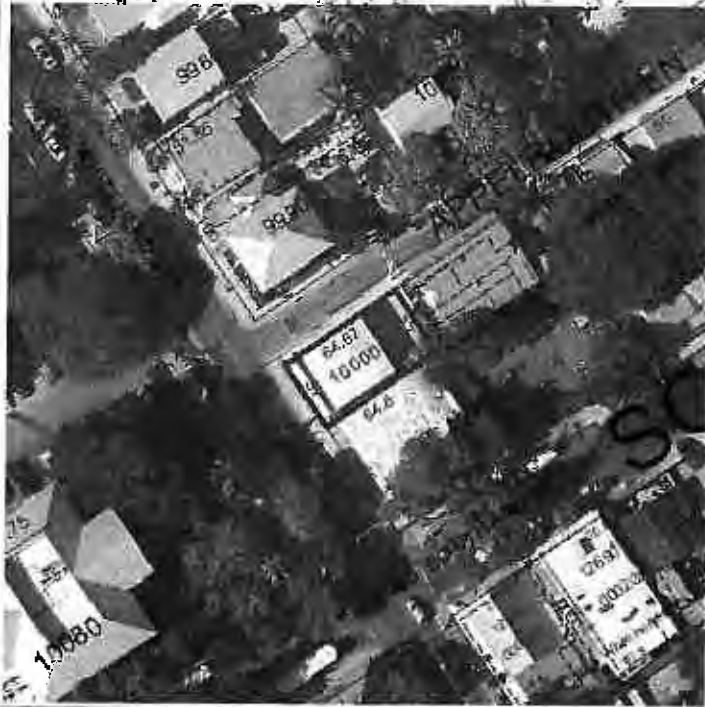
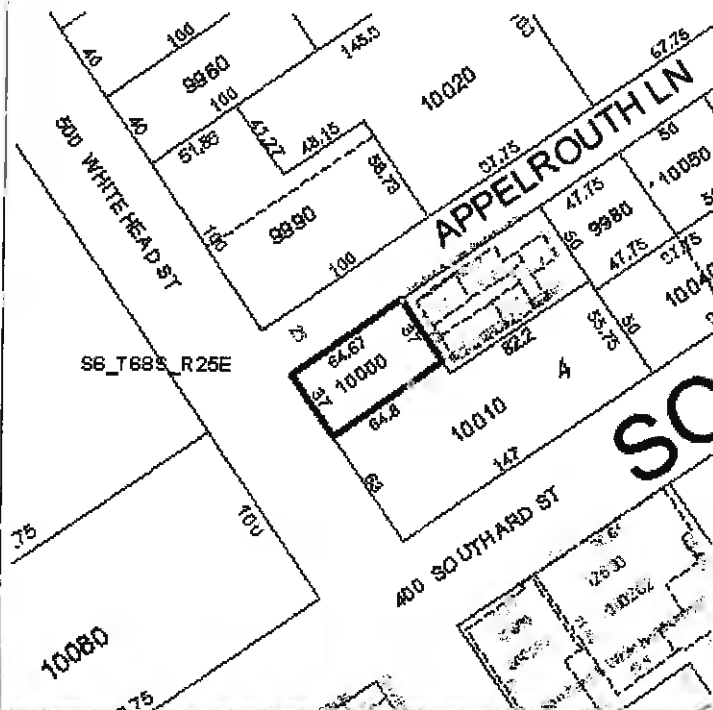
Ownership Details

Mailing Address:
KUNZLER PETER
829 EATON ST
KEY WEST, FL 33040-6920

Property Details

PC Code: 17 - OFFICE BUILDINGS | STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 529 WHITEHEAD ST KEY WEST
Legal Description: KW PT LOT 4 SQR 51 G39-176/77 OR825-328D/C OR833-1064D/C OR833-2178/79WILL CASE81-186-CP-12 OR971-642/45 OR1523-45/49 OR2049-1009T/C OR2155-918/19 OR2453-1806/07

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	37	65	2,393.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 1440
 Year Built: 1958

Building 1 Details

Building Type
 Effective Age 14
 Year Built 1958
 Functional Obs 0

Condition A
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 1,440

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

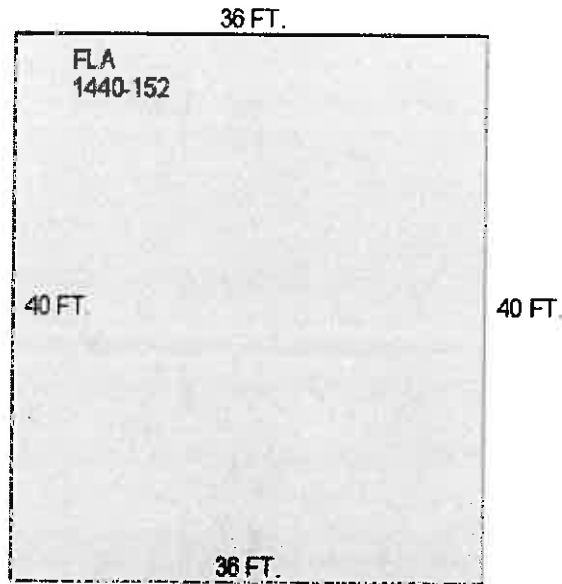
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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
1	FLA		1	1957					1,440

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2192	OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT5:TILE PATIO	750 SF	0	0	2007	2013	1	50
1	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3266	09/17/2012	12/31/2012	225 Commercial	INSTALL WIRELESS SECURITY SYSTEM WITH TWO (2) CONTACTS AND TWO (2) MOTION DETECTORS
1	12-2016	06/12/2012	12/31/2012	6,000 Commercial	REMOVE EXT. PARTITION WALLS, REFRAME FRONT PARTITION WALL TO INCORPORATE NEW DOOR SYSTEM, NEW TRIM.
	12-3789	10/18/2012	12/31/2012	1,300 Commercial	INSTALL 3 SIGNS IN FRONT AND SIDE OF BUILDING
	13-0296	01/28/2013		30,000 Commercial	LOWER DRAIN AND CONNECT TO TAP, NEW CONSTRUCTION TO 3 BATHS, 3 LAVS, 1 HAND SINK, 1 WATER COOLER
	13-0442	02/05/2013		1,500 Commercial	2 PULL STATIONS, 1 DUCT DETECTOR, 5 STROBE LIGHTS, AND 5 SPEAKER/STROBES
	13-0351	02/01/2013		35,000 Commercial	INSTALL 480V 3PH PANEL, 3 PH PANEL BOARD, NEW LIGHTING FIXTURES
1	99-0417	02/03/1999	12/04/1999	9,400 Commercial	EXTERIOR STUCCO REPAIRS
1	99-0445	02/04/1999	12/04/1999	6,300 Commercial	NEW BUILTUP ROOF
1	99-4043	12/30/1999	08/16/2000	2,700 Commercial	HURRICANE PANELS
1	04-2730	08/19/2004	11/18/2004	9,000 Commercial	REROOF FLAT ROOF
1	05-4635	10/17/2005	12/22/2005	50,000 Commercial	REPLACE 150LF CONCRETE TIE BEAM & PARAPET WALK & PAINT EXTERIOR
1	06-6152	11/14/2006		10,250 Commercial	INSTALL 16 SQS OF COOLEY C-3 WHITE ROOFING
1	07-0123	01/30/2007		31,516 Commercial	RENOVATION TO EXIATING OFFICE INTERIOR WORK
1	07-0125	01/31/2007		5,500 Commercial	MOVE EXISTING BAYH & CONVERT TO NEW ADA BATH.ADD SINK IN BREAK ROOM
1	07-0696	02/14/2007		1,500 Commercial	REPLACE THE EXISTING SEWER LINE
1	07-0126	02/14/2007		8,500 Commercial	INSTALL NEW ELECTRIC FOR 2ND A/C.NEW PANEL
1	07-3685	08/16/2007		6,080 Commercial	PAINT EXTERIOR OF BUILDING,INSTALL 750SF PAVERS

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	130,816	160	412,680	435,000	435,000	0	435,000
2011	137,612	160	458,533	435,000	435,000	0	435,000
2010	137,612	160	349,703	487,475	487,475	0	487,475
2009	144,408	160	363,638	508,206	508,206	0	508,206
2008	144,408	160	328,439	473,007	473,007	0	473,007
2007	109,500	160	311,090	420,750	420,750	0	420,750
2006	112,077	160	191,440	380,000	380,000	0	380,000
2005	112,077	160	167,510	279,747	279,747	0	279,747
2004	113,363	160	155,870	269,393	269,393	0	269,393
2003	113,363	160	91,124	204,647	204,647	0	204,647
2002	113,363	160	71,940	185,463	185,463	0	185,463
2001	113,363	180	71,940	185,483	185,483	0	185,483
2000	113,363	200	64,746	178,309	178,309	0	178,309
1999	63,297	0	64,746	128,043	128,043	0	128,043
1998	63,297	0	64,746	128,043	128,043	0	128,043
1997	68,093	0	59,950	128,043	128,043	0	128,043
1996	68,093	0	59,950	128,043	128,043	0	128,043
1995	68,093	0	59,950	128,043	128,043	0	128,043
1994	68,093	0	59,950	128,043	128,043	0	128,043
1993	68,093	0	59,950	128,043	128,043	0	128,043
1992	68,093	0	59,950	128,043	128,043	0	128,043
1991	68,093	0	59,950	128,043	128,043	0	128,043
1990	74,687	0	53,356	128,043	128,043	0	128,043
1989	75,287	0	52,756	128,043	128,043	0	128,043
1988	47,310	0	47,960	95,270	95,270	0	95,270
1987	53,562	0	29,376	82,938	82,938	0	82,938
1986	49,934	0	28,776	78,710	78,710	0	78,710
1985	52,137	0	21,582	73,719	73,719	0	73,719
1984	44,875	0	21,582	66,457	66,457	0	66,457
1983	44,875	0	9,371	54,246	54,246	0	54,246
1982	39,171	0	9,371	48,542	48,542	0	48,542

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
2/19/2010	2453 / 1806	325,000	WD	01
9/30/2004	2049 / 1009	380,000	WD	K

This page has been visited 7,506 times.

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

Noticing

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 15, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Conditional Use - 531 Whitehead Street (RE# 00010000-000000, AK# 1010278 aka 529 Whitehead Street) - A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Conditional Use - 531 Whitehead Street (RE# 00010000-000000, AK# 1010278 aka 529 Whitehead Street) - A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Lois P. Songer **Owner:** Peter Kunzler

Project Location: 531 Whitehead Street

Date of Hearing: Thursday, August 15, 2013 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email to Jo Bennett at jbennett@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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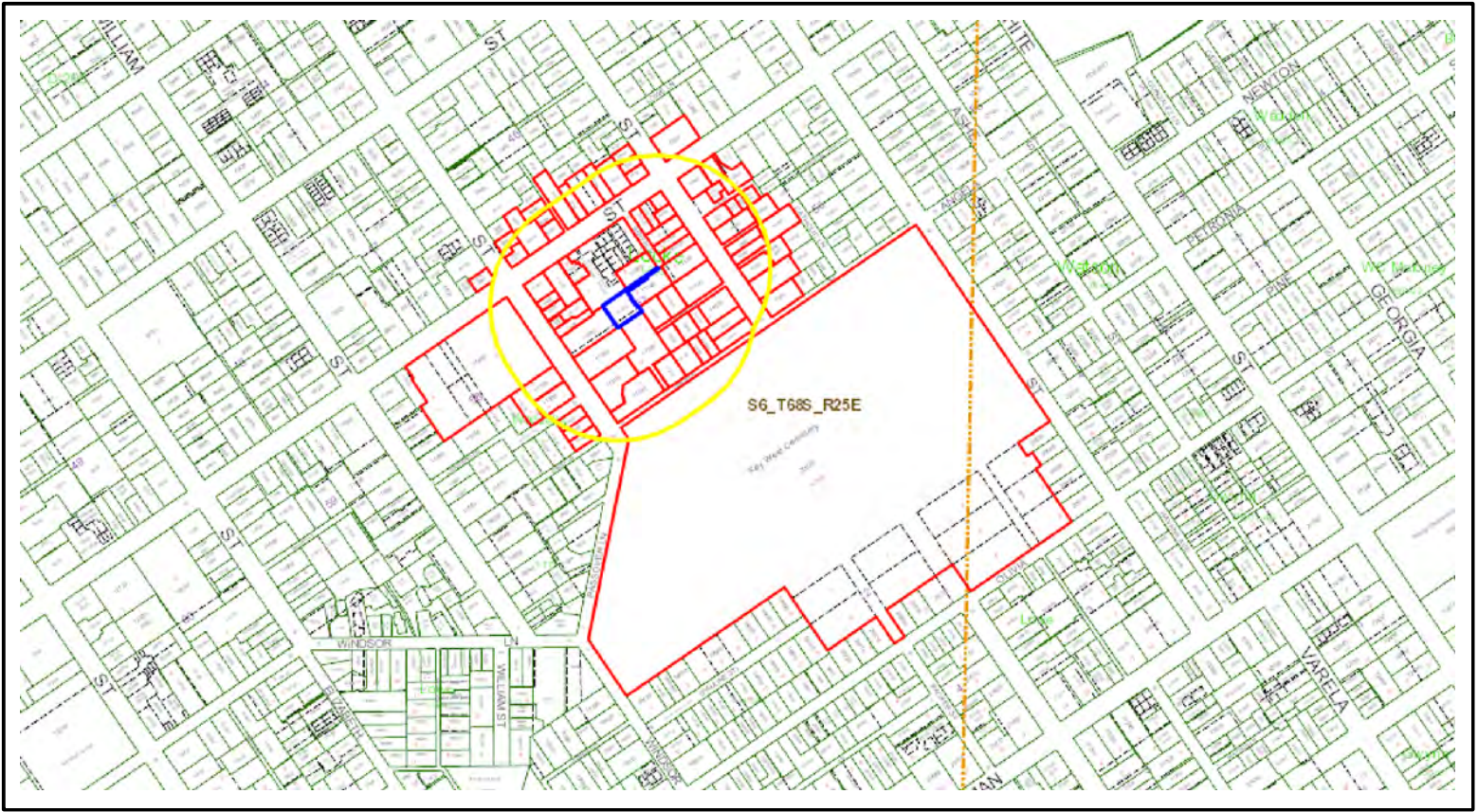
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Printed: Jul 31, 2013

612 Griffin
300'

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.



531 Whitehead
-300' Radius Noticing
07/31/13

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Owner Name	Physical Location	Address1	Address2	Unit	City	State	Zip
BONE ISLAND PROPERTIES INC	416 APPELROUTH LN		738 NE 3RD AVE		FORT LAUDERDALE	FL	33304-2620
SAVAGE KW PROPERTIES INC	533 WHITEHEAD ST		2700 BAYSHORE BLVD APT 511		DUNEDIN	FL	34698-1626
GLASER TIMOTHY	615 WHITEHEAD ST		615 WHITEHEAD ST		KEY WEST	FL	33040
518 DUVAL STREET LLC	518 DUVAL ST		3140 NORTHSIDE DR STE 201		KEY WEST	FL	33040-8011
PEREZ ROSA LEE DEC OF TRUST DTD 12/8/97	316 SOUTHARD ST		3746 PAULA AVE		KEY WEST	FL	33040-4417
EX-ADORNO SUZANNE F A/K/A EX SUZANNE F	600 WHITEHEAD ST		600 WHITEHEAD ST	STE 207	KEY WEST	FL	33040
BURGIS LIV TR 9/15/2010	321 MICKENS LN	C/O BURGIS MALCOLM M TRUSTEE	PO BOX 485		ISLE OF PALMS	SC	29451-0485
ANA KINO LLC	424 SOUTHARD ST	C/O KINO SANDALS INC	107 FITZPATRICK ST		KEY WEST	FL	33040-6514
OLD KRESS BUILDING COMPANY INC	500 DUVAL ST		424-A FLEMING ST		KEY WEST	FL	33040
KUNZLER PETER	529 WHITEHEAD ST		829 EATON ST		KEY WEST	FL	33040-6920
SAWYER WILLIAM R AND BARBARA K	515 WHITEHEAD ST		1412 18TH ST		KEY WEST	FL	33040
WHITEHEAD VENTURES LLC	609 WHITEHEAD ST		601 WHITEHEAD ST		KEY WEST	FL	33040-6548
HORAN WALLACE AND HIGGINS LLP	604 WHITEHEAD ST		608 WHITEHEAD ST		KEY WEST	FL	33040
STROMBUS CORPORATION	416 FLEMING ST		1073 BUTTWOOD DR		SUGARLOAF KEY	FL	33042
GLENCROSS INC	517 WHITEHEAD ST		409 APPELROUTH LN		KEY WEST	FL	33040
KEY WEST OFFICE MANAGEMENT INC	420 SOUTHARD ST		501 SOUTHARD ST		KEY WEST	FL	33040
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST		600 WHITEHEAD ST	STE 201	KEY WEST	FL	33040
WALTERS CHARLES D	509 WHITEHEAD ST		615 ELIZABETH ST		KEY WEST	FL	33040
COUNTY OF MONROE	530 WHITEHEAD ST		500 WHITEHEAD ST		KEY WEST	FL	33040
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST		600 WHITEHEAD ST	STE 201	KEY WEST	FL	33040
EX-ADORNO SUZANNE F A/K/A EX SUZANNE F	600 WHITEHEAD ST		600 WHITEHEAD ST	STE 207	KEY WEST	FL	33040
BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPELROUTH LN		402 APPELROUTH LN		KEY WEST	FL	33040-6535
GLASER LYNN	611 WHITEHEAD ST		611 WHITEHEAD ST		KEY WEST	FL	33040-6548
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST		600 WHITEHEAD ST	STE 201	KEY WEST	FL	33040
RYLANDER STELLA A	532 DUVAL ST		PO BOX 420126		SUMMERLAND KEY	FL	33042-0126
SKII INC	513 WHITEHEAD ST		500 FLEMING ST		KEY WEST	FL	33040-6891
520 DUVAL LLC	520 DUVAL ST		7705 SE 34TH ST		MERCER ISLAND	WA	98040-3426
505-507 WHITEHEAD STREET LLC	507 WHITEHEAD ST		507 WHITEHEAD ST		KEY WEST	FL	33040-6546
614 WHITEHEAD MASTER PROPERTY OWNERS ASSOCIATION	PARKING SPACES WHITEHEAD ST		617 WHITEHEAD ST		KEY WEST	FL	33040
H AND S OF KEY WEST LLC	324 SOUTHARD ST		10887 OVERSEAS HWY STE 101		MARATHON	FL	33050-3454

531 Whitehead
-300' Radius Noticing
07/31/13

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REPUBLIC OF CUBA	516 DUVAL ST	7300 NW 35TH TER	MIAMI	FL	33122-1241
JOHNSON TAPLEY O III	417 SOUTHARD ST	425 CAROLINE ST	KEY WEST	FL	33040-6502
PARKER BRIAN J AND PAULA M	322 SOUTHARD ST	433 HIBERNIA RD	SALT POINT	NY	12578
DIVE BAR AND LOUNGE LLC	420 APPELLROUTH LN	425 CAROLINE ST	KEY WEST	FL	33040-6502
JJJD INC	410 FLEMING ST	410 FLEMING ST	KEY WEST	FL	33040-6529
BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPELLROUTH LN	402 APPLEROUTH LN	KEY WEST	FL	33040-6535
ISLAND MASSAGE AND DAY SPA LLC	600 WHITEHEAD ST	600 WHITEHEAD ST UNIT C- 2	KEY WEST	FL	33040-8380
CORELLA PASQUALE J	418 APPELLROUTH LN	PO BOX 5501	KEY WEST	FL	33045-5501
HORAN WALLACE AND HIGGINS LLP	608 WHITEHEAD ST	608 WHITEHEAD ST	KEY WEST	FL	33040
BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPELLROUTH LN	402 APPLEROUTH LN	KEY WEST	FL	33040-6535
KRUER WAYNE R	600 WHITEHEAD ST	600 WHITEHEAD ST	KEY WEST	FL	33040-8380
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	600 WHITEHEAD ST	STE 201	KEY WEST	FL 33040
BUDZYN BERNARD R TRUST 01/22/04	326 SOUTHARD ST	904 JAMES ST	KEY WEST	FL	33040
BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPELLROUTH LN	402 APPLEROUTH LN	KEY WEST	FL	33040-6535
SOUTHARD VENTURES LLC	404 SOUTHARD ST	404 SOUTHARD ST	KEY WEST	FL	33040-6539
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	600 WHITEHEAD ST	STE 201	KEY WEST	FL 33040
WHITEHEAD VENTURES LLC	601 WHITEHEAD ST	601 WHITEHEAD ST	KEY WEST	FL	33040-6548
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	600 WHITEHEAD ST	STE 201	KEY WEST	FL 33040
SSRAFFERTY LLC	512 DUVAL ST	PO BOX 1007	KEY WEST	FL	33041-1007
P AND D DUVAL LAND TRUST 6/25/99	522 DUVAL ST	C/O FERNANDEZ DIANE F TRUSTEE	347 WEST 57TH ST	APT 39A NEW YORK	NY 10019-3171
HARVERSON INC	409 APPELLROUTH LN	409 APPELLROUTH LN	KEY WEST	FL	33040
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	600 WHITEHEAD ST	STE 201	KEY WEST	FL 33040
INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	600 WHITEHEAD ST	STE 201	KEY WEST	FL 33040
BUDZYN BERNARD R TRUST 01/22/04	326 SOUTHARD ST	904 JAMES ST	KEY WEST	FL	33040
BUDZYN BERNARD R TRUST 01/22/04	326 SOUTHARD ST	904 JAMES ST	KEY WEST	FL	33040
TAP-ALL POTENTIAL 526-528 DUVAL LLC	526 DUVAL ST	425 CAROLINE ST	KEY WEST	FL	33040-6502
BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPELLROUTH LN	402 APPLEROUTH LN	KEY WEST	FL	33040-6535
REPUBLIC OF CUBA	407 APPELLROUTH LN	C/O INS PATRIOT Y DOC SAN CARLOS	7300 NW 35TH TER	MIAMI	FL 33122
MONROE COUNTY	500 WHITEHEAD ST	500 WHITEHEAD ST	KEY WEST	FL	33040