

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: June 21, 2012

Agenda Item: **Conditional Use – 529 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: Grace Elizabeth Calleja

Property Owner: Peter Kunzler

Location: 529 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. Previously, any retail activity was expressly prohibited.

Request:

The applicant proposes to open a pottery studio for the purpose of offering pottery lessons, workshops and camps for children and adults. This request is for the conditional use of approximately 720 square feet for the studio with a display room of approximately 200 square feet.

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

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 two business owners.

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. 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 pottery kilns.

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 a kiln that will be vented. However, the vent is needed only for the heat created during the firing of the pottery.

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.

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.

3) Proper Use of Mitigative Techniques:

Adverse impacts detrimental to the general public health, safety and welfare are 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 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:

That a heat sensor be installed prior to the issuance of a Certificate of Occupancy.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A
CONDITIONAL USE APPROVAL PER
SECTIONS 122-62 AND 122-63 OF THE CODE
OF ORDINANCES FOR A POTTERY STUDIO
WITH ACCESSORY COMMERCIAL SALES
LOCATED AT 529 WHITEHEAD STREET (RE#
00010000-000000) IN THE HISTORIC
RESIDENTIAL OFFICE (HRO) ZONING
DISTRICT, PURSUANT TO SECTION 122-928
OF THE CODE OF ORDINANCES, KEY WEST
FLORIDA; PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the subject property is located in the Historic Residential Office (HRO) zoning district; and

WHEREAS, the applicant filed a conditional use application for a pottery studio with accessory commercial sales addressed at 529 Whitehead Street; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 21, 2012; and

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

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

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-928 is hereby approved as follows: allowing a pottery studio with accessory commercial sales at 529 Whitehead Street (RE# 00010000-000000), Key West, Florida, as shown in the attached plan set dated March 30, 2012 with the following condition:

That a heat sensor be installed prior to the issuance of a Certificate of Occupancy.

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 conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 21st day of June, 2012.

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

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: 529 Whitehead Street
- 2) Name of Applicant: Grace Elizabeth Calleja
- 3) Applicant is: Owner _____ Authorized Representative ___X___
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 715 Caroline St., #203 Key West, FL 33040
- 5) Applicant's Phone #: 305-923-6199 Email: buysomething@potterybygrace.com
- 6) Email Address: buysomething@potterybygrace.com
- 7) Name of Owner, if different than above: Peter Kunzler
- 8) Address of Owner: 829 Whitehead St., Key West, FL 33040
- 9) Owner Phone #: 305-292-0707 Email: rhodeek@comcast.net (best contact)
- 10) Zoning District of Parcel: HRO RE# 1010278
- 11) Is Subject Property located within the Historic District? Yes ___X___ No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary). Please see attached.

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 X

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.

Description and Proposed Use of 529 Whitehead Street, Key West, FL 33040

Prepared By:
Grace Elizabeth Calleja
715 Caroline St. #203 • Key West, FL 33040
305.923.6199
buysomething@potterybygrace.com



529 Whitehead Street has sat vacant for 5 years. My proposal is to revitalize this property into a working pottery studio and showroom with the emphasis on children and adult pottery lessons, demonstrations, workshops and camps. Listed below are my commitments which I believe fall under Section 122-928, of the conditional uses for the Historic Residential Office District.

- A partnership with the Bahama Village Just for Kids Art Center, developing a pottery program for after school and Saturday classes.
- Host a spring and fall children's art show, showcasing their work they have made in the pottery classes.
- Summer kids pottery camps.
- Possible apprentice program with High School students who are interested in learning about a working pottery studio.
- Partnering with the High School Art Program to expand their pottery development.
- Group classes for both children and adults. Providing "Mommy & Me" opportunities to learn together.
- Weekend workshops focusing on various pottery techniques.
- Partnering with the local elementary schools for possible field trips and demonstrations inside an active pottery studio. Getting kids excited about clay at an early age and sparking their interest in the summer kids pottery program.
- Daily demonstrations for the general public, providing a "behind the scenes" aspect to the many stages of pottery production.
- Host quarterly "craft parties" for the community. With the resurgence of Craft in the U.S., craft parties are becoming quite popular. They are a time to socialize and learn a new craft at the same time. The mediums for these parties will vary.
- Host charity fundraisers with the majority of charities that support our Keys Kids.

"If you would thoroughly know anything, teach it to others." - Tyron Edwards

**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. The proposed use does not include any exterior renovations or modifications.

D.) Sketch showing adjacent land uses, buildings and driveways: See attached drawing, not to scale.

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: 529 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. 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 very small retail showroom to help pay for the ongoing operating expenses of the studio.

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 is adequate on-site parking for parents picking up their children after the classes or the occasional employee vehicle. There is a city-installed bike rack two doors up from 529 Whitehead St. The majority of the time, employees will bike to work, so it may be necessary to install another bike rack in front of 529 Whitehead where The City sees fit.

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 endeavor will be a self-contained working pottery studio with minimum impact on the surrounding businesses, traffic and quality of life for the neighbors. Kilns will have proper ventilation to eliminate any noxious fumes. Rarely are loud machines used, but if they become a

nuisance to neighbors, I have no problem using them after adjacent businesses have closed for the day. Waste disposal is kept to a minimum. This studio does not use any toxic glazes or clay bodies, therefore what hasn't been recycled is safe to dispose in the regular trash. This studio also recycles or re-uses 90% of everything brought in, with only 10% for trash pick up.

Development Plan Submission Materials

Sec. 108-227 Title Block - Not Applicable. Application is for an interior buildout only. The proposed use does not include any exterior renovations or modifications.

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:** Grace E. Calleja (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. 529 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 very small retail showroom to help pay for the ongoing operating expenses of the studio.
- 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. This is adequate on-site parking for parents picking up their children after the classes or the occasional employee vehicle. 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, interior buildout 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 buildout will begin. This buildout 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 buildout 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 pottery studio and retail showroom. The focus for this space will be teaching classes for both children and adults who have an interest in learning the pottery process as a hobby.
- 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 to support the ongoing expenses of operating a community pottery center.

1b. Traffic Generation: I estimate the majority of traffic to be walk up foot traffic or drop off traffic for children's classes. 529 Whitehead is on the corner of Applerouth Lane and Whitehead Streets. There is a side rear door on Appelerouth Lane which will serve as the entrance to the pottery studio. Parents can drop off and pick up their children at this entrance. Students from the Bahama Village Just for Kids arts program will most likely walk to the pottery center.

1c. Square Feet of Enclosed Building: 529 Whitehead St. is approximately 720 sf.

1d. Proposed Employment: There will be a total of no more than 4 employees with no more than two working at a given time. Employees will assist in daily demonstrations and general operations of a working pottery studio and retail area.

1e & f. Proposed number and type of service vehicles and off street parking needs: One 1999 Toyota Tacoma will occasionally function as the main service vehicle for the pottery center.

The majority of the time, the rear parking area will be available for students participating in the classes. The owner will ride a bike the majority of the time.

Sec. 122-62 B-2

2a. Utilities: The building will be properly wired for 200 amp service with 220 volt outlets to operate the kilns. Electrical work will be performed by a licensed electrical contractor; Lighthouse Electric. One water line with proper drainage will be installed for a laundry sink. This work will be completed by a licensed plumbing contractor, Shawn Hudgins Plumbing.

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: Two small 4" round openings will be cut into the exterior wall at the rear of the building to allow for adequate kiln ventilation.

Sec. 122-62 B-3

3a. Open Space: Not applicable. The entire pottery studio and showroom will be contained within the interior of 529 Whitehead St.

3b. Setbacks from adjacent properties: Not applicable.

3c. Screening and buffers: Adequate insulation installed by the owner of the building will be placed between the joint wall of 529 & 531 Whitehead Street to lesson the impact of any noise generated by the working pottery studio. Dividers will be used while kilns are on, so no one has access to an operating kiln.

3d. Landscaped berms: If necessary, I will create a landscape berm with potted plants where the kiln vents escape the building, to prevent someone from walking by the kiln vent during operation. During peak operation, kiln vents will expel air that is hotter than a dryer vent, but not so hot as to scald someone. Similar to any air that comes from a restaurant.

3e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts: Kilns will be located inside at the rear of the building with proper venting. (Please see attached print out regarding the kiln venting specifications.) Fumes are extracted directly from the kiln, so the fumes never enter the room, little or no odor can be detected. The vent draws air from the kiln, dilutes it with room air, and pushes it outdoors through a vent hose. The extra oxygen and increased air movement help burn carbon out of the clay as well as remove fumes containing volatile metals, fluorides and sulphur oxides. The kiln vents will face the parking lot at the rear of the building. All firings will be conducted in electric kilns, smoke is not a factor. Noise will not exceed general operating noise, which is virtually none. At times a rotary grinder will be used, approximately once a week for a few minutes. If this disrupts the neighbors, this can be used after adjacent businesses have closed for the day.

Sec. 122-62 Criteria for conditional use review and approval:

C1. Land use compatibility: The conditional use of a pottery center 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: Mitigative techniques are in place for adequate kiln venting and operation of kilns.

C4. Hazardous Waste: No materials that contain hazardous waste will be used at the pottery center. All glazes and clay bodies are considered “food safe”, meaning they are non-toxic. Therefore, any unused glaze is safe to dispose of in the regular trash. This studio operates at a 90/10 ratio. 90% of everything used is recycled or re-used, leaving only 10% for trash pick up.

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 showroom will be used to support the operating expenses of the pottery studio and classroom.

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 Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Grace E. Calleja, 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:

529 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.

Grace E. Calleja

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 12, 2011 by

date

Grace E. Calleja

Name of Authorized Representative

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

Linda Hernandez

Notary's Signature and Seal



Linda Hernandez

Name of Acknowledger typed, printed or stamped

DD 826071

Commission Number, if any

Authorization Form

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)

Grace F. Calleja
Please Print Name of Representative

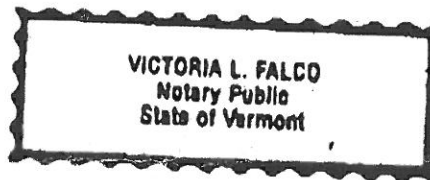
to be the representative for this application and act on my/our behalf before the City of Key West. Pertaining to and limited to getting approval from the City in occupying the unit commonly known as 529 Whitehead St
Peter Kunzler Signature of Owner
Signature of Joint Co-owner if applicable Key West FL

Subscribed and sworn to (or affirmed) before me on this July 7, 2011 by
date

Grace F. Calleja
Name of Authorized Representative

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

Victoria L. Falco
Notary's Signature and Seal



Victoria L. Falco
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

Doc# 1778414 02/23/2010 8:48AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/23/2010 8:48AM
DEED DOC STAMP CL: TRINA \$2,275.00

This Instrument Prepared By:

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

Doc# 1778414
Bk# 2453 Pg# 1806

WARRANTY DEED

THIS INDENTURE made this 19th day of February, 2010, by and between 529 Whitehead Street, LLC, a Florida limited liability company, whose address is P.O. Box 2068, Key West, FL 33041, as Grantor, and Peter Kunzler, a married man, whose address is 3 Rocky Top, Holmdel, NJ 07733, 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 51, according to Whitehead's map of Key West of 1928.
Commencing at the corner of Southard and Whitehead Streets and run Northwesterly 67 feet along the Northeasterly side of Whitehead Street to a POINT OF BEGINNING.
From said point continue in a Northwesterly direction along the Northeasterly side of Whitehead Street 37 feet to a point on Smith's Lane, thence run along the Southeasterly side of Smith's Lane in a Northeasterly direction 64 feet 8 inches to a point, thence at right angles in a Southeasterly direction and parallel to Whitehead Street run 37 feet to a point, thence at right angles in a Southwesterly direction and parallel to Southard Street run 64 feet 8 inches back to the POINT OF BEGINNING.

Parcel Identification Number: 00010000-000000

SUBJECT TO: Taxes for the year 2010 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.

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:

529 Whitehead Street, LLC, a Florida limited liability company

Amber N. Stoia
Witness Name: Amber N. Stoia

By: Robert E. Price
Robert E. Price, Managing Member

Adele V. Stoia
Witness Name: Adele V. Stoia

Amber N. Stoia
Witness Name: Amber N. Stoia

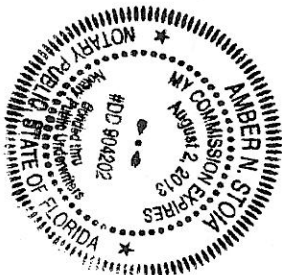
By: Nancy Price Leach
Nancy Price Leach, Managing Member

Adele V. Stoia
Witness Name: Adele V. Stoia

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 19th day of February, 2010 by Robert E. Price, Managing Member and Nancy Price Leach of 529 Whitehead Street, LLC, a Florida limited liability company, on behalf of said firm. They ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



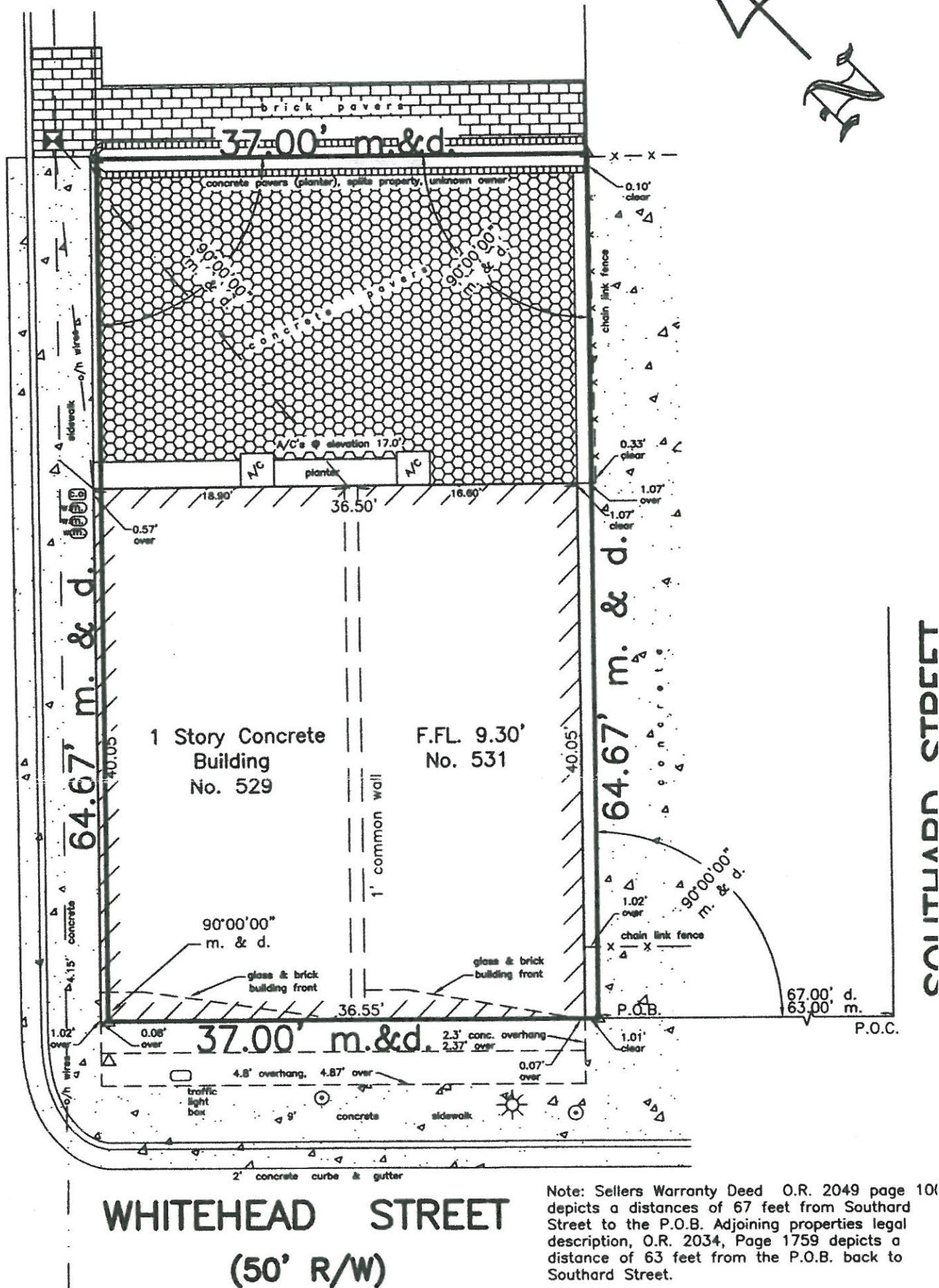
Amber N. Stoia
Notary Public

Printed Name: Amber N. Stoia

My Commission Expires: August 2, 2013

Survey

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



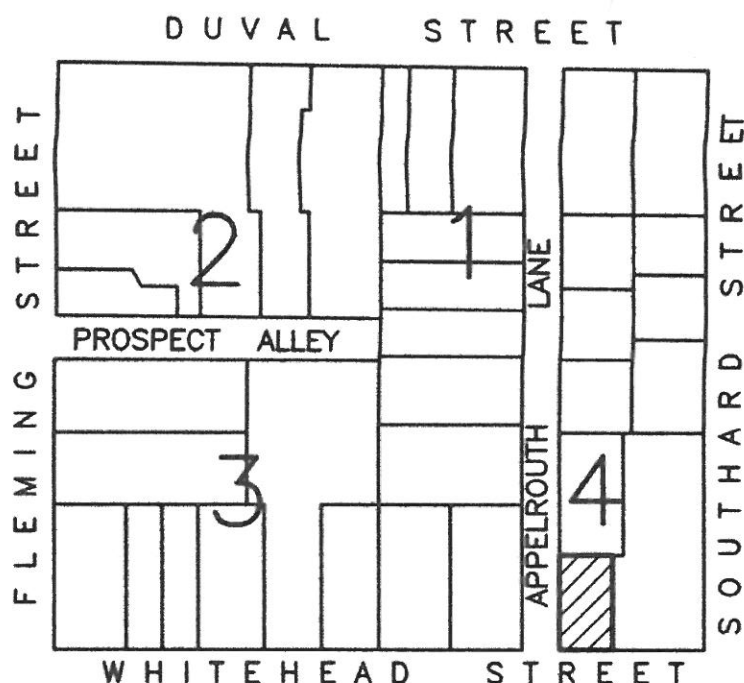
Note: Sellers Warranty Deed O.R. 2049 page 101 depicts a distances of 67 feet from Southard Street to the P.O.B. Adjoining properties legal description, O.R. 2034, Page 1759 depicts a distance of 63 feet from the P.O.B. back to Southard Street.

Peter Kunzler 529-531 Whitehead Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 10-118	
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





LOCATION MAP

Square 51, City of Key West, Fl.

LEGAL DESCRIPTION (O.R. 2049, Page 1009):

Part of Lot 4, Square 4, in Square 51, according to Whitehead's map of Key West of 1928. commencing at the corner of Southard and Whitehead Streets and run Northwesternly 67 feet along the Northeastly side of Whitehead Street to a Point of Beginning. From said point continue in a Northwesternly direction along the Northeastly side of Whitehead Street 37 feet to a point on Smith's Lane, thence run along the Southeastly side of Smith's Lane in a Northeastly direction 64 feet 8 inches to a point, thence at right angles in a Southeastly direction and parallel to Whitehead Street run 37 feet to a point, thence at right angles in a Southwesterly direction and parallel to Southard Street run 64 feet 8 inches back to the point of beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Whitehead Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- = Found 1/2" Iron pipe,
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 5234

Abbreviations:

Sty. = Story	o/h = Overhead
R/W = Right-of-Way	F.F.L. = Finish Floor Elevation
fd. = Found	conc. = concrete
p. = Plat	I.P. = Iron Pipe
m. = Measured	I.B. = Iron Bar
d. = Deed	C.B.S. = Concrete Block Stucco
N.T.S. = Not to Scale	cov'd. = Covered
℄ = Centerline	wd. = Wood
Elev. = Elevation	P.O.C. = Point of Commence
B.M. = Bench Mark	P.O.B. = Point of Beginning
C.L.F. = Chain Link Fence	A/C = Air Conditioner
☼ = Street Light	⊙ = Sign

CERTIFICATION made to:

Peter Kunzler;
Stones & Cardenas;
Old Republic National Title Insurance Company

Field Work performed on: 2/5/10

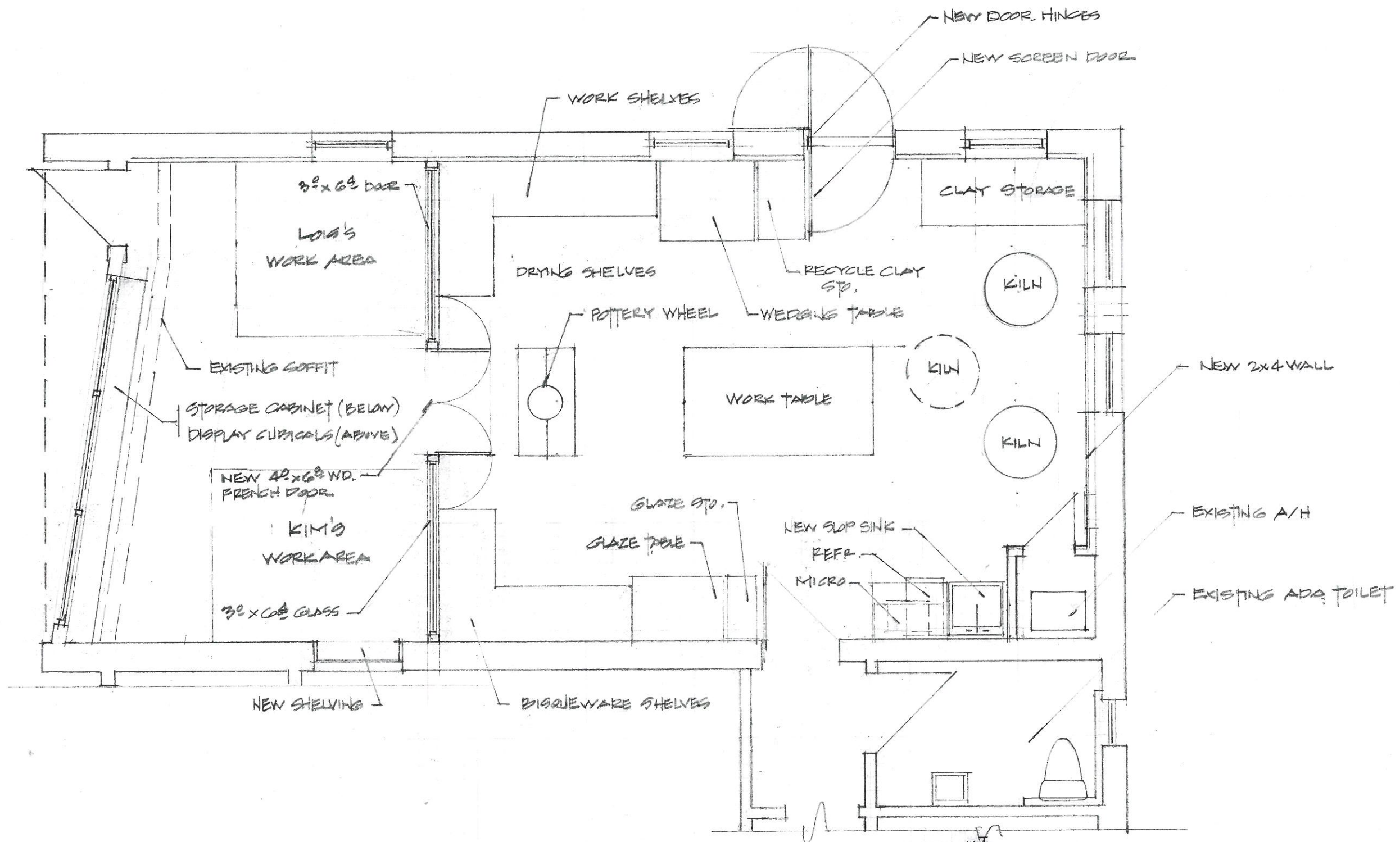
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans



FLOOR PLAN

SCALE 1/4" = 1' - 0"

CALLEJA-SONGER GALLERY

RENOVATION

529 WHITEHEAD STREET KEYWEST, FLORIDA

3/10/12
3/30/12

WILLIAM ROWAN

ARCHITECTURE

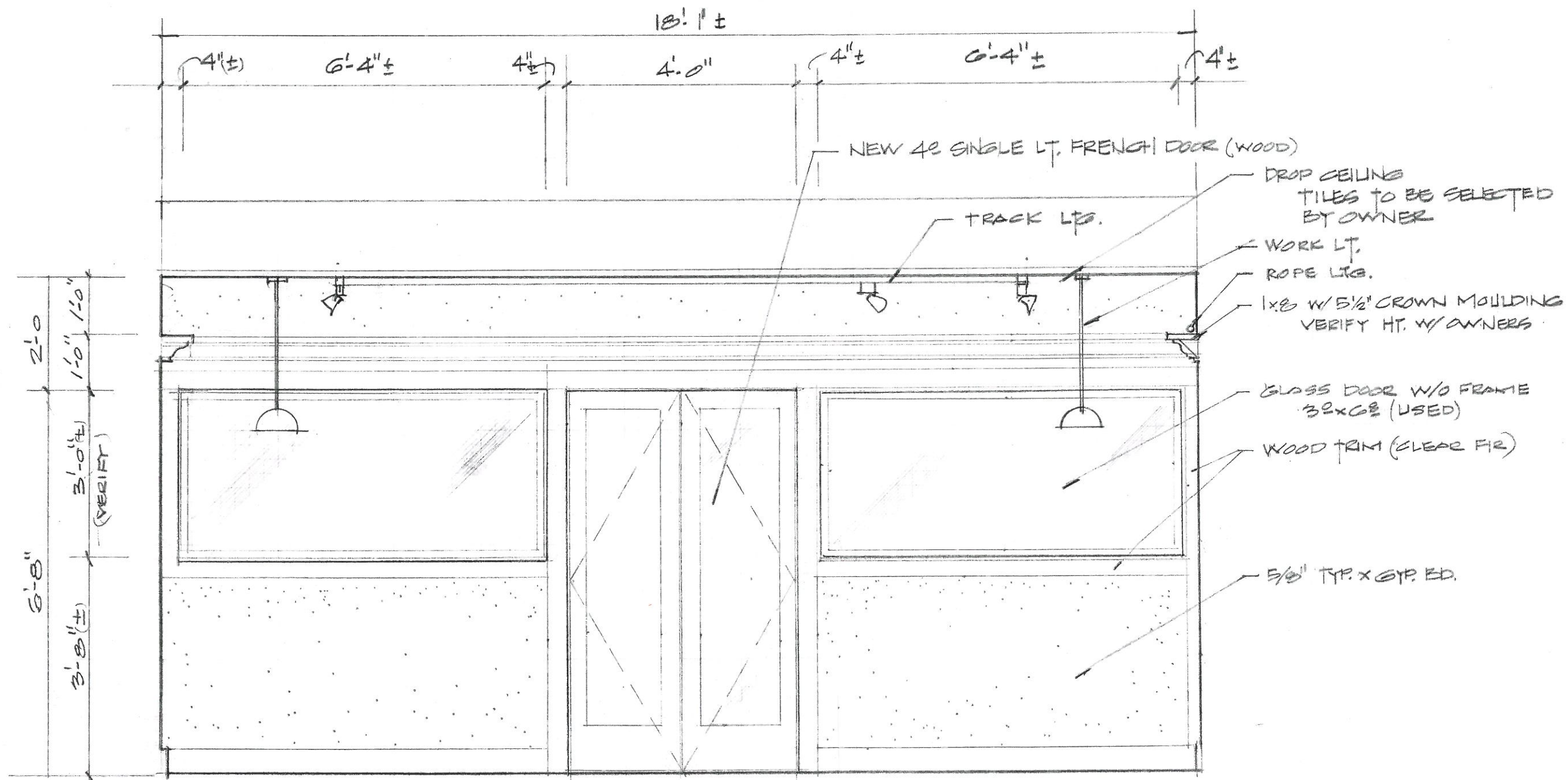
KEY WEST, FLORIDA
305 286 3764

Project No:
1215

Date: 3.30.12

1

1 OF 3



ELEVATION

SCALE 1/2" = 1' - 0"

CALLEJA-SONGER GALLERY
RENOVATION
529 WHITEHEAD STREET KEY WEST, FLORIDA

W. J. A. M. R. O. W. A. N.
3/31/12

W. J. A. M. R. O. W. A. N.
ARCHITECTURE
KEY WEST, FLORIDA
529 WHITEHEAD STREET
KEY WEST, FLORIDA 33593-1166

Project No:
1215

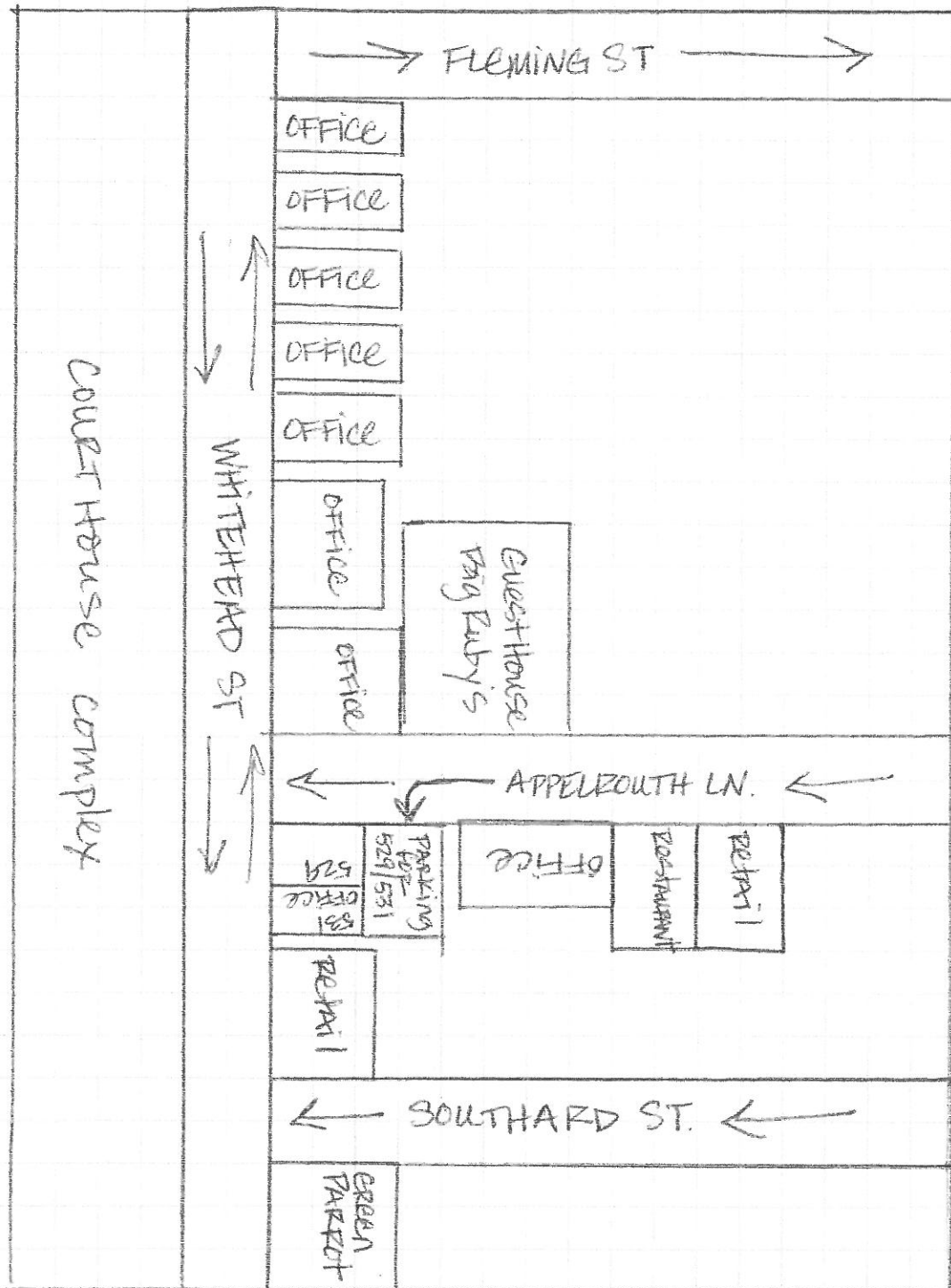
Date: 3-30-12

3

3 OF 3

**Required Plans and Related Materials
for Both a Conditional Use and Minor/Major Development Plan
1D.) Sketch showing adjacent land uses, buildings and driveways:**

NOT DRAWN TO SCALE



DRC

Minutes & Comments

Minutes of the Development Review Committee

April 23, 2012

DRAFT

Ginny Haller gave members an overview of the project.

Ms. Enid Torregrosa informed the applicant that the current sign needs HARC approval and that it is not to be displayed on the column. She then stated that the survey and the deed need to be submitted.

Mr. Alan Averette commented that nothing can impede on the egress or ingress.

Ms. Diane Nicklaus commented that there needs to be a 36" clear space around the display for accessibility.

Landscaping, General Services, Sustainability and Police Department had no comments.

5. Conditional Use - 1200-1212 White Street (RE# 00033010-000000) - A request to allow small recreational power-driven equipment rentals in the HNC-1 zoning district per Section 122-808 (14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant gave members an overview of the project.

Ms. Enid Torregrosa requested that the items on the application be completed.

Ms. Diane Nicklaus commented that the ADA accessibility, both for entrances and restrooms would need to be provided if you have public access and that these issues would be addressed prior to issuance of a certificate of occupancy.

Landscaping, General Services, Police Department, Fire and Sustainability have no comments.

6. Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000800-000000, 00000810, 00000840- 000000) – A request to construct a hotel complex in the HRCC-1 zoning district per Section 108-91 A. 2. (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant gave members an overview of the project.

Ms. Elizabeth Ignaffo requested that the client work with General Services for the filtration trench.

Ms. Diane Nicklaus commented that the accessibility would be addressed during the Building plan review process.

Landscaping, HARC, Fire, Police Department and Sustainability had no comments.

7. Conditional Use - 529 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.

The applicant gave members an overview of the project.

Mr. Alan Averette requested that heat detectors be installed.

Mrs. Enid Torregrosa commented that the signs need to be approved by HARC and any vents or piping outside the building will also need HARC approval.

Minutes of the Development Review Committee
April 23, 2012

DRAFT

Ms. Elizabeth Ignaffo commented that there needs to be outside lighting if there are night classes.

Ms. Alison Higgins commended the applicant for their excellent non-toxic and highly reusable business operations and suggested that they please consider voluntary upgrades to higher efficiency lighting to reduce your monthly bills. Also please post the www.kwtransit.com link to your website to ease traffic.

Landscaping, Police Department, and ADA had no comments.

8. Variances - 1101 Simonton Street (RE# 00027480-000000) - A variance for detached habitable space and side and rear-yard setback requirements in the HNC-1 zoning district per Section 122-1078 and 122-810 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant's attorney gave members an overview of the project.

Ms. Alison Higgins commented that if the variance is granted that she suggests requiring it to come into new Florida Code Compliance.

Landscaping, Fire, ADA, HARC, Police Department and General Services all had no comments.

Mr. Averette voiced his concern that if there is a fire how would the tenants get out of the building. He suggested that the property owners create a secondary means of exit, by installing a compliant window.

ADJOURNMENT

A motion to adjourn was made by Mr. Alan Averette and seconded by Ms. Enid Torregrosa.

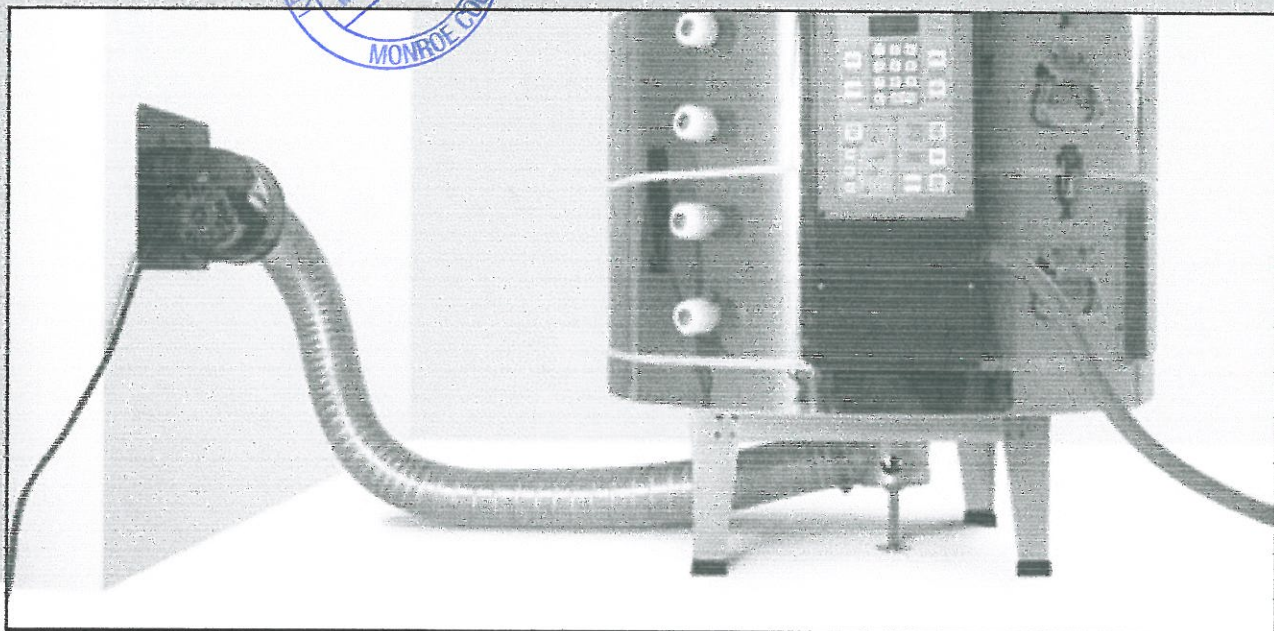
Meeting adjourned at 11:17 am.

Respectfully submitted by,
Lindsey Ballard
Secretary III
Planning Department

Additional Information



SKUTT EnviroVent 2



The facts about kiln ventilation

VENTING

Venting the kiln of fumes is essential to producing quality ware. Venting fumes from the room is essential to creating a quality work environment. *See pages 2 & 3 for more reasons to vent and types of venting.*

DOWNDRAFT VENTING

Downdraft venting is an improvement on hoods, fans or open windows. *See page 2 for a comparison and details.*

- Pulls fumes directly from the kiln before they can enter the room.
- No need to prop kiln top open.

SKUTT ENVIROVENT 2

The Skutt EnviroVent 2 takes downdraft venting to a new level.

- Improves firing atmosphere inside kiln. *See page 2.*
- Located below kiln so it won't interfere with operation of lid. *More on page 3.*
- Easy to install. *Details on page 4.*

ENVIROVENT 2: LOADED WITH NEW FEATURES

The new Skutt EnviroVent 2 improves on the original in several ways:

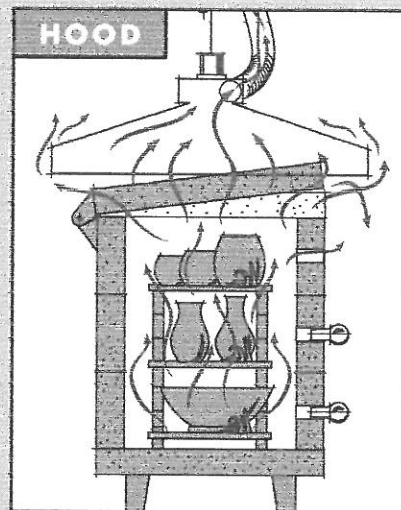
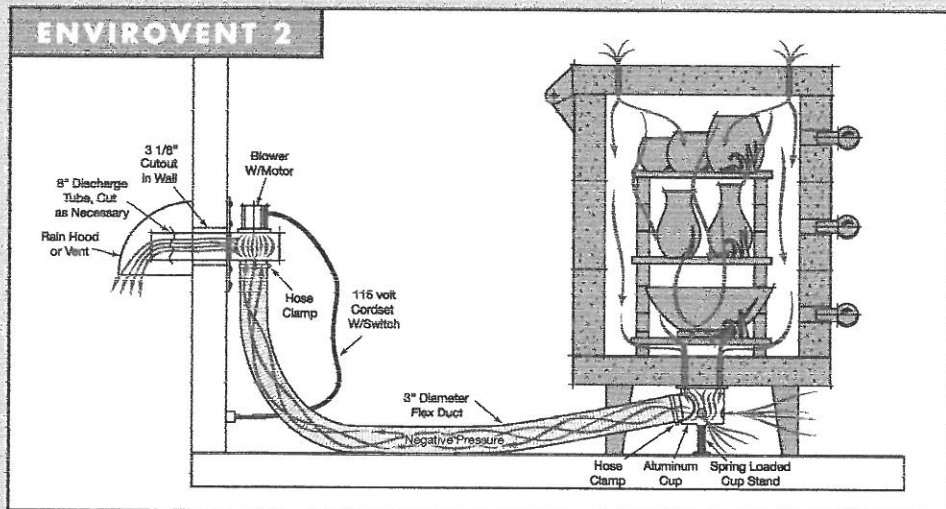
- Vent 2 kilns or large ovals with 1 motor.
- Spring loaded plenum cup assures a tight, leak-free seal throughout the firing process. *See page 3 for details.*
- Negative pressure means no leaking. *See diagram on page 2.*
- Ability to program on/off with Skutt controller. *See EnviroLink sidebar on page 3.*
- U.L. listed flexible aluminum ducting included.
- Only U.L. listed venting system with Skutt kilns.
- Optional floor mount kit and 4" adapter included free.
- Remote mounting equals no vibration and longer motor life.



SKUTT

We help you make great things.

COMPARISON OF FEATURES AND BENEFITS BETWEEN A FAN DRIVEN HOOD AND A MECHANICAL DOWNDRAFT VENTILATION SYSTEM



■ Fumes are extracted directly from kiln so the fumes never enter the room.

■ Fumes enter room environment before collection; some odor and exposure to fumes.

■ Evens temperatures top to bottom; promotes complete oxidation for more consistent results. Allows mixed color loads.

■ No benefit to firing chamber environment.

■ Automatic kilns can run entire firing cycle without lid propping and with all peep plugs in place.

■ Most hoods require automatic kilns to be vented, with lid propped.

■ Installs under kiln, completely out of the way; easy to move kiln with flexible ducting.

■ Complex overhead attachment to wall or ceiling; limits kiln movement.

■ Fan motor mounted away from the rising heat of the kiln to prevent overheating.

■ Fan motor above kiln; overheating can cause failure.

WHY IS ROOM AIR VENTING IMPORTANT TO PEOPLE?

Kiln manufacturers have always recommended that firing areas have adequate ventilation. There are many reasons why kiln venting is stressed more now. Today's environmental consciousness has created more awareness of potential health hazards. Studies have shown that carbon monoxide emissions can exceed OSHA Threshold Limit Values during bisque

firing of electric kilns. Formaldehyde and sulfur dioxide also may be present in lower concentrations. Because of these concerns, kiln venting is required by building codes in most areas.

WHY IS INTERNAL KILN VENTING IMPORTANT TO MY WARE?

Ceramic and glass fusing materials, including greenware, glazes and lusters, contain organic compounds. The first phase of the firing process removes these

gases or vapors from the ware before the higher temperature changes take place. These contaminants need to be removed from the kiln and replaced with fresh air. This is especially important with red, orange, yellow and brown glazes or lusters because they need oxygen for good results.

Some specific problems related to poor venting include:

■ Grayish inner areas (black core) when bisque firing earthenware.

The facts about kiln ventilation

- Unburned carbon in bisque ware that causes crazing, pinholes or blisters during glaze firing.
- Dulled surfaces and cloudy colors.
- Weak colors in red-orange-yellow glazes.
- Color migration caused by glaze fumes depositing on nearby ware.
- Cones which bend improperly due to inadequate oxygen.

If your firing chamber is not properly vented, your work is likely to suffer.

CAN YOU DESCRIBE MY KILN VENTING OPTIONS?

There are several options, ranked here in order of sophistication:

- Natural ventilation from open doors and windows.
- Room ventilation fans.
- Convection canopy collection hoods.
- Mechanical fan collection hoods.
- Mechanical downdraft vent systems.

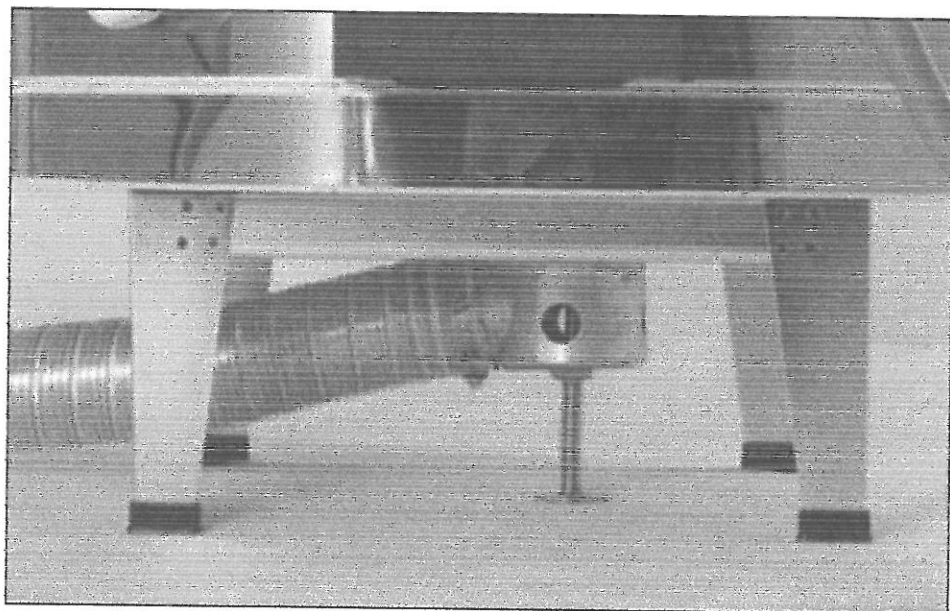
WHAT ARE THE MAIN DIFFERENCES BETWEEN VENTING SYSTEMS?

Window ventilation and convection hoods are passive—the warm fumes rise, and hopefully, are diluted or escape. This requires very large volumes of fresh air which is costly in the winter.

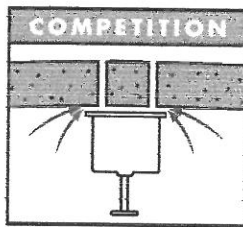
Collection hoods with electric fans do a better job of removing fumes, but fumes still enter the room air before they are collected. There is usually still a significant odor. External hoods do not help internal kiln performance.

Mechanical downdraft systems, such as the Skutt EnviroVent 2, were developed to address both needs:

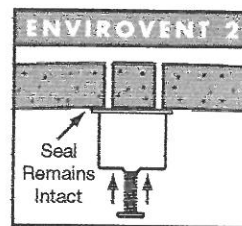
- Improved kiln firing chamber heat distribution and circulation for more consistent firing results; and
- Removal of fumes directly from the firing chamber before they can pose a health hazard. Little or no odor can be detected.



As firing progresses, the brick heats up more on the inside than the outside, causing the kiln floor to "cup" in the center and leaks to occur.



The spring-loaded plenum cup on the new EnviroVent 2 rises and falls with the kiln floor, assuring a tight, leak-free seal.



HOW MUCH DOES THE ENVIROVENT 2 HELP HEAT DISTRIBUTION?

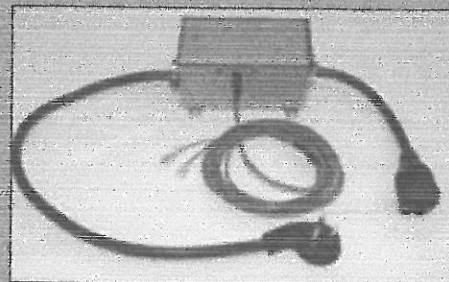
Heat naturally rises therefore the bottom of the kiln can fire cooler than the top, especially at lower temperature ranges. On tests conducted on a 10 cu. ft. kiln with pyrometers at six levels, it was found that the EnviroVent 2 can cut temperature differences to about half of normal. Some users have reported even greater improvement in heat distribution.

HOW DOES IT WORK?

It is unique because it creates a downdraft venting effect, immediately mixing fumes with cooling air in a plenum chamber at the bottom of the kiln. The venting requires a few very small holes to be drilled in the lid and floor of the kiln. The fan motor mounts to the wall/floor/ceiling and vents the fumes to the outside much like a household dryer.

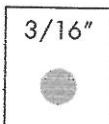
WHAT IS THE ENVIROLINK?

The EnviroLink is an accessory item that can be ordered for the EnviroVent and EnviroVent 2 that works in conjunction with the Skutt KilnMaster or GlassMaster controller. It allows you to program the controller to automatically turn the vent on and off throughout a firing program. You simply enter an on/off setting for each segment of a Ramp and Hold program while you are programming the kiln. There are preset "vent programs" that can be run in conjunction with a ConeFire Mode or GlassFire Mode program as well.



DOES THIS REQUIRE MAJOR MODIFICATIONS TO MY KILN?

No. You can use the twist drills we provide to bore through the soft firebrick by hand. The holes are quite small, shown here at actual size. As an example, the Skutt 1027 needs only three 3/16" holes in the floor and lid. We can pre-drill the kiln in the factory at the time it is ordered. Be sure to tell your distributor when ordering your new kiln that you want it drilled.



IS INSTALLATION DIFFICULT?

No. You drill the few holes needed for your kiln, place the EnviroVent 2 spring loaded plenum cup under your kiln and mount the motor to the wall/floor/ceiling. We supply 8 of the flexible aluminum dryer ducting that is used between the plenum cup and the motor. Skutt even supplies the sleeve that is needed to pass through the wall.

It runs on 115V household current. If you install the EnviroVent 2 on a kiln with a metal floor plate, you will need an electric drill.

CAN I DO BURN-OUT FIRINGS?

The EnviroVent 2 was designed for conventional pottery techniques. A large load of burn-out pieces may momentarily overload the EnviroVent 2. We recommend smaller loads of burn-out pieces.

CAN I REARRANGE MY KILN AREA EASILY?

Certainly. The vented air is cool enough to allow you to use flexible ducting away from the kiln. There are no overhead brackets or pulleys to restrict your locations.

DOES THE ENVIROVENT 2 CHANGE FIRING TIMES?

There may be a slight increase of 10 to 15 minutes to shut-off in an 8 hour firing. However, your total kiln cool to cool firing cycle will probably be shorter because the EnviroVent 2 removes heat from the kiln after shut-off without causing thermal shock.

WHAT DOES THE U.L. LISTING OF A KILN VENT SYSTEM MEAN?

It means that the manufacturer has submitted the vent unit, properly installed on specific kiln models, to Underwriters' Laboratories for rigorous testing under actual high-heat firing conditions. When installed on Skutt U.L. kilns, the EnviroVent 2 is the only U.L. listed downdraft vent system.

Some kiln vents use an electric motor which may have been U.L. listed for general room temperature use. This does not make their vent systems U.L. listed.

EnviroVent 2 Specifications

Structural material	Aluminum
Duct	3" diameter, 8' length - U.L. Listed - Flexible Aluminum
Power requirements	115 Volt, 1.4 Amp
Control	In-line power switch
Air volume	140 CFM
Shipping weight	17 lbs
Ships via UPS	
U.L. listed vent system when used with Skutt U.L. listed kilns.	
Package includes complete operation and installation instructions, twist drill set.	
Two year limited warranty.	



Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record View

Alternate Key: 1010278 Parcel ID: 00010000-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

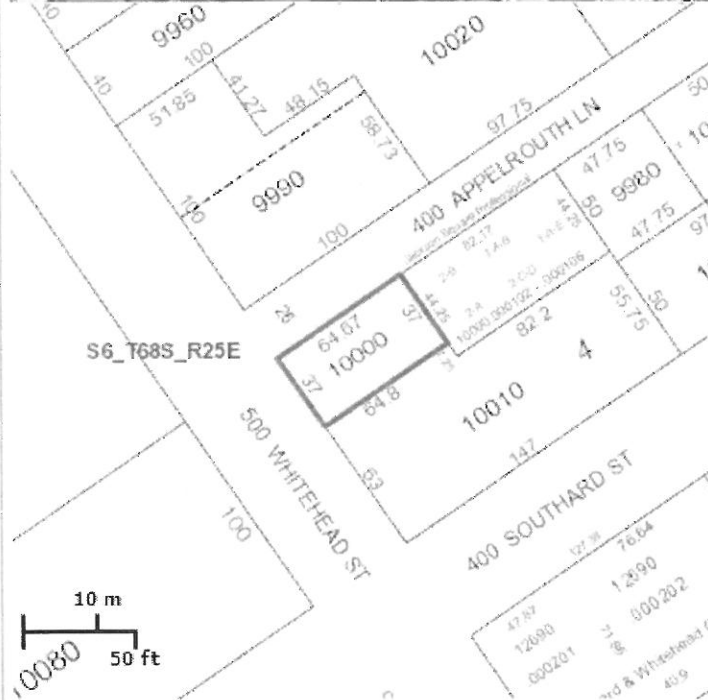
Ownership Details

Mailing Address:
KUNZLER PETER
3 ROCKY TOP CT
HOLMDEL, NJ 07733-1828

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 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

Parcel Map (Click to open dynamic parcel map)



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 17
Year Built 1958
Functional Obs 0

Condition A
Perimeter 152
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 1,440

Inclusions:

Roof Type
Heat 1
Heat Src 1

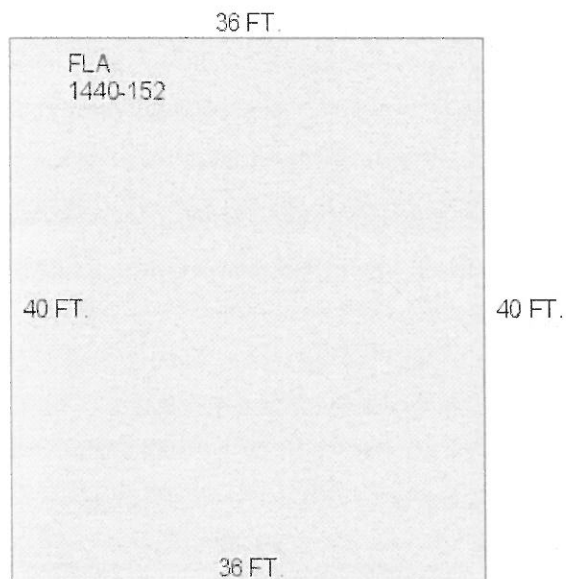
Roof Cover
Heat 2
Heat Src 2

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
1	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
3 99-4043	12/30/1999	08/16/2000	2,700	Commercial	HURRICANE PANELS
4 04-2730	08/19/2004	11/18/2004	9,000	Commercial	REROOF FLAT ROOF
2 99-0445	02/04/1999	12/04/1999	6,300	Commercial	NEW BUILTUP ROOF
1 99-0417	02/03/1999	12/04/1999	9,400	Commercial	EXTERIOR STUCCO REPAIRS
5 05-4635	10/17/2005	12/22/2005	50,000	Commercial	REPLACE 150LF CONCRETE TIE BEAM & PARAPET WALK & PAINT EXTERIOR
6 06-6152	11/14/2006		10,250	Commercial	INSTALL 16 SQS OF COOLEY C-3 WHITE ROOFING
9 07-0696	02/14/2007		1,500	Commercial	REPLACE THE EXISTING SEWER LINE
10 07-0126	02/14/2007		8,500	Commercial	INSTALL NEW ELECTRIC FOR 2ND A/C.NEW PANEL
8 07-0125	01/31/2007		5,500	Commercial	MOVE EXISTING BAYH & CONVERT TO NEW ADA BATH.ADD SINK IN BREAK ROOM
7 07-0123	01/30/2007		31,516	Commercial	RENOVATION TO EXISTING OFFICE INTERIOR WORK
11 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
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 9,737 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., June 21, 2012 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:

Conditional Use - 529 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.

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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Conditional Use - 529 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.

Applicant:	Grace Elizabeth Calleja	Owner:	Peter Kunzler
Project Location:	529 Whitehead	Date of Hearing:	Thursday, June 21, 2012
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(s) 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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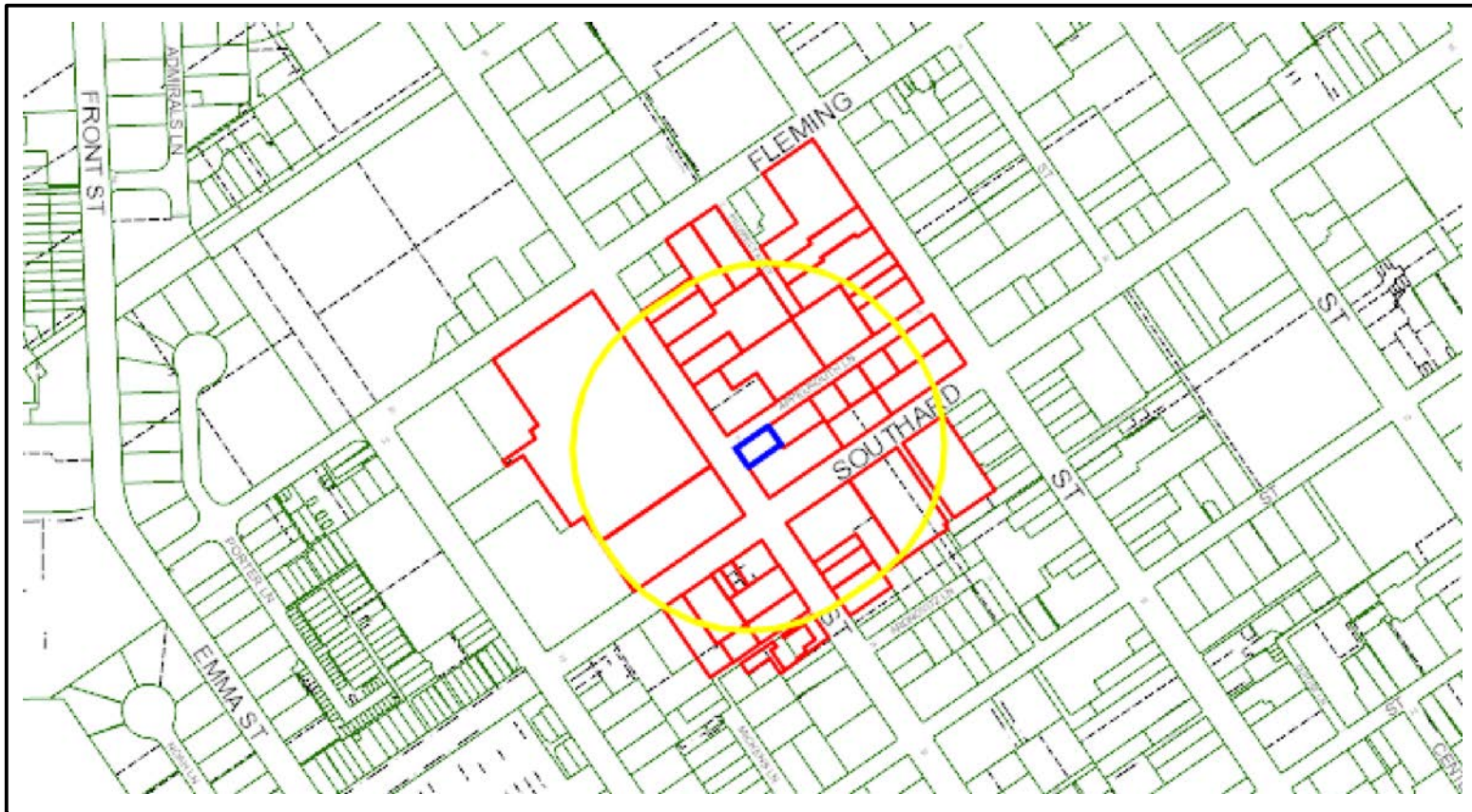
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Printed: Jun 07, 2012

Monroe County, Florida

529 Whitehead

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 BROWNING FAMILY IRREVOCABLE TRUST 12/31/2011	402 APPLEROUTH LN		KEY WEST	FL	33040-6535	
2 JACKSON SQUARE PROFESSIONAL CENTER CONDOMINIUM	402 APPELROUTH LN		KEY WEST	FL	33040-6535	
3 BONE ISLAND PROPERTIES INC	738 NE 3RD AVE		FORT LAUDERDALE	FL	33304-2620	
4 ALLEN JOSEPH B JR LIV TR 3/2/1994	3228NW 57TH TER		GAINESVILLE	FL	32606	
5 RYLANDER STELLA A	PO BOX 420126		SUMMERLAND K	FL	33042-0126	
6 SKII INC	500 FLEMING ST		KEY WEST	FL	33040-6891	
7 STROMBUS CORPORATION	1073 BUTTONWOOD DR		SUGARLOAF KEY	FL	33042	
8 PEREZ ROSA LEE DEC OF TRUST DTD 12/8/97	3746 PAULA AVE		KEY WEST	FL	33040-4417	
9 WALTERS CHARLES D	615 ELIZABETH ST		KEY WEST	FL	33040	
10 COUNTY OF MONROE	500 WHITEHEAD ST		KEY WEST	FL	33040	
11 DIVE BAR AND LOUNGE LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
12 JJJD INC	410 FLEMING ST		KEY WEST	FL	33040-6529	
13 GLENCROSS INC	409 APPELROUTH LN		KEY WEST	FL	33040	
14 P AND D DUVAL LAND TRUST 6/25/99	347 WEST 57TH ST	APT 39A	NEW YORK	NY	10019-3171	
15 H AND S OF KEY WEST LLC	324 SOUTHARD ST		KEY WEST	FL	33040	
16 KO STEVE B	7705 SE 34TH ST		MERCER ISLAND	WA	98040	
17 KEYS ISLAND PROPERTIES LLC	3718 N ROOSEVELT BLVD STE F		KEY WEST	FL	33040-4533	
18 SAWYER WILLIAM R AND BARBARA K	1412 18TH ST		KEY WEST	FL	33040	
19 HORAN WALLACE AND HIGGINS LLP	608 WHITEHEAD ST		KEY WEST	FL	33040	
20 HARVERSON INC	409 APPELROUTH LN		KEY WEST	FL	33040	
21 SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
22 WHITEHEAD VENTURES LLC	601 WHITEHEAD ST		KEY WEST	FL	33040-6548	
23 KRUEER WAYNE R	600 WHITEHEAD ST		KEY WEST	FL	33040-8380	
24 INDEPENDENT MORTGAGE AND FINANCE COMPANY INC	600 WHITEHEAD ST	STE 201	KEY WEST	FL	33040	
25 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
26 KUNZLER PETER	3 ROCKY TOP CT		HOLMDEL	NJ	07733-1828	
27 GLASER TIMOTHY	615 WHITEHEAD ST		KEY WEST	FL	33040	
28 PARKER BRIAN J AND PAULA M	433 HIBERNIA RD		SALT POINT	NY	12578	
29 LEWINSKY FRANK ESTATE	205 CASTLETON PL		JAMESTOWN	NC	27282-8441	
30 MONROE COUNTY	500 WHITEHEAD ST		KEY WEST	FL	33040	
31 ANA KINO LLC	4 ALLAMANDA TER		KEY WEST	FL	33040-6203	
32 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
33 REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI	FL	33122-1241	
34 JOHNSON TAPLEY O III	425 CAROLINE ST		KEY WEST	FL	33040-6502	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SAVAGE KW PROPERTIES INC	2700 BAYSHORE BLVD APT 511		DUNEDIN	FL	34698-1626	
36 GLASER PHILIP M AND LYNN	611 WHITEHEAD ST		KEY WEST	FL	33040	
37 BURGIS LIV TR 9/15/2010	PO BOX 485		ISLE OF PALMS	SC	29451-0485	
38 SCOTREE LLC	404 SOUTHARD ST		KEY WEST	FL	33040	
39 SOUTHARD AND WHITEHEAD CONDOMINIUM	601 WHITEHEAD ST		KEY WEST	FL	33040	
40 ISLAND MASSAGE AND DAY SPA LLC	600 WHITEHEAD ST UNIT C-2		KEY WEST	FL	33040-8380	
41 BUDZYN BERNARD R TRUST 01/22/04	904 JAMES ST		KEY WEST	FL	33040	
42 JACKSON SQUARE COURTHOUSE CONDOMINIUM	600 WHITEHEAD ST		KEY WEST	FL	33040	
43 326 SOUTHARD CONDOMINIUM	326 SOUTHARD ST		KEY WEST	FL	33040	
44 614 WHITEHEAD MASTER PROPERTY OWNERS ASSOCIATION	617 WHITEHEAD ST		KEY WEST	FL	33040	
45 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	