

# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 814 CATHERINE STREET

Zoning District: HMOR

Real Estate (RE) #: 00029620-000000

Property located within the Historic District.  Yes  No

### APPLICANT:

Owner  Authorized Representative

Name: MICHAEL B INGRAM Mailing Address: 627 JOHNSON STREET

City: KEY WEST, FLORIDA State: FL Zip: 33040 Home/Mobile: 305.584.3744 Phone: 305.584.3744

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: MBINGRAMARCHITECT@GMAIL.COM

### PROPERTY OWNER: (if different than above)

Name: JOHN AUGUST NOLTE Mailing Address: 814 CATHERINE ST.

City: KEY WEST, FL. State: FL Zip: 33040 Home/Mobile: 315.238.9430 Phone: 315.238.9430

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: JANOLTE@AOL.COM

Description of Proposed Construction, Development, and Use: UPDATE TO EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURE; NEW FRONT ENTRY TO REPLACE EXISTING; NEW ROOF CONFIGURATION OVER MODIFIED BEDROOM; REMOVE WALL AC & PATCH.

### List and describe the specific variance(s) being requested:

TOTAL ADDITIONAL SPACE = 46<sup>sq ft</sup> INCLUDING OVERHANG

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes  No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data  
Table

	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	465x92	4278 S.F.		
Height	30'-0"	18'-6"	18'-6"	NO
Front Setback	10'-0"	22'-0"	EXISTING	NO
Side Setback EAST	5'-0"	4.5'-0"	EXISTING	NO
Side Setback WEST	5'-0"	6'-0"	EXISTING	NO
Street Side Setback	N.A.			
Rear Setback	15'-0"	2'-0"	EXISTING	NO
F.A.R.	1.0	.0536	.56	
Building Coverage	40% (1711)	53.6% (2294)	2380 (56%)	INCREASE 2.4%
Impervious Surface	60% (2567)	81% (3475)	EXISTING	NO
Parking	-	1 OFF STREET		
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units		1 RESIDENTIAL		
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

BUILDING CONFIGURATION EXISTS

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

MINIMUM ALTERATION IS PROPOSED

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

MINIMUM ADDITION IS CONSISTANT WITH OTHER IMPROVEMENTS IN AREA

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

LITERAL INTERPRETATION WOULD DEPRIVE RIGHTS COMMONLY ENJOYED BY NEIGHBORING PROPERTIES

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

PROPOSAL IS MINIMUM

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

IMPROVEMENTS WILL HAVE POSITIVE IMPACT ON LAND VALUES &  
NOT BE DETRIMENTAL TO THE PUBLIC INTEREST

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

N.A.

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JOHN NOLTE				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 814 CATHERINE STREET				Company NAIC Number:	
City KEY WEST		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (TAX PARCEL #00029620-000000) (KW INV CO SUB PB1-49 LT 14 SQR 2 TR 12)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>24.5517 N</u> Long. <u>-81.7934 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF KEY WEST 120168			B2. County Name MONROE		B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 814 CATHERINE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.





# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 814 CATHERINE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption	FRONT VIEW & FOUNDATION	08-18-2020	Clear Photo One
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Photo Two

Photo Two Caption	REAR VIEW & FOUNDATION	08-18-2020	Clear Photo Two
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**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**  
Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 814 CATHERINE STREET			Policy Number:
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption    SIDE VIEW    08-18-2020    Clear Photo Three



Photo Four

Photo Four Caption    SIDE VIEW & WATER HEATER SHED    08-18-2020    Clear Photo Four

# **Warranty Deed**

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE10-043  
RECORDING FEE: \$18.50  
DOCUMENTARY STAMPS PAID: \$3,500.00

Doc# 1818045 12/27/2010 9:41AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

12/27/2010 9:41AM  
DEED DOC STAMP CL: MARGO \$3,500.00

Doc# 1818045  
Bk# 2497 Pg# 1981

[Space above This Line for Recording Data]

## WARRANTY DEED

THIS WARRANTY DEED is made on this 10<sup>th</sup> day of December, 2010, between JAMES S. ROBERTS and JUDITH A. ROBERTS, husband and wife, whose address is 4 Shipcarpenter Square, Lewes, DE 19958 (hereinafter collectively referred to as 'Grantor'), and JOHN A. NOLTE, a single man, whose address is 16 Ravine Drive, Galena, IL 61036 (hereinafter referred to as "Grantee").

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of FIVE HUNDRED THOUSAND & 00/100<sup>th</sup> DOLLARS (\$500,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 814 Catherine Street, Key West FL 33040, and more particularly described as:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, AND STATE OF FLORIDA, KNOWN AND DESCRIBED ACCORDING TO THE KEY WEST INVESTMENT COMPANY'S AMENDED DIAGRAM OF PART OF TRACT TWELVE (12) RECORDED IN PLAT BOOK 1 ON PAGE 49 OF MONROE COUNTY, FLORIDA RECORDS, AS LOT NUMBER FOURTEEN (14) IN BLOCK NUMBER TWO (2), IN SAID TRACT TWELVE (12), SAID LOT COMMENCING FORTY-SIX (46) FEET, AND SIX (6) INCHES, FROM THE CORNER OF ROYAL AND CATHERINE STREETS AND RUNNING THENCE ALONG CATHERINE STREET IN A NORTHEASTERLY DIRECTION FORTY-SIX (46) FEET, AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION NINETY-TWO (92) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FORTY-SIX (46) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION NINETY-TWO (92) FEET TO THE POINT OF BEGINNING.

### MORE CORRECTLY DESCRIBED AS:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, AND STATE OF FLORIDA, KNOWN AND DESCRIBED ACCORDING TO PLAT THEREOF KNOWN AS, AMENDED DIAGRAM, PART OF TRACT 12, KEY WEST INVESTMENTS CO., AS RECORDED IN PLAT BOOK 1, PAGE 49 OF MONROE COUNTY FLORIDA RECORDS, AS LOT NUMBER FOURTEEN (14) IN BLOCK NUMBER TWO (2), IN SAID TRACT TWELVE (12), SAID LOT COMMENCING FORTY-SIX (46) FEET, AND SIX (6) INCHES, FROM THE CORNER OF ROYAL AND CATHERINE STREETS AND RUNNING THENCE ALONG CATHERINE STREET IN A NORTHEASTERLY DIRECTION FORTY-SIX (46) FEET, AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION NINETY-TWO (92) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FORTY-SIX (46) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION NINETY-TWO (92) FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00029620-000000; ALTERNATE KEY ("AK") NUMBER: 1030384

*JAR*

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, BUT THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS

Doc# 1818843  
Bk# 2497 Pg# 1882

Together with all the tenements, hereditaments and appurtenances thereto 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 said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009, and those items listed above.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:  
(As to both Roberts' signatures)

Suzanne Moore  
Witness #1 signature  
Print name: SUZANNE MOORE

James S. Roberts  
JAMES S. ROBERTS

[Signature]  
Witness #2 signature  
Print name: RICHARD M. KLITENICK

Judith A. Roberts  
JUDITH A. ROBERTS

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JAMES S. ROBERTS and JUDITH A. ROBERTS, who are personally known to me, or who produced DEL DE LICENSOS as identification, to be the same persons who are the Grantors described in the foregoing Warranty Deed, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 10<sup>th</sup> day of December, 2010.



[Signature]  
Notary Public - State of Florida  
My Commission Expires: 11-11-2012

MONROE COUNTY  
OFFICIAL RECORDS

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, MICHAEL B. INGRAM, 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:

814 CATHERINE ST.

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Michael Ingram

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 2-22-21 by \_\_\_\_\_  
*date*

Michael Ingram  
*Name of Authorized Representative*

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

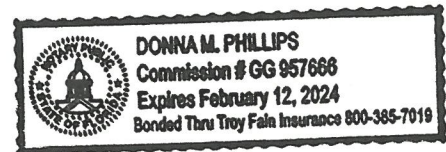
Donna M. Phillips

*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*

GG 957666

*Commission Number, if any*





# **Authorization Form**

#2415 -  
CITY OF KEY WEST

# City of Key West Planning Department



## Authorization Form (Individual or Joint Owner)

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

I, JOHN AUGUST NOLTE @ 84 CATHERINE STREET authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

MICHAEL B. INGRAM  
*Please Print Name of Representative*

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

*John A. Nolte*  
*Signature of Owner*

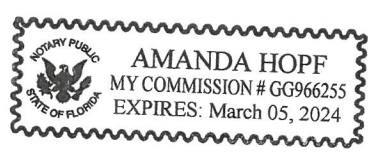
\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 02/19/2021  
*Date*

by JOHN AUGUST NOLTE  
*Name of Owner*

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

*[Signature]*  
*Notary's Signature and Seal*

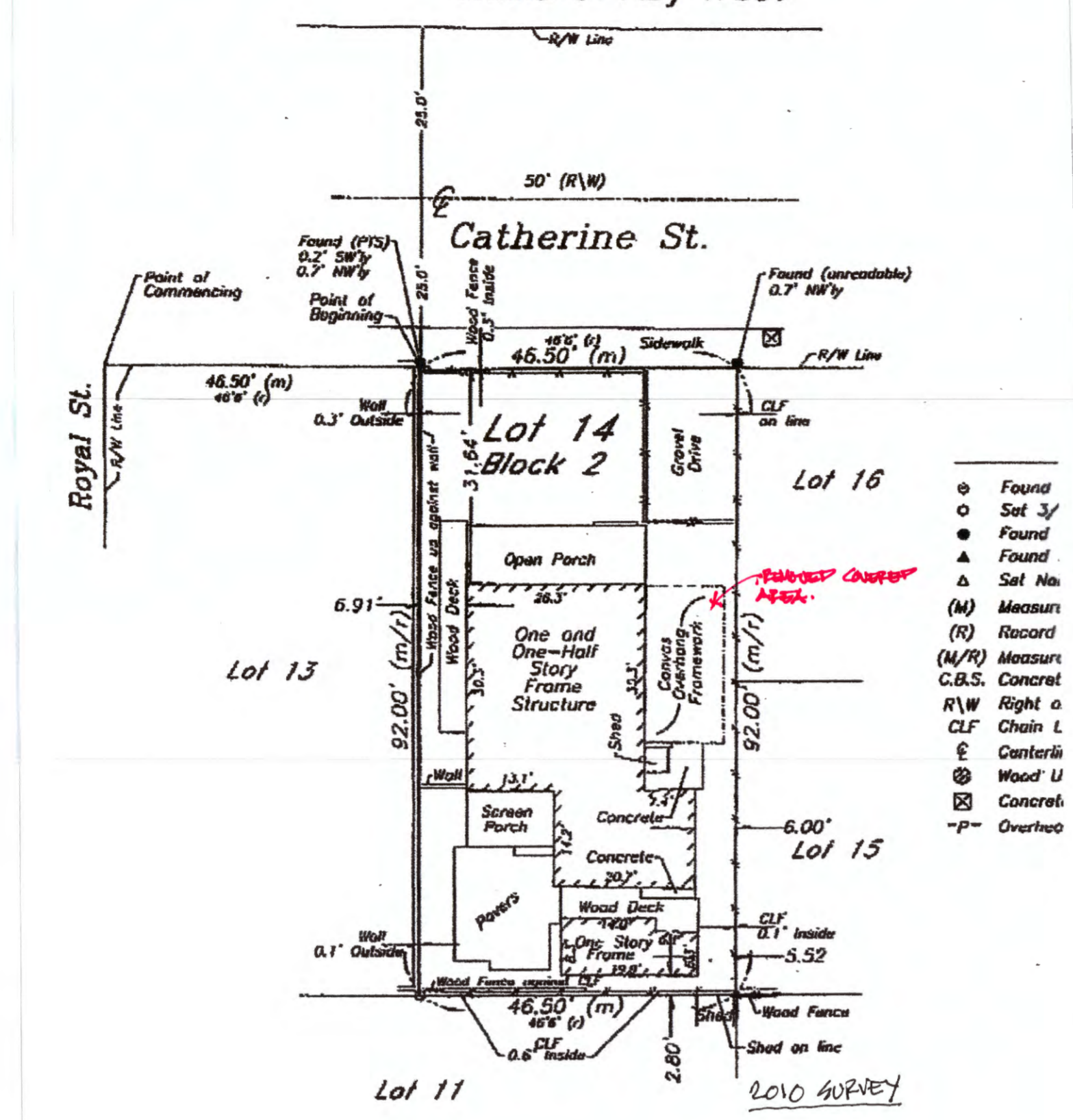


Amanda Hopf  
*Name of Acknowledger typed, printed or stamped*

6696255  
*Commission Number, if any*

# Site Plans

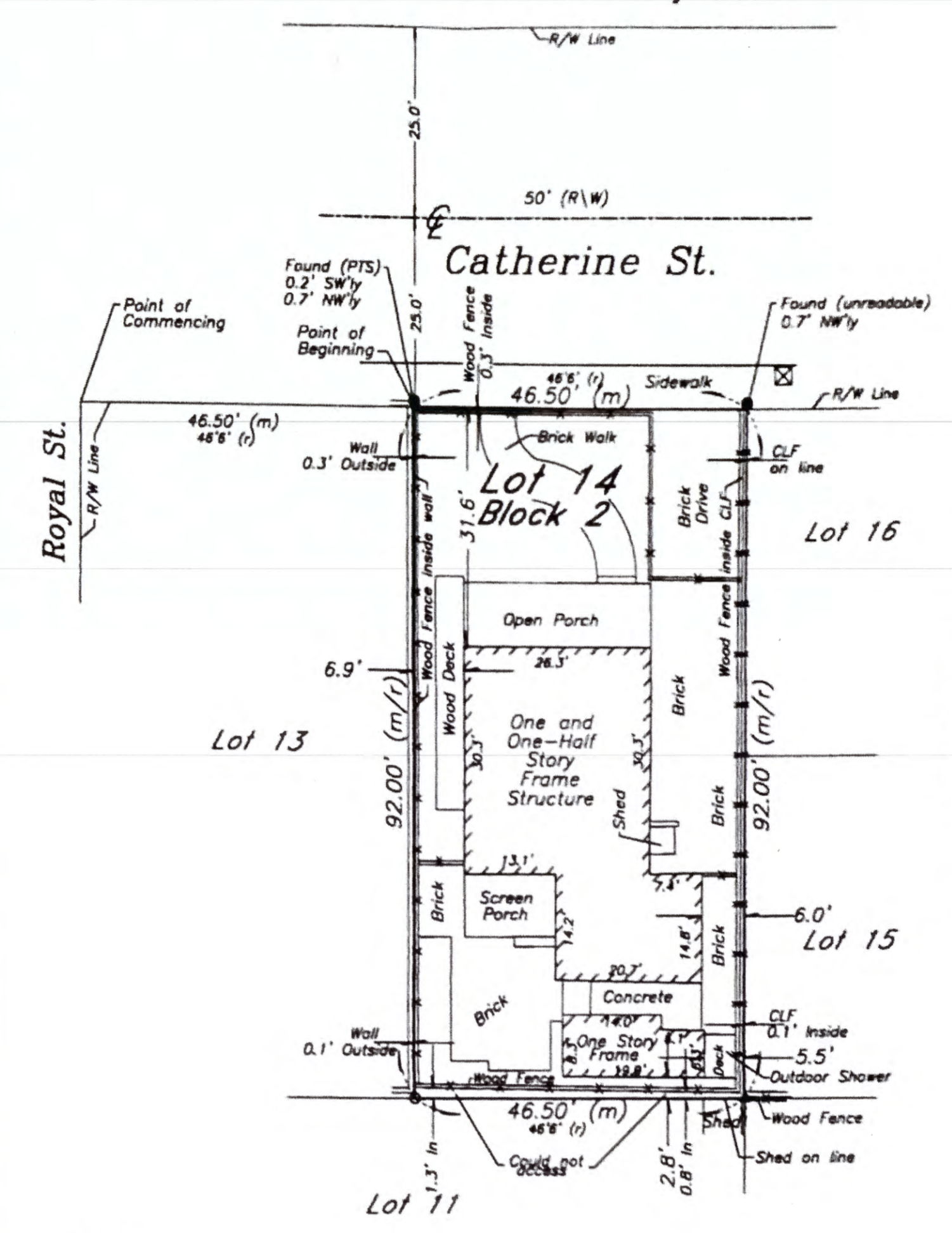
### Boundary Survey Map of Lot 14, Block 2, Island of Key West



- Found
- Set 3/4"
- Found
- ▲ Found
- △ Set Na
- (M) Measur
- (R) Record
- (M/R) Measur & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood U
- ⊠ Concrete
- P- Overhead

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDP			
Flood Zone	X			
Size of Site	465x92	9278 SF		
Height	30'-0"	18'-6"	18'-6"	NO
Front Setback	10'-0"	12'-0"	EXISTING	NO
Side Setback	5'-0"	4'-0"	EXISTING	NO
Side Setback	5'-0"	6'-0"	EXISTING	NO
Street Side Setback	N/A			
Rear Setback	15'-0"	2'-0"	EXISTING	NO
F.A.R.	1.0	0.536	1.56	
Building Coverage	40% (411)	5967 (2294)	2820 (5676)	INCREASE 2.4%
Impervious Surface	60% (2567)	218 (2475)	EXISTING	NO
Parking		1 OFF STREET		
Handicap Parking				
Bicycle Parking				
Open Space/Landscaping				
Number and type of units		1 RESIDENTIAL		
Consumption Area or Number of seats				

### Boundary Survey Map of Lot 14, Block 2, Island of Key West



- #### LEGEND
- Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (5298)
  - Found 1/2" Iron Rod (PTS)
  - ▲ Found Nail & Disc (PTS)
  - △ Set Nail & Disc (5298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R/W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊠ Concrete Utility Pole
  - P- Overhead Utility Lines

- #### NOTES:
- The legal description shown hereon was furnished by the client or their agent.
  - Underground foundations and utilities were not located.
  - All angles are 90° (Measured & Record) unless otherwise noted.
  - Street address: 814 Catherine Street, Key West, FL.
  - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  - North Arrow is assumed and based on the legal description.
  - Date of field work: December 6, 2010 and August 18, 2020
  - Ownership of fences is undeterminable, unless otherwise noted.
  - Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** All that certain piece, parcel and lot of land lying and being in the City of Key West, County of Monroe, and State of Florida, known and described according to the Key West Investment Company's amended diagram of part of Tract Twelve (12) recorded in Plat Book 1 on Page 49 of Monroe County, Florida Records, as Lot Number Fourteen (14) in Block Number Two (2), in said Tract Twelve (12), said Lot commencing Forty-six (46) feet, and Six (6) inches, from the corner of Royal and Catherine Streets and running thence along Catherine Street in a Northeasterly direction Forty-six (46) feet, and Six (6) inches; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southwesterly direction Forty-six (46) feet and Six (6) inches; thence at right angles in a Northwesterly direction Ninety-two (92) feet to the Point of Beginning.

**MORE CORRECTLY DESCRIBED AS:** All that certain piece, parcel and lot of land lying and being in the City of Key West, County of Monroe, and State of Florida, known and described according to plat thereof known as, Amended Diagram, Part of Tract 12, Key West Investment Co., as recorded in Plat Book 1, Page 49 of Monroe County, Florida Records, as Lot Number Fourteen (14) in Block Number Two (2), in said Tract Twelve (12), said Lot commencing Forty-Six (46) feet, and Six (6) inches, from the corner of Royal and Catherine Streets and running thence along Catherine Street in a Northeasterly direction Forty-six (46) feet, and Six (6) inches; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southwesterly direction Forty-six (46) feet and Six (6) inches; thence at right angles in a Northwesterly direction Ninety-two (92) feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** John A. Nolte;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.087, Florida Statutes.

J. LYNN O'FLYNN, INC.  
J. Lynn O'Flynn, PSM  
Florida Reg #6298

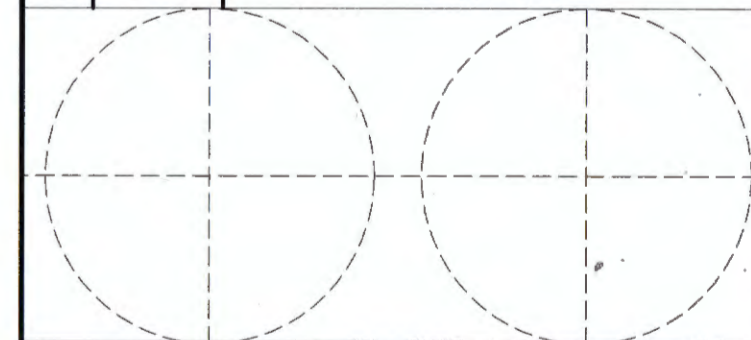
December 10, 2010  
Updated August 25, 2020

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

No.	Date	By	Revision Notes

No.	Date	Issue Notes



Design Firm: MICHAEL INGRAM ARCHITECT  
1627 JOHNSON STREET  
KEY WEST, FL 33040

Consultant:

Project Title: ADDITION TO AN EXISTING HOUSE

Sheet Title: COVER SHEET

Project Manager: MI	Project ID: 814 C CATHERINE
Drawn By: LM	Scale: AS NOTED
Reviewed By:	Sheet No. T100
Date: 01.08.2021	of
CAD File Name:	1



1

2

3

814 CATHERINE STREET  
KEY WEST, FLORIDA



1 NORTH ELEVATION  
A102 Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
A102 Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION  
A102 Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
A102 Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm  
**MICHAEL INGRAM ARCHITECT**  
 1627 JOHNSON STREET  
 KEY WEST, FL 33040

Consultant  
 Project Title  
**RENOVATIONS TO AN EXISTING HOUSE**

Sheet Title  
**EXISTING ELEVATIONS**

Project Manager MI	Project ID 814 Catherine
Drawn By LM	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. <b>A101</b>
Date 01.08.2021	of
CAD File Name 814 Catherine A101.vwx	1

A

A

B

B

1

2

3

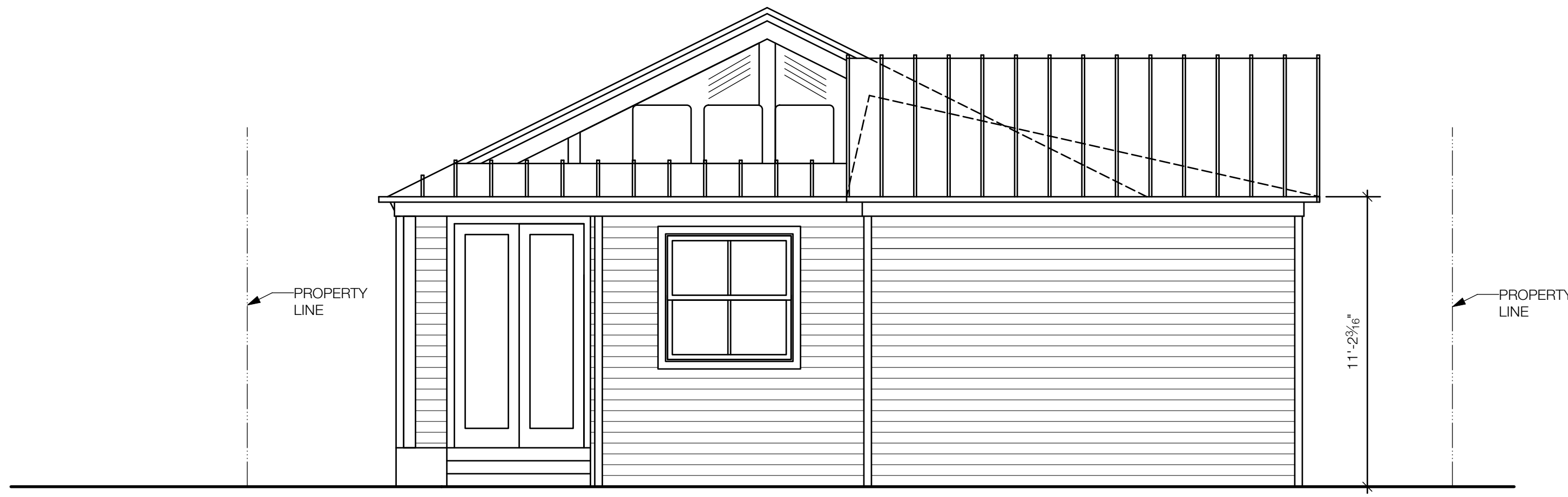
814 CATHERINE STREET  
KEY WEST, FLORIDA



1 NORTH ELEVATION  
A102 Scale: 1/4" = 1'-0"



2 EAST ELEVATION  
A102 Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION  
A102 Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
A102 Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm  
**MICHAEL INGRAM ARCHITECT**  
 1627 JOHNSON STREET  
 KEY WEST, FL 33040

Consultant

Project Title  
**RENOVATIONS TO AN EXISTING HOUSE**

Sheet Title  
**PROPOSED ELEVATIONS**

Project Manager MI	Project ID 814 Catherine
Drawn By LM	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. <b>A102</b>
Date 01.08.2021	of
CAD File Name 814 Catherine A102.vwx	1

# **Additional Information**





HARC FEE SCHEDULE (EFFECTIVE December 2, 2020 - RES. 20-233)  
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
 1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
<b>Major Projects Base Fee- Commission review projects</b>		
<b>Plus the Following Schedule if The Project Proposes:</b>	\$420.00 ✓	H2
Demolition of non-historic or non-contributing structures	\$105.00 ✓	H4
Demolition of historic or contributing structures	\$210.00	HA
Relocation of a structure on its current site	\$210.00	HB
Relocation of a structure on another site	\$315.00	HC
Request of non-contributing value	\$157.50	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$157.50	HE
Mural Projects	\$105.00	HG
Outdoor Display Exception	\$275.00	
Outdoor Display Exception Extension	\$100.00	
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.75	HJ
Residential Owner without Homestead	\$52.50	HK
All Commercial properties	\$105.00	HL
All Fees Will Be Double for All After the Fact Projects	\$_____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 525.00

Project Address: 814 CATHERINE ST.

Comments: 1 set of printed plans, photos with captions (pdf)  
survey

Date of Pre-Application Meeting: February 11, 2021

By Staff: emid & Kathleen



813-815 CATHERINE



814 CATHERINE ST.



1200-A MARGARET ST. (CORNER CATHERINE)



814 CATHERINE ST.



812 CATHERINE ST

FOIA



813

815

817

Travellers Palm



**Disclaimer**

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00029620-000000  
 Account# 1030384  
 Property ID 1030384  
 Millage Group 10KW  
 Location 814 CATHERINE St, KEY WEST  
 Address  
 Legal KW INVESTMENT CO SUB PB1-49 LT 14 SQR 2 TR 12 OR97-173/74 OR322-227/28  
 Description OR639-864 OR765-832 OR776-1112 OR832-2143 OR988-2251/52 OR1007-2088  
 OR1123-336/37 OR1138-143/44 OR1163-1315 OR1169-2052 OR1187-2100/10  
 OR1218-937/38 OR1218-939/40 OR2497-1981/82  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

NOLTE JOHN A  
 814 Catherine St  
 Key West FL 33040

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$142,914	\$144,871	\$148,787	\$152,702
+ Market Misc Value	\$7,257	\$7,469	\$7,683	\$7,896
+ Market Land Value	\$519,178	\$514,857	\$502,515	\$502,515
= Just Market Value	\$669,349	\$667,197	\$658,985	\$663,113
- Total Assessed Value	\$669,349	\$667,197	\$658,985	\$663,113
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$644,349	\$642,197	\$633,985	\$638,113

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,278.00	Square Foot	46	92

**Buildings**

Building ID 2285  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2426  
 Finished Sq Ft 1108  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 158  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 28  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 13% WD FRAME  
 Year Built 1943  
 EffectiveYearBuilt 2000  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	130	0	0
DUF	FIN DET UTILIT	148	0	0
FAT	FINISHED ATTIC	442	0	0
FLA	FLOOR LIV AREA	1,108	1,108	0
OPU	OP PR UNFIN LL	390	0	0
OPF	OP PRCH FIN LL	208	0	0



TOTAL	2,426	1,108	0
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**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1986	1987	1	1 UT	1
WALL AIR COND	1986	1987	1	2 UT	2
WOOD DECK	1991	1992	1	224 SF	1
BRICK PATIO	2012	2013	1	288 SF	2
FENCES	2012	2013	1	404 SF	2
FENCES	2012	2013	1	672 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/10/2010	\$500,000	Warranty Deed		2497	1981	02 - Qualified	Improved
6/1/1992	\$205,000	Warranty Deed		1218	937	Q - Qualified	Improved
7/1/1990	\$207,500	Warranty Deed		1138	143	Q - Qualified	Improved
4/1/1987	\$180,000	Warranty Deed		1007	2088	Q - Qualified	Improved
9/1/1986	\$82,500	Warranty Deed		988	2251	Q - Qualified	Improved
5/1/1981	\$60,000	Warranty Deed		832	2143	Q - Qualified	Improved

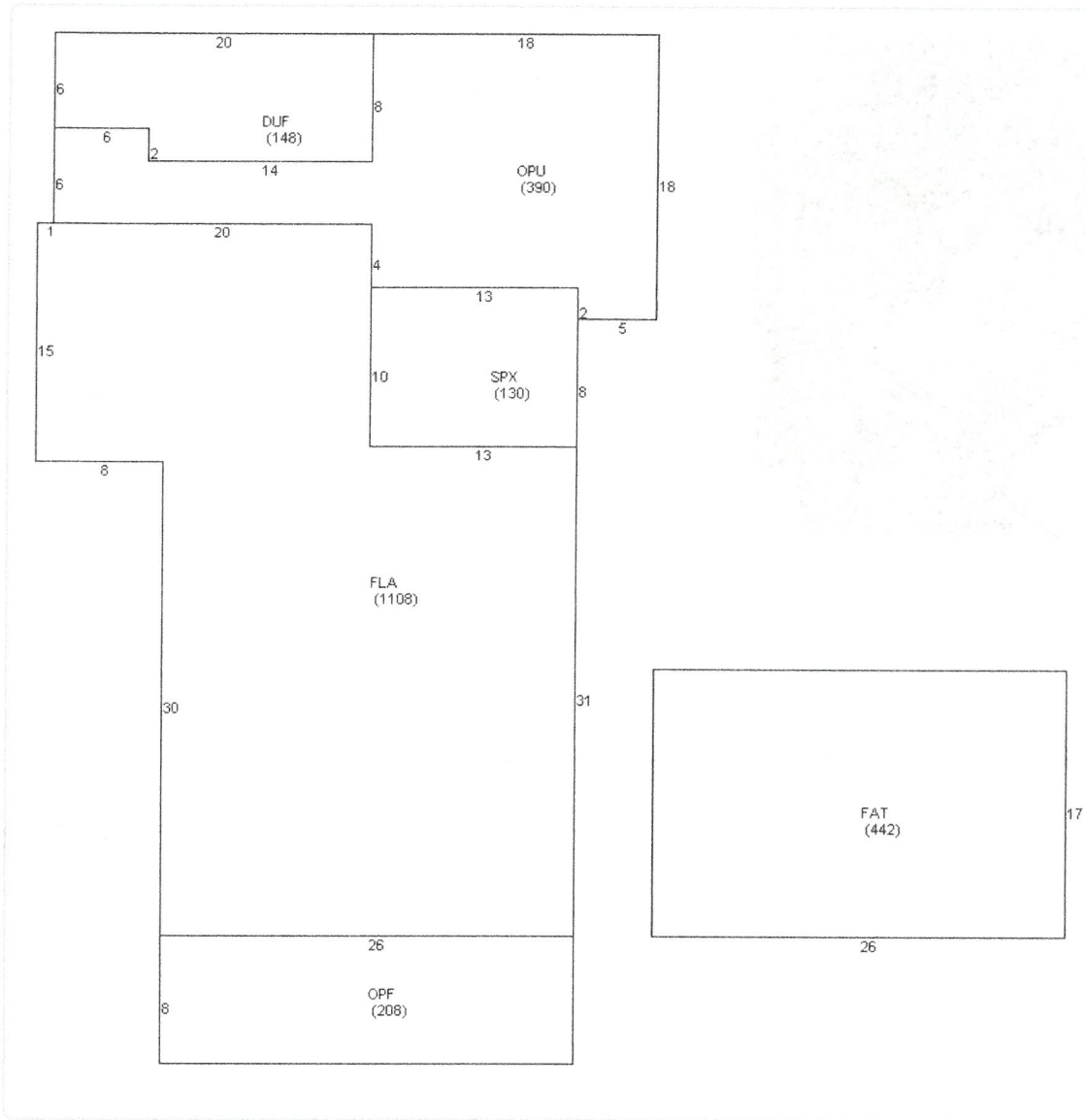
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-2816	6/16/2014	1/15/2014	\$4,098		INSTALL 250SF OF METAL SHINGLES. WHITE COAT, 500SF OF AGING MOD BITUMEN SINGLE PLY
12-1196	4/5/2012	8/1/2012	\$5,000		REPLACE GRAVEL DRIVEWAY W/OL CHICAGO BRICK
12-114	4/3/2012	8/1/2012	\$5,500		R & R VCRIMP SECTION OVER FRONT DOOR, REMOVE CONCH SHINGLES AND REPLACE WITH SAME
9803342	10/26/1998	8/10/1999	\$400	Residential	REPLACE RISER/STORM DAMAG

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



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 Description OR988-2251/52 OR1007-2088 OR1123-336/37 OR1138-143/44 OR1163-1315 OR1169-2052 OR1187-2100/10 OR1218-937/38 OR1218-939/40 OR2497-1981/82  
 (Note: Not to be used on legal documents.)  
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 Property SINGLE FAMILY RESID (0100)  
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 Finished Sq Ft 1108  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 158  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 28  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 13% WD FRAME  
 Year Built 1943  
 Effective Year Built 2000  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	130	0	0
DUF	FIN DET UTILIT	148	0	0
FAT	FINISHED ATTIC	442	0	0
FLA	FLOOR LIV AREA	1,108	1,108	0
OPU	OP PR UNFIN LL	390	0	0
OPF	OP PRCH FIN LL	208	0	0