



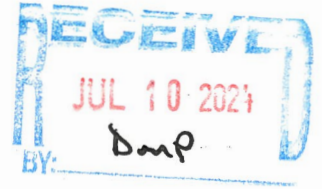
# EASEMENT APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



### Application Fee Schedule

Easement Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 3,015.88

For each additional easement on the same parcel there is an additional fee of \$607.75

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: 927 Catherine St.

Zoning District: Historic Medicum Density Residential (HMDR) Real Estate (RE) #: 00031710-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Daniel DelPercio Mailing

Address: 927 Catherine St., Key West City:

State: FL Zip: 33040 Home/Mobile Phone: (914) 486-0800 Office:

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

Email: ddelpercio@gmail.com

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

Name: \_\_\_\_\_ Mailing

Address: \_\_\_\_\_ City:

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home/Mobile Phone: \_\_\_\_\_ Office:

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

Email: \_\_\_\_\_

Description of requested easement and use: To ensure marketability of the property and to correct and cure the house, open porch and overhang encroachments into the right-of-way along the southeast boundary of the property abutting Catherine St.

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No  
If yes, please describe and attach relevant documents: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

**REQUIRED SUBMITTALS:** All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- Correct application fee. Check may be payable to "City of Key West." \_\_\_\_\_
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- Photographs showing the proposed area
- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

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

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

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# Verification Form



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, Daniel Delporcio, in my capacity as Owner  
(print name) (print position: president, managing member)  
 of 927 Catherine Street, Key West, FL 33040  
(print name of entity)

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:

927 Catherine Street, Key West, FL 33040  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

*[Handwritten Signature]*  
Signature of Applicant

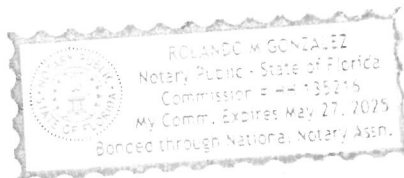
Subscribed and sworn to (or affirmed) before me on this 26 June 2024 by  
date

Daniel T. Delporcio  
Name of Applicant

He/She is personally known to me or has presented DVL 2890 as identification.

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

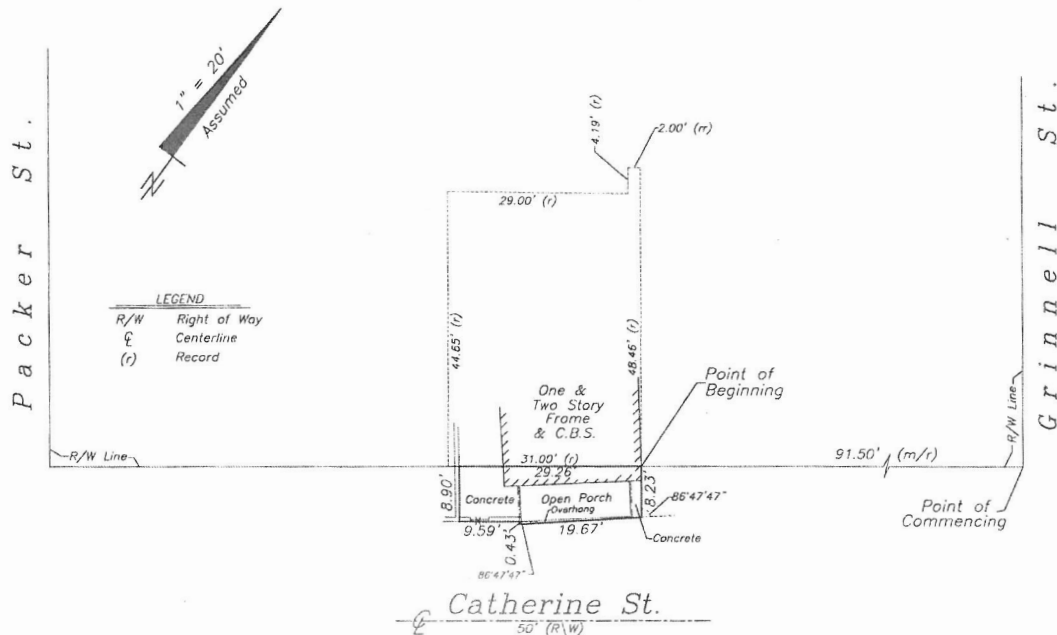
Rolando Gonzalez  
Name of Acknowledger typed, printed or stamped



HA135216  
Commission Number, if any

# Survey

Specific Purpose Survey to illustrate a legal description of a portion of the right of way of Catherine Street adjacent to Lots 13 & 14, Square 5, WATSON'S SUBDIVISION of Tract 13, Island of Key West prepared by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 927 Catherine Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of the right of way of Catherine Street adjacent to Lots 13 and 14, Square 5, of Watson's Subdivision, according to a diagram as recorded in Deed Book 1, Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:  
Commence at the intersection of the Northwestern right of way line of Catherine Street with the Southwestern right of way line of Grinnell Street and run thence Southwesterly along the Northwestern right of way line of the said Catherine Street for a distance of 91.50 feet to the Point of Beginning; thence continue along the Northwestern right of way line of the said Catherine Street for a distance of 29.26 feet to the Northeastly face of an existing concrete block wall; thence Southeastly and at right angles for a distance of 8.90 feet; thence Northeastly and at right angles, along the Southeastly face of a concrete block wall, and extensions thereof, for a distance of 9.59 feet to the Southwesterly face of an overhang on an existing open porch on a One and Two Story structure; thence Southeastly with a deflection angle of 86°47'47" to the right and along said overhang for a distance of 0.43 feet; thence Northeastly and at right angles and along the Southeastly face of said overhang, and extension thereof for a distance of 19.67 feet; thence Northwesterly with a deflection angle of 86°47'47" to the left for a distance of 8.23 feet back to the Point of Beginning, containing 258 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Daniel Thomas DelPercio; City of Key West;

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 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 5, 2021  
Revise Certification August 13, 2021

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **Warranty Deed**



Prepared by and return to:  
Aunie Coronel  
CLA Title & Escrow  
3550 SW 148th Ave, Suite 110,  
Miramar FL 33027  
(888) 924-9008  
File No FL-21-11954

Parcel Identification No 00031710-000000

[Strike Above This Line For Recording Deed]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 9<sup>th</sup> day of July, 2021 between Patricia A. DeHoyos, an unmarried widow, whose post office address is 1302 Angeline Avenue, Orlando, FL 32807, of the County of Orange, State of Florida, Grantor, to Daniel Thomas DelPercio, an unmarried man, whose post office address is 927 Catherine Street, Key West, FL 33040, of the County of Monroe, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Parcel 1: On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13) and described on Watson's Subdivision of said Tract, which diagram is recorded in Deed Book 1, Page 209, of Monroe County Record; as part of Lot Fourteen 14 of Square Five (5); Commencing at a point on Catherine Street Ninety—three (93) feet, six (6) inches from the corner of Catherine and Grinnell Streets and running thence along Catherine Street in a SW'ly direction Twenty—nine (29) feet; thence in a NW'ly direction Fifty—three (53) feet, Four and four—fifths (4 4/5) inches, more or less; thence in a NE'ly direction Twenty—nine (29) feet; thence in a SE'ly direction Fifty—three (53) feet, four and four—fifths (4 4/5) inches, more or less, to the Place of Beginning on Catherine Street.

Parcel 2: On the Island of Key West, known on William A. Whitehead's Map, delineated in February, A.D. 1829, as part of Tract 13, and described on Watson's Subdivision of said Tract, which diagram is recorded in Deed Book 1, Page 209, of Monroe County Record as part of Lot 13, Square 5; Commencing at a point on the Northwesterly right—of—way boundary Line of Catherine Street, 91.50 feet from the corner of Catherine and Grinnell Streets and running thence along Catherine Street in a Southwesterly direction 2.0 feet; thence in a Northwesterly direction 48.46 feet; thence in a Northeasterly direction 2.0 feet; thence in a Southeasterly direction 48.46 feet to the Place of Beginning on Catherine Street.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land 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:

WITNESS  
PRINT NAME: JEFF ARWING

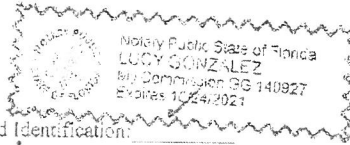
Patricia A. DeHoyos

WITNESS  
PRINT NAME: LUCY GONZALEZ

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 9 day of JULY 2021, by Patricia A. DeHoyos.

Signature of Notary Public  
Print Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  
Type of Identification:  
Produced: FLORIDA DRIVER LICENSE

**Photos**







# Property Card

**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.

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

**Summary**

Parcel ID 00031710-000000  
 Account# 1032492  
 Property ID 1032492  
 Millage Group 10KW  
 Location 927 CATHERINE St, KEY WEST  
 Address  
 Legal KW G G WATSON SUB I-209 PT LOTS 13 AND 14 SQR 5 TR 13 G26-111 OR720-472  
 Description OR720-464/65 OR763-1241/42 OR898-2322 OR1116-422 OR1419-1432/34 OR2324-437/38 OR2727-1816 OR2978-0450 2980-1352 OR3114-1605  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6097  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

DELPERCIO DANIEL THOMAS  
 927 Catherine St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$129,877	\$80,454	\$81,866	\$81,866
+ Market Misc Value	\$1,008	\$0	\$0	\$0
+ Market Land Value	\$235,871	\$235,871	\$231,089	\$236,311
= Just Market Value	\$366,756	\$316,325	\$312,955	\$318,177
= Total Assessed Value	\$347,958	\$316,325	\$312,955	\$318,177
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$366,756	\$316,325	\$312,955	\$318,177

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,398.00	Square Foot	0	0

**Buildings**

Building ID	2482	Exterior Walls	WD FR STUCCO
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2006
Gross Sq Ft	1504	Foundation	WD CONC PADS
Finished Sq Ft	1160	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	TAR & GRAVEL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	196	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	1
Depreciation %	16	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,160	1,160	196
OPF	OP PRCH FIN LL	68	0	42
SBF	UTIL FIN BLK	276	0	70
TOTAL		1,504	1,160	308

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1993	1994	1	4 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/9/2021	\$656,000	Warranty Deed	2331630	3114	1605	99 - Unqualified	Improved
7/11/2019	\$0	Warranty Deed	2231153	2978	0450	14 - Unqualified	Improved
1/26/2015	\$0	Death Certificate		2727	1816	88 - Unqualified	Improved
12/1/1983	\$1	Warranty Deed		898	2322	U - Unqualified	Improved

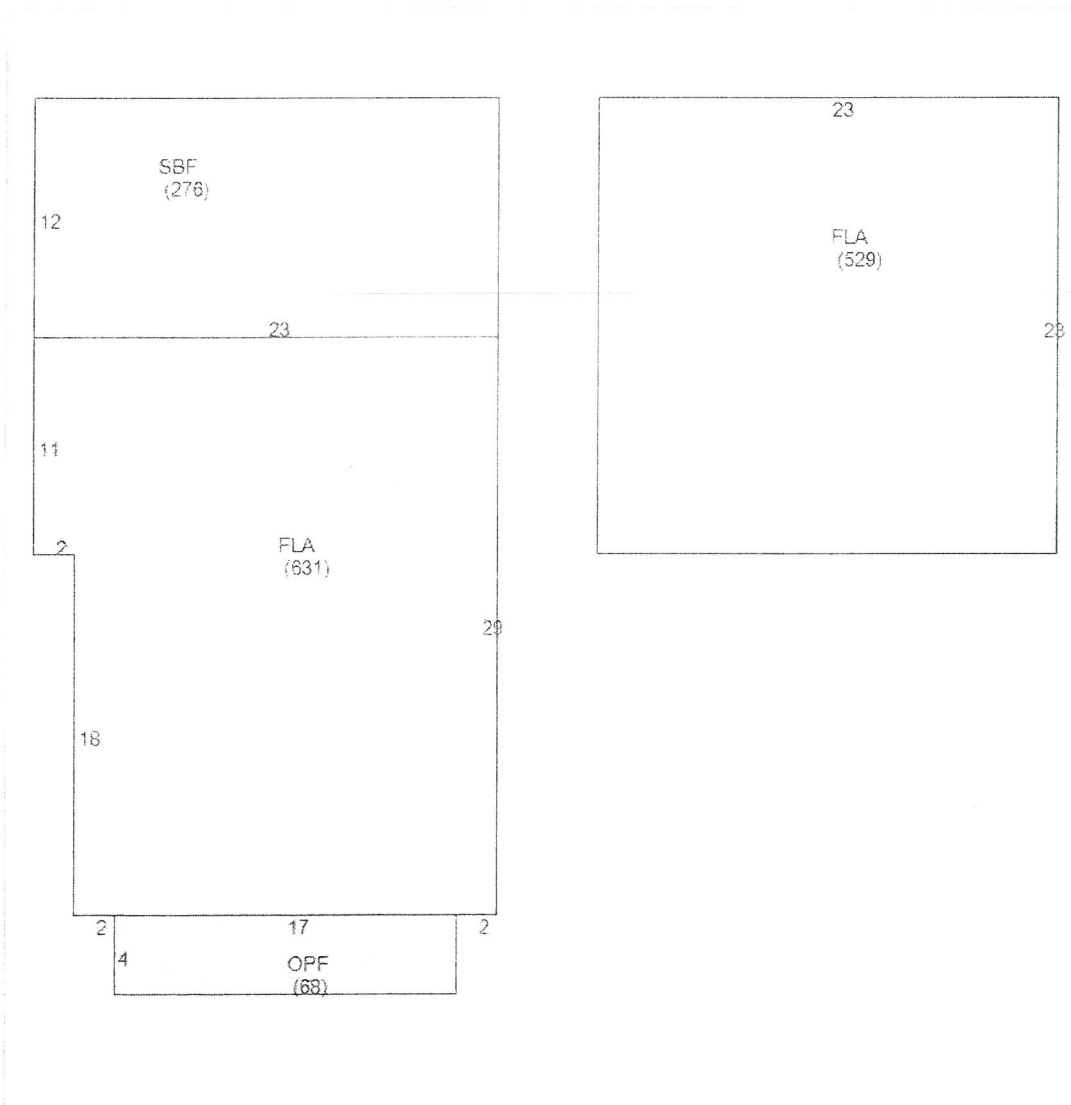
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0202126	8/7/2002	8/14/2002	\$2,300		REPAIRS TO ROOF
B933155	11/1/1993	10/1/1994	\$1,200		REPAIRS

View Tax Info

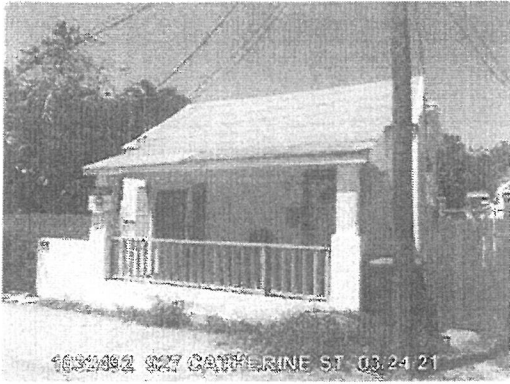
[View Taxes for this Parcel](#)

Sketches (click to enlarge)

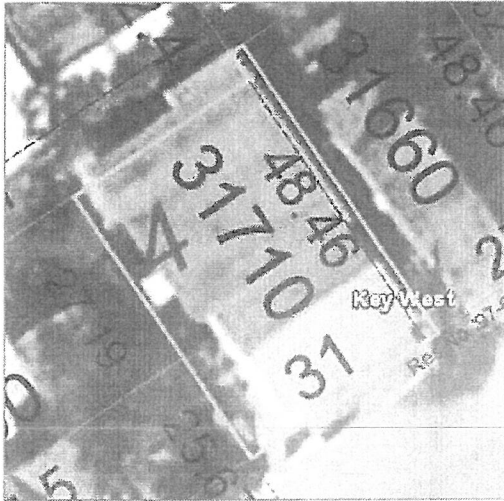


Photos





Map



TRIM Notice



2021 Notices Only

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

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