

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 317 CATHERINE ST.
2. Name of Applicant WILLIAM P. HORN ALCHMEYER, P.A.
3. Applicant is: Owner _____ Authorized Representative ✓
4. Address of Applicant 915 EATON STREET
KEY WEST, FL. 33040
5. Phone # of Applicant 305-296-8302 Mobile# 305-304-1638
6. E-Mail Address WPHORN@AOL.COM
7. Name of Owner, if different than above THOMAS A. DEVOL
8. Address of Owner 317 CATHERINE ST.
KEY WEST, FL. 33040
9. Phone # of Owner 941-350-4022
10. Email Address BUY@NIFTYNICNACS.COM
11. Zoning District of Parcel HMDR RE# _____
12. Description of Proposed Construction, Development, and Use
ADDITION OF A SMALL POOL HOUSE, POOL AND
DECK TO THE REAR YARD.
13. List and describe the specific variance(s) being requested:
REQUESTING SOME VERY MINOR VARIANCES
FOR SIDE SETBACK, REAR SETBACK, LOT COVERAGE,
IMPERVIOUS AREA AND OPEN SPACE IN ORDER TO

Variance Application
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ADD A SMALL POOL HOUSE, POOL AND WOOD
DECK IN THE REAR YARD OF A VERY SMALL
LOT

14. 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	AE + 7.0'			
Size of Site	2,376 SF			
Height				
Front Setback	10'	9'-2"	9'-2"	
Side Setback SW	5'	3'-9"	2'-6"	YES
Side Setback NE	5'	4'-3"	4'-3"	
Street Side Setback				
Rear Setback	15'	29'-11"	5'-0"	YES
F.A.R				
Building Coverage	40% - 950	37% - 881	47.6% - 1,133	YES
Impervious Surface	60% - 1,426	52.6% - 1,250	63.1% - 1,501	YES
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% 832 SF.	47.3% 1,126 SF.	32.1% 765 SF.	YES
Number and type of units	1-RESIDENT			
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes ☒ No ☐
If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

HARC APPROVAL IS AFTER VARIANCE APPROVAL NOW

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No ☒ If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES _____ NO ☒

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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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:

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.

THIS LOT IS ONLY 25.12' WIDE, WHICH IS HALF THE WIDTH OF A TYPICAL LOT AND IS ONLY 2,376 S.F. IN AREA. THE MINIMUM LOT SIZE FOR HMDR IS 4,000 S.F. THE SMALL LOT AREA AND WIDTH LIMITS US FROM DOING ANYTHING WITHOUT NEEDING A VARIANCE.

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

THE EXTRA SMALL LOT SIZE AND WIDTH CONDITIONS WERE NOT CREATED BY THE APPLICANT.

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.

MOST OTHER PROPERTIES IN THIS AREA WOULD NOT HAVE TO ASK FOR THE SMALL VARIANCES WE HAVE ASKED FOR TO DO WHAT WE WANT TO DO. IN FACT THEY CAN BUILD MORE THAN WE ARE PROPOSING WITHOUT NEEDING VARIANCES.

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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.

OUR EXISTING LOTS SIZE AND WIDTH ARE SO SMALL THAT THE HMDL REGULATIONS CREATE A HARDSHIP CONDITION THAT RESULTS IN US NEEDING VARIANCES TO DO LESS THAN WHAT OTHER PROPERTIES CAN DO WITHOUT VARIANCES.

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.

WE HAVE MADE AN EFFORT TO MINIMIZE THE NEW BUILDING, POOL AND DECK. WE KEPT THE REQUESTED VARIANCES AS SMALL AS POSSIBLE (LOT COVERAGE IS FOR 183 S.F., IMPERVIOUS AREA IS FOR 75 S.F. AND OPEN SPACE IS FOR 67 S.F.).

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.

THIS PROPOSED PROJECT WILL NOT BE INJURIOUS TO THE PUBLIC WELFARE

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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.

OTHER NON CONFORMING USES OF OTHER PROPERTIES
ARE NOT THE BASIS OF THIS VARIANCE REQUEST.

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

- That the standards established in subsection (a) 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."

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas A. DeVol, 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:

317 CATHERINE STREET KEY WEST, FL 33040

Street address of subject property

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

A handwritten signature in dark ink, appearing to read "Thomas A. DeVol".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/24/12 by

date

Thomas A. DeVol

Name of Authorized Representative

He/She is personally known to me or has presented FLDL 0140 821 55 3760 as identification.

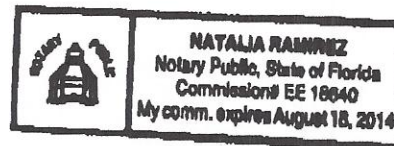
A handwritten signature in dark ink, appearing to read "Natalia Ramirez".

Notary's Signature and Seal

NATALIA RAMIREZ
Name of Acknowledger typed, printed or stamped

EE 18640

Commission Number, if any



Authorization Letter

**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, THOMAS A. DEVOL authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

WILLIAM P. HORN, ARCHITECT
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 12/24/12 by
date

[Signature] THOMAS A. DEVOL.
Name of Authorized Representative

He/She is personally known to me or has presented FLDL D140-821-372-0 as identification.

[Signature]
Notary's Signature and Seal

NATALIA RAMIREZ
Name of Acknowledger typed, printed or stamped

EE 18640

Commission Number, if any



Deed

3090012
 Doc# 1810917 10/26/2010 2:13PM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
 Susan Mary Cardenas
 Stones & Cardenas
 221 Simonton Street
 Key West, FL 33040
 File Number: 10-264 Beaver

10/26/2010 2:13PM
 OREG DOC STAMP CL: TRINA \$2,163.00

Doc# 1810917
 Bk# 2489 Pg# 578

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 22nd day of October, 2010 between James M. Beaver, a single man and Melcya O. Beaver, a single woman whose post office address is P. O. Box 2560, Key West, FL 33041-2560, grantor, and Thomas A. DeVol, a single man whose post office address is 3839 Glen Oaks Manor Drive, Sarasota, FL 34232, grantee:

(Whoever 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 TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

On the Island of Key West and known as part of Tract 10 according to William A. Whitehead's Map of Key West, of 1829, but better known as part of Lot 29, of Square 2 in said Tract 10 and being the SW 1/2 of said Lot 29; commencing 175 feet and 10 1/2 inches from the corner of Whitehead and Catherine Streets and running thence SW'ly on Catherine Street 25 feet and 1 1/2 inches; thence NW'ly a distance of 94 feet and 7 inches; thence NE'ly a distance of 25 feet and 1 1/2 ; thence SE'ly a distance of 94 feet and 7 inches to the point of beginning on Catherine Street.

Parcel Identification Number: 00026330-000000

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Doc# 1810917
Bk# 2489 Pg# 579

Signed, sealed and delivered in our presence:

Witness Name: Michael Kennedy

Witness Name: Betsy Ridge

Witness Name: Betsy Ridge

Witness Name: Michael Kennedy

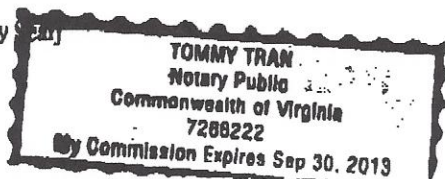
James M. Beaver (Seal)
James M. Beaver

Meleya O. Beaver (Seal)
Meleya O. Beaver

State of Virginia
County of Alexandria

The foregoing instrument was acknowledged before me this 22nd day of October, 2010 by James M. Beaver, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Tommy Tran
Notary Public

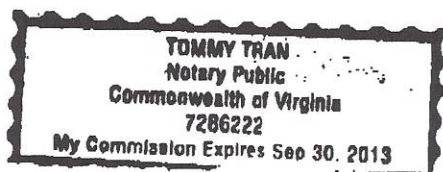
Printed Name: Tommy Tran

My Commission Expires: Sep. 30 2013

State of Virginia
County of Fairfax

The foregoing instrument was acknowledged before me this 22nd day of October, 2010 by Meleya O. Beaver, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Tommy Tran
Notary Public

Printed Name: Tommy Tran

My Commission Expires: Sep. 30 2013

Prepared by and return to:
 Thomas A. DeVol
 3839 Glen Oaks Manor Drive
 Sarasota, FL 34232

[Space Above This Line For Recording Data]

Quit Claim Deed

CONSIDERATION IS:
 \$139,050.00

This Quit Claim Deed made this 29 day of December, 2010 between Thomas A. DeVol, a single man whose post office address is 3839 Glen Oaks Manor Drive, Sarasota, FL 34232, grantor, and Thomas A. DeVol, a single man and Jeffrey O'Berry, a single man, as joint tenants with right of survivorship whose post office address is 3839 Glen Oaks Manor Drive, Sarasota, FL 34232, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

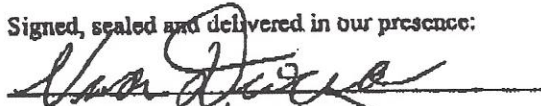
On the Island of Key West and known as part of Tract 10 according to William A. Whitehead's Map of Key West, of 1829, but better known as part of Lot 29, of Square 2 in said Tract 10 and being the SW 1/2 of said Lot 29; commencing 175 feet and 10 1/2 inches from the corner of Whitehead and Catherine Streets and running thence SW'ly on Catherine Street 25 feet and 1 1/2 inches; thence NW'ly a distance of 94 feet and 7 inches; thence NE'ly a distance of 25 feet and 1 1/2 ; thence SE'ly a distance of 94 feet and 7 inches to the point of beginning on Catherine Street.

Parcel Identification Number: 00026330-000000

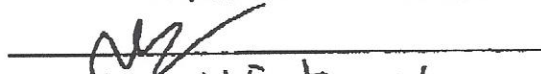
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

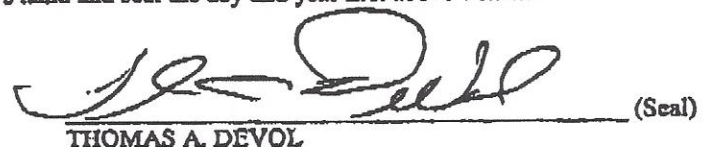
Signed, sealed and delivered in our presence:



Witness Name: Nick Dueso



Witness Name: Winter Hoang

 (Seal)
 THOMAS A. DEVOL

____ (Seal)

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 29 day of December, 2010 by THOMAS A. DEVOL,
who is personally known to me or has produced a Fl. Dr. License as identification.



Patricia Gallagher
Notary Public

Printed Name: Patricia A. Gallagher

My Commission Expires: 06/01/11

Site Plans

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-6302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

ADDITION AND
NEW POOL
317 CATHERINE ST.
KEY WEST, FL.

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

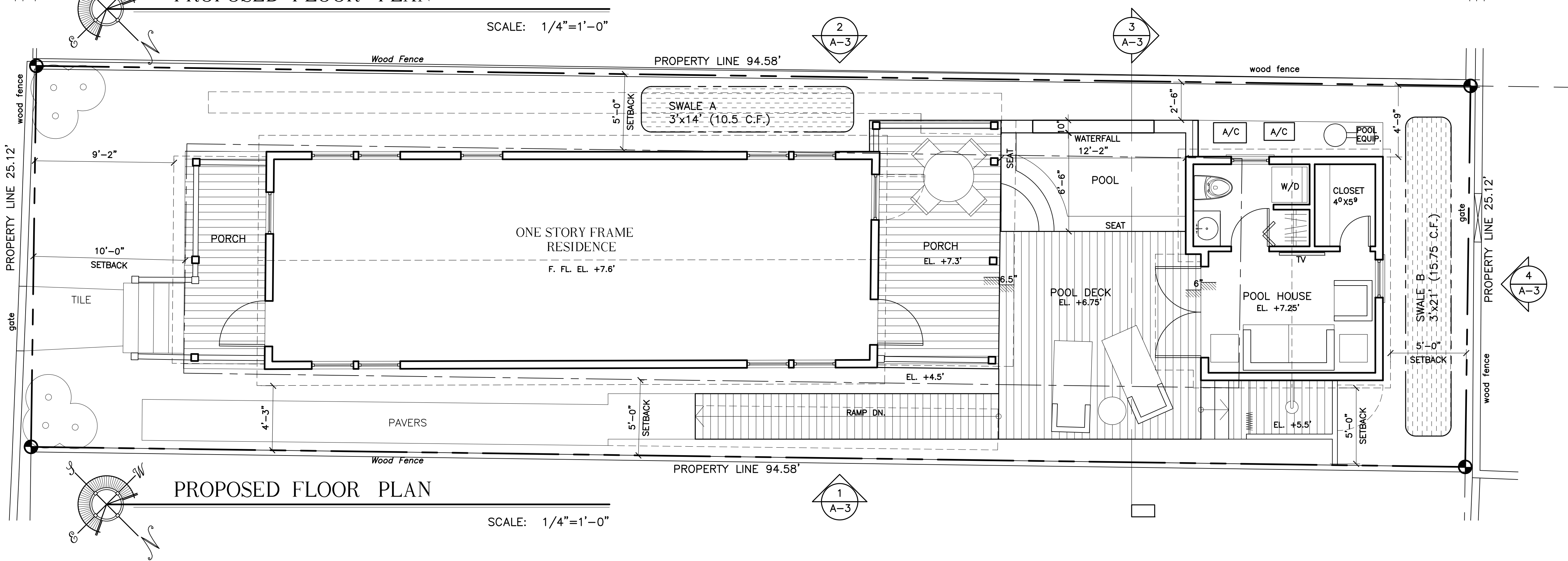
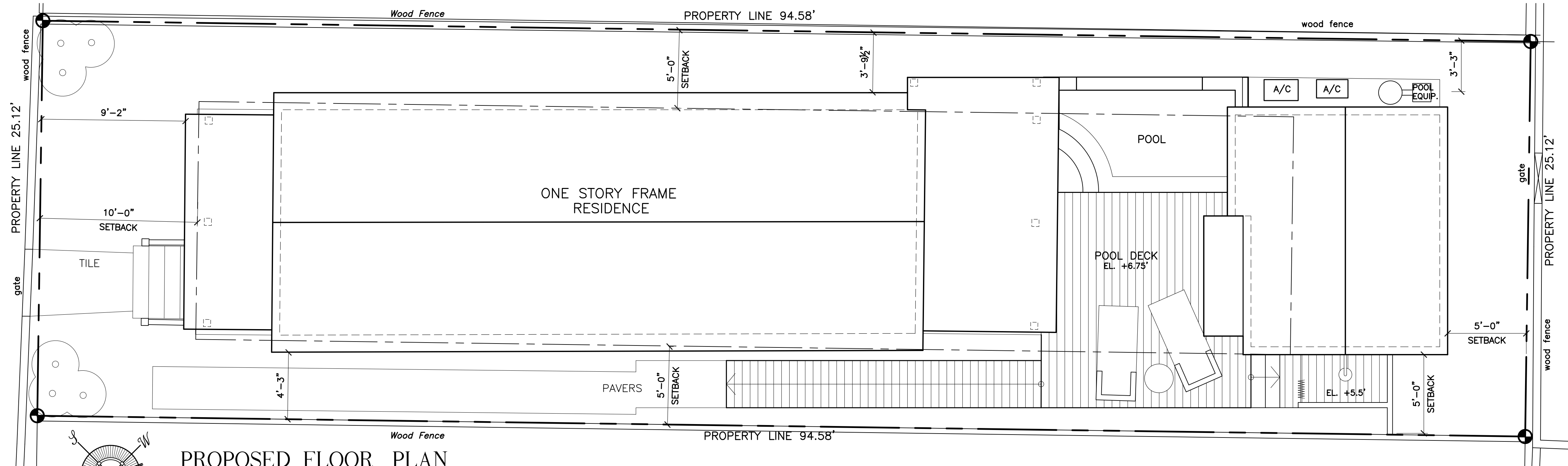
DATE
11-01-12
12-28-12 DRC

REVISIONS

DRAWN BY
EMA

PROJECT
NUMBER
1224

A-1

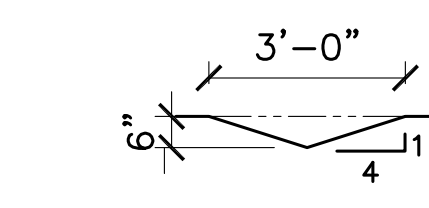


STORMWATER DATA-NEW POOL HOUSE

SITE AREA= 2,376 S.F.
NEW IMPERVIOUS AREA = 251 S.F.
251 S.F. IMPERVIOUS / 2,376 S.F. LOT = 10.5% IMPERVIOUS COVERAGE
2,376 S.F. x 0.104 x 10.5% = 26 C.F. (REQUIRED SWALE VOLUME)
SWALE A = 10.5 CU. FT.
SWALE B = 15.75 CU. FT.
SWALE TOTAL = 26.25 CU. FT. (SWALE VOLUME PROVIDE)

0.75 C.F. PER LINEAR FT
SWALE VOLUME A = 0.75 CF/FT X 14' = 10.5 CU. FT.
SWALE VOLUME B = 0.75 CF/FT X 21' = 15.75 CU. FT.

SWALE PROFILE



0.75 C.F. PER LINEAR FT

SWALE VOLUME A = 0.75 CF/FT X 14' = 10.5 CU. FT.
SWALE VOLUME B = 0.75 CF/FT X 21' = 15.75 CU. FT.

SITE DATA

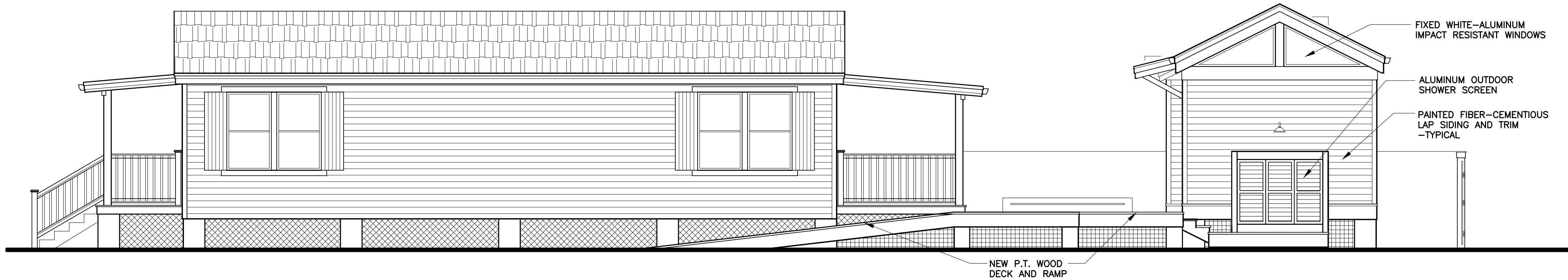
SITE AREA: 2,376 S.F.
LAND USE: HMDR
FLOOD ZONE: AE +7.0'
SETBACKS:
FRONT SETBACK:
REQUIRED = 10'-0"
EXISTING = 9'-2"
PROPOSED = 9'-2"
SIDE SETBACK:
REQUIRED = 5'-0"
EXISTING = 3'-9"/4'-3"
PROPOSED = 2'-6"/4'-3"
REAR SETBACK:
REQUIRED = 15'-0"
EXISTING = 29'-11"
PROPOSED = 5'-0"

LOT COVERAGE AREA:
REQUIRED: 950 S.F. (40% MAX.)
EXISTING : 881 S.F. (37%)
PROPOSED: 1,133 S.F. (47.6%)
IMPERVIOUS AREA:
REQUIRED: 1,426 S.F. (60% MAX.)
EXISTING : 1,250 S.F. (52.6%)
PROPOSED: 1,501 S.F. (63.1%)
LANDSCAPE AREA:
REQUIRED: 475 S.F. (20% MIN.)
EXISTING: 1,126 S.F. (47.3%)
PROPOSED: 765 S.F. (32.1%)
OPEN SPACE AREA:
REQUIRED: 832 S.F. (35% MIN.)
EXISTING: 1,126 S.F. (47.3%)
PROPOSED: 765 S.F. (32.1%)

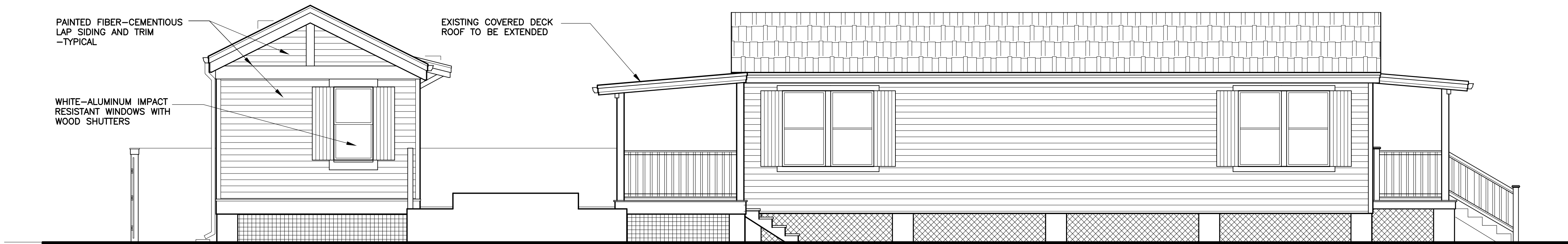
BUILDING DATA

EXISTING BUILDINGS:
MAIN BUILDING:
INTERIOR SQ.FT.: 577 S.F.
COVERED SQ.FT. 191 S.F.

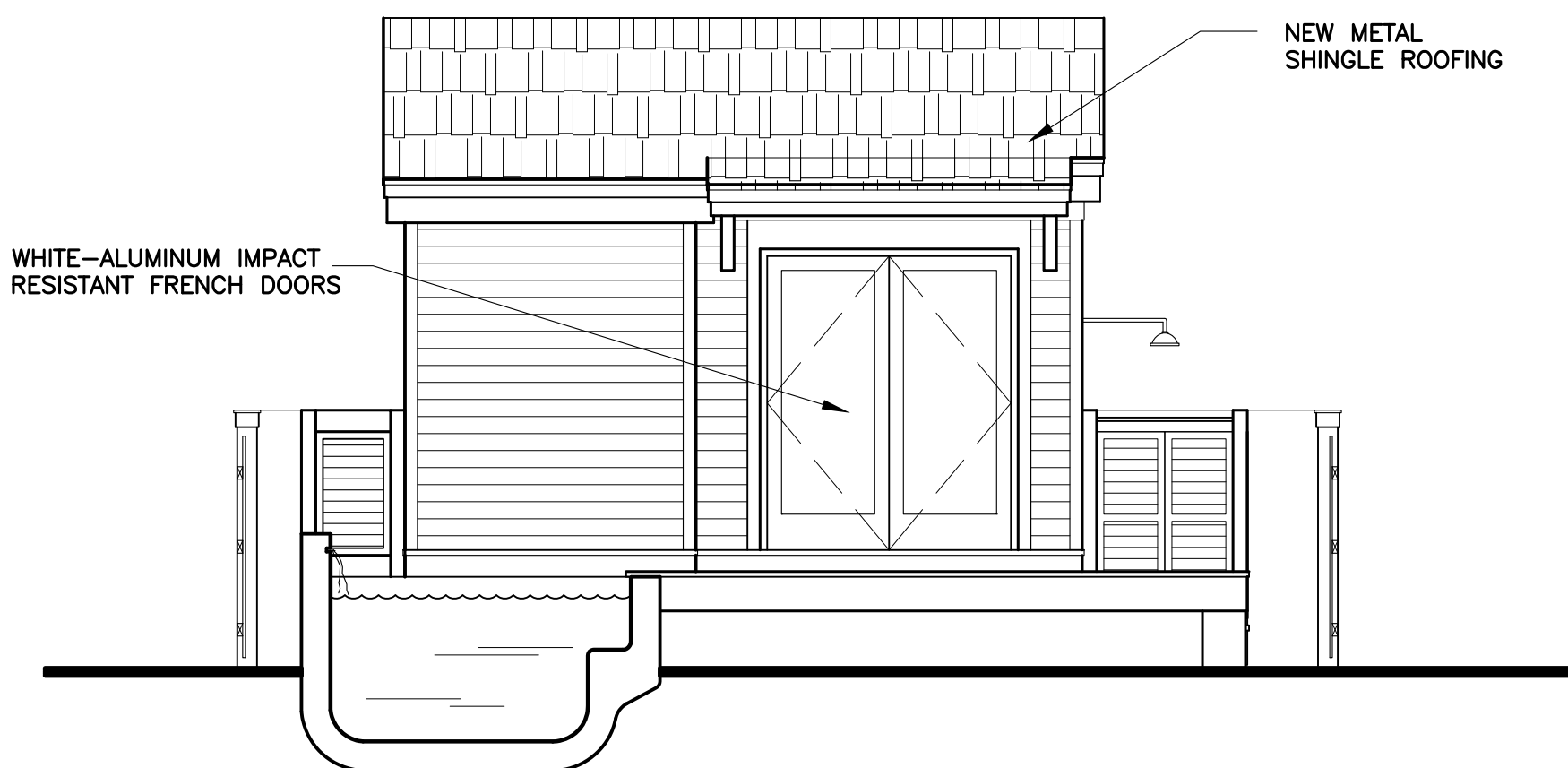
ADDITION AND NEW POOL
317 CATHERINE STREET
KEY WEST, FLORIDA



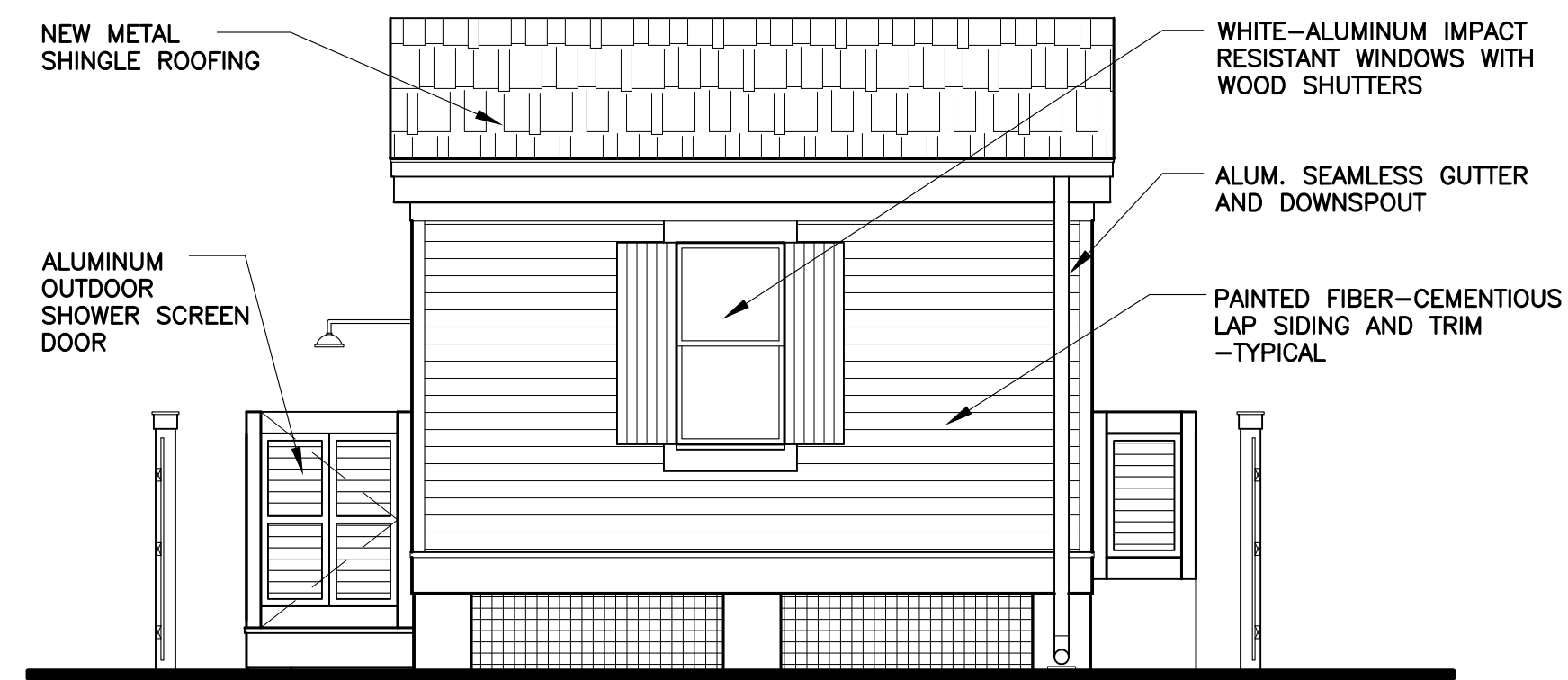
1
A-2
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



2
A-2
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

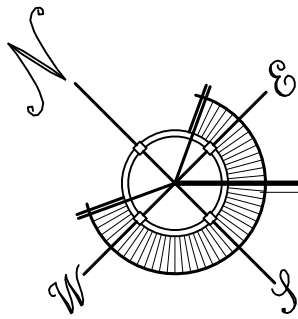
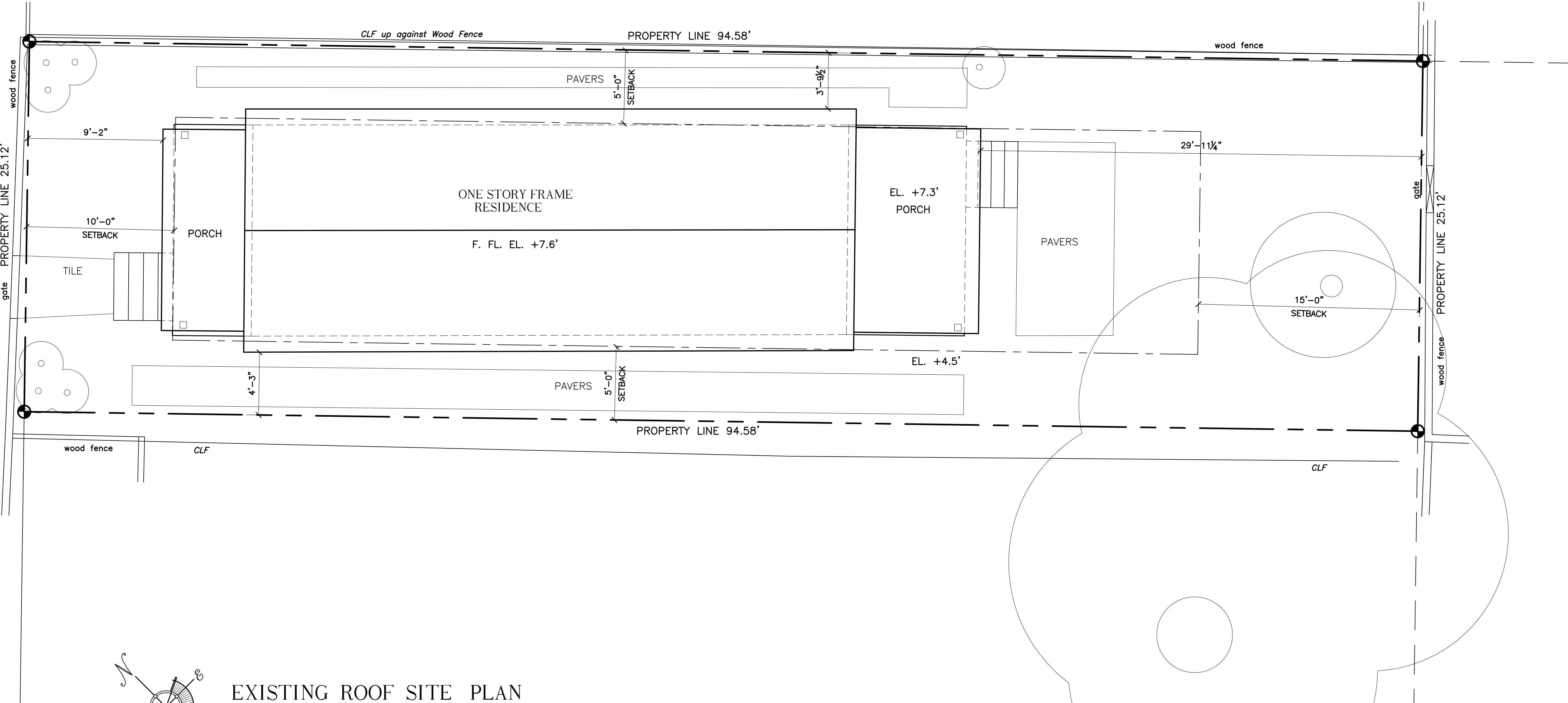


3
A-2
PROPOSED INNER ELEVATION
SCALE: 1/4"=1'-0"



4
A-2
PROPOSED BACK ELEVATION
SCALE: 1/4"=1'-0"

Catherine St.



EXISTING ROOF SITE PLAN

SCALE: $1/4"=1'-0"$

SITE DATA		BUILDING DATA	
SITE AREA: 2,376 S.F. LAND USE: HMDR FLOOD ZONE: AE +7.0' SETBACKS: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>FRONT SETBACK:</p> <p>REQUIRED = 10'-0"</p> <p>EXISTING = 9'-2"</p> <p>PROPOSED = 9'-2"</p> <p>SIDE SETBACK:</p> <p>REQUIRED = 5'-0"</p> <p>EXISTING = 3'-9" / 4'-3"</p> <p>PROPOSED = 2'-6" / 4'-3"</p> <p>REAR SETBACK:</p> <p>REQUIRED = 15'-0"</p> <p>EXISTING = 29'-11"</p> <p>PROPOSED = 5'-0"</p> </div> <div style="width: 45%;"> <p>LOT COVERAGE AREA:</p> <p>REQUIRED: 950 S.F. (40% MAX.)</p> <p>EXISTING : 881 S.F. (37%)</p> <p>PROPOSED: 1,133 S.F. (47.6%)</p> <p>IMPERVIOUS AREA:</p> <p>REQUIRED: 1,426 S.F. (60% MAX.)</p> <p>EXISTING : 1,250 S.F. (52.6%)</p> <p>PROPOSED: 1,501 S.F. (63.1%)</p> <p>LANDSCAPE AREA:</p> <p>REQUIRED: 475 S.F. (20% MIN.)</p> <p>EXISTING: 1,126 S.F. (47.3%)</p> <p>PROPOSED: 765 S.F. (32.1%)</p> <p>OPEN SPACE AREA:</p> <p>REQUIRED: 832 S.F. (35% MIN.)</p> <p>EXISTING: 1,126 S.F. (47.3%)</p> <p>PROPOSED: 765 S.F. (32.1%)</p> </div> </div>		EXISTING BUILDINGS: MAIN BUILDING: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>INTERIOR SQ.FT.: 577 S.F.</p> <p>COVERED SQ.FT. 191 S.F.</p> </div> <div style="width: 45%;"></div> </div>	

WILLIAM P. HORN
ARCHITECT, P.A.

15 EATON ST.
KEY WEST,
FLORIDA
3040

EL. (305) 296-8302
AX (305) 296-1033

LICENSE NO.
A 0003040

ADDITION AND
NEW POOL
17 CATHERINE ST.
KEY WEST, FL.

EAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

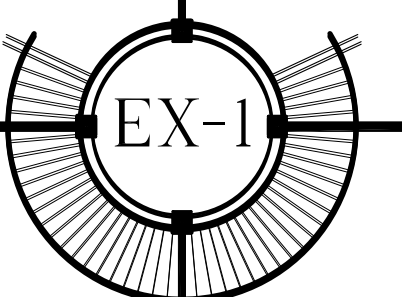
DATE
11-01-12
12-28-12 DRC

REVISIONS

DRAWN BY
EMA

PROJECT
NUMBER
1224

ADDITION AND NEW POOL
317 CATHERINE STREET
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

ADDITION AND
NEW POOL
317 CATHERINE ST.
KEY WEST, FL.

SEAL

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WILLIAM P. HORN

DATE

11-01-12
12-28-12 DRC

REVISIONS

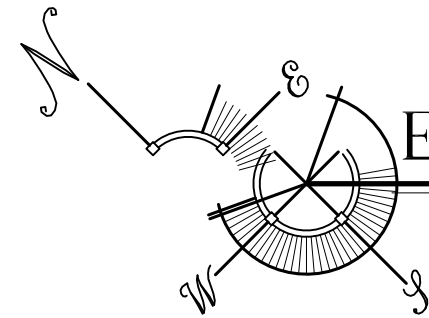
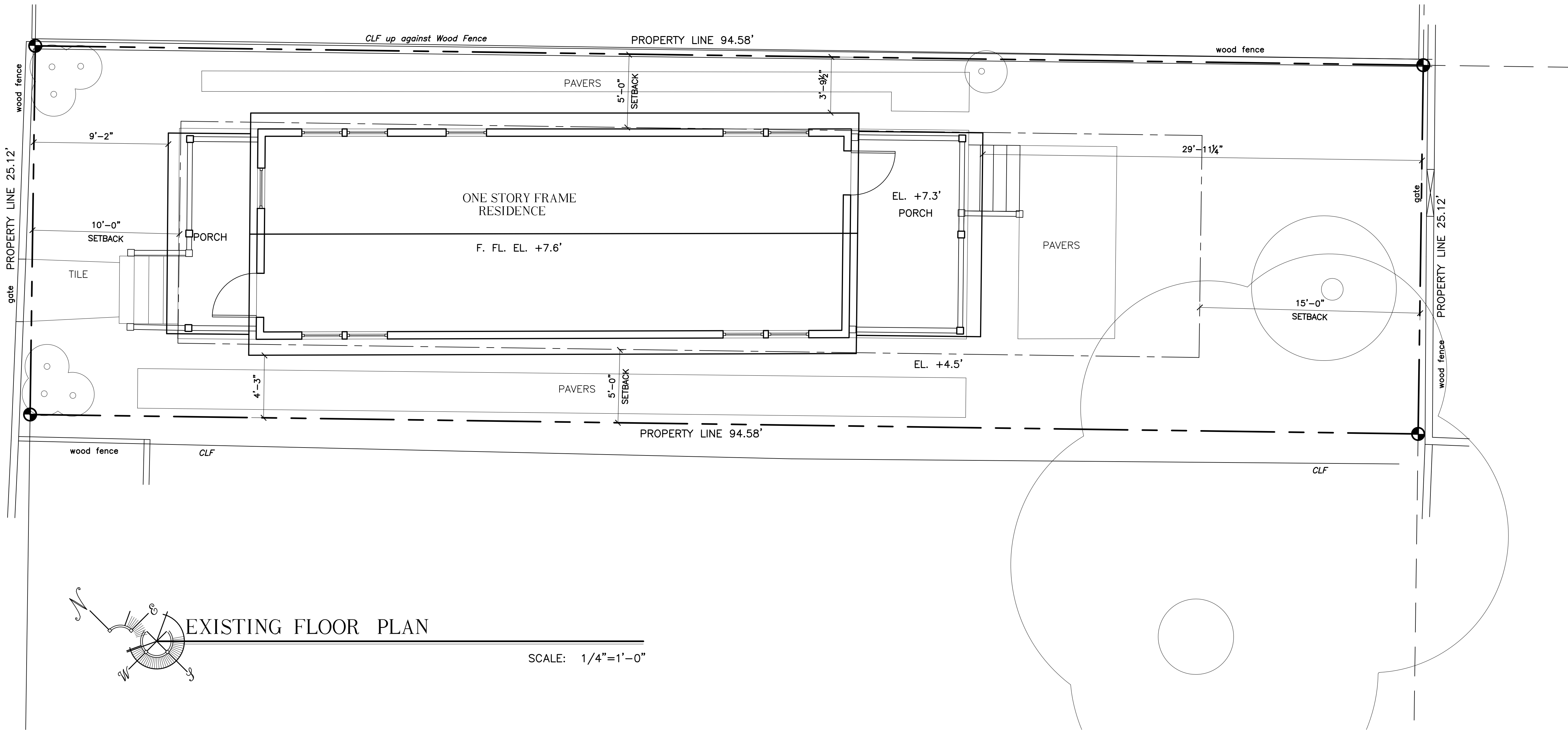
DRAWN BY

EMA

PROJECT
NUMBER

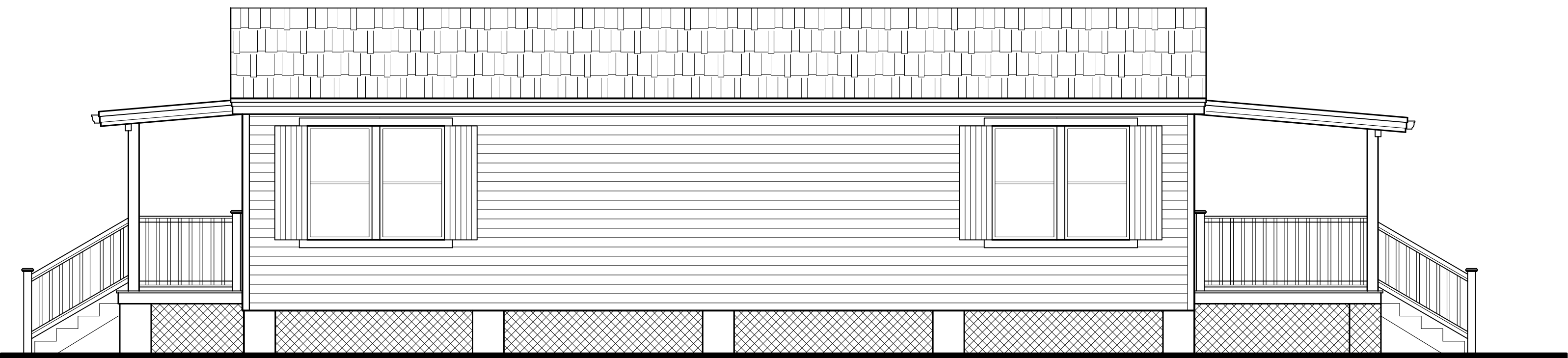
1224

Catherine St.



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION

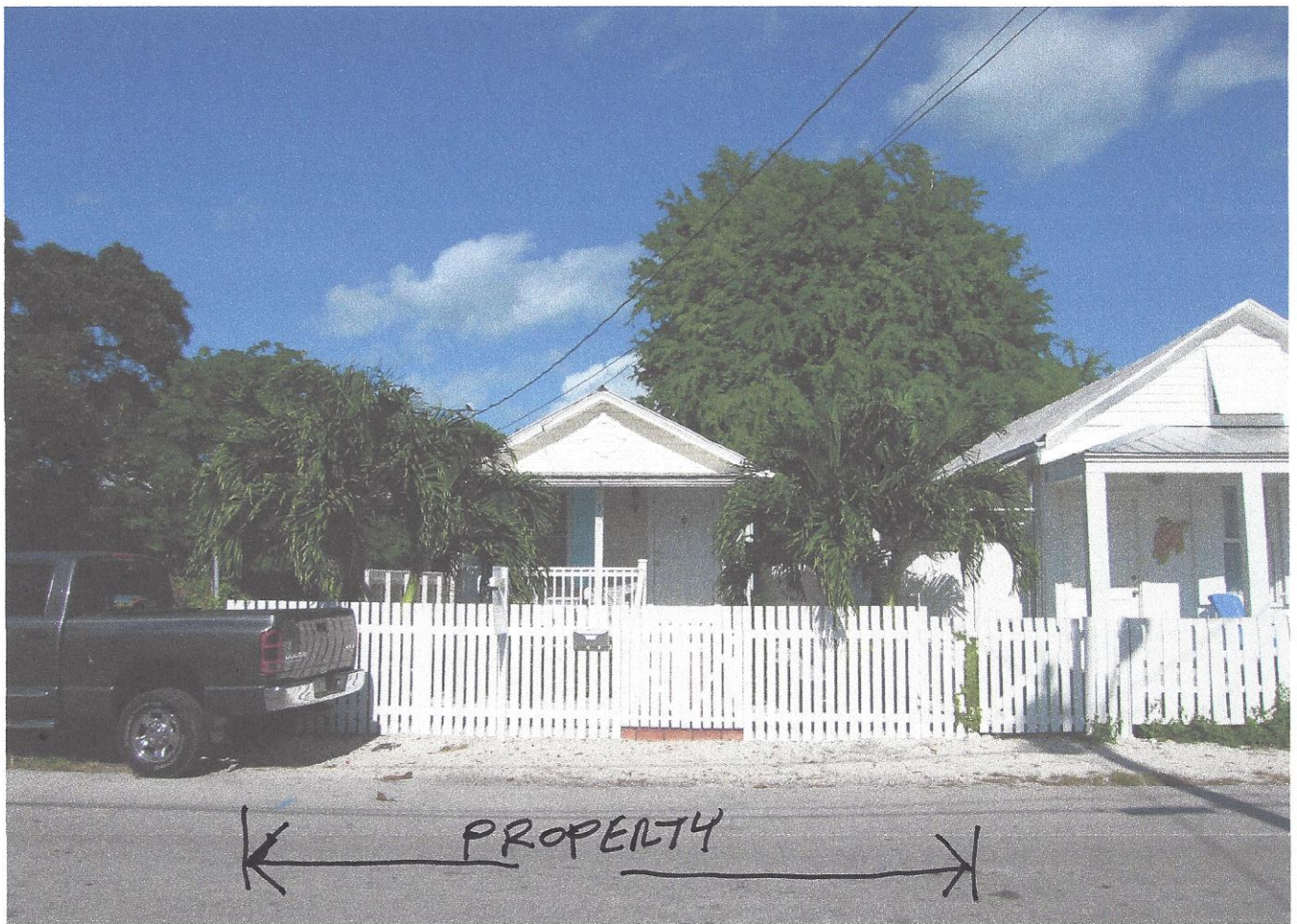
SCALE: 1/4"=1'-0"

ADDITION AND NEW POOL

317 CATHERINE STREET
KEY WEST, FLORIDA

EX-2

Site Photos



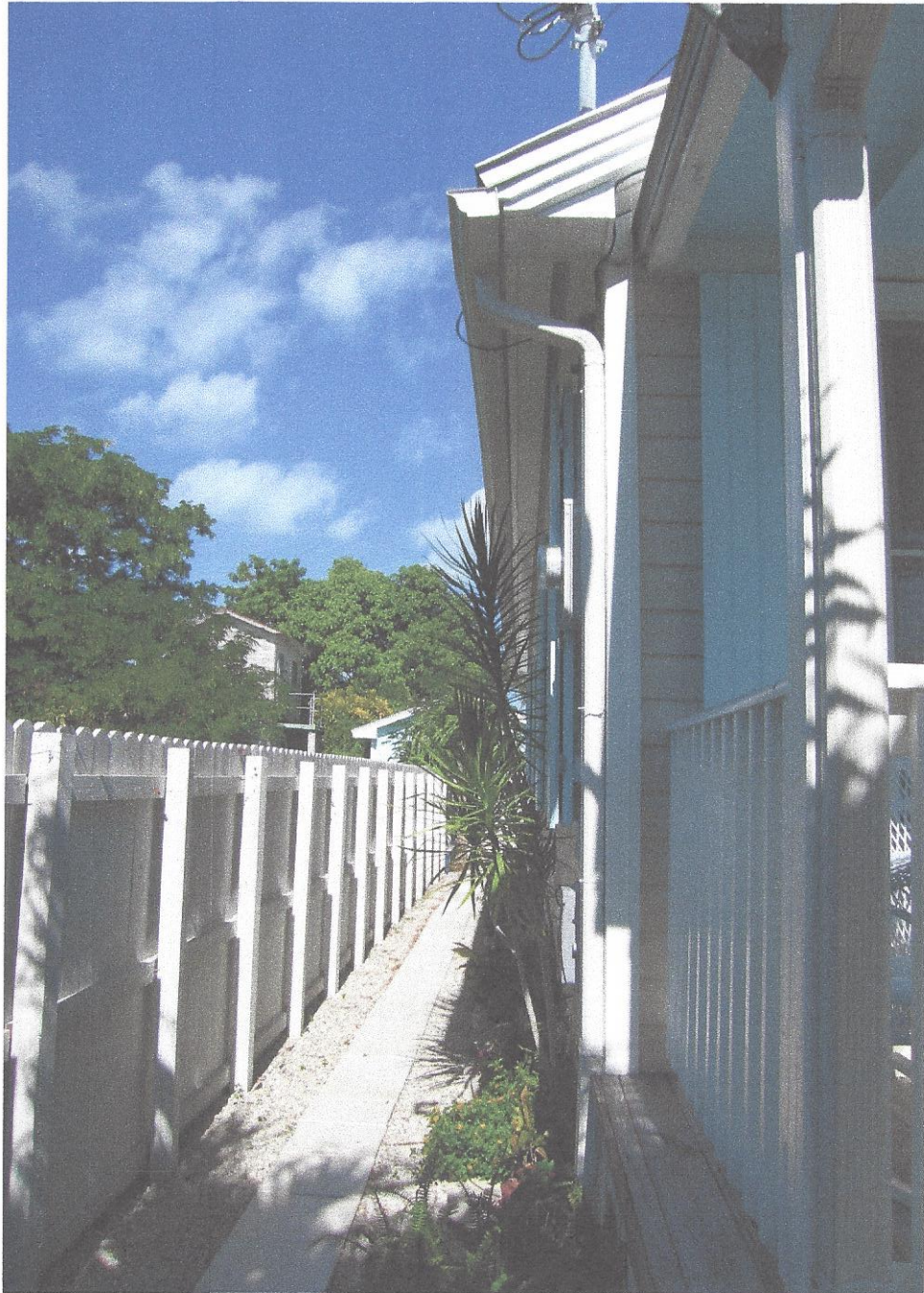
317 CATHERINE ST.



317 CATHARINE ST.



317 CATHARINE ST



317 CATHERINE ST.

Property Appraiser Information

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

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

Property Record Card -
Map portion under construction.

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

Alternate Key: 1027120 Parcel ID: 00026330-000000

Ownership Details

Mailing Address:
DEVOL THOMAS A
3839 GLEN OAKS MANOR DR
SARASOTA, FL 34232-1033

All Owners:
DEVOL THOMAS A, OBERRY JEFFREY R/S

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 317 CATHERINE ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB1-25-40 THE SW1/2 OF LOT 29 SQR 2 TR 10 OR50-498/99 OR635-428/31 OR2252-256R/S OR2489-578/79 OR2512-924/25





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	25	95	2,376.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 560
 Year Built: 1923

Building 1 Details

Building Type R1
 Effective Age 10
 Year Built 1923
 Functional Obs 0

Condition E
 Perimeter 108
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 8
 Grnd Floor Area 560

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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
0	OPX		1	2008				112
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	560
2	OPF		1	2008	N N	0.00	0.00	84

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	100 SF	25	4	2008	2009	2	30
1	FN2:FENCES	1,014 SF	169	6	2008	2009	2	30

Appraiser Notes

2010-02-10 MLS \$379,000 1/1 PRICED BELOW RECENT APPRAISAL. COMPLETE RENOVATION IN 2009 WITH HIGH END FINISHES THROUGHOUT. QUALITY DOWN TO EVERY DETAIL INCLUDING THE UNUSUAL ONYX TILED BATH. GRANITE COUNTERTOPS AND STAINLESS APPLIANCES. HARDWOOD FLOORS. PICTURE PERFECT WHITE PICKET FENCING WITH BOTH A FRONT AND BACK PORCH OFF BEDROOM. LOTS OF CABINETS AND STORAGE. NEW CENTRAL AIR CONDITIONING. CAN BE PURCHASED WITH ADJACENT HOUSE IN BACK TO FORM A PRIVATE KEY WEST COMPOUND THAT SPANS A CITY BLOCK. ADJACENT HOME CONSISTS OF TWO SEPARATE HOUSES FRONTING AMELIA ST. APPROVED PLANS ON FILE WITH CITY OF KEY WEST TO ADD 2ND STORY ADDITION & BACK PORCH ENCLOSURE. SELLER OFFERS PRICE REDUCTION FOR COMBINED PURCHASE OF 316 AMELIA ST & 317 CATHERINE. CALL NOW!

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
2	08-0120	01/22/2008	11/13/2008	24,500 Residential	REPAIR SUB-FLOOR 400SF, INSTALL HARDWOOD FLOOR 260SF, REPLACE 2X4 WALL STUDS, REMOVE OLD METAL SHINGLES WITH NEW 1X6 SUB-FLOOR 100 SF. INSTALL NEW METAL SHINGLES 26 GAVALUME
8-286	03/19/2008	11/13/2008	7,000		OWNER BUILD-ELECTRICAL INSTALL NEW 200 AMP BREAKER BOX INSTALL NEW ELECTRIC AT LIVING RM, KITCHEN, BATHROOM & BEDROOM 540SF
8-611	03/05/2008	11/13/2008	2,100		PERMIT UPGRADE REMOVE CAST IRON SEWER LATERAL INSTALL NEW PVC LATERAL
8-702	03/26/2008	11/13/2008	3,000		INSTALL ONE 2 TON SPLIT 6 OPENINGS
8-535	03/06/2008	11/13/2008	25,000		DEMO EXISTING PLUMBING
8-630	03/07/2008	11/13/2008	11,530		INSTALL 8 NEW WINDOW 2 IMPACT SLIDING GLASS DOORS
8-673	03/19/2008	11/13/2008	28,500		STOP WORK ORDER***RENOVATION TO INCLUDE FRAMING SUB FLOOR, ROOF TRUSSES, EXTERIOR SIDING AND KITCHEN
8-286	02/11/2008	11/13/2008	7,000		OWNER BLDER INSTALL 500SF OF NOVELTY WOOD SIDING TO MATCH EXISTING AT SIDES AND REAR
09-2222	08/05/2009	02/10/2010	2,000		212lf WOOD PICKET FENCE TOTAL 6X169, 20lf OF 4ft H, 23X4 ON FRONT PLUS GATE.
09-1660	08/06/2009	02/10/2010	8,750		ATTACH TO BACK OF HOUSE 14'X6, ROOF OVER PORCH
10-3221	09/30/2010	09/30/2010	1,200		***ATF*** INSTALL APPROX 117sf OF METAL SHINGLES AT FRONT & BACK PORCHES
1	99-4024	12/23/2000	07/13/2000	600 Residential	REPLACE PICKET FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	83,211	3,509	125,652	212,372	212,372	0	212,372
2011	83,211	3,627	114,767	201,605	201,605	0	201,605
2010	84,105	3,783	126,597	214,485	214,485	0	214,485
2009	93,297	2,345	168,796	264,438	264,438	0	264,438
2008	29,143	256	249,203	278,602	278,602	0	278,602
2007	62,039	270	279,896	342,205	342,205	0	342,205
2006	259,183	280	201,620	461,083	461,083	0	461,083
2005	228,606	291	166,040	394,937	394,937	0	394,937
2004	132,433	305	161,296	294,034	294,034	0	294,034
2003	95,646	315	56,928	152,889	152,889	0	152,889
2002	67,437	326	41,510	109,273	109,273	0	109,273
2001	58,445	340	37,952	96,737	96,737	0	96,737
2000	58,445	159	30,836	89,440	89,440	0	89,440
1999	43,954	143	30,836	74,933	74,933	0	74,933
1998	35,962	124	30,836	66,922	66,922	0	66,922

1997	35,962	133	26,092	62,187	62,187	0	62,187
1996	21,977	86	26,092	48,155	48,155	0	48,155
1995	24,574	101	26,092	50,767	50,767	0	50,767
1994	21,977	96	26,092	48,165	48,165	0	48,165
1993	22,044	100	26,092	48,236	48,236	0	48,236
1992	22,044	104	26,092	48,241	48,241	0	48,241
1991	22,044	110	26,092	48,246	48,246	0	48,246
1990	19,192	114	20,755	40,061	40,061	0	40,061
1989	13,450	0	20,162	33,612	33,612	0	33,612
1988	11,823	0	16,604	28,427	28,427	0	28,427
1987	11,679	0	13,876	25,555	25,555	0	25,555
1986	11,744	0	12,809	24,553	24,553	0	24,553
1985	11,403	0	7,638	19,041	19,041	0	19,041
1984	10,703	0	7,638	18,341	18,341	0	18,341
1983	10,703	0	7,638	18,341	18,341	0	18,341
1982	10,893	0	5,664	16,557	16,557	0	16,557

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
12/29/2010	2512 / 924	139,050	QC	11
10/22/2010	2489 / 578	309,000	WD	02
11/10/2006	2252 / 256	385,000	WD	Q

This page has been visited 56,059 times.

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

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

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

Property Record Card -
Map portion under construction.

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

Alternate Key: 1006793 Parcel ID: 00006560-000000

Ownership Details

Mailing Address:

ONDERDONK GARY R AND DIANE M
513 FLEMING ST
STE 1
KEY WEST, FL 33040-6861

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 521 FLEMING ST KEY WEST
513 FLEMING ST KEY WEST
Legal Description: KW PT LOT 4 SQR 37 G69-171 OR557-199 OR558-368 OR562-734 OR641-170 OR1051-771D/C
OR1140-2468/2469P/R OR1970-229/230



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	94	100	9,425.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 11113
 Year Built: 1954

Building 1 Details

Building Type
 Effective Age 18
 Year Built 1954
 Functional Obs 0

Condition A
 Perimeter 618
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 11,113

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 24

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1988					5,473
2	SBF		1	1988					160
3	OPF		1	1988					344
4	CAN		1	1994					631
5	FLA		1	1988					5,640

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-B	100	N	Y
	1637	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	3,006 SF	0	0	1988	1989	2	25
2	FN2:FENCES	168 SF	6	28	1988	1989	2	30
3	AC2:WALL AIR COND	7 UT	0	0	1989	1990	2	20

Appraiser Notes

2004-09-27 ASKING \$2,950,000 3 RETAIL TENANTS ON GROUND FLOOR. AND 11 SERPARATE OFFICES ON THE 2ND FLOOR -SKI

TPP 8528787 - GENERAL BUSINESS SERVICES TPP 8890443 - ONE OF A KIND - SPRINGERS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10-539	02/24/2010	05/07/2010	850	Commercial	INSTALL 36" FIRE RATED DRYWALL IN TWO DOOR OPENINGS. INSTALL VENT IN WINDOW FOR EXHAUST.
	10-505	02/18/2010	04/12/2010	2,500	Commercial	INSTALL WATER HEATER, 3 COMPARTMENT SINK AND GREASE TRAP
	11-3255	09/06/2011		2,400		INSTALL 2 NEW HANDICAP FIXTURES, ONE LAVATORY & ONE TOILET
	11-3265	09/08/2011		7,200	Commercial	INSTALL ONE DUCT-LESS UNIT 3-TON AND INSTALL VENT FOR OVEN
1	B940268	01/01/1994	11/01/1994	40,000		REPAIR SPALDING CONCRETE
2	B941362	04/01/1994	11/01/1994	4,000		INST.ROOF TRUSSES & CANP.
3	E951480	05/01/1995	11/01/1995	365		ALARM SYSTEM
4	B954378	12/01/1995	08/01/1996	3,800		RENOVATIONS
5	98-4050	12/18/1997	11/04/1998	2,500	Commercial	SECURITY ALARM
6	99-0442	02/05/1999	08/13/1999	1,500	Commercial	REPLACE WINDOW
7	99-1062	03/26/1999	08/13/1999	25,000	Commercial	REMOVED/REPL T&G W/MODIFIED
8	99-3736	12/08/1999	11/06/2000	1,500		REPLACE EXISTING STOREFRO
9	00-0155	01/26/2000	11/06/2000	92,420		RENOVATIONS
10	00-0984	04/19/2000	11/06/2000	2,000	Commercial	PAINTING
11	02-0634	03/15/2002	08/21/2002	5,350	Commercial	REPAIR STUCCO

12	04-1953	06/19/2003	08/20/2003	23,500	Commercial	CONCRETE RESTORATION
13	04-1952	06/15/2004	08/20/2004	26,000	Commercial	UPGRADE ELEC - 600 AMP
14	04-1954	06/15/2004	08/20/2004	3,000	Commercial	ELEC
15	04-1955	06/15/2004	08/20/2004	3,000	Commercial	ELEC
16	04-1956	06/15/2004	08/20/2004	3,000	Commercial	ELEC
17	04-1957	06/15/2004	08/20/2004	3,000	Commercial	ELEC
18	04-3749	12/09/2004	12/16/2004	23,500	Commercial	V-CRIMP ROOF
19	05-1428	05/03/2005	10/04/2005	1	Commercial	CONCRETE RESTORATION FOR PERMIT #03-1953
20	05-4462	11/04/2005	10/04/2005	2,400	Commercial	***** HURRICANE WILMA DAMAGE ***** BUILD NEW WALL AND DRYWALL.
	05-2287	03/08/2006	08/07/2006	16,200		REMOVE/REPLACE ELECTRICAL EQUIPMENT ROOM
	06-1602	03/08/2006	08/07/2006	900		CONNECT POWER FRM MAIN SERVICE
	06-4726	08/10/2006	09/14/2006	3,000		UPGRADE SERVICE TO RETAIL STORE AND OFFICES @513 FLEMMING
	06-4725	08/10/2006	09/14/2006	3,000		UPGRADE SERVICE TO RETAIL STORE AND OFFICES @513 FLEMMING
	06-4723	08/10/2006	09/14/2006	3,000		UPGRADE SERVICE TO RETAIL STORE AND OFFICES @ 513 FLEMMING
	06-4727	08/10/2006	09/14/2006	26,000		UPGRADE ELECTRIC SERVICE TO 600AMP
	06-4722	08/10/2006	09/14/2006	3,000		UPGRADE SERVICE TO RETAIL STORE AND OFFICES
	07-1087	03/28/2007	06/06/2007	16,000		CONSTRUCTION OF ELECTRICAL ROOM FOR EQUIPMENT PURPOSES

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	1,069,561	4,040	1,016,483	2,090,084	2,090,084	0	2,090,084
2011	1,125,122	4,040	1,129,426	2,258,588	2,019,277	0	2,258,588
2010	1,125,122	4,040	706,545	1,835,707	1,835,707	0	1,835,707
2009	1,180,684	4,040	817,843	2,002,567	2,002,567	0	2,002,567
2008	1,180,684	4,040	1,041,463	2,226,187	2,226,187	0	2,226,187
2007	871,480	4,040	1,041,463	1,916,983	1,916,983	0	1,916,983
2006	891,985	4,058	895,375	1,791,418	1,791,418	0	1,791,418
2005	883,637	4,081	801,125	1,688,843	1,688,843	0	1,688,843
2004	893,786	4,099	612,625	1,510,510	1,510,510	0	1,510,510
2003	628,902	4,357	282,750	916,009	916,009	0	916,009
2002	628,638	4,621	282,750	916,009	916,009	0	916,009
2001	628,205	5,054	282,750	916,009	916,009	0	916,009
2000	676,645	3,739	235,625	916,009	916,009	0	916,009
1999	676,329	4,055	235,625	916,009	916,009	0	916,009
1998	676,015	4,369	235,625	916,009	916,009	0	916,009
1997	619,743	4,033	216,775	840,551	840,551	0	840,551

1996	619,477	4,299	216,775	840,551	840,551	0	840,551
1995	619,214	4,562	216,775	840,551	840,551	0	840,551
1994	620,949	2,827	216,775	840,551	840,551	0	840,551
1993	620,808	2,968	216,775	840,551	840,551	0	840,551
1992	620,670	3,106	216,775	840,551	840,551	0	840,551
1991	620,531	3,245	216,775	840,551	840,551	0	840,551
1990	636,884	3,386	200,281	840,551	840,551	0	840,551
1989	642,626	0	197,925	840,551	840,551	0	840,551
1988	283,999	468	160,225	444,692	444,692	0	444,692
1987	279,209	468	103,911	383,588	383,588	0	383,588
1986	280,274	468	101,790	382,532	382,532	0	382,532
1985	275,066	468	84,825	360,359	360,359	0	360,359
1984	272,658	468	84,825	357,951	357,951	0	357,951
1983	272,726	468	56,400	329,594	329,594	0	329,594
1982	255,689	468	55,366	311,523	311,523	0	311,523

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/20/2004	1970 / 0229	1,812,600	WD *****	Q ...

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