



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

To: Chairman and Planning Board Members
From: Brendon Cunningham
Through: Amy Kimball-Murley, AICP, Planning Director
Meeting Date: November 9, 2010

Agenda Item: An application for variances to increase building coverage and impervious surface ratio and to existing setback requirements in the Historic Neighborhood Commercial (HNC-3) zoning district for property located at 803 Emma Street (RE#00014650-000000), per Section 122-870 (4) & (6) as required when the reconstruction exceeds 50% of the assessed or appraised value of the structure per Section 122-28 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider variances for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations that exceed 50% of the assessed value of the existing structure.

Applicant: Paul Richardson

Property Owner: William Weech American Legion Post 168

Location: 803 Emma Street, RE# 00014650-000000

Zoning: Historic Medium Density Residential Zoning District



Background: The property is legally nonconforming regarding building coverage, impervious surface ratio, and all yard setback requirements. The property is located in an historic district. The plans for the renovation of the structure will exceed 50% of its current value. The Monroe County Property Appraiser has the structure valued at \$573,823. The applicant has estimated the cost of renovations to be in excess of \$1,300,000. As such, the structure is subject to Section 122-28(d) which requires an application for all necessary variances to legal non-conformities.

Request: The existing structure is in a dilapidated condition and the applicant intends to renovate in excess of 50% of the assessed value of the structure. To do so, per Section 122-28(d), the applicant is requesting variances to existing non-conforming setbacks and to increase existing building coverage and impervious surface ratio to construct a 133 square foot addition to accommodate ADA accessible restrooms.

	Allowed/Required	Existing	Proposed
Building Coverage	40%	74.5%	75.5%
Impervious Surface	60%	79%	81%
Front	10'	0'	Same
Right Side	5'	2.54'	3'
Left Side	5'	1.69'	Same
Rear	15'	9.6'	Same

Process:

HARC

July 13, 2010, Approved

Development Review Committee Meeting:

August 26, 2010

Special Planning Board Meeting:

November 9, 2010

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

Numerous properties in the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet any of the dimensional requirements outlined in Section 122-870. As such, special conditions do not exist that are not applicable to other land, buildings or structures.

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

The applicant proposes a renovation project in excess of 50% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant.

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

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

- 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.**

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested are not the minimum variances needed to make reasonable use of the land and existing structure. The applicant proposes an additional 133 square feet of floor area.

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

The restoration of this contributing structure does not appear injurious to the public welfare. In fact, the restoration of this structure will be an asset to the community and its historic character.

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

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **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.**

The Planning Department has not received any public input to date.

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

The applicant intends to make improvements to drainage through best management practices with the installation of an x-filtration system.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

**Draft
Resolution**

RESOLUTION NO- 2010-

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RECONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 50% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, FRONT, SIDE, AND REAR YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 803 EMMA STREET (RE#00014650-000000), PURSUANT TO SECTION 122-870 (4) AND (6) UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(d) of the Code of Ordinances provides that if voluntary reconstruction of non-conforming non-residential structures exceeds 50% of the appraised value of the structure variances are required; and

WHEREAS, Section 122-870 (4) a. and b., and 122-870(6) a., b., c., and d., of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 40%, maximum impervious surface ratio is 60% and building setbacks in the HNC-3 zoning district are ten feet in the front, twenty feet in the rear, and five feet on each side; and

WHEREAS, the applicant requested variances to increase building coverage, and the impervious surface ratio to allow improvements to a non-conforming, historically contributing, non-residential structure which exceed 50% of the value of that structure; and

WHEREAS, the applicant requested variances to the existing front, rear and side yard

setbacks to allow improvements to a non-conforming, historically contributing, non-residential structure which exceed 50% of the value of that structure; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 21, 2010; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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; and

WHEREAS, the Planning Board finds that the 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

WHEREAS, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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 if fully set forth herein.

Section 2. That variances for a non-conforming contributing building, listed in the historic architectural survey, for increased building coverage and impervious surface ratio and for existing non-conforming front yard, side yards, and rear yard setback requirements, for a renovation project in the Historic Neighborhood Commercial (HNC-3) zoning district for property located at 803 Emma Street (RE # 00014650-000000), per Sections 122-870 (4) a. and b., 122-870 (6) a., b., c. and d., and Section 122-28 (d) , of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated September 30, 2010 and revised site plan October 15, 2010.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a

City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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 6. 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 7. 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 special meeting held this 9th day of November, 2010.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman

_____Planning Director

Application

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING

Revision 2

Variance Application

City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 803 EMMA ST
2. Name of Applicant PAUL RICHARDSON
3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
4. Address of Applicant 803 EMMA ST
KEY WEST
5. Phone # of Applicant - Mobile# 896-5812 Fax# -
6. E-Mail Address popper913@yahoo.com
7. Name of Owner, if different than above AMERICAN LEGION POST 168
8. Address of Owner 803 EMMA ST
KEY WEST, FL
9. Phone Number of Owner 896-5812 Fax# -
10. Email Address popper913@yahoo.com
11. Zoning District of Parcel HNC-3 RE# 1465
12. Description of Proposed Construction, Development, and Use
RESTORATION OF EXISTING AMERICAN
LEGION HALL, POST 168

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	0	0	0
Side Setback (N)	5'	1.69' - 1.89'	1.69' - 1.89'
Side Setback (S)	5'	2.54'	3.0'
Rear Setback	10'	9.6'	9.6'
Building Coverage	2600 SF	4853 SF	4908 SF
Open Space Requirements	3900	1643 SF	1625 SF
Impervious Surface	3900 SF	5166 SF	5295 SF

REQUEST 6'-6" HIGH GATE & FENCE AT FRONT PROPERTY LINE TO CONCEAL DUMPSTER. 4'-0" H. ALLOWED

14. Is Subject Property located within the Historic District? Yes _____ No _____
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 7/13/10 HARC # H10-01-93

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

16. 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.

PERMIT # 5585 9/14/10



Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>JR</u>	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>DR</u>	_____	Application Fee (to be determined according to fee schedule)
<u>DR</u>	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>DR</u>	_____	Floor Plans of existing and proposed development (8.5 x 11)
<u>DR</u>	_____	Copy of the most recent survey of the subject property
<u>DR</u>	_____	Elevation drawings as measured from crown of road
<u>DR</u>	_____	Stormwater management plan
<u>DR</u>	_____	HARC Approval (if applicable)
<u>DR</u>	_____	Notarized Verification Form
<u>DR</u>	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

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.

THE BUILDING WAS CONSTRUCTED IN 1951.
IT CANNOT BE SAVED WITHOUT EXCEEDING
THE 60% LIMIT ON REPAIR VALUE. ALSO,
IT WAS BUILT OVER CURRENT SETBACKS.

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

SEE ABOVE

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.

MANY PRECEDENTS EXIST FOR THE GRANTING
OF VARIANCES FOR THIS TYPE OF PROJECT
IN THE HISTORIC DISTRICT - THIS THIS
IS NOT A SPECIAL CONDITION.

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.

SEE NO. 3

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.

IT IS IMPLICIT IN ANY CONSTRUCTION DONE
ON THIS BUILDING TO SAVE IT THAT
VARIANCES WILL BE REQUIRED.

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 PROJECT SEEKS TO PRESERVE AND
RESTORE THE PURPOSE OF THE BUILDING
AS A COMMUNITY CENTER

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.

NO SPECIAL PRIVILEGES ARE
CONFERRED

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.

**VFW HALL
ZONING DATA**

9-30-10



1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: 40%
 - b. Allowable Building Coverage: 2,600 SF
 - c. Existing Building Coverage: 4,853 (74.5%)
 - d. Proposed Building Coverage: 4,908 (75.5%)
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: 60%
 - b. Allowable Impervious Coverage: 3,900 SF (60% of 1,250 SF)
 - c. Existing Impervious Coverage: 5,166 SF (79%)
 - d. Proposed Impervious Coverage: 5,295 SF (81%)
5. OPEN SPACE
 - a. Allowable Open Space as a Percentage of Lot Size: 60%
 - b. Allowable Open Space: 3,900 SF (60% of 1,250 SF)
 - c. Existing Open Space: 1,643 SF (42%)
 - d. Proposed Open Space: 1625 SF (42%)
6. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: 1.0
 - b. Existing FAR: .97
 - c. Proposed FAR: .98

6. SET BACKS

- a. Front Allowable: 0'
Front Existing: 0'
Front Proposed: 0'
- b. Rear Allowable: 10'
Rear Existing: 9.6'
Rear Proposed: 9.6'
- c. Left Side (North) Allowable: 5'
Left Side (North) Existing: 1.69' – 1.89'
Left Side (North) Proposed: 1.69' – 1.89'
- d. Right Side (South) Allowable: 5'
Right Side (South) Existing: 2.54'
Right Side (South) Proposed: 3'

7. BUILDING HEIGHT

- a. Allowable Building height: 30' – 0"
- b. Existing Building Height: 27' – 10"
- c. Proposed Building Height: 27' – 10"



STORM WATER DATA

LOT AREA: 6,500 SF

IMPERVIOUS COVERAGE:

Allowable	60% = 3,900 SF
Existing	79% = 5,155 SF
Proposed	81% = 5,323 SF



DRAINAGE CALCULATIONS

Disturbed Areas = 5,323 SF (81% of Lot Area)

Building	5,103 SF
Pads	40 SF
Paving	<u>80 SF</u>
	5,323 SF

Rainfall: 2.5" x .81 = 2.03"

Cubic Feet of Retention Required

Disturbed Area (SF) X Rainfall (IN)
12

5,323 SF X 2.03" = 900.5 CF
12

Retention Provided

X-Filtration Trench "A" = 396 SF X 2 FT Deep = 592 CF

X-Filtration Trench "B" = 276 SF X 2 FT Deep = 552 CF
1,144 CF

Retention Required: 900.5 CF
Retention Supplied: 1,144 CF

Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, MICHAEL MILLER, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

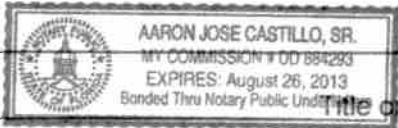
803 EMMA STREET KEY WEST
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

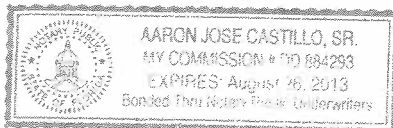
[Signature] _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 12/2 (date) by
Paul Richardson (name). He/She is personally known to me or has
presented Personally known to me as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped
Commission Number (if any)



Authorization Form

Authorization Form

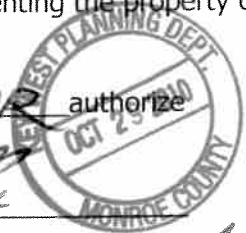
Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, PAUL RICHARDSON, DIRECTOR authorize
Please Print Name(s) of Owner(s)

MICHAEL MILLER
Please Print Name of Representative

WILLIAM WEECH
POST 168 THE AMERICAN
LEGION INC. D



to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]

Signature of Owner

Signature of Joint/Co-owner if applicable

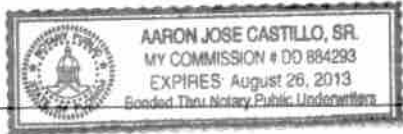
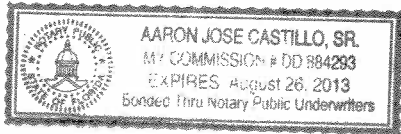
Subscribed and sworn to (or affirmed) before me on 12/11 (date) by

Paul Richardson
Please Print Name of Affiant

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

[Signature]

Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



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No Name History

Detail by Entity Name

Florida Non Profit Corporation

WILLIAM WEECH POST NO. 168, THE AMERICAN LEGION, INC.

Filing Information

Document Number N34525
FEI/EIN Number 596200886
Date Filed 09/29/1989
State FL
Status ACTIVE
Effective Date 10/01/1989
Last Event CANCEL ADM DISS/REV
Event Date Filed 04/05/2010
Event Effective Date NONE

Principal Address

803 EMMA ST.
KEY WEST FL 33040

Changed 01/23/2007

Mailing Address

803 EMMA ST.
POST OFFICE BOX 903
KEY WEST FL 33040

Registered Agent Name & Address

KNOWLES, JOHN B
723 ELIZABETH ST
KEY WEST FL 33040 US

Name Changed: 04/05/2010

Address Changed: 04/05/2010

Officer/Director Detail

Name & Address

Title D

RICHARDSON, PAUL
803 EMMA STREET
KEY WEST FL 33040

Title D

WILLIAMS JAMES G
325 JULIA STREET
KEY WEST FL 33040

Title D

LEGGETT, SAMUEL D., JR.
216 EANES LANE
KEY WEST FL

Annual Reports

Report Year Filed Date

2008	03/07/2008
2009	04/05/2010
2010	04/05/2010

Document Images

- [04/05/2010 -- REINSTATEMENT](#) View image in PDF format
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- [02/02/1996 -- ANNUAL REPORT](#) View image in PDF format
- [02/20/1995 -- ANNUAL REPORT](#) View image in PDF format

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State

Deed

THIS INSTRUMENT, Made this 26 day of December, A. D. 1952; by and between ERIC J. DICK and MARGARET DICK, husband and wife, of the City of Key West, the County of Monroe and State of Florida, parties of the first part, and ALGER D. ALLEN and CHARLES L. WATSON and GEORGE J. DANBY and JAMES E. VILLIAN, as Trustees respectively of The American Legion, and Veterans of Foreign Wars, Post No. 6021, and their successors in office, all of the City of Key West, Monroe County, Florida, parties of the second part,

IN WITNESS, That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold unto the said parties of the second part, as Trustees aforesaid, and their successors in office, the following described land, situate, lying and being in the County of Monroe and State of Florida, and more particularly described as follows:

All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Windsor Smith, recorded in Deed Book "B", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street Fifty-eight (58) feet in a Southeasterly direction from the corner of Emma and Petronia Streets, and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the place of beginning on Emma Street.

And the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and their seals as of the day and year first above written.

Witness, sealed and Delivered in my presence of:

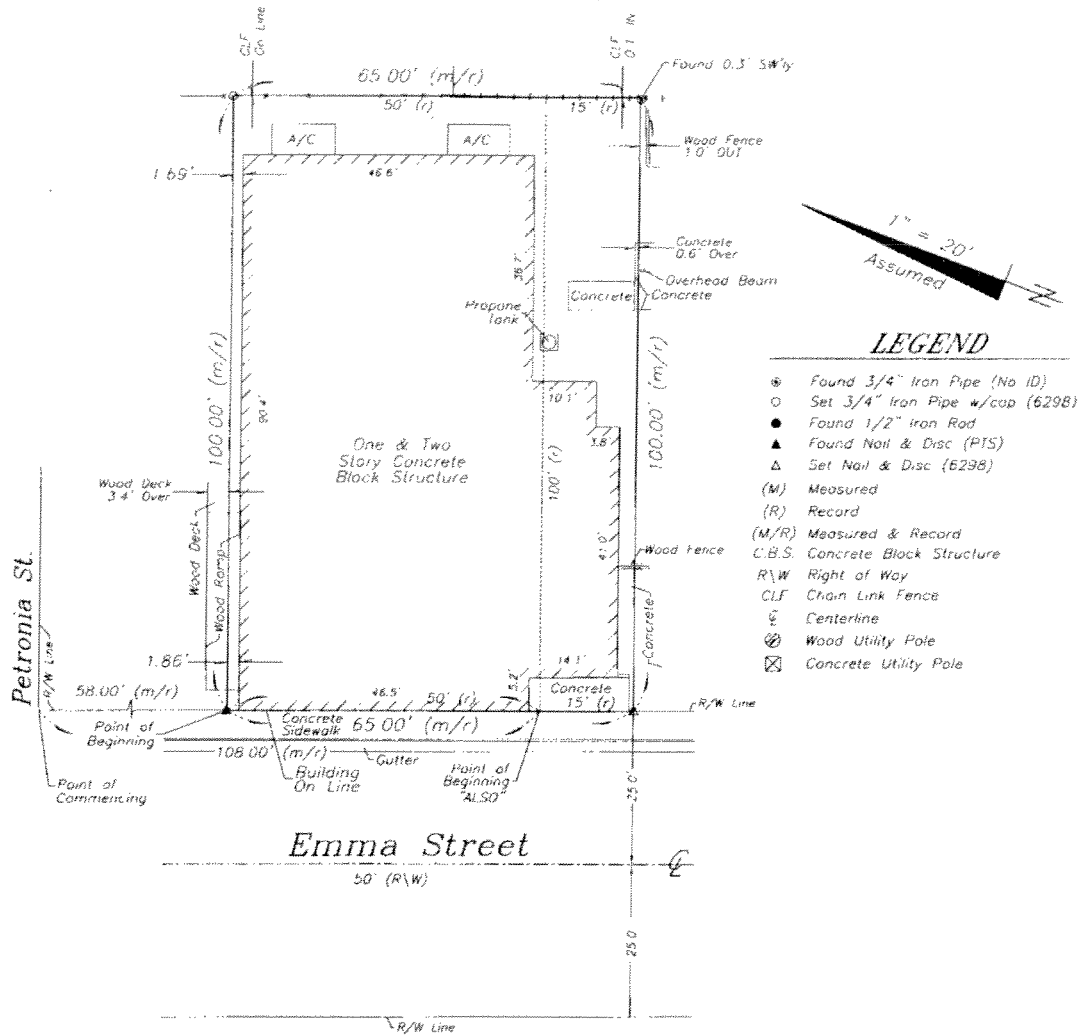
Robert H. Hanson

Margaret Dick (Seal)
Margaret Dick (Seal)



Survey

Boundary Survey Map of Part of Tract 3 Island of Key West




- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent
 2. Underground foundations and utilities were not located
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 803 Emma 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 others instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: June 5, 2010.
 10. Ownership of fences is undeterminable, unless otherwise noted
 11. Adjainers are not furnished

BOUNDARY SURVEY OF: All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Windsor Smith, recorded in Deed Book "E", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street Fifty-eight (58) feet in a Southeasterly direction from the corner of Emma and Petronia Streets, and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the Place of Beginning on Emma Street

AND ALSO:
All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Windsor Smith, recorded in Deed Book "E", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street One Hundred Eight (108) feet in a Southeasterly direction from the corner of Emma and Petronia Streets, and running thence along Emma Street in a Southeasterly direction Fifteen (15) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifteen (15) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the Place of Beginning on Emma Street.

BOUNDARY SURVEY FOR: VFW.

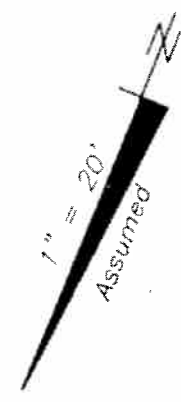
V. LYNN O'FLYNN, INC.

 V. Lynn O'Flynn, PSM
 Florida Reg #6298
 June 15, 2010

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

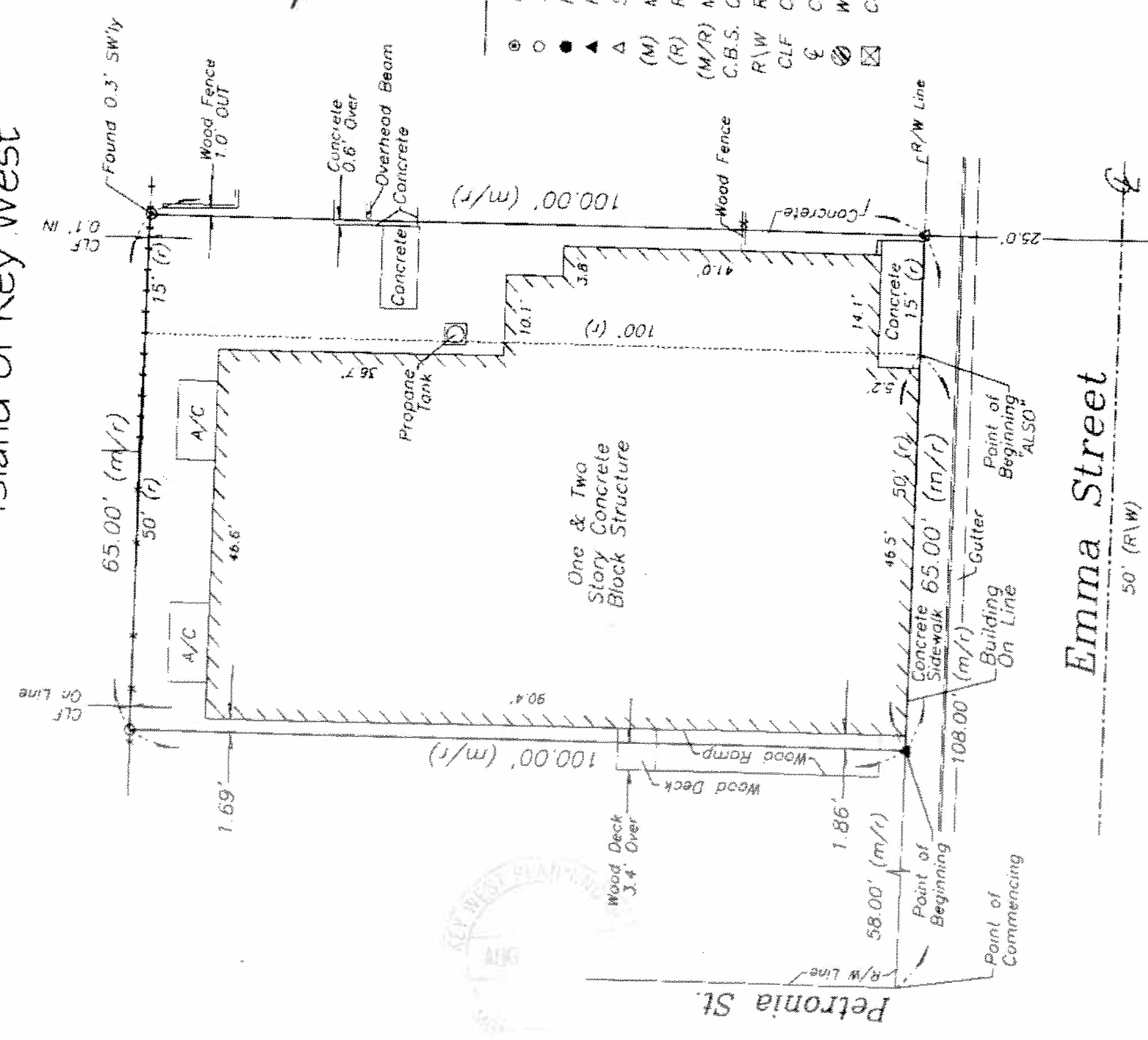
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of Part of Tract 3 Island of Key West

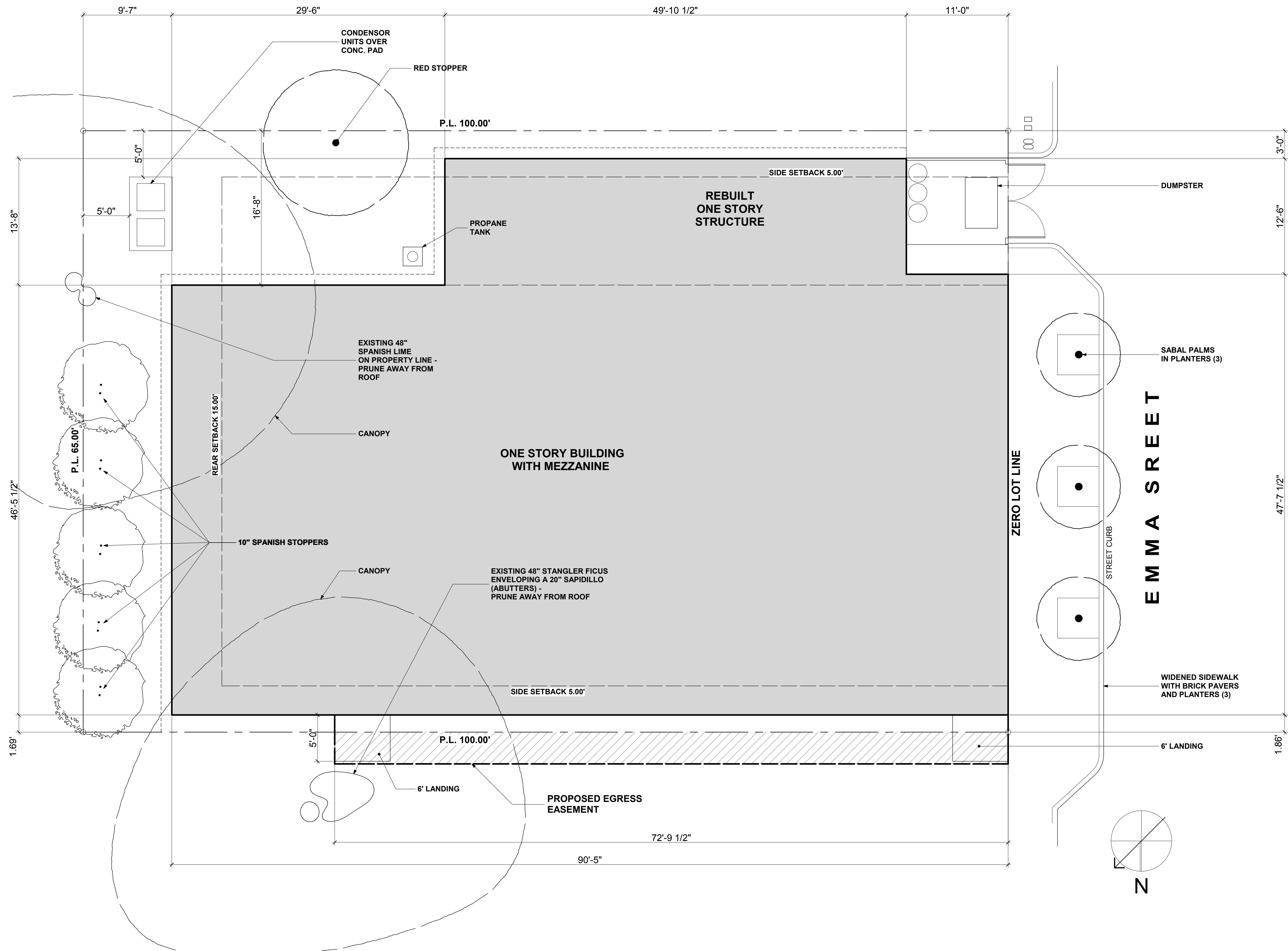


LEGEND

- Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (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



Site Plans



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517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlirarch@bellsouth.net

**RESTORATION OF
AMERICAN LEGION POST 168
AND
HISTORIC VFW POST 6021**

803 Emma Street
Key West, Florida

DATE: OCTOBER 15, 2010

SCALE: AS NOTED

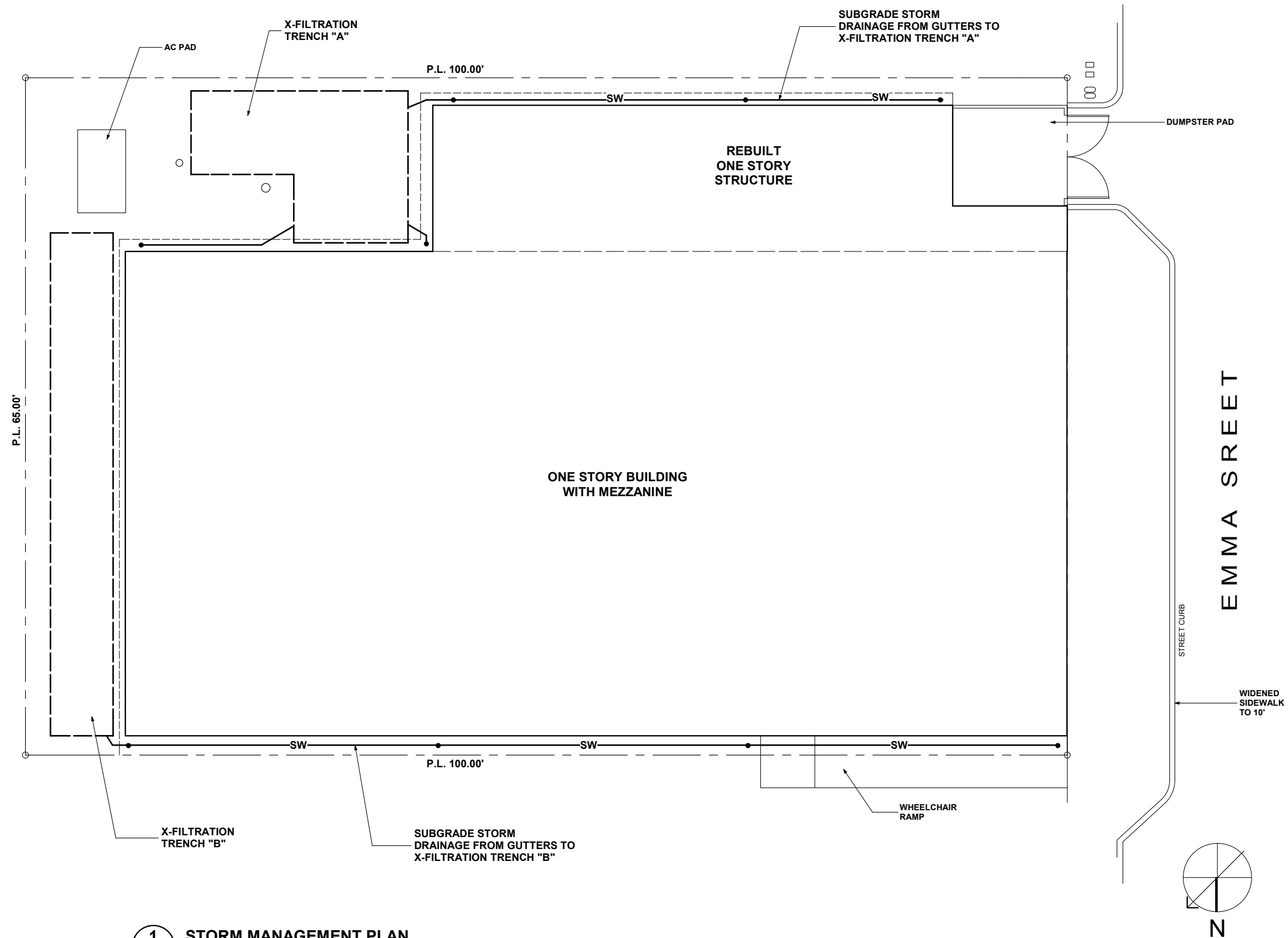
DRAWN BY: ES

CHECKED BY: MM

PROJECT NO: 0905

DIMENSIONED SITE PLAN

1 of 1



1 **SM1** **STORM MANAGEMENT PLAN**
 Scale: 3/16" = 1'-0"



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 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: AUGUST 8, 2010

SCALE: AS NOTED

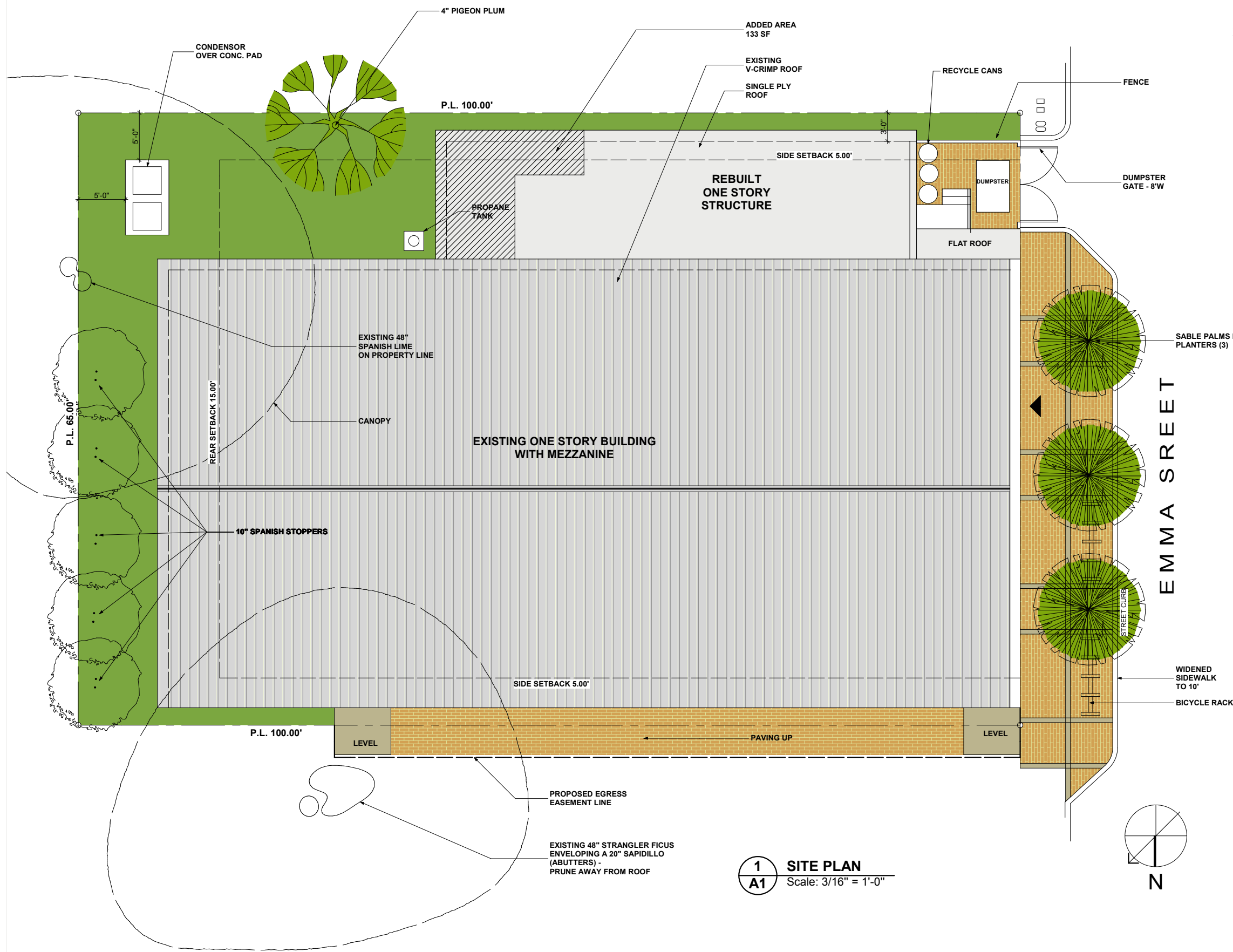
DRAWN BY: ES

CHECKED BY: MM

PROJECT NO: 0905

**STORM MANAGEMENT
 PLAN**

SM1



1 SITE PLAN
Scale: 3/16" = 1'-0"

SITE DATA

1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: **40%**
 - b. Allowable Building Coverage: **2,600 SF**
 - c. Existing Building Coverage: **4,853 (74.5%)**
 - d. Proposed Building Coverage: **4,908 (75.5%)**
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: **60%**
 - b. Allowable Impervious Coverage: **3,900 SF (60% of 1,250 SF)**
 - c. Existing Impervious Coverage: **5,166 SF (79%)**
 - d. Proposed Impervious Coverage: **5,295 SF (81%)**
5. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: **1.0**
 - b. Existing FAR: **0.97**
 - c. Proposed FAR: **0.98**
6. BUILDING HEIGHT
 - a. Allowable Building height: **30' - 0"**
 - b. Existing Building Height: **27' - 10"**
 - c. Proposed Building Height: **27' - 10"**



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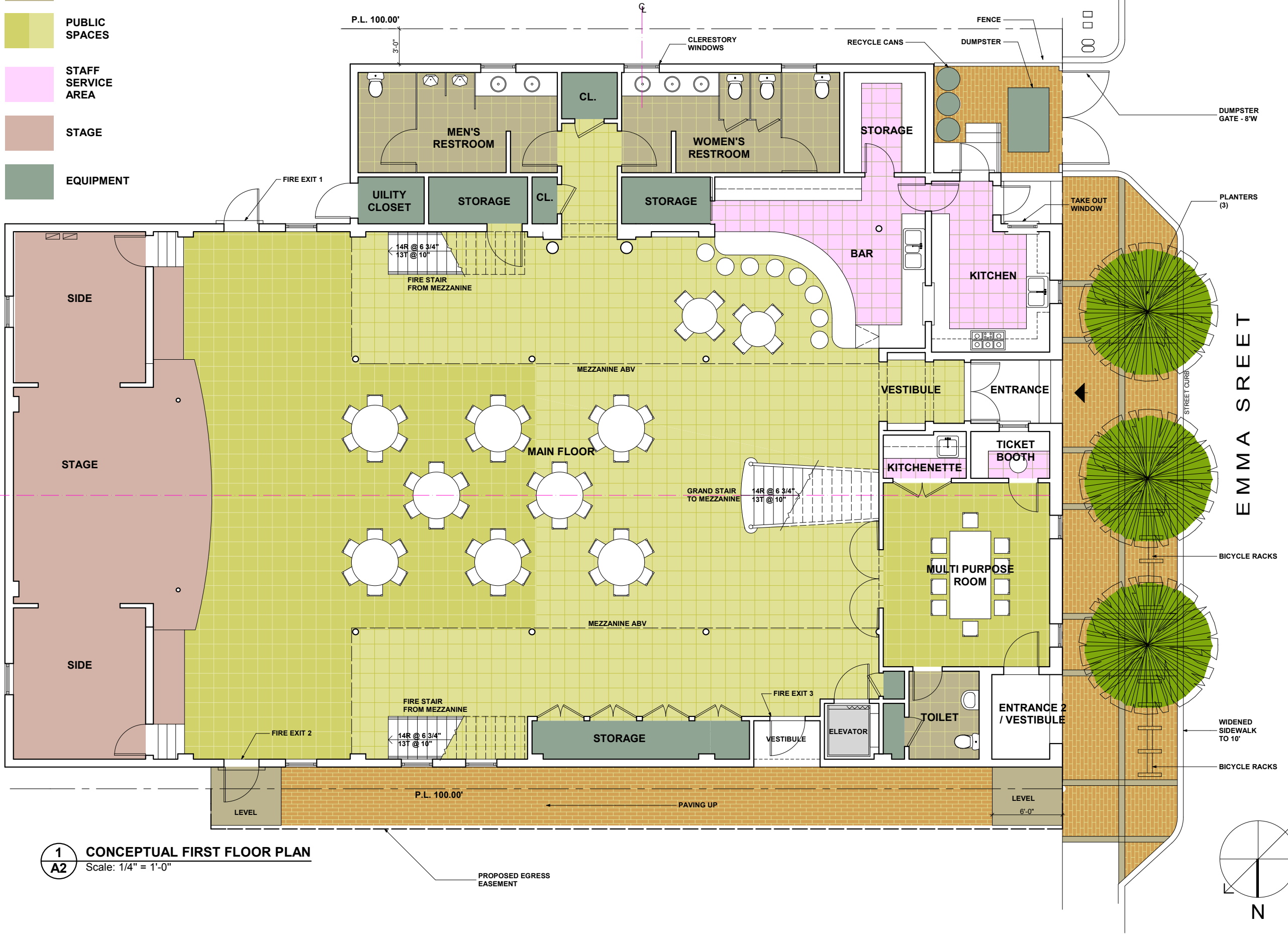
**RESTORATION OF
AMERICAN LEGION POST 168
AND
HISTORIC VFW POST 6021**
803 Emma Street
Key West, Florida

REVISED: SEPTEMBER 30, 2010
DATE: AUGUST 8, 2010
SCALE: AS NOTED
DRAWN BY: ES
CHECKED BY: MM
PROJECT NO: 0905

SITE PLAN

A1

- RESTROOMS
- PUBLIC SPACES
- STAFF SERVICE AREA
- STAGE
- EQUIPMENT



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 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7887
 mlrarch@bellsouth.net

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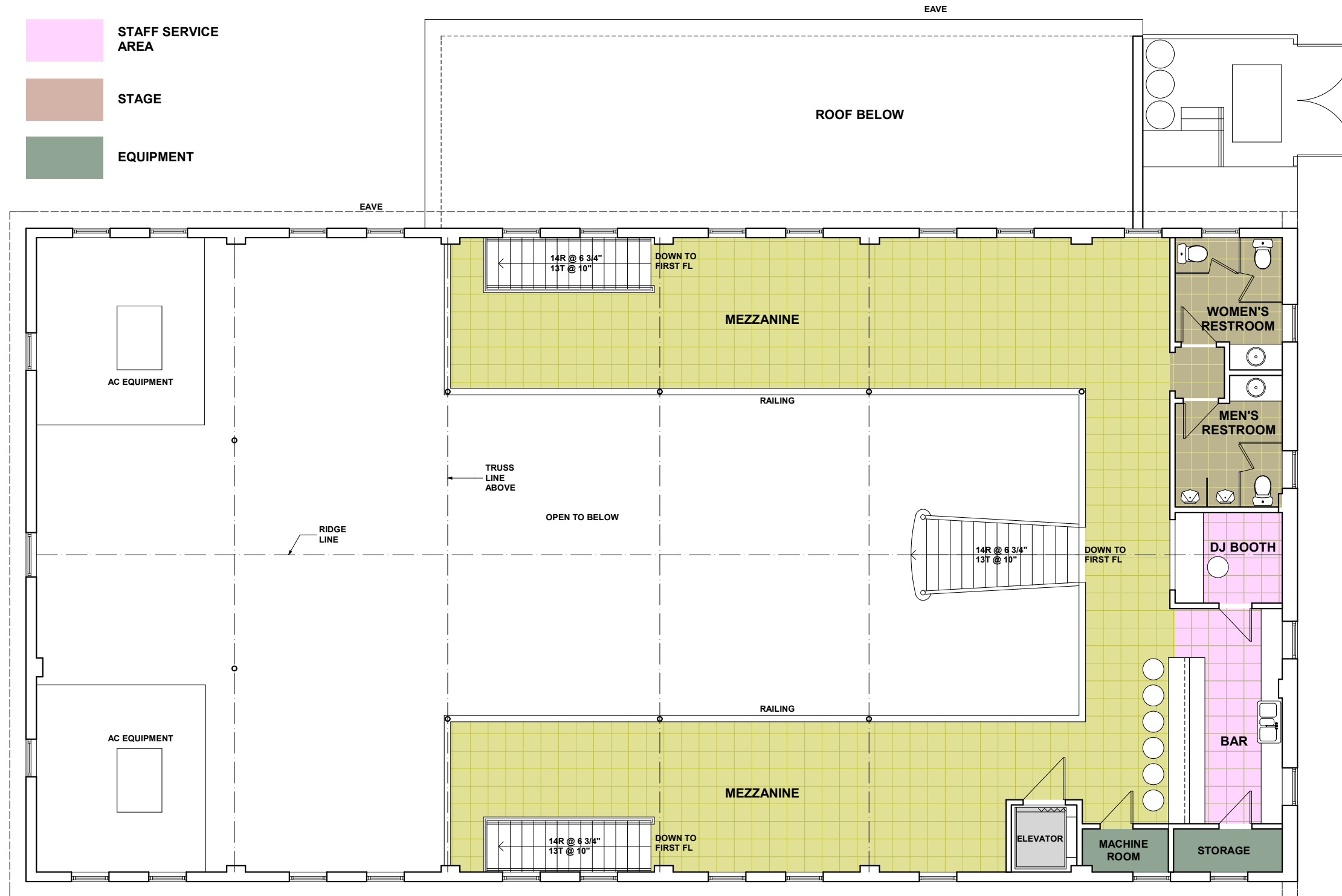
REVISED: SEPTEMBER 30, 2010
DATE: AUGUST 8, 2010
SCALE: AS NOTED
DRAWN BY: ES
CHECKED BY: MM
PROJECT NO: 0905

**SCHEMATIC
 FIRST FLOOR PLAN**

1
A2 **CONCEPTUAL FIRST FLOOR PLAN**
 Scale: 1/4" = 1'-0"

A2

- RESTROOMS
- PUBLIC SPACES
- STAFF SERVICE AREA
- STAGE
- EQUIPMENT



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mlrarch@bellsouth.net

**RESTORATION OF
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803 Emma Street
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REVISED: SEPTEMBER 30, 2010

DATE: AUGUST 8, 2010

SCALE: AS NOTED

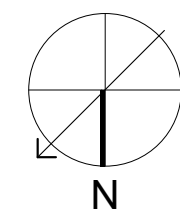
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CHECKED BY: MM

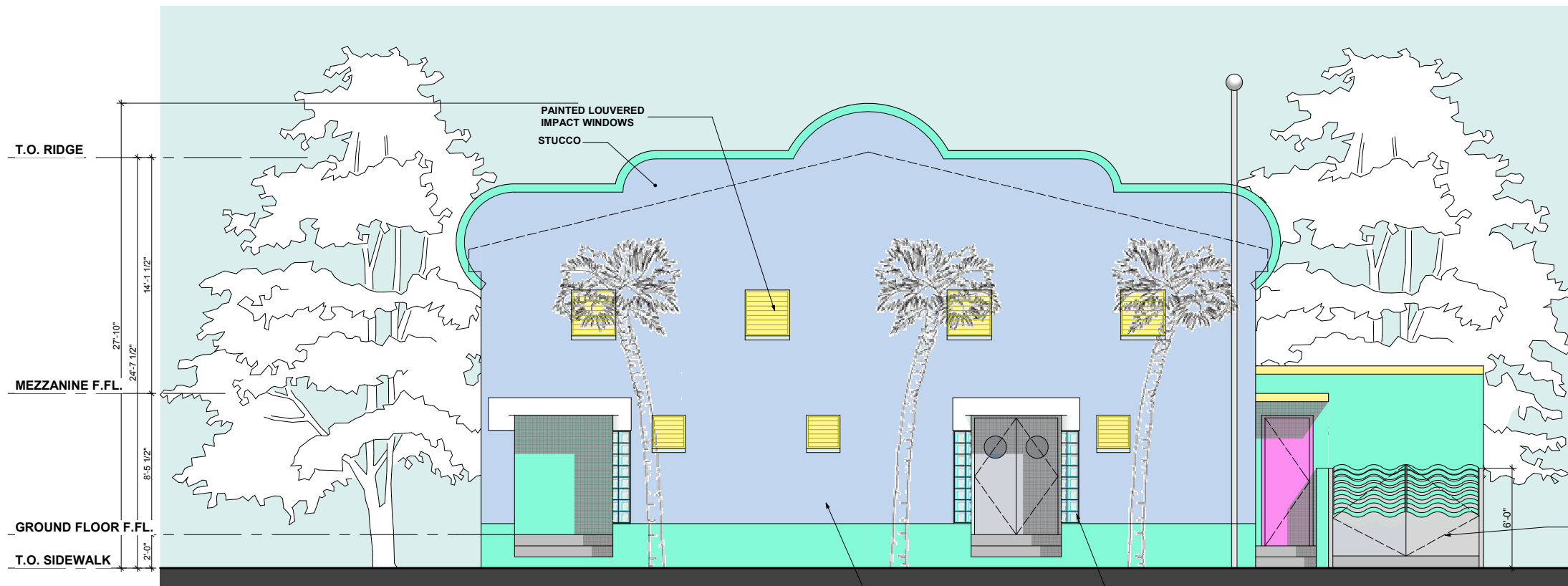
PROJECT NO: 0905

**SCHEMATIC
MEZZANINE PLAN**

1
A3 **CONCEPTUAL MEZZANINE PLAN**
Scale: 1/4" = 1'-0"

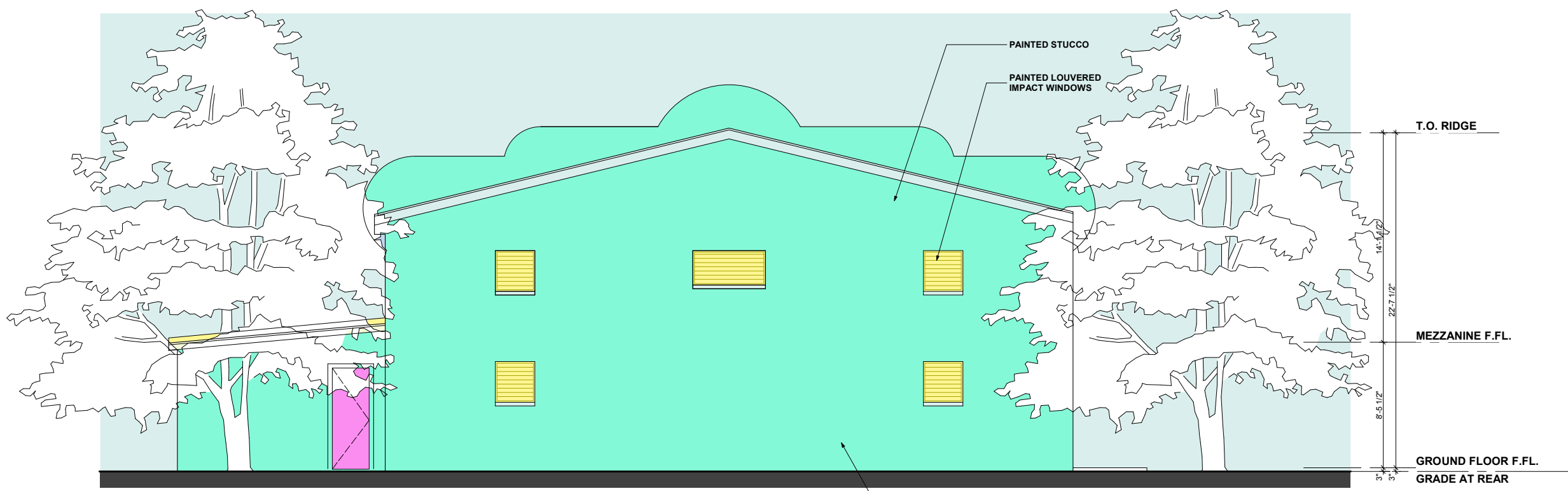


A3



- PAINT COLORS:**
- BENJAMIN MOORE HONOLULU BLUE 2066-70
 - BENJAMIN MOORE SUMMER GREEN 2043-60
 - BENJAMIN MOORE BLUSH TONE 2000-60
 - BENJAMIN MOORE LOTUS 2021-50

1 WEST ELEVATION
 A4 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
 A4 Scale: 1/4" = 1'-0"



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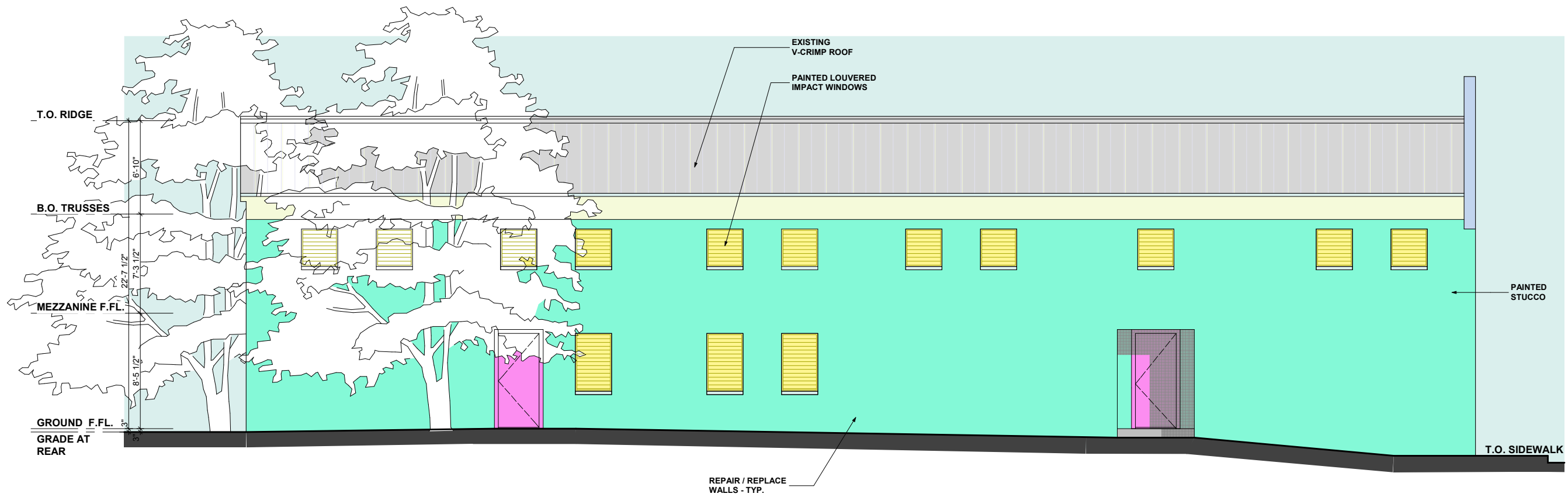
MICHAEL MILLER . ARCHITECT
 517 DUVAL STREET
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 mlrarch@bellsouth.net

**RESTORATION OF
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 803 Emma Street
 Key West, Florida

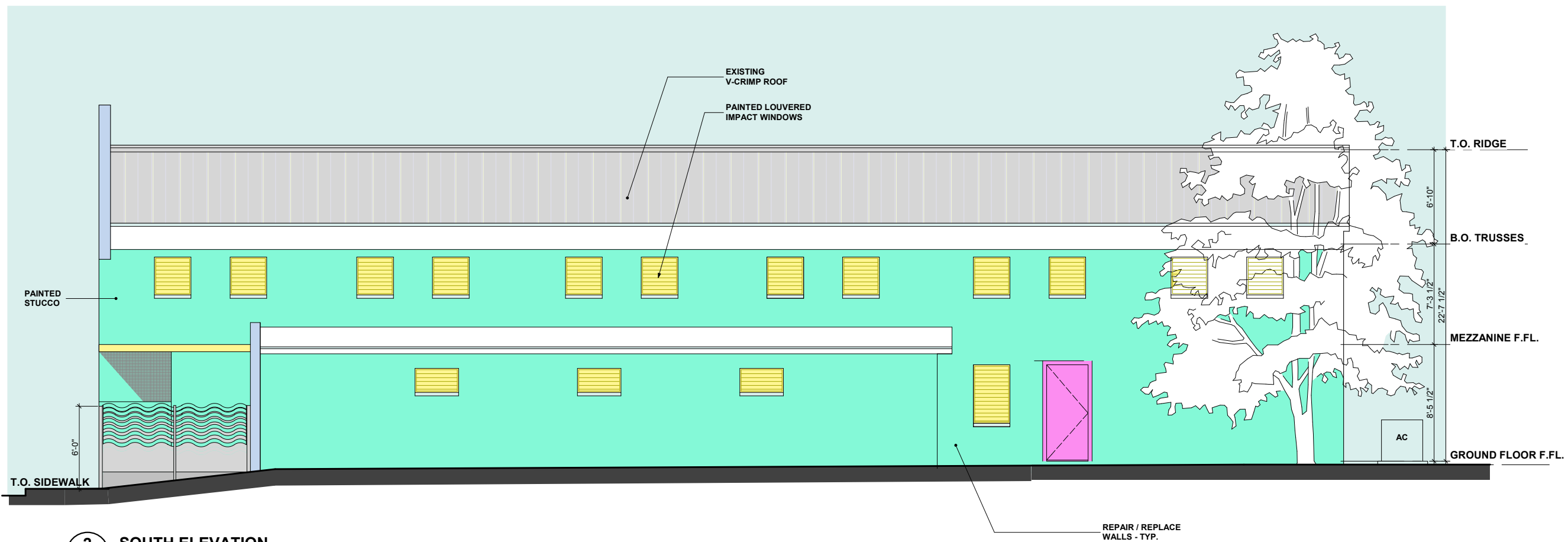
REVISED: SEPTEMBER 30, 2010
 DATE: AUGUST 8, 2010
 SCALE: AS NOTED
 DRAWN BY: ES
 CHECKED BY: MM
 PROJECT NO: 0905

**SCHEMATIC
 ELEVATIONS**

A4



1 NORTH ELEVATION
A5 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 Scale: 1/4" = 1'-0"



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**RESTORATION OF
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 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

REVISED: SEPTEMBER 30, 2010

DATE: AUGUST 8, 2010

SCALE: AS NOTED

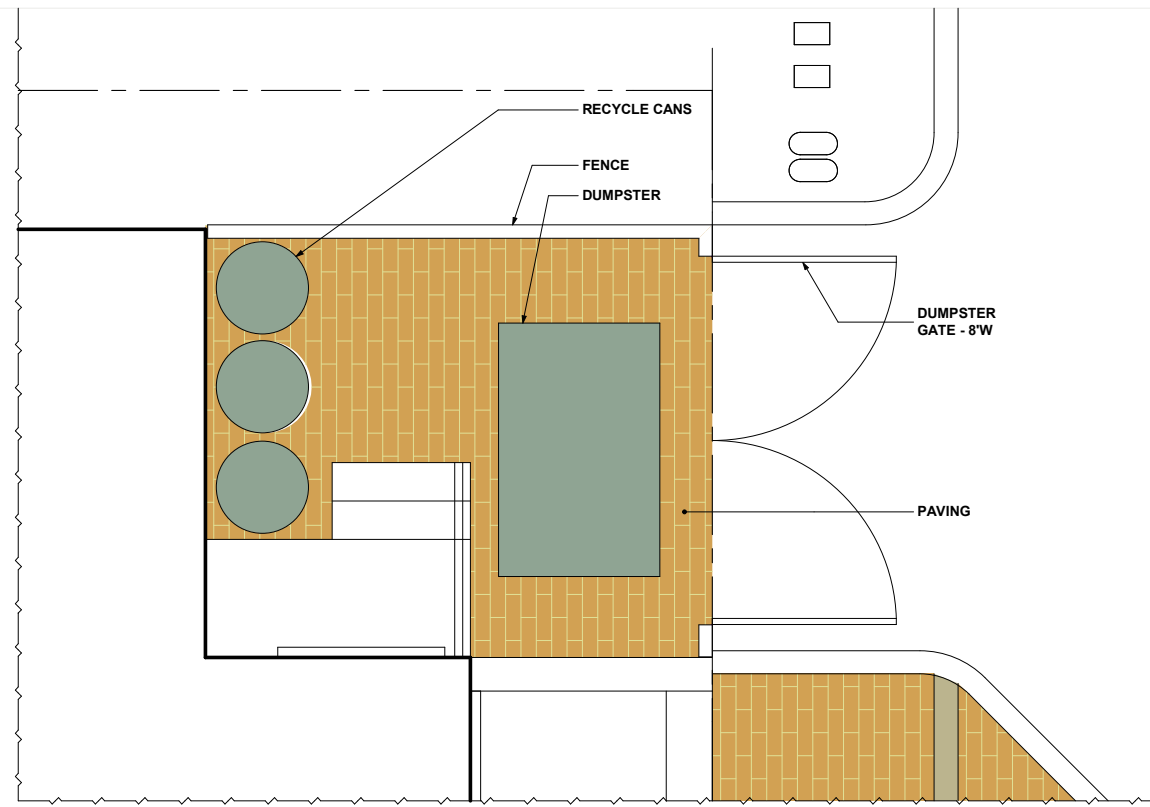
DRAWN BY: ES

CHECKED BY: MM

PROJECT NO: 0905

**PROPOSED
 ELEVATIONS**

A5



1 PLAN
A6 Scale: 1/2" = 1'-0"

PAINT COLORS:

- BENJAMIN MOORE HONOLULU BLUE 2066-70
- BENJAMIN MOORE SUMMER GREEN 2043-60
- BENJAMIN MOORE BLUSH TONE 2000-60
- BENJAMIN MOORE LOTUS 2021-50



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**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: SEPTEMBER 30, 2010

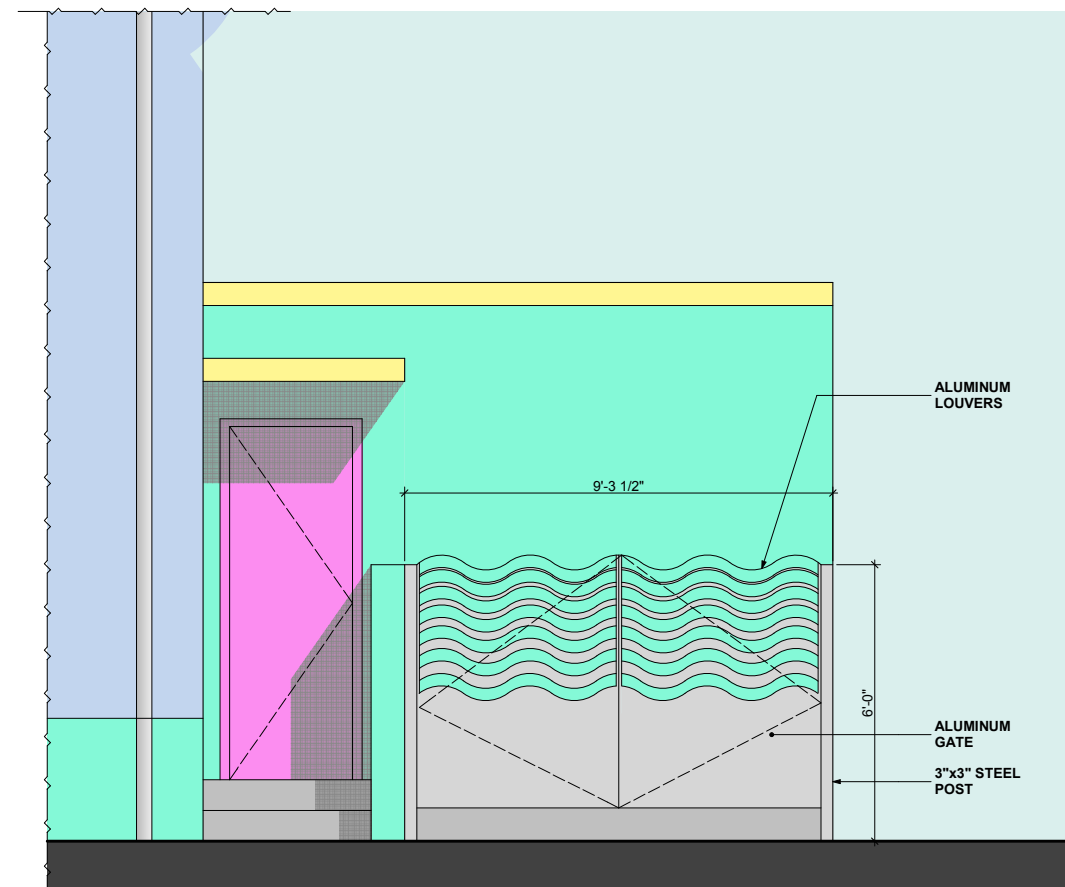
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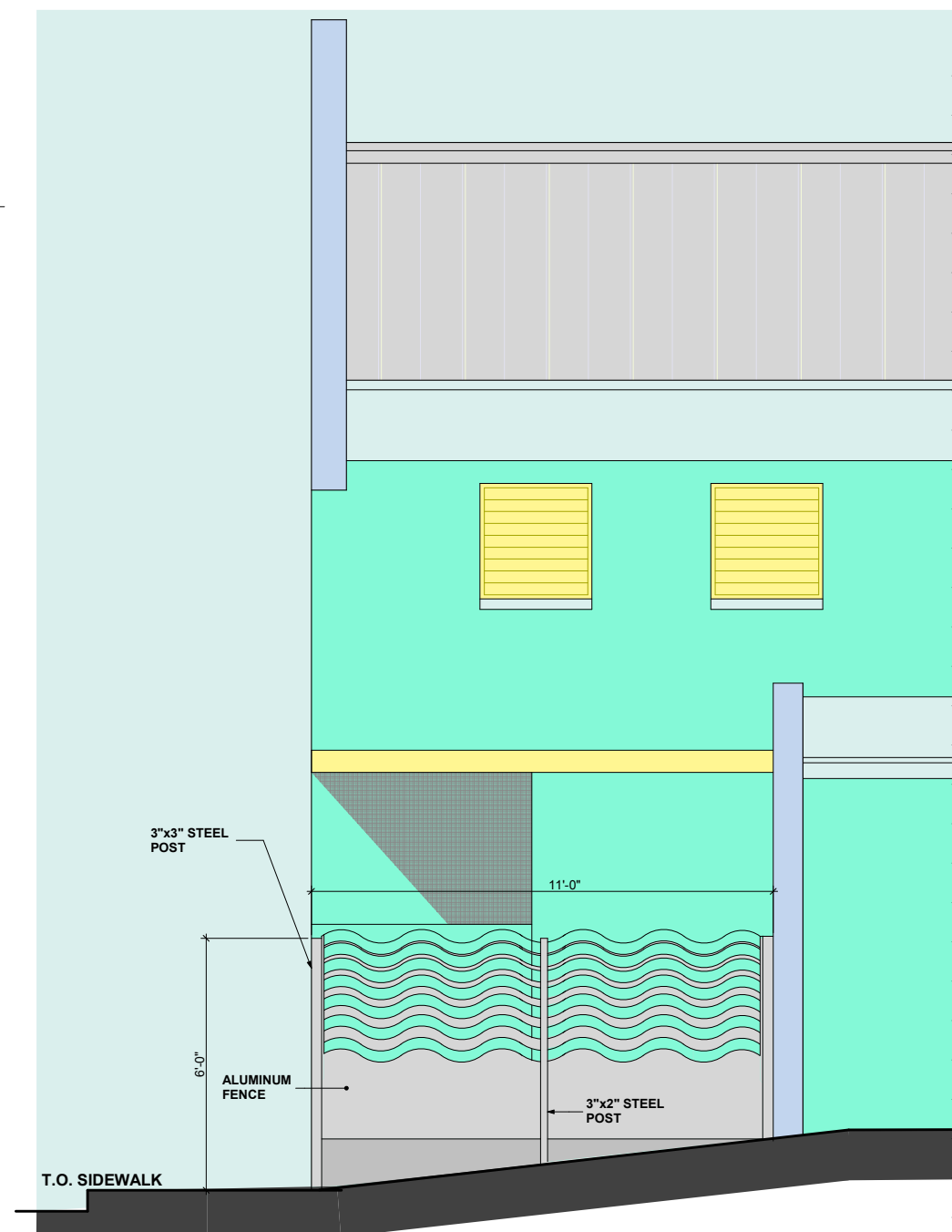
CHECKED BY: MM

PROJECT NO: 0905

**PROPOSED DUMPSTER
 FENCE AND GATE**

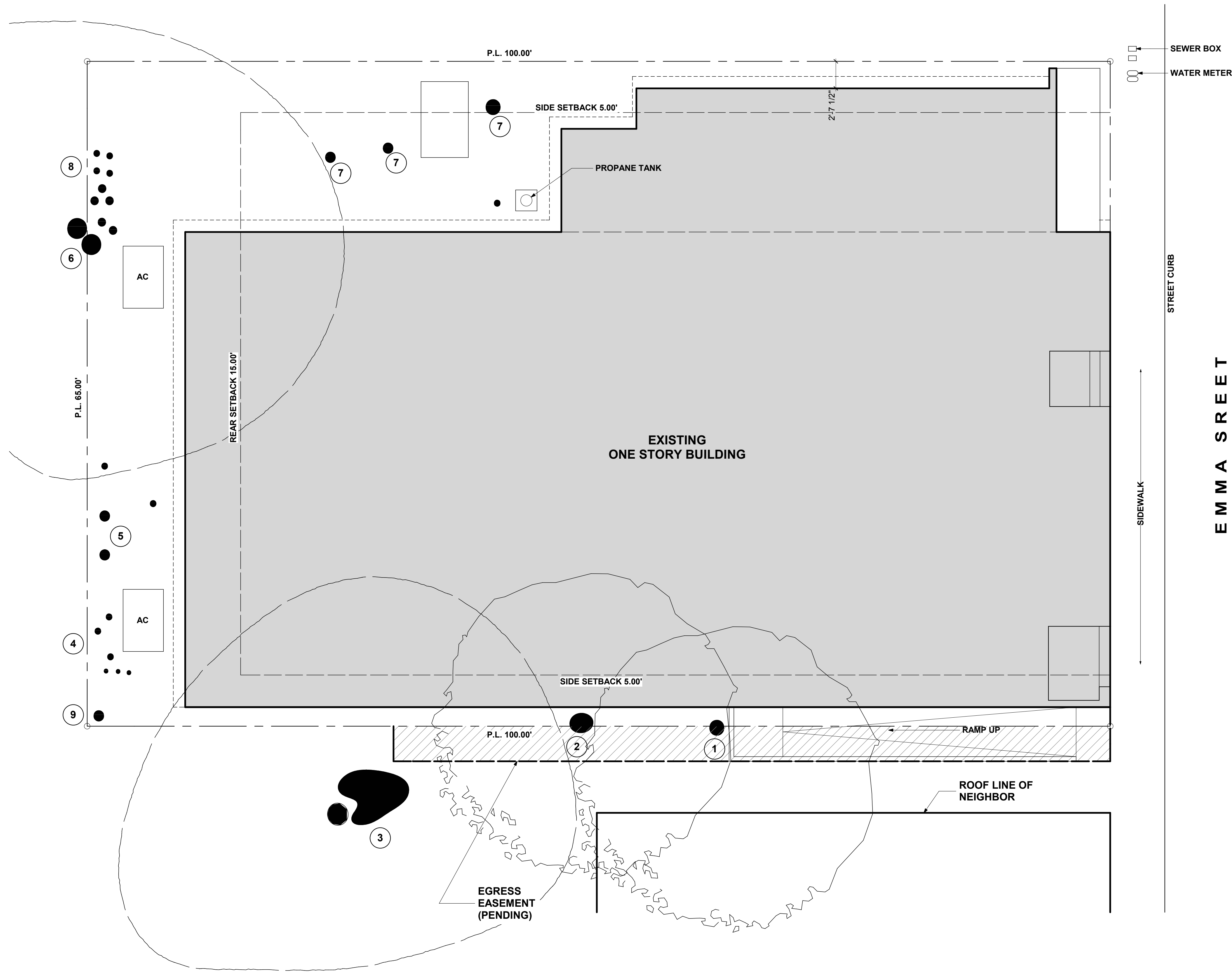


2 GATE EAST ELEVATION
A6 Scale: 1/2" = 1'-0"



2 FENCE NORTH ELEVATION
A6 Scale: 1/2" = 1'-0"

A6



LEGEND

- 1 10" Royal Poinciana (Delonix regia). Remove.
- 2 16" Royal Poinciana (Delonix regia). Remove.
- 3 48" Stangler Ficus enveloping a 20" Sapadillo. Heavy Maintenance
- 4 1"- 3" Volunteer Royal Poincianas (7) (Delonix regia). Remove.
- 5 4" Leadwoods (2). Remove.
- 6 48" Co-dominant Spanish Lime. Remove branches from roof.
- 7 4" - 12" Coconut Palms (4). Remove.
- 8 9 - 4"-6" Spanish Lime Pups growing under canopy of parent - Remove
- 9 Transplant 4" Poinciana to move to Nelson English Park



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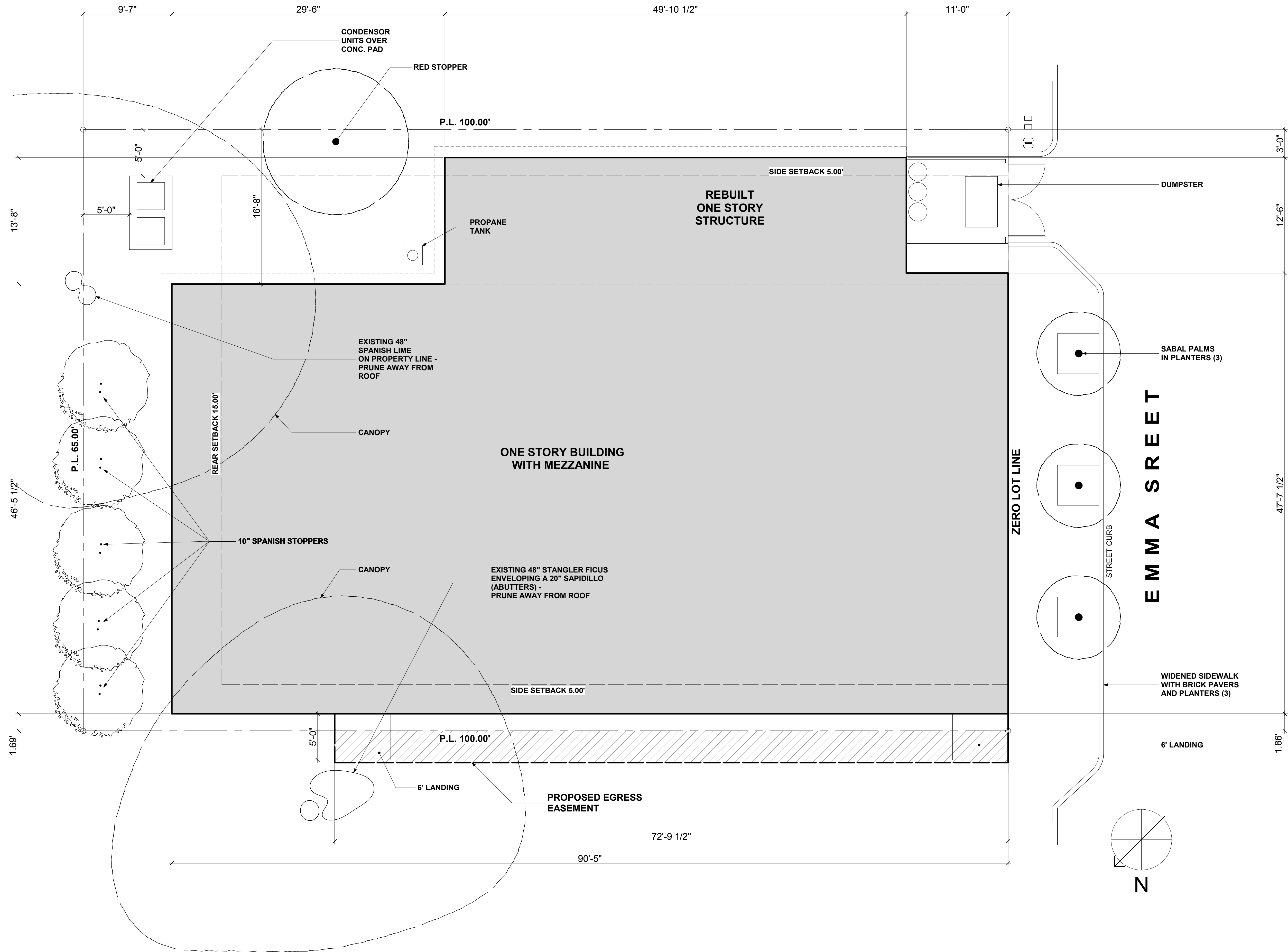
MICHAEL MILLER . ARCHITECT
 517 DUVAL STREET
 KEY WEST, FLORIDA
 (305) 294 - 7687
 mlrarch@bellsouth.net

**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**
 803 Emma Street
 Key West, Florida

REVISED: SEPTEMBER 30, 2010
DATE: AUGUST 20, 2010
SCALE: AS NOTED
DRAWN BY: ES
CHECKED BY: MM
PROJECT NO: 0905

**EXISTING
 TREE REMOVAL AND
 MAINTENANCE PLAN**

L1



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**RESTORATION OF
AMERICAN LEGION POST 168
AND
HISTORIC VFW POST 6021**

803 Emma Street
Key West, Florida

REVISED: OCTOBER 14, 2010

DATE: AUGUST 20, 2010

SCALE: AS NOTED

DRAWN BY: ES

CHECKED BY: MM

PROJECT NO: 0905

PROPOSED TREE PLAN

L2

DRC
Minutes & Comments

- d. **Variations - 803 Emma Street (RE# 00014650-000000)** - An application for Variations to building coverage, impervious surface ratio and all setback requirements in the Historic High Density Residential zoning district per Section 122-630 (4), (5), & (6) to accommodate an addition to the structure and as required when reconstruction exceeds 50% of the assessed or appraised value of the structure per Section 122-28 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Brendon Cunningham reviewed the project.

Michael Miller reviewed the project and site plans in detail.

Mrs. Kimball Murley clarified the lot coverage was increasing but FAR was still within the allowed amount.

Mrs. Nicklaus asked Mr. Miller what the occupancy load was for the building.

Mr. Miller stated that the occupancy load was 325 people, but it depended on the use of the hall. He added that there was an easement issue concerning a handicap ramp that went three feet into the neighbor's yard.

Mrs. Kimball-Murley reviewed the variance criteria.

Ms. Ignaffo asked Mr. Miller what the ex-filtration trench was to be composed of.

Mr. Miller stated that it was a trench with a perforated hollow pipe, with pipes and gravel in the bottom of the trench leading to an underground chamber.

Mrs. Torregrosa stated that the project was approved by HARC and the new modifications need HARC approval.

Mrs. Nicklaus stated that 20% of the value of the restoration needs to be spent on ADA improvements. She stated that access to the stage should be considered.

Mr. Miller stated that he had concerns with the mezzanine not being ADA accessible. He added that he would provide space on the ground floor for wheelchairs.

Mrs. Nicklaus recommended the applicant look into a wheelchair stair climber.

Mr. Cruz stated that there were some life safety issues that the Fire Department would discuss in further detail.

Marcus Delvalle stated that there was an issue concerning the exits in the rear and limited side setbacks.

Mr. Miller stated that he would have a meeting with the Fire Department concerning the life safety issues.

**Tree Commission
Approval**



City of Key West
TREE PERMIT

Permit# 5585 Date Issued 09/14/10

Address 803 Emma Street

This it to certify that American Legion Post/68/Michael Miller

has permission to Remove (3) Poinciana trees adjacent to Bldg., (1) 5" diameter Spanish Lime tree at rear of Bldg. (2) Coconut palms and trim Spanish Lime limb over building at rear. Replace with 14" caliper inches of native canopy trees, of choice, FL #1, to be planted on site with (1) tree designated for park at Martin Luther King Community Center. Replacements shall be planted in the six months from the approval date as described here in. All trees shall be planted according to current "Best Management Practices". Call landscape office for tree replacement inspection. All replacement trees shall be maintained as trees in perpetuity.

as per application approved 09/13/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: 

Niels Weise, Chair

Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040

Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1015032 Parcel ID: 00014650-000000

Ownership Details

Mailing Address:

TRUSTEES AMERICAN LEGION NBR 168
P O BOX 903
KEYWEST, FL 33040

Property Details

PC Code: 77 - CLUBS, LODGES (PC/LIST)

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 803 EMMA ST KEYWEST

Legal Description: KW PT LOTS1-5 SQR2 TR3 G52-100-101 G66-440-441

Parcel Map





Exemptions

Exemption	Amount
12 - NON-PROFIT	1,191,323.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	65	100	6,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 5179
 Year Built: 1943

Building 1 Details

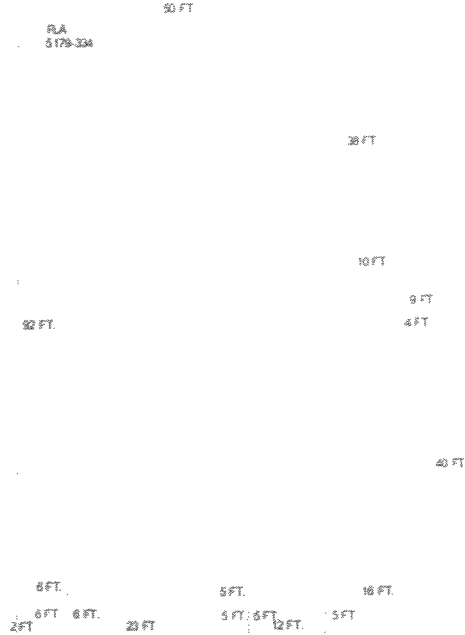
Building Type	Condition <u>A</u>	Quality Grade 400
Effective Age 15	Perimeter 334	Depreciation % 19
Year Built 1943	Special Arch 0	Gnd Floor Area 5,179
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1942					5,179

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2642	CLUBS/LDG/HALLS-D-	100	N	N

Exterior Wall:

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

Appraiser Notes

EXEMPT FOR 1978 82585 QG=050

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B943764	11/01/1994	12/01/1995	1,000	Commercial	PAINT VS, NEW FIXTURES
B940676	02/01/1994	12/01/1995	15,000	Commercial	REPAIR EXT CONCRETE
B940472	02/01/1994	12/01/1995	15,000	Commercial	MAJOR CONCRETE REPAIR
9604339	11/01/1996	07/01/1997	11,000	Commercial	ROOF
9604428	11/01/1996	07/01/1997	36,000	Commercial	PLUMBING
9604428	11/01/1996	07/01/1997	1	Commercial	REPAIR/REMODELING
9700401	02/01/1997	07/01/1997	1,800	Commercial	ELECTRICAL
06-0186	01/24/2006	07/24/2006	500	Commercial	HOOK APPLICANCES WITH PROPANE

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
2009	602,160	0	731,250	1,333,410	1,333,410	1,333,410	0
2008	602,160	0	747,500	1,349,660	1,349,660	1,349,660	0
2007	389,714	0	747,500	1,137,214	1,137,214	1,137,214	0
2006	398,883	0	552,500	951,383	951,383	951,383	0
2005	398,883	0	455,000	853,883	853,883	853,883	0
2004	403,464	0	442,000	845,464	845,464	845,464	0
2003	403,464	0	156,000	559,464	559,464	559,464	0
2002	403,464	0	104,000	507,464	507,464	507,464	0
2001	403,464	0	97,500	500,964	500,964	500,964	0
2000	403,464	0	81,250	484,714	484,714	484,714	0
1999	403,464	0	81,250	484,714	484,714	484,714	0
1998	268,976	0	81,250	350,226	350,226	350,226	0
1997	170,294	0	68,250	238,544	238,544	238,544	0
1996	154,812	0	68,250	223,062	223,062	223,062	0
1995	154,812	0	68,250	223,062	223,062	223,062	0
1994	154,812	0	68,250	223,062	223,062	223,062	0
1993	154,812	0	68,250	223,062	223,062	223,062	0
1992	154,812	0	68,250	223,062	223,062	223,062	0
1991	154,812	0	68,250	223,062	223,062	223,062	0
1990	125,041	0	55,250	180,291	180,291	180,291	0
1989	125,041	0	53,625	178,666	178,666	178,666	0
1988	111,704	0	42,250	153,954	153,954	153,954	0

1987	109,412	0	21,125	130,537	130,537	0	130,537
1986	109,883	0	19,500	129,383	129,383	0	129,383
1985	107,150	0	20,085	127,235	127,235	0	127,235
1984	104,958	0	20,085	125,043	125,043	0	125,043
1983	306,375	0	20,085	326,460	326,460	303,607	22,853
1982	248,517	0	15,665	264,182	264,182	245,689	18,493

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.

There are no sales to display for this parcel.

This page has been visited 243,918 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., September 21, 2010, 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:

Variances - 803 Emma Street (RE# 00014650-000000) - An application for Variances to building coverage, impervious surface ratio and all setback requirements in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 122-870 (4) and (6) to accommodate an addition to the structure and as required when reconstruction exceeds 50% of the assessed or appraised value of the structure per Section 122-28 (d) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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 .

803 Emma

- Legend**
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

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.

Date Created: October 8, 2010 10:25 AM



APPEL DANIEL
1800 ATLANTIC BLVD
KEY WEST, FL 33040

BAHAMA CONCH COMMUNITY LAND
TRUST OF KEY WEST INC
201 TRUMAN AVE
KEY WEST, FL 33040

BAIER MICHAEL
219 OLIVIA ST
KEY WEST, FL 33040

BARROSO REAL ESTATE
DEVELOPMENT LLC
1014 WHITE ST
KEY WEST, FL 33040

BI STATE REALTY LIMITED LLC
444 NORTH MAIN ST
HUBBARD, OH 44425

BI-STATE REALTY LTD
444 N MAIN ST
HUBBARD, OH 44425

BOBO LESA L
W12035 COUNTRY RD C
ETTRICK, WI 54627

BURR EDWARD D
824 THOMAS ST
KEY WEST, FL 33040

CAMPBELL JULIA A L/E
209 OLIVIA ST
KEY WEST, FL 33040

CAREY IRVING J AND EDNA L ESTATES
720 THOMAS ST
KEY WEST, FL 33040

CHAPMAN JAMES MATHEW
221 PETRONIA ST
KEY WEST, FL 33040

CHAVIS DONNA
827 EMMA ST
KEY WEST, FL 33040

CITY OF KEY WEST
P O BOX 1409
KEY WEST, FL 33041

CLYNE PATRICIA
713 EMMA ST
KEY WEST, FL 33040

COIRA STANLEY MD TRUST AGR
4/23/201
4140 BONITA AVE
COCONUT GROVE, FL 33133

COIRA STANLEY MD TRUST AGR
4/23/201
4140 BONITA AVE
COCONUT GROVE, FL 33133

COX OTHA P DEC OF TRUS 07/07/2000
600 ALMINAR AVE
CORAL GABLES, FL 33146

CREATIVE CHOICE MANAGEMENT
4243 NORTHLAKE BLVD
PALM BEACH GARDENS, FL 33410

CURTIS JERRY T/C
724 THOMAS ST
KEY WEST, FL 33040

CUSHMAN VICTOR L
P O BOX 1551
KEY WEST, FL 33041

DICKSTEIN ERIC R
4 LOPEZ LN
KEY WEST, FL 33040

DIXON GLORIA
718 CHAPMAN LN
KEY WEST, FL 33040

DOUCETTE PAUL H
829 BAPTIST LN REAR
KEY WEST, FL 33040

DULINSKI DAVID A AND HEATHER M
822 THOMAS ST
KEY WEST, FL 33040

ENTRUST NEW DIRECTION IRA INC FBO
CHARLES POLLEY
12025 CREEKBEND DR
RESTON, VA 20194

FLORIDA KEYS DEVELOPMENT BOARD
LLC
1211 MARGARET ST
KEY WEST, FL 33040

FUNGERI SILVIO A
2601 RACoon RUN
ORLANDO, FL 32837

GAMBERT RICHARD AND JULIA
PO BOX 4294
KEY WEST, FL 33041

GUTHRIE SANDRA L
718 EMMA ST
KEY WEST, FL 33040

HALL MITCHELL C SR AND JUANITA
717 CHAPMAN LN
KEY WEST, FL 33040

HARKOW JAYE FREDRICA
2 BAPTIST LANE
KEY WEST, FL 33040

HELLSTROM STEPHANIE L
901 EMMA ST
KEY WEST, FL 33040

HOUSING AUTHORITY OF THE CITY
1400 KENNEDY DRIVE
KEY WEST, FL 33040

JENKINS LOUISA
1715 TOWNSEND BLVD
JACKSONVILLE, FL 32211

JENNINGS ERIC BENVENUE AND
BENVENUE PAM (WIFE)
966 NORTH ORMEWOOD PARK DR
ATLANTA, GA 30316

JOHNSON LEONARD
29 6TH AVE
KEY WEST, FL 33040

JORDAN BARBARA
2251 NW 188TH TER
MIAMI, FL 33056

JORIS THOMAS J
217 OLIVIA ST
KEY WEST, FL 33040

JOSEPH JUNE HARRISON
310 HILLCREST AVE
SOMERSET, NJ 08873

KW PROPERTIES LLC
P O BOX 189
NAPLES, FL 34101

LOHR JOHN F AND BAGLEY-LOHR
LENORE C H/W
1361 LONG RD
DEFUNIAK SPRINGS, FL 32433

M AND M REALTY LLC
716 A EMMA ST
KEY WEST, FL 33040

MAJOR CHARLES L
210 OLIVIA ST
KEY WEST, FL 33040

MAJOR CHARLIE MAE CAMBRIDGE AND
CHARLES L W/H
728 EMMA ST
KEY WEST, FL 33040

MARQUARDT JAMES L
204 OLIVIA ST
KEY WEST, FL 33040

MARTINI JOHN
812 GALVESTON LN
KEY WEST, FL 33040

MINGO CLIFFORD K AND YOLANDA
708 EMMA ST
KEY WEST, FL 33040

MINGO GWENUUEL W AND CYNTHIA E
PO BOX 13119
GAINESVILLE, FL 32604

MONROE MICHAEL
206 OLIVIA ST
KEY WEST, FL 33040

MOORE CAREY A AND PATRICIA E
35 W BROADWAY
GETTYSBURG, PA 17325

MOORE JOHN A AND SUZY JO
PO BOX 6641
KEY WEST, FL 33041

OVERTOWN PUBLIC ASSISTANCE
TRUST NO 9 THE 09/10/09
PO BOX 6406
KEY WEST, FL 33041

PRAZEN RUDY
225 PETRONIA ST
KEY WEST, FL 33040

REILLY KEITH
101 PETRONIA ST
KEY WEST, FL 33040

ROGERS DANNY AND SHIELA M
716 C EMMA ST
KEY WEST, FL 33040

ROSE MARCI L
818 WHITE ST
KEY WEST, FL 33040

RYDMAN STEVEN
1075 DUVAL ST
KEY WEST, FL 33040

SAUNDERS SHELLEY
208 OLIVIA ST
KEY WEST, FL 33040

SOUTHERNMOST INVESTMENTS LLC
44 KEY HAVEN RD
KEY WEST, FL 33040

SOUTHSTAR III LLC
PO BOX 11438
FORT LAUDERDALE, FL 33339

TERRY MYRNA
9135 HEMSWORTH WAY
SACRAMENTO, CA 95829

TREGO PHILIP M
1108 DUVAL ST
KEY WEST, FL 33040

TRUSTEES AMERICAN LEGION NBR 168
P O BOX 903
KEY WEST, FL 33040

VAGNONI JOHN R AND DEBRA H
225 OLIVIA ST
KEY WEST, FL 33040

VITA SARA M
4 BAPTIST LN
KEY WEST, FL 33040

WALSH SALLY ANN
5380 CHEMIN DE VIE
ATLANTA, GA 30342

WEST INDIES LLC
226 PETRONIA ST
KEY WEST, FL 33040

WHITEHEAD LOUISE SUAREZ
824 BAPTIST LN
KEY WEST, FL 33040

WILLIAMS JON M
2721 13TH ST
WASHINGTON, DC 20009

WILLIAMS VOREECE S
712 CHAPMAN LN
KEY WEST, FL 33040