



---

## **Historic Architectural Review Commission Staff Report for Item 14**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: May 26, 2026

Applicant: Habitat for Humanity

Application Number: C2026-0030

Address: 904 Emma Street

### **Description of Work:**

New one-story single-family residence on vacant lot.

### **Site Facts:**

The property is currently a vacant lot located at the corner of Emma Street and Olivia Street. The previous house was deemed unsafe and demolished in 2021. Currently the property is located within an AE-6 flood zone.



*Photo of property circa 1965, demolished in 2021.*



*Photo of property under review, view from Emma Street.*

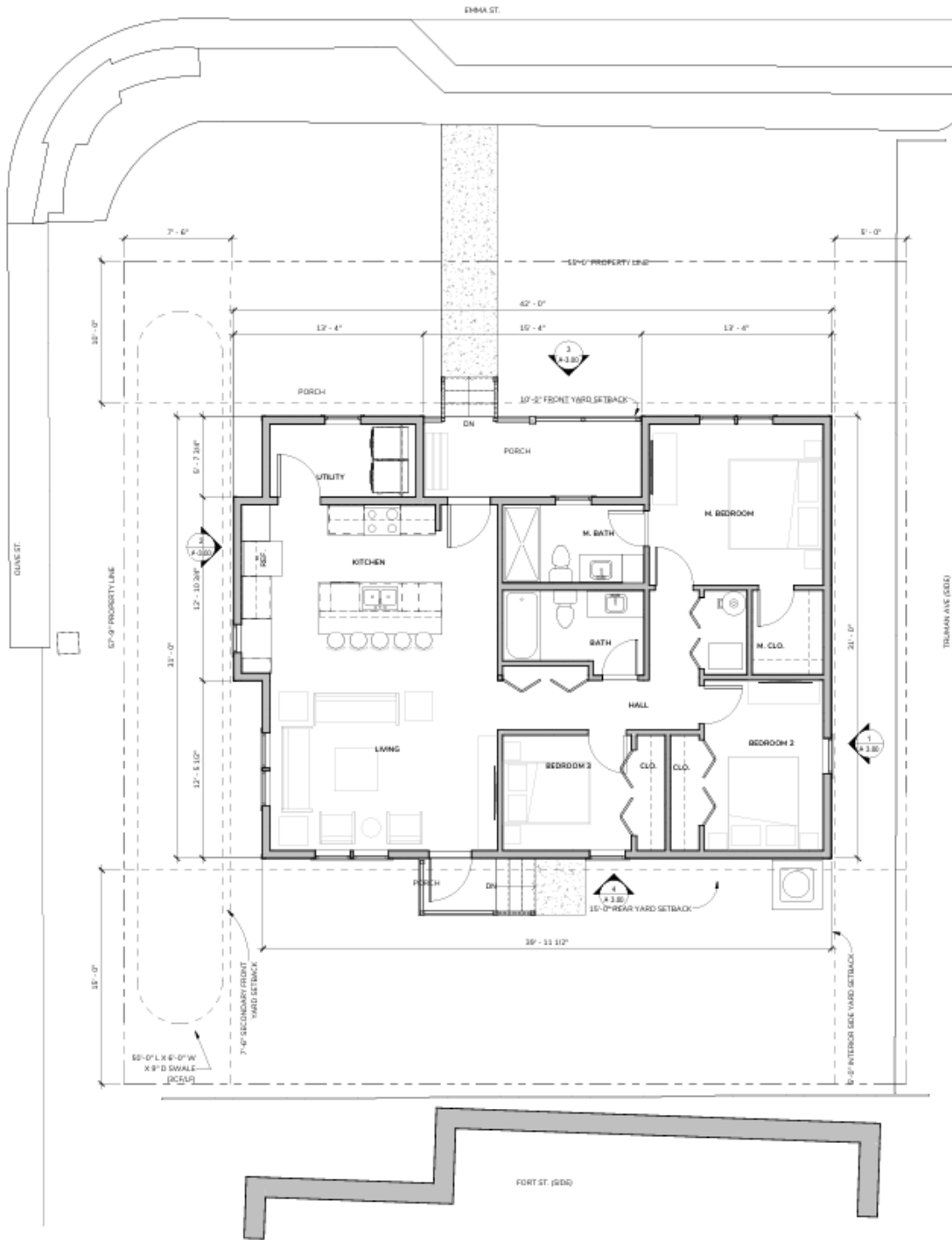


### **Guidelines Cited on Review:**

- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, & Doors (pages 32-33), specifically guidelines 9 and 11.
- Guidelines for Foundations and Lattice Infill (page 34), specifically first paragraph.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 5, 6, and 7.

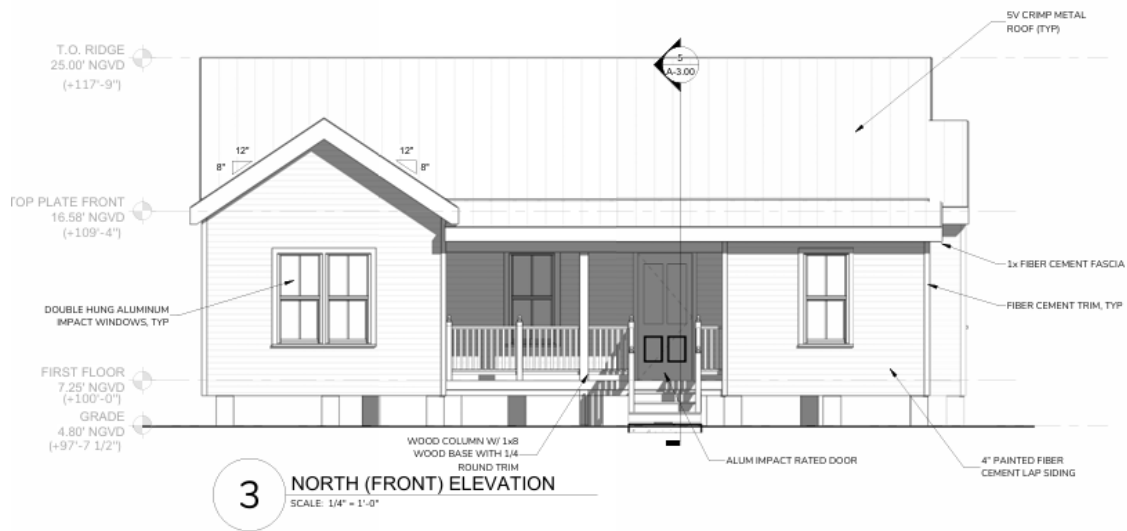
### **Staff Analysis:**

A Certificate of Appropriateness is currently under review for a new one-story single-family residence on a vacant lot located between Emma Street and Olivia Street. The proposed structure will feature 5V-crimp metal roofing, 2 over 2 aluminum windows and doors, fiber cement lap siding and trim, and will be elevated on piers. The front elevation includes a covered front porch with wood railings and wood columns. There will also be HVAC located in the rear of the structure.

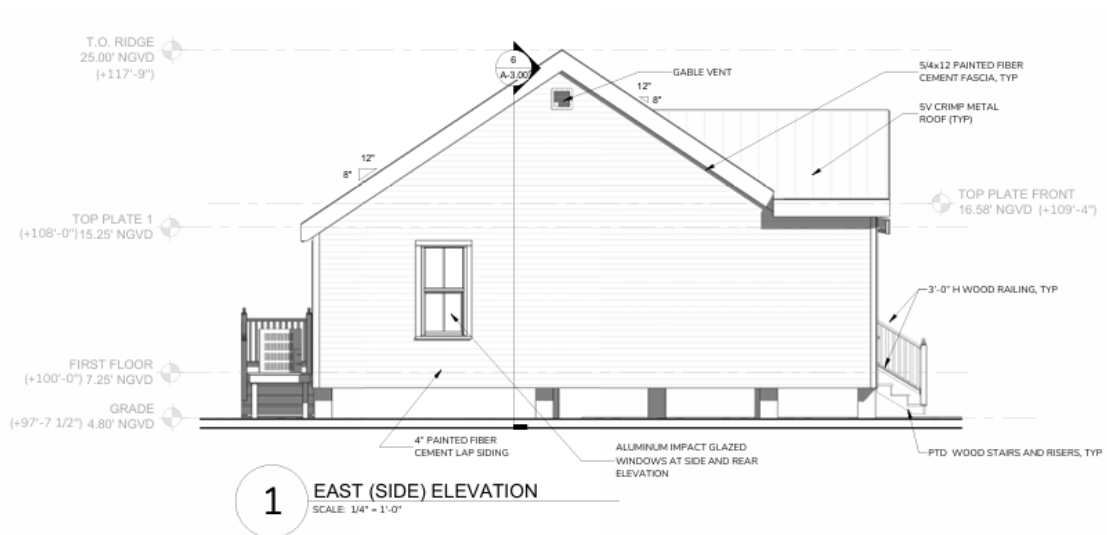


**1** SITE PLAN  
SCALE: 1/4" = 1'-0"

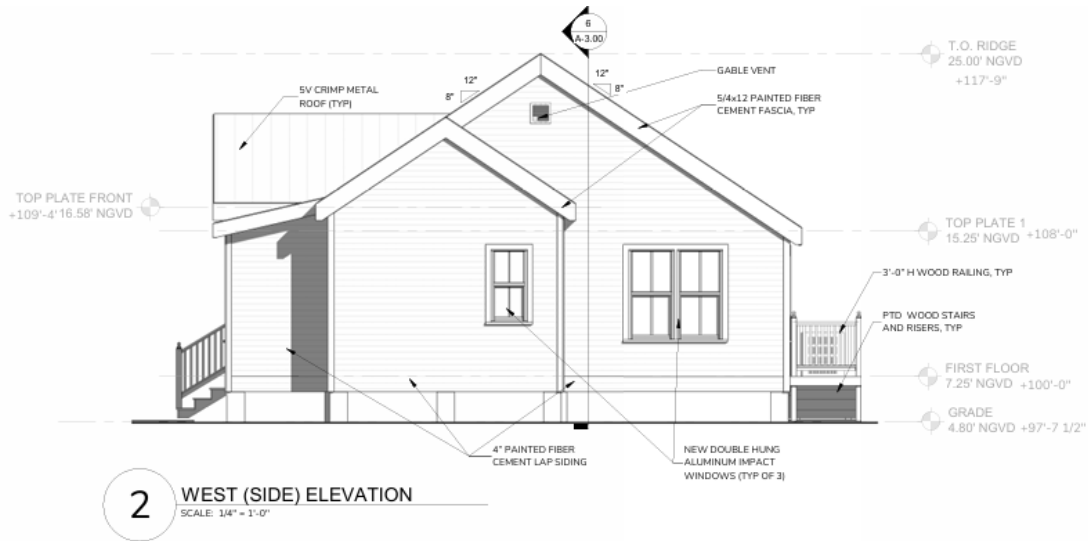
*Proposed Site Plan.*



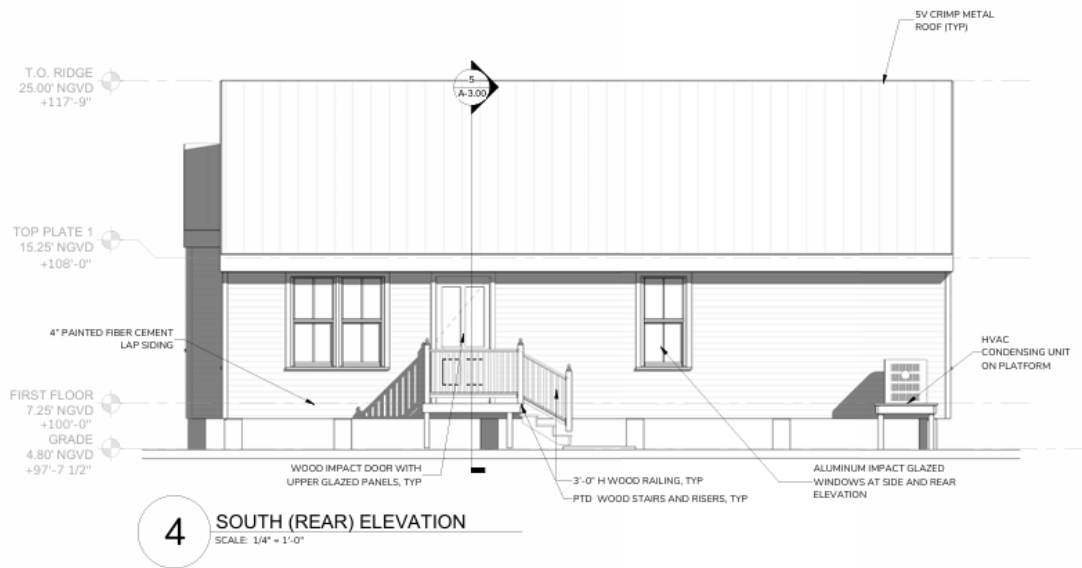
*Proposed North Elevation (Emma Street).*



*Proposed East Elevation.*



*Proposed West Elevation (Olivia Street).*



*Proposed South Elevation.*

**Consistency with Cited Guidelines:**

Staff finds the proposed new one-story single-family residence to be consistent with the HARC Guidelines for New Construction. The proposed scale, materials, and architectural features are compatible with the surrounding context.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## City of Key West

1300 White Street  
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	904 Emma Street, Key West, FL 33040	
NAME ON DEED:	Housing Authority of Key West	PHONE NUMBER (305) 296-5621x254
OWNER'S MAILING ADDRESS:	1400 Kennedy Drive	EMAIL sterlingr@kwha.org
	Key West, FL 33040	
APPLICANT NAME:	Habitat for Humanity	PHONE NUMBER (305) 294-9006
APPLICANT'S ADDRESS:	471 Overseas HWY., Suite 102	EMAIL kwelburn@habitatlowerkeys.or
	Big Coppitt Key, FL 33040	
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE 4/27/20

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO  INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
The project involves a new single-family 1,266 sf one-story wood-framed residence on an existing vacant 3,176 lot in the Historic Medium Density Residential (HMDR) district of the Key West Bahama Village Neighborhood
<b>MAIN BUILDING:</b>
Main building sill be clad in fiber cement lap siding and trim with a 5-V crimp galvalume metal roof.
Structure will be elevated on concrete piers to an elevation 1'-3" above base flood elevation.
All windows and doors aluminum.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV**

<b>ACCESSORY STRUCTURE(S):</b>	
None existing or proposed	
<b>PAVERS:</b>	<b>FENCES:</b>
No pavers are proposed but for a concrete walk	
access from sidewalk to porch stair	
<b>DECKS:</b>	<b>PAINTING:</b>
No decks are proposed	House will be painted cement fiber siding and trim.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
No significant modifications to site are proposed	None
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>
All electric with Heat Pump HVAC	

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# PROJECT PHOTOS



Site View from Northeast



Site View from North



**LITTLE RED ROOSTER**  
Your Vision • Our Passion



Site View from Northwest

# SURVEY

# MAP OF BOUNDARY SURVEY

A PART OF TRACT 3 W.A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST  
 A PART OF LOT NO. 7 IN TRACT 3 PER DIAGRAM OF PART OF TRACT 3, BOOK "E", PAGE 72  
 ALSO BEING A PART OF LOT 7, SQUARE 4, TRACT 3  
 KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:  
 904 EMMA STREET  
 KEY WEST, FLORIDA 33040

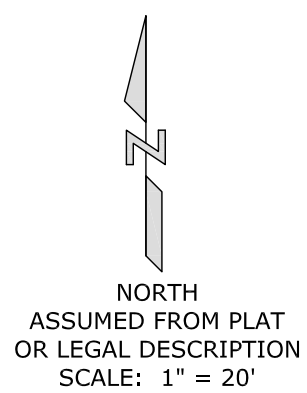
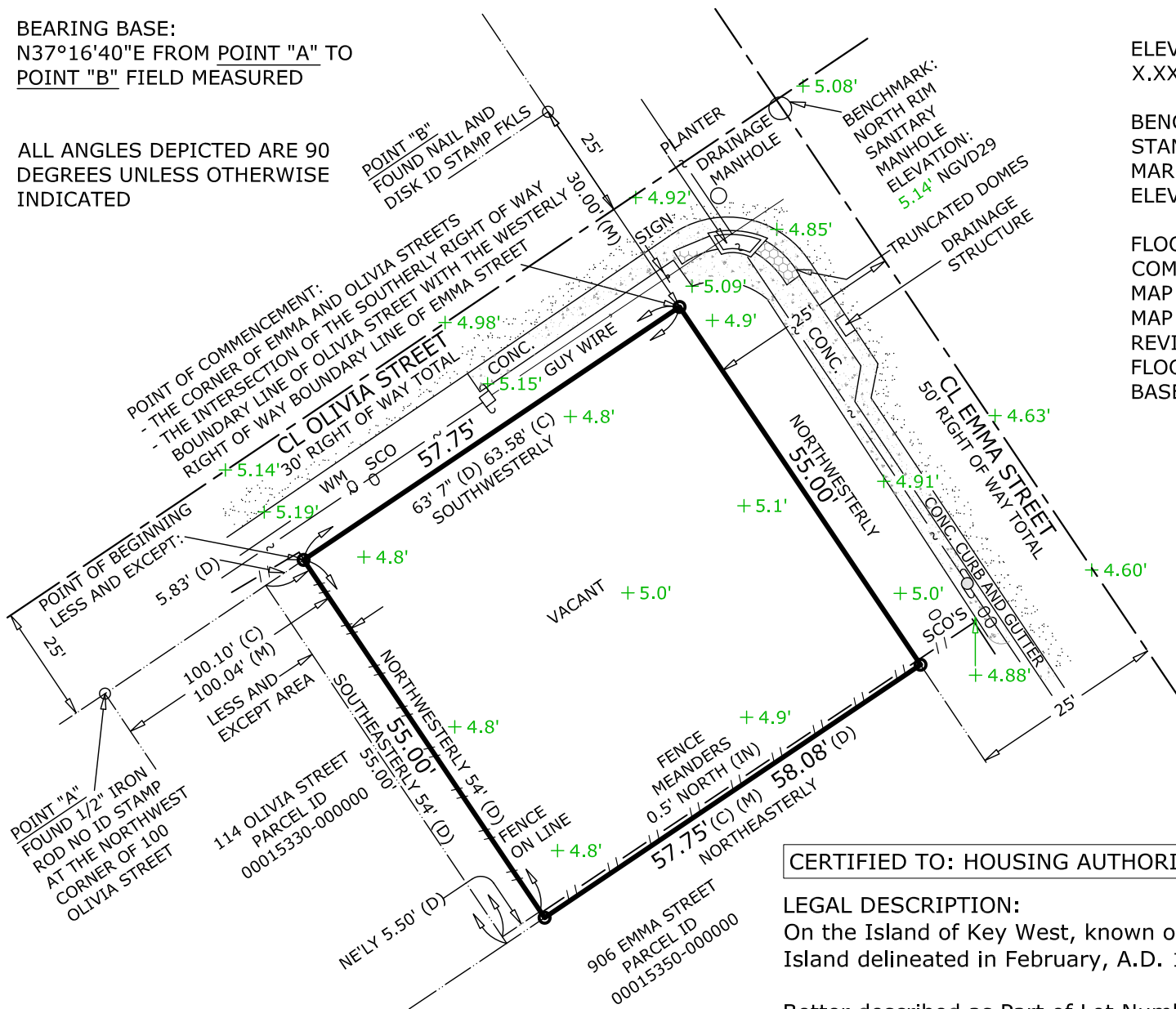
BEARING BASE:  
 N37°16'40"E FROM POINT "A" TO  
 POINT "B" FIELD MEASURED

ALL ANGLES DEPICTED ARE 90  
 DEGREES UNLESS OTHERWISE  
 INDICATED

ELEVATIONS SHOWN AS  
 X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA0008  
 STAMPING: 14.324  
 MARK LOGO: CGS  
 ELEVATION: 14.32' NGVD29

FLOOD ZONE DATA:  
 COMMUNITY NUMBER: 120168  
 MAP NUMBER: 12087C-1516K  
 MAP DATE: 02/18/05  
 REVISED EFFECTIVE DATE: 02/18/05  
 FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 6' NGVD29



CERTIFIED TO: HOUSING AUTHORITY OF THE CITY OF KEY WEST

LEGAL DESCRIPTION:  
 On the Island of Key West, known on W .A. Whitehead's map of said Island delineated in February, A.D. 1829, as Part of Tract Three (3).

Better described as Part of Lot Number Seven (7) In Tract number Three (3), according to a diagram of part of said Tract Three (3) recorded In Book E page 72 of Monroe County, Records.

Commencing at the corner of Emma and Olivia Streets and running thence along Olivia Street in a Southwesterly direction Sixty-three (63) feet and Seven (7) inches; thence at right angles In a Southeasterly direction Fifty-five (55) feet; thence at right angles In a Northeasterly direction Sixty-three (63) feet and Seven (7) Inches; thence at right angles In a Northwesterly direction Fifty-five (55) feet to the Point of Beginning.

LESS AND EXCEPT: On the Island of Key West, Florida and being a Part of Lot 7, Square 4, Tract 3; Commencing at the point of Intersection of the Southerly right of way boundary line of Olivia Street with the Westerly right of way boundary line of Emma Street; thence Southwesterly along the said line of Olivia Street 57.75 feet to a wood fence and the Point of Beginning of the parcel of land herein described; thence continue along the said line of Olivia Street 5.83 feet to a point; thence Southeasterly at right angles 54 feet to a wood fence; thence Northeasterly at right angles and along the said fence 5.50 feet to a wood fence; thence Northwesterly at right angles and along the said fence 54 feet back to the Point of Beginning.

NOW KNOWN AS: On the Island of Key West, known on William A. Whitehead's map delineated In February A.D. 1829, as part of Tract 3. Better described as part of Lot 7 In Tract 3 according to a diagram of part of said Tract 3 recorded In Book "E", page 72 of Monroe County Records.

Commencing at the corner of Emma and Olivia Streets and running thence along Olivia Street in a Southwesterly direction 57.75'; thence at right angles In a Southeasterly direction 55'; thence at right angles In a Northeasterly direction 58.08'; thence at right angles in a Northwesterly direction 55' to the Place of Beginning.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

● INDICATES SET 1/2" IRON ROD AND CAP AND/OR NAIL AND DISK ID STAMP LB 7846

SCALE:	1"=20'
FIELD DATE:	01/23/26
REVISION DATE:	--/--/--
SHEETS:	1 OF 1
FIELD CREW:	RN/BH
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE NO.:	26010503

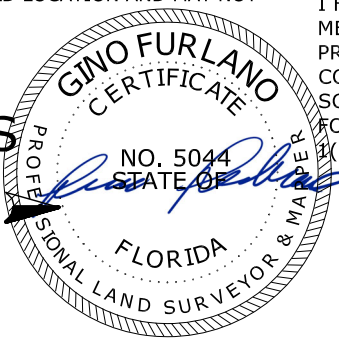
ABBREVIATIONS:

(C)	= CALCULATED
CL	= CENTERLINE
(D)	= DEED
EB	= ELECTRIC BOX
EM	= ELECTRIC METER
(F)	= FIELD
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
P	= PLAT
ROL	= ROOF OVERHANG LINE
SCO	= SANITARY CLEAN-OUT
SMH	= SANITARY MANHOLE
SV	= SEWER VALVE
WM	= WATER METER
WV	= WATER VALVE

PLASTIC FENCE	—□—□—□—	FIRE HYDRANT	⊕
WOOD FENCE	—//—//—//—//—	UTILITY POLE CONC.	□
CHAIN LINK FENCE	—○—○—○—○—	UTILITY POLE METAL	○
OVERHEAD WIRES	—~—~—~—~—	UTILITY POLE WOOD	⊙

- GENERAL NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846  
 31193 AVENUE A, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: INFO@RECECSURVEYING.COM



GINO FURLANO  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5044

NOT VALID WITHOUT THE  
 ELECTRONIC SIGNATURE  
 AND THE ORIGINAL  
 ELECTRONIC SEAL OF A  
 FLORIDA SURVEYOR AND  
 MAPPER

# PROPOSED DESIGN



**2 FRONT VIEW 1**

SCALE: 12" = 1'-0"



**3 FRONT VIEW 2**

SCALE: 12" = 1'-0"



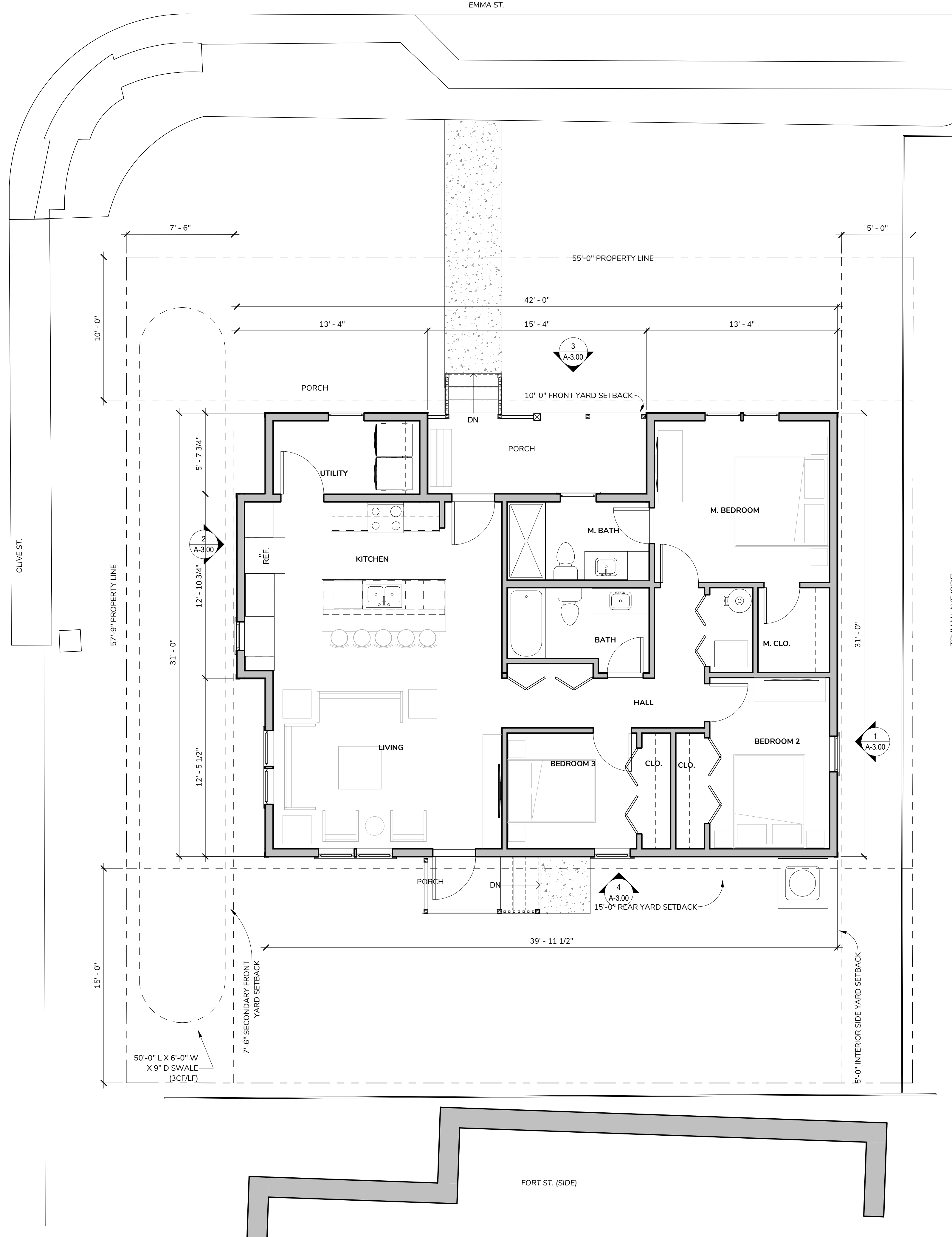
**4 SIDE VIEW**

SCALE: 12" = 1'-0"



**5 LIVING / KITCHEN VIEW**

SCALE: 12" = 1'-0"



**1 SITE PLAN**

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

- GENERAL SITE NOTES**
- LANDSCAPING SHOWN IS FOR REFERENCE. OWNER TO COORDINATE LANDSCAPING MATERIALS AND QUANTITIES WITH LANDSCAPING CONTRACTOR.
  - REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY CONNECTIONS
  - G.C. TO CONNECT EXISTING UTILITIES TO NEW METER AND PANEL
  - ALL SPOTS ELEVATION CORRESPOND TO FIRST FLOOR ELEVATION 0' - 0" AFF (+8.9' NGVD)
  - EXISTING SITE HAS NO PROTECTED TREES AND NO TREES WITH CALIPER EXCEEDING 3" DIAMETER. REMOVE ALL EXISTING SITE VEGETATION AND PREP FOR NEW CONSTRUCTION AND SITE IMPROVEMENTS.
  - ALL OPEN SITE AREAS INCLUDING RETENTION AREAS ARE TO BE PLANTED WITH GRASS EXCEPT AS NOTED ON PLAN.

**SITE/DESIGN DATA**

**SITE DATA**

ZONING CLASSIFICATION: HISTORIC MEDIUM DENSITY RESIDENTIAL

DISTRICT (HMDR)

HARC CONTRIBUTING BUILDING

FLOOD ZONE: AE +6.0'

MAXIMUM F.A.R.: 1.0 (3,176 SF)

PROPOSED F.A.R.: 0.37 (1,179 SF)

MAXIMUM HEIGHT: 30'-0"

PROPOSED HEIGHT: 20'-1 1/2"

MAXIMUM BUILDING COVERAGE: 40% (1,270 SF)

PROPOSED BUILDING COVERAGE: 40% (1,266 SF)

**SITE/DESIGN DATA**

MINIMUM SETBACKS:

FRONT YARD: 10'-0"

REAR YARD: 15'-0"

SIDE YARD STREET: 7'-6"

SIDE YARDS INTERIOR: 5'-0"

OPEN SPACE:

PROPERTY AREA: 3,176 SF

MAX. IMPERVIOUS SURFACE (60%): 1,907 SF (60%)

PROPOSED IMPERVIOUS AREA: 1,652 SF (52%)

OPEN SPACE PROVIDED: 1,524 SF (48%)

**SITE/DESIGN DATA**

STORMWATER:

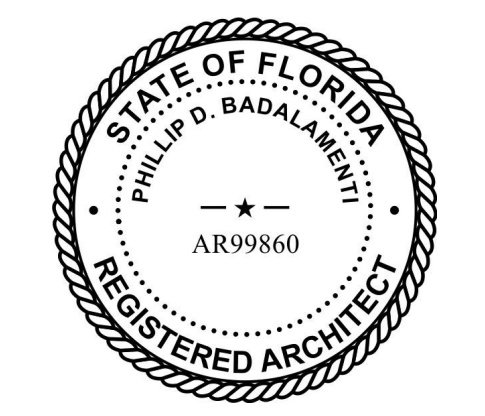
PROPERTY AREA: 3,176 SF

RETENTION REQUIRED (1" OVER ENTIRE SITE AREA): 3,176 / 12 = 265 CF

50% OPEN SWALE REDUCTION: 133 CF REQUIRED

LANDSCAPED SWALE: 50LF @ 3CF/LF

CONSULTANTS  
 CIVIL ENGINEER:  
 STRUCTURAL ENGINEER:  
 MECH. / PLUMBING ENGINEER:  
 ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2025

**904 EMMA ST**  
 KEY WEST, FL 33040

**HABITAT FOR HUMANITY**  
 OF KEY WEST AND LOWER FLORIDA KEYS

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

ORIGINAL SIZE: 24 x 36  
 PROJECT NUMBER: 25010  
 DRAWN BY: PDB  
 CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE
HARC	4/27/2026

REVISION	DATE

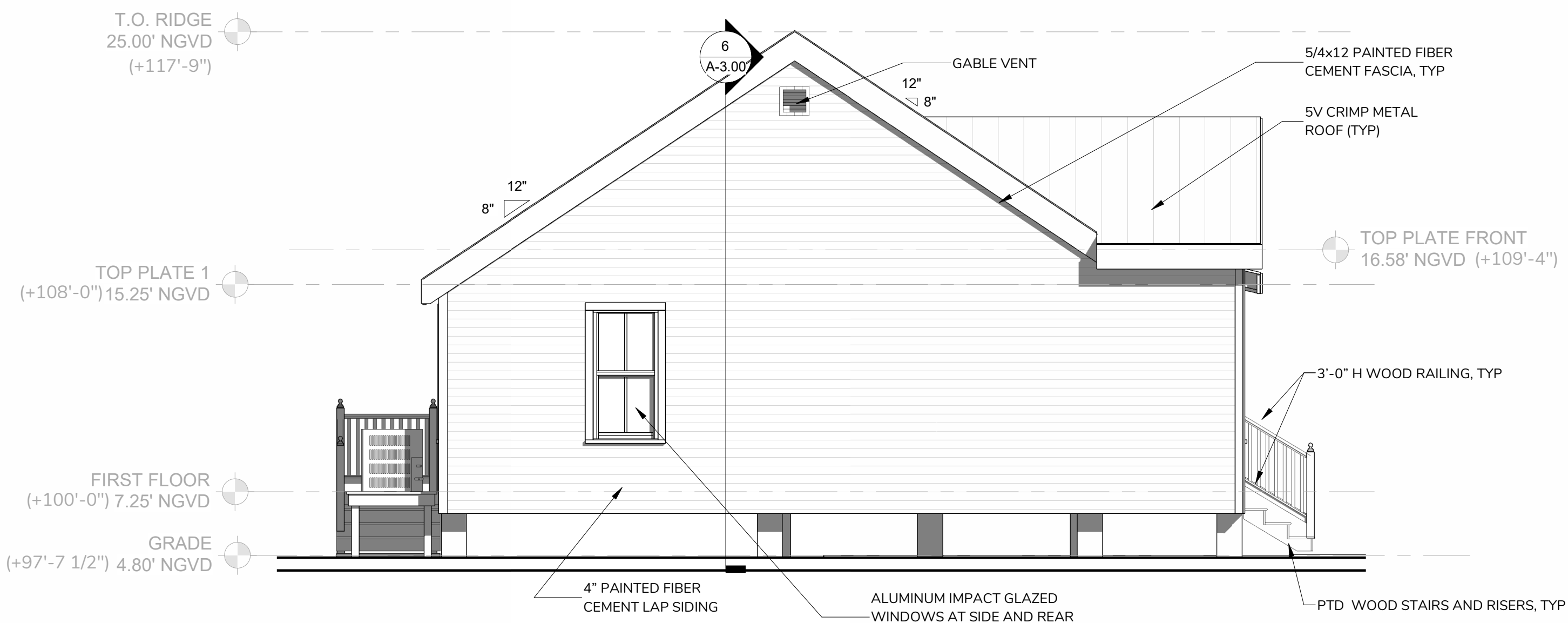
SHEET NUMBER:  
**A-1.00**



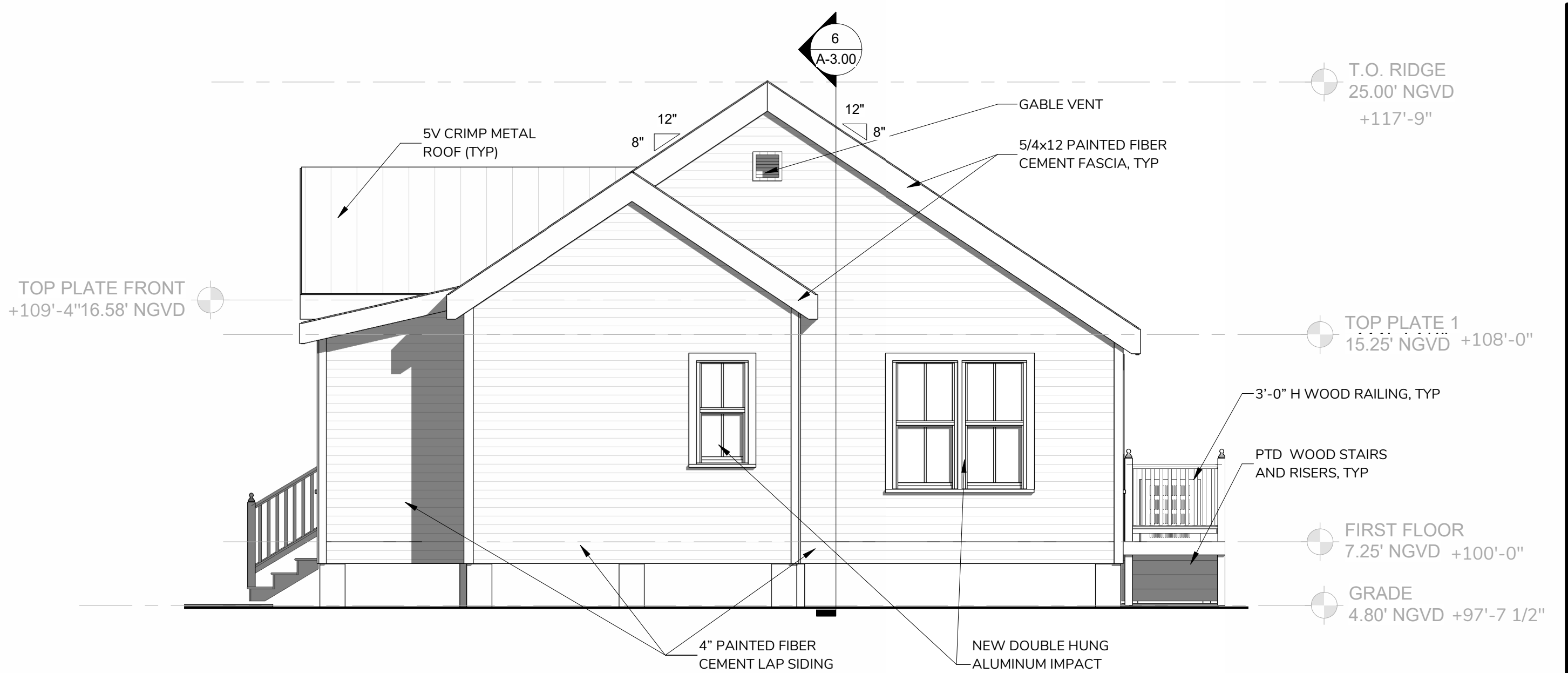
CONSULTANTS  
 CIVIL ENGINEER  
 STRUCTURAL ENGINEER  
 MECH / PLUMBING ENGINEER  
 ELECTRICAL ENGINEER



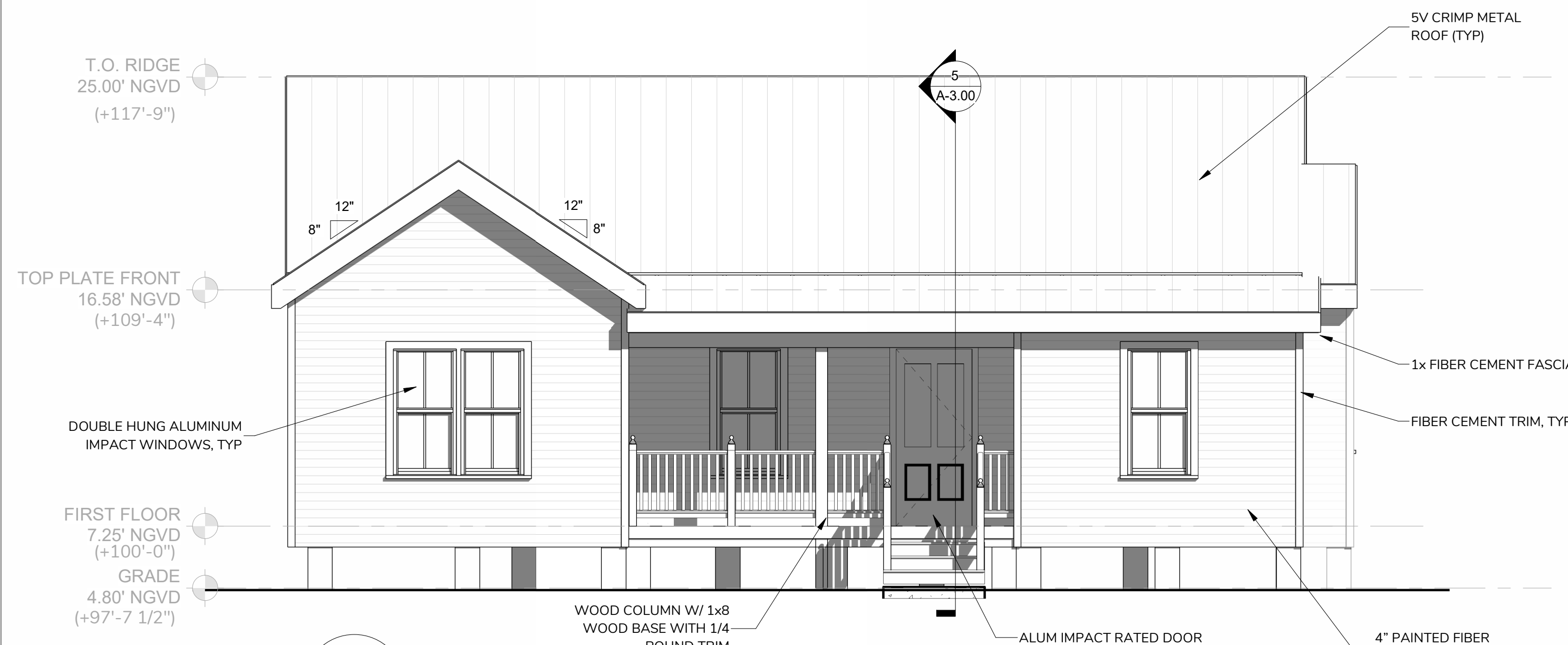
FL LIC. AR99860 exp. 2/28/2025



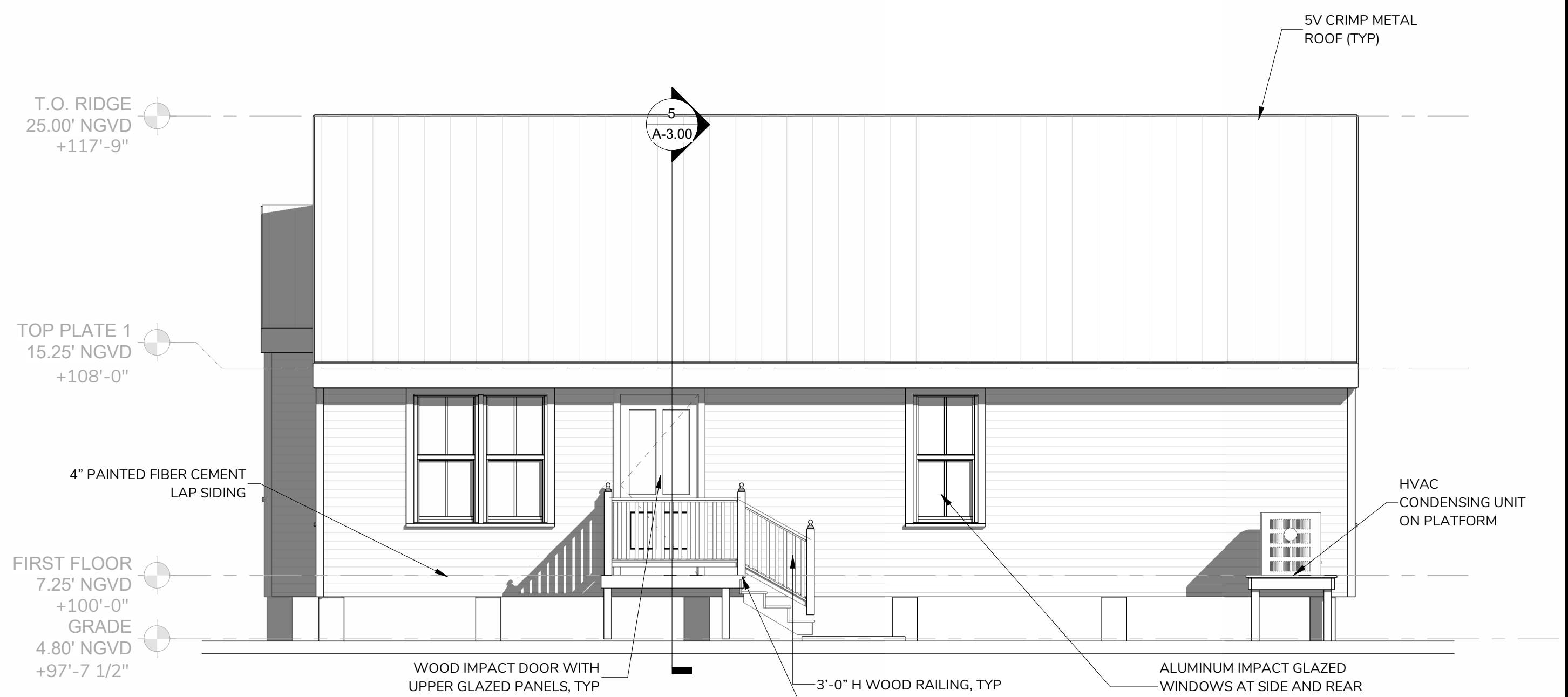
**1 EAST (SIDE) ELEVATION**  
 SCALE: 1/4" = 1'-0"



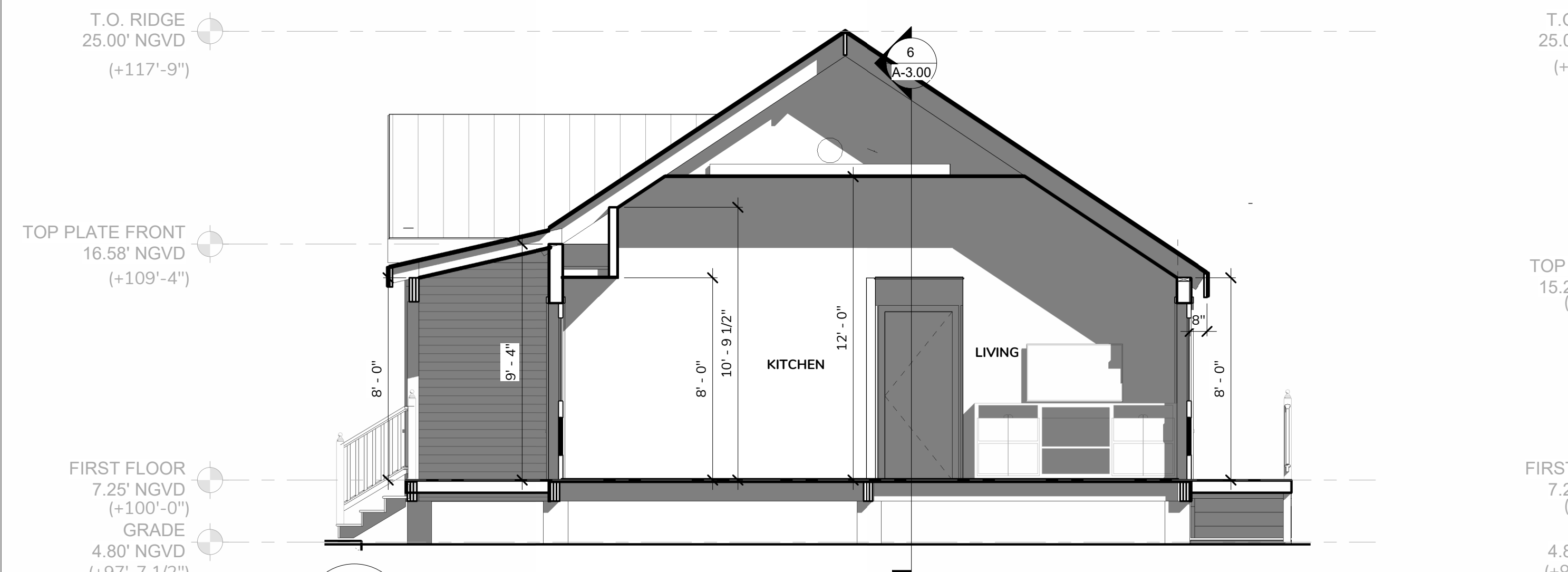
**2 WEST (SIDE) ELEVATION**  
 SCALE: 1/4" = 1'-0"



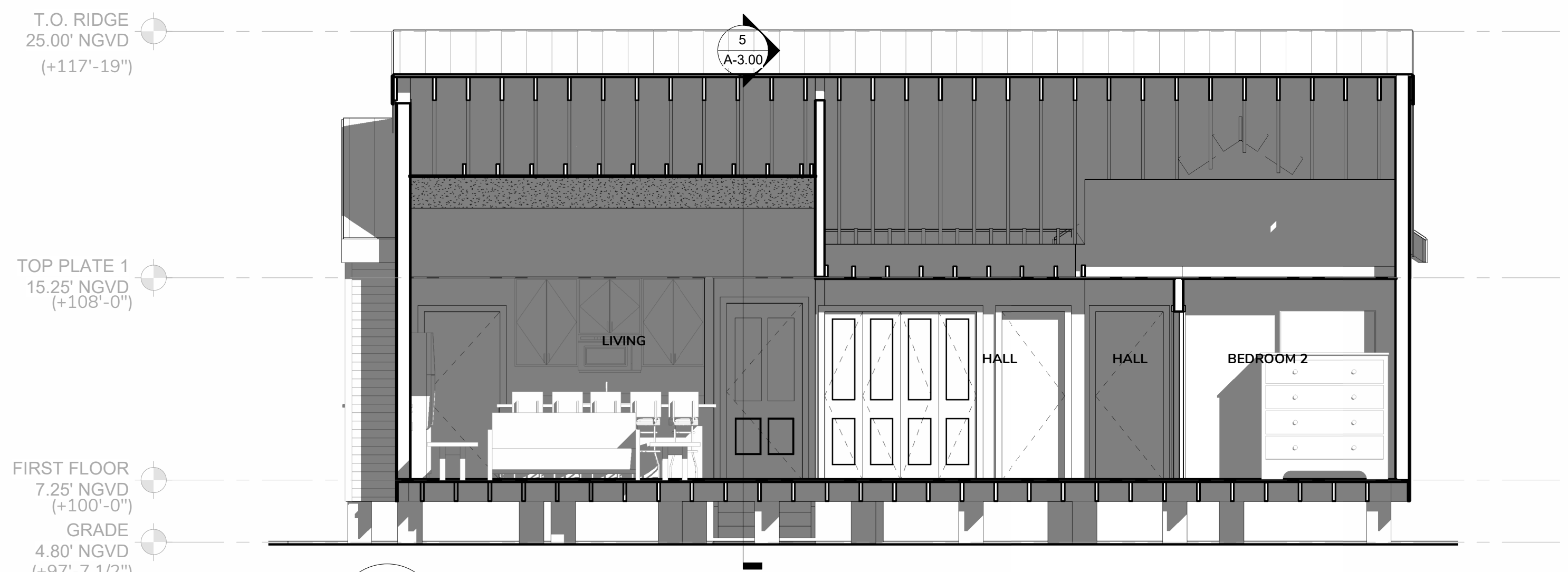
**3 NORTH (FRONT) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 SOUTH (REAR) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**5 BUILDING SECTION 1**  
 SCALE: 1/4" = 1'-0"



**6 BUILDING SECTION 2**  
 SCALE: 1/4" = 1'-0"

**904 EMMA ST**  
 KEY WEST, FL 33040  
**HABITAT FOR HUMANITY**  
 OF KEY WEST AND LOWER FLORIDA KEYS

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

ORIGINAL SIZE: 24 x 36  
 PROJECT NUMBER: 25010  
 DRAWN BY: PDB  
 CHECKED BY: PDB

CREATION DATE:	DATE
ISSUED FOR:	DATE
HARC	4/27/2026

REVISION	DATE

SHEET NUMBER:  
**A-3.00**

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., May 26, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW ONE-STORY SINGLE-FAMILY RESIDENCE ON VACANT LOT.

#904 EMMA STREET

Applicant – Habitat for Humanity    Application #C2026-0030

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_  
Phillip D. Badalamenti, who, first being duly sworn, on oath,  
depose and says that the following statements are true and correct to the best of  
his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
904 Emma Street, Key West, FL 33040 on the  
17th day of May, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Tuesday, May 26, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #C2026-0030.

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**

Phillip D. Badalamenti  
**Date:** May 18, 2026

**Address:** 25 Ships Way

**City:** Big Pine Key

**State, Zip:** FL 33043

The forgoing instrument was acknowledged before me on this 18th day of  
May, 2026.

By (Print name of Affiant) Phillip D. Badalamenti who is  
personally known to me or has produced \_\_\_\_\_ as  
identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_

Print Name: RAE A. BURNS

Notary Public - State of Florida (seal)

My Commission Expires: 10/18/2029



F 1 B 20 -1  
4

US

A40  
2010

# Public Meeting Notice

NEW ONE-STORY SINGLE-FAMILY RESIDENCE ON VACANT LOT

THE CITY OF MIAMI  
Department of Planning and Community Development  
1111 Brickell Avenue, Suite 1000, Miami, Florida 33131  
Phone: (305) 375-2200  
www.miamigov.com

F 1 B 20 -1  
4

A 40  
2010

Public Meeting Notice

**NEW ONE-STORY SINGLE-FAMILY RESIDENCE ON 1/2 ACANT LOT**

PLANNING DEPARTMENT



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

### Summary

Parcel ID 00015340-000000  
 Account# 1015717  
 Property ID 1015717  
 Millage Group 11KW  
 Location 904 EMMA St, KEY WEST  
 Address  
 Legal Description KW PT SUB 1 LOT 7 OF TR 3 A5-124 OR1216-606/10 OR789-670/74 OR1298-1868 OR1337-733 OR1800-1856/58 OR1883-2234/36 OR1914-1380/87 OR1906-1443/67 OR2547-338/39  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6020  
 Property Class MUNICIPAL (8900)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Yes  
 Housing



### Owner

[HOUSING AUTHORITY OF THE CITY OF KEY WEST](#)  
 1400 Kennedy Dr  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$112,415	\$112,415	\$112,415	\$112,415
= Just Market Value	\$112,415	\$112,415	\$112,415	\$112,415
= Total Assessed Value	\$112,415	\$112,415	\$112,415	\$112,415
- School Exempt Value	(\$112,415)	(\$112,415)	(\$112,415)	(\$112,415)
= School Taxable Value	\$0	\$0	\$0	\$0

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$112,415	\$0	\$0	\$112,415	\$112,415	\$112,415	\$0	\$0
2023	\$112,415	\$0	\$0	\$112,415	\$112,415	\$112,415	\$0	\$0
2022	\$112,415	\$0	\$0	\$112,415	\$112,415	\$112,415	\$0	\$0
2021	\$109,225	\$28,289	\$0	\$137,514	\$137,514	\$137,514	\$0	\$0
2020	\$109,225	\$28,289	\$0	\$137,514	\$137,514	\$137,514	\$0	\$0
2019	\$109,225	\$28,289	\$0	\$137,514	\$137,514	\$137,514	\$0	\$0
2018	\$109,225	\$28,289	\$0	\$137,514	\$137,514	\$137,514	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
AFFORDABLE HOUSING (00AH)	3,185.00	Square Foot	55	57.8

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
12/7/2011	\$190,000	Warranty Deed		2547	338	18 - Unqualified		
6/2/2003	\$350,500	Warranty Deed		1906	1443	Q - Qualified		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2841	10/06/2023	Active	\$3,800	Residential	Installation of temp power per KES meter location report; will be on a 4x4 pole structure, 100A/120-240V, single phase
21-0419	03/04/2021	Completed	\$18,000	Residential	
14-3183	07/01/2014	Completed	\$5,000	Residential	DEMO FRONT PORCH & EXPLORATORY DEMO
04-0882	03/31/2004	Canceled	\$2,000	Residential	EXPIRED 03/23/06
03-2967	08/21/2003	Completed	\$12,000	Residential	REPLACE 21 WINDOWS

**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



**Map**



No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge), TRIM Notice.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 5/19/2026, 11:11:20 PM](#)

Contact Us

