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## **Historic Architectural Review Commission Staff Report for Item 7**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Architectural Preservationist

Meeting Date: August 27, 2024

Applicant: Nautilus Drafting & Design Services

Application Number: H2024-0032

Address: 906 Emma Street

### **Description of Work:**

Partial demolition of rear wall and demolition of two-story rear porch.

### **Site Facts:**

The building under review is a contributing resource to the historic district. The principal structure was built circa 1918 and faces Emma Street, while its rear yard faces Williams Alley. The site consists of a contributing structure, an accessory structure, and a pool. The site has pavers and decks. The two-story rear addition is not original to the fabric and the two-story porch was added at some point in the rear portion of the house.

Currently the house sits on the ground, and it is on an AE-7 flood zoning.



*Photo taken by the Property Appraiser's office circa 1965. Monroe County Library.*



*Current photo of house under review.*



*Current survey and 1926 Sanborn Map.*

**Ordinance Cited on Review:**

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness proposes the demolition of a two-story porch in the rear. The porch will be attached to a non-historic two-story addition and will be visible from Williams Alley. The plans propose the addition of interior space for the house.





*Porch proposed to be demolished.*



Since the rear two-story porch under review is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The two-story porch is not historic and does not contribute to the character of the building. The existing porch design is not compatible with the style of the building.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The two-story porch is attached to the rear of a two-story addition, and these structures are not historic.

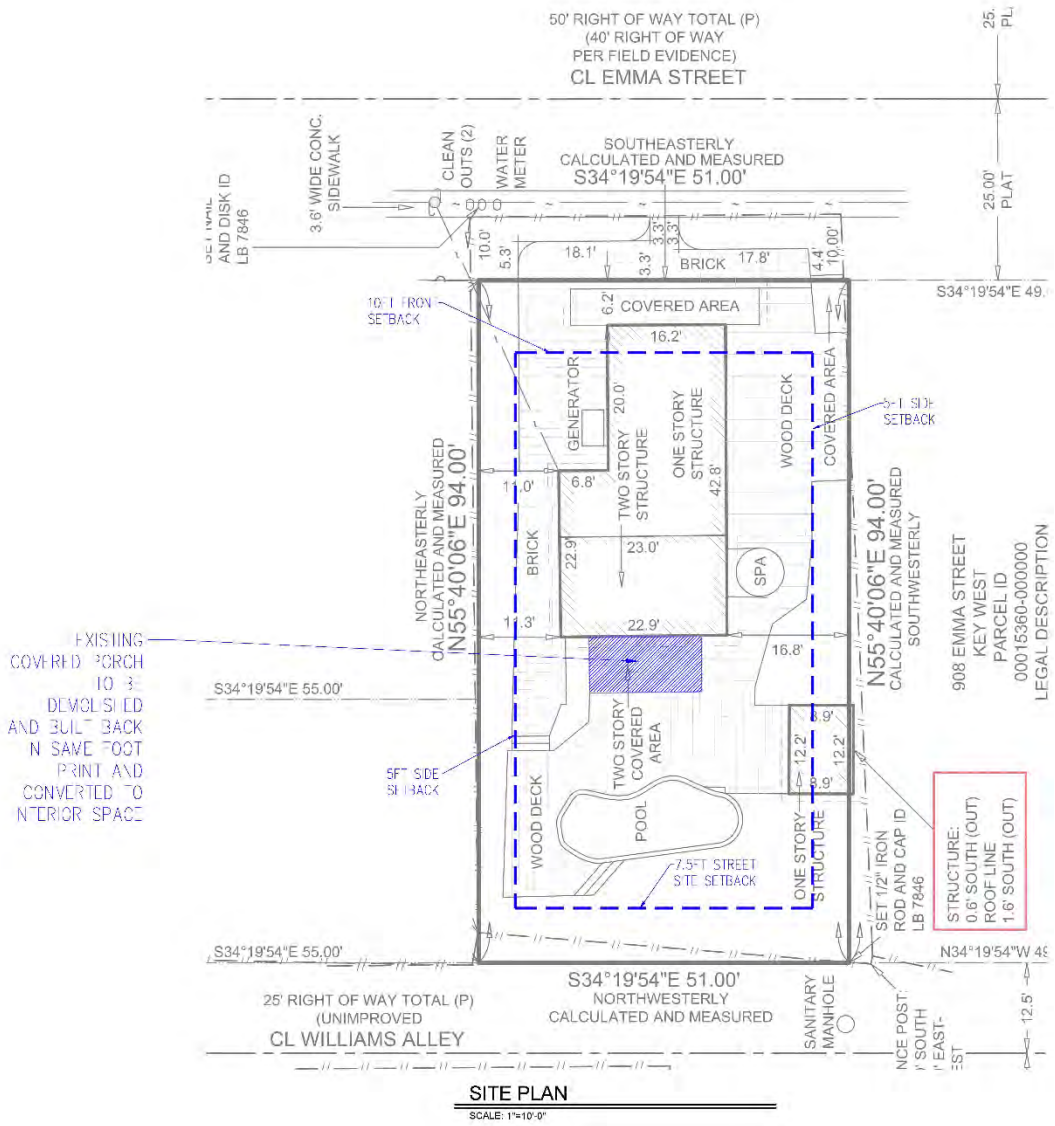
- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

The two-story porch is not historic and not compatible with the overall character and style of the building. Therefore, staff opines that the structure would not qualify as contributing in a near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If the Commission finds the design appropriate this will be the only required reading for demolition.



*Proposed Site Plan. Proposed demolition of rear porch shaded in blue.*



# APPLICATION

RECEIVED  
 JUL 30 2024  
 TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
 Key West, Florida 33040

HARC COA # <i>HARC 2024-0032</i>	REVISION #	INITIAL & DATE <i>TK 7/29/24</i>
FLOOD ZONE <b>AE7</b>	ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	906 Emma St. Key West, Florida	
NAME ON DEED:	James bell III, Denise Stefan	PHONE NUMBER Jim (727)-220-6043 Denise (813)362-8619
OWNER'S MAILING ADDRESS:	906 Emma St. Key West	EMAIL Nutone2009@aol.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3 Cudjoe Key, FL 33042	EMAIL Nautilusdrafting@gmail.com
APPLICANT'S SIGNATURE:	<i>Jonathan Suarez</i>	DATE 7/26/2024

**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<sup>x</sup>\_\_\_ NO\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES<sup>x</sup>\_\_\_ NO\_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO<sup>x</sup>\_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
GENERAL: Interior remodel. Add 1 bedroom on the 1st floor. New bathroom location. Add half bath below staircase. Demolish existing two story porch. Reconstruct in same footprint and convert porch square foot into interior space to expand living room and dining room on the 1st floor. And add interior square foot on the 2nd floor for bedroom.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition of existing 2 story rear porch



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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS: rebuild existing deck</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<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.**

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**  
 1300 White Street  
 Key West, Florida 33040

HARC COA # <b>HARC 2024-0032</b>	INITIAL & DATE
ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	906 Emma St. Key West, Florida
<b>PROPERTY OWNER'S NAME:</b>	James Bell III, Denise Stefan
<b>APPLICANT NAME:</b>	Jonathan Tavarez (Nautilus Drafting and Design Services)

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

PROPERTY OWNER'S SIGNATURE	<b>James Bell III</b>	<b>7/26/2024</b> DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove existing 2 story rear porch.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b>
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
The exterior wall demolitions have no distinctive characteristics as they are not original.



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Is not.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

No

(d) Is not the site of a historic event with significant effect upon society.

No

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

No

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

No

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

No

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
No

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

No

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

No

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

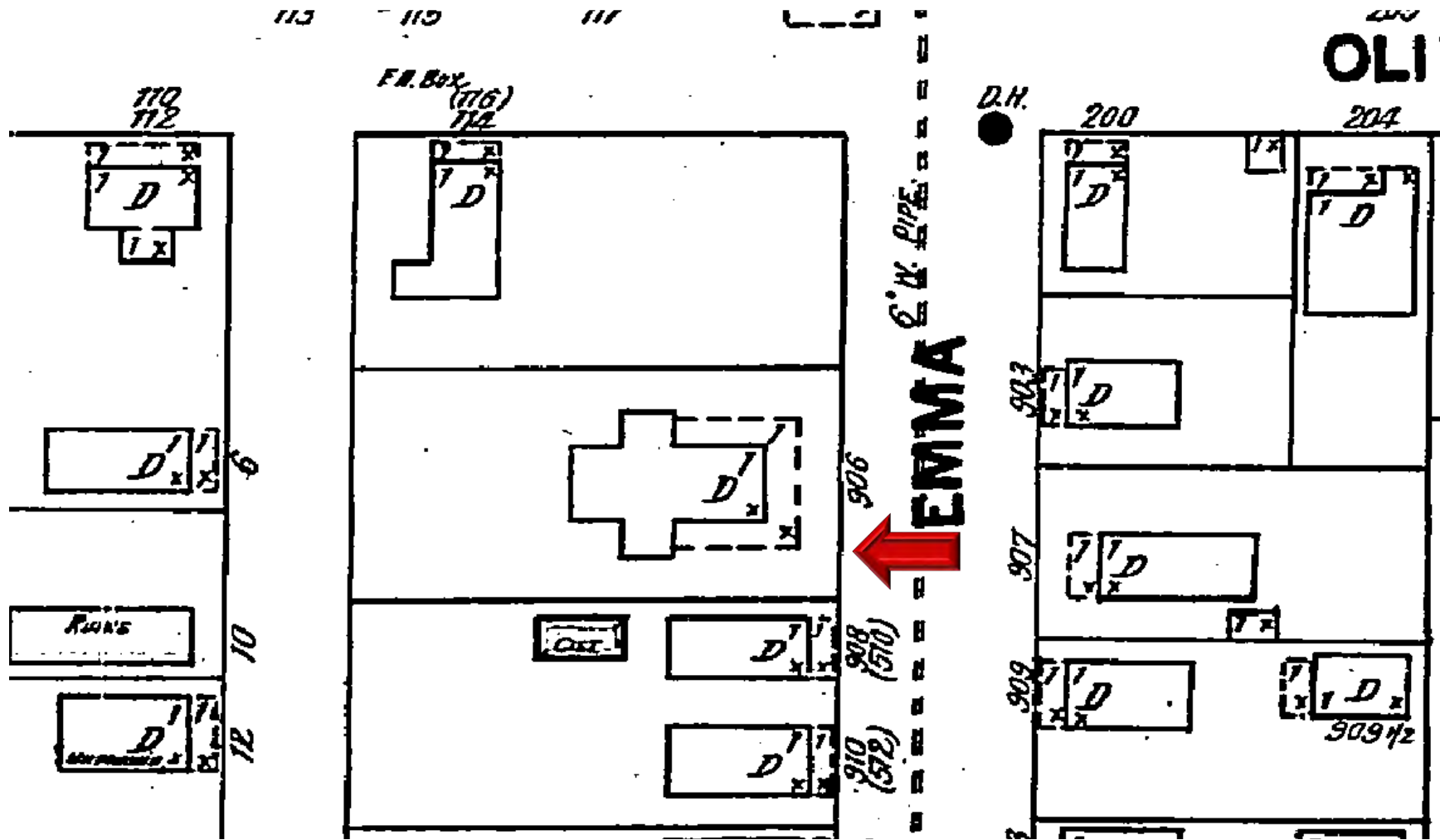
No

(4) Removing buildings or structures that would otherwise qualify as contributing.

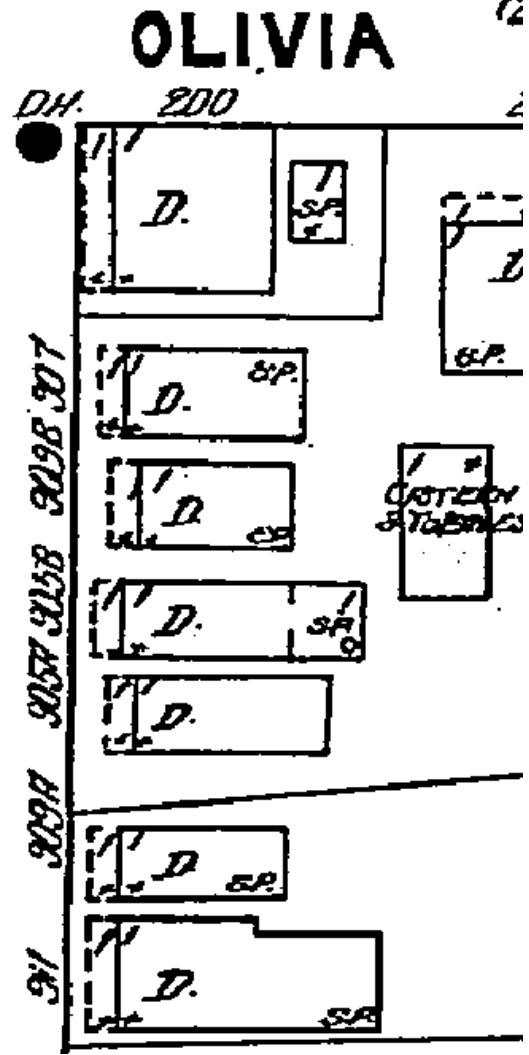
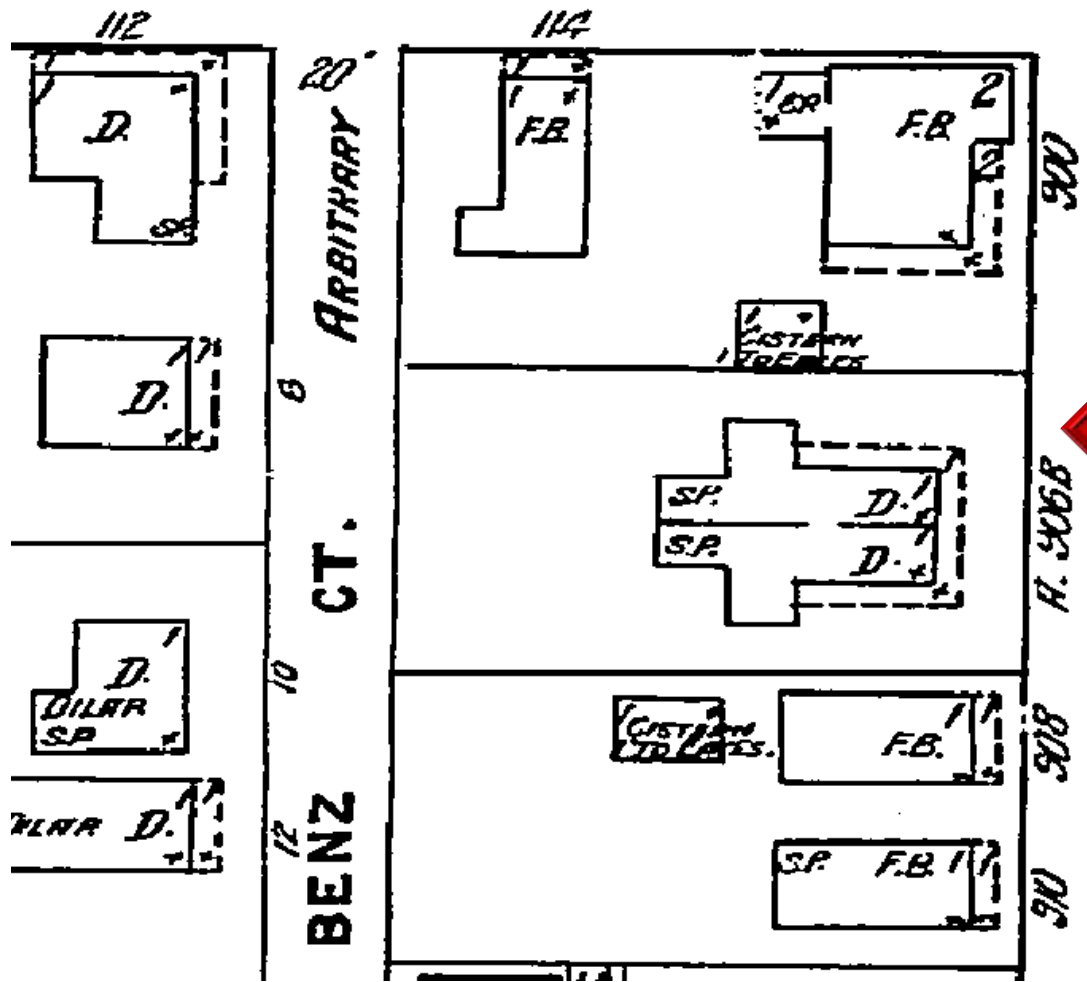
No



# SANBORN MAPS

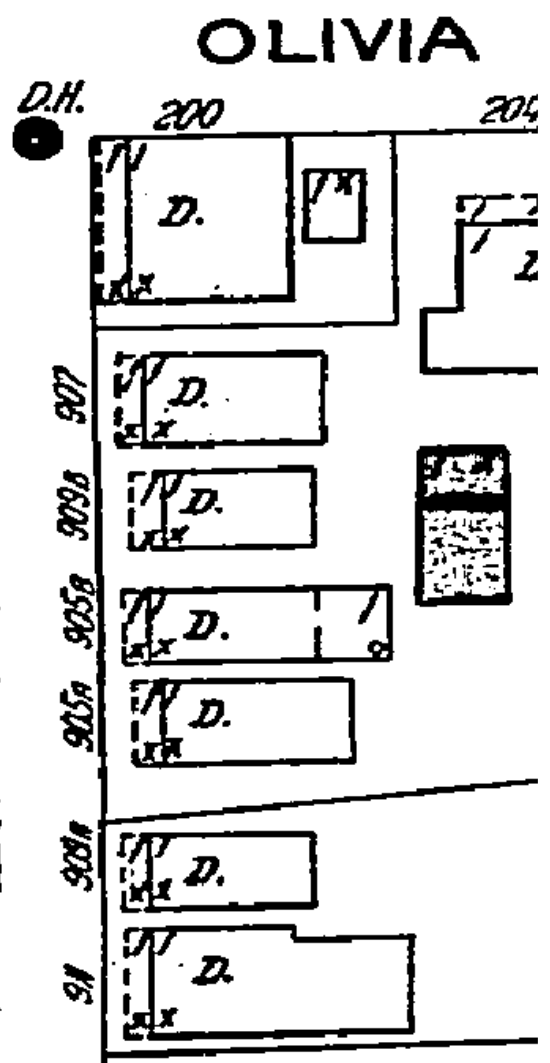
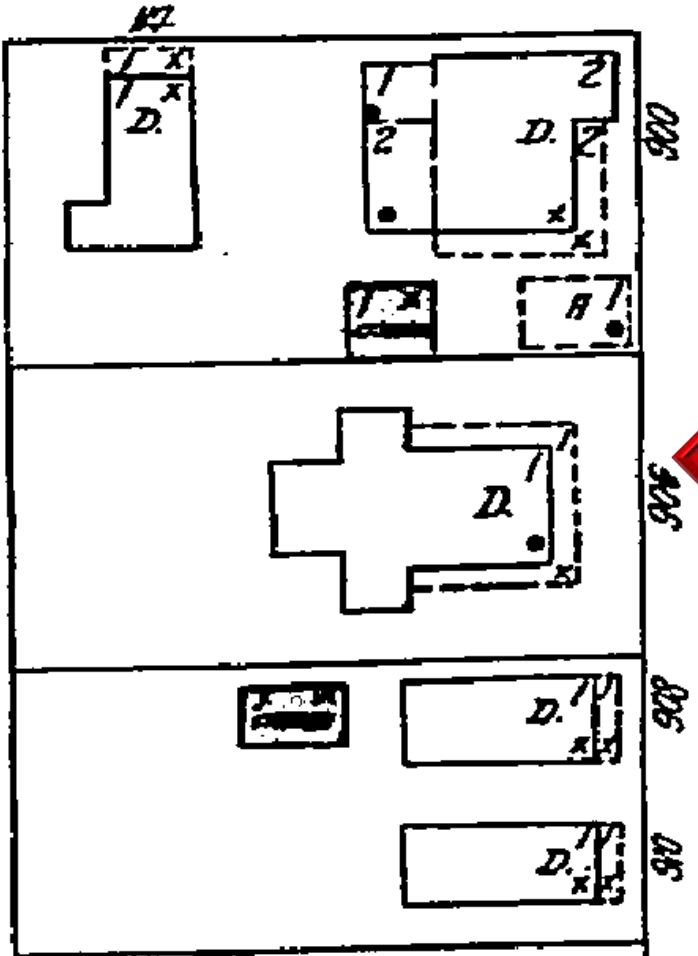
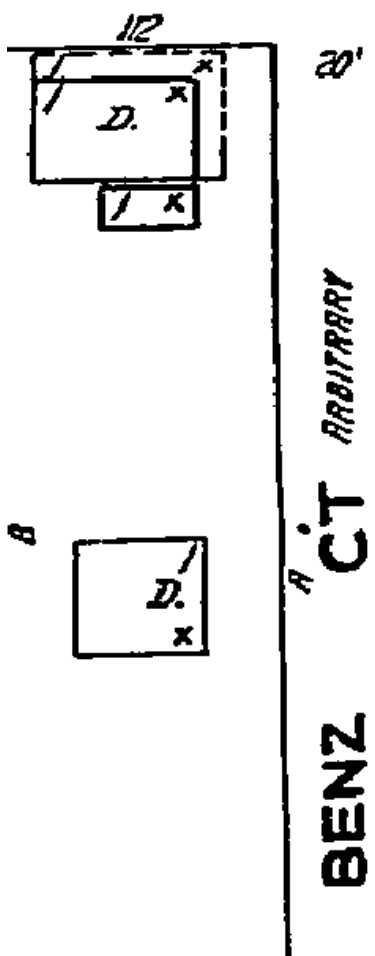


1899 Sanborn Map



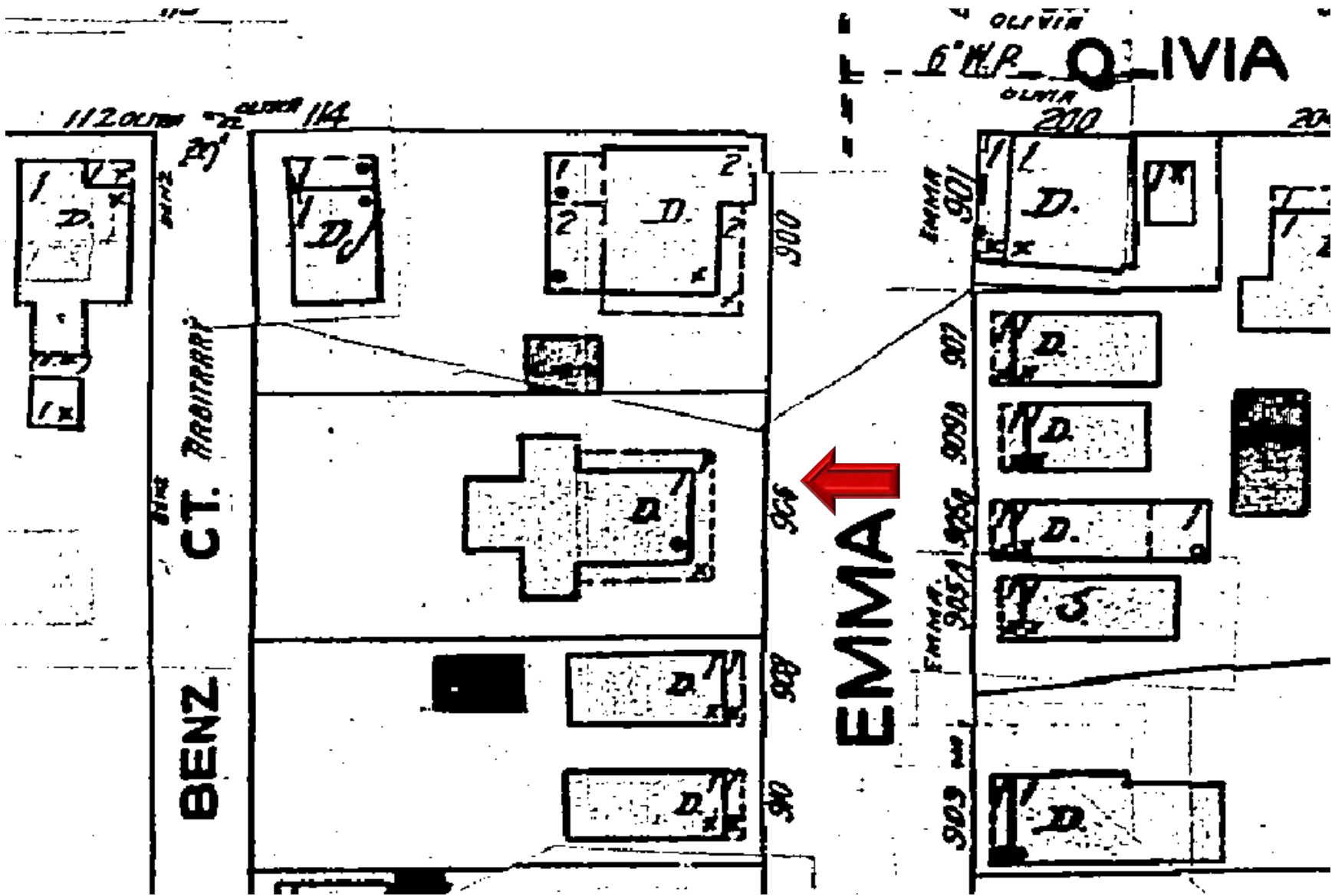
1912 Sanborn Map



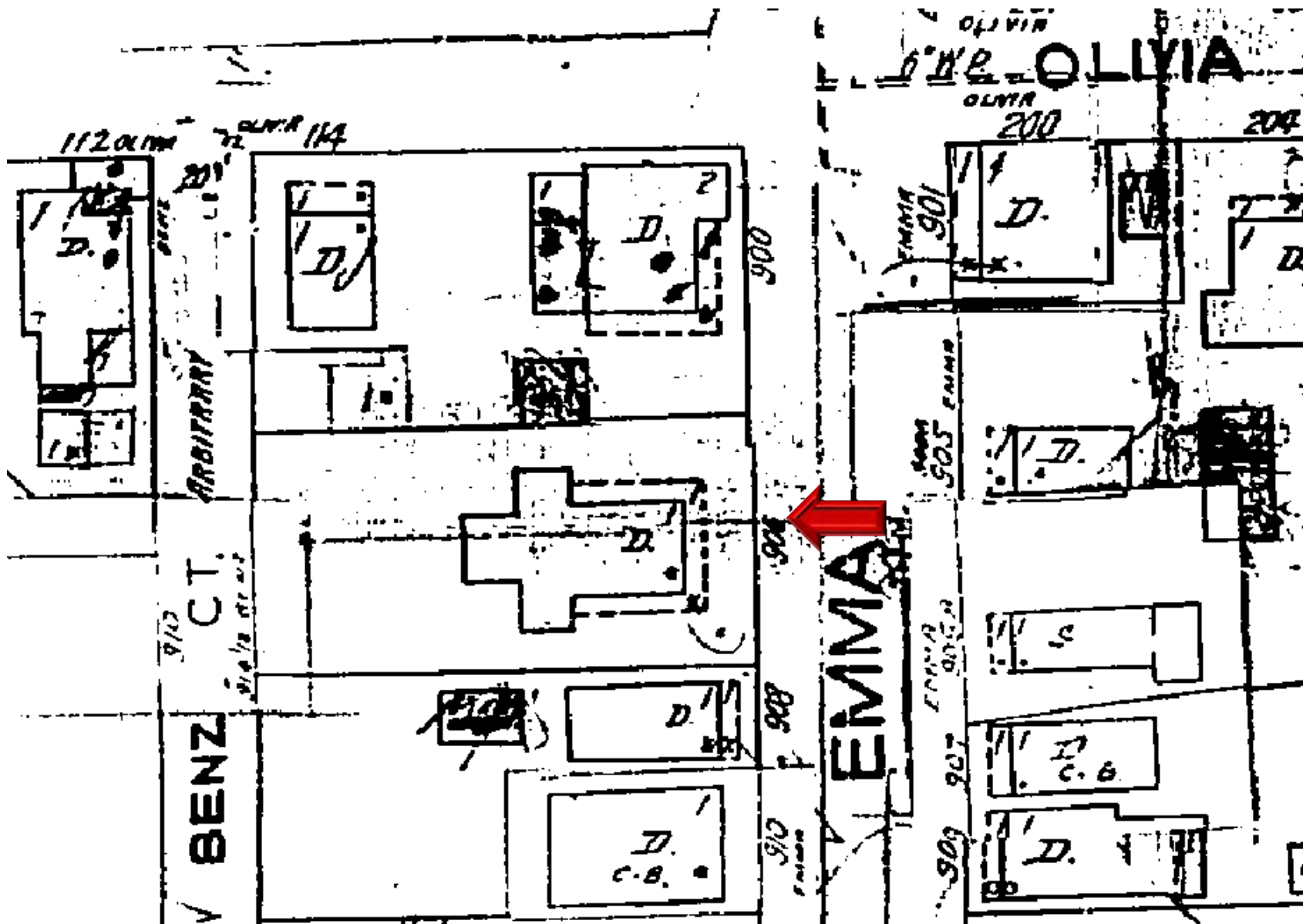


**EMMA** ←

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map



# PROJECT PHOTOS



**906 Emma Street c1965, Monroe County Library.**



HARC Application photos 906 Emma St.

1. Front of 906 Emma St.





HARC Application photos 906 Emma St.

**2. Neighboring homes at 908 Emma St. in relation to 906 Emma St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 906 Emma St.

**3. Side View of home**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 906 Emma St.

4. Rear View of home



Prepared by Nautilus Drafting and Design Services



HARC Application photos 906 Emma St.

5. William Alley View



Prepared by Nautilus Drafting and Design Services

HARC Application photos 906 Emma St.

**6. Side Aerial View**



Prepared by Nautilus Drafting and Design Services



HARC Application photos 906 Emma St.

**7. Rear Aerial View**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 906 Emma St.

8. House across the street, 905 Emma St.



Prepared by Nautilus Drafting and Design Services



HARC Application photos 906 Emma St.

**9. House across the street, 905 Emma St.**



HARC Application photos 906 Emma St.

10. House across the street 907 Emma St.



Prepared by Nautilus Drafting and Design Services



HARC Application photos 906 Emma St.

**11. House in William Alley way. 914 Williams**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 906 Emma St.

12.914 William Alley, street view



Prepared by Nautilus Drafting and Design Services



# SURVEY

# MAP OF BOUNDARY SURVEY

A PART OF TRACT 3  
 WILLIAM A. WHITEHEAD'S  
 MAP OF THE ISLAND OF KEY WEST  
 AKA  
 PART OF LOT 7, TRACT 3  
 DEED BOOK "E", PAGE 72

ADDRESS:  
 906 EMMA STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
 S34°19'54"E ALONG THE WESTERLY RIGHT OF WAY LINE OF  
 EMMA STREET AS DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE  
 INDICATED

CERTIFIED TO:  
 James Bell and Denise Stefan  
 Bank of America, NA, its successors and/or assigns as their interest may  
 appear  
 Chicago Title Insurance Company  
 Oropeza Stones & Cardenas

LEGAL DESCRIPTION: (Official Records Book 1642, Page 2254)  
 On the Island of Key West and is part of Tract Three (3) according to  
 William A. Whitehead's Map of said Island delineated in February 1829; but  
 now better known according to a diagram recorded in Deed Book "E" on  
 Page 72 thereof, as part of Lot Seven (7) of said Tract Three (3).  
 COMMENCING at a point on Emma Street, Fifty-five (55) feet from the  
 corner of Emma and Olivia Streets and running thence in a Southeasterly  
 direction fifty-one (51) feet; thence at right angles in a Southwesterly  
 direction Ninety-four (94) feet; thence at right angles in a Northwesterly  
 direction Fifty-one (51) feet; thence at right angles in a Northeasterly  
 direction Ninety-four (94) feet back to the Point of Beginning.

ABBREVIATIONS:

(C) = CALCULATED	NAVD = NORTH AMERICAN VERTICAL
CA = CENTRAL ANGLE	DATUM 1988
CL = CENTERLINE	NGS = NATIONAL GEODETIC SURVEY
CLF = CHAINLINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL
(D) = DEED	DATUM (1929)
EB = ELECTRIC BOX	P = PLAT
EM = ELECTRIC METER	PID = PERMANENT IDENTIFIER
(F) = FIELD	R = RADIUS
FI = FENCE INSIDE	ROL = ROOF OVERHANG LINE
FO = FENCE OUTSIDE	SCO = SANITARY CLEAN-OUT
FOL = FENCE ON LINE	SMH = SANITARY MANHOLE
L = ARC LENGTH	SV = SEWER VALVE
LB = LICENSE BUSINESS	WM = WATER METER
LS = LICENSE SURVEYOR	WV = WATER VALVE
(M) = MEASURED	

LINES NOT TO SCALE

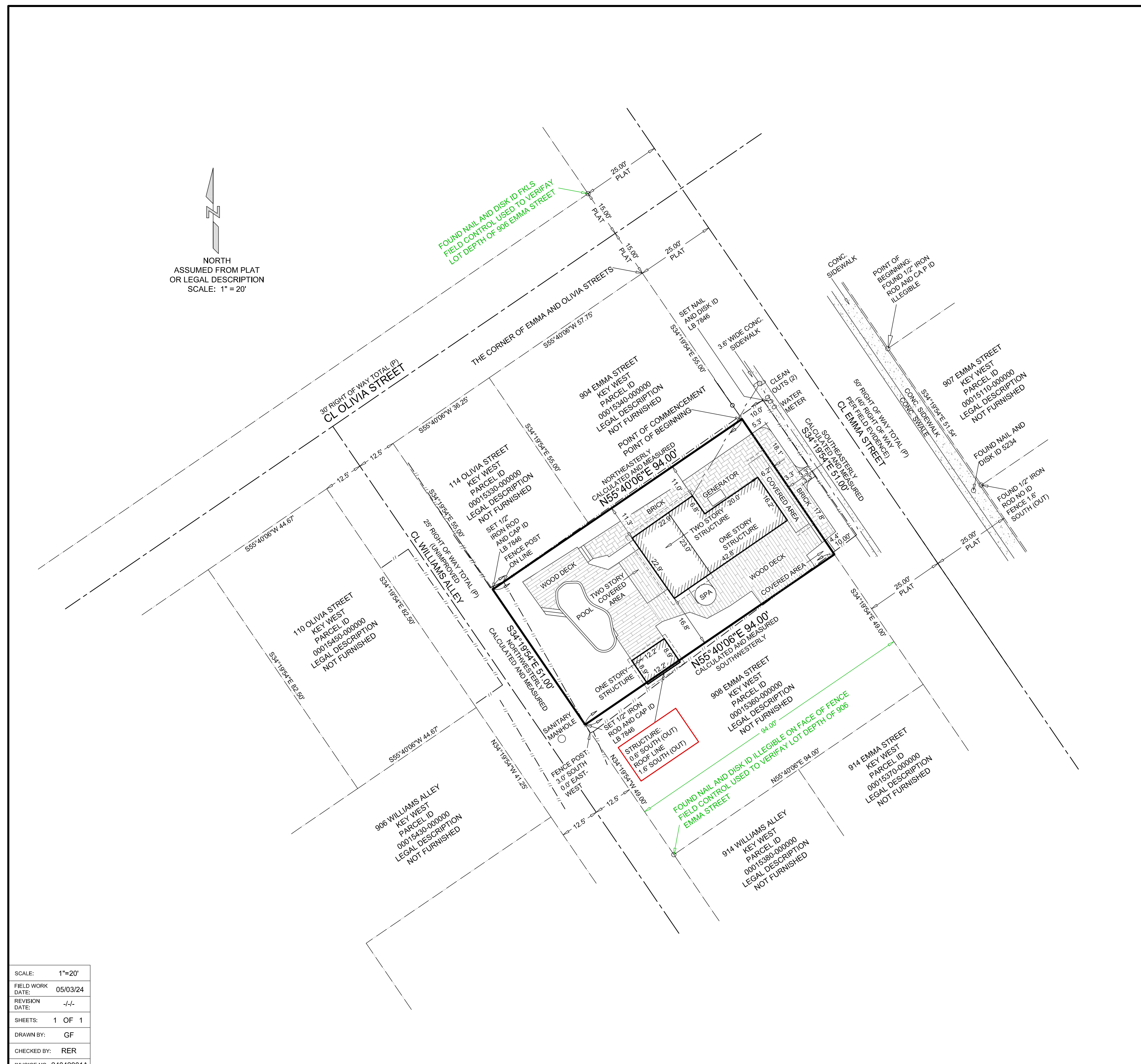
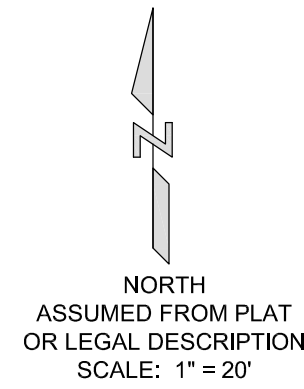
PLATTED LOT LINES		
PLASTIC FENCE		FIRE HYDRANT
WOOD FENCE		UTILITY POLE CONC.
CHAIN LINK FENCE		UTILITY POLE METAL
OVERHEAD WIRES		UTILITY POLE WOOD
PROPERTY LINE		

- 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@RECEESURVEYING.COM

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.

SIGNED \_\_\_\_\_ NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
 ROBERT E. REECE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632



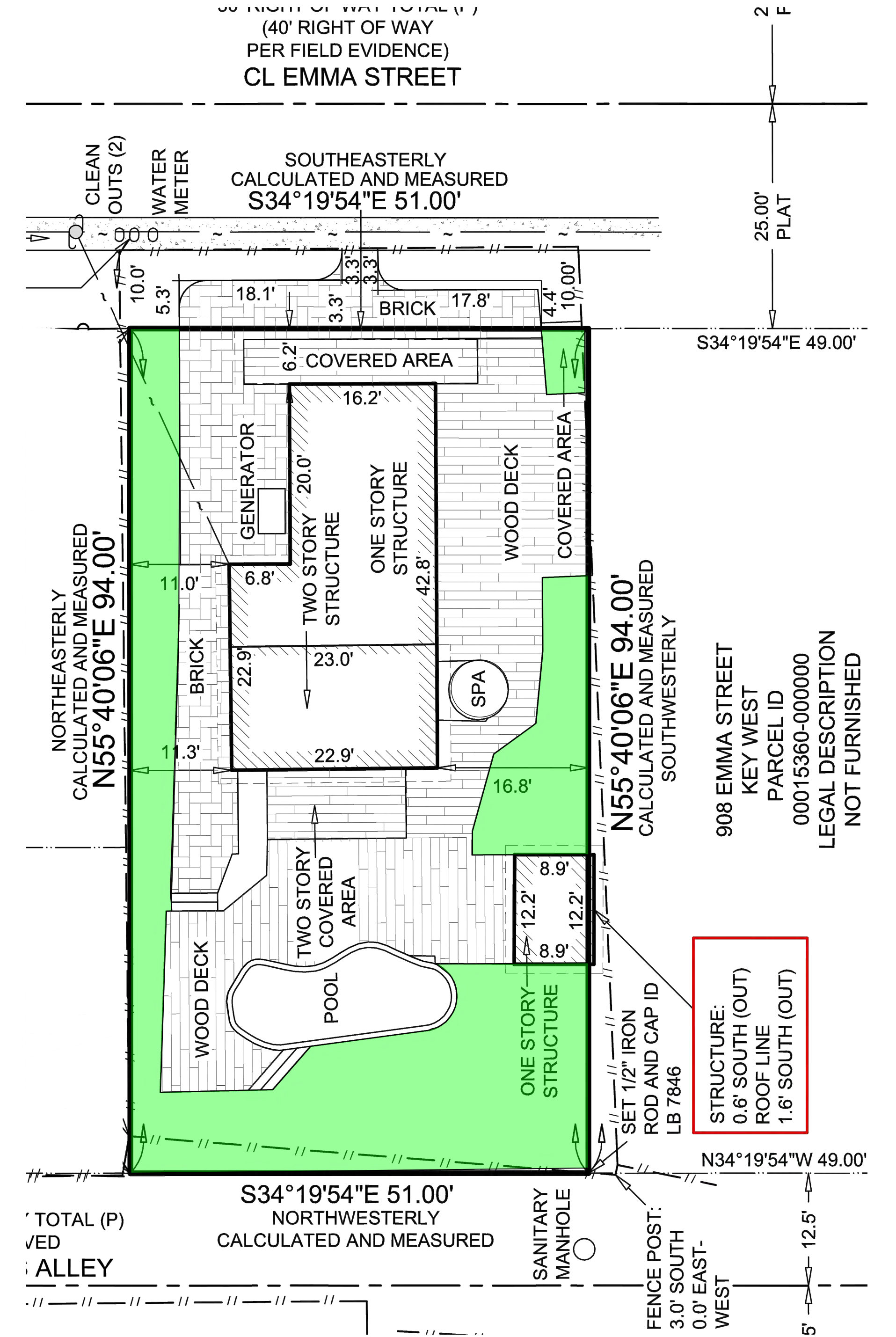
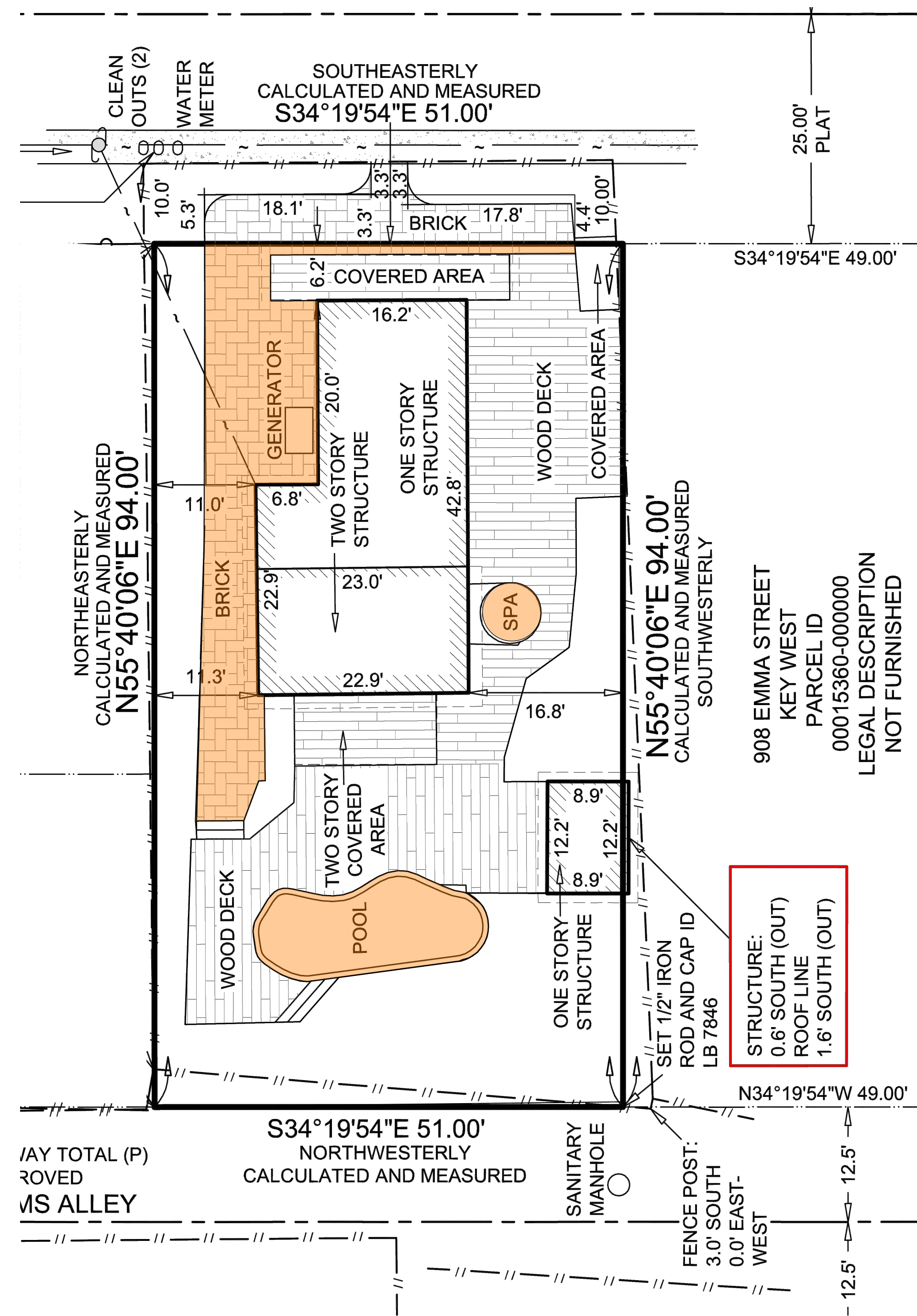
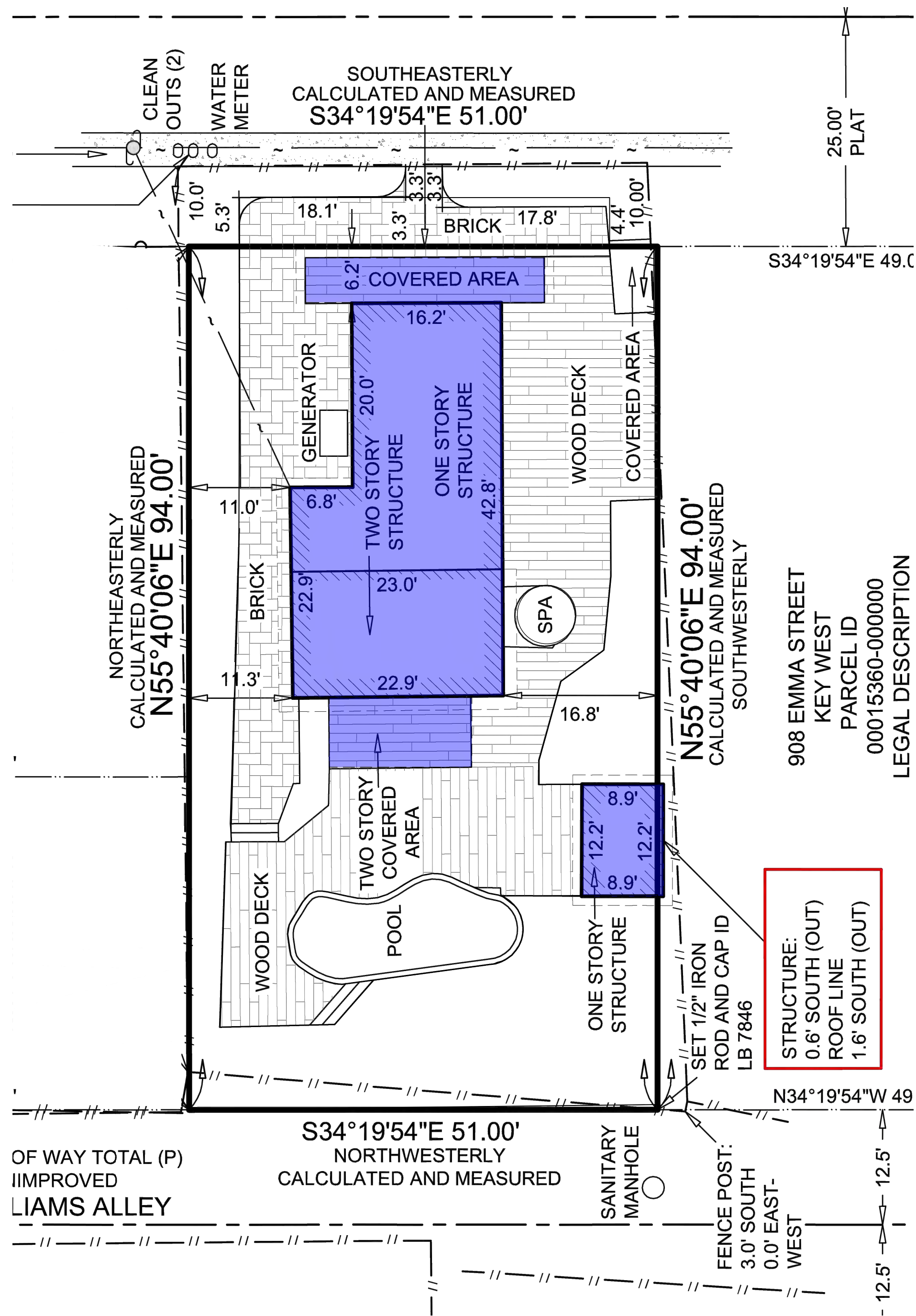
SCALE:	1"=20'
FIELD WORK DATE:	05/03/24
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	24042901A

# PROPOSED DESIGN



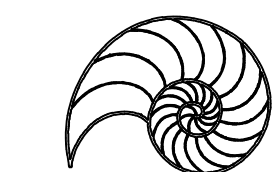












**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC PLAN**  
906 EMMA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

Title:  
EXISTING  
ELEVATIONS

Sheet Number:

**A-2**

Date: 7.26.2024



**EXISTING SIDE ELEVATION**

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



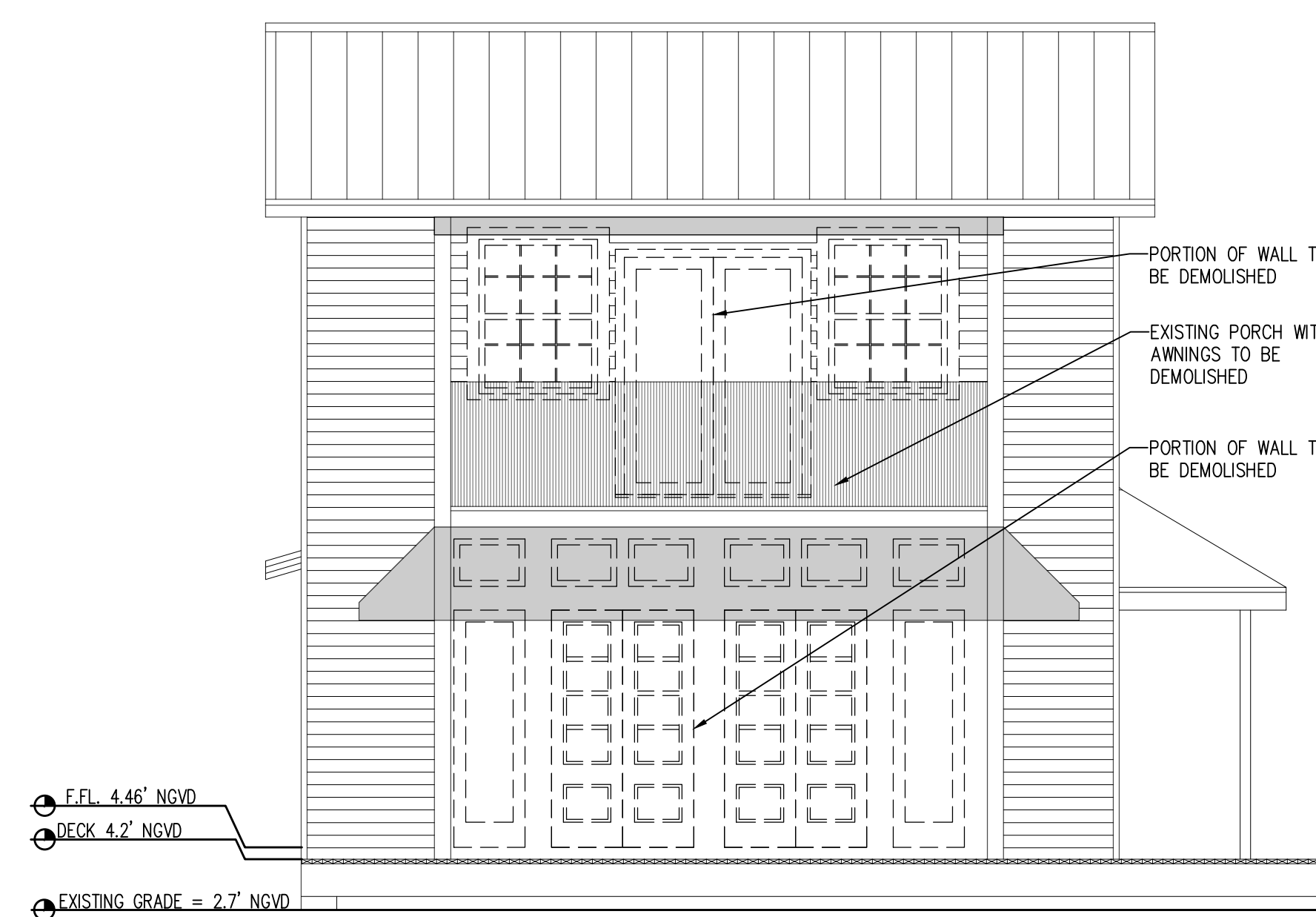
**EXISTING SIDE ELEVATION**

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



**EXISTING FRONT ELEVATION**

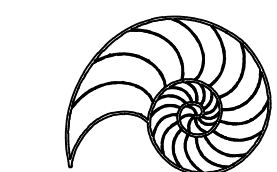
SCALE: 1/4"=1'-0"



**EXISTING REAR ELEVATION**

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





**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC PLAN**  
906 EMMA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

Title:  
**PROPOSED  
ELEVATIONS**

Sheet Number:

**A-3**

Date: 7.26.2024



**PROPOSED SIDE ELEVATION**

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



**PROPOSED SIDE ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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



**PROPOSED REAR ELEVATION**

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. August 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY REAR ADDITION. PARTIAL DEMOLITION OF REAR WALL AND DEMOLITION OF TWO-STORY REAR PORCH.**

**#906 EMMA STREET**

**Applicant – Nautilus Drafting & Design Services    Application #H2024-0032**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 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 Jonathan Tavaréz, 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: 906 Emma St. on the 19 day of August, 2024.

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 August 27, 2024.

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 H2024-0032.

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

**Signed Name of Affiant:**

[Signature]  
**Date:** August 19, 2024  
**Address:** 2146D Overseas Hwy Suite 3  
**City:** Cudjoe Key  
**State, Zip:** FL, 33042

The forgoing instrument was acknowledged before me on this 19 day of August, 2024.

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

**NOTARY PUBLIC**

Sign Name: [Signature]  
Print Name: MIA SANTOS

Notary Public - State of Florida (seal)  
My Commission Expires: 4/27/26







**Public Meeting Notice**

NOTICE TO THE PUBLIC REGARDING THE PROPOSED  
REVISIONS TO THE HAWAIIAN ZONING ORDINANCE  
AND THE HAWAIIAN ZONING MAPS  
FOR THE COUNTY OF HAWAII  
THE HONOLULU

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# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 120 N.W. Arsenal St., 2024, at 6:00 PM, 120 N.W. Arsenal St., Key West, Florida. The purpose of the hearing will be to consider a request for

**NEW TWO-STORY REAR ADDITION, PARTIAL DEMOLITION OF REAR WALL AND DEMOLITION OF TWO-STORY REAR PORCH.**

**8706 FVIMA STREET**

Applicant - Nantux Drafting & Design Services Application #12024-0031

If you wish to see the application or have any questions, you may visit the Planning Department during regular hours at 120 N.W. Arsenal St., call 305-888-2073 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com)

**THIS NOTICE IS THE PROPERTY OF THE CITY OF KEY WEST. IT IS TO BE USED ONLY FOR THE PURPOSES OF THE PUBLIC MEETING AND NOT FOR ANY OTHER PURPOSES. IT IS TO BE DESTROYED IMMEDIATELY AFTER THE PUBLIC MEETING.**



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

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

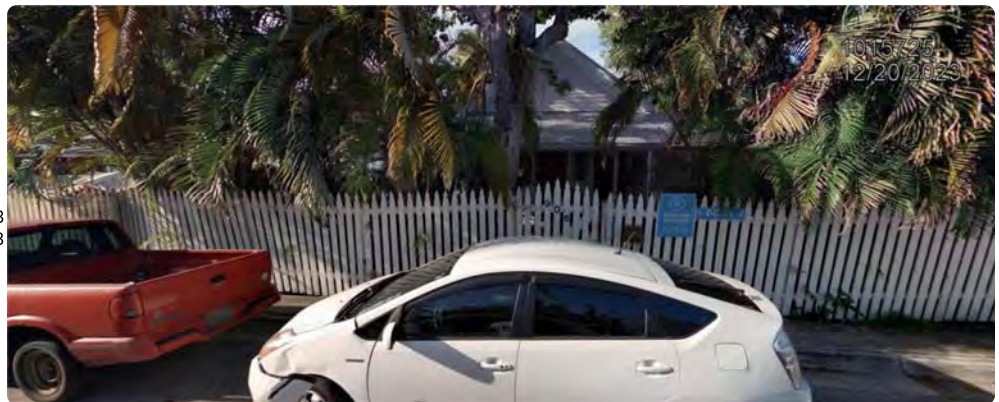
### Disclaimer

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 00015350-000000  
 Account# 1015725  
 Property ID 1015725  
 Millage Group 11KW  
 Location 906 EMMA St, KEY WEST  
 Address  
 Legal Description KW SUB 2 LOT 7 OF TR 3  
 H3-171 OR811-1379  
 OR849-1690 OR932-535  
 OR979-1551 OR1015-2193  
 OR1067-724 OR1376-2328  
 OR1524-1066 OR1642-2253  
 OR2146-2337  
 OR3277-2456  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

BELL III JAMES W  
 906 Emma St  
 Key West FL 33040

[STEFAN DENISE](#)  
 906 Emma St  
 Key West FL 33040

### Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$245,294	\$248,113	\$217,329	\$222,159
+ Market Misc Value	\$24,889	\$25,583	\$26,336	\$27,090
+ Market Land Value	\$1,038,141	\$629,692	\$510,561	\$493,542
= Just Market Value	\$1,308,324	\$903,388	\$754,226	\$742,791
= Total Assessed Value	\$588,531	\$552,783	\$519,767	\$494,877
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$694,114	\$552,116	\$494,767	\$487,254

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$629,692	\$248,113	\$25,583	\$903,388	\$552,783	\$25,000	\$552,116	\$326,272
2021	\$510,561	\$217,329	\$26,336	\$754,226	\$519,767	\$25,000	\$494,767	\$234,459
2020	\$493,542	\$222,159	\$27,090	\$742,791	\$494,877	\$25,000	\$487,254	\$230,537
2019	\$525,878	\$166,619	\$27,843	\$720,340	\$468,168	\$25,000	\$473,840	\$221,500
2018	\$525,878	\$169,034	\$28,571	\$723,483	\$444,478	\$25,000	\$470,009	\$228,474

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
RESIDENTIAL DRY (010D)	4,794.00	Square Foot	51	94

**Buildings**

<b>Building ID</b>	1127	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1918
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2010
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	2238	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1164	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	206	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	15	<b>Grade</b>	550
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,164	1,164	0
OPU	OP PR UNFIN LL	699	0	0
OPF	OP PRCH FIN LL	255	0	0
OUF	OP PRCH FIN UL	120	0	0
<b>TOTAL</b>		<b>2,238</b>	<b>1,164</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1984	1985	0 x 0	1	24 SF	4
TIKI	1984	1985	0 x 0	1	64 SF	1
FENCES	1985	1986	7 x 51	1	357 SF	5
LC UTIL BLDG	1999	2000	0 x 0	1	64 SF	1
FENCES	2006	2007	6 x 60	1	360 SF	5
RES POOL	2007	2008	0 x 0	1	225 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/24/2024	\$1,390,000	Warranty Deed	2463201	3277	2456	01 - Qualified	Improved		
6/29/2000	\$319,000	Warranty Deed		1642	2253	Q - Qualified	Improved		
6/1/1986	\$90,000	Warranty Deed		979	1551	Q - Qualified	Improved		
1/1/1985	\$79,500	Warranty Deed		932	535	Q - Qualified	Improved		
3/1/1982	\$32,900	Warranty Deed		849	1690	Q - Qualified	Improved		
4/1/1980	\$25,000	Warranty Deed		811	1380	Q - Qualified	Improved		

**Permits**

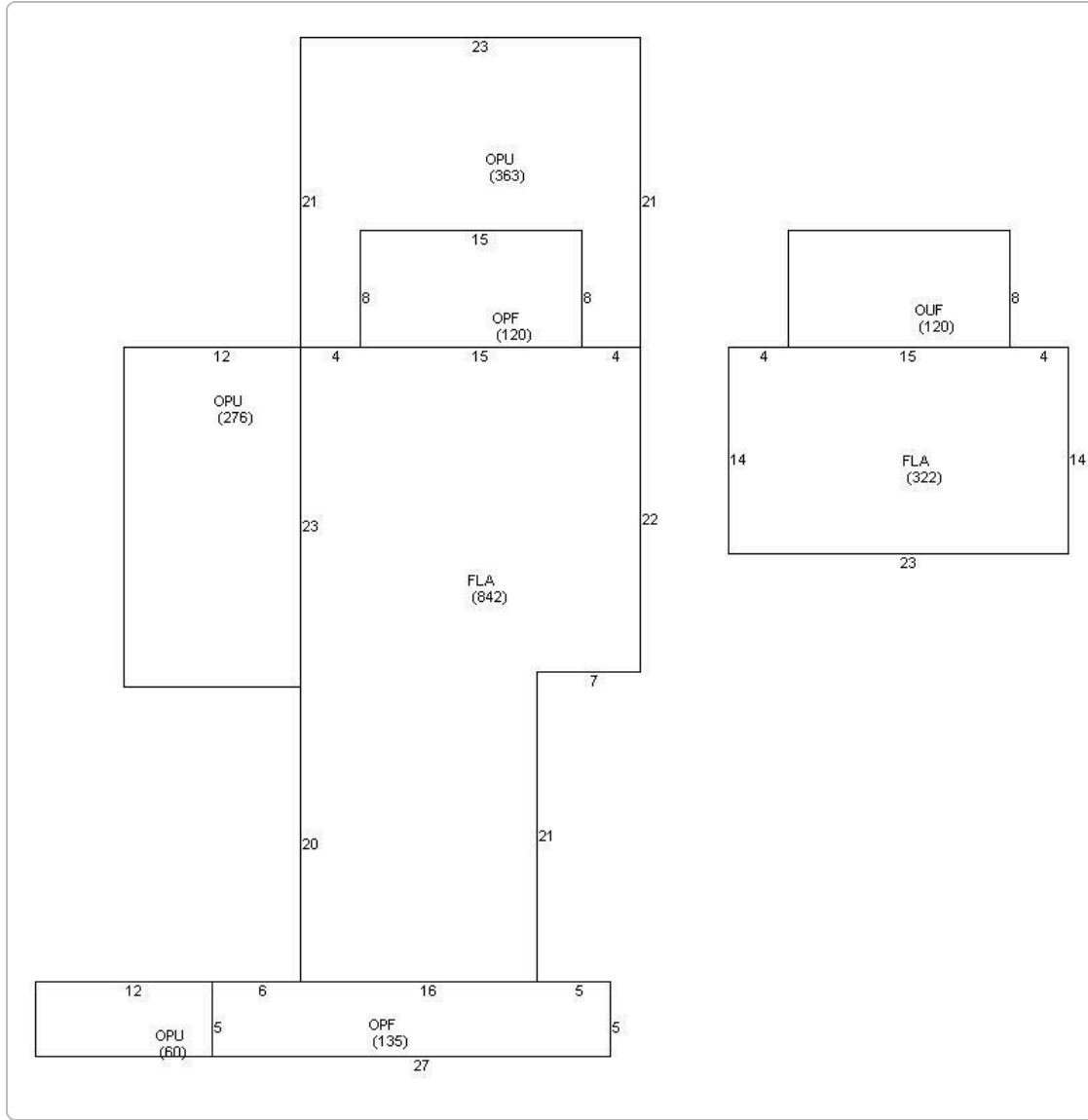
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0186	3/11/2020	2/19/2020	\$21,250	Residential	Remove existing roof down to deck. Furnish and install 23 sheets of 5/8 COX plywood at front porch. Furnish and install Hi Temp Titanium Underlayment. Furnish and install 26 Ga mill finish galvalume 5V crimp metal panels
07-1183	4/4/2007	6/20/2007	\$1,500		ELECTRICAL FOR POOL
07-0782	2/27/2007	6/20/2007	\$25,000	Residential	BUILD CONCRETE SWIMMING POOL
06-5623	10/19/2006	12/20/2006	\$800	Residential	ATF REPLACE 60LF OF 6'H FENCING

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





**Photos**



### Map



### TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 8/6/2024, 7:31:19 AM

[Contact Us](#)

