



Historic Architectural Review Commission Staff Report for Item 6

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:

New two-story rear addition.

Site Facts:

The site under review is oriented towards Emma Street, with its rear yard adjacent to Williams Alley. It consists of a contributing structure, an accessory structure, and a pool, along with pavers and decks. The primary one-story structure was built around 1918; however, staff has uncovered evidence suggesting that the building may have been built prior to that year. The two-story rear addition is not part of the original structure. Additionally, a two-story porch has been added to the rear portion of the house at a later date.

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.



Proposed North Elevation.

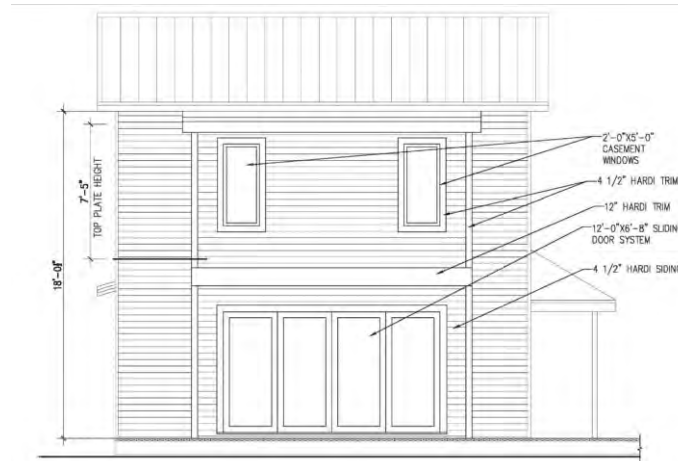


Proposed South Elevation.

The proposed two-story addition will have a minimum height of 18'0 1/2" from grade. The design includes casement windows and a sliding door system facing the rear yard. The structure will have a mono slope roof that will be under the eave of the existing rear addition. The plans also include some changes to the north and south elevations of the two-story existing addition to create a better rhythm within the façade.



Proposed Front Elevation.



Proposed Rear Elevation.

Consistency with Guidelines Cited Guidelines:

The plans indicate a new two-story porch in the rear of the building which is not historic. Staff opines that the design will be cohesive with the existing rear addition and its surrounding context and that it meets cited guidelines. The new structure will replace an existing two-story porch that is out of character to the historic urban context.

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 # <i>0032</i>	INITIAL & DATE <i>TK 7/29/24</i>
FLOOD ZONE AE7	ZONING DISTRICT HMDR	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^x___ NO___ INVOLVES A HISTORIC STRUCTURE: YES^x___ NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO^x___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
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

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
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 # HARC 2024-0032	INITIAL & DATE
ZONING DISTRICT HMDR	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	906 Emma St. Key West, Florida
PROPERTY OWNER'S NAME:	James Bell III, Denise Stefan
APPLICANT NAME:	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	James Bell III	7/26/2024 DATE AND PRINT NAME
----------------------------	-----------------------	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove existing 2 story rear porch.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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):
(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

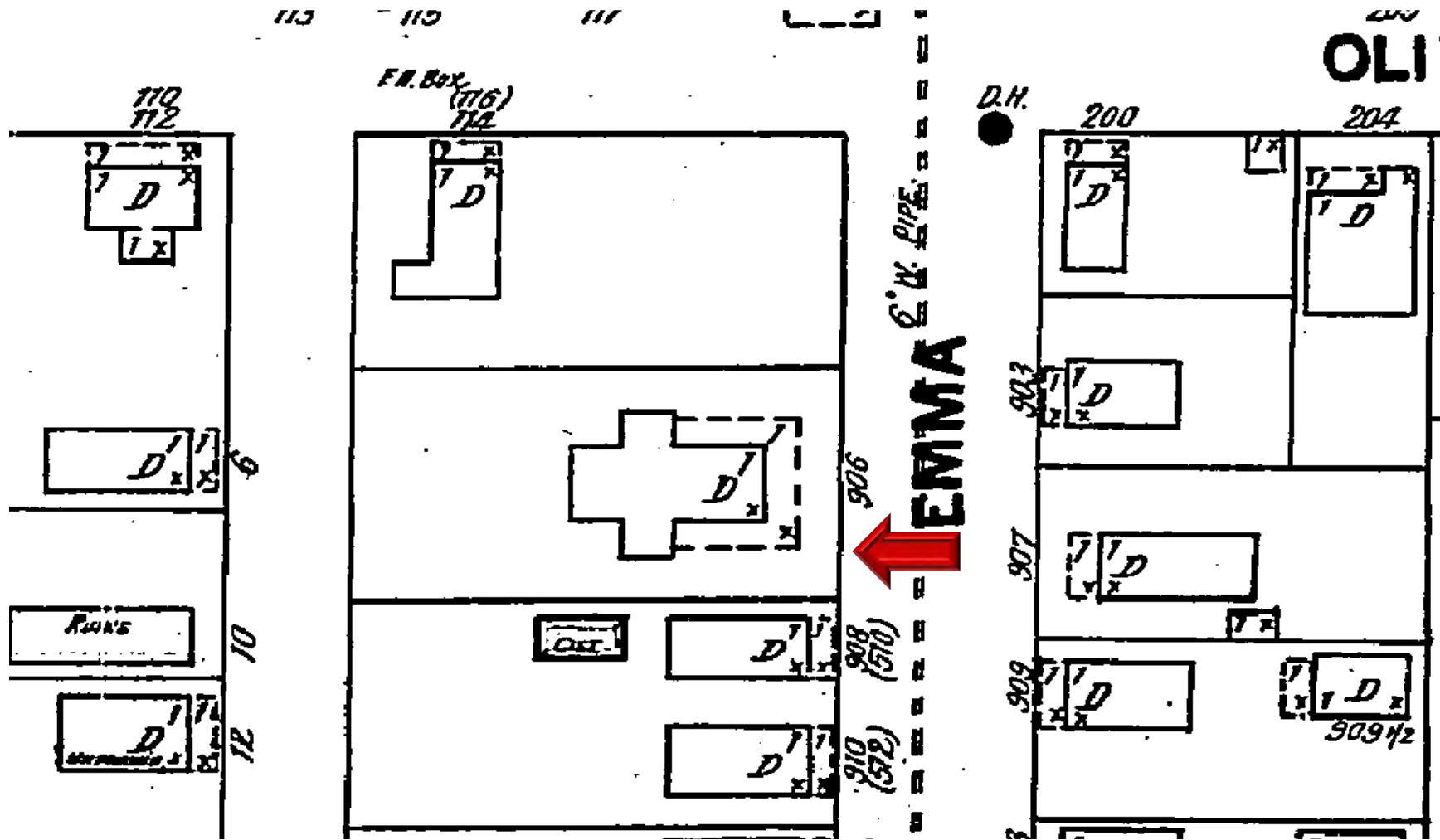
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

No

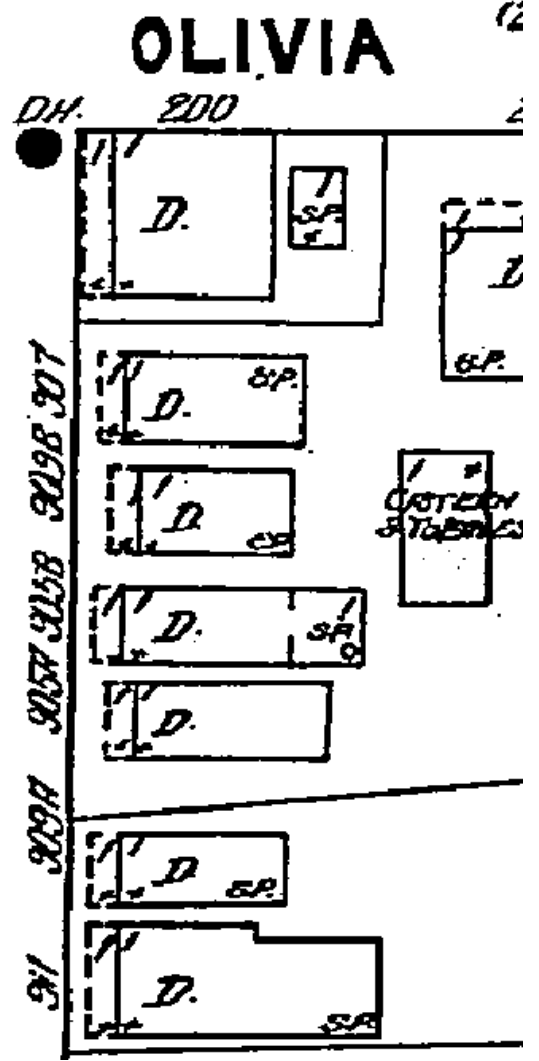
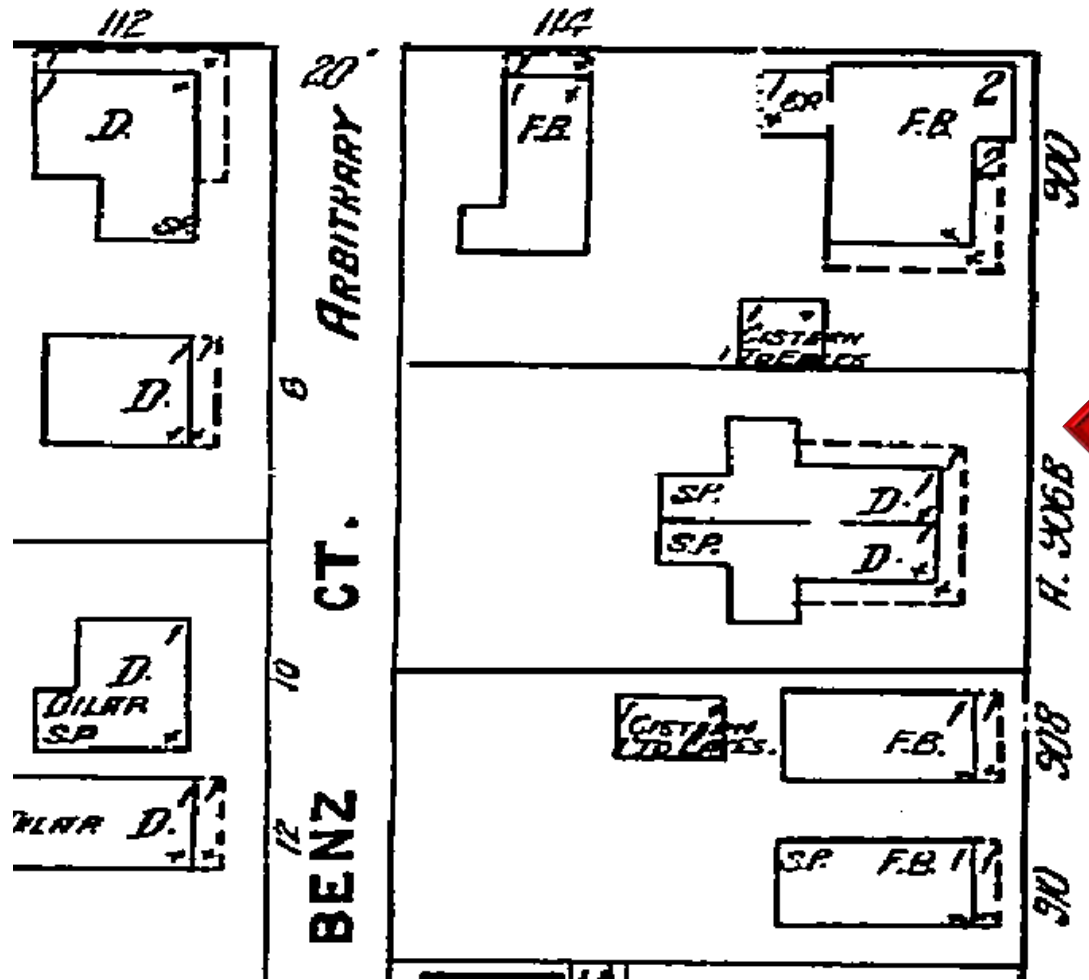
(4) Removing buildings or structures that would otherwise qualify as contributing.

No

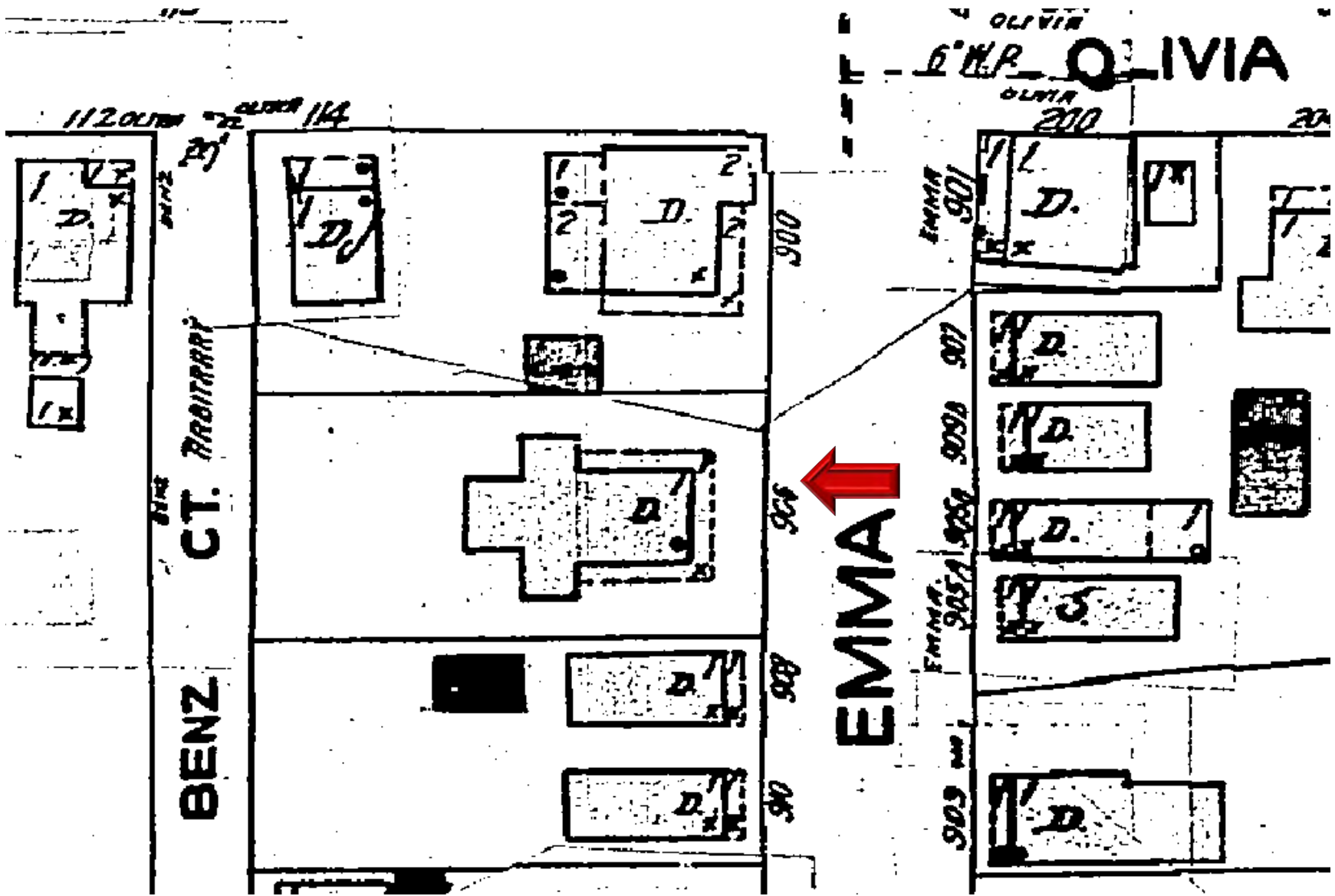
SANBORN MAPS



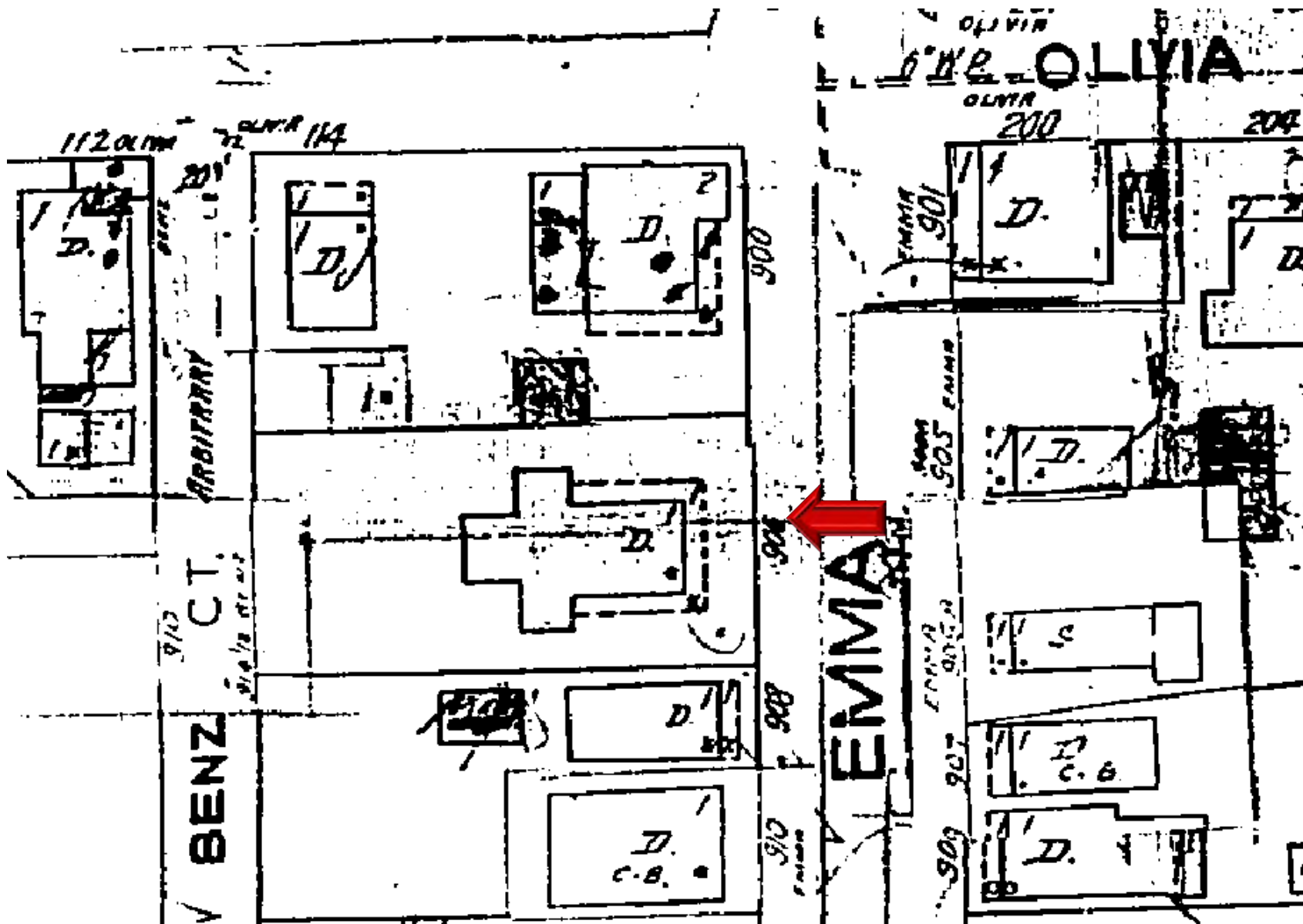
1899 Sanborn Map



1912 Sanborn Map



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



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.



Prepared by Nautilus Drafting and Design Services

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

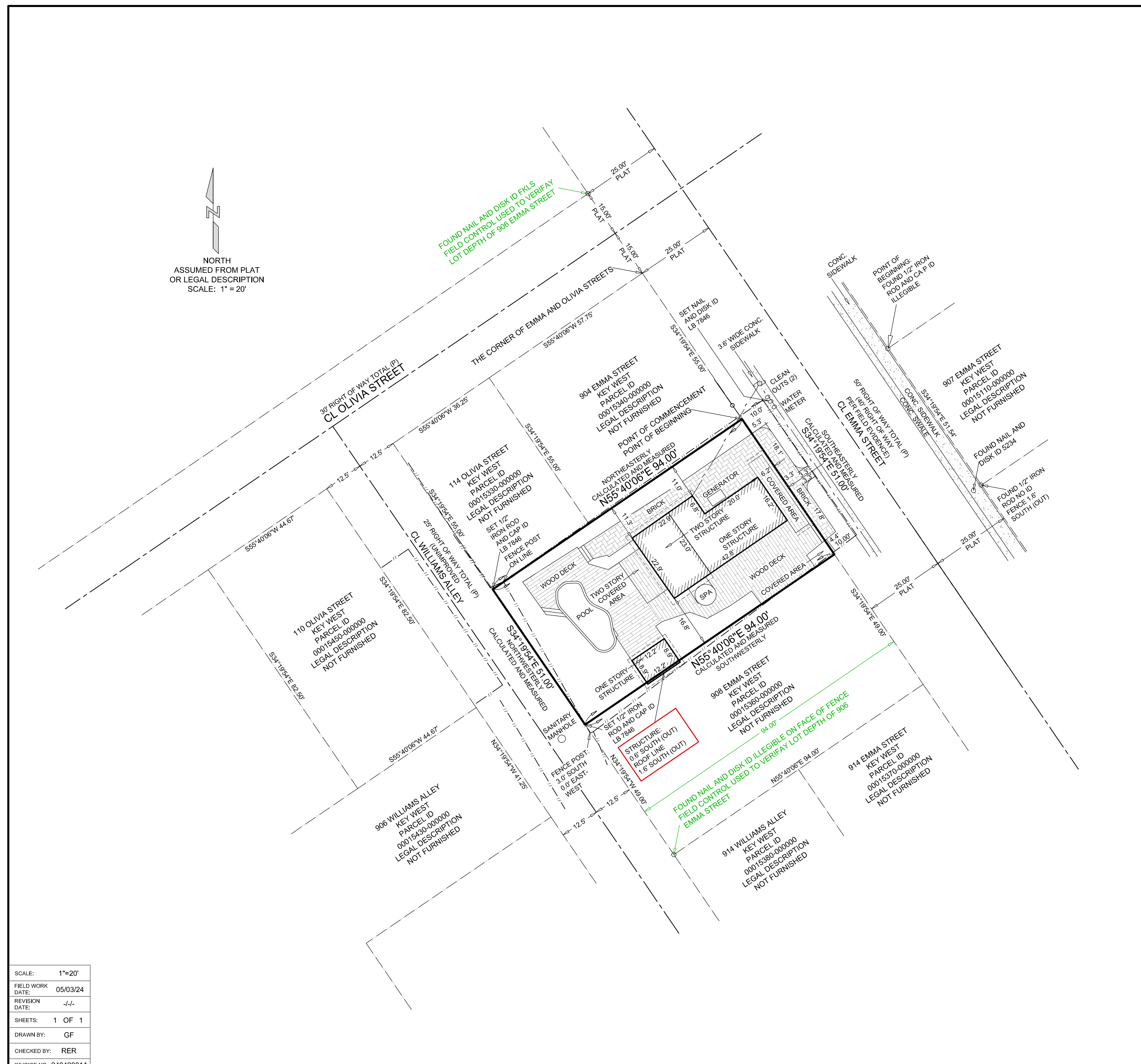
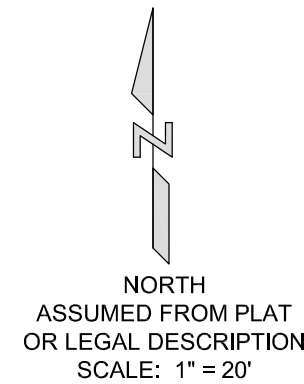
PLATTED LOT LINES		
PLASTIC FENCE		
WOOD FENCE		FIRE HYDRANT
CHAIN LINK FENCE		UTILITY POLE CONC.
OVERHEAD WIRES		UTILITY POLE METAL
PROPERTY LINE		UTILITY POLE WOOD

- 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@RECEESURVEYING.COM

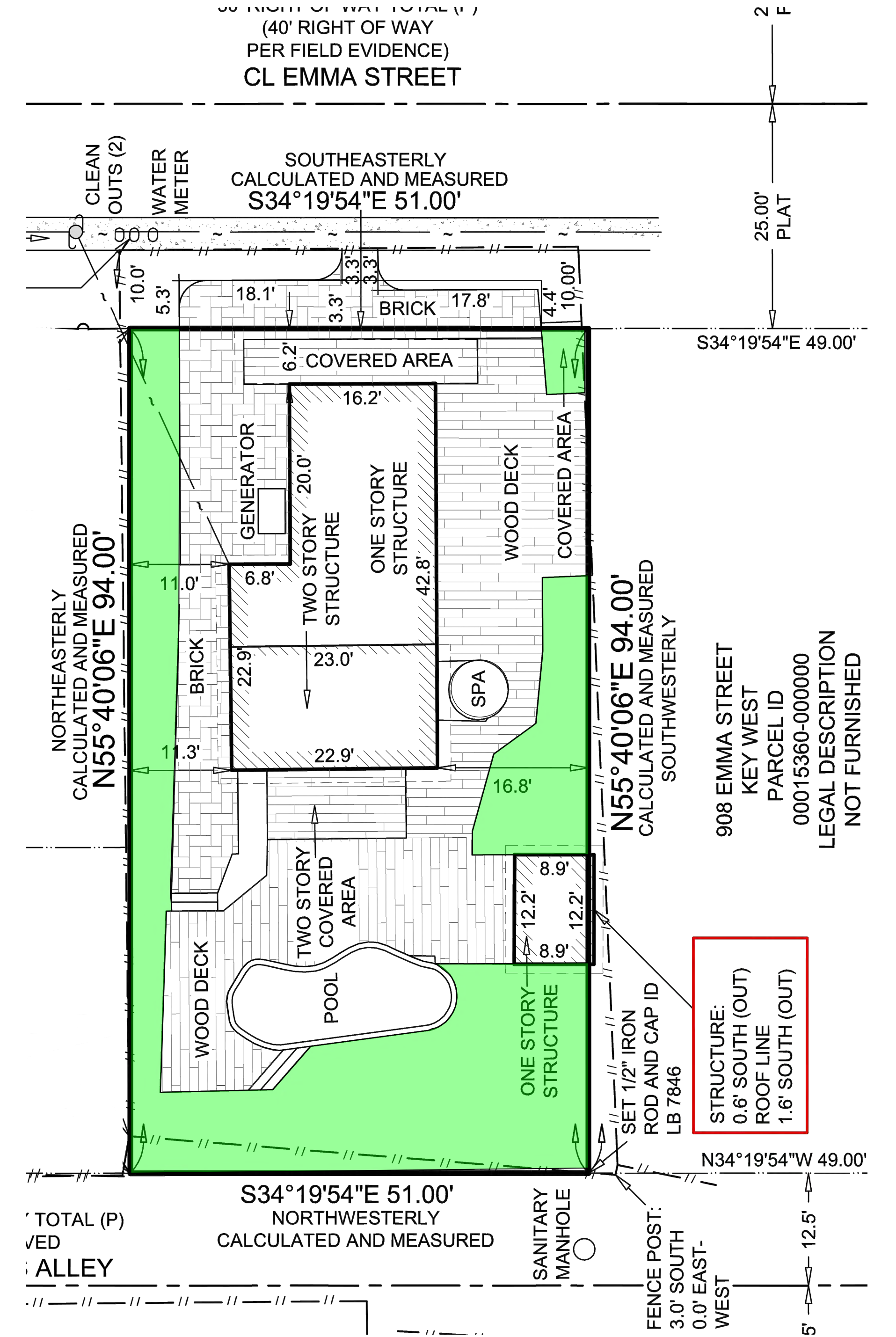
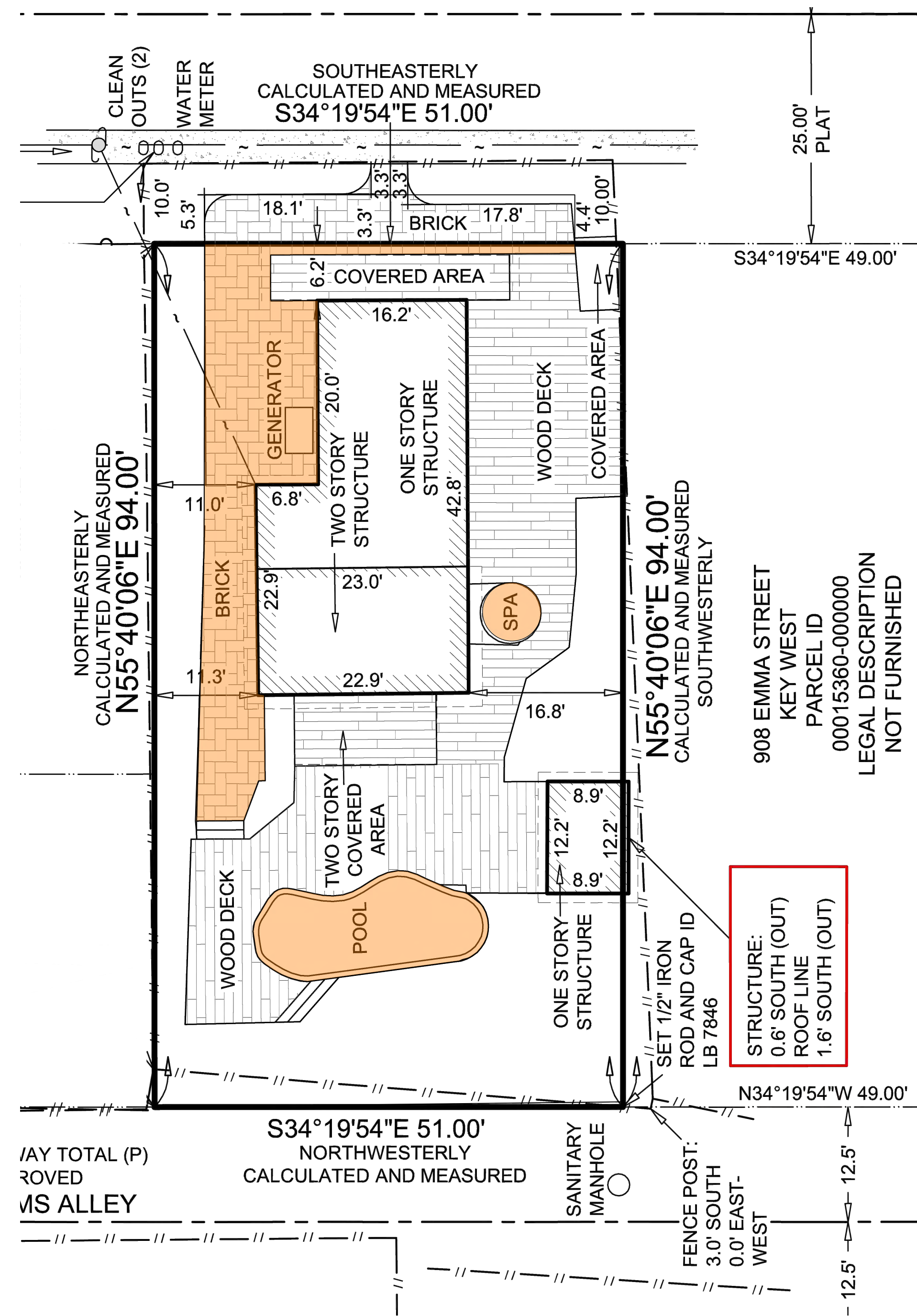
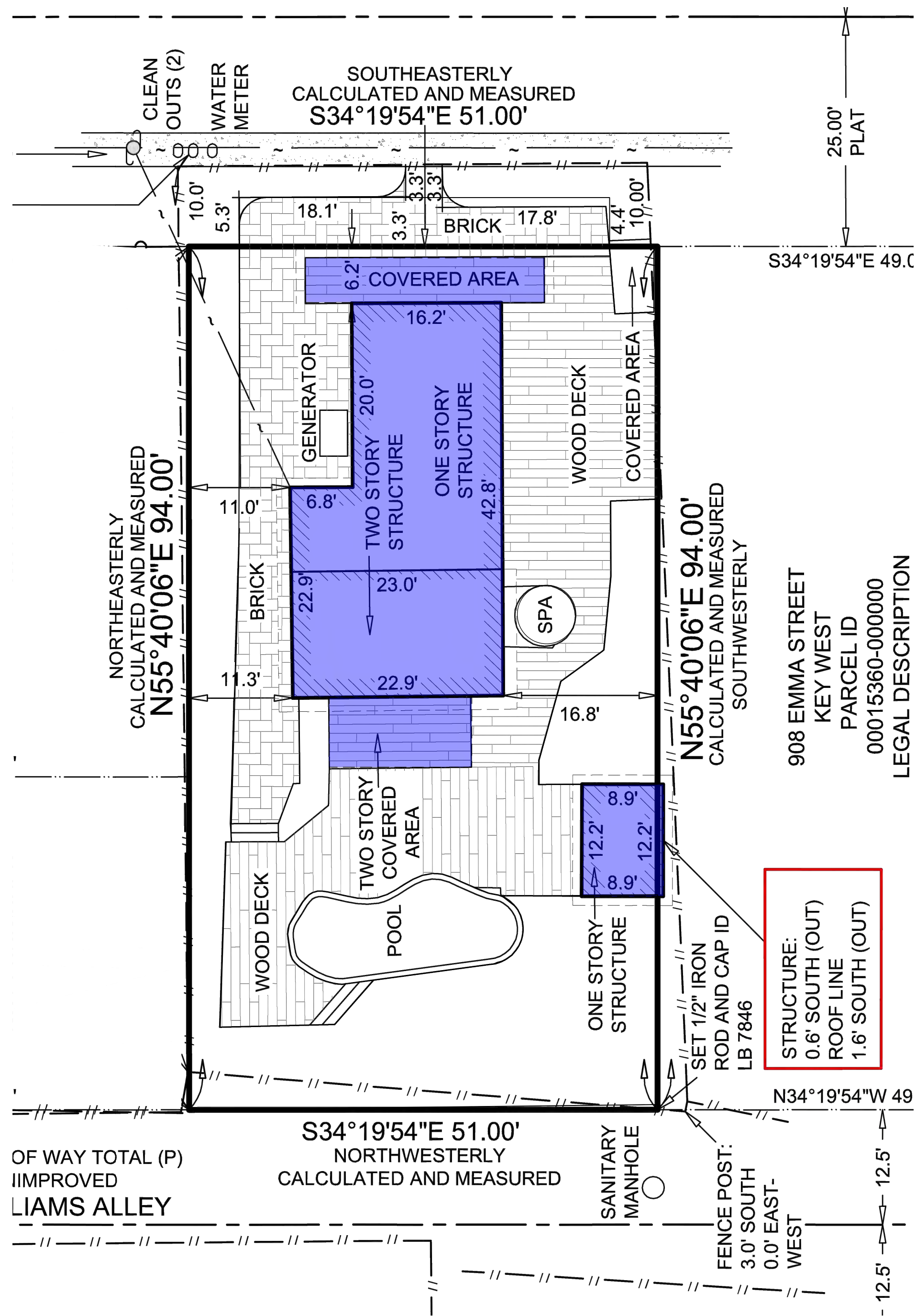
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B 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.

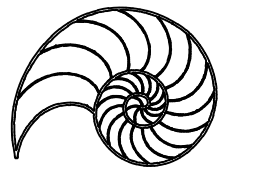
SIGNED _____ NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
 ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632



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:
AutoCad File No.	AS NOTED

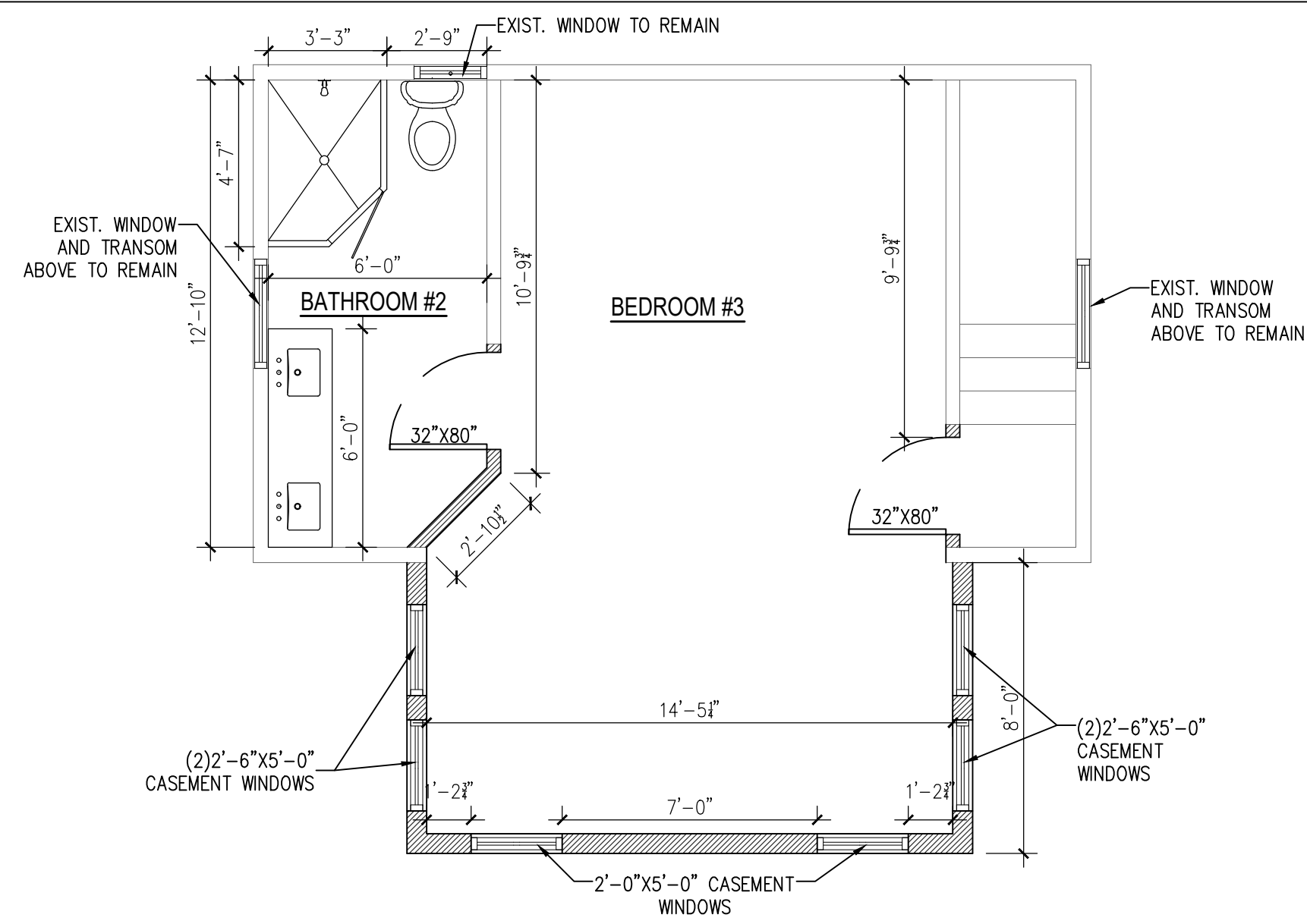
Revisions:

Title:
EXISTING AND PROPOSED FLOOR PLANS

Sheet Number:

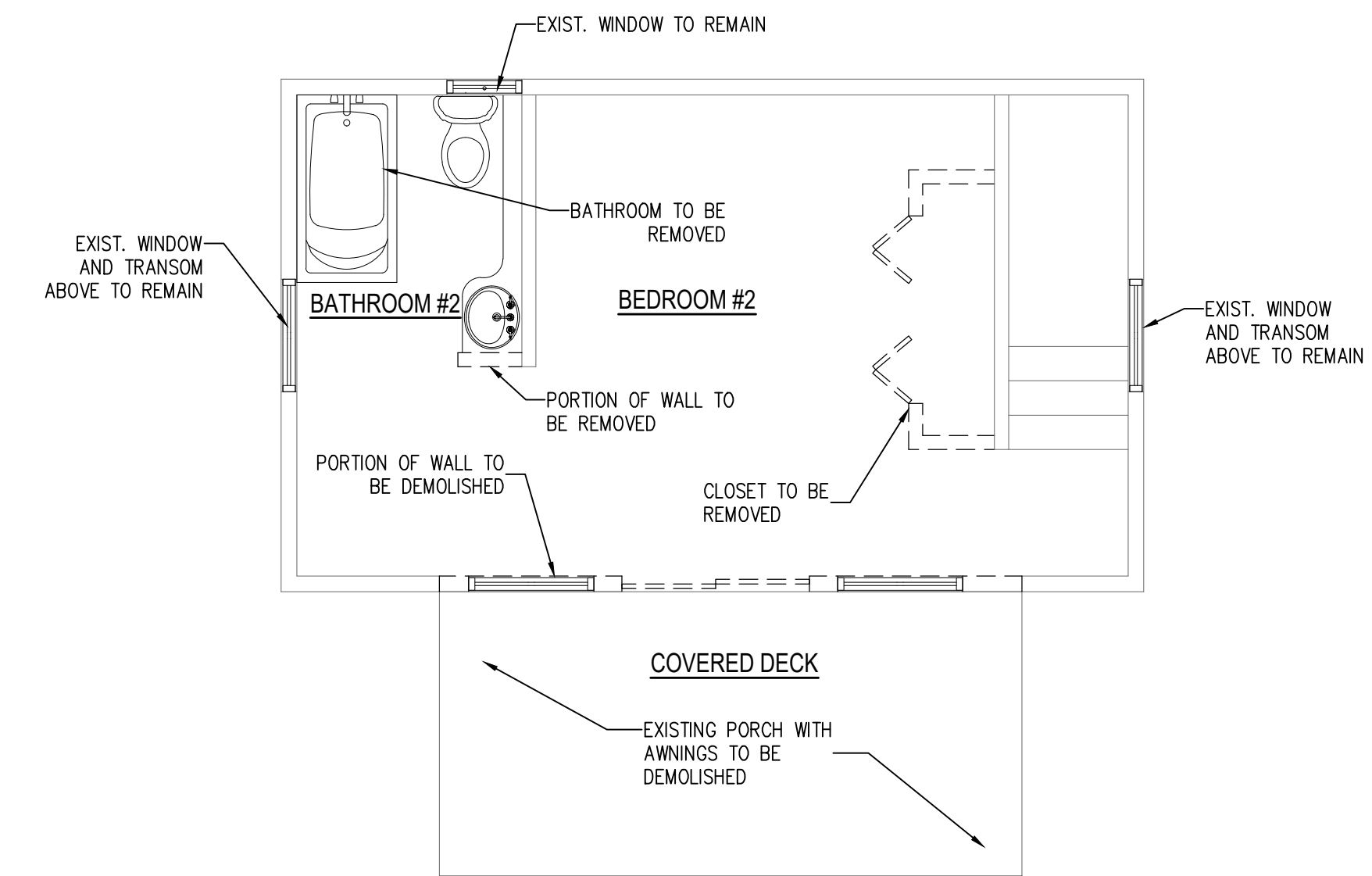
A-1

Date: 7.26.2024



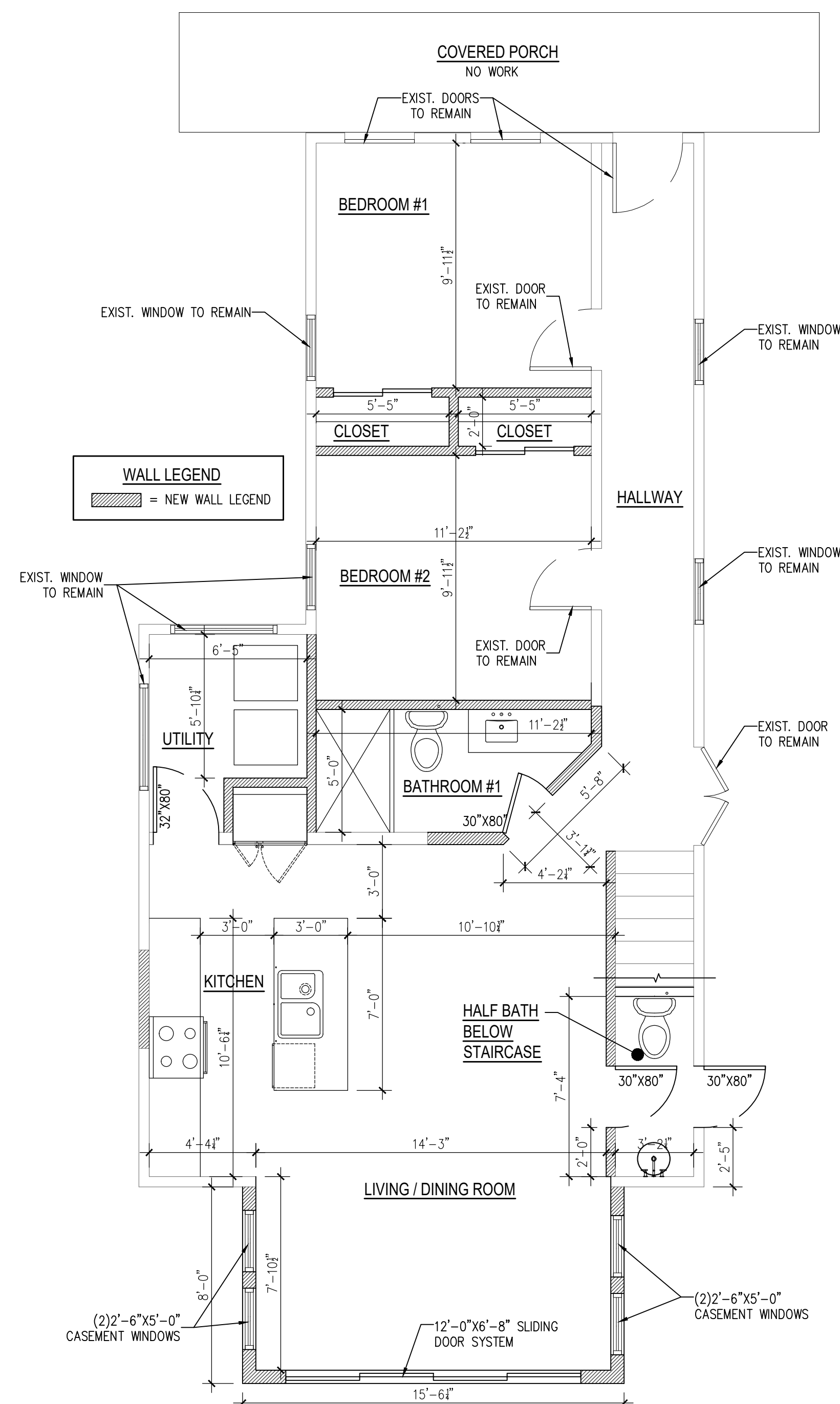
PROPOSED 2ND FLOOR PLAN

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



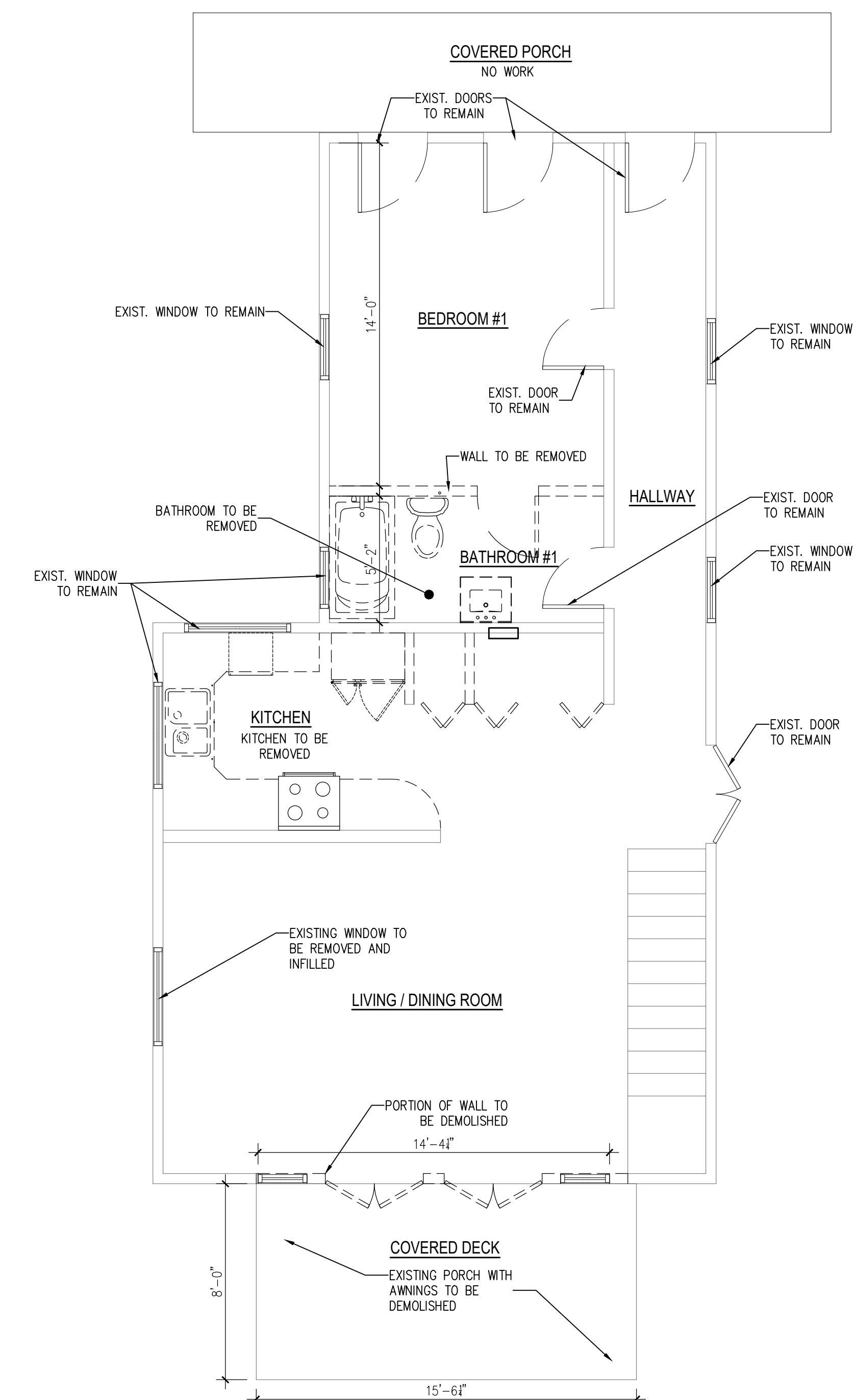
EXISTING 2ND FLOOR PLAN

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



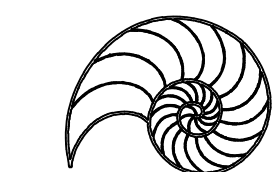
PROPOSED 1ST FLOOR PLAN

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



EXISTING 1ST FLOOR PLAN

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:
EXISTING
ELEVATIONS

Sheet Number:

A-2

Date: 7.26.2024



EXISTING SIDE ELEVATION

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



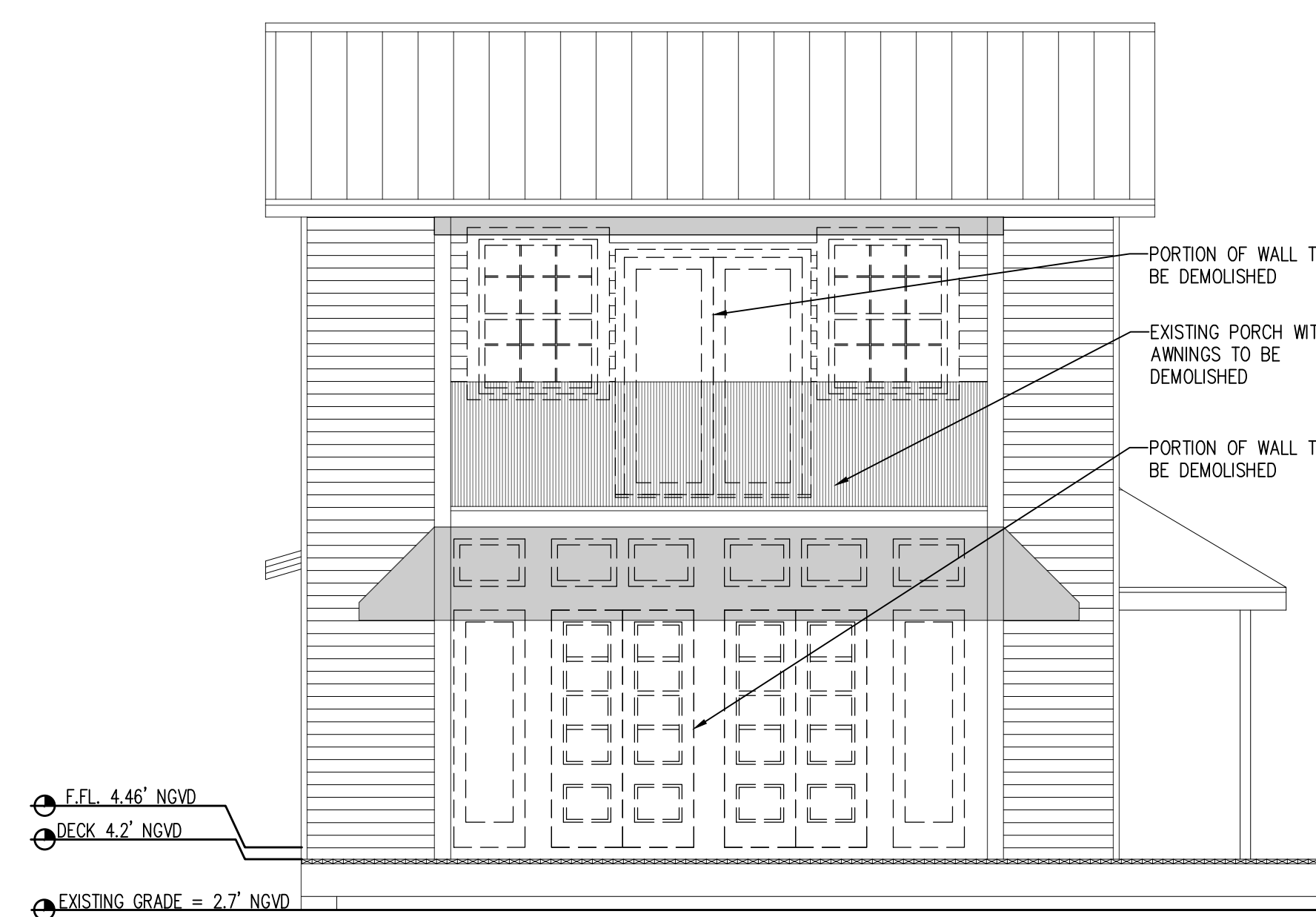
EXISTING SIDE ELEVATION

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



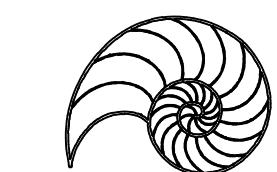
EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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



NAUTILUS
DRAFTING & DESIGN
SERVICES

CONTACT INFO:
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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.

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: 21460 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 ZONING ORDINANCES OF THE CITY OF
ST. JOHNS, FLORIDA
THE CITY OF ST. JOHNS

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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

THIS NOTICE IS A PUBLIC NOTICE AND IS NOT A CONTRACT. IT IS THE POLICY OF THE CITY OF KEY WEST TO NOTIFY ALL ADJACENT PROPERTY OWNERS AND ALL INTERESTED PARTIES OF ANY PROPOSED DEVELOPMENT, INCLUDING ANY APPLICANT, OF ANY PROPOSED DEVELOPMENT.

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

Building ID	1127	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1918
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2238	Roof Type	GABLE/HIP
Finished Sq Ft	1164	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	206	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	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
TOTAL		2,238	1,164	0

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		

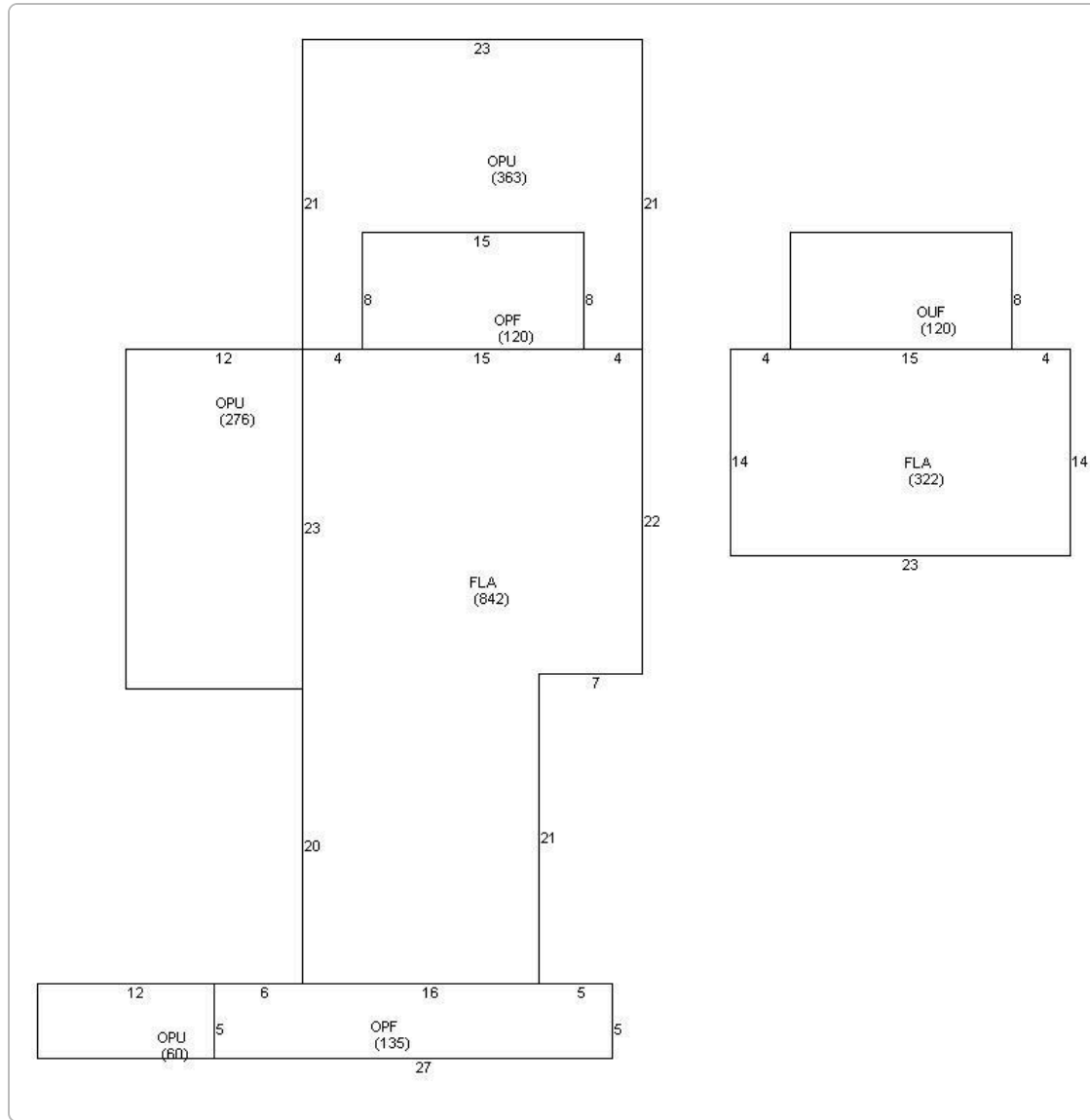
Permits

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](#)
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Contact Us

