



Staff Report for Item 14a

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: January 26, 2016

Applicant: Anthony Architecture

Application Number: H16-01-0013

Address: #1212 Margaret Street

Description of Work:

Renovations to house, new one-story addition and new dormers, and site work.

Site Facts:

The house at 1212 Margaret Street is a contributing resource that was constructed in 1943 according to the survey. The house first appears on the 1948 Sanborn map as a one-story house with a front porch that spans the width of the building. A photograph dated c.1965 shows that the front porch has been enclosed, and small overhang was constructed over the new front door. The house today still has an enclosed front porch, but the front overhang has increased in size. A carport has been constructed on the side of the main house.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 2, 5, 6, 9, and 10.

Roofing (page 26), specifically guideline 4.

Dormers (page 27), specifically guideline 1.

Entrances, Porches, and Doors (pages 32-33), specifically guideline 8.

Additions and alterations/ New construction (pages 36-38a); specifically guidelines for additions and alterations and guideline 4 of new construction (pages 38-38a).

Staff Analysis

The Certificate of Appropriateness in review proposes altering the main roof of a contributing house to add two new dormers to create a second floor on this one-story structure. The dormers will have wood casement windows, metal shingle roof, and wood lap siding.

The plans also include a new side addition that will almost span the length of the structure itself. Its height will meet the contributing just inches below the current eave line. The new addition will have wood lap siding, wood 1/1 windows and trim, and v-crimp roofing material.

Other changes to main house include removing the stucco on the enclosed front porch, removing the existing aluminum awning windows, and adding new wood lap siding and 1/1 wood windows. The concrete porch will have wood decking, stairs, and skirting applied.

Site work includes adding new pavers to the front of the house for a driveway and walkway, as well as new four foot, white picket fence in the front. Behind the house, a six foot picket fence will be added.

Consistency with Cited Guidelines

1. **Roof and Dormers:** The guidelines state that the form and configuration of a roof must not be altered in pitch, design, materials, or shape. The projects plans to alter the contributing house's main roof in order to add two new dormers that have never existed there historically. The Secretary of the Interior's Standards specifically state that new construction shall not destroy historic materials, and new construction shall be taken in a manner that the essential form and integrity of the property would be unimpaired. Adding dormers will change the essential form and integrity of the contributing structure. The guidelines also state that new dormers may be installed "when they can be substantiated by documentation." The applicant has not supplied any documentation that dormers ever existed on this structure.
2. **Addition:** the proposed addition is attached to a highly visible location next to the contributing house. The addition will disguise character-defining features (the entire wall of a contributing house) and alter the balance and symmetry of the structure, which is against the guidelines. While there currently is a carport attached to the house in a similar location, the carport has voids. Additions should be attached to less publicly visible secondary elevations. There is more than enough room on the lot to locate the addition behind the contributing structure, where it would not be as publicly visible.
3. **Porch:** The porch enclosure is historic, but the stucco and windows to be removed are not historic. Therefore the proposed changes to the enclosed porch and front entranceway are consistent with the guidelines.

It is staff's opinion that the proposed design fails to meet many of the guidelines and the Secretary of the Interior's Standards, in regards to the proposed dormers and new side addition. The alteration to the enclosed front porch and new entranceway do comply with the guidelines.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1212 Margaret Street

OF UNITS
1

RE # OR ALTERNATE KEY:

00029580-000000

NAME ON DEED:

Petr Sulak & Magdalena Sulak-Badon

PHONE NUMBER
305.923.4890

OWNER'S MAILING ADDRESS:

1212 Margaret Street

EMAIL
creoconstruction@aol.com

Key West, Florida 33040

CONTRACTOR COMPANY NAME:

N/A

PHONE NUMBER
N/A

CONTRACTOR'S CONTACT PERSON:

N/A

EMAIL
N/A

ARCHITECT / ENGINEER'S NAME:

Anthony Architecture, LLC

PHONE NUMBER
305.395.2846

ARCHITECT / ENGINEER'S ADDRESS:

1615 United Street

EMAIL
Anthony@AnthonyArchitecture.com

Key West, Florida 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

N/A

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.

PROJECT TYPE: ☒ ONE OR TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ NEW ☐ REMODEL
☐ CHANGE OF USE / OCCUPANCY ☒ ADDITION ☐ SIGNAGE ☒ WITHIN FLOOD ZONE 'X'
☒ DEMOLITION ☒ SITE WORK ☒ INTERIOR ☒ EXTERIOR ☐ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Project includes demolition of existing

carport and construction of single story addition, partial main roof demolition and construction of two dormers, demolition of stucco
and windows on existing enclosed former front porch and replacement with clapboard siding and wood windows, repainting throughout,
and site construction to modify existing fencing, sidewalk, driveway, and porch. Refer to plans for materials and layout.

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: <u>Anthony D. Sarno</u>
OWNER SIGNATURE:	QUALIFIER SIGNATURE: <u>[Signature]</u>
Notary Signature as to owner:	Notary Signature as to qualifier: <u>[Signature]</u>
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>31</u> DAY OF <u>December</u> , 20 <u>15</u> .
Refer to enclosed Authorization and Verification forms	<div data-bbox="844 1722 1266 1869"> </div>
Personally known or produced _____ as identification.	Personally known or produced <u>FIDC</u> as identification.

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☒ SITE

ACCESSORY STRUCTURES: ☒ GARAGE / CARPORT ☐ DECK ☒ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☒ 4 FT. ☒ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☒ NEW ☐ ROOF-OVER ☒ TEAR-OFF ☐ REPAIR ☐ AWNING

☒ 5 V METAL ☐ ASPLT. SHGLS. ☒ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

☐ A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

☐ SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

☐ RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☒ GENERAL ☒ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: [Refer to enclosed documents](#)

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Stucco Enclosed Porch	Stucco	Wood Clapboard Siding

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION <input type="checkbox"/> TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

The existing carport proposed for demolition is in poor condition and will be rebuilt in accordance with current Florida Building Code requirements upon approval.

OR THAT THE BUILDING OR STRUCTURE;

- (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 carport proposed for demolition is not significant and distinguishable, constructed as a simple shed roof with concrete block wall support.

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

The building is not associated with events that have made a contribution to local, state, or national history.

- (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.

The building does not have significant character, interest, or value as part of the city, state, or nation and is not associated with the life of a person significant in the past.

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

The building is not on the site of a historic event.

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

The building does not exemplify the cultural, political, economic, social, or historic heritage of the city.

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

The building does not portray the environment in an era of history characterized by a distinctive architectural style.

- (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.

The building is not part of or related to a square, park, or other distinctive area.

- (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.

The building does not have a unique location or singular physical characteristics which represents and established and familiar visual feature of its neighborhood or of the city and does not exemplify the best remaining architectural type in the neighborhood.

- (i) Has not yielded, and is not likely to yield, information important in history.

The building has not and it is not anticipated to yield information important to history.

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

 X No Reason Plans included are conceptual, with full construction plans to be submitted upon successful approval by HARC.

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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The proposed changes include removal of a simple shed carport to construct a similar shed addition, which will be set back from the main facade as the current carport is. Two dormers are proposed to allow the existing second floor to become more usable living space, allowing for code required headroom to create two bedrooms. The original character will be retained.

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

The proposed changes will not impact existing relationships between buildings or structures or existing open space.

AND

(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.

The proposed carport demolition and single story addition will be constructed adjacent to the existing, permitting removal at a later date without impacting the original structure.

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

Proposed demolition is to a historic building, removing a simple shed carport and portions of a roof to accommodate dormers.

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 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 there will be a final inspection 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: [On behalf of Owner](#)

DATE AND PRINT NAME: [January 4, 2016 - Anthony D. Sarno](#)

OFFICE USE ONLY

BUILDING DESCRIPTION:

☐ Contributing Year built _____ Style _____ Listed in the NRHP ☐ Year _____
☐ Not listed Year built _____ Comments _____

☐ Reviewed by Staff on _____
☐ Notice of hearing posted _____
 First reading meeting date _____
 Second Reading meeting date _____
TWO YEAR EXPIRATION DATE _____

Staff Comments

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President
(print name) (print position; president, managing member)
of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1212 Margaret Street, Key West, Florida 33040

Street Address of subject property

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

A.D.
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/31/15 by
date
Anthony Sarno
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Sylvia Warmington
Name of Acknowledger typed, printed or stamped

FF188684
Commission Number, if any



SANBORN MAPS



1926 Sanborn Map





PROJECT PHOTOS

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



Historic Photo from Library Archives – 1212 Margaret Street

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



Historic Photo from Library Archives – 1216 Margaret Street with 1212 Margaret Street on Right, identifying shed carport as newer addition

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Front Left Illustrating Former Front Porch with Stucco Façade

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Front Illustrating Front Porch

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Front Left Illustrating Former Front Porch with Stucco Façade

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Front Left Illustrating Existing Carport

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Rear Illustrating Carport

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Rear Illustrating Rear Façade



1212 Margaret Street – View from Inside Carport

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View from Rear Illustrating Former Front Porch with Stucco Façade

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View of carport illustrating simple construction and concrete block supporting wall

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



1212 Margaret Street – View of carport illustrating simple construction and concrete block supporting wall

PHOTO DOCUMENTATION PACKAGE: 1212 MARGARET STREET



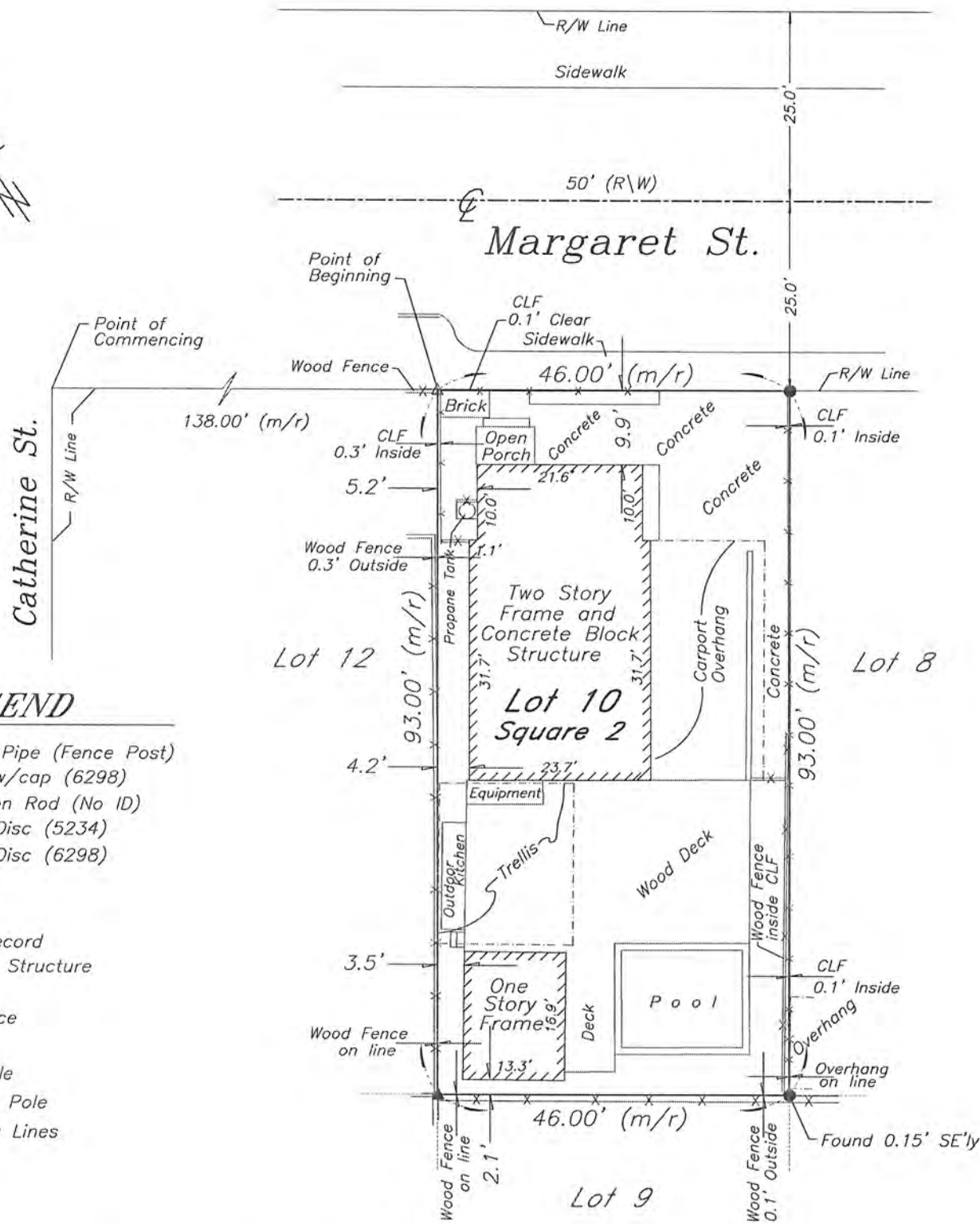
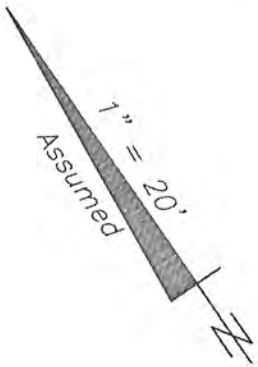
1212 Margaret Street – View from Front Illustrating Front Façade and Landscaping



1212 Margaret Street – View from Front Left Illustrating Front Pavement and Porch

SURVEY

Boundary Survey Map of Lot 10, Square 2, Tract 12,
Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Found 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
- P- Overhead Utility Lines

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: 1212 Margaret 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 other 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: April 23, 2010, October 30, 2013 and November 20, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that certain lot, piece or parcel, situate, lying and being in the City of Key West, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida, records and which Lot is bounded and described as follows: viz: COMMENCING at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

BOUNDARY SURVEY FOR: Petr Sulak and Magdalena Sulak-Badon;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 23, 2010
Updated 10/30/13
Updated 11/21/15

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

SULAK RESIDENCE

RESIDENTIAL RENOVATION

1212 MARGARET STREET, KEY WEST, FLORIDA 33040

HARC SUBMISSION SUPPLEMENT

JANUARY 14, 2016

TEAM

Contractor

Creo Construction
1212 Margaret Street, Key West
305.923.4890
creoconstruction@aol.com

Owner

Petr Sulak
1212 Margaret Street, Key West
305.923.4890
creoconstruction@aol.com

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: January 4, 2016
Supplement: January 14, 2016
Meeting (1st Reading): Pending
Meeting (2nd Reading): Pending
Approval #: Pending



Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

PROJECT

Residential Renovation

- AT -

1212 Margaret Street

- FOR -

CLIENT

Petr Sulak
1212 Margaret Street
Key West, Florida 33040

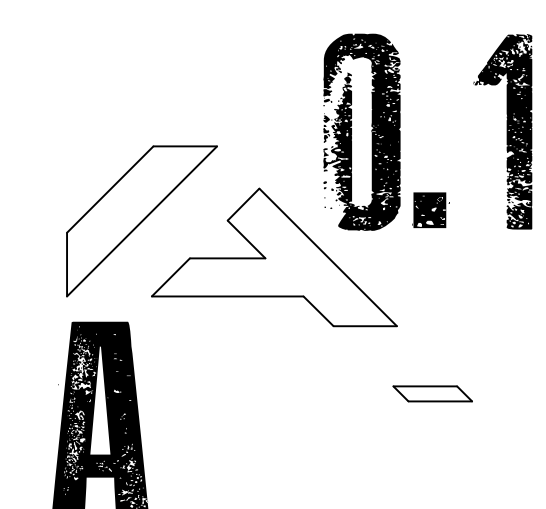


Anthony Architecture, LLC

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017



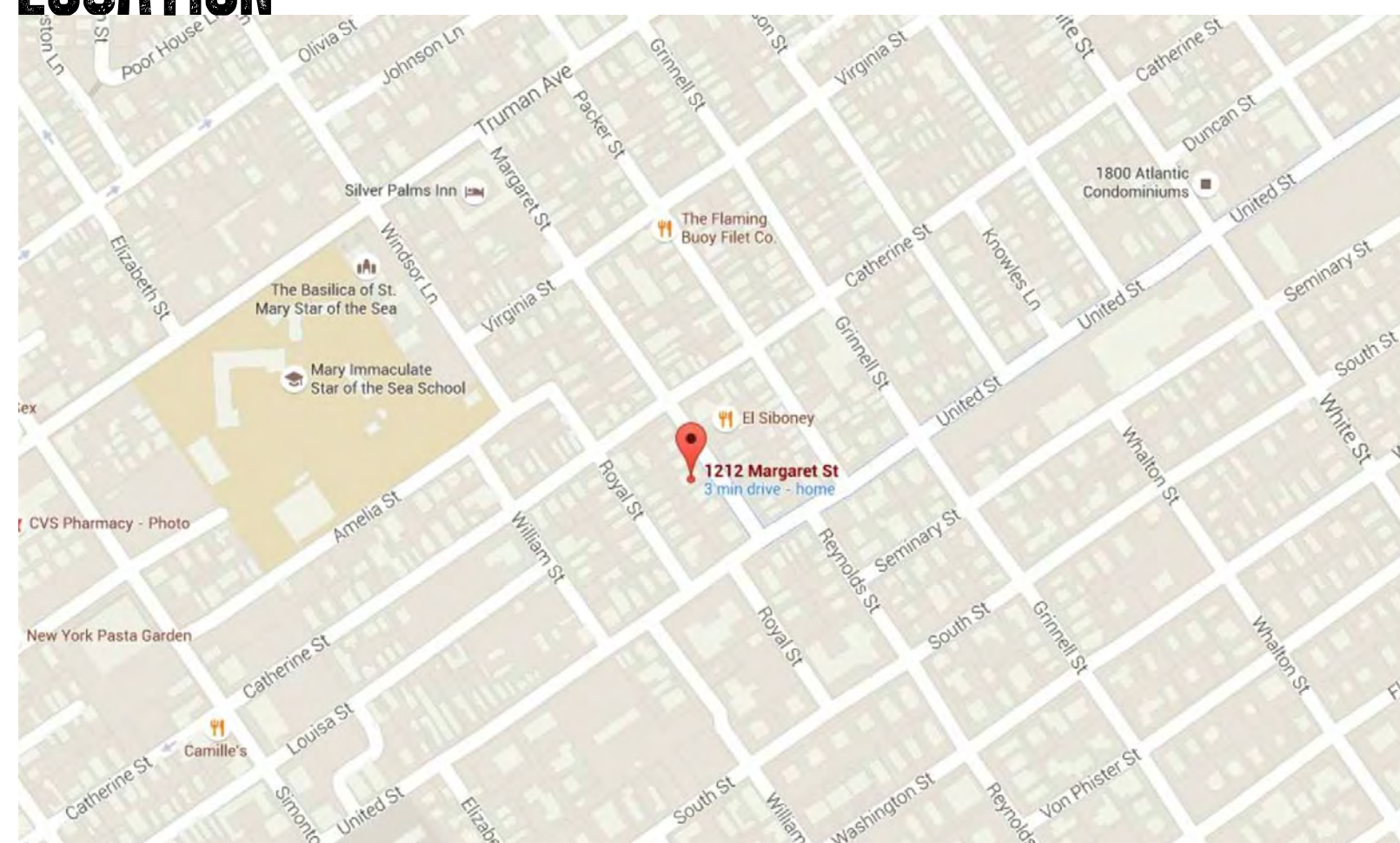
DATE
January 14, 2016

PROJECT
1212 Margaret Street, Key West, Florida 33040

SCOPE OF WORK

This project includes demolition of existing carport and construction of single story addition, partial main roof demotion and construction of two dormers, demolition of stucco and windows on existing enclosed former front porch and replacement with clapboard siding and windows, repainting throughout, and site construction to modify existing fencing, sidewalk, driveway, and porch.

LOCATION



BUILDING CODE REVIEW

2014 Florida Building Code, Residential

Refer to Site Data Table A1.2 for FEMA & LDR Compliance

INDEX OF DRAWINGS

A0.1 - Cover Sheet

A1.1 - Existing and
Proposed Site Plans

A1.2 - Site Calc Plans and
Data Table

AE2.1 - Existing First Floor
Plan

AE2.2 - Existing Second
Floor Plan

AE3.1 - Existing Exterior
Elevations

A2.1 - First Floor Plan

A2.2 - Second Floor Plan

A3.1 - Exterior Elevations



Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

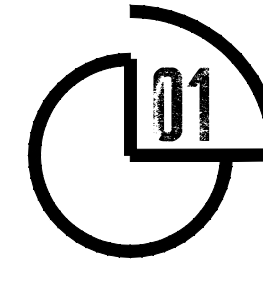
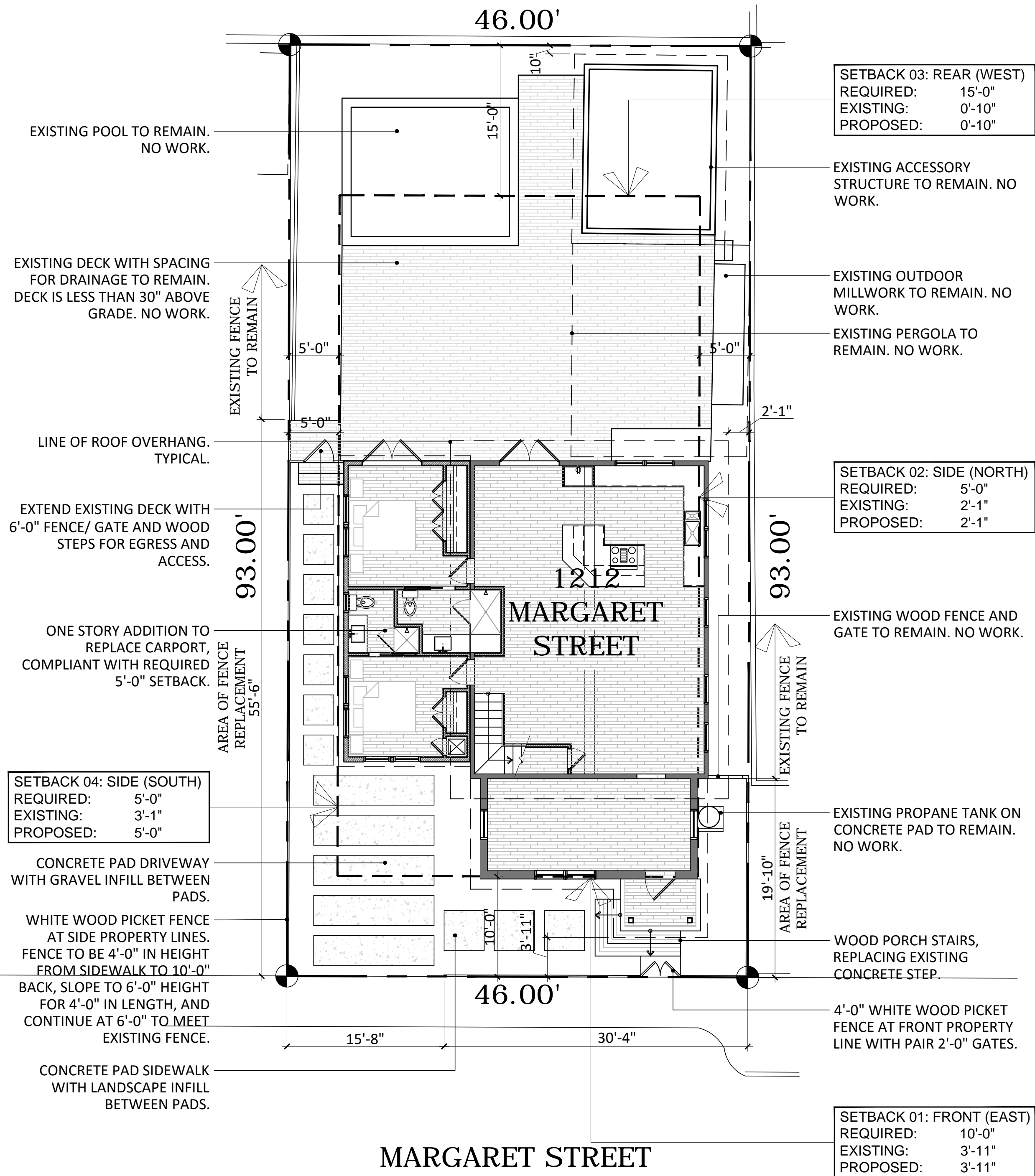
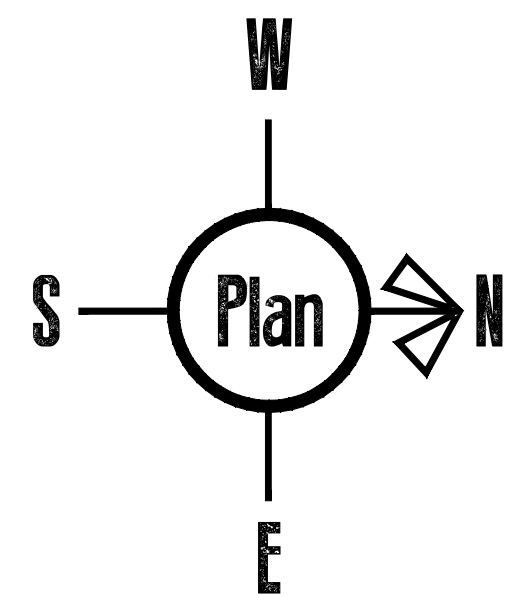
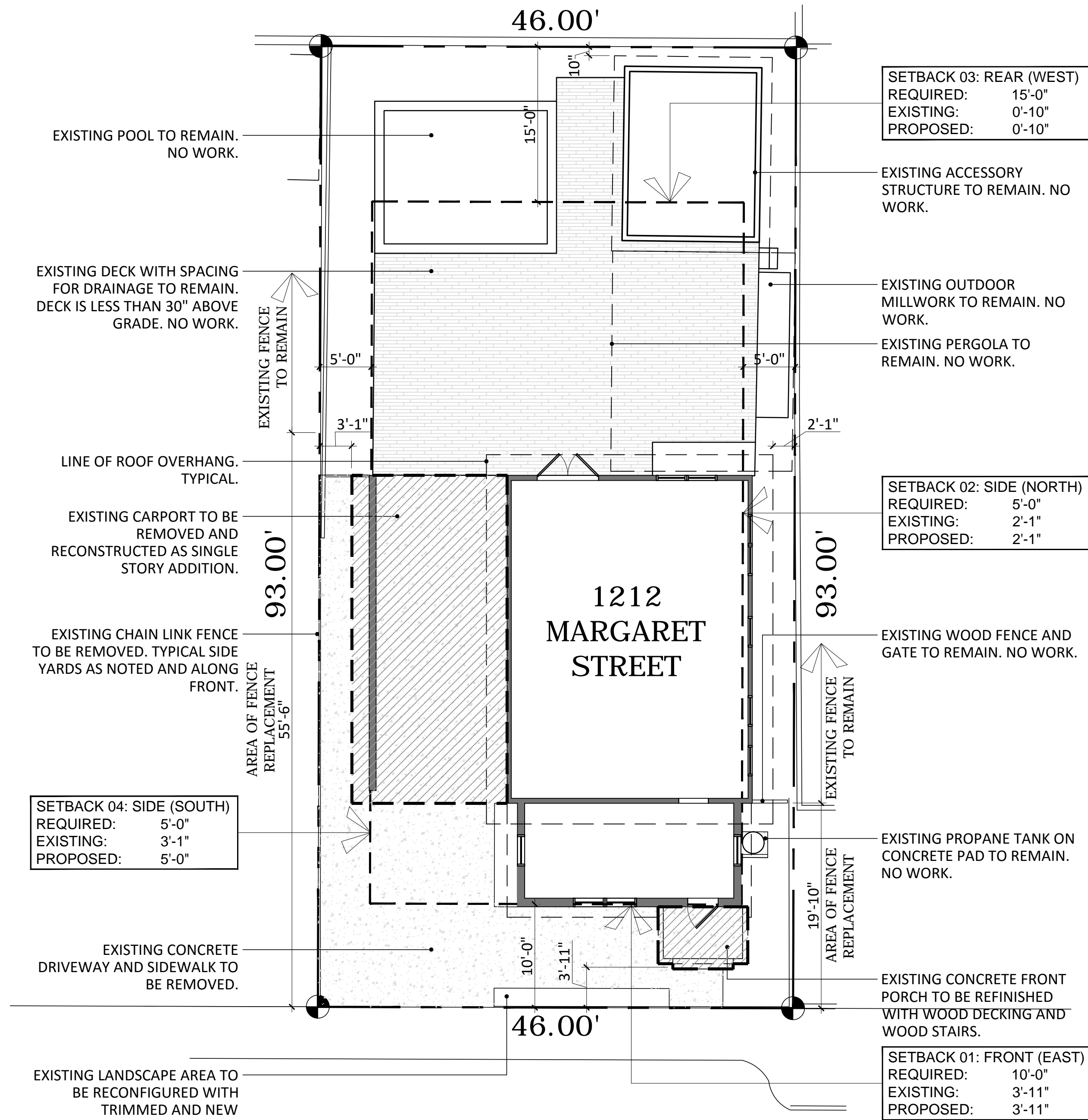
1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
1212 Margaret Street, Key West, Florida 33040

CLIENT
Petr Sulak

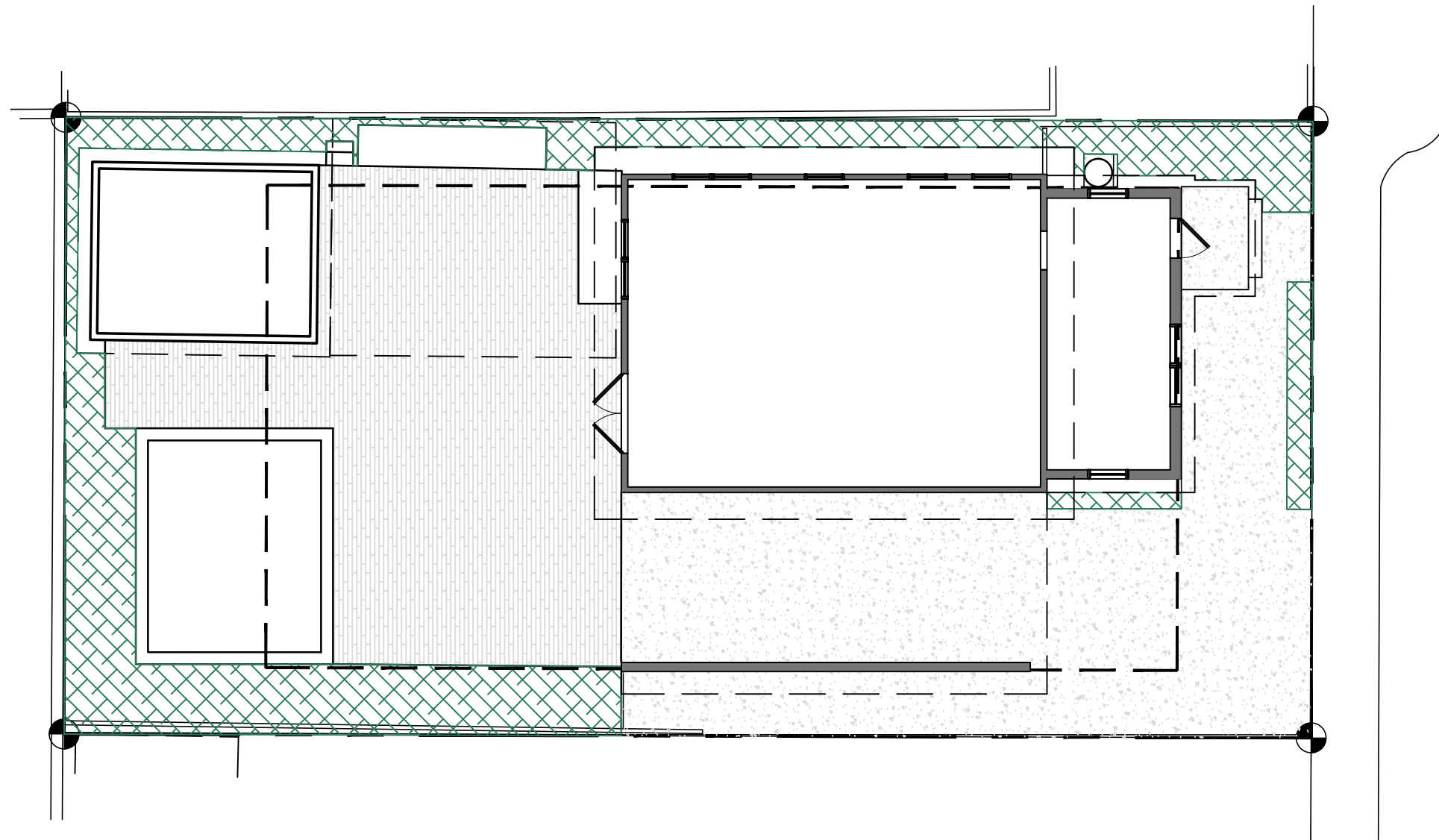
DRAWING
EXISTING & PROPOSED SITE PLANS

DATE
January 4, 2016

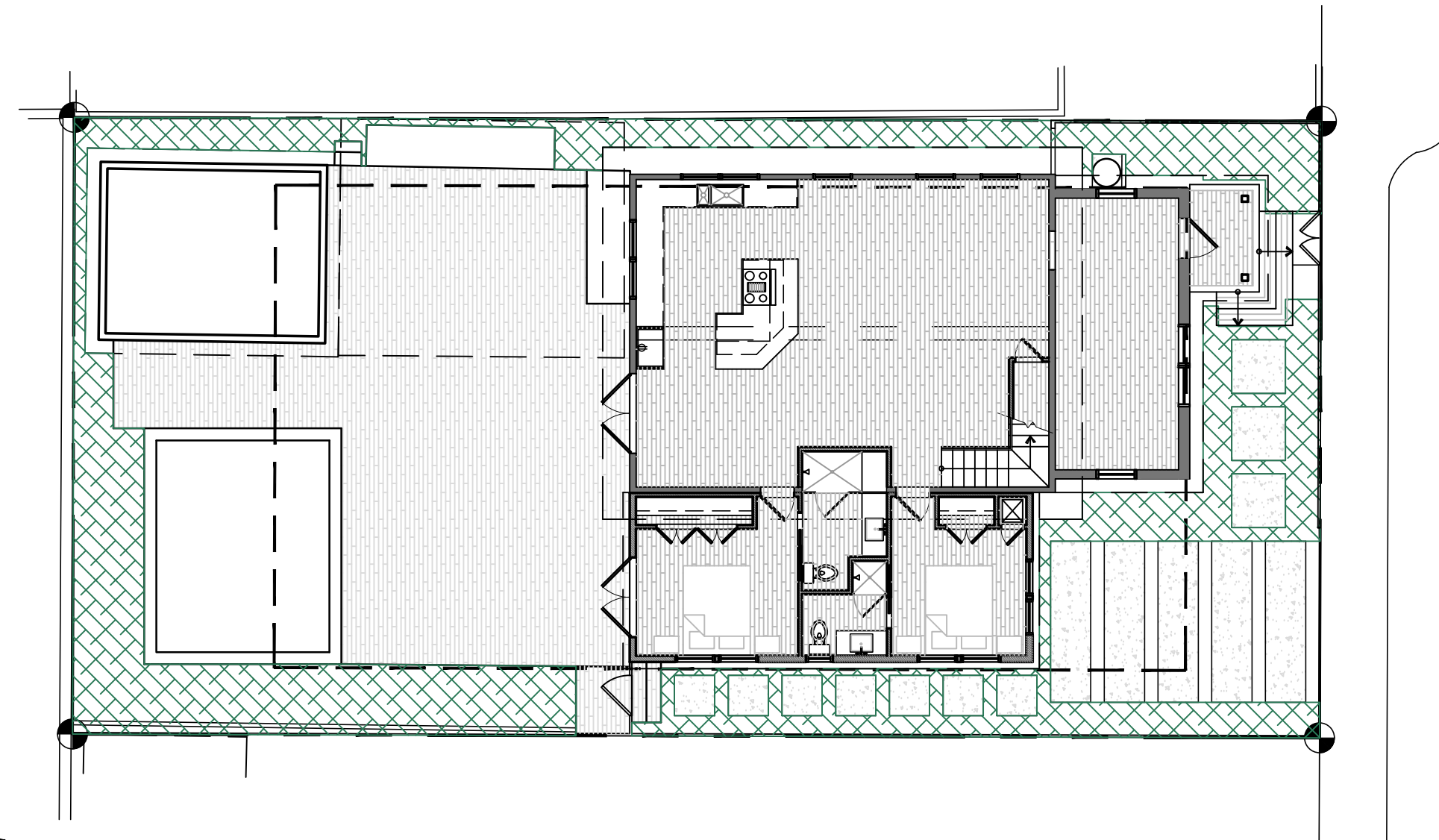


02 Existing Site Plan
1/8" = 1'-0"

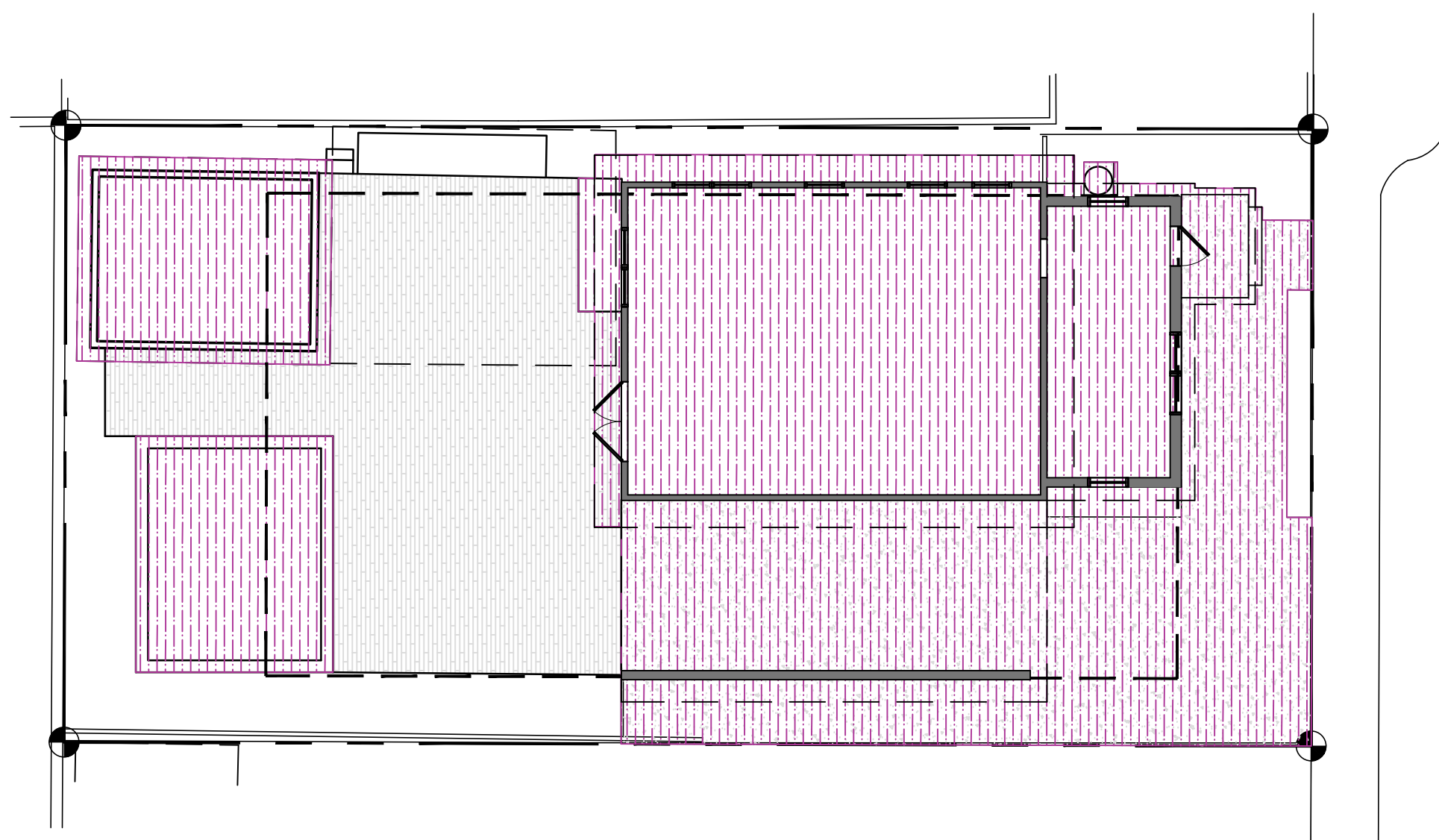
01 Proposed Site Plan
1/8" = 1'-0"



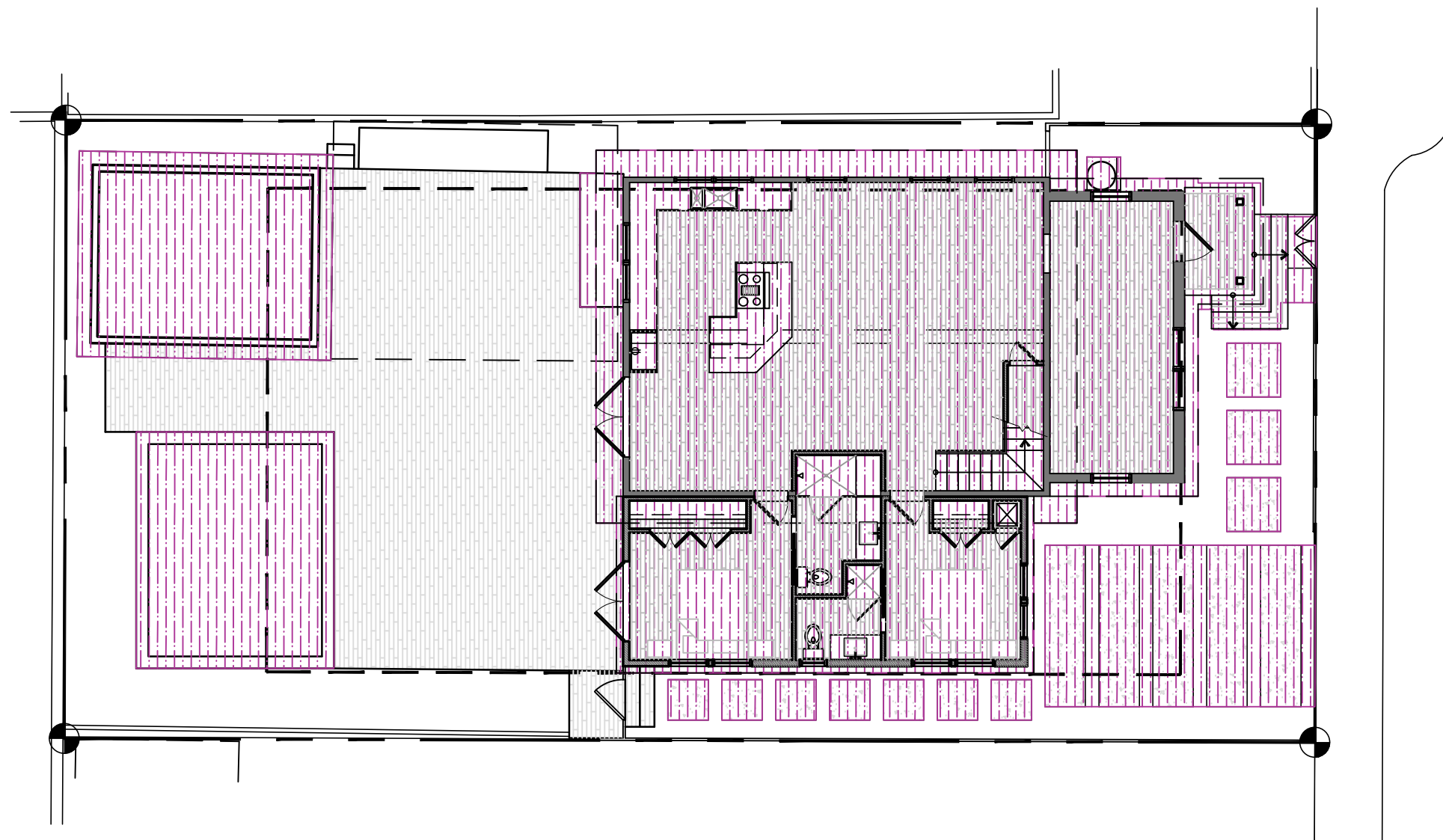
06 Open Space Plan - Existing 610 Square Feet (14%)
3/32" = 1'-0"



03 Open Space Plan - Proposed 830 Square Feet (19%)
3/32" = 1'-0"

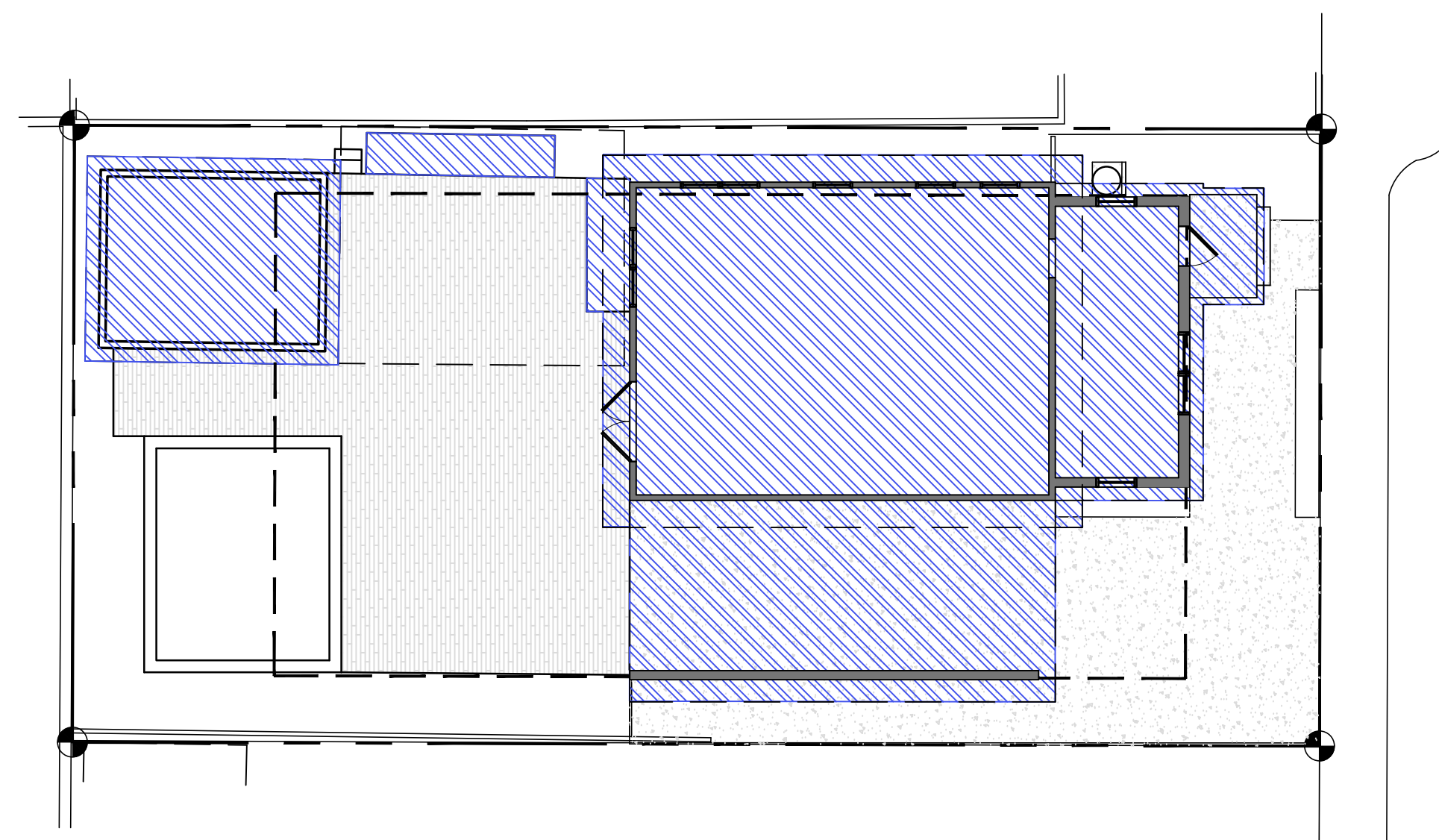


05 Impervious Surface Plan - Existing 2,795 Square Feet (65%)
3/32" = 1'-0"

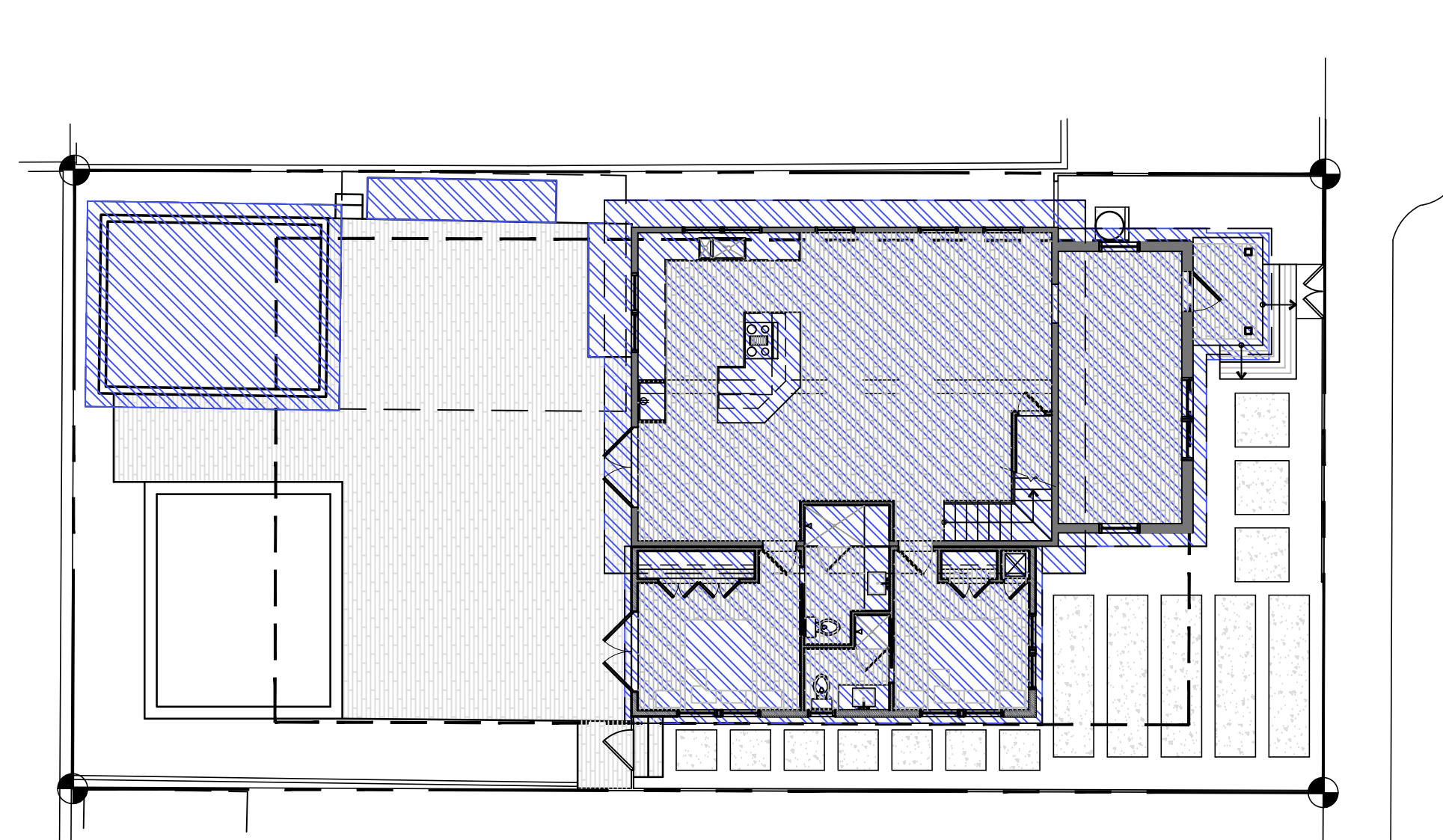


04 Impervious Surface Plan - Proposed 2,538 Square Feet (59%)
3/32" = 1'-0"

SITE DATA TABLE				
1212 Margaret Street				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	Historic Medium Density Residential District (HMDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SF MIN	4,278 SF	4,278 SF	NONE
MINIMUM LOT WIDTH	40'-0"	46'-0"	46'-0"	NONE
MINIMUM LOT DEPTH	90'-0"	93'-0"	93'-0"	NONE
HEIGHT	30'-0"	20'-10 1/2"	20'-10 1/2"	NONE
SETBACK 01: FRONT (EAST)	10'-0"	3'-11"	3'-11"	NO CHANGE (6'-1")
SETBACK 02: SIDE (NORTH)	5'-0"	2'-1"	2'-1"	NO CHANGE (2'-11")
SETBACK 03: REAR (WEST)	15'-0"	0'-10"	0'-10"	NO CHANGE (14'-2")
SETBACK 04: SIDE (SOUTH)	5'-0"	3'-1"	5'-0"	IMPROVING - NONE
FLOOR AREA RATIO	1.0 MAX (4,278 SQ. FT.)	0.26 (1,092 SQ. FT.)	0.49 (2,097 SQ. FT.)	NONE
BUILDING COVERAGE	40% MAX (1,711 SQ. FT.)	47% (1,996 SQ. FT.)	45% (1,933 SQ. FT.)	IMPROVING (222 SQ. FT.)
IMPERVIOUS SURFACE	60% MAX (2,567 SQ. FT.)	65% (2,795 SQ. FT.)	59% (2,538 SQ. FT.)	IMPROVING - NONE
OPEN SPACE LANDSCAPING	35% MIN (1,497 SQ. FT.)	14% (610 SQ. FT.)	19% (830 SQ. FT.)	IMPROVING (667 SQ. FT.)
FLOOR AREA				
FIRST FLOOR		1,092 SQ. FT.	1,346 SQ. FT.	
SECOND FLOOR		0 SQ. FT.	751 SQ. FT.	
FLOOR AREA TOTAL		1,092 SQ. FT.	2,097 SQ. FT.	



02 Building Coverage Plan - Existing 1,996 Square Feet (47%)
3/32" = 1'-0"



01 Building Coverage Plan - Proposed 1,933 Square Feet (45%)
3/32" = 1'-0"



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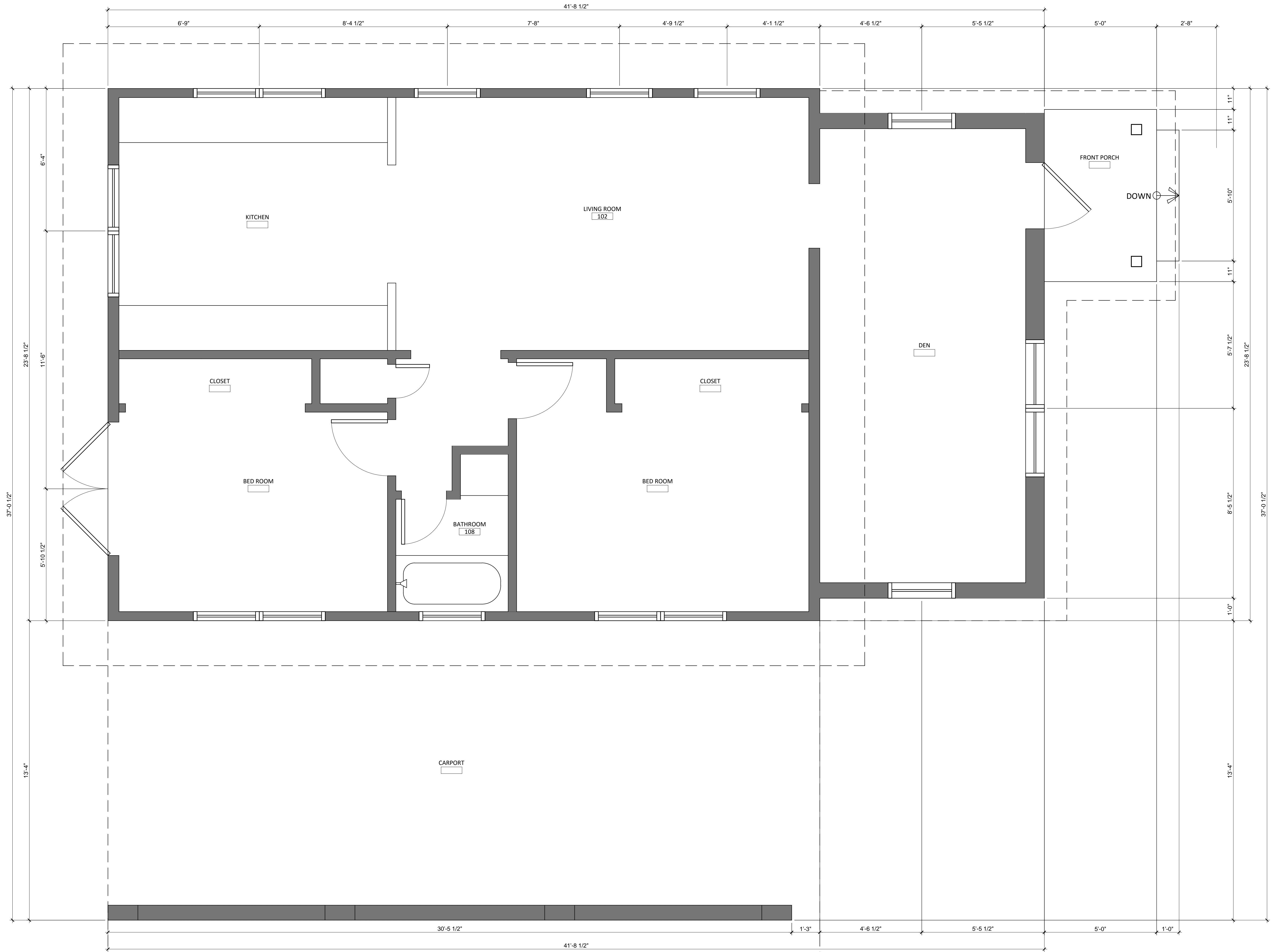
PROJECT
1212 Margaret Street, Key West, Florida 33040

CLIENT
Petr Sulak

DRAWING
SITE CALC PLANS & DATA TABLE

DATE
January 4, 2016

1.2
A



01 Existing First Floor Plan
1/2" = 1'-0"



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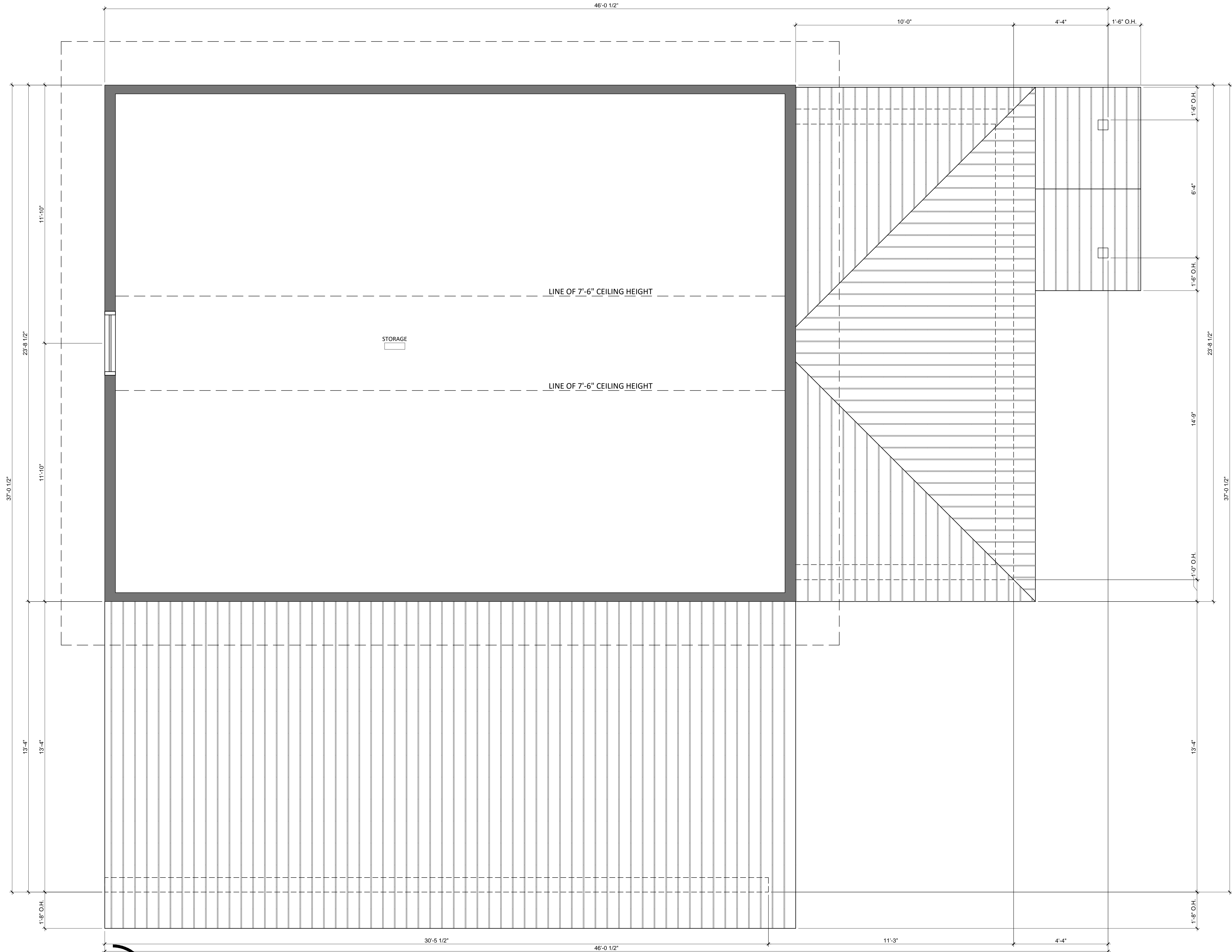
PROJECT
1212 Margaret Street, Key West, Florida 33040

CLIENT
Petr Sulak

DRAWING
EXISTING FIRST FLOOR PLAN

DATE
January 14, 2016





01 Existing Second Floor Plan
1/2" = 1'-0"



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PROJECT
1212 Margaret Street, Key West, Florida 33040

CLIENT
Petr Sulak

DRAWING
EXISTING SECOND FLOOR PLAN

DATE
January 14, 2016





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Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

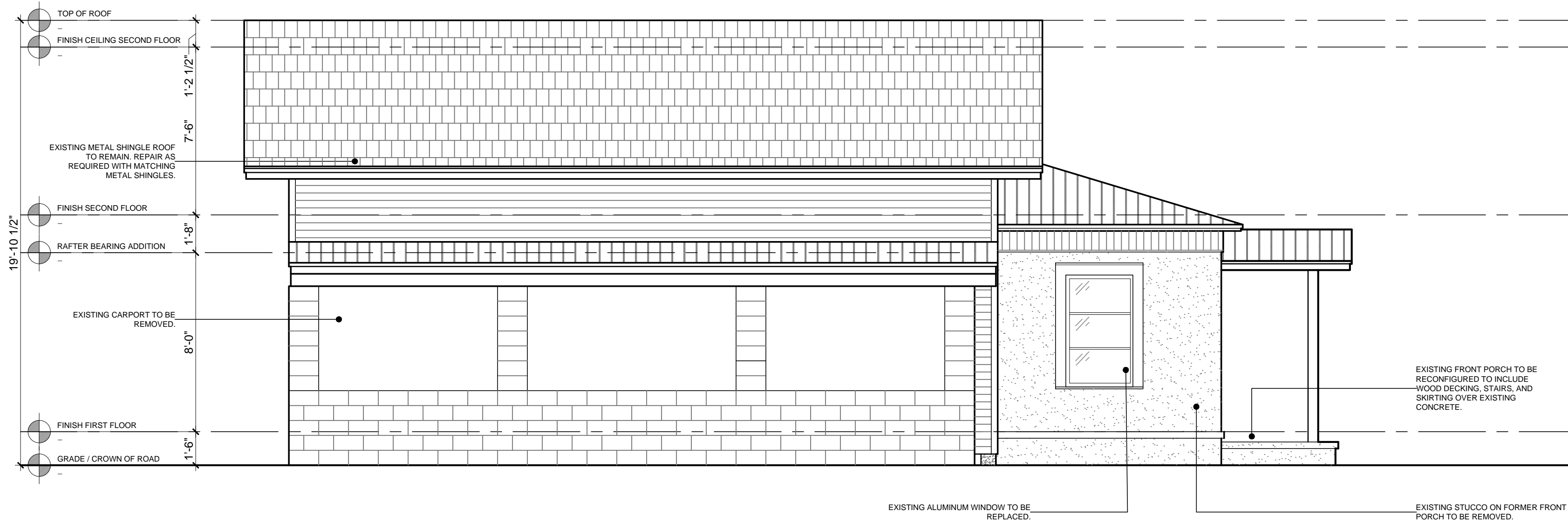
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PROJECT
1212 Margaret Street, Key West, Florida 33040

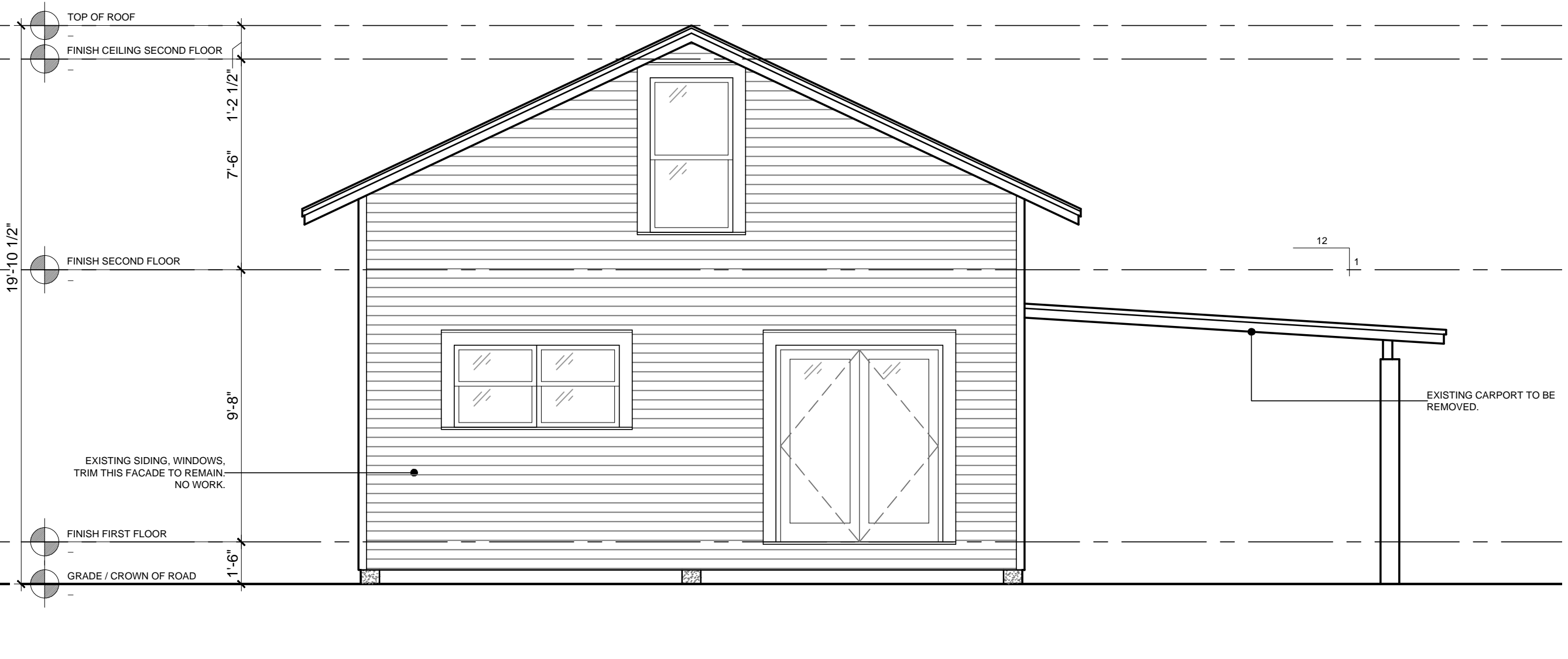
CLIENT
Petr Sulak

DRAWING
EXISTING EXTERIOR ELEVATIONS

DATE
January 14, 2016



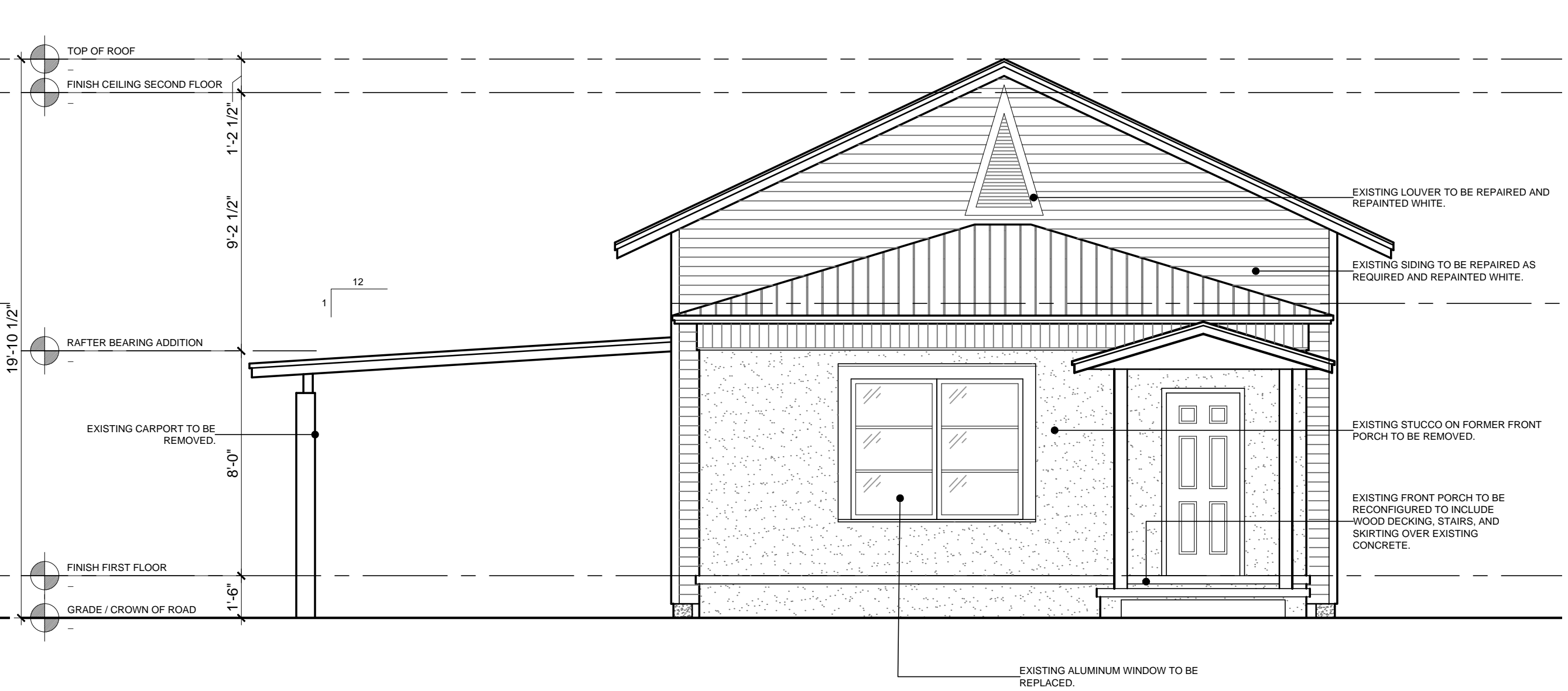
04 Existing South Elevation
1/4" = 1'-0"



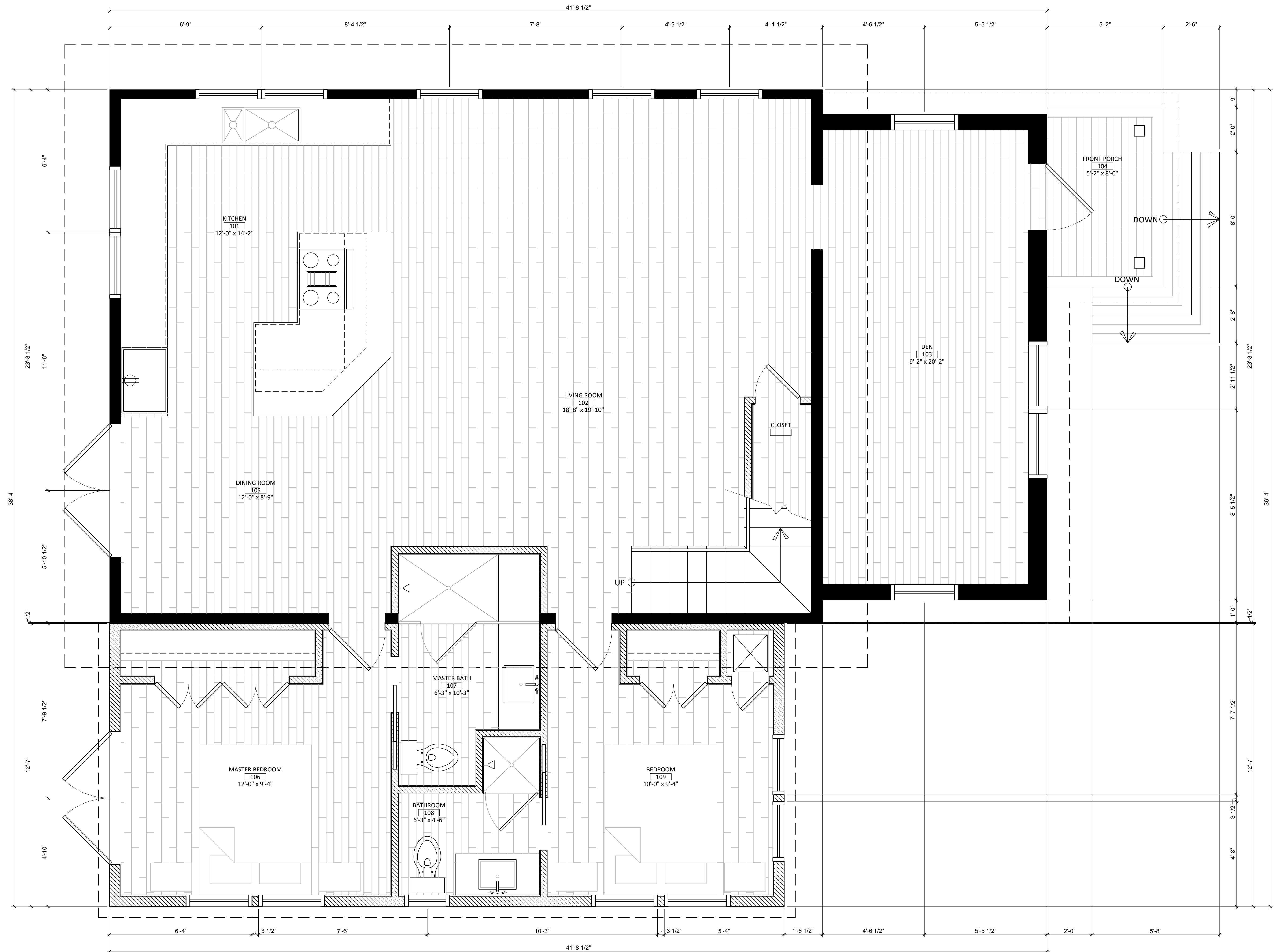
03 Existing West Elevation
1/4" = 1'-0"



02 Existing North Elevation
1/4" = 1'-0"



01 Existing East Elevation - Margaret Street
1/4" = 1'-0"



01 First Floor Plan
1/2" = 1'-0"



Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

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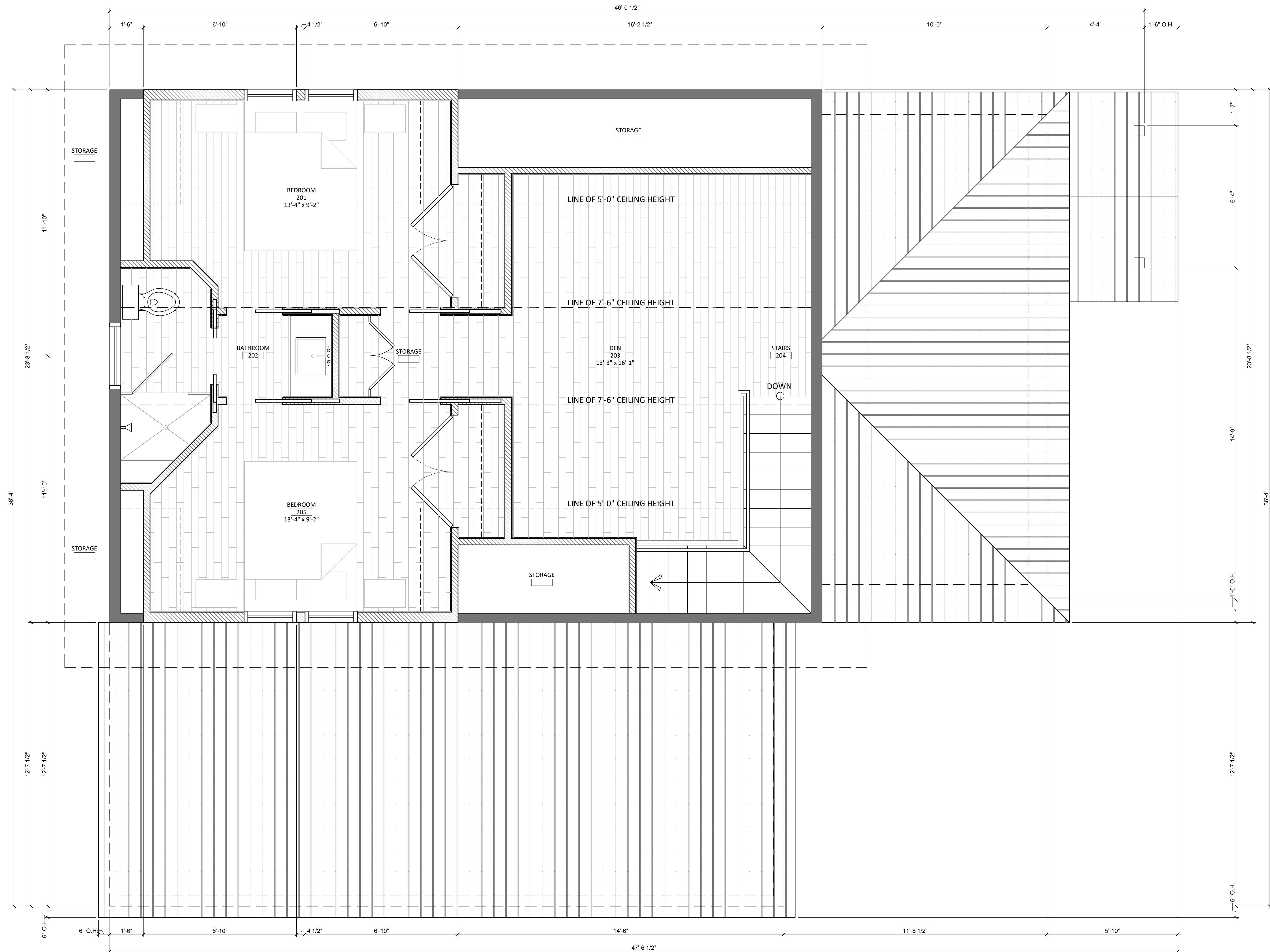
PROJECT
1212 Margaret Street, Key West, Florida 33040

CLIENT
Petr Sulak

DRAWING
FIRST FLOOR PLAN

DATE
January 4, 2016





01 Second Floor Plan
1/2" = 1'-0"



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Prof. Reg. ID. IB26001303

PROJECT
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CLIENT
Petr Sulak

DRAWING
SECOND FLOOR PLAN

DATE
January 4, 2016





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Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2017

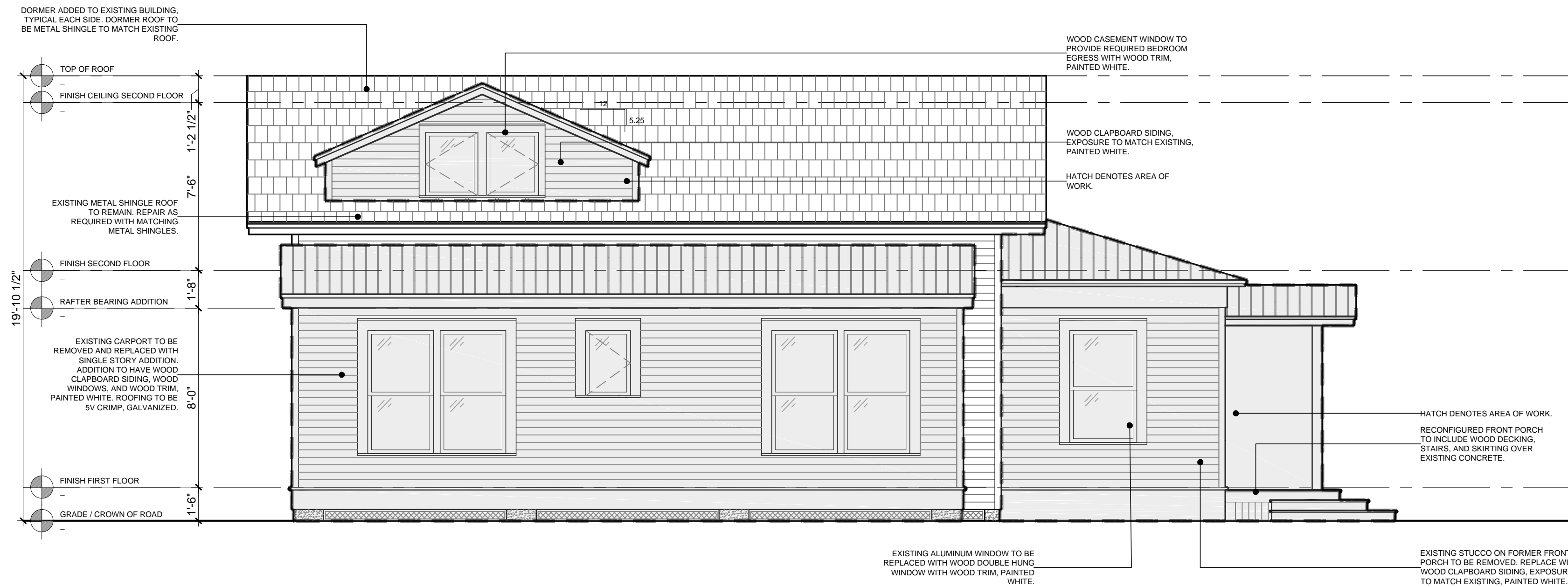
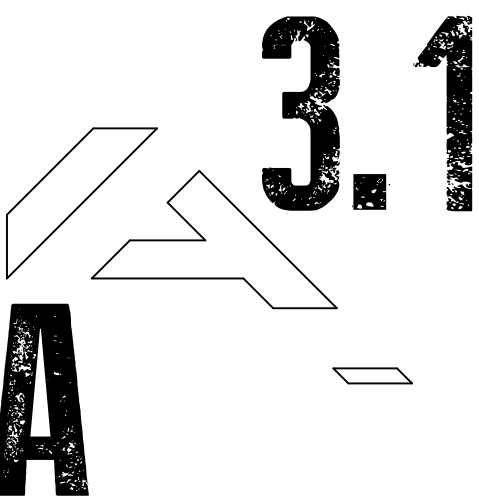
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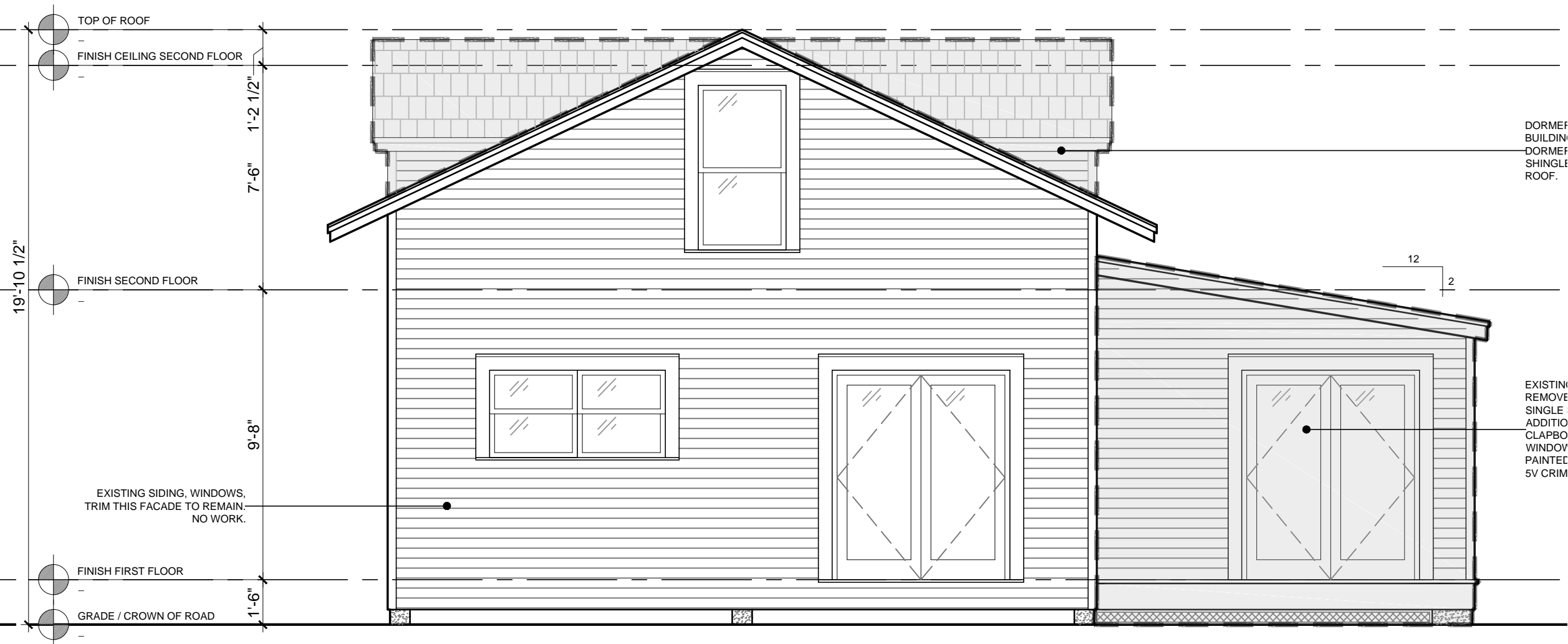
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DRAWING
EXTERIOR ELEVATIONS

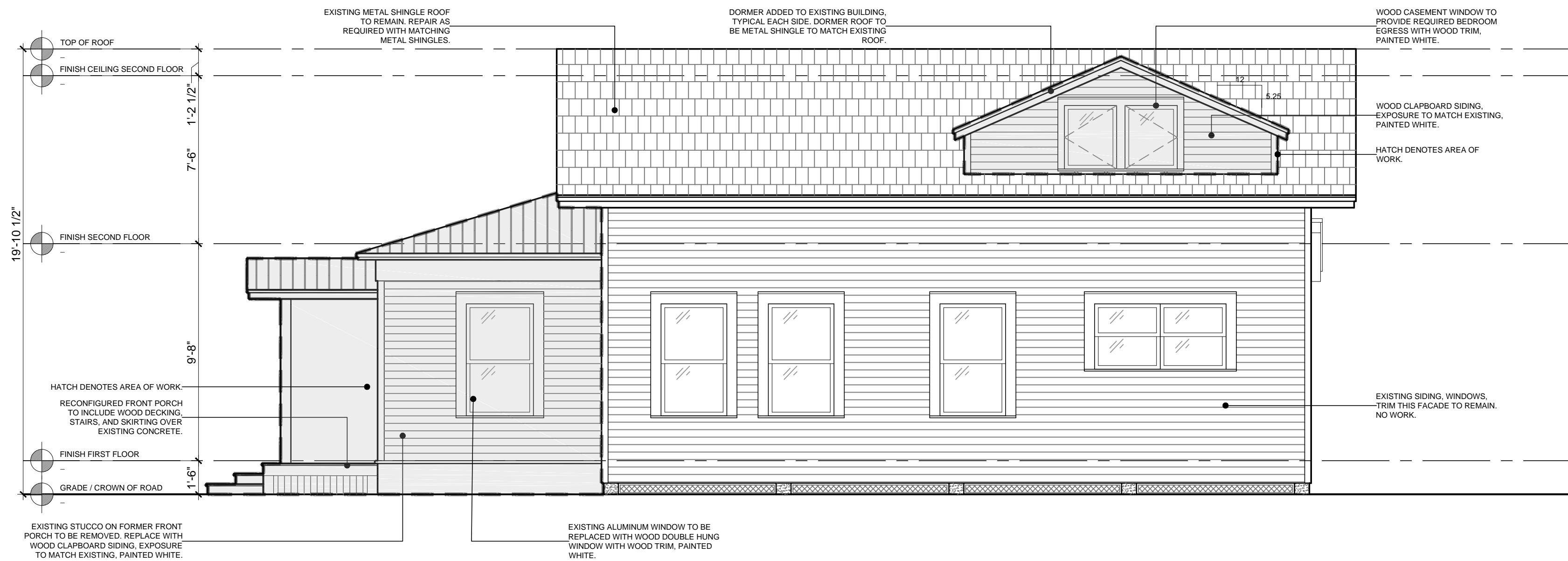
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January 4, 2016



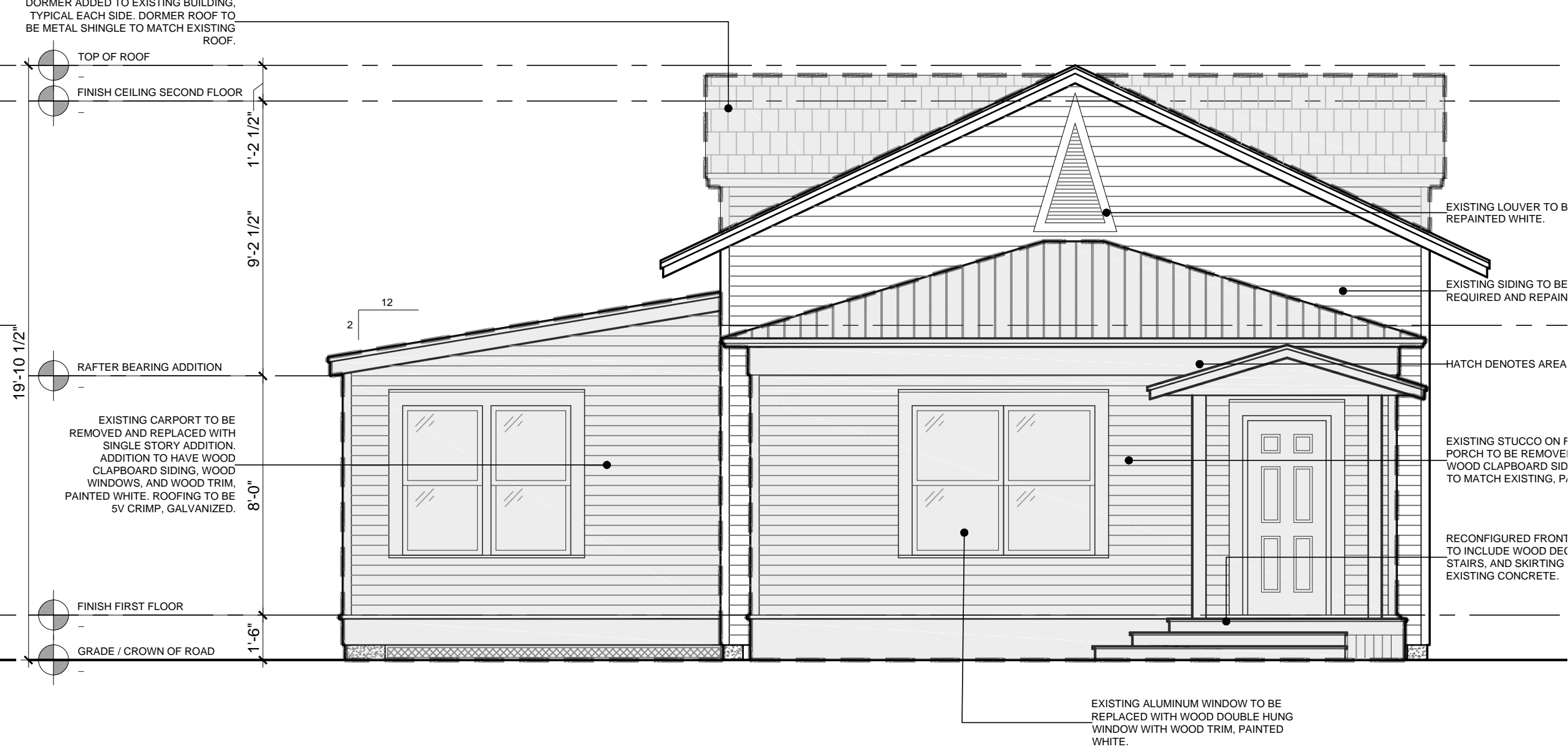
04 South Elevation
1/4" = 1'-0"



03 West Elevation
1/4" = 1'-0"



02 North Elevation
1/4" = 1'-0"



01 East Elevation - Margaret Street
1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 26, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO HOUSE, NEW ONE-STORY
ADDITION AND NEW DORMERS, AND SITE WORK.
PARTIAL DEMOLITION OF MAIN ROOF.
DEMOLITION OF CARPORT.**

FOR- #1212 MARGARET STREET

Applicant – Anthony Architecture

Application #H16-01-0013

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 305-809-3975 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Public
Meeting
Notice

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HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Anthony D. Sarno, 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:
1212 Margaret Street, Key West, Florida 33040 on the 21st day of January, 2016.

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 January 26, 2016.

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 H16-01-0013.

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

Signed Name of Affiant:

Anthony D. Sarno
Date: January 21, 2016

Address: 1615 United Street

City: Key West

State, Zip: Florida, 33040

The forgoing instrument was acknowledged before me on this 21st day of January, 2016.

By (Print name of Affiant) Anthony D. Sarno who is personally known to me or has produced Florida Driver's License as identification and who did take an oath.

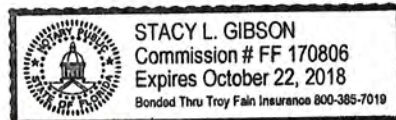
NOTARY PUBLIC

Sign Name: Stacy L. Gibson

Print Name: STACY L. GIBSON

Notary Public - State of Florida (seal)

My Commission Expires: October 22, 2018



PROPERTY APPRAISER INFORMATION



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

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

The Plantation and Marathon Offices of the Property Appraiser will be closed Thursday the 31st and Friday January 1st for the New Year's Holiday. Key West Office will be open on the 31st and closed on January 1st.

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1030341 Parcel ID: 00029580-000000

Ownership Details

Mailing Address:
 SULAK PETR
 1212 MARGARET ST
 KEY WEST, FL 33040-3214

All Owners:
 SULAK PETR, SULAK-BADON MAGDALENA H/W

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 10KW
 Affordable Housing: No
 Section-
 Township- 05-68-25
 Range:
 Property Location: 1212 MARGARET ST KEY WEST
 Legal Description: TR 12 SQR 2 LOT 10 KW INVESTMENT CO SUB PB1-49 OR134-179/80 OR994-443D/C OR994-448ORD OR1591-384/85 OR2436-197/98 OR2436-199/200 OR2472-466/79

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	46	93	4,278.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 946
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 24
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 130
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 31
 Grnd Floor Area 946

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 0

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

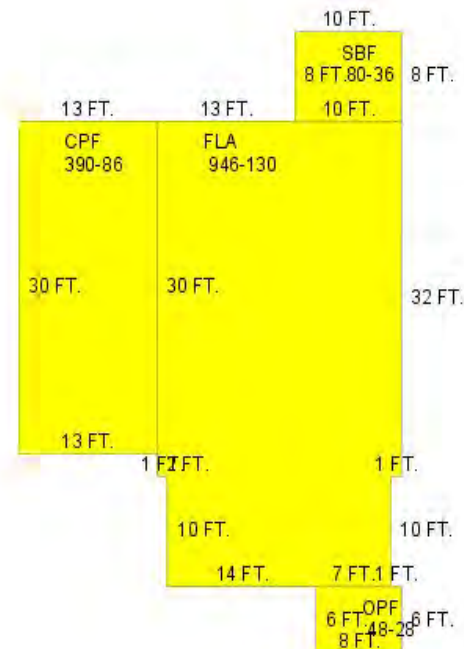
Intercom 0

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
12	ABOVE AVERAGE							

1	FLA	WOOD	1	1942	N	N	0.00	0.00	946
2	CPF	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	390
3	SBF	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	80
4	OPF	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	192 SF	0	0	1973	1974	1	50
2	PT3:PATIO	404 SF	0	0	1973	1974	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1989	1990	1	20
4	CL2:CH LINK FENCE	928 SF	0	0	1964	1965	1	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-2963	09/15/2010	02/25/2011	1,000		46lf OF 4'H PICKET FENCE AT FRONT WITH 4'H GATE,93lf PICKET ON LEFT SIDE
10-2096	06/30/2010	02/25/2011	1,500		DEMO AND REMOVE DRYWALL, INSTALL NEW DRYWALL, 960sf
10-2097	07/01/2011	02/25/2011	2,000		UPGRADE WIRING
10-2165	07/08/2010	02/25/2011	2,000		REPLACE CAST IRON PIPES FOR 1 TOILET,1 LAV,1 TUB,1 SINK,1WASHER BOX, 1W/H

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
2015	92,349	3,124	458,952	554,425	320,979	25,000	295,979
2014	48,938	2,839	318,434	370,211	318,432	25,000	293,432
2013	49,740	2,839	371,670	424,249	313,726	25,000	288,726
2012	50,542	2,839	255,101	308,482	308,482	25,000	283,482
2011	49,740	2,839	275,048	327,627	327,627	25,000	302,627
2010	84,861	2,839	234,852	322,552	322,552	0	322,552
2009	94,626	2,839	300,545	398,010	398,010	0	398,010
2008	88,143	2,839	447,501	538,483	538,483	0	538,483
2007	158,177	2,768	444,912	605,857	132,068	25,500	106,568
2006	243,846	2,768	342,240	588,854	128,847	25,500	103,347
2005	175,047	2,768	363,630	541,445	125,094	25,500	99,594

2004	132,734	2,768	265,236	400,738	121,450	25,500	95,950
2003	124,926	2,861	98,394	226,181	119,186	25,500	93,686
2002	98,548	2,955	98,394	199,897	116,393	25,500	90,893
2001	83,515	3,088	98,394	184,997	114,561	25,500	89,061
2000	84,517	4,066	72,726	161,309	111,225	25,500	85,725
1999	67,649	4,087	72,726	144,462	108,301	25,500	82,801
1998	55,678	3,514	72,726	131,918	106,596	25,000	81,596
1997	50,110	3,299	64,170	117,580	104,815	25,000	79,815
1996	36,191	2,482	64,170	102,842	101,763	25,000	76,763
1995	34,242	2,006	64,170	100,418	99,281	25,000	74,281
1994	30,623	1,878	64,170	96,671	96,671	25,000	71,671
1993	32,567	1,212	64,170	97,949	97,949	25,000	72,949
1992	32,567	1,252	64,170	97,988	97,988	25,500	72,488
1991	41,498	83	64,170	105,750	105,750	25,500	80,250
1990	32,764	83	43,850	76,696	76,696	25,500	51,196
1989	24,252	75	42,780	67,107	67,107	25,000	42,107
1988	21,196	75	34,224	55,495	55,495	25,000	30,495
1987	20,996	75	23,101	44,172	44,172	25,000	19,172
1986	21,103	75	23,101	44,279	44,279	25,500	18,779
1985	20,622	75	15,401	36,098	36,098	25,000	11,098
1984	19,289	75	15,401	34,765	34,765	25,000	9,765
1983	19,289	75	15,401	34,765	34,765	25,000	9,765
1982	19,656	75	13,347	33,078	33,078	25,000	8,078

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/22/2010	2472 / 466	285,000	<u>WD</u>	<u>02</u>
9/30/2009	2436 / 199	100	<u>QC</u>	<u>11</u>
8/12/2009	2436 / 197	100	<u>QC</u>	<u>11</u>

This page has been visited 164,176 times.

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

This Document Prepared By and Return to:

Feldman Koenig Highsmith & Van Loon, P.A.
Gregory S. Oropeza, Esquire
3158 Northside Drive
Key West, FL 33040
305-296-8851

06/25/2010 10:43AM
DEED DOC STAMP CL: TRINA \$1,995.00

Doc# 1795252
Bk# 2472 Pg# 466

Parcel ID Number: 00029580-000000

285,000

Warranty Deed

This Indenture, Made this 22nd day of June, 2010 A.D., Between Matilda A. Lariz, an unmarried widower and Harry D. Lariz, a single man and Stacy Lariz, a single woman and Bradley Lariz, a married man and Stacy Lariz, a single woman of the County of Monroe, State of Florida, grantors, and Petr Sulak and Magdalena Sulak-Badon, husband and wife

whose address is: 1212 Margaret Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

All that certain lot, piece or parcel, situate, lying and being in the City of Key west, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida records and which Lot is bounded and described as follows.

Viz"

Commencing at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along (Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Gregory Oropeza
Printed Name: Gregory Oropeza
Witness

Deanna P. Esquinaldo
Printed Name: DEANNA P. ESQUINALDO
Witness

Matilda A. Lariz (Seal)
Matilda A. Lariz By Matilda Lariz as POA
P.O. Address: 3354 Flagler Avenue, Key West, FL 33040

Harry D. Lariz (Seal)
Harry D. Lariz By Matilda Lariz as POA
P.O. Address: 4319 N.W. 202 Street, Newberry, FL 32669

Stacy Lariz (Seal)
Stacy Lariz By Matilda Lariz as POA
P.O. Address: 226 Dusty Roze Drive, O'Fallon, MO 63368

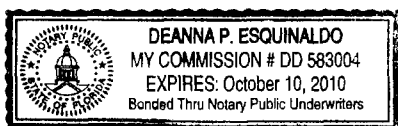
Bradley Lariz (Seal)
Bradley Lariz By Matilda Lariz as POA
P.O. Address: 3715 Pearlman Terrace, Key West, FL 33040

Stacy Lariz (Seal)
Stacy Lariz By Matilda Lariz as POA
P.O. Address: 4216 15th Place, Vero Beach, FL 32960

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 22nd day of June, 2010 by Matilda A. Lariz, an unmarried widower and Harry D. Lariz, a single man and Stacy Lariz, a single woman and Bradley Lariz, a married man and Stacy Lariz, a single woman

who are personally known to me or who have produced their Florida driver's license as identification.



Deanna P. Esquinaldo
Printed Name: DEANNA P. ESQUINALDO
Notary Public
My Commission Expires: 10/10/10

Warranty Deed - Page 2

Parcel ID Number: 00029580-000000

Doc# 1795252
Bk# 2472 Pg# 467

said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

EXHIBIT

SPECIAL DURABLE POWER OF ATTORNEY FOR THE SALE/PURCHASE OF REAL PROPERTY

STATE OF Florida

Doc# 1795252
Bk# 2472 Pg# 468

COUNTY OF Indian River

I, ERICA LARIZ, of INDIAN RIVER County, State of Florida, being eighteen years of age or older (hereinafter referred to as "Principal") have this day made, constituted and appointed, and by this document do make, constitute and appoint, MATILDA A. LARIZ of Monroe County, State of Florida, my true and lawful attorney-in-fact, (hereinafter referred to as "Attorney-in-Fact"), for me and in my name, place and stead to sign all documents as he shall deem proper, including but not limited to the execution of Agreement of Purchase/Sale, Settlement Statement, Deed, Bill of Sale, Owners Affidavit and all documents required specifically for the sale of the real property located in Monroe County, described as follows: (hereinafter referred to as "Property").

All that certain lot, piece or parcel, situate, lying and being in the City of Key west, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida records and which Lot is bounded and described as follows.

Viz"

Commencing at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

Also known as: 1212 Margaret Street, Key West, FL 33040

(Property Address)

In addition my Attorney-in-Fact shall have the power to make, co-sign, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, renew, extend, amend, modify, assume, deliver and accept such affidavits, assignments, closing statements, bills of sale, deeds, agreements, indemnifications, government applications or requests, certificates, hypothecations, instruments of conveyance, liens, checks, bonds, vouchers, receipts, releases and

such other instruments in writing of whatsoever kind or nature as may be necessary convenient or proper in connection with the purchase of the Property. Specifically my Attorney-in-Fact shall have the power to execute any and all documents required by the closing company in connection with the sale of the above referenced real property.

All powers and authorities hereby granted may be exercised by my said Attorney-in-Fact acting alone without the joiner of any other person. The Attorney-in-Fact named herein shall not be obligated to furnish a bond or other security. Any authority granted to my Attorney-in-Fact herein shall be limited so as to prevent this power of attorney from causing my Attorney-in-Fact to be taxed on my income and from causing my estate to be subject to a general power of appointment by my Attorney-in-Fact, as that term is defined in Section 2401 of the Internal Revenue Code.

Giving and granting this Attorney-in-Fact full power and authority to do and perform every act necessary and desirable to be done in the sale of the Property as fully as I might or could do if personally present with full power of substitution and hereby ratifying and confirming all actions that my Attorney-in-Fact shall lawfully do or cause to be done by virtue of this document.

I hereby ratify and confirm all that my Attorney-in-Fact, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights, powers and authority granted herein.

I hereby authorize my Attorney-in-Fact to indemnify and hold harmless any third party or his successors and assigns who accepts and acts under this power of attorney against any and all claims, liabilities, demands, losses, damages, actions and party of his successors and assigns at any time may sustain or incur in connection with his relying on the authority represented in this power of attorney.

THIS DURABLE POWER OF ATTORNEY IS NOT AFFECTED BY SUBSEQUENT INCAPACITY OF THE PRINCIPAL EXCEPT AS PROVIDED IN s.709.08, FLORIDA STATUTES. In any event this power of attorney shall terminate immediately following the execution by my attorney-in-fact of all necessary documents required to purchase the property which is the subject of this power of attorney. This power of attorney shall terminate upon the successful completion of the sale of 1212 Margaret Street, Key West, Florida 33040 as evidenced by that certain contract attached hereto as exhibit "A" the "Contract" or termination of said Contract. This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the county clerk of the

county and state in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association, or other legal entity of any kind or character dealing with my said Attorney-in-Fact, or his substitute or substitutes, shall be entitled to rely on the provisions of this paragraph in determining whether or not his power of attorney has been revoked, and I hereby represent to those dealing with my said Attorney-in-Fact, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 18 day of April, 2010.

WITNESSES:

PRINCIPAL:

Michael Marx
Jacey Cade

Erica Lariz
Printed Name: ERICA LARIZ
X [Signature] 4/18/10
SIGNATURE OF ATTORNEY-IN-FACT:

(Must be eighteen years of Age or older.)

Printed Name: Matilda A. Lariz

STATE OF Florida

COUNTY OF Indian River

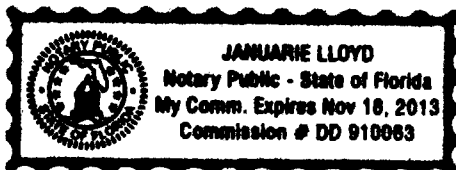
BEFORE ME, the undersigned authority, a Notary Public for Indian River County and the State of Florida, on this day personally appeared Erica Lariz, Jr., known to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of April, 2010.

My Commission Expires:

(SEAL)

Juanine Lloyd
Notary Public
Juanine Lloyd
Printed name of Notary



Doc# 1795252
BK# 2472 Pg# 470

SPECIAL DURABLE POWER OF ATTORNEY
FOR THE SALE/PURCHASE OF REAL PROPERTY

STATE OF Florida

COUNTY OF Monroe

I, BRADLEY LARIZ, of Monroe County, State of Florida, being eighteen years of age or older (hereinafter referred to as "Principal") have this day made, constituted and appointed, and by this document do make, constitute and appoint, MATILDA A. LARIZ of Monroe County, State of Florida, my true and lawful attorney-in-fact, (hereinafter referred to as "Attorney-in-Fact"), for me and in my name, place and stead to sign all documents as he shall deem proper, including but not limited to the execution of Agreement of Purchase/Sale, Settlement Statement, Deed, Bill of Sale, Owners Affidavit and all documents required specifically for the sale of the real property located in Monroe County, described as follows: (hereinafter referred to as "Property").

All that certain lot, piece or parcel, situate, lying and being in the City of Key west, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida records and which Lot is bounded and described as follows.

Viz"

Commencing at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

also known as: 1212 Margaret Street, Key West, FL 33040

(Property Address)

In addition my Attorney-in-Fact shall have the power to make, co-sign, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, renew, extend, amend, modify, assume, deliver and accept such affidavits, assignments, closing statements, bills of sale, deeds, agreements, indemnifications, government applications or requests, certificates, hypothecations, instruments of conveyance, liens, checks, bonds, vouchers, receipts, releases and

such other instruments in writing of whatsoever kind or nature as may be necessary convenient or proper in connection with the purchase of the Property. Specifically my Attorney-in-Fact shall have the power to execute any and all documents required by the closing company in connection with the sale of the above referenced real property.

All powers and authorities hereby granted may be exercised by my said Attorney-in-Fact acting alone without the joinder of any other person. The Attorney-in-Fact named herein shall not be obligated to furnish a bond or other security. Any authority granted to my Attorney-in-Fact herein shall be limited so as to prevent this power of attorney from causing my Attorney-in-Fact to be taxed on my income and from causing my estate to be subject to a general power of appointment by my Attorney-in-Fact, as that term is defined in Section 2401 of the Internal Revenue Code.

Giving and granting this Attorney-in-Fact full power and authority to do and perform every act necessary and desirable to be done in the sale of the Property as fully as I might or could do if personally present with full power of substitution and hereby ratifying and confirming all actions that my Attorney-in-Fact shall lawfully do or cause to be done by virtue of this document.

I hereby ratify and confirm all that my Attorney-in-Fact, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights, powers and authority granted herein.

I hereby authorize my Attorney-in-Fact to indemnify and hold harmless any third party or his successors and assigns who accepts and acts under this power of attorney against any and all claims, liabilities, demands, losses, damages, actions and party of his successors and assigns at any time may sustain or incur in connection with his relying on the authority represented in this power of attorney.

THIS DURABLE POWER OF ATTORNEY IS NOT AFFECTED BY SUBSEQUENT INCAPACITY OF THE PRINCIPAL EXCEPT AS PROVIDED IN §.709.08, FLORIDA STATUTES. In any event this power of attorney shall terminate immediately following the execution by my attorney-in-fact of all necessary documents required to purchase the property which is the subject of this power of attorney. This power of attorney shall terminate upon the successful completion of the sale of 1212 Margaret Street, Key West, Florida 33040 as evidenced by that certain contract attached hereto as exhibit "A" the "Contract" or termination of said Contract. This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the county clerk of the

county and state in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association, or other legal entity of any kind or character dealing with my said Attorney-in-Fact, or his substitute or substitutes, shall be entitled to rely on the provisions of this paragraph in determining whether or not his power of attorney has been revoked, and I hereby represent to those dealing with my said Attorney-in-Fact, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of April, 2010.

WITNESSES:

[Signature]
[Signature]

PRINCIPAL:

J. Bradley Lariz
Printed Name: BRADLEY LARIZ

SIGNATURE OF ATTORNEY-IN-FACT:

[Signature]
Printed Name: Matilda A. Lariz

(Must be eighteen years of age or older.)

STATE OF Florida

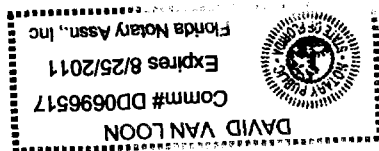
COUNTY OF Monroe

BEFORE ME, the undersigned authority, a Notary Public for _____ County and the State of _____, on this day personally appeared Bradley Lariz, Jr., known to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2010.

My Commission Expires:

(SEAL)



[Signature]
Notary Public
David Van Loon
printed name of Notary

Doc# 1795252
Bk# 2472 Pg# 473

**SPECIAL DURABLE POWER OF ATTORNEY
FOR THE SALE/PURCHASE OF REAL PROPERTY**

STATE OF Mo

COUNTY OF St Charles

I, STACY LARIZ, of St Charles County, State of Missouri ~~Florida~~, being eighteen years of age or older (hereinafter referred to as "Principal") have this day made, constituted and appointed, and by this document do make, constitute and appoint, MATILDA A. LARIZ of Monroe County, State of Florida, my true and lawful attorney-in-fact, (hereinafter referred to as "Attorney-in-Fact"), for me and in my name, place and stead to sign all documents as he shall deem proper, including but not limited to the execution of Agreement of Purchase/Sale, Settlement Statement, Deed, Bill of Sale, Owners Affidavit and all documents required specifically for the sale of the real property located in Monroe County, described as follows: (hereinafter referred to as "Property").

All that certain lot, piece or parcel, situate, lying and being in the City of Key west, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida records and which Lot is bounded and described as follows.

Viz"

Commencing at a point on Margaret Street distant 138 feet from the corner of Catherine and Margaret Streets and running thence along said Margaret Street in a Southeasterly direction 46 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 46 feet; thence at right angles in a Northeasterly direction 93 feet to the point of beginning on Margaret Street.

also known as: 1212 Margaret Street, Key West, FL 33040

(Property Address)

In addition my Attorney-in-Fact shall have the power to make, co-sign, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, renew, extend, amend, modify, assume, deliver and accept such affidavits, assignments, closing statements, bills of sale, deeds, agreements, indemnifications, government applications or requests, certificates, hypothecations, instruments of conveyance, liens, checks, bonds, vouchers, receipts, releases and such other instruments in writing of whatsoever kind or nature as may be necessary convenient or proper in connection with the purchase of the Property. Specifically my Attorney-in-Fact shall

have the power to execute any and all documents required by the closing company in connection with the sale of the above referenced real property.

All powers and authorities hereby granted may be exercised by my said Attorney-in-Fact acting alone without the joinder of any other person. The Attorney-in-Fact named herein shall not be obligated to furnish a bond or other security. Any authority granted to my Attorney-in-Fact herein shall be limited so as to prevent this power of attorney from causing my Attorney-in-Fact to be taxed on my income and from causing my estate to be subject to a general power of appointment by my Attorney-in-Fact, as that term is defined in Section 2401 of the Internal Revenue Code.

Giving and granting this Attorney-in-Fact full power and authority to do and perform every act necessary and desirable to be done in the sale of the Property as fully as I might or could do if personally present with full power of substitution and hereby ratifying and confirming all actions that my Attorney-in-Fact shall lawfully do or cause to be done by virtue of this document.

I hereby ratify and confirm all that my Attorney-in-Fact, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights, powers and authority granted herein.

I hereby authorize my Attorney-in-Fact to indemnify and hold harmless any third party or his successors and assigns who accepts and acts under this power of attorney against any and all claims, liabilities, demands, losses, damages, actions and party of his successors and assigns at any time may sustain or incur in connection with his relying on the authority represented in this power of attorney.

THIS DURABLE POWER OF ATTORNEY IS NOT AFFECTED BY SUBSEQUENT INCAPACITY OF THE PRINCIPAL EXCEPT AS PROVIDED IN s.709.08, FLORIDA STATUTES. In any event this power of attorney shall terminate immediately following the execution by my attorney-in-fact of all necessary documents required to purchase the property which is the subject of this power of attorney. This power of attorney shall terminate upon the successful completion of the sale of 1212 Margaret Street, Key West, Florida 33040 as evidenced by that certain contract attached hereto as exhibit "A" the "Contract" or termination of said Contract. This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the county clerk of the county and state in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association, or other legal entity of any kind or character dealing with my said Attorney-in-Fact, or his substitute or substitutes, shall be entitled to rely on the provisions of this paragraph in determining whether or not his power of attorney has

been revoked, and I hereby represent to those dealing with my said Attorney-in-Fact, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of April, 2010.

WITNESSES:

[Signature]
Scott D Foster

PRINCIPAL:

Stacy Lariz
Printed Name: STACY LARIZ

[Signature]
SIGNATURE OF ATTORNEY-IN-FACT:

Printed Name: Matilda A. Lariz

(Must be eighteen years of age or older.)

STATE OF MO

COUNTY OF St. Charles

BEFORE ME, the undersigned authority, a Notary Public for St. Charles County and the State of MO, on this day personally appeared Harry D. Lariz, Jr., known to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of April, 2010.

My Commission Expires:

(\$EAL)

[Signature]
Notary Public
Amanda K. Hedge
printed name of Notary

AMANDA K. HEDGE
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: Dec. 28, 2013
09913984

Doc# 1795252
Bk# 2472 Pg# 476

**SPECIAL DURABLE POWER OF ATTORNEY
FOR THE SALE/PURCHASE OF REAL PROPERTY**

STATE OF Florida

COUNTY OF Alachua

I, HARRY D. LARIZ, Jr., of Alachua County, State of Florida, being eighteen years of age or older (hereinafter referred to as "Principal") have this day made, constituted and appointed, and by this document do make, constitute and appoint, MATILDA A. LARIZ of Monroe County, State of Florida, my true and lawful attorney-in-fact, (hereinafter referred to as "Attorney-in-Fact"), for me and in my name, place and stead to sign all documents as he shall deem proper, including but not limited to the execution of Agreement of Purchase/Sale, Settlement Statement, Deed, Bill of Sale, Owners Affidavit and all documents required specifically for the sale of the real property located in Monroe County, described as follows: (hereinafter referred to as "Property").

All that certain lot, piece or parcel, situate, lying and being in the City of Key west, County of Monroe, State of Florida, known as Lot 10, of Square 2, in Tract 12 according to the KEY WEST INVESTMENT COMPANY'S amended diagram of Part of Tract 12 duly recorded in Plat Book 1, on Page 49 of the Monroe County, Florida records and which Lot is bounded and described as follows.

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also known as: 1212 Margaret Street, Key West, FL 33040

(Property Address)

In addition my Attorney-in-Fact shall have the power to make, co-sign, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, renew, extend, amend, modify, assume, deliver and accept such affidavits, assignments, closing statements, bills of sale, deeds, agreements, indemnifications, government applications or requests, certificates, hypothecations, instruments of conveyance, liens, checks, bonds, vouchers, receipts, releases and

such other instruments in writing of whatsoever kind or nature as may be necessary convenient or proper in connection with the purchase of the Property. Specifically my Attorney-in-Fact shall have the power to execute any and all documents required by the closing company in connection with the sale of the above referenced real property.

All powers and authorities hereby granted may be exercised by my said Attorney-in-Fact acting alone without the joinder of any other person. The Attorney-in-Fact named herein shall not be obligated to furnish a bond or other security. Any authority granted to my Attorney-in-Fact herein shall be limited so as to prevent this power of attorney from causing my Attorney-in-Fact to be taxed on my income and from causing my estate to be subject to a general power of appointment by my Attorney-in-Fact, as that term is defined in Section 2401 of the Internal Revenue Code.

Giving and granting this Attorney-in-Fact full power and authority to do and perform every act necessary and desirable to be done in the sale of the Property as fully as I might or could do if personally present with full power of substitution and hereby ratifying and confirming all actions that my Attorney-in-Fact shall lawfully do or cause to be done by virtue of this document.

I hereby ratify and confirm all that my Attorney-in-Fact, or his successors, shall lawfully do or cause to be done by virtue of this power of attorney and the rights, powers and authority granted herein.

I hereby authorize my Attorney-in-Fact to indemnify and hold harmless any third party or his successors and assigns who accepts and acts under this power of attorney against any and all claims, liabilities, demands, losses, damages, actions and party of his successors and assigns at any time may sustain or incur in connection with his relying on the authority represented in this power of attorney.

THIS DURABLE POWER OF ATTORNEY IS NOT AFFECTED BY SUBSEQUENT INCAPACITY OF THE PRINCIPAL EXCEPT AS PROVIDED IN s.709.08, FLORIDA STATUTES. In any event this power of attorney shall terminate immediately following the execution by my attorney-in-fact of all necessary documents required to purchase the property which is the subject of this power of attorney. This power of attorney shall terminate upon the successful completion of the sale of 1212 Margaret Street, Key West, Florida 33040 as evidenced by that certain contract attached hereto as exhibit "A" the "Contract" or termination of said Contract. This power of attorney and the powers herein granted may be revoked only by (i) my death, or (ii) an instrument in writing, duly executed and acknowledged by me and filed for record in the office of the county clerk of the

county and state in which the Property is located. It is my intention that any person or any firm, corporation, joint venture, association, or other legal entity of any kind or character dealing with my said Attorney-in-Fact, or his substitute or substitutes, shall be entitled to rely on the provisions of this paragraph in determining whether or not his power of attorney has been revoked, and I hereby represent to those dealing with my said Attorney-in-Fact, or his substitute or substitutes, that they are entitled to rely upon the terms and provisions of this paragraph in determining whether this power of attorney has been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of April, 2010.

WITNESSES:

Mary L. Spike
Mary L. Spike
Gregory L. Spike
Gregory L. Spike

PRINCIPAL:

Harry D. Lariz Jr.
Printed Name: Harry D. Lariz, Jr.

SIGNATURE OF ATTORNEY-IN-FACT:

Matilda A. Lariz
Printed Name: Matilda A. Lariz

(Must be eighteen years of age or older.)

STATE OF Florida

COUNTY OF Alachua

BEFORE ME, the undersigned authority, a Notary Public for Alachua County and the State of Florida, on this day personally appeared Harry D. Lariz, Jr., known to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23 day of April, 2010.

My Commission Expires:

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Amber N. Baucom
Commission # DD924218
Expires: SEP. 10, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Amber N. Baucom
Notary Public
Amber N. Baucom
printed name of Notary

Doc# 1795252
Bk# 2472 Pg# 479

MONROE COUNTY
OFFICIAL RECORDS