



Staff Report for Item 8

To: Chairman Michael Miller and Historic Architectural Review Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 24, 2015

Applicant: Cissy Bourzikos, Owner

Application Number: H15-01-0180

Address: #902 Thomas Street

Description of Work

Paint three wood gates dark blue.

Site Facts

This house at this property is a contributing resource, constructed c. 1923 according to the survey, but it first appears on the 1912 Sanborn map. One of the gates/wall in question is shown in the 1965 property appraiser's photograph, making the wall historic. The other two gates are more recently constructed.

Guidelines Cited in Review

Exterior Colors (pg. 35), specifically wood fences & gates and the paragraphs below.

Staff Analysis

The Certificate of Appropriateness in review proposes painting three wooden gates dark blue. One gate is on the front of the property and attached to a historic masonry wall. The other two are on each side of the house, set back towards the main façade of the house. The house is currently painted yellow with light green shutters and white trim.

Consistency with Guidelines

1. The guidelines state that traditional colors for wooden fences and gates are white.
2. The guidelines do stipulate that other colors may be used if supported by historic documentation or underlying paint, or that additional colors may be appropriate for “subtle highlighting.” The historic photograph of the house shows that the wooden gate was unpainted or a light color. The side fence along the house also appears to be unpainted.
3. The property is located in Bahama Village, and the guidelines state that “brighter Caribbean colors may be acceptable.” Staff has interpreted that to mean for the buildings only and not for fences and gates, as to retain a level of visual consistency since fences and gates abut against neighboring fences and gates.

It is staff’s opinion that the project is not consistent with the guidelines regarding exterior paint colors.

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.keywestcity.com

HARC PERMIT NUMBER 15-01-140		BUILDING PERMIT NUMBER 15-01-140		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. I. FL.	SUBSTANTIAL IMPROVEMENT YES NO %	

ADDRESS OF PROPOSED PROJECT:

902 Thomas Street

OF UNITS

2

RE # OR ALTERNATE KEY:

0001-5000-000100

NAME ON DEED:

Cissy Bourzikos

PHONE NUMBER

305 900-8108

OWNER'S MAILING ADDRESS:

902 Thomas Street A

EMAIL

cissygirlkw@gmail.com

Key West, FL 33040

CONTRACTOR COMPANY NAME:

Owner

PHONE NUMBER

SAME

CONTRACTOR'S CONTACT PERSON:

Cissy Bourzikos

EMAIL

SAME

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

HARC: PROJECT INVOLVES A CONTRIBUTING HISTORIC STRUCTURE: YES NO (SEE PART C FOR HARC APPLICATION.)

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

\$125,000

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
 DEMOLITION SITE WORK INTERIOR EXTERIOR AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Paint three

gates ~~red~~ dark blue.

29/28-2/289-0k
29/20-2/289-0k

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME: Cissy Bourzikos	QUALIFIER PRINT NAME:
OWNER SIGNATURE: Cissy Bourzikos	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS 11 DAY OF Feb 20 15	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

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

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE

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

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING OR CITY COMMISSIONERS; ALSO INCLUDE 2 SETS OF SCALED PLANS; PHOTOS OF EXISTING AND ADJACENT BLDGS.; ILLUSTRATIONS OF PROPOSED PRODUCTS, ETC...

INDICATE TYPE OF CERT. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN OTHER: *Paint*

GENERAL: DESCRIPTION FROM PART B: *Paint three gates ~~red~~ dark blue*

PROJECT SPECIFICATIONS		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: ATTACHED IS HARC APPENDIX FOR PROPOSED DEMOLITION

Oper: KEYWOLD Date: 2/11/15 53
 Type: OC Receipt no: 13298
 2015 199818
 * BUILDING PERMITS
 1.00 \$98.00
 Trans number: 3039336
 UN VISA/MASTERC \$98.00
 Trans date: 2/11/15 Time: 9:09:17

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					
___ APPROVED		___ NOT APPROVED		___ DEFERRED FOR FUTURE CONSIDERATION		___ TABLED FOR ADD'L. INFO.		
HARC MEETING DATE:			HARC MEETING DATE:			HARC MEETING DATE:		
REASONS OR CONDITIONS:								
STAFF REVIEW COMMENTS: <i>Guidelines pertaining to painting, pg 35</i>								
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.

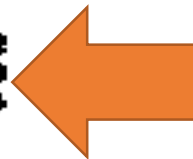
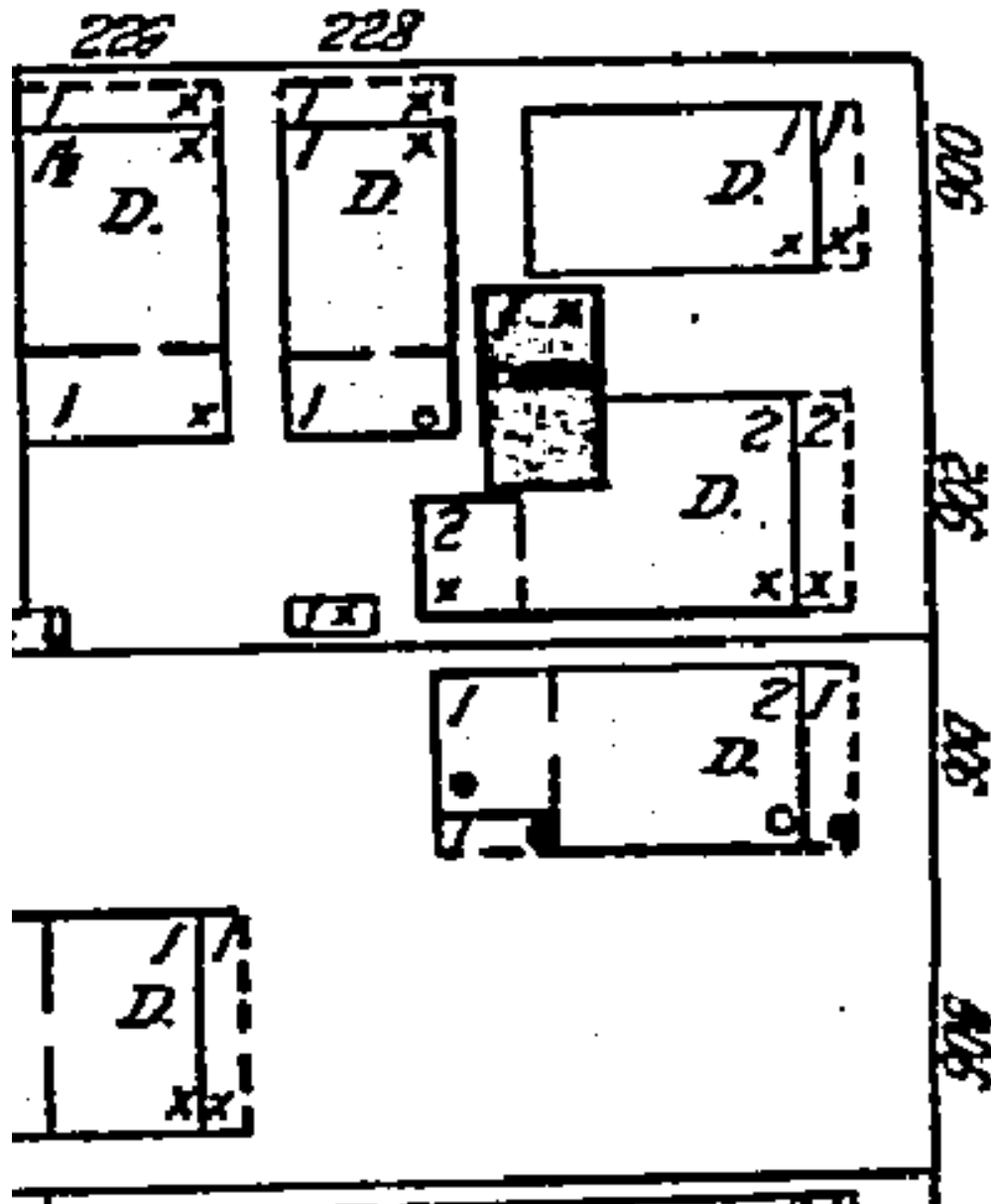
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS 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 EXAMMER OR CHIEF BUILDING OFFICIAL:				
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	CBO OR PL. EXAM. APPROVAL:
				DATE:

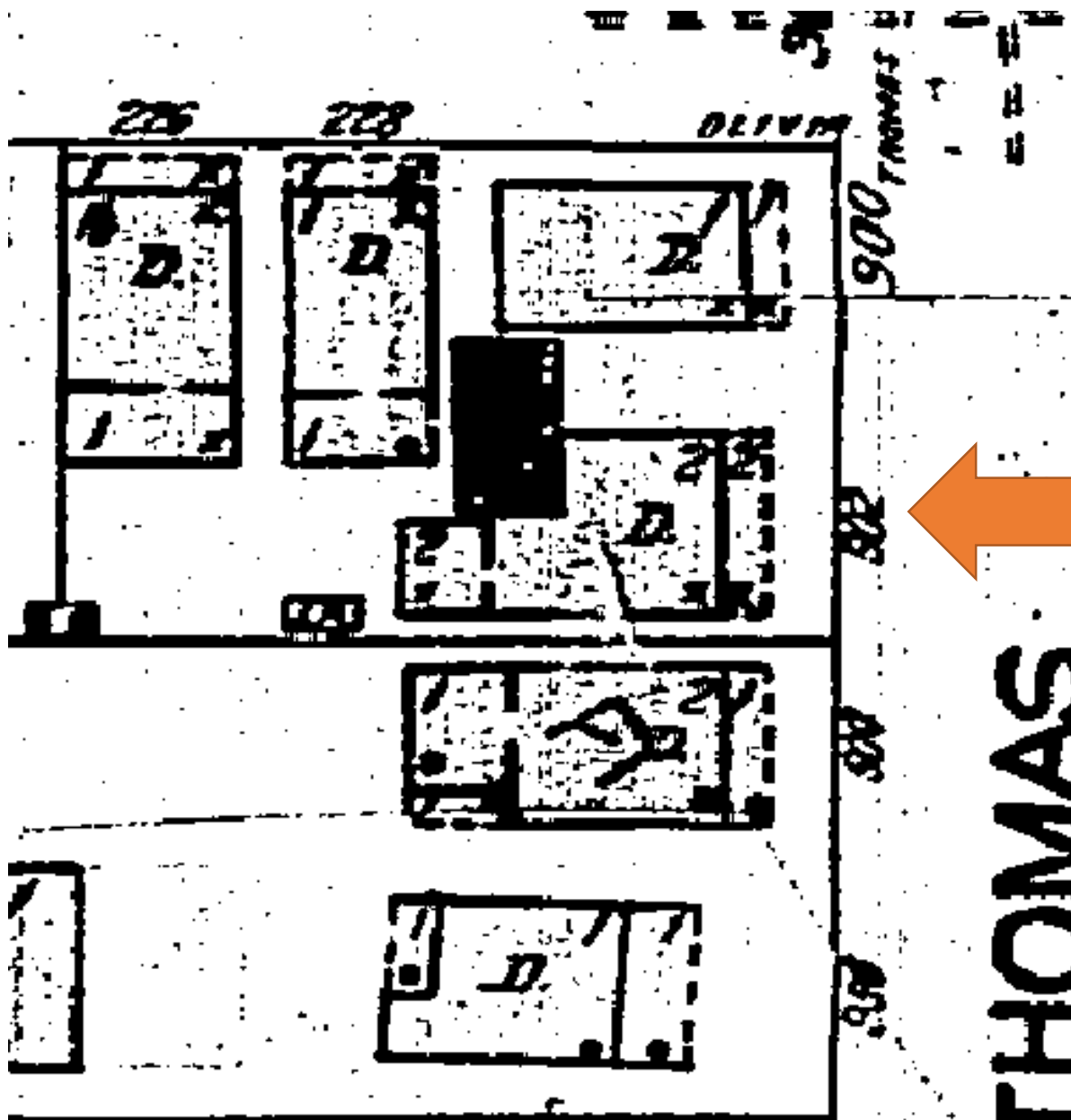


SANBORN MAPS

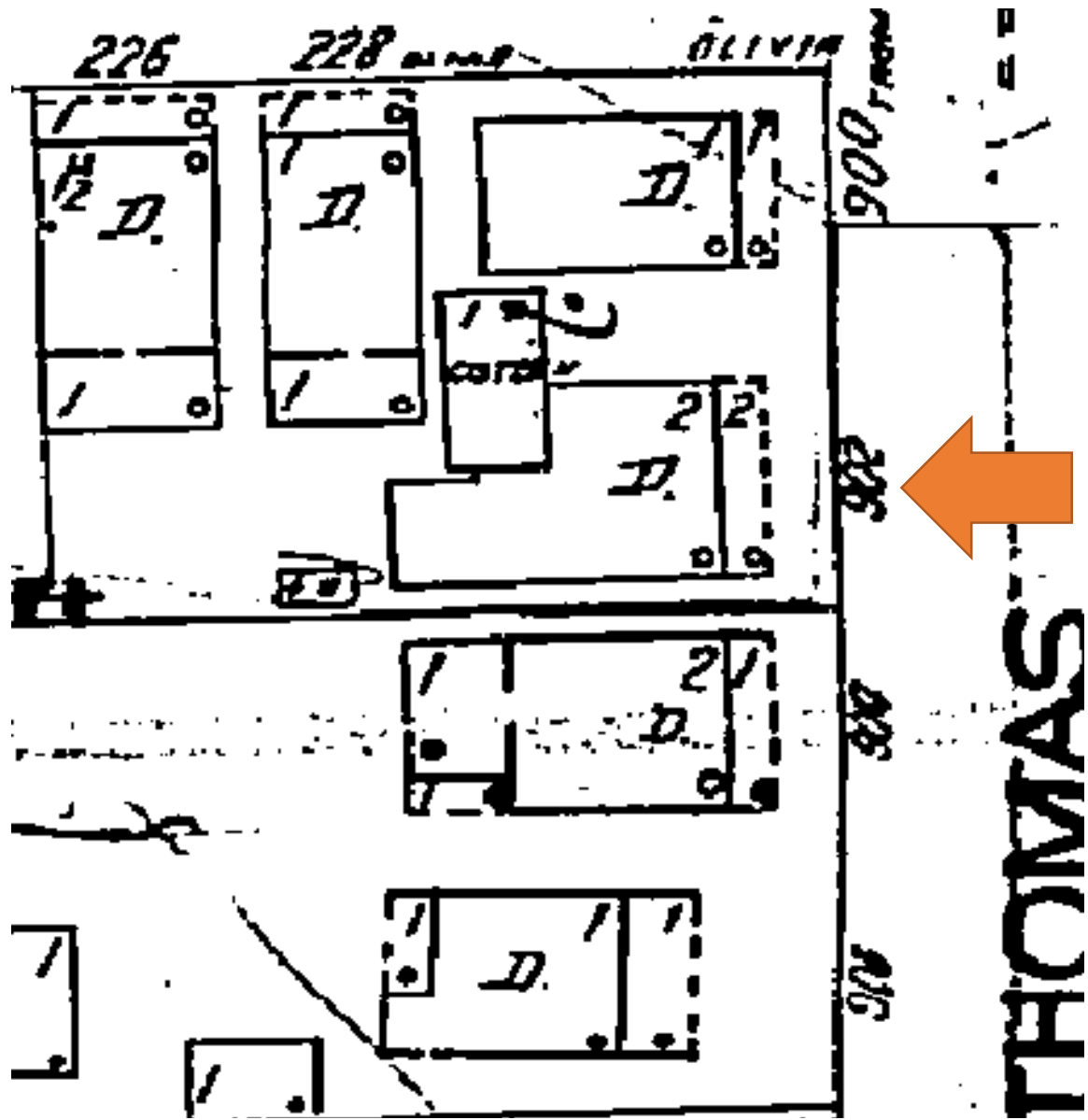


THOMAS.

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS





Northside gate



Southside gate



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 24, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

PAINT THREE WOOD GATES DARK BLUE.

FOR- #902 THOMAS STREET

Applicant – Cissy Bourzikos

Application # H15-01-0180

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8933486 Parcel ID: 00015000-000100

Ownership Details

Mailing Address:

CONFIDENTIAL DATA F.S. 119.07

All Owners:

BOURZIKOS CISSY G R/S, CONFIDENTIAL DATA F.S. 119.07

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 902 THOMAS ST KEY WEST

Legal Description: KW PT LOT 1 SQR 4 TR 3 F1-541 OR685-484/485 OR685-486 OR704-399/400 OR1014-420 OR1032-2172 OR1032-2173 OR1032-2177 OR1804-2187/88 OR2074-1816/17R/S

[Click Map Image to open interactive viewer](#)





Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	35	47	1,628.55 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1578
Year Built: 1923

Building 1 Details

Building Type R2	Condition A	Quality Grade 550
Effective Age 22	Perimeter 232	Depreciation % 30
Year Built 1923	Special Arch 0	Grnd Floor Area 1,578
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

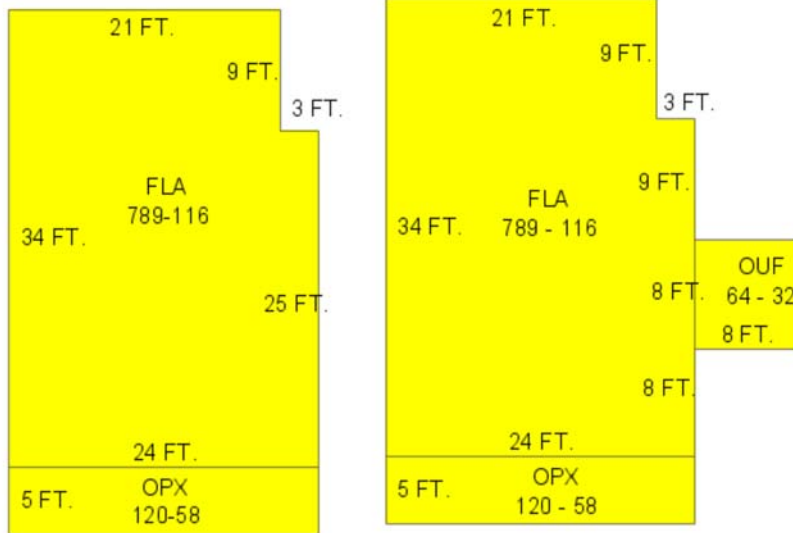
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

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
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	789
2	<u>OPX</u>		1	1988		0.00	0.00	120
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1988	N Y	0.00	0.00	789
4	<u>OPX</u>		1	1988		0.00	0.00	120
5	<u>OUF</u>		1	1988		0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	93 SF	31	3	1979	1980	5	30
2	PT2:BRICK PATIO	124 SF	31	4	2004	2005	2	50
3	PT2:BRICK PATIO	333 SF	0	0	2002	2003	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount Description	Notes
-------------	-------------	----------------	--------------------	-------

	14-3059	06/24/2014	11/18/2014	4,500		REPLACE SOME ROTTED WOOD FRONT WINOW DOWNSTAIRS FRAME. RE ATTACH GUTTERS
1	0103464	10/18/2001	11/02/2001	150	Residential	AFT FACT/PLUMBING
2	0103438	10/26/2001	11/02/2001	4,435	Residential	NEW WOOD FLOORS
3	03-0629	03/05/2003	12/30/2003	1,800	Residential	UPGRADE ELECTRIC
4	03-1285	04/14/2003	12/30/2003	2,000	Residential	REPLACED PORCH POST
5	03-2612	08/06/2003	12/30/2003	2,000	Residential	CONVERSION OF ATTIC
6	03-2089	06/17/2003	12/31/2003	4,700	Residential	INSTALL A/C-2 UNITS
7	04-1534	05/12/2004	12/17/2004	4,500	Residential	INSTALL PAVERS
8	04-0904	03/31/2004	10/29/2004	250	Residential	FENCE
9	05-3007	07/19/2005	02/19/2008	800	Residential	REPLACE UPSTAIRS WATER DAMAGED WINDOW FRAME.
10	07-2367	05/15/2007	02/19/2008	400	Residential	INSTALL 14LFx6' PICKET FENCE TO REAR OF PROPERTY
11	07-4764	10/22/2007	02/19/2008	500	Residential	CLOSE IN WINDOW FROM THE INSIDE

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
2014	180,233	3,083	128,594	311,910	311,909	25,000	286,910
2013	220,285	3,151	91,005	314,441	314,440	25,000	289,441
2012	225,291	3,220	90,997	319,508	319,508	25,000	294,508
2011	222,788	3,288	90,937	317,013	315,489	25,000	290,490
2010	227,795	3,357	75,172	306,324	306,324	25,000	281,324
2009	255,825	3,426	140,452	399,703	394,550	25,000	369,551
2008	235,069	3,494	148,198	386,761	386,761	25,000	361,761
2007	310,750	3,396	162,855	477,001	473,130	25,000	448,130
2006	442,027	3,459	138,427	583,913	550,500	25,000	525,500
2005	388,518	3,522	113,999	506,039	488,816	25,000	463,816
2004	339,405	524	81,428	421,357	421,357	25,000	396,357
2003	285,454	527	39,085	325,066	325,066	0	325,066
2002	239,619	512	28,500	268,631	268,631	0	268,631
2001	207,246	515	26,057	233,818	233,818	0	233,818
2000	207,246	382	23,788	231,416	231,416	0	231,416
1999	175,362	326	23,788	199,476	199,476	0	199,476

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
7/31/2002	1804 / 2187	385,000	<u>WD</u>	<u>Q</u>

This page has been visited 429,557 times.

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

DEED DOC STAMP CL: FP \$0.70

Prepared by and return to:
, an employee of
James J. Young
902 Thomas Street
Key West, Florida 33040

Doc# 1489524
Bk# 2074 Pg# 1816

Return to: Grantee

File No.:

QUIT CLAIM DEED

Made on **December 29, 2005**, by and between

James J. Young, a single adult

whose address is: **902 Thomas Street, Key West, FL 33040**
hereinafter called the "grantor", to

James J. Young, a single adult and Cissy G. Bourzikos, a single adult as joint tenants with full rights of survivorship

whose post office address is: **902 Thomas Street, Key West, FL 33040**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Monroe County Florida**, viz:

In the City of Key West, known as part of Lot One (1) of Subdivision Four (4) of Charles W. Tift's Diagram of Tract Three (3). Commence at the Southeasterly corner of Thomas and Olivia Streets; run thence along Thomas Street in a Southeasterly direction Twenty-eight feet for a Point of Beginning; thence continue along Thomas Street in a Southeasterly direction 34.65 feet; thence at right angles in a Southwesterly direction, Fifty-eight (58) feet; thence at right angles in a Northwesterly direction 18.30 feet; thence at right angles in a Northeasterly direction Eleven (11) feet; thence at right angles in a Northwesterly direction 16.35 feet; thence in a Northeasterly direction Forty-seven (47) feet to the Point of Beginning.

LESS AND EXCEPT:


In the City of Key West, known as part of Lot One (1) of Subdivision Four (4) of Charles W. Tift's Diagram of Tract Three (3), and being more particularly described as follows:
Commence at the Intersection of the Southwesterly right of way line of Thomas Street (as established per original deed) and the Southeasterly right of way line of Olivia Street; thence in a Southwesterly direction along the said Southeasterly right of way line of Olivia Street for 47.00 feet; thence at right angles in a Southeasterly direction 44.35 feet to the Point of Beginning; thence continue in a Southeasterly direction for 18.30 feet; thence at a right angle and in a Southwesterly direction for 11.00 feet; thence at a right angle in a Northwesterly direction 18.30 feet; thence at a right angle and in a Northeasterly direction 11.00 feet to the Point of Beginning.

Parcel Identification Number: 00015000-000100, AK 8933486

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

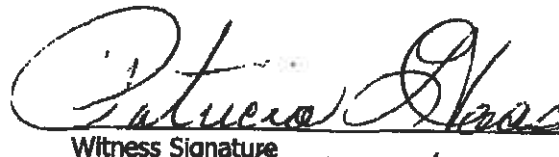
To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever. In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


James J. Young

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: CLARENCE PPA


Witness Signature

Print Name: PATRICIA HAAS

DEED DOC STAMP CL: FP \$0.70

Prepared by and return to:
, an employee of
James J. Young
902 Thomas Street
Key West, Florida 33040

Doc# 1489524
Bk# 2074 Pg# 1816

Return to: Grantee

File No.:

QUIT CLAIM DEED

Made on **December 29, 2005**, by and between

James J. Young, a single adult

whose address is: **902 Thomas Street, Key West, FL 33040**
hereinafter called the "grantor", to

James J. Young, a single adult and Cissy G. Bourzikos, a single adult as joint tenants with full rights of survivorship

whose post office address is: **902 Thomas Street, Key West, FL 33040**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Monroe County Florida**, viz:

In the City of Key West, known as part of Lot One (1) of Subdivision Four (4) of Charles W. Tift's Diagram of Tract Three (3). Commence at the Southeasterly corner of Thomas and Olivia Streets; run thence along Thomas Street in a Southeasterly direction Twenty-eight feet for a Point of Beginning; thence continue along Thomas Street in a Southeasterly direction 34.65 feet; thence at right angles in a Southwesterly direction, Fifty-eight (58) feet; thence at right angles in a Northwesterly direction 18.30 feet; thence at right angles in a Northeasterly direction Eleven (11) feet; thence at right angles in a Northwesterly direction 16.35 feet; thence in a Northeasterly direction Forty-seven (47) feet to the Point of Beginning.

LESS AND EXCEPT:


In the City of Key West, known as part of Lot One (1) of Subdivision Four (4) of Charles W. Tift's Diagram of Tract Three (3), and being more particularly described as follows:
Commence at the Intersection of the Southwesterly right of way line of Thomas Street (as established per original deed) and the Southeasterly right of way line of Olivia Street; thence in a Southwesterly direction along the said Southeasterly right of way line of Olivia Street for 47.00 feet; thence at right angles in a Southeasterly direction 44.35 feet to the Point of Beginning; thence continue in a Southeasterly direction for 18.30 feet; thence at a right angle and in a Southwesterly direction for 11.00 feet; thence at a right angle in a Northwesterly direction 18.30 feet; thence at a right angle and in a Northeasterly direction 11.00 feet to the Point of Beginning.

Parcel Identification Number: 00015000-000100, AK 8933486

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

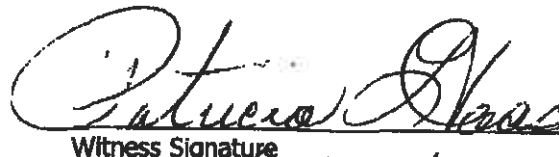
To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever. In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


James J. Young

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: CLARENCE PPA


Witness Signature

Print Name: PATRICIA HAAS

State of **Florida**

County of **Monroe**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 29, 2005**,
by **James J. Young** who is/are personally known to me or has/have produced a valid driver's license as
identification.



NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

**MONROE COUNTY
OFFICIAL RECORDS**

State of **Florida**

County of **Monroe**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 29, 2005**,
by **James J. Young** who is/are personally known to me or has/have produced a valid driver's license as
identification.



NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

**MONROE COUNTY
OFFICIAL RECORDS**

Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

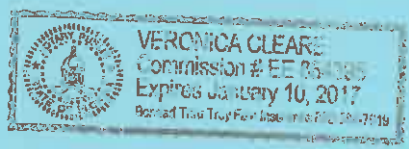
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property) .

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Cassy Bannister
(signature of property owner)
2/11/15
(date)



State of Florida
County of Monroe

This foregoing instrument was acknowledged before me this 11th day of Feb, 2015.

[Signature] Personally known _____ or (produced I.D. _____
Signature of Notary Public

FL DL
BC22107695670

(d) A building permit application and disclosure statement electronically submitted by an owner to the authority for a solar project, as described in subparagraph (a)3., must also contain the following additional statement:

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application and the representations made in the required disclosure statement are true and correct.

(e) A permitting authority that accepts a building permit application and disclosure statement in an electronic format from an owner who is exempt pursuant to this subsection and who applies for a permit relating to a solar project, as described in subparagraph (a)3., is not liable in any civil action for inaccurate information submitted by the owner using the authority's electronic confirmation system.