

# **Application**

# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25**

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

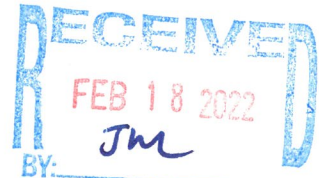
## PROPERTY DESCRIPTION:

Site Address: 529 EATON ST.

Zoning District: HNC-1

Real Estate (RE) #: 00004140-000000

Property located within the Historic District?  Yes  No



APPLICANT:  Owner  Authorized Representative

Name: MATTHEW STRATTON Mailing Address: 3801 FLAGLER AVE.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: (305) 923-9670 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: MATTHEW@MSTRATTONARCHITECTURE.COM

## PROPERTY OWNER: (if different than above)

Name: STUDIOS OF KEY WEST, INC. Mailing Address: 533 EATON ST.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 296-0458 Fax: \_\_\_\_\_

Email: INFO@TSKW.ORG

## Description of Proposed Construction, Development, and Use:

The proposal is to provide maintenance and restore the historic structure, reconstruct the historic front porch masonry floor with wood, repair and install new ceiling at existing rear covered porch structure, replace egress stairs at rear, level covered porch floor at rear, replace non-historic kitchen addition at rear with smaller footprint structure, introduce barrier free ADA ramps and accommodations, upgrade finishes, fixtures and equipment, and continue to operate as residencies for visiting artists.

## List and describe the specific variance(s) being requested:

1. Front Yard Setback – 3.5' Historic Front Porch encroachment
2. Accessory Structure Setback (rear) – 4.5' existing Treehouse encroachment
3. Side Yard Setback (east) – 4' existing Covered Porch Roof encroachment
4. Building Coverage – 367 SF 7.6% (net reduction 5.1%)
5. Impervious Surface – 1,066 SF 22.2% (net reduction 10.3%)
6. Open Space – 1,046 SF 21.8% (net increase 7.3%)

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No  
*ON SITE MEETING SCHEDULED*  
*2/25/22 10:00 AM w/ KAREY*

Is this variance request for habitable space pursuant to Section 122-1078?

Yes  No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	X			
Size of Site	4,800			
Height				
Front Setback	5'	1'-6"	1'-6"	4' 3'-6"
Side Setback <i>EAST</i>	5'	1'	1'	
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R.				
Building Coverage	2,400 50%	3,010 62.7%	2,767 57.6%	367 7.6%
Impervious Surface	2,880 60%	4,442 92.5%	3,946 82.2%	1,066 22.2%
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	1,680 35%	281 5.9%	634 13.2%	1,046 21.8%
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

## Standards for Considering Variances

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

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All conditions triggering this variance are existing. This historic building, including the 2-story rear portion, first appeared on the Sanborn maps in 1889. The Carriage Trade property is a Key West institution that has evolved over time, creating distinctive features and conditions that contribute to the existing noncomplying size and dimension regulations for the zoning district.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

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The noncompliant setbacks, building coverage, impervious surface and open space issues have existed for decades. The variances requested are for existing noncompliant conditions which are not being increased, nor are any new noncompliant conditions being created.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

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Buildings evolve over time, and an important component of historic preservation indicates that those changes that have acquired historic significance in their own right should be retained and preserved.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

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The variances requested are to replace existing noncompliant elements that are necessary for the Owner to provide barrier free access into the building and maintain the existing features and function of this historic property.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

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The proposed design improves the existing noncompliant Building Coverage, Impervious Surface, and Open Space. No new noncompliant conditions are being created.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of these variances will allow the property to continue operating in the same capacity, while making the property easier to access, safer and more user friendly. The history of the Carriage Trade will be preserved and celebrated, and the property will continue to be a vital part of the historic district.

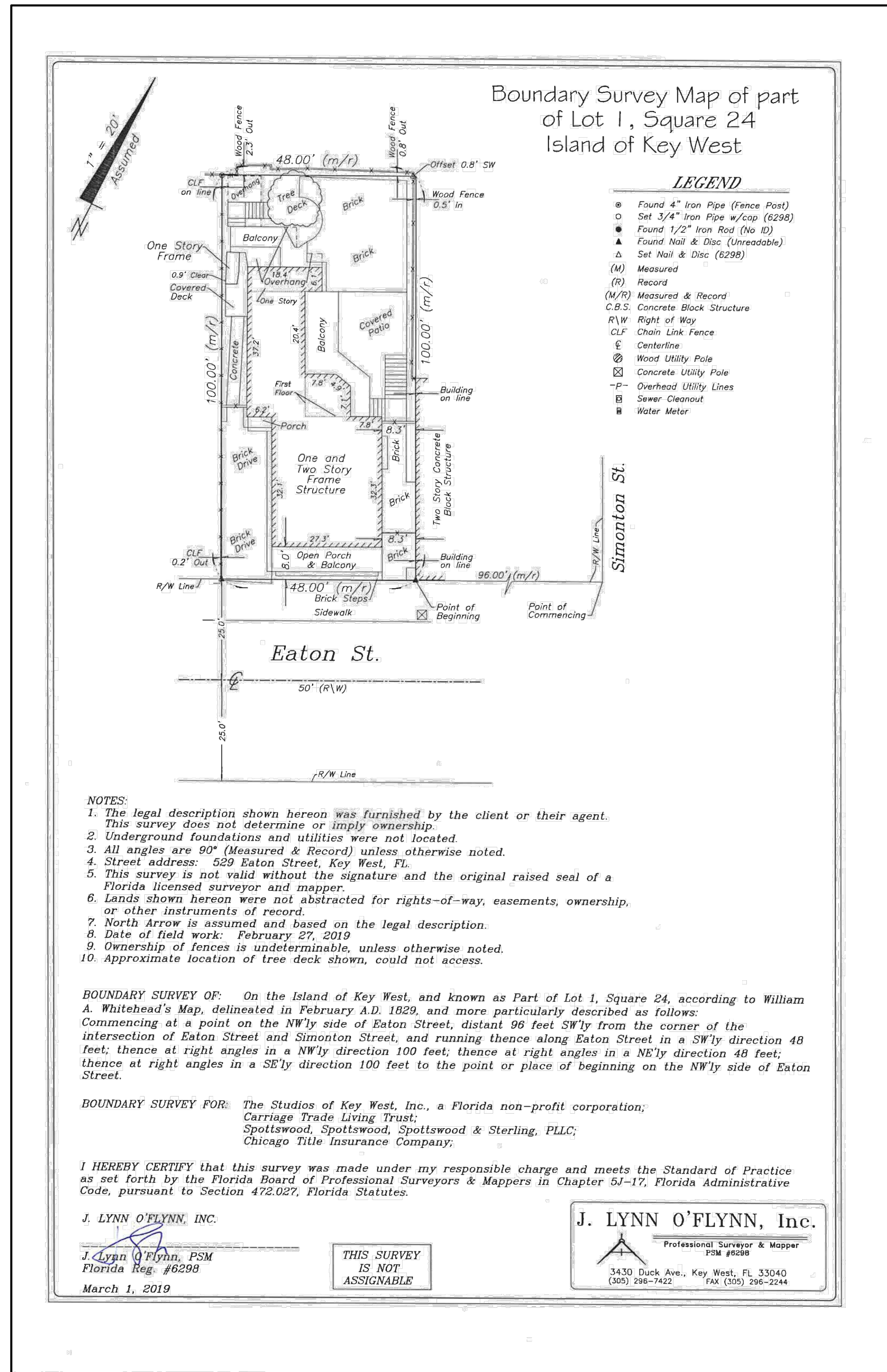
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

None are being cited.

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**Ukg' Rnc p**



**CARRIAGE TRADE  
ARTIST'S RESIDENCIES**  
CIRCA 1889  
**529 EATON STREET  
KEY WEST, FLORIDA**

**SHEET INDEX**

COVER	SURVEY, HISTORIC PHOTO, SHEET INDEX
C-1	SITE DATA AND SITE DATA DIAGRAM STORMWATER MANAGEMENT PLAN
A-1	EXISTING FIRST FLOOR PLAN
A-2	EXISTING SECOND FLOOR PLAN
A-3	PROPOSED FIRST FLOOR PLAN PROPOSED STAIR TO TREEHOUSE PROPOSED SECOND FLOOR PLAN PROPOSED LOFT PLAN
A-4	EXISTING AND PROPOSED FRONT ELEVATION EXISTING AND PROPOSED REAR ELEVATION
A-5	EXISTING AND PROPOSED EAST SIDE ELEVATION
A-6	EXISTING AND PROPOSED WEST SIDE ELEVATION

Improvements to  
The Carriage Trade Artist Residences  
**529 EATON STREET**  
Key West, FL 33040

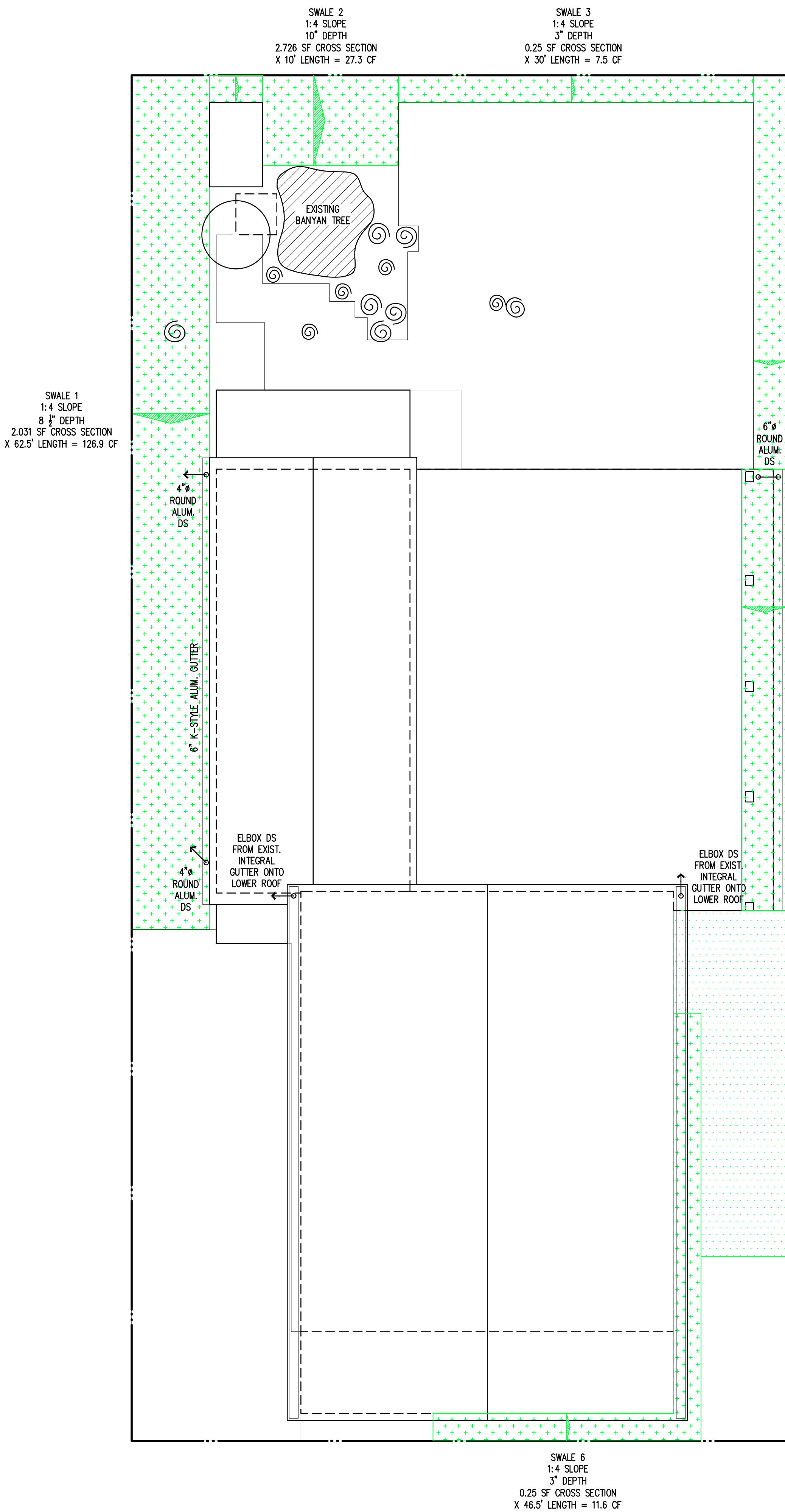
3801 Flagler Ave.  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com



Date 2.16.22

Project #

**COVER**



**STORM WATER RETENTION CALCULATIONS:**

SITE AREA = 4,800 SF X .0833 (1" RUNOFF) = 399.84 CF  
50% CREDIT FOR DRY SWALE = 199.92 CF RETENTION REQUIRED

206.0 CF PROPOSED

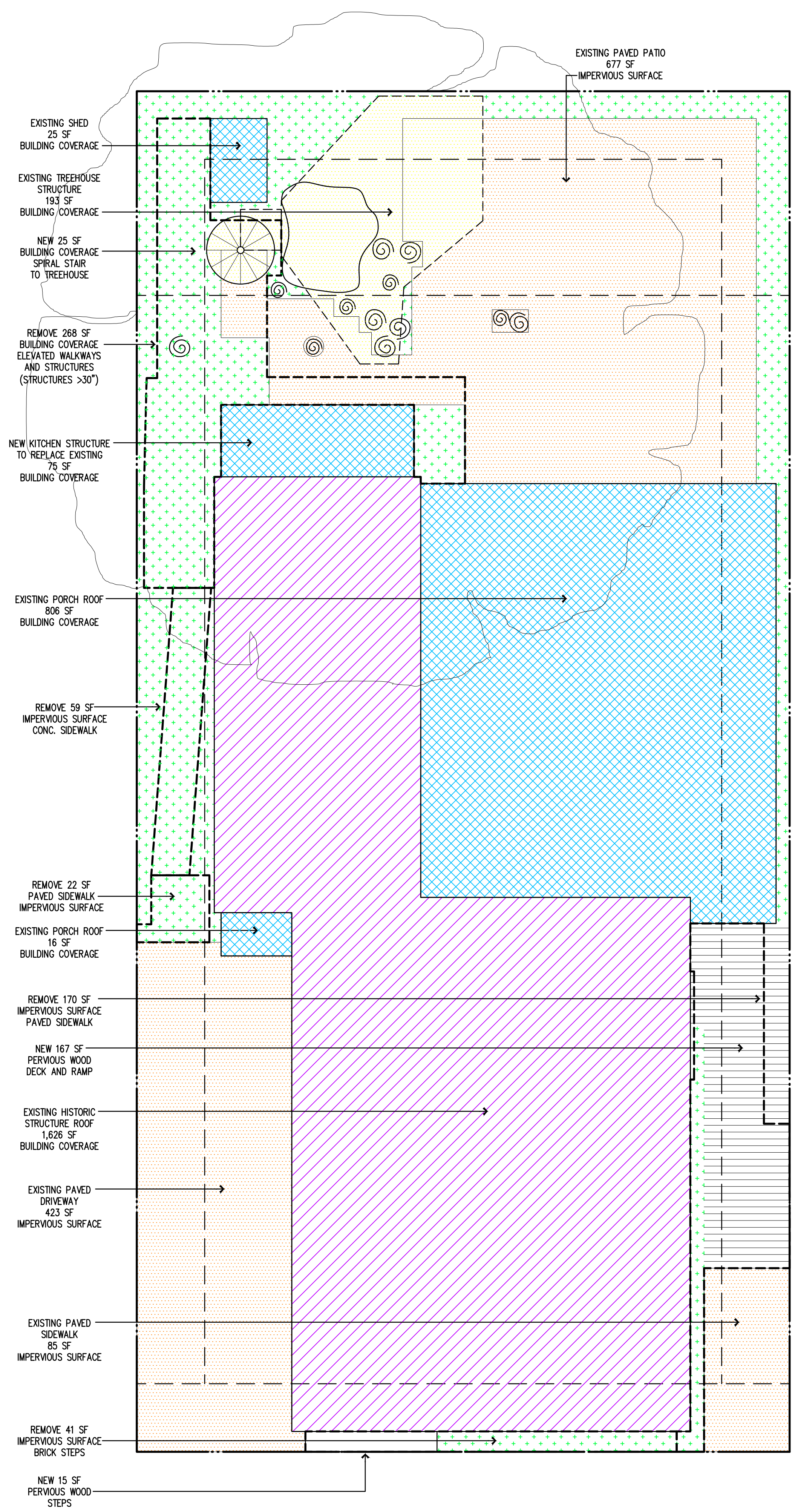
SWALE 1 =	126.9 CF
SWALE 2 =	27.3 CF
SWALE 3 =	7.5 CF
SWALE 4 =	10.9 CF
SWALE 5 =	21.8 CF
SWALE 6 =	11.6 CF

SWALE 4  
1:4 SLOPE  
3" DEPTH  
0.375 SF CROSS SECTION  
X 29' LENGTH = 10.9 CF

SWALE 5  
1:4 SLOPE  
5" DEPTH  
0.682 SF CROSS SECTION  
X 32' LENGTH = 21.8 CF

REPLACE 141 SF  
IMPERVIOUS SURFACE WITH  
NEW PERVIOUS SURFACE

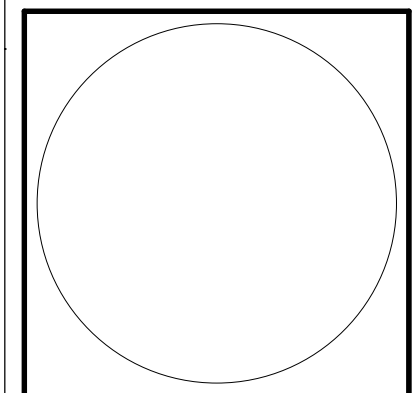
	SITE DATA		PROPOSED	
	ALLOWED	EXISTING	EXISTING	PROPOSED
BUILDING COVERAGE	2,400 SF MAX. (50%)	3,010 SF (62.7%)	2,767 SF (57.6%)	NEW REDUCTION 243 SF (5.1%)
IMPERVIOUS SURFACE	2,880 SF MAX. (60%)	4,442 SF (92.5%)	3,946 SF (82.2%)	NEW REDUCTION 496 SF (10.3%)
OPEN SPACE	1,680 SF MIN. (35%)	281 SF (5.9%)	634 SF (13.2%)	NEW INCREASE 353 SF (7.3%)
FRONT YARD	5'	1'-6" ±	UNCHANGED	
SIDE YARD	5'	6' WEST / 1' EAST	5'-8" WEST / 1' EAST	INCREASE 5'-2" WEST SIDE
REAR YARD	15'	19'-6"	22'-6"	INCREASE 3' REAR
BLDG. HEIGHT	35'	30'-8"	UNCHANGED	



SITE DATA DIAGRAM  
3/16"=1'-0"

STORMWATER MANAGEMENT PLAN  
3/16"=1'-0"

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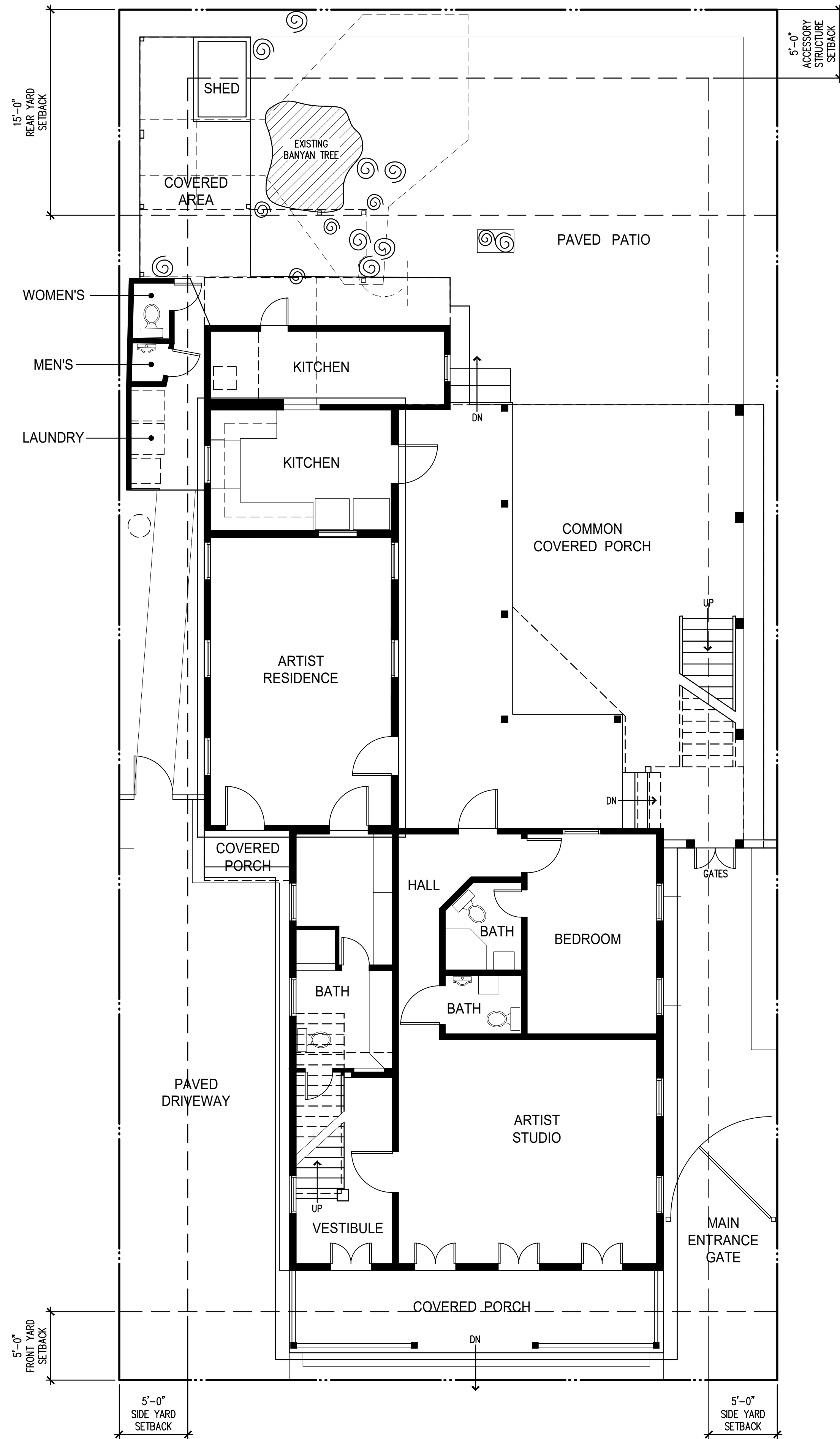
3801 Flagler Ave.  
Key West, Florida 33040  
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mstrattonarchitect@gmail.com



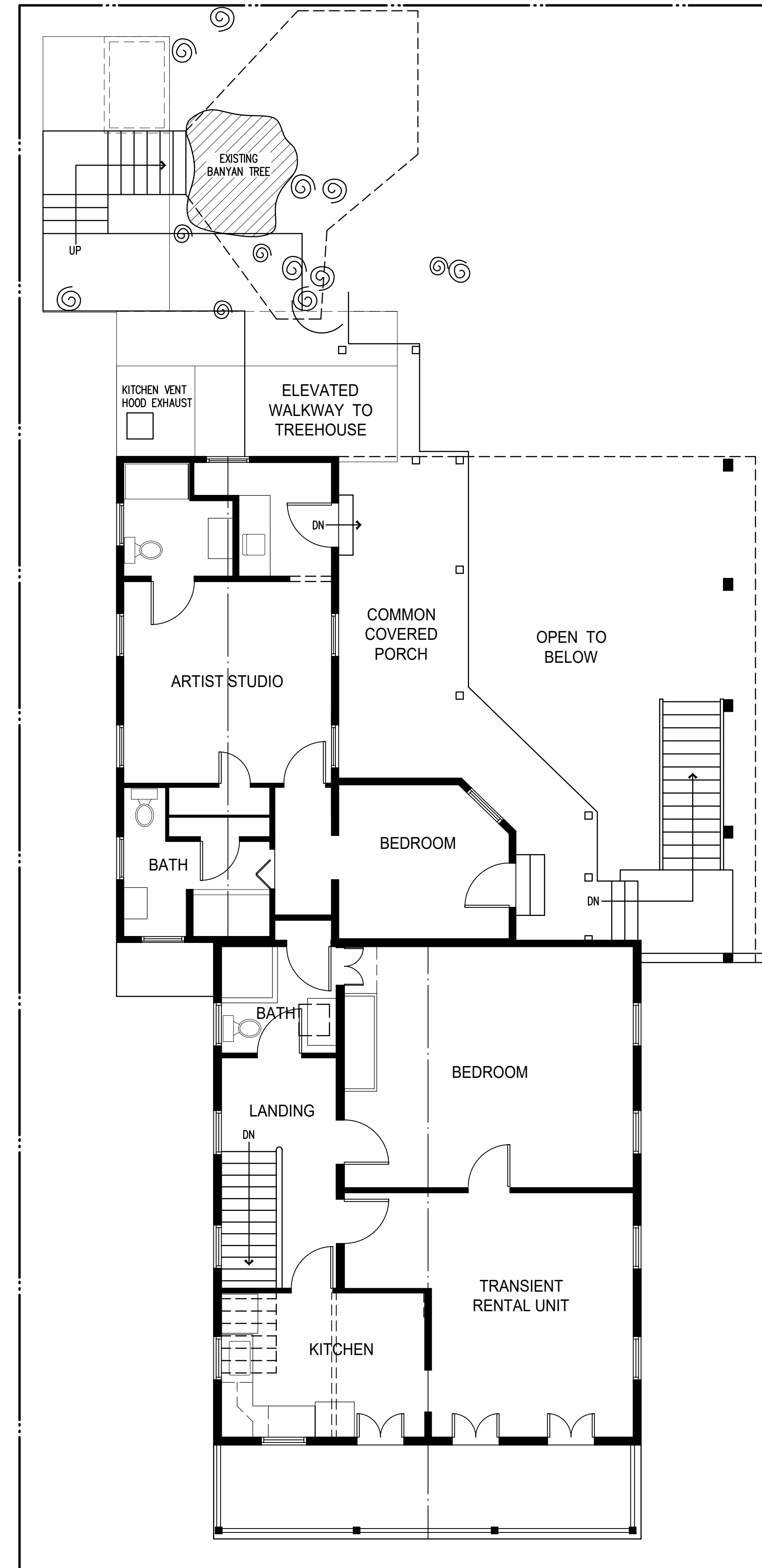
Date 2.16.22  
Project #

**C-1**



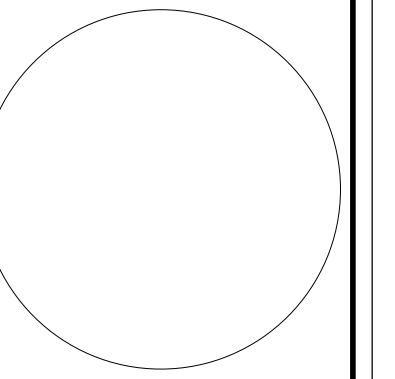


EXISTING FIRST FLOOR PLAN  
3/16"=1'-0"



EXISTING SECOND FLOOR PLAN  
3/16"=1'-0"

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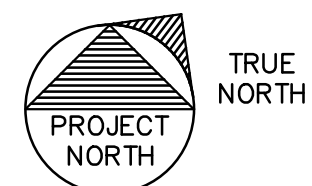
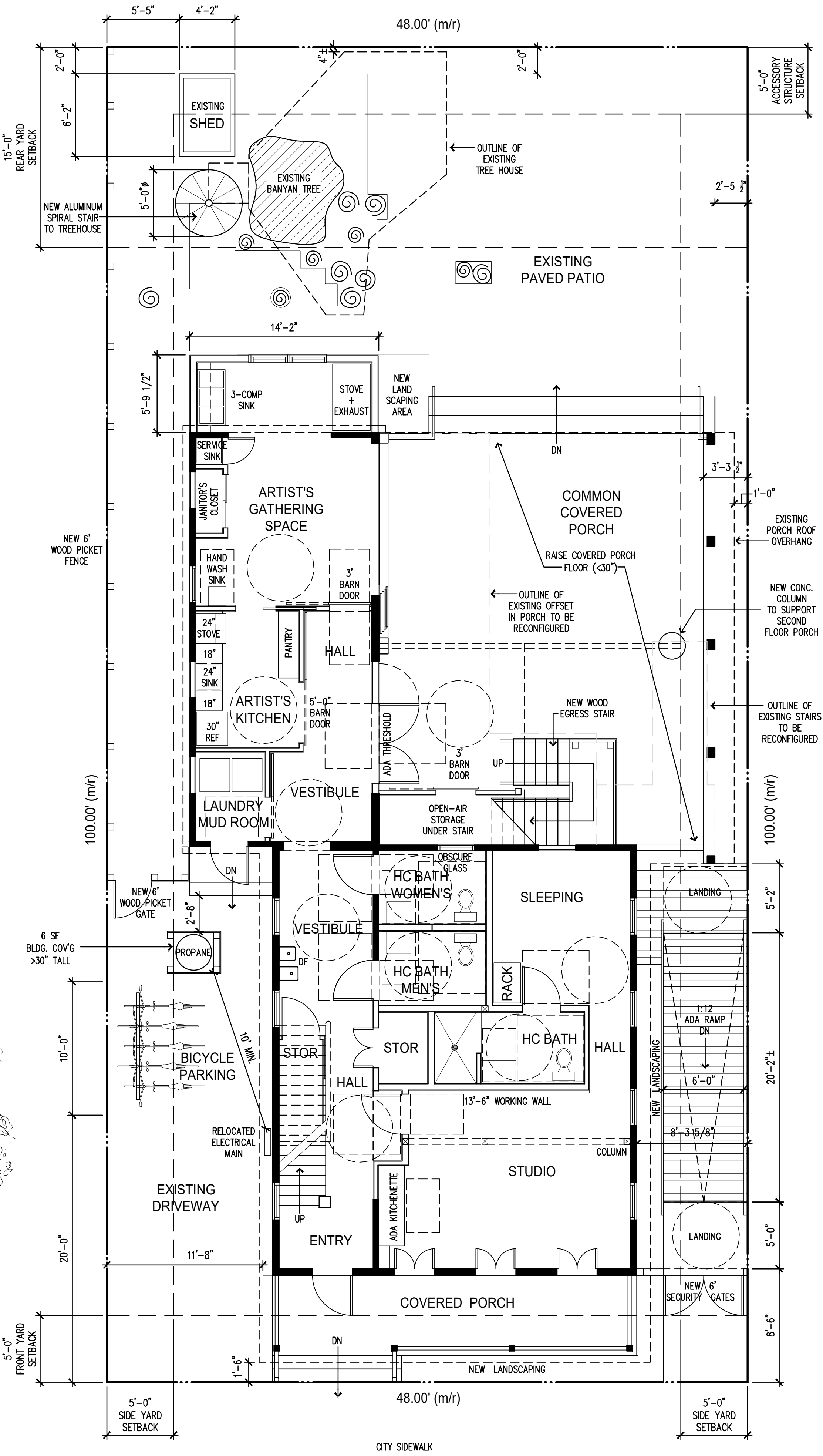
A-1



PHOTO OF BANYAN TREE IN REAR GARDEN



PROPOSED NEW ACCESS STAIR TO EXISTING TREE HOUSE  
3/16"=1'-0"



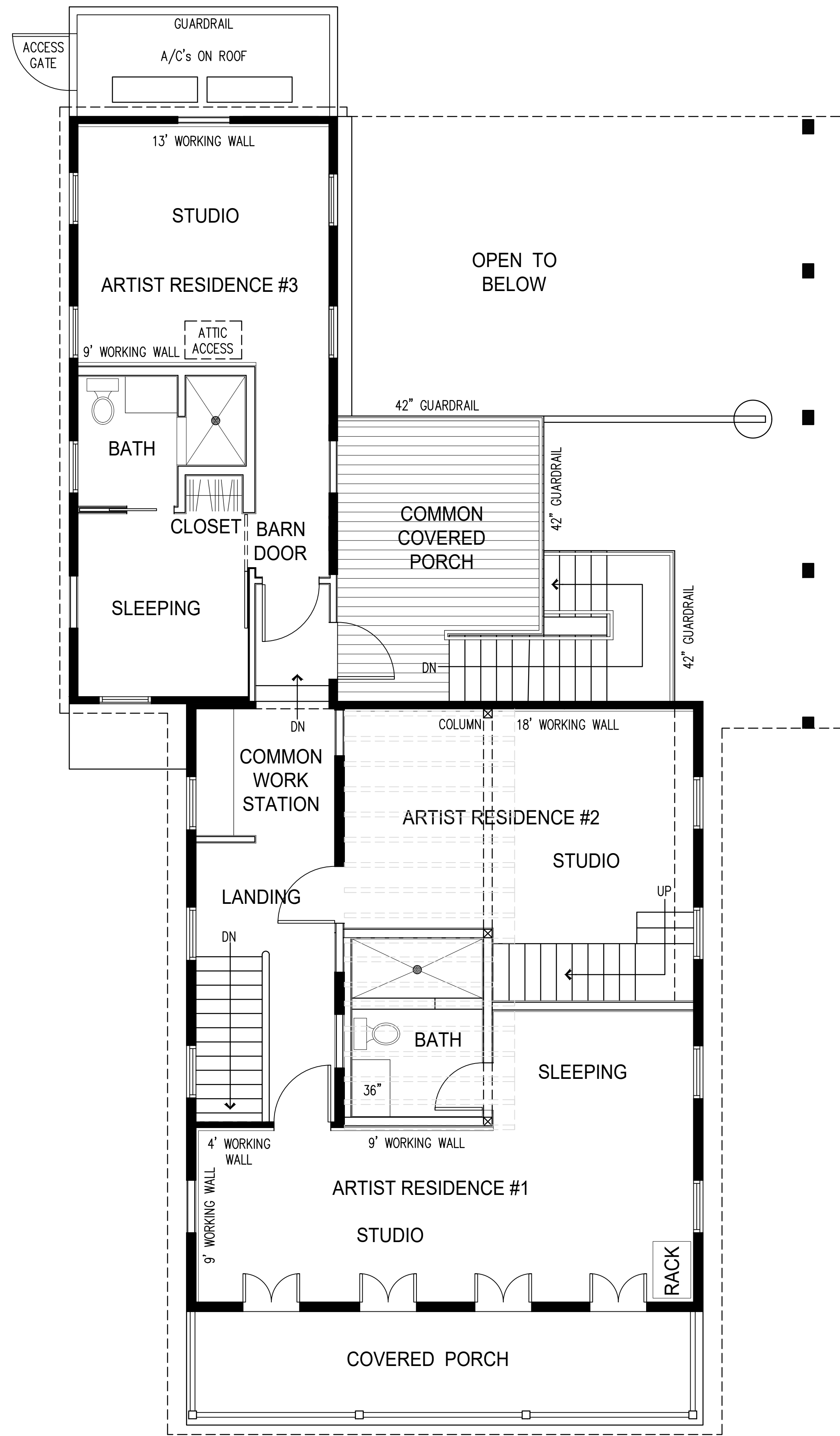
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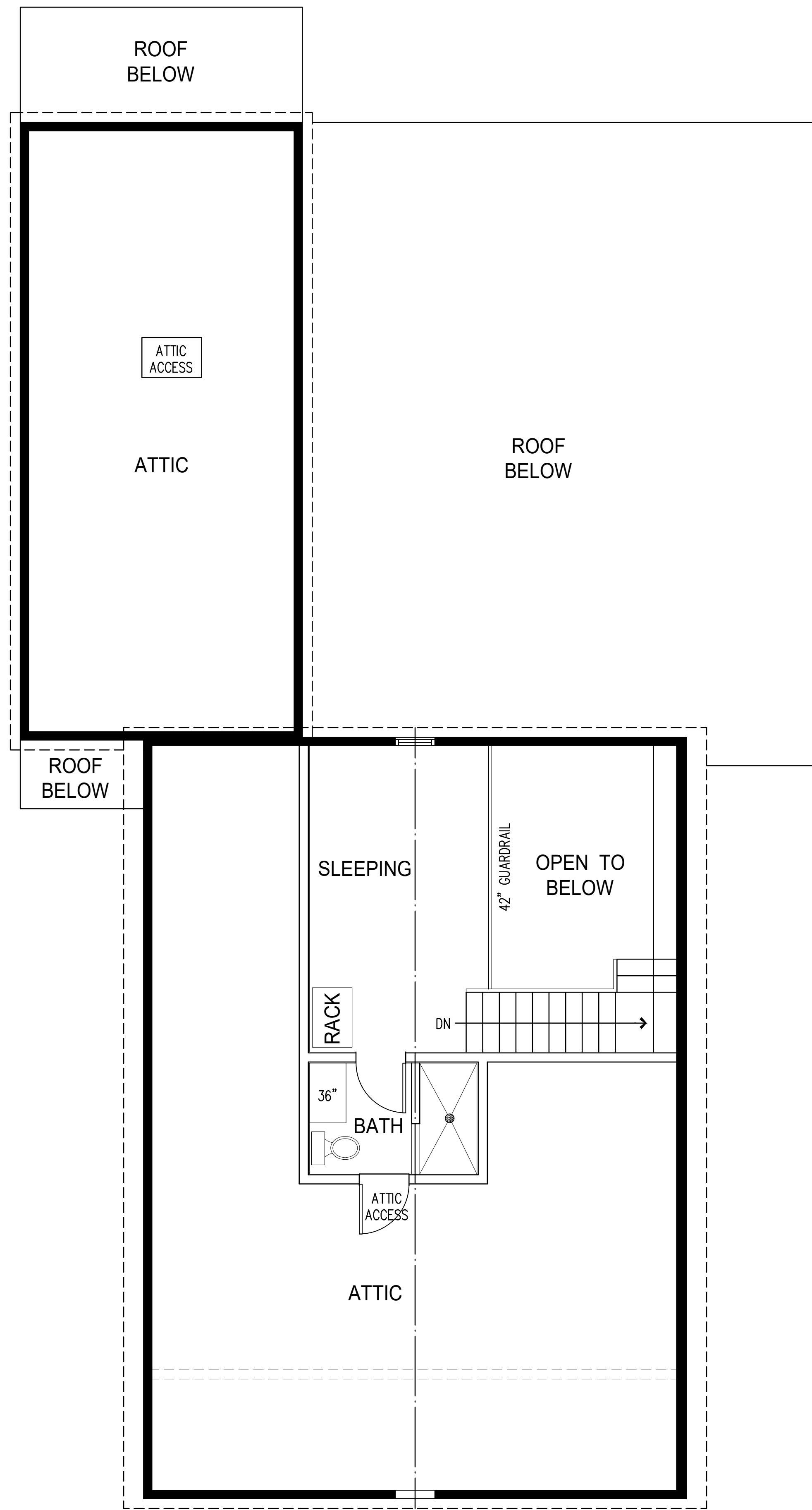


Date **2.16.22**  
 Project #

**A-2**



PROPOSED SECOND FLOOR PLAN  
1/4"=1'-0"



PROPOSED LOFT / ATTIC PLAN  
1/4"=1'-0"

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*M. Stratton*  
ARCHITECTURE

Date 2.16.22

Project #

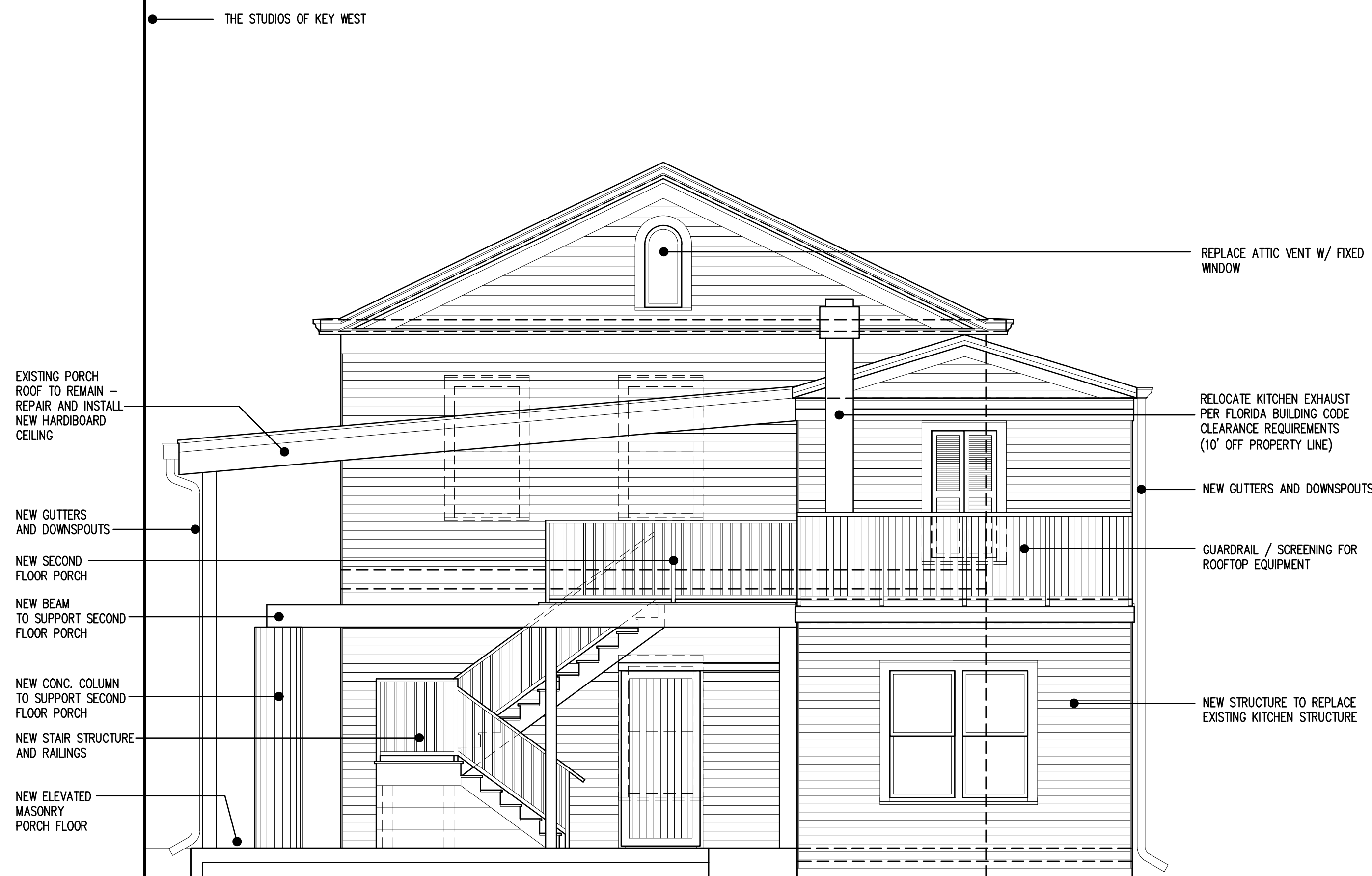
**A-3**



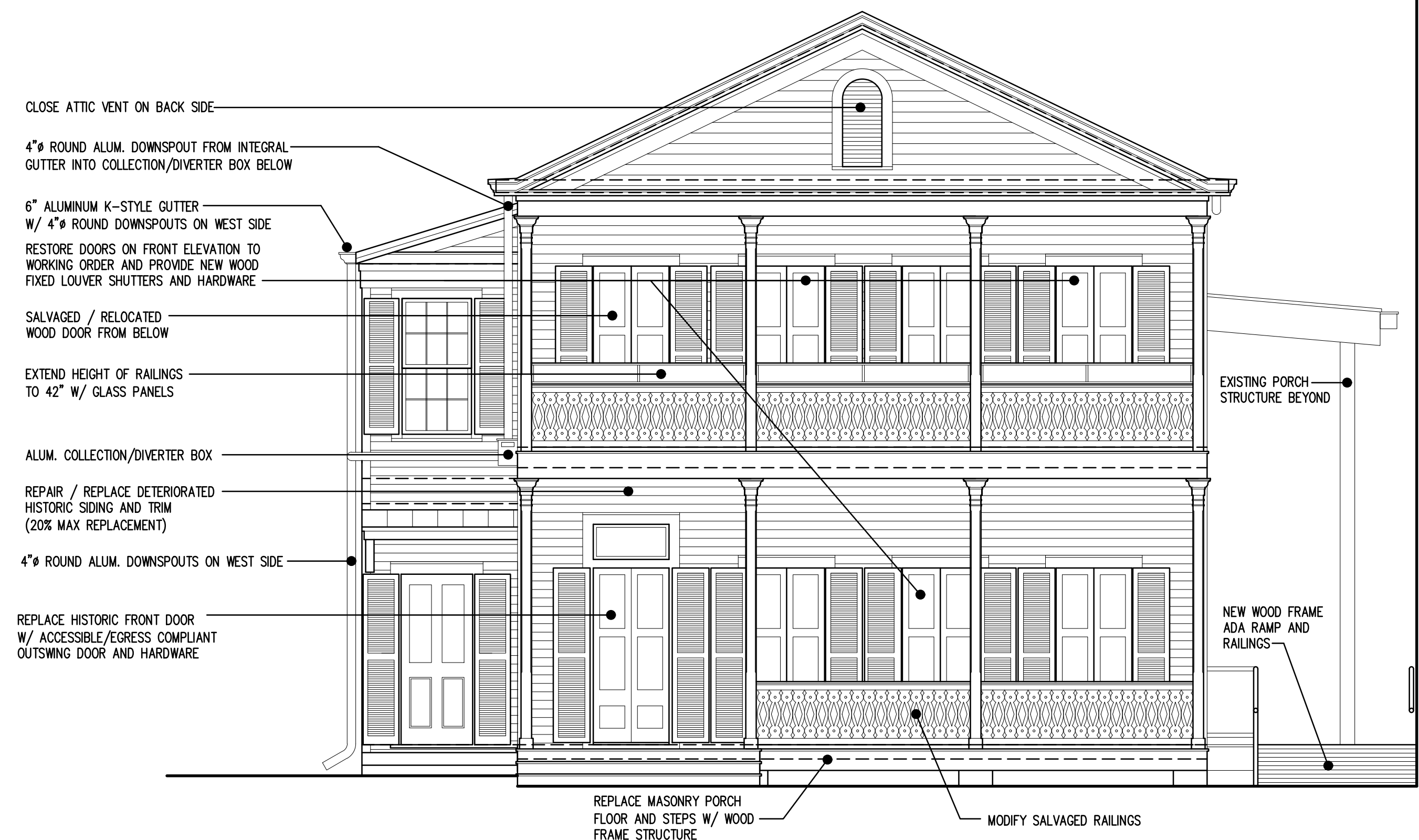
EXISTING REAR (NORTH) ELEVATION  
1/4"=1'-0"



EXISTING FRONT (SOUTH) ELEVATION  
1/4"=1'-0"



PROPOSED REAR (NORTH) ELEVATION  
1/4"=1'-0"



PROPOSED FRONT (SOUTH) ELEVATION  
1/4"=1'-0"

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*M. Stratton*  
ARCHITECTURE

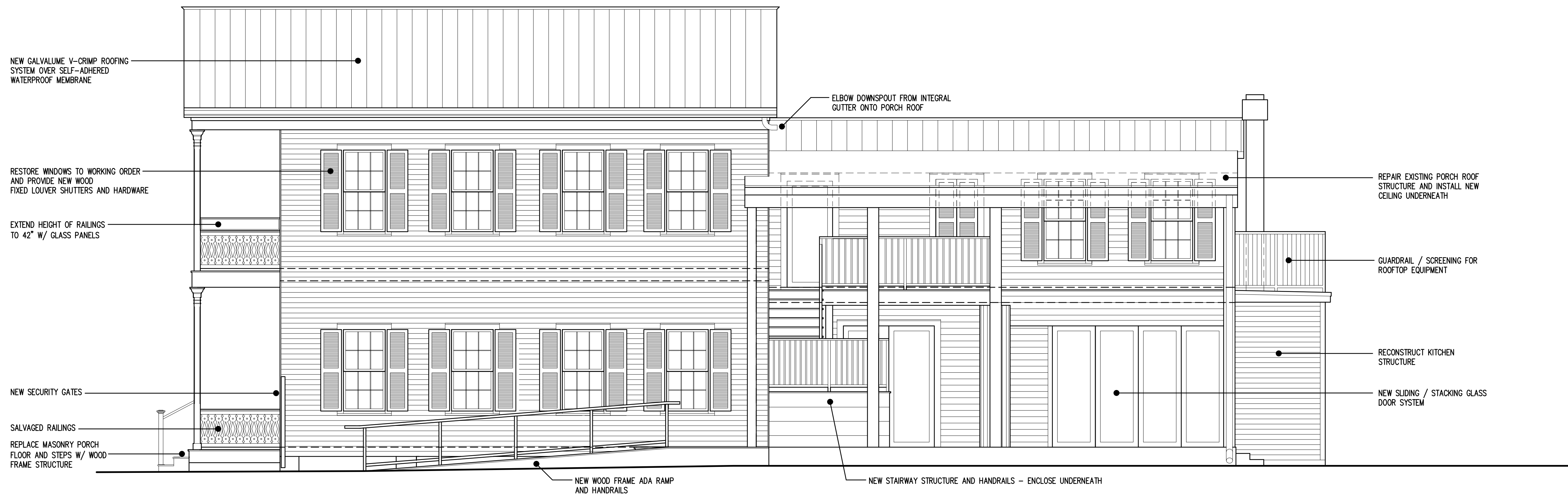
Date 2.16.22

Project #

A-4

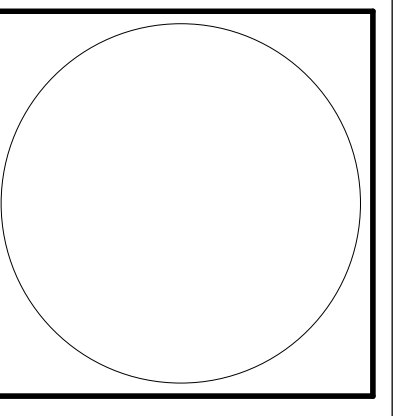


EXISTING EAST SIDE ELEVATION  
1/4"=1'-0"

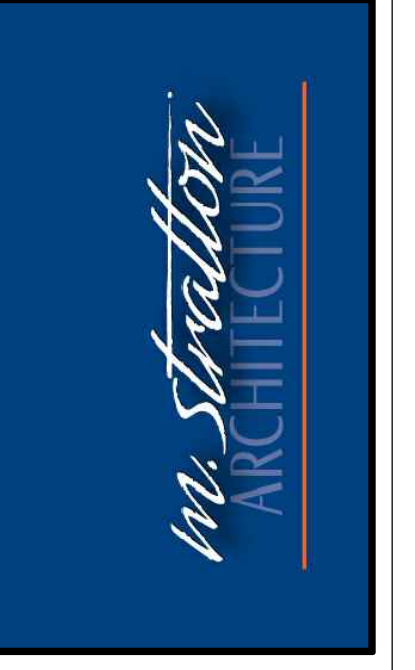


PROPOSED EAST SIDE ELEVATION  
1/4"=1'-0"

Improvements to  
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Date 2.16.22  
Project #

**A-5**



EXISTING WEST SIDE ELEVATION  
1/4"=1'-0"



PROPOSED WEST SIDE ELEVATION  
1/4"=1'-0"

Improvements to  
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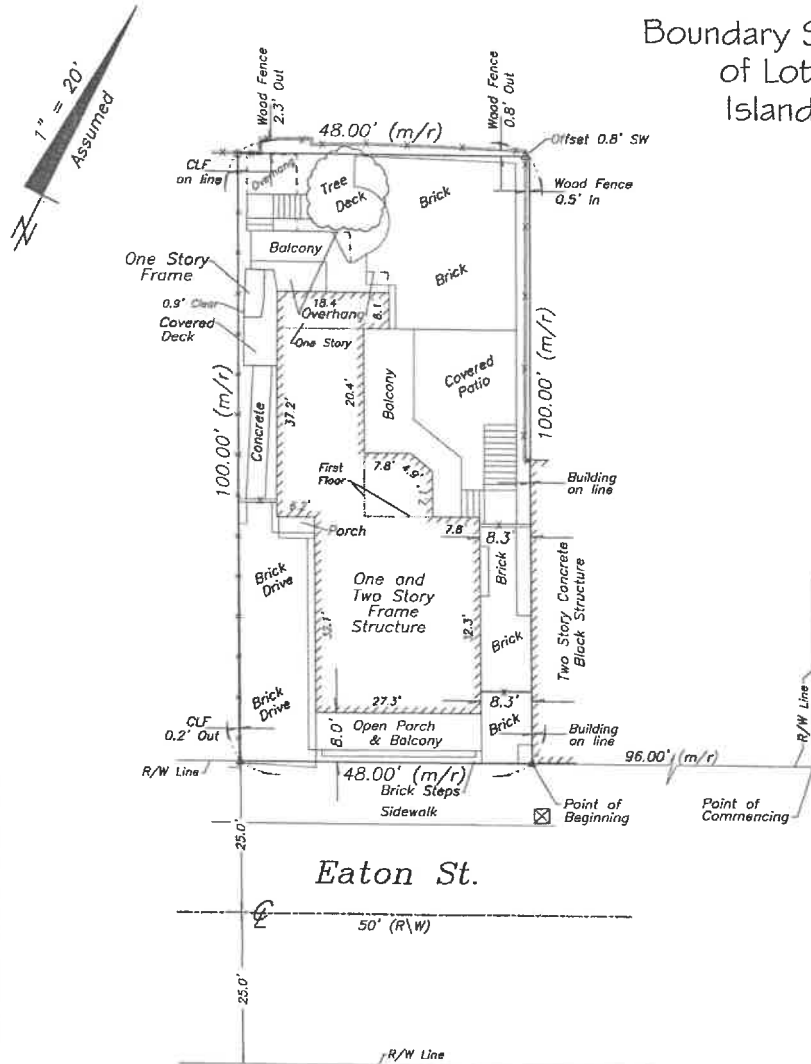


Date 2.16.22  
Project #

**A-6**

# **Boundary Survey**

# Boundary Survey Map of part of Lot 1, Square 24 Island of Key West



### LEGEND

- Found 4" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- △ Set 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
- ⊠ Sewer Cleanout
- ⊠ Water Meter

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 529 Eaton 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. Date of field work: February 27, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Approximate location of tree deck shown, could not access.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows: Commencing at a point on the NW'y side of Eaton Street, distant 96 feet SW'y from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'y direction 48 feet; thence at right angles in a NW'y direction 100 feet; thence at right angles in a NE'y direction 48 feet; thence at right angles in a SE'y direction 100 feet to the point or place of beginning on the NW'y side of Eaton Street.

**BOUNDARY SURVEY FOR:** The Studios of Key West, Inc., a Florida non-profit corporation;  
Carriage Trade Living Trust;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

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

March 1, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #5288

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244



# **Property Record Card**

**Disclaimer**

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

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

**Summary**

Parcel ID 00004140-000000  
 Account# 1004308  
 Property ID 1004308  
 Millage Group 10KW  
 Location 529 EATON St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 24 E647-675 OR45-1/4 OR49-213/16 OR96-421/30 OR756-857  
 Description OR756-101/02 OR936-1325/26 OR1066-2241/42 OR2437-655/56 OR2958-1208  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32040  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[STUDIOS OF KEY WEST INC](#)

533 Eaton St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$399,597	\$422,431	\$422,431	\$406,334
+ Market Misc Value	\$2,964	\$2,964	\$2,975	\$2,986
+ Market Land Value	\$1,267,200	\$982,080	\$839,040	\$820,800
= Just Market Value	\$1,669,761	\$1,407,475	\$1,264,446	\$1,230,120
= Total Assessed Value	\$1,548,222	\$1,407,475	\$1,264,446	\$1,230,120
- School Exempt Value	(\$834,881)	(\$703,738)	\$0	\$0
= School Taxable Value	\$834,880	\$703,737	\$1,264,446	\$1,230,120

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,800.00	Square Foot	48	100

**Buildings**

Building ID	39287	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1938
Building Type	APTS-B / 03B	EffectiveYearBuilt	1998
Gross Sq Ft	5160	Foundation	
Finished Sq Ft	2704	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	EXCELLENT	Flooring Type	
Perimeter	404	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	30	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,020	0	0
FLA	FLOOR LIV AREA	2,704	2,704	0
OPF	OP PRCH FIN LL	180	0	0
PTO	PATIO	221	0	0
PDO	PATIO DIN OPEN	566	0	0
PDE	PTO DIN ENCL	469	0	0

TOTAL	5,160	2,704	0
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### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	2
WROUGHT IRON	1984	1985	1	48 SF	2
TILE PATIO	1987	1988	1	462 SF	4

### Exemptions

Exemption	Amount
09-A NON-PROFIT 196.196	\$100.00

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2019	\$1,800,000	Warranty Deed	2215030	2958	1208	30 - Unqualified	Improved
10/22/2009	\$0	Warranty Deed		2437	655	30 - Unqualified	Improved
9/1/1988	\$75,000	Warranty Deed		1066	2241	U - Unqualified	Improved

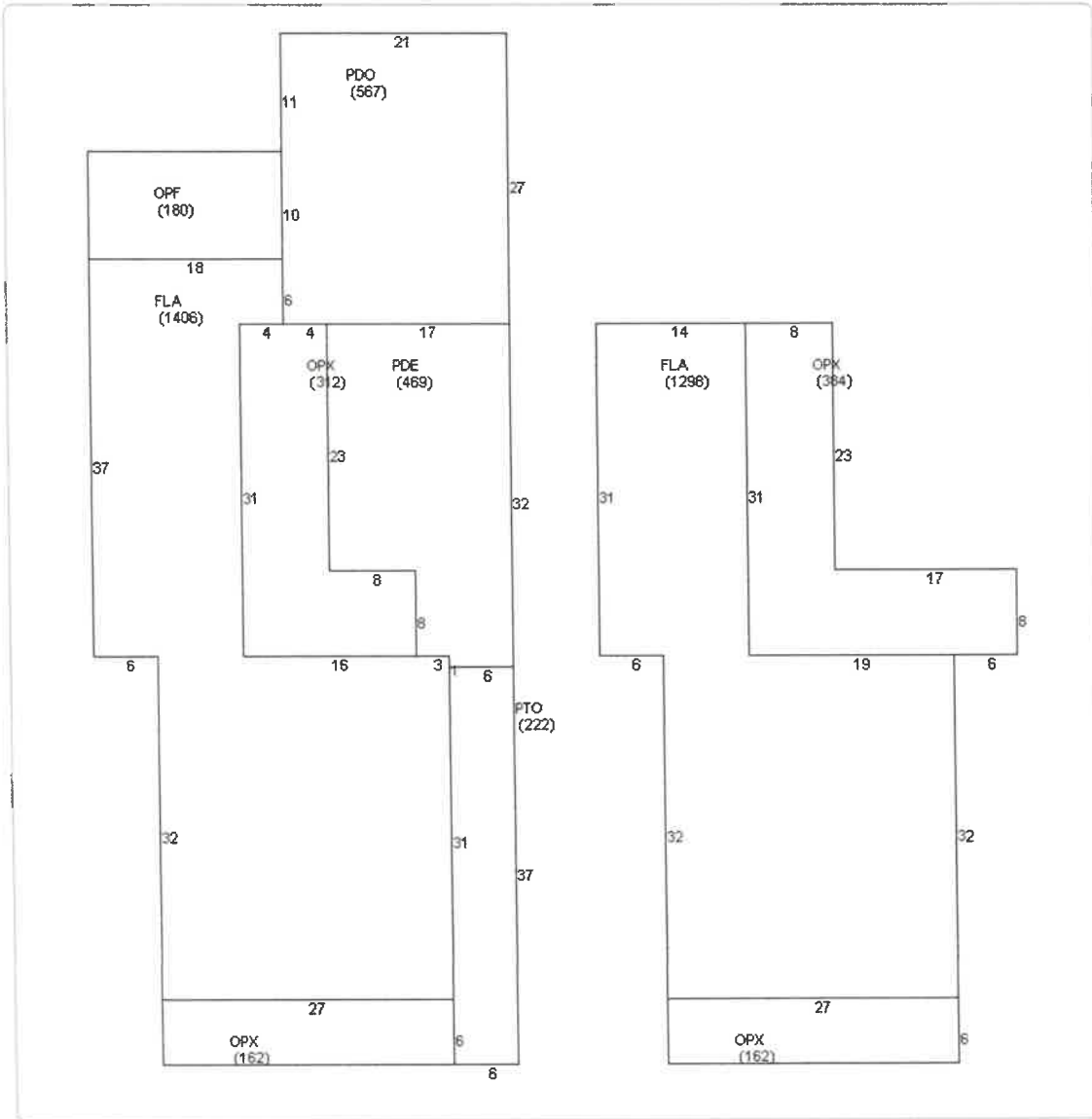
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9903044	12/1/1999	12/16/1999	\$1,450		ELECTRICAL
9903044	9/29/1999	11/3/1999	\$1,450		INTERIOR REMODELING
9903083	9/9/1999	11/3/1999	\$975		FASTEN TREE PLATFORM

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

### 2021 Notices Only

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[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 2/17/2022, 9:33:09 AM

Version 2.3.177

Developed by  
 Schneider  
GEO SPATIAL

# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JOHN E. DOBBS as  
*Please Print Name of person with authority to execute documents on behalf of entity*

EXECUTIVE DIRECTOR of THE STUDIOS OF KEY WEST, INC.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize MATTHEW STRATTON  
*Please Print Name of Representative*

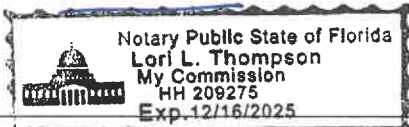
to be the representative for this application and act on my/our behalf before the City of Key West.

*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 2/17/22  
*Date*

by JOHN E. DOBBS  
*Name of person with authority to execute documents on behalf of entity owner*

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



*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# **Verification Form**





**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, JOHN E. DOBBS as  
*Please Print Name of person with authority to execute documents on behalf of entity*

EXECUTIVE DIRECTOR of THE STUDIOS OF KEY WEST, INC.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize MATTHEW STRATTON  
*Please Print Name of Representative*

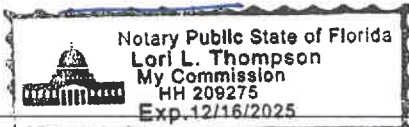
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He/She is personally known to me or has presented \_\_\_\_\_ as identification.



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*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

**Deed**

Doc# 2215030 04/11/2019 9:13AM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

04/11/2019 9:13AM  
DEED DOC STAMP CL: Brit \$12,600.00

Prepared by and return to:  
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 160-19.00044 RM  
Will Call No.:

\$1,800,000.00

Doc# 2215030  
Bk# 2958 Pg# 1208

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2019 between Dr. Joseph E. O'Lear, Individually and as Successor Trustee of the The Carriage Trade Living Trust dated October 22, 2009 whose post office address is 1631 Laird Street, Key West, FL 33040, grantor, and The Studios of Key West, Inc., a Florida not for profit corporation whose post office address is 533 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:**

**Commencing at a point on the NW'ly side of Eaton Street, distant 96 feet SW'ly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'ly direction 48 feet; thence at right angles in a NW'ly direction 100 feet; thence at right angles in a NE'ly direction 48 feet; thence at right angles in a SE'ly direction 100 feet to the point or place of beginning on the NW'ly side of Eaton Street.**

**Parcel Identification Number: 00004140-000000**

**Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

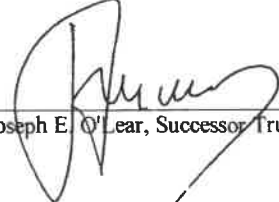
**To Have and to Hold**, the same in fee simple forever.


**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Gregor D. Davila

  
Joseph E. O'Lear, Successor Trustee

  
Witness Name: HEIDI DAVILA

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2019 by Joseph E. O'Lear, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



HEIDI E. DAVILA  
MY COMMISSION # GG 010372  
EXPIRES: November 11, 2020  
Bonded thru Budget Notary Services

  
Notary Public

Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2020

MONROE COUNTY  
OFFICIAL RECORDS