

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: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 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: 1021 Packer St, Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00031160-000000

Property located within the Historic District. Yes No

APPLICANT:

Owner

Authorized Representative

Name: Chris Copeland

Mailing Address: 124 Myrtle Rd

City: Woodstock

State: GA Zip: 30189

Home/Mobile

Phone:

770-365-4959

Office:

Fax:

Email: ccopeland@aomcopy.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Home/Mobile

Phone:

Office: _____

Fax: _____

Description of Proposed Construction, Development, and Use: Residential Pool, Pool Deck and Equipment

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

Minimum open space - Required 35% - Proposed 20.17%

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? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

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	HMDR			
Flood Zone	AE6			
Size of Site	4,140.82 SQ.FT.			
Height	N/A	N/A	N/A	NO
Front Setback	10 FT (Accessory)	62.6 FT	NO CHANGE	NO
Side Setback	5 FT (Accessory)	0.0 FT	5.0 FT	NO
Side Setback	5 FT (Accessory)	5.0 FT	5.0 FT	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	5 FT (Accessory)	5.0 FT	5.0 FT	NO
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	40%	51.51%	NO CHANGE	NO
Impervious Surface	60%	69.72%	67.40%	NO
Parking	2	2	NO CHANGE	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35.0%	27.39%	20.17%	YES
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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.

Existing building and accessory structure were built on a small parcel with several additions and alterations covering over half of the land in addition to two off-street parking spaces covered by brick (very narrow street) permitted in 1993 a small rear yard is left for outdoor living with very little of what can be altered to improve the historic nonconformities

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

Home was constructed in 1938. Current owner purchased the property as it is now in 2021. Special conditions do not result from the action or negligence of the applicant.

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.

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due to historic nature of the development.

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.

The current property does not comply with existing applicable zoning code requirements.

Hardship exists due to medical reasons. We are moving to Key West as full time residents due to the climate.

My wife has severe rheumatoid arthritis and is in pain during the winter months in Atlanta GA.

And having pool will provide a significant relief to her and improve quality of life.

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.

Only minimum variances are being requested. Proposed small pool and pool equipment are located inside of 5ft setbacks (no setback variance is needed). Open wood frame pool deck is proposed to improve the drainage conditions with storm water swale located under it.

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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

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.

Existing non-conforming uses of the property (if any) do not present any effects on this variance application.

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."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Variance Information sheet

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

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Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the
City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

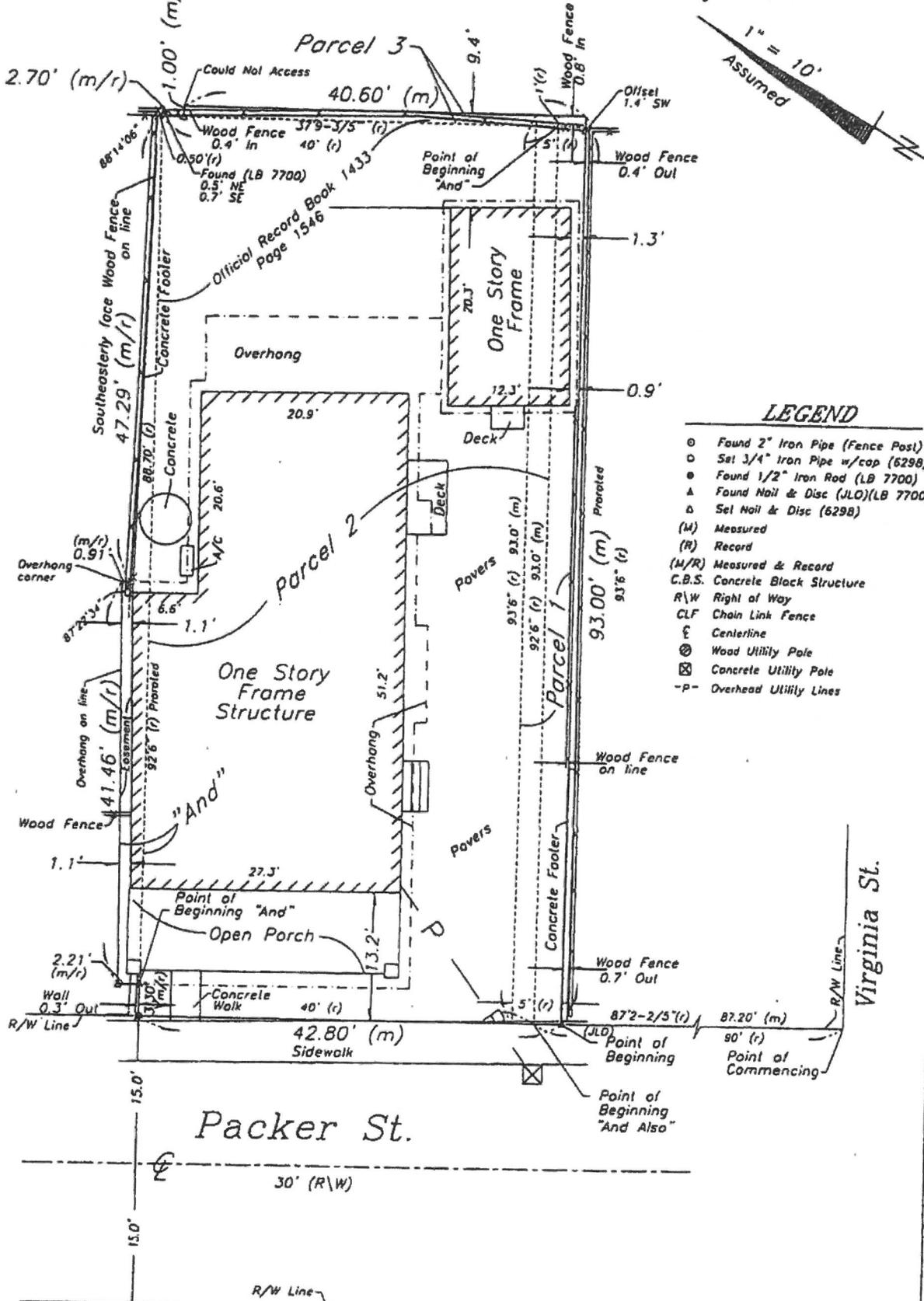
Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.

Boundary Survey

Boundary Survey Map of part of Square 2, Tract 13, of G.G. Watson's Subdivision, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (LB 7700)
- ▲ Found Nail & Disc (JLO)(LB 7700)
- △ 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

NOTE:
This Survey Map is not full
and complete without the
attached Survey Report.

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PDX #0298

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

Boundary Survey Report of part of Square 2, Tract 13, of
G.G. Watson's Subdivision, Island of Key West

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: 1021 Packer 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 16, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Parcel 1: Commencing Eighty Seven (87) feet and two and two fifths inches from the corner of Virginia and Packer Streets, and running along Packer Street Northwesterly five feet; and extending back at right angles Northeastly Ninety-three feet and six inches; and Southeastly five feet at a right angle, and Southwesterly Ninety-three feet and six inches to the place of beginning.

AND ALSO:

Parcel 2: On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D., 1829, as a Part of Tract Thirteen (13), but now better known according to Geo. G. Watson's Subdivision of part of said Tract Thirteen as part of Lots Eight and Ten (8 & 10) of Square (2) of said Tract Thirteen (13) as recorded in Book "I" of Deeds, on page 209, of Monroe County, Florida, Records, Commencing at a point Ninety (90) feet from the corner of Packer and Virginia Streets and running thence in a Northwesterly direction along Packer Street Forty (40) feet; thence at right angles in a Northeastly direction Ninety Two (92) feet and six (6) inches; thence at right angles in a Southeastly direction Forty (40) feet; thence at right angles in a Southwesterly direction Ninety two (92) feet and six (6) inches to the point of beginning.

AND

Parcel 3: Part of Lot 10, Square 2, "GEO. G. WATSON'S SUBDIVISION," Deed Book "I" page 209, Public Records of Monroe County, Florida, more particularly described by metes and bounds as: From the NE'y corner of Packer and Virginia Streets go NW'y 90 feet along the E'y side of Packer Street, thence at right angles and NE'y 92 feet, 6 inches, to a point which point is the point of beginning of the parcel herein conveyed. From the point of beginning continue 1 foot along the same NE'y course; thence at right angles and in a NW'y direction go 37 feet, 9 3/5 inches; thence at right angles and in a SW'y direction go 1 foot; thence at right angles in a SE'y direction go 37 feet, 9 3/5 inches to the point of beginning.

AND

A parcel of land on the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D., 1829, as a Part of Tract Thirteen (13), but now better known according to Geo. G. Watson's Subdivision of part of said Tract Thirteen (13), as part of Lot Eight (8), of Square Two (2) of said Tract Thirteen (13) as recorded in Deed Book "I", at Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Virginia Street with the Northeastly right of way line of Packer Street and run thence Northwesterly along the Northeastly right of way line of the said Packer Street for a distance of 130.00 feet to the Northwesterly boundary line of the lands described in Official Record Book 1433 at Page 1546, as recorded in the Public Records of Monroe County, Florida; thence Northeastly and at right angles along the Northwesterly boundary line of said lands for a distance of 3.30 feet to the Southwesterly face of an existing overhang on a One Story Frame structure, said point also being the Point of Beginning; thence continue Northeastly along the previously described course for a distance of 88.70 feet; thence Northwesterly and at right angles for a distance of 0.50 feet to the Southeastly face of an existing wood fence; thence Southwesterly with a deflection angle of 88°14'06" to the left and along the Southeastly face of said wood fence for a distance of 47.29 feet to the Northeastly face of said overhang; thence Northwesterly with a deflection angle of 87°22'34" to the right and along the said overhang for a distance of 0.91 feet; thence Southwesterly and at right angles along the Northwesterly face of said overhang for a distance of 41.46 feet; thence Southeastly and at right angles along the Southwesterly face of said overhang for a distance of 2.21 feet back to the Point of Beginning, containing 163 square feet, more or less.

BOUNDARY SURVEY FOR: Chris Copeland; First Horizon Bank;
Westcoast Land Title; Florida Hometown Title & Escrow, LLC;

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

February 25, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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 00031160-000000
 Account# 1031941
 Property ID 1031941
 Millage Group 10KW
 Location 1021 PACKER St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 PT LOTS 8 AND 10 SQR 2 TR 13 A1-310 G34-357/58
 Description OR606-692/93 OR774-1248 OR714-1083 OR1183-2156/57 OR1269-1296/98
 OR1276-1752/55 OR1278-2397/99 OR1430-2127/28 OR1433-1544/46 OR2726-129
 OR2769-1613/15 OR2845-1723/24 OR3071-1708 OR3087-2380
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

COPELAND CHRIS
 124 Myrtle Rd
 Woodstock GA 30189

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$69,295	\$58,708	\$59,670	\$60,633
+ Market Misc Value	\$1,152	\$1,205	\$1,257	\$1,310
+ Market Land Value	\$503,452	\$499,049	\$493,026	\$493,026
= Just Market Value	\$573,899	\$558,962	\$553,953	\$554,969
= Total Assessed Value	\$573,899	\$558,962	\$553,953	\$554,969
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$573,899	\$558,962	\$553,953	\$554,969

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,084.00	Square Foot	42	93

Buildings

Building ID 2431
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2022
 Finished Sq Ft 1395
 Stories 1 Floor
 Condition POOR
 Perimeter 172
 Functional Obs 50
 Economic Obs 0
 Depreciation % 27
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1938
 EffectiveYearBuilt 2001
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	72	0	34
FLA	FLOOR LIV AREA	1,395	1,395	172
OPF	OP PRCH FIN LL	207	0	102
PTO	PATIO	348	0	110
TOTAL		2,022	1,395	418

Building ID	5686
Style	1 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	252
Finished Sq Ft	240
Stories	1 Floor
Condition	POOR
Perimeter	64
Functional Obs	0
Economic Obs	100
Depreciation %	32
Interior Walls	WALL BD/WD WAL

Exterior Walls	WD FRAME
Year Built	1904
EffectiveYearBuilt	1996
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	240	240	0
OPU	OP PR UNFIN LL	12	0	0
TOTAL		252	240	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1992	1993	1	276 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/2/2021	\$675,000	Warranty Deed	2312762	3087	2380	01 - Qualified	Improved
1/27/2020	\$40,000	Quit Claim Deed	2301344	3071	1708	11 - Unqualified	Improved
3/16/2017	\$535,000	Warranty Deed	2115980	2845	1723	36 - Unqualified	Improved
11/13/2015	\$588,400	Certificate of Title		2769	1613	12 - Unqualified	Improved
10/1/1993	\$145,000	Warranty Deed		1278	2397	M - Unqualified	Improved
9/1/1991	\$1	Warranty Deed		1183	2156	M - Unqualified	Improved
10/1/1978	\$40	Warranty Deed		714	1083	U - Unqualified	Improved

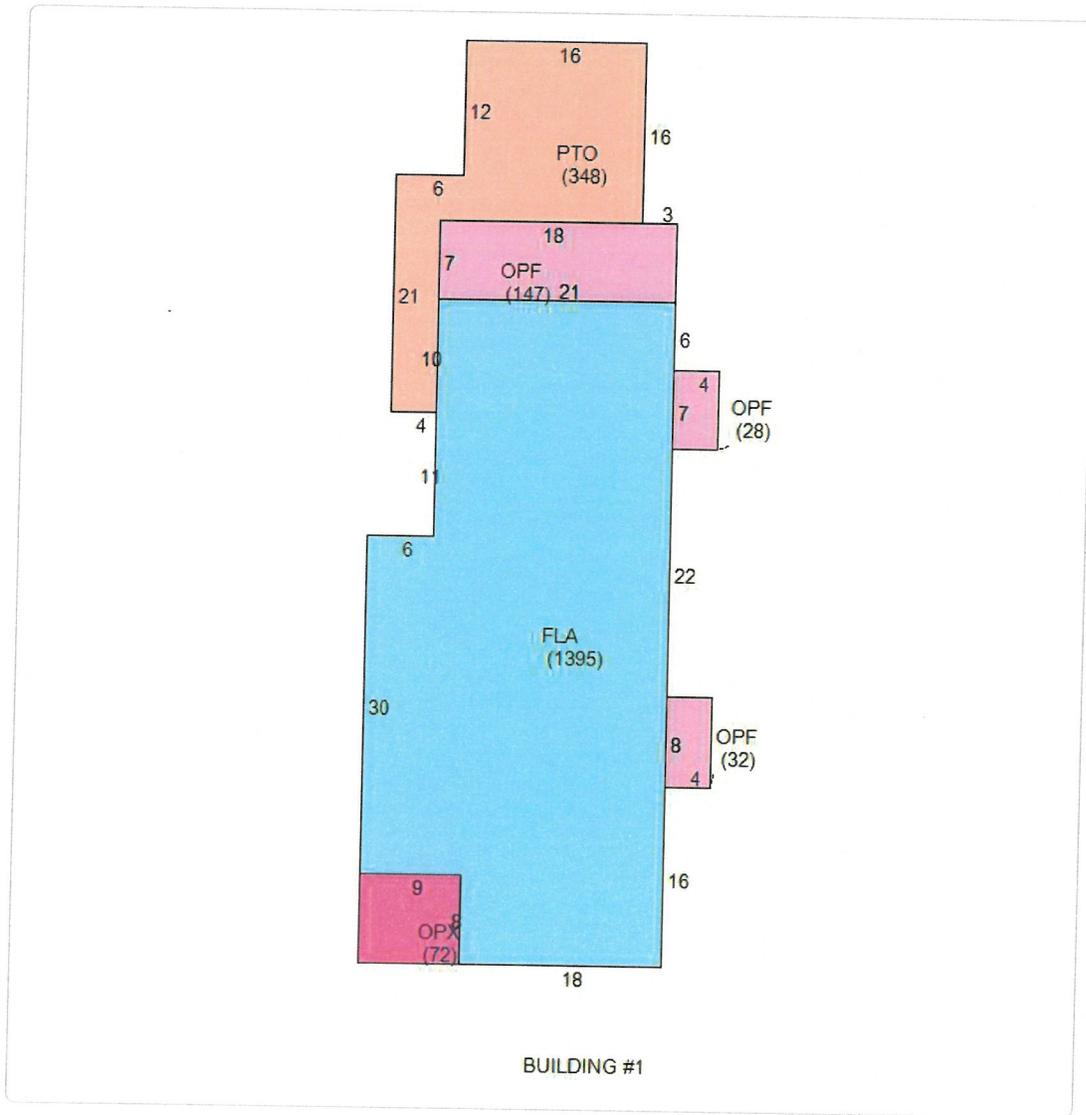
Permits

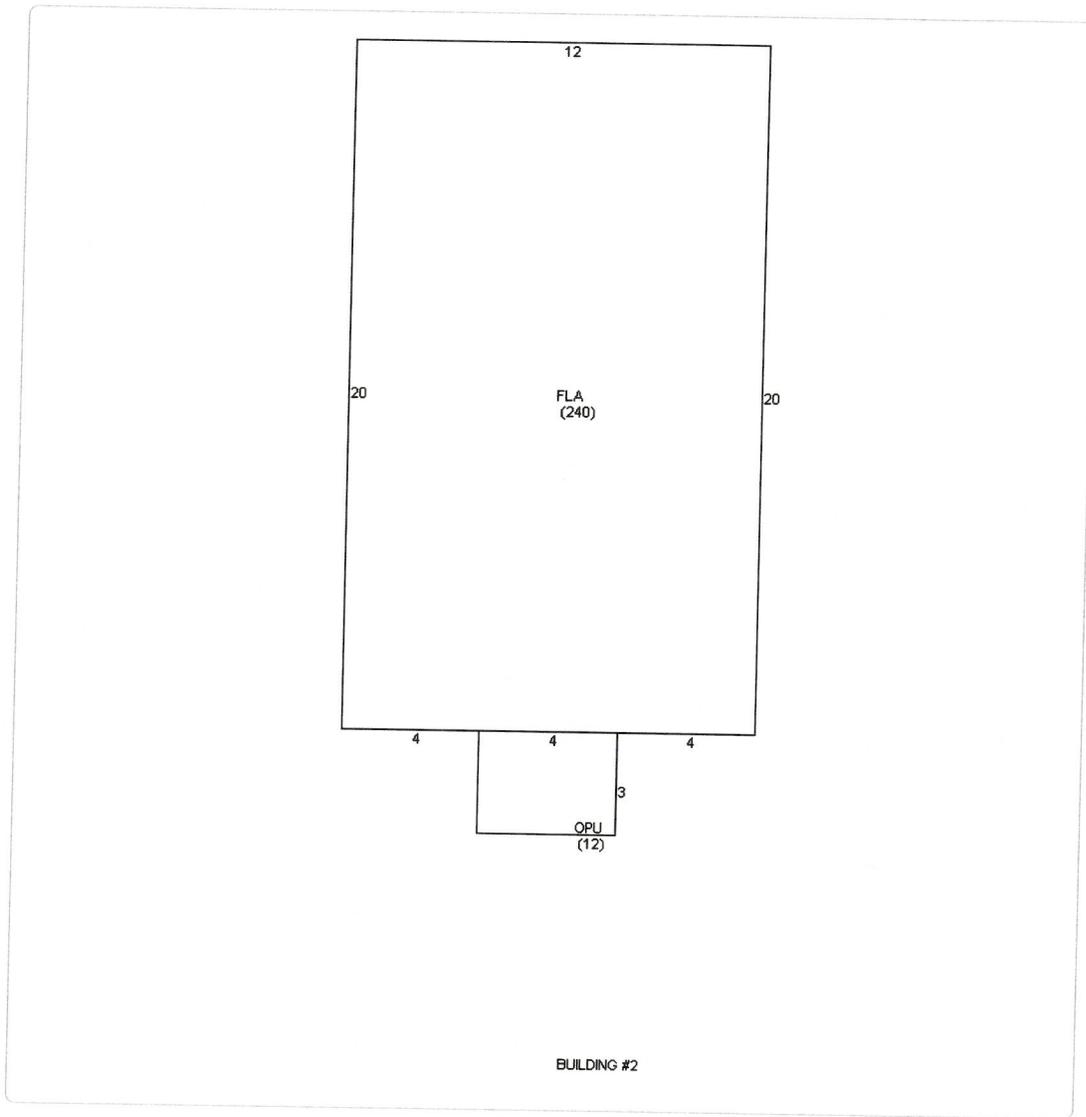
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2079	5/26/2017	12/22/2017	\$1,800		INTERIOR EXPLORATORY DEMO OF ALL FINISHES
02/1803	7/5/2002	10/30/2002	\$1,855		ROOFING
96-4196	10/1/1996	12/1/1996	\$200		SHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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



Last Data Upload: 8/11/2021, 3:28:38 AM

Version 2.3.139

Site Plan

Verification Form



**City of Key West
Planning Department**

Verification Form

(Where Owner is the applicant)

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

1021 Packer St Key West FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Chris Copeland
Signature of Owner

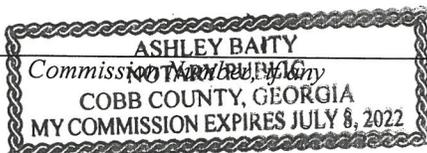
Subscribed and sworn to (or affirmed) before me on this 8/22/21 by

Chris Copeland
Name of Owner

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

Ashley Baity
Notary's Signature and Seal

Ashley Baity
Name of Acknowledger typed, printed or stamped



Deed

Prepared by:
Melissa Peterson
Florida Hometown Title & Escrow, LLC
870 W Hickpochee Ave #1600, Labelle, Florida 33935

File Number: 01-21-2397

Warranty Deed

Made this 2 day of April, 2021 A.D.

By **Falcon Eyrie Farms, LC, a Florida limited liability company**,
whose address is: P O Box 1710, LaBelle, Florida 33975,
hereinafter called the grantor,
to **Chris Copeland**,
whose post office address is: 124 Myrtle Rd, Woodstock, Georgia 30189,
hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Six Hundred Seventy Five Thousand dollars & no cents, (\$675,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

See attached Exhibit "A" for legal Description

Parcel ID Number: 00031160-000000

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Sign/Print Name

[Signature]

Falcon Eyrie Farms, LC, a Florida limited liability company

Witness #2

Sign/Print Name

A. Tubbs

Daniel M. Peregrin, Managing Member

(Seal)

[Signature]

Jennifer J. Peregrin, Managing Member

(Seal)

State of Florida, County of Hendry

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of April, 2021, by Daniel M. Peregrin and Jennifer J. Peregrin, as Managing Members for Falcon Eyrie Farms, LC, a Florida limited liability company, who is/are personally known to me or who has produced Dr Lic as identification.



Notary Public

Print Name: *Melissa Peterson*

My Commission

Expires: _____

(Seal)