

Application



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT



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

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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: 1328 Duncan Street, Key West, Florida 33040
 Zoning District: HMDR
 Real Estate (RE) #: 00035410-000000
 Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative
 Name: Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC Mailing Address: 221 Simonton Street
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: _____ Office: 305-294-0252 Fax: _____
 Email: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: FC Real Estate Investments, LLC Mailing Address: c/o 221 Simonton Street
 City: _____ State: FL Zip: 33040
 Home/Mobile Phone: _____ Office: 305-294-0252 Fax: _____
 Email: c/o greg@oropezastonescardenas.com

Description of Proposed Construction, Development, and Use: The Property currently consists of a single-family dwelling. The Applicant intends to convert an existing cistern into a pool while improving nonconformities and removing encroachments.

List and describe the specific variance(s) being requested:
The Property currently has a legal, non-conforming cistern which is positioned over the Property line
The Applicant is seeking a variance to the existing non-conforming cistern to reduce its size in order to allow for the proposed pool to be built per the enclosed plans in place of the cistern.

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	AE (EL7)			
Size of Site	4,055 SF			
Height	30'	19'10"	No Change	N
Front Setback	10'	6'3.5"	No Change	N
Side Setback	5'	6'1"	No Change	N
Side Setback	5'	0.3" over	No Change	N
Street Side Setback/Rear setback	15'	13'6"	0.9"	Y
Rear Setback/Pool	5'	4'9"	0.9"	Y
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	1,622 SF	1,636 SF	No Change	N
Impervious Surface	2,433 SF	1,522 SF	1,503 SF	N
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	1,419 SF	1,331 SF	1,350 SF	Improved Nonconforming
Number and type of units	1	1		N
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.

The encroachments and nonconformities date back to prior to the current owners

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

The encroachments date back to prior to the current owners. Additionally, the Applicant is improving the current encroachment and non-conforming conditions.

- 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.

The variance amending the existing nonconforming cistern reduces the existing cistern's encroachment on the neighboring property, thus reducing the range of the existing nonconformance.

- 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 existing cistern creates an impediment upon the owner's right to install a pool within the property lines. Reducing the size of the legal nonconforming cistern is beneficial to the owner and to the neighboring property owners as it reduces the span of the nonconformance.

- 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.

The proposed variance is the minimum variance that will make possible the reasonable use of the property as the proposed variance reduces the existing legal nonconforming cistern, thereby reducing the nonconformance to the benefit of the City, the property owner and neighboring property owners.

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 proposed variance minimizes the existing nonforming cistern, therefore it is advantageous to the City and neighboring property owners to allow the cistern to be reduced via a variance.

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.

No other nonconforming properties are proposed as the bases for this variance request.

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

Site Plans



T.S. NEAL
ARCHITECT INC.
 23974 OVERSEA HWY
 CUDDEBAY, FL
 305-540-8827
 231-423-8827

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

A CISTERN RENOVATION FOR
1328 DUNCAN STREET
 KEY WEST, FL 33040

DRAWING TITLE:
FIRST FLOOR PLAN & EXISTING SECTIONS

DRAWN: EDNA
CHECKED: EDNA
DATE: 11-09-2023

REVISION #	DATE	DESCRIPTION

A1.1

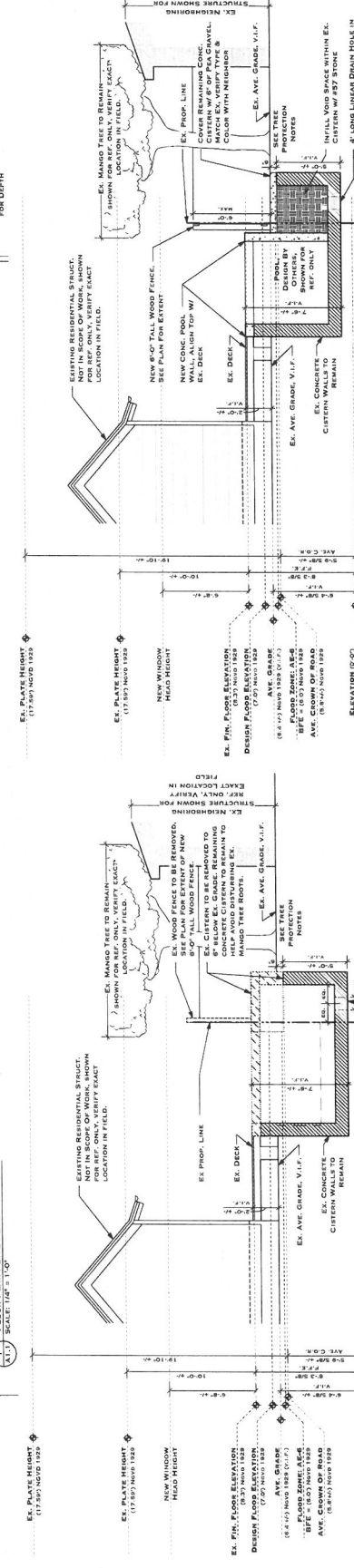
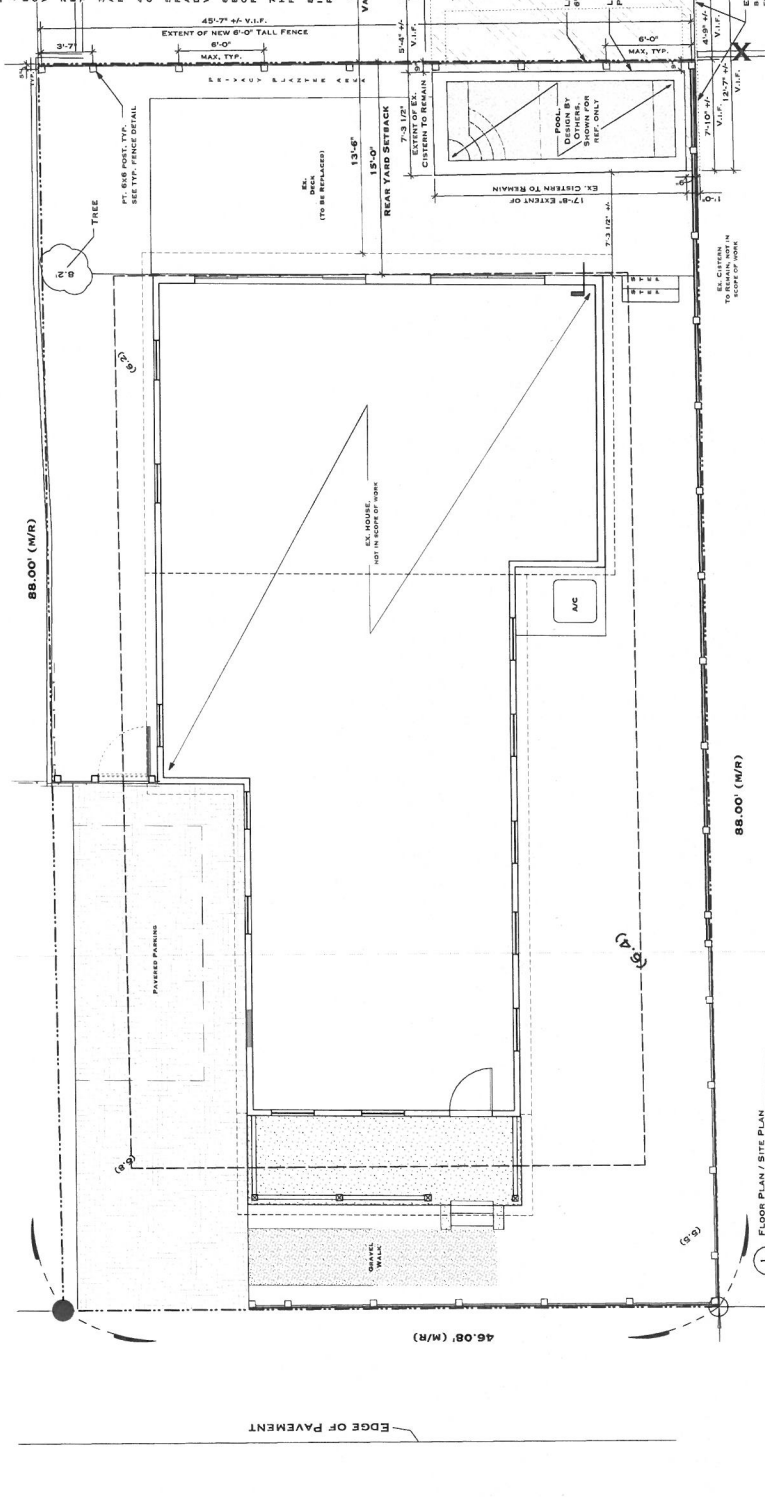
SHEET #



TIMOTHY BETH NEAL FLA. REGISTRATION # AB27805

GENERAL DEMOLITION NOTES:

- CONTRACTOR TO PROVIDE BARRICADE, BUILDING HOUSING & OPERATIONS FOR DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER AND CITY OF KEY WEST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE DURATION OF THE WORK.
- ALL UTILITIES UNDERGOING DEMOLITION ARE TO BE PROPERLY IDENTIFIED, MARKED, AND DELETED SO THAT ACCIDENTAL DAMAGE TO UTILITIES DOES NOT OCCUR. PROVIDE A COPY OF ALL UTILITIES TO THE OWNER.
- ALL VISIBLE AREAS SHALL BE KEPT NEAT, CLEAN, AND ORGANIZED, AND SWIFT CLEAN ON A DAILY BASIS.
- PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHIELDING AND BARRICADES TO PROTECT ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTACT THE CITY ENGINEER FOR CLARIFICATION IF DIFFERING FROM DRAWINGS.
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IF ANY UTILITIES ARE FOUND ON SITE AS SOON AS IT IS OBSERVED.
- ANY DAMAGE OR DETACHMENT TO EXISTING PROPERTY, NOT INDICATED FOR DEMOLITION, TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.



SECTION 1 - CISTERN & NEW POOL
 SCALE: 1/4" = 1'-0"

SECTION 2 - CISTERN & NEW POOL
 SCALE: 1/4" = 1'-0"

Property Appraiser Information

Monroe County, FL

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 00035410-000000
 Account# 1036277
 Property ID 1036277
 Millage Group 10KW
 Location 1328 DUNCAN St, KEY WEST
 Address
 Legal KW MOFFATS SUB PB 1-12 LOT 5 SQR 4 TR 14 H1-128 OR384-551 OR446-312
 Description OR1467-1158 OR1471-1030 OR1932-590 OR3172-1160 OR3175-0004 OR3220-0068
 (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Moffat's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1036277 1328 DUNCAN ST 06/10/22

Owner

[FC REAL ESTATE INVESTMENTS LLC](#)
 221 Simonton St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$240,982	\$248,231	\$171,451	\$173,832
+ Market Misc Value	\$297	\$297	\$297	\$297
+ Market Land Value	\$936,097	\$627,917	\$385,225	\$385,225
= Just Market Value	\$1,177,376	\$876,445	\$556,973	\$559,354
= Total Assessed Value	\$1,177,376	\$612,670	\$556,973	\$559,354
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,177,376	\$876,445	\$556,973	\$559,354

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$627,917	\$248,231	\$297	\$876,445	\$612,670	\$0	\$876,445	\$0
2021	\$385,225	\$171,451	\$297	\$556,973	\$556,973	\$0	\$556,973	\$0
2020	\$385,225	\$173,832	\$297	\$559,354	\$559,354	\$0	\$559,354	\$0
2019	\$454,566	\$159,544	\$297	\$614,407	\$597,972	\$0	\$614,407	\$0
2018	\$558,576	\$161,926	\$297	\$720,799	\$543,611	\$0	\$720,799	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,055.00	Square Foot	46	88

Buildings

Building ID	2817	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1939
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2277	Roof Type	GABLE/HIP
Finished Sq Ft	1617	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	196	Bedrooms	3

Functional Obs	0				Full Bathrooms	2
Economic Obs	0				Half Bathrooms	0
Depreciation %	15				Grade	450
Interior Walls	WALL BD/WD WAL				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	1,617	1,617	196		
OPU	OP PR UNFIN LL	360	0	98		
OPF	OP PRCH FIN LL	252	0	108		
SBU	UTIL UNFIN BLK	48	0	28		
TOTAL		2,277	1,617	430		

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1989	1990	0 x 0	1	168 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/11/2023	\$100	Quit Claim Deed	2413547	3220	0068	11 - Unqualified	Improved		
5/13/2022	\$100	Quit Claim Deed	2376527	3175	0004	11 - Unqualified	Improved		
5/4/2022	\$1,100,000	Warranty Deed	2374550	3172	1160	05 - Qualified	Improved		
9/12/2003	\$750,000	Warranty Deed		1932	0590	M - Unqualified	Improved		
8/1/1997	\$1	Quit Claim Deed		1471	1030	M - Unqualified	Improved		

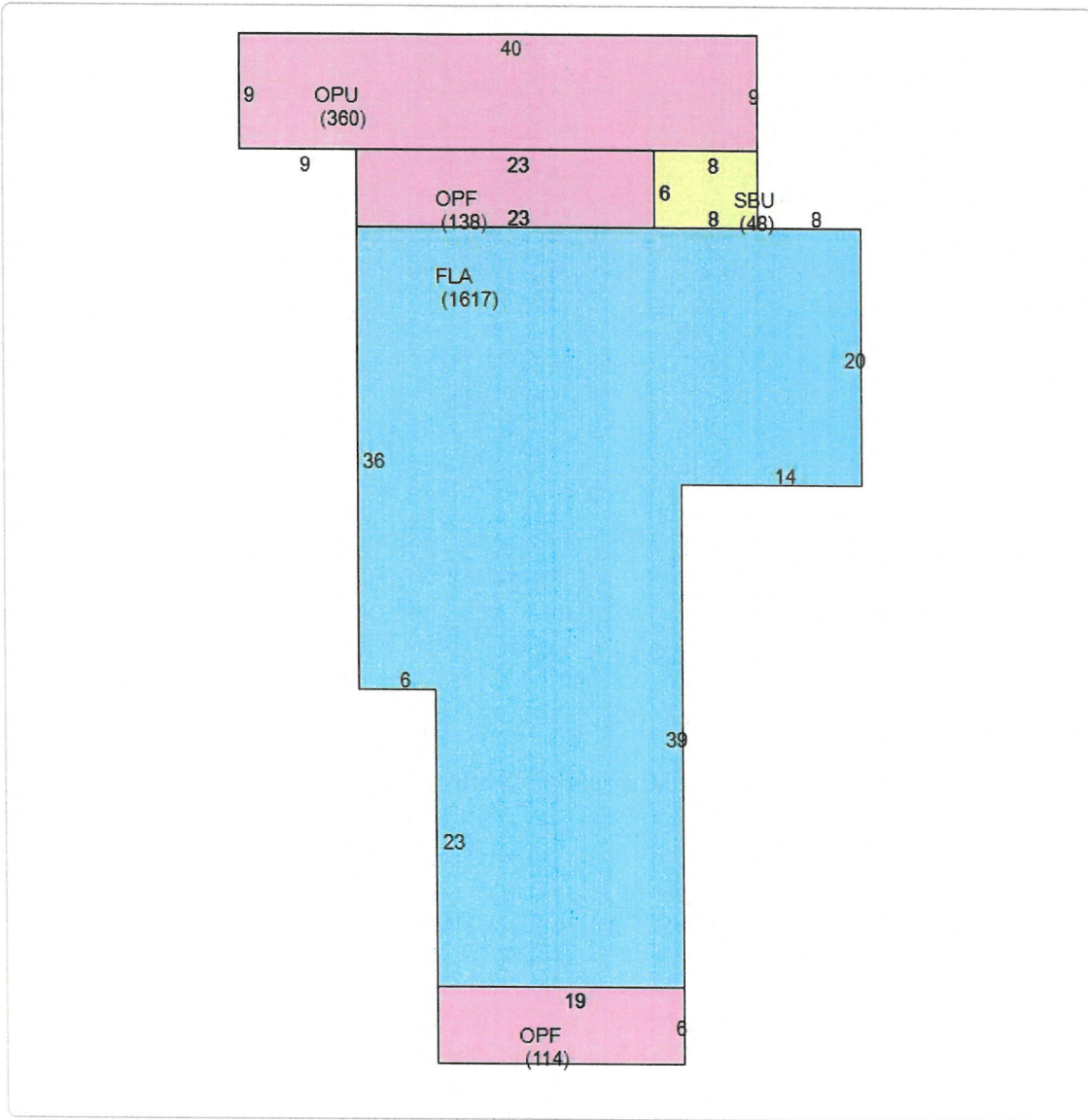
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2023-1010	4/21/2023		\$15,000	Residential	Replace house piers as needed and new piers rear deck piers
2023-1067	4/13/2023	4/18/2023	\$2,300	Residential	Temporary power service, 100A with 4/gfci circuits below meter, main & grounding system.
22-3727	2/9/2023		\$25,000	Residential	RHEEM AIR HANDLER MODEL#RH1T4821STANJA RHEEM CONDENSER MODEL#RA1448AJ1NA
23-0384	2/9/2023		\$0	Residential	Install pt wht picket fence per plans (4) sides 167' +/- of 6' fence & 58' +/- of 4' fence. * Front and first 10 feet of side fences from front property line must be no taller than 4 feet. Fence shall be measured from natural grade. All wood
22-1581	9/23/2022		\$20,000	Residential	Removal of applied finishes, cabinets, fixtures, tile, drywall, floors, etc. No structural on this permit NOC filed
22-2048	9/23/2022		\$12,000	Residential	Repair siding as needed, repair window trim as needed paint to match existing
22-2365	9/23/2022	1/13/2023	\$42,000	Residential	Remove existing roofing. Install MFM underlayment. Install new metal shingles roofing. Install new TPO in the valley
22-2514	9/23/2022		\$210,000	Residential	Revision #1 Replace all rotted wood windows (WHH Jeld Win Wood Windows) Replace (2) sliding Rear Doors (WHH Alum. CGJ Doors) Install 16" beams Also please add: Add ship ladder / steps 9" step 9" rise Rebuild rear deck per plans Added Cost \$80,000.00 Plans to follow--- Remove floors, walls, ceiling all non-structural Remove existing wood, tile and subfloor, replace with new 3/4 subfloor thru out. Interior partition framing, non-structural, sister as needed, walls and ceiling. All non-structural
22-2712	9/23/2022		\$25,600	Residential	nstall complete new electrical system, riser, grounding main + sub panel for pool / mech. dual type breakers, LED lighting 200A service (replacement / upgrade). Complete rewire
22-2782	9/23/2022		\$15,807	Residential	Renovation/re-pipe - To rough in 3 toilets, 4 lavatory sinks, 2 showers, 1 tankless water heater and 1 washer machine box. Connect to existing sewer and main water.
22-2048	7/19/2022		\$12,000	Residential	Repair siding as needed, repair window trim as needed paint to match existing. New siding to match existing wood lap siding in material, dimensions and profile. Paint to match.
13-3555	9/5/2013	1/6/2014	\$2,400	Residential	REPLACE TWO SQS & REPAIR TWO VALLEYS
05-0104	1/12/2005	10/18/2005	\$1,000	Residential	REPLACE PANEL WITH BREAKER
9601954	5/1/1996	8/1/1996	\$2,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

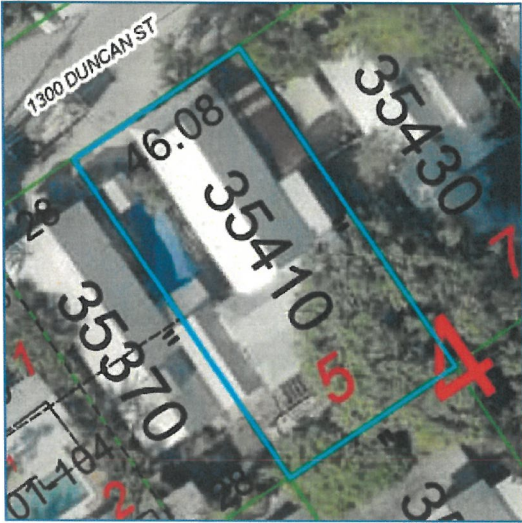
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 12/6/2023, 4:04:20 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL

Survey

Authorization



**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, Edward Flynn _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Manger _____ of FC Real Estate Investments, LLC _____
Name of office (President, Managing Member) *Name of owner from deed*

authorize Oropeza, Stones & Cardenas, PLLC _____
Please Print Name of Representative

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

Edward Flynn _____
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this December 4, 2023 _____
Date

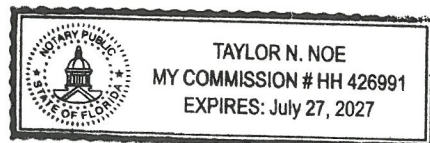
by Edward Flynn _____
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented FL DL _____ as identification.

Taylor N _____
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Verification



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Elizabeth Kehoe, in my capacity as Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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:

1328 Duncan Street, Key West, Florida 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 12/6/23 by
date
Elizabeth Kehoe
Name of Applicant

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

Deed

Prepared by and return to:

Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 22-63
Consideration: \$1,100,000.00

Parcel Identification No. 00035370-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 4 day of May, 2022 between John G. Parks Jr. and Georgia Parks, as husband and wife, whose post office address is 7 Allamanda Terrace, Key West, FL 33040 of the County of Monroe, State of Florida, and John W. Parks and Marisol A. Parks, as husband and wife whose post office address is 1318 Sunset Drive, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and KWRH, LLC, a Florida limited liability company whose post office address is 817 Duval Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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:

PARCEL 1:

On the Island of Key West and is part of Lots 1 and 2 in Block 4 of Tract 14 according to Moffat's Diagram of part of said Tract 14, which said diagram is recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida, further described as follows:

Commencing at a point on Duncan Street distant 62 feet from the South East corner of Georgia and Duncan Streets, and running thence in a Northeasterly direction along said Duncan Street 28 feet; thence at right angles in a Southeasterly direction 88; thence at right angles in a Southwesterly direction 28 feet; thence at right angles in a Northwesterly direction 88 feet back to the point of beginning.

PARCEL 2:

On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829 as part of Tract 14, but now better known as Lot 5 of Square 4, according to Moffat's Subdivision of Tract 14, as recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Gregory Oropeza
Witness Name: Gregory Oropeza

Maria Hand
Witness Name: Maria Hand

John G Parks, Jr.
John G Parks, Jr.

Gregory Oropeza
Witness Name: Gregory Oropeza

Maria Hand
Witness Name: Maria Hand

John W. Parks
John W. Parks

Gregory Oropeza
Witness Name: Gregory Oropeza

Maria Hand
Witness Name: Maria Hand

Marisol A. Parks
Marisol A. Parks

Gregory Oropeza
Witness Name: Gregory Oropeza

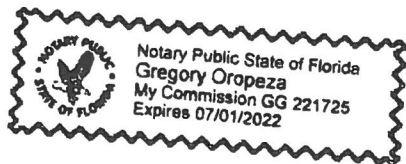
Maria Hand
Witness Name: Maria Hand

Georgia Parks
Georgia Parks

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of May, 2022 by John G Parks, Jr., John W. Parks, Marisol A. Parks and Georgia Parks, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:
Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
Parcel ID: 00035410-000000
Consideration: \$10.00

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 13 day of May 2022 between KWRH LLC, a Florida limited liability company, whose address is 817 Duval Street, Key West, Florida, grantor, and KWRH LLC, a Florida limited liability company, whose address is 817 Duval Street, Key West, Florida, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829 as part of Tract 14, but now better known as Lot 5 of Square 4, according to Moffat's Subdivision of Tract 14, as recorded in Plat Book 1, Page 12, Public Records of Monroe County, Florida.

Alternate Key No.: 1036277

Subject to taxes for the year 2022 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

[Signature]
Signature of Witness
Gregory Oropeza
Printed Name of Witness

[Signature]
Signature of Witness
Gar Cantor
Printed Name of Witness

KWRH LLC, a Florida limited liability company

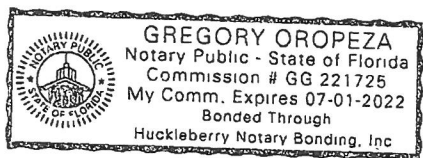
By: [Signature]
Edward Flynn, Manager

STATE OF FL

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3 day of May 2022 by Edward Flynn, as Manager of KWRH, LLC, a Florida limited liability company, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____