

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: January 21, 2016

Agenda Item: **Variance – 6 Pinder Lane (RE# 00008180 – 000000; AK# 1008443) –**
A request for a variance to the minimum side setback requirements in order to create an enclosure on the existing side porch. The property is located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing to enclose an existing side porch to a one story single family residence within the side yard setback of the property. The proposed side yard setback is 6 feet from the 8.5 feet minimum required.

Applicant: Thomas E. Pope, Architect

Property Owner: William Marraccini

Location: 6 Pinder Lane (RE# 00008180 – 000000; AK# 1008443)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The applicant is proposing to construct a small enclosure to the existing front porch. The enclosure will extend by 1 foot and 8 inches into the porch area. The proposed enclosure will trigger the existing side setback.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	29 feet	29 feet	In compliance
Minimum lot size	4,000 SF	7,281 SF	7,281 SF	In compliance
Maximum density	22 dwelling units per acre	1 du / 0.22 ac= 7.19	1 du / 0.22 ac= 7.19	In compliance 1 du recognized
Maximum floor area ratio	1.0	0	0	n/a
Maximum building coverage	50%	26%	32% (2,388 sf)	In compliance
Maximum impervious surface	60%	39.8% (2,974 sf)	60% (4,147sf)	In compliance
Minimum Open Space	35%	48.3%	44.4%	In compliance
Minimum front setback	10 feet	30 feet	30 feet	No change, Existing nonconforming
Minimum side setback	8.5 feet	6 feet	6 feet	Variance required -2.5 feet
Minimum side setback	8.5 feet	28 feet	28 feet	In compliance
Minimum rear setback	20 feet	2.84'	2.84'	No change, existing nonconforming

Process:

Planning Board Meeting:

November 19, 2015 (Postponed)

Planning Board Meeting:

January 21, 2016

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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 minimum side yard setback requirement of 8.5 feet makes the request to enclose the section of the porch difficult without the need for a variance given that the one story residential structure is located in an existing side setback.

However, the applicant has chosen to enclose this section of the porch, therefore special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

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

The nonconforming side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to construct an enclosure within the setbacks is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance 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.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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 minimum side yard setback requirement makes the request to construct the enclosure difficult without requesting variances. The decision to enclose the porch that is within the side setback is a necessary need for the applicant. The owner of the property has been diagnosed with Multiple Sclerosis. He is being treated through medication (see doctors letter included in package). The request to enclose the porch is so the owner may convert the room into a master bedroom. This would enable the owner to not have to go to the second floor if his health declines. Therefore, denial of the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do exist.

IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no 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 other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **DENIED**.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 6 Pinder
2. Name of Applicant Thomas E Pope
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 610 White Street
Key West, FL 33040
5. Phone # of Applicant 305-296-3611 Mobile# _____
6. E-Mail Address tepoepa@aol.com
7. Name of Owner, if different than above William Marraiccini
8. Address of Owner 111 Browne Rd.
Rumson, NJ 07760-2364
9. Phone # of Owner 732-213-0939
10. Email Address bmarraccini@sweetwatercg.com
11. Zoning District of Parcel HHDR RE# 00008180-000000
12. Description of Proposed Construction, Development, and Use
small enclosure of existing side ...
porch.
13. List and describe the specific variance(s) being requested:
variance for side setback.

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 City of Key West Planning Department
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14. 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	HHDR			
Flood Zone	X			
Size of Site				
Height	30'	29'		
Front Setback	10'	30'	30'	none
Side Setback	5' or 10% to 15'	6'	6'	none
Street Side Setback	5' or 10% to 15'	28'		8.5' required
Rear Setback	-	-		
F.A.R	20'	31.5'		
Building Coverage	50%	26%	32%	none
Impervious Surface	60%	39.8%	55.6%	none
Parking	-			-
Handicap Parking	-			-
Bicycle Parking	-			-
Open Space/ Landscaping	35%	48.3%	44.4%	none
Number and type of units	1 existing single family	1 existing single family	1 existing single family	none
Consumption Area or Number of seats	-			-

6' requested for ex. house

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents

17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

STANDARDS FOR CONSIDERING VARIANCES

(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 house setback will remain.

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

All conditions exist on site, Owner has recently purchased the property.

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

No special privileges are requested.

(4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulation 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 setback is non-conforming.

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

Only minimum variance requested.

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

This requested variance is not injurious to the public welfare.

(7) Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structure or building in the same district and no permitted use of lands, structure or buildings in other districts shall be considered grounds for the issuance of a variance.

This requested variance is not based on other nonconforming uses on neighboring lands, structures or buildings in the same district.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

see previous page.

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

- That the standards established in subsection (a) 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."

Once Public Notifications are mailed out, should there be any objections, Owner will meet with those neighbors and address the objections expressed.



Harold J Weinberg, MD
NYU NEUROLOGY CONSULTANTS OF NY
650 First Avenue
4th Floor
New York NY 10016-3240
Phone: 212-889-1831
Fax: 212-779-8699

December 4, 2015

Patient: **Mr. WILLIAM Marracini**
Date of Birth: **7/27/1953**
Date of Visit: **12/4/2015**

To Whom it May Concern:

Mr. William Marracini has been a patient of mine for over 15 years. He has been diagnosed with Multiple Sclerosis. We have been treating his disease with Avonex Betaseron an intra-muscular injection self-administered weekly. We monitor the continued effectiveness of the medication through annual MRI.

As I am sure you are aware MS is a progressive disease and the medications slow the process, but does not provide a cure.

Sincerely,

A handwritten signature in black ink, appearing to read "HJW", written over a horizontal line.

Harold J Weinberg, MD

NDC 59627-333-04

biogen idec®

Avonex Pen®

(interferon beta-1a)

Injection

30 mcg/0.5 mL Single-Use Prefilled Autoinjector

For Intramuscular Injection

Once a Week

 KEEP IN REFRIGERATOR
DO NOT FREEZE

Biogen of Maine Inc
BRIOVA RX 53 DARLING AVE
SOUTH PORTLAND, ME 041062301 (800)850 9122

Contents:
4 Avonex Pen® Administration Dose Packs

ATTENTION PHARMACIST: Each patient is required to receive the enclosed Medication Guide.

This Product Contains Dry Natural Rubber.

Rx only

Rx: 10-7564248 WEINBERG, HAROLD
111 BOWNE RD, LEAVE AT FRONT DOOR, LOOUST, NJ 07760
WILLIAM J MARRACCINI
AVONEX PEN KIT 30MCG/0.5ML (4
INJECT 1 PREFILLED PEN (30 MCG)
INTRAMUSCULARLY ONCE A WEEK



 **May cause dizziness.**
Do not operate a vehicle,
vessel, or perform other
dangerous tasks until you know
how this medication affects you.

Read the medication
guide that comes with
this medication.

Qty: 1 Refills: 1
Generic Name: Interferon Beta-1a Auto-Injector Kit 30 MCG/0.5ML
No description available for NDC: 59627-0333-04
Date: 12-18-2015 Discard After: 12-17-2016

BIODEN IDEC

RPH: CN / JC

CAUTION: Each vial contains a small amount of natural rubber latex. Patients with a severe latex allergy should avoid this product. For more information, see the package insert.

Supporting References:

Dr. Harold Weinberg
650 First Ave
New York, New York 10016
(212) 213-9339

*Please call me to provide
written releases of my
medical history*

Mary Milgrom, JD
National Multiple Sclerosis
700 Broadway, Suite 810
Denver, CO 80203
(303) 813-6619
mary.milgrom@nmss.org

Timothy Coetzee PhD, Chief Research Officer
National Multiple Sclerosis Society
733 Third Avenue
New York, NY 10017
1-212-476-0478
timothy.coetzee@nmss.org

Dr. Roger Thompson
140 Tindall Rd.
Middletown, NJ 07748
(732) 671-0860

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas E. Pope, 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:

6 Pinder Lane

Street address of subject property

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/24/2015 by

date

Thomas E. Pope

Name of Authorized Representative

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

M. Holly Booton
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

FF 070470
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, William F. MARRACCI, 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:

6 Pinder Lane Key West FL
Street address of subject property

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

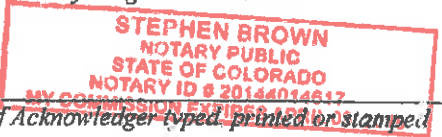
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/21/2015 by _____ date

William F. MARRACCI
Name of Authorized Representative

He/She is personally known to me or has presented NJ Drivers License as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

20144014617
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, William John MARRACCINI authorize
Please Print Name(s) of Owner(s) as appears on the deed

Thomas E. Pope
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]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 07/21/2015
Date

by William MARRACCINI
Name of Owner

He/She is personally known to me or has presented NJ Drivers License as identification.

[Signature]
Notary's Signature and Seal

STEPHEN BROWN
NOTARY PUBLIC
STATE OF COLORADO
Name of Acknowledger typed, printed or stamped
MY COMMISSION EXPIRES APRIL 03, 2019

#20144014617
Commission Number, if any

Deed

Prepared by and return to:

Stones & Cardenas
221 Simonton Street
Key West, FL 33040

File Number: 15-077-815South
Consideration: \$1,549,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3 day of April, 2015 between 815 Southard Street, LLC, a Florida limited liability company whose post office address is 901 Navesink River Road, Locust, NJ 07760, grantor, and William J. Marraccini, a married man whose post office address is 111 Bowne Road, Locust, NJ 07760, 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, KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF LOT ONE IN SQUARE FORTY SEVEN AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN SAID LOT ONE, DISTANT ONE HUNDRED AND THIRTY FOUR (134) FEET FROM MARGARET STREET AND FORTY-TWO (42) FEET FROM THE DIVIDING LINE BETWEEN LOTS ONE AND TWO IN SAID SQUARE FORTY-SEVEN, AND FROM SAID STARTING POINT RUN THENCE IN A SOUTHEASTERLY DIRECTION, AND PARALLEL WITH MARGARET STREET A DISTANCE OF EIGHTY-FOUR (84) FEET; THENCE RUN AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION A DISTANCE OF FORTY-FIVE (45) FEET; THENCE RUN AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF EIGHTY-FOUR (84) FEET; THENCE RUN AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF FORTY-FIVE (45) FEET TO THE POINT OF BEGINNING TOGETHER WITH THE RIGHT OF WAY OVER AN ALLEY WAY FIVE (5) FEET WIDE AFFORDING A PASSAGEWAY OUT TO WILLIAM STREET.

ALSO: ON THE ISLAND OF KEY WEST, PART OF LOTS ONE AND FOUR (1 & 4) OF SQUARE NUMBERED FORTY-SEVEN (47) ACCORDING TO W.A. WHITEHEAD'S MAP OF SAID CITY BUT BETTER KNOWN AND DESCRIBED ACCORDING TO C.W. TIFT'S MAP OF KEY WEST AS A PART OF LOT IN SAID SQUARE FORTY-SEVEN (47) MARKED "G" AND COMMENCING AT A POINT ON NORTH WEST LINE OR BOUNDARY OF SAID LOT THIRTY-FIVE (35) FEET FROM THE WEST CORNER OF SAID LOT (BEING THE CORNER NEAREST THE ALLEY WAY LEADING IN FROM WILLIAM STREET) AND RUNNING ALONG NORTH WEST BOUNDARY LINE OF SAID LOT "G" IN A NORTH EAST DIRECTION THIRTY-SIX (36) FEET; THENCE IN A SOUTH EAST DIRECTION EIGHTY-FOUR (84) FEET; THENCE IN A SOUTH WEST DIRECTION THIRTY-SIX (36) FEET; THENCE IN A NORTH WEST DIRECTION EIGHTY-FOUR (84) FEET TO THE POINT OF BEGINNING; SUBJECT TO AN ALLEYWAY OF FIVE FEET WIDE AND EXTENDING ALONG THE ENTIRE NORTHWEST LINE OR FRONT OF SAID LOT "G" WHICH IS RESERVED AND DEDICATED AS A RIGHT OF WAY FOR THE USE AND BENEFIT OF THE SAID PARTY OF

THE SECOND AND OTHER OWNERS AND OCCUPANTS OF SAID LOT "G" OR ANY PART THEREOF.

LESS & EXCEPT:

ON THE ISLAND OF KEY WEST, PART OF LOT 4, SQUARE 47, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET AND RUNNING THENCE ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID SOUTHARD STREET ON AN ASSUMED BEARING OF N 45°00'00" E A DISTANCE OF 151.00 FEET; THENCE BEAR N 45°00'00" W A DISTANCE OF 100.00 FEET TO A POINT, THENCE BEAR N 45°00'00" E A DISTANCE OF 37.00 FEET; THENCE N 45°00'00" W FOR A DISTANCE OF 1.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 45°00'00" W FOR A DISTANCE OF 64.10 FEET; THENCE S 48° 00'24"E FOR A DISTANCE OF 64.07 FEET; THENCE S 42°59'34" W FOR A DISTANCE OF 3.36 FEET BACK TO THE POINT OF BEGINNING.

AND ALSO

ON THE ISLAND OF KEY WEST, PART OF LOT 4, SQUARE 47, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET AND RUNNING THENCE ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID SOUTHARD STREET ON AN ASSUMED BEARING OF N 45°00'00" E A DISTANCE OF 151.00 FEET; THENCE BEAR N 45°00'00" W A DISTANCE OF 100.00 FEET TO A POINT, THENCE BEAR N 45°00'00" E A DISTANCE OF 37.00 FEET; THENCE N 45°00'00" W FOR A DISTANCE OF 65.59 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 45° 00'00" W FOR A DISTANCE OF 13.41 FEET; THENCE S 45°00'00" W FOR A DISTANCE OF 0.70 FEET; THENCE S 48° 00'24" E FOR A DISTANCE OF 13.43 FEET BACK TO THE POINT OF BEGINNING.

AND ALSO

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829, AS PART OF LOT 1 IN SQUARE 47: COMMENCING AT A POINT IN SAID LOT 1 DISTANT 115 FEET FROM MARGARET STREET AND 110 FEET AND 8 INCHES FROM SOUTHARD STREET; THENCE IN A NORTHWESTERLY DIRECTION AND PARALLEL TO MARGARET STREET 40 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 19 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 40 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 19 FEET BACK TO THE PLACE OF BEGINNING.

Parcel Identification Number: 00008180-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2014.

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:

815 Southard Street, LLC, a Florida limited liability company

By: Eunice Melnick
Eunice Melnick, Managing Member

Terry Mattson
Witness Name: TERRY MATTSON

Barn A. Shinder
Witness Name: BARN A. SHINDER

State of ~~Florida~~ New Jersey
County of ~~Monroe~~ Monmouth

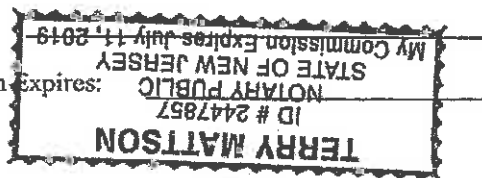
The foregoing instrument was acknowledged before me this 3 day of April, 2015 by Eunice Melnick, Managing Member of 815 Southard Street, LLC, a Florida limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

Terry Mattson
Notary Public 4-3-15

Printed Name:

My Commission Expires:



Survey

Boundary Survey Map of part of Lots 1 & 4, Square 47, Island of Key West

William St.

Margaret St.

LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER) (PTS)
- ▲ Found Nail & Disc (RER)
- △ 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

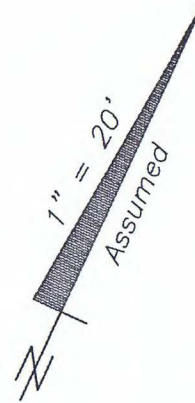
NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

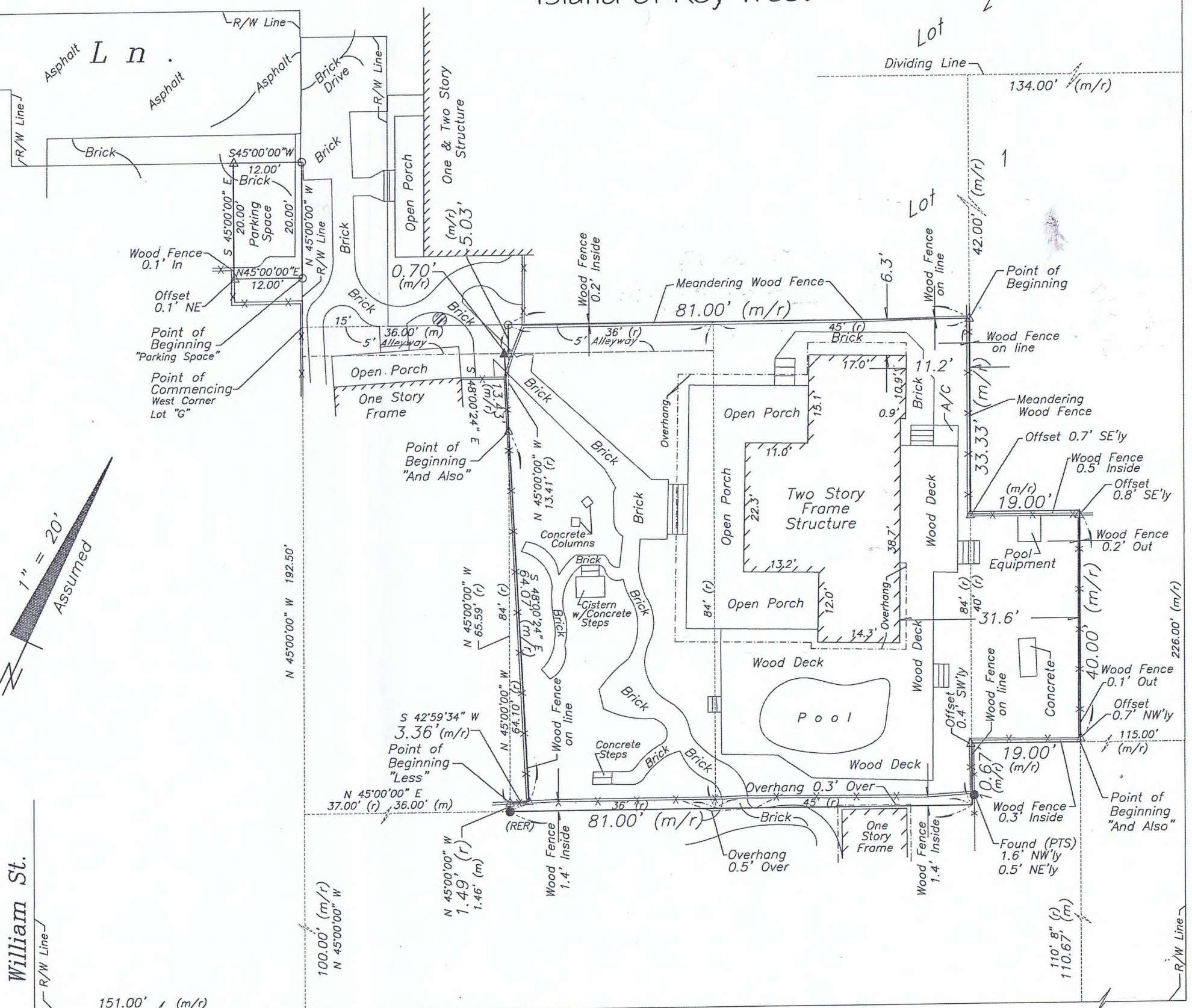
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



Point of Commencing

William St.

Southard St.



Boundary Survey Report of part of Lots 1 & 4, Square 47, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6 Pinder Lane, 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. Bearings are assumed and based on the NW'ly R/W line of Southard St., as N 45°00'00" E.
8. Date of field work: March 7, 2015 and June 12, 2015.
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: On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot One in Square Forty-Seven and particularly described by metes and bounds as follows: COMMENCING at a point in said Lot One, distant One Hundred and Thirty-four (134) feet from Margaret Street and Forty-two (42) feet from the dividing line between Lots One and Two in said Square Forty-seven, and from said starting point run thence in a Southeasterly direction, and parallel with Margaret Street a distance of Eighty-four (84) feet; thence run at right angles in a Southwesterly direction a distance of Forty-five (45) feet; thence run at right angles in a Northwesterly direction a distance of Eighty-four (84) feet; thence run at right angles in a Northeasterly direction a distance of Forty-five (45) feet to the Point of Beginning together with the right of way over an alley way five (5) feet wide affording a passageway out to William Street.

ALSO: On the Island of Key West, part of Lots One and Four (1 & 4) of Square numbered Forty-seven (47) according to W.A. Whitehead's Map of said City but better known and described according to C.W. Tift's Map of Key West as a part of Lot in said Square Forty-seven (47) marked "G" and commencing at a point on North West line or boundary of said Lot Thirty-five (35) feet from the West corner of said Lot (being the corner nearest the alleyway leading in from William Street) and running along North West boundary line of said Lot "G" in a North East direction Thirty-six (36) feet; thence in a South East direction Eighty-four (84) feet; thence in a South West direction Thirty-six (36) feet; thence in a North West direction Eighty-four (84) feet to the Point of Beginning; subject to an alleyway of five feet wide and extending along the entire Northwest line or front of said Lot "G" which is reserved and dedicated as a right of way for the use and benefit of the said party of the second and other owners and occupants of said Lot "G" or any part thereof.

LESS AND EXCEPT;

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 1.49 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 64.10 feet; thence S 48°00'24" E for a distance of 64.07 feet; thence S 42°59'34" W for a distance of 3.36 feet back to the Point of Beginning, containing 108 square feet, more or less.

AND ALSO;

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 100.00 feet to a point; thence bear N 45°00'00" E a distance of 37.00 feet; thence N 45°00'00" W for a distance of 65.59 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 13.41 feet; thence S 45°00'00" W for a distance of 0.70 feet; thence S 48°00'24" E for a distance of 13.43 feet back to the Point of Beginning, containing 5 square feet, more or less.

AND ALSO;

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Lot 1 in Square 47: COMMENCING at a point in said Lot 1 distant 115 feet from Margaret Street and 110 feet and 8 inches from Southard Street; thence in a Northwesterly direction and parallel to Margaret Street 40 feet; thence at right angles in a Southwesterly direction 19 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 19 feet back to the Place of Beginning.

PROPOSED 6 PINDER LANE PARKING SPACE: (Authored by the undersigned)

On the Island of Key West, Part of Lot 4, Square 47, according to William A. Whitehead's Map of said Island delineated in February A.D. 1829: COMMENCING at the intersection of the Northeasterly right-of-way line of William Street and the Northwesterly right-of-way line of Southard Street and running thence on the said Northwesterly right-of-way line of the said Southard Street on an assumed bearing of N 45°00'00" E a distance of 151.00 feet; thence bear N 45°00'00" W a distance of 192.50 feet to the Point of Beginning; thence continue N 45°00'00" W for a distance of 20.00 feet; thence S 45°00'00" W for a distance of 12.00 feet; thence S 45°00'00" E for a distance of 20.00 feet; thence N 45°00'00" E for a distance of 12.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: William J. Marraccini;
Stones & Cardenas;
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.

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

J. LYNN O'FLYNN, INC.

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

March 25, 2015

Updated to show bricking/overhangs 6/15/15

THIS SURVEY
IS NOT
ASSIGNABLE

Site Plans

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA BREAKDOWN (IN SQUARE FEET)

LOT AREA	+X *%: H
BUILDINGS & STRUCTURES	%Z ' ' : H
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	+- * : H
POOL	&() : H
TOTAL IMPERVIOUS AREA	fl - " , 1 E&Z + (: H

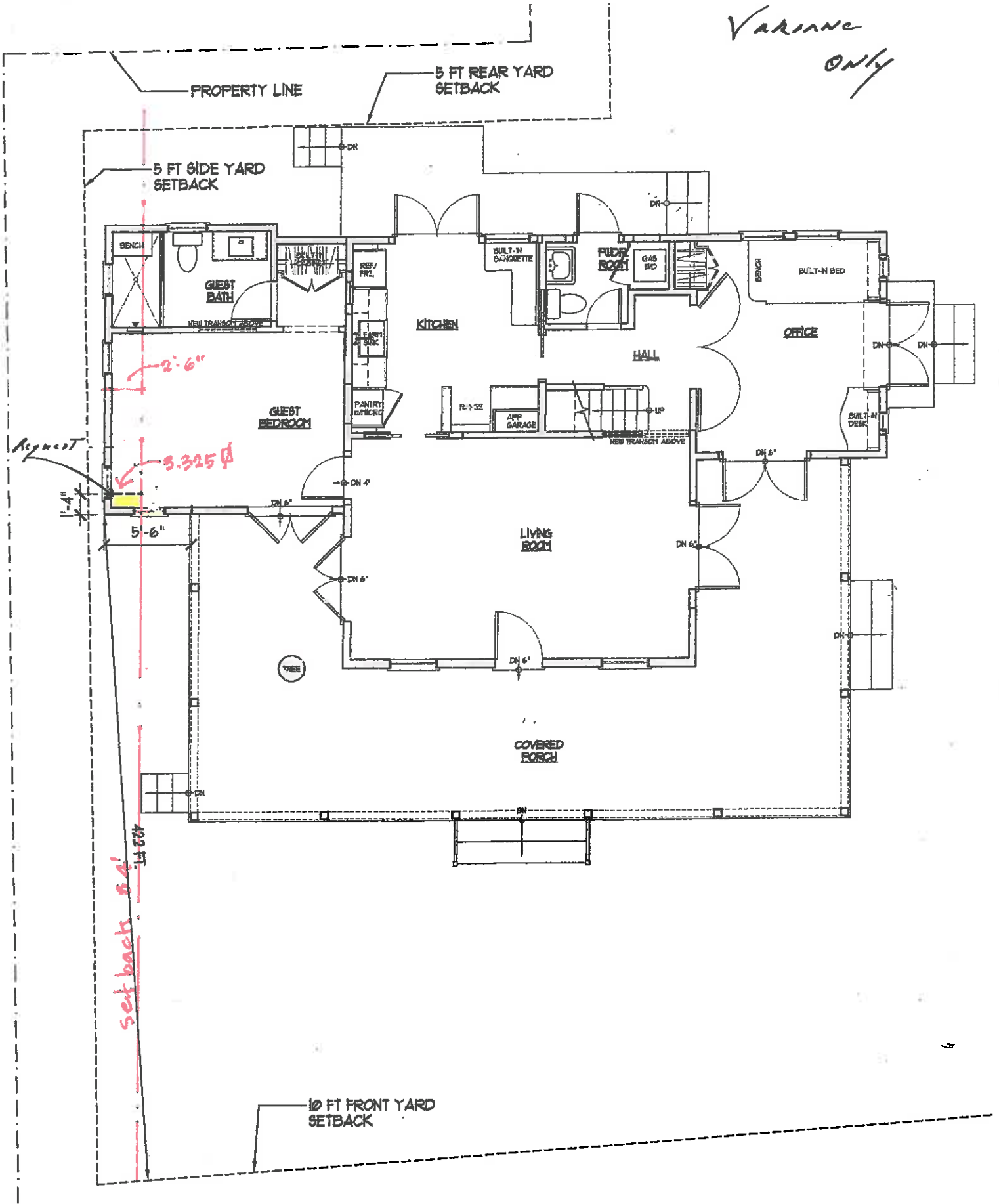
EXISTING OPEN SPACE CALCULATIONS

LOT AREA	+X *%: H
BUILDINGS & STRUCTURES	%Z ' ' : H
HARDSCAPE (CONC. SLABS, PAVING, ETC.)	+- * : H
POOL	&() : H
WOOD DECKING	, , , : H
TOTAL - NON OPEN-SPACE	fl %'+1 E' Z * & : H
OPEN SPACE	fl , " 1 E Z -- : H



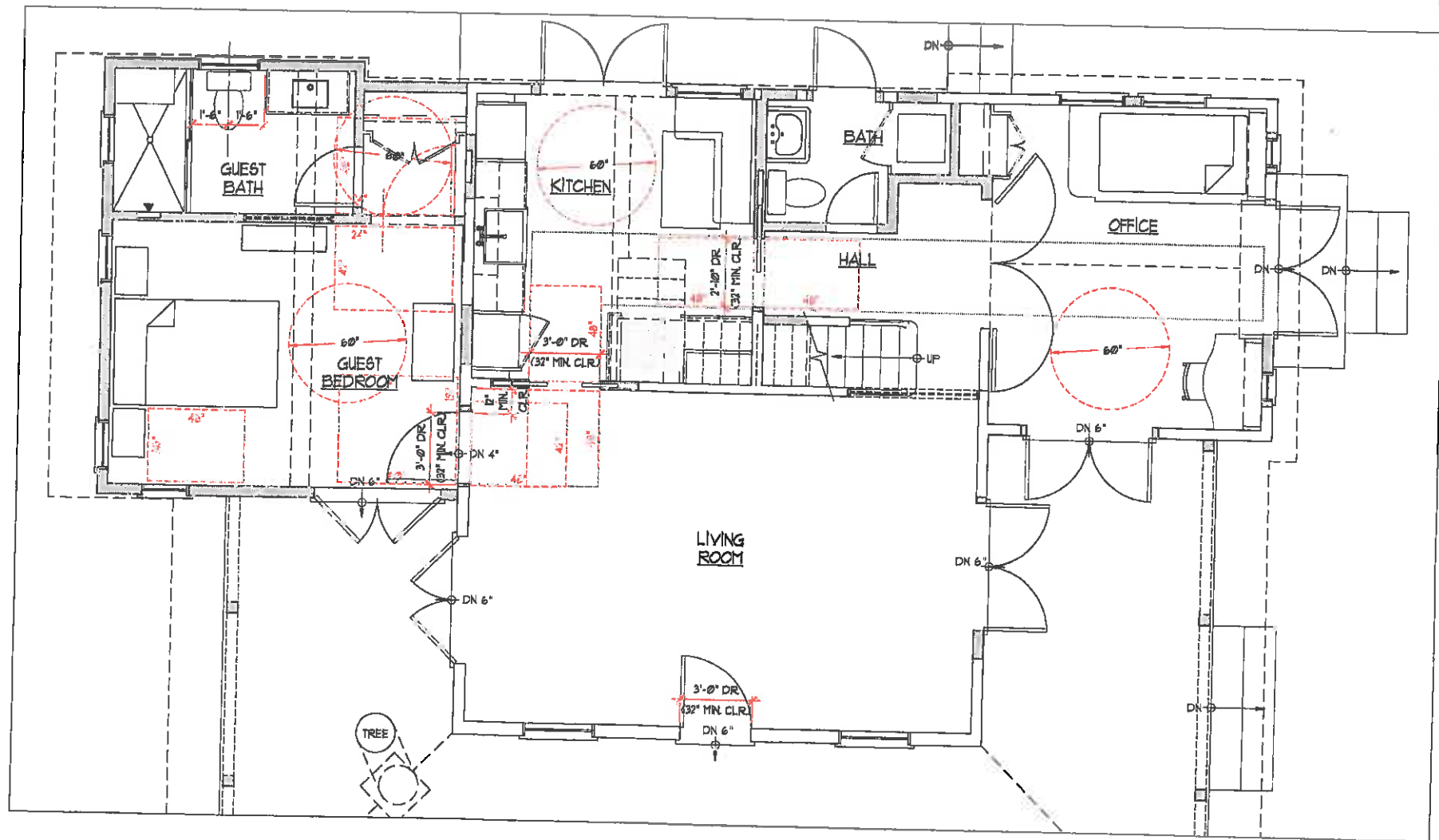
(PROPOSED) PROPOSED SCOPE OF WORK: A) REBUILD POOL IN APPROXIMATELY THE SAME SIDE-YARD LOCATION; B) NEW BRICK (RE-USE EXISTING AS NEEDED) WALKWAYS & POOL DECK; C) FENCE REPAIR AS NECESSARY, D) NEW OVERALL PLANTING & LIGHTING; E) NEW GUEST COTTAGE PER TOM POPE

VARIANCE
ONLY



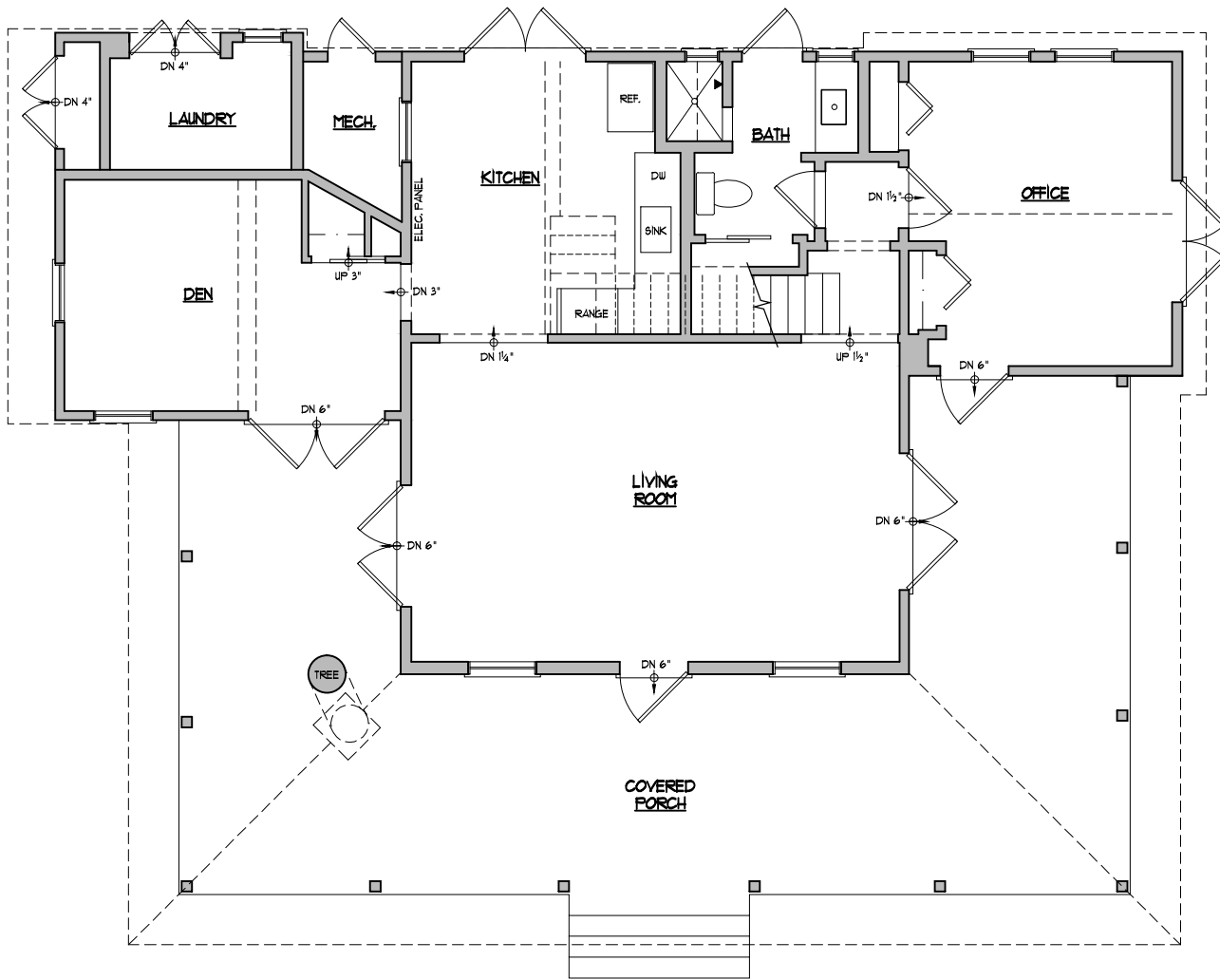
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 PINDER LANE
KEY WEST, FL



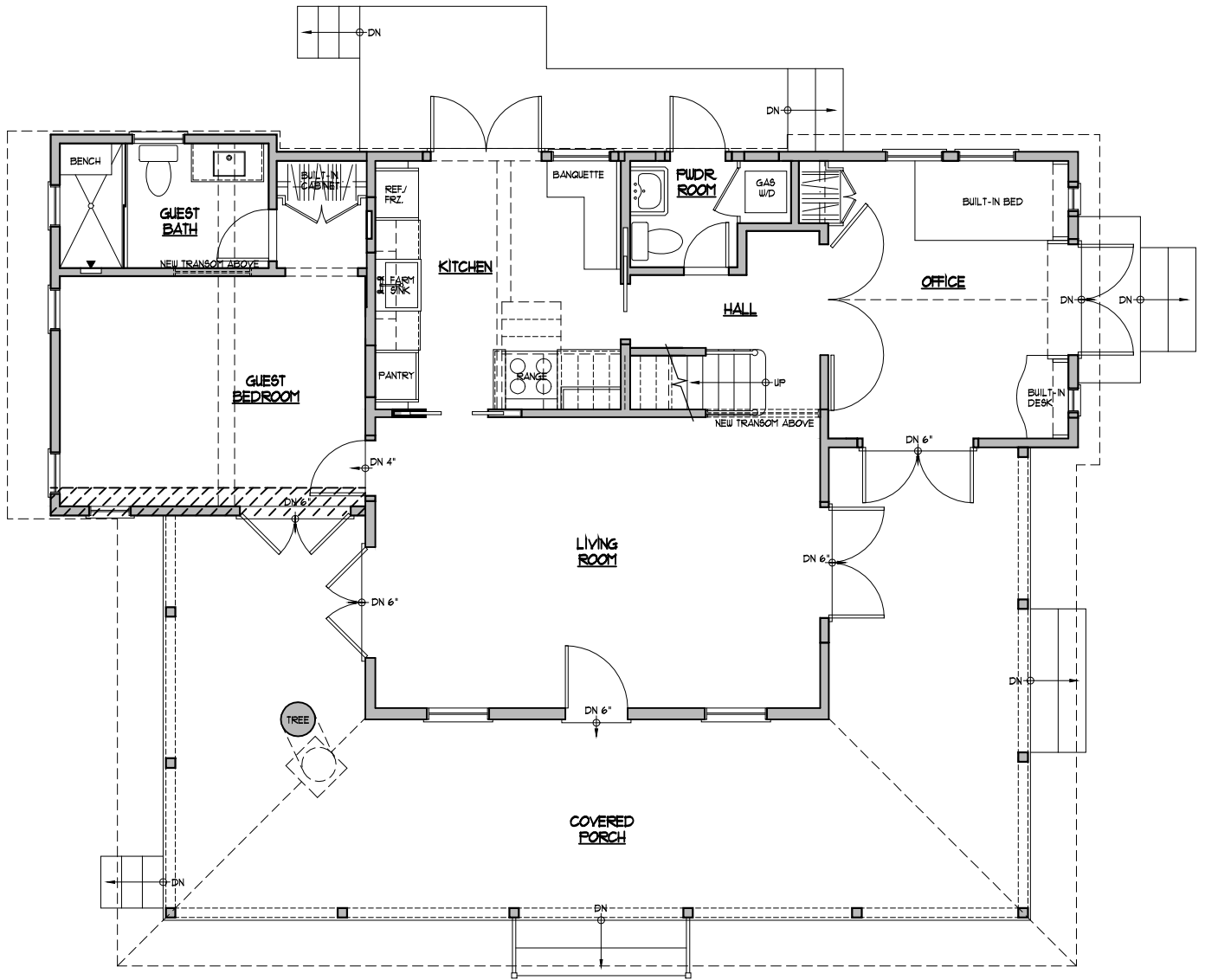
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

12/8/15 **MARRACCINI RES.**
 KEY WEST, FL



EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

6 PINDER LANE
 KEY WEST, FL



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

6 PINDER LANE
 KEY WEST, FL

Site Photos



2015/09/01 12:18



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2015/09/01 12:12



2015/09/01 12:10



2015/09/01 12:10

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: 1008443 Parcel ID: 00008180-000000

Ownership Details

Mailing Address:
MARRACCINI WILLIAM J
111 BOWNE RD
RUMSON, NJ 07760-2364

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 6 PINDER LN KEY WEST
Legal Description: KW PT LTS 1 AND 4 SQR 47 OR477-423 OR477-424 OR944-1043/44 OR975-1695 OR1101-1471/73
OR1109-6/7 OR1123-2463/64 OR1123-2465/68 OR2393-1229 OR2393-1234/35 OR2521-1502/04
OR2609-283/85 OR2741-419/21

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	7,281.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1444
 Year Built: 1930

Building 1 Details

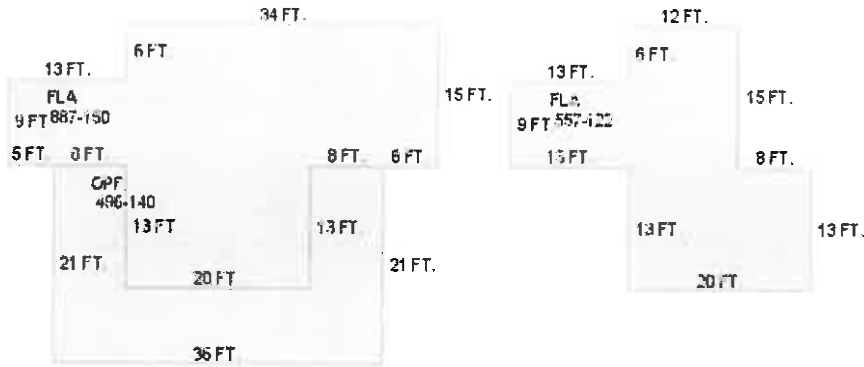
Building Type R1	Condition A	Quality Grade 550
Effective Age 13	Perimeter 272	Depreciation % 13
Year Built 1930	Special Arch 0	Grnd Floor Area 1,444
Functional Obs 0	Economic Obs 0	

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

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
----------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	12:ABOVE AVERAGE WOOD	1	1985	N	Y	0.00	0.00	887
2	OPF	12:ABOVE AVERAGE WOOD	1	1985	N	Y	0.00	0.00	496
3	FLA	12:ABOVE AVERAGE WOOD	1	1985	N	Y	0.00	0.00	557

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	HT2:HOT TUB	1 UT	0	0	1984	1985	1	50
2	PO4:RES POOL	280 SF	0	0	1984	1985	4	50
3	WD2:WOOD DECK	96 SF	0	0	1984	1985	2	40
4	PT2:BRICK PATIO	280 SF	0	0	1979	1980	2	50

Appraiser Notes

2011-03-23 MLS \$2,900,000 8/6 THIS IS A REMARKABLE PRIME OLD TOWN PROPERTY WITH OVER 21,000 SQUARE FEET OF LAND FOUR LARGE LOTS AND THREE HOMES. 6 PINDER LANE IS A 1500 SQUARE FOOT THREE BEDROOM, TWO BATH HOME WITH WRAP-AROUND PORCH, POOL AND EXPANSIVE GARDENS SECLUDED IN THE MIDDLE OF THE BLOCK AT THE END OF A LANE. 0 PINDER LANE IS A VACANT 3350 SQUARE FOOT LOT IDEAL FOR PARKING. 821 SOUTHARD STREET IS A LOVELY 1500 SQUARE FOOT, THREE BEDROOM, TWO BATH HOME WITH SITTING PORCH IN THE FRONT AND LARGE REAR DECK WITH LUSH GARDENS. 815 SOUTHARD STREET IS A DUPLEX CONSISTING OF TWO, ONE BEDROOM, ONE BATH APARTMENTS ON A HUGE LOT WITH MATURE TREES. PURCHASE ALL TOGETHER OR ONLY A PORTION - YOUR CHOICE

OR2741-422 EASEMENT AGREEMENT BETWEEN GRANTOR AK 1008729 (811 SOUTHARD ST) AND GRANTEE AK 1008443 (6 PINDER LANE) - GRANTS AN EASEMENT FOR VEHICLE PARKING AND LOADING AND UNLOADING PURPOSES

LOFT UNDER FLA03 602 SQUARE FEET #6 PINDER LANE

AK1008770 (RE 00008510-000000) HAS BEEN COMBINED WITH THIS PARCEL DONE FOR ASSESSMENT PURPOSES FOR THE 2011 TAX ROLL (3/28/2011 SCJ).

2011-12-27 MLS \$1.5M 3/2 THIS ENCHANTING PROPERTY IS LOCATED IN THE HEART OF OLD TOWN IN THE MIDDLE OF A VERY DESIRABLE BLOCK ADJACENT TO WILLIAM AND SOUTHARD STREETS. THE ONE AND A HALF STORY HOME IS VERY PRIVATE AND HAS THREE BEDROOMS AND TWO BATHS INCLUDING A TREETOP MASTER SUITE. THE HOME HAS MANY SETS OF FRENCH DOORS, LOTS OF WINDOWS, WOOD FLOORS, HIGH CEILINGS AND A HUGE WRAP-A-ROUND PORCH. THE OVERSIZED LOT, 7564 SQUARE FEET, IS A MAGICAL SETTING WITH MEANDERING PATHS AND AN IN-GROUND POOL AND SPA. OFF-STREET PARKING IS INCLUDED. THIS IS A VERY SPECIAL AND UNIQUE PROPERTY REMINISCENT OF OLD KEY WEST AND HAS INCREDIBLE POTENTIAL.

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	209,091	13,590	973,582	1,196,263	1,196,263	0	1,196,263
2013	213,843	14,174	812,166	1,040,183	1,040,183	0	1,040,183
2012	218,595	14,757	753,940	987,292	987,292	0	987,292
2011	209,537	15,341	838,327	1,063,205	1,022,841	0	1,063,205

2010	212,061	15,924	457,187	685,172	685,172	0	685,172
2009	238,583	16,549	541,851	796,983	796,983	0	796,983
2008	219,416	17,213	631,060	867,689	867,689	0	867,689
2007	355,100	14,296	794,500	1,163,896	1,163,896	0	1,163,896
2006	492,594	14,831	431,300	938,725	938,725	0	938,725
2005	492,594	15,354	345,040	852,988	852,988	0	852,988
2004	289,132	15,889	322,340	627,361	627,361	0	627,361
2003	278,424	16,412	172,520	467,356	467,356	0	467,356
2002	239,472	16,948	158,900	415,320	415,320	0	415,320
2001	198,412	17,471	132,300	348,183	348,183	0	348,183
2000	200,102	17,892	76,545	294,539	294,539	0	294,539
1999	190,532	17,531	76,545	284,608	284,608	0	284,608
1998	160,952	15,231	76,545	252,728	252,728	0	252,728
1997	147,902	14,379	68,985	231,265	231,265	0	231,265
1996	117,451	11,726	68,985	198,162	198,162	0	198,162
1995	113,101	11,586	68,985	193,672	193,672	0	193,672
1994	95,701	10,055	68,985	174,741	174,741	0	174,741
1993	90,503	9,777	68,985	169,264	169,264	0	169,264
1992	90,503	10,016	68,985	169,503	169,503	0	169,503
1991	90,503	10,248	68,985	169,735	169,735	0	169,735
1990	58,957	10,485	57,645	127,087	127,087	0	127,087
1989	53,597	9,745	56,700	120,042	120,042	25,000	95,042
1988	47,094	7,703	56,700	111,497	111,497	25,000	86,497
1987	46,542	7,867	28,161	82,570	82,570	25,000	57,570
1986	46,806	8,035	27,216	82,057	82,057	25,000	57,057
1985	18,660	2,000	11,282	31,942	31,942	25,000	6,942
1984	17,634	2,000	11,282	30,916	30,916	25,000	5,916
1983	17,634	2,000	11,282	30,916	30,916	25,000	5,916
1982	17,913	2,000	9,924	29,837	29,837	25,000	4,837

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
4/3/2015	2741 / 419	1,549,000	<u>WD</u>	<u>01</u>
1/4/2013	2609 / 283	100	<u>WD</u>	<u>11</u>
5/24/2011	2521 / 1502	950,000	<u>WD</u>	<u>05</u>
3/1/1990	1123 / 2463	275,000	<u>WD</u>	<u>M</u>
10/1/1989	1109 / 6	240,000	<u>WD</u>	<u>M</u>
2/1/1969	477 / 423	2,500	00	<u>Q</u>

This page has been visited 100,710 times.

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

Prepared by and return to:

Stones & Cardenas
221 Simonton Street
Key West, FL 33040

File Number: 15-077-815South
Consideration: \$1,549,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3 day of April, 2015 between 815 Southard Street, LLC, a Florida limited liability company whose post office address is 901 Navesink River Road, Locust, NJ 07760, grantor, and William J. Marraccini, a married man whose post office address is 111 Bowne Road, Locust, NJ 07760, 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, KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF LOT ONE IN SQUARE FORTY SEVEN AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN SAID LOT ONE, DISTANT ONE HUNDRED AND THIRTY FOUR (134) FEET FROM MARGARET STREET AND FORTY-TWO (42) FEET FROM THE DIVIDING LINE BETWEEN LOTS ONE AND TWO IN SAID SQUARE FORTY-SEVEN, AND FROM SAID STARTING POINT RUN THENCE IN A SOUTHEASTERLY DIRECTION, AND PARALLEL WITH MARGARET STREET A DISTANCE OF EIGHTY-FOUR (84) FEET; THENCE RUN AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION A DISTANCE OF FORTY-FIVE (45) FEET; THENCE RUN AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF EIGHTY-FOUR (84) FEET; THENCE RUN AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF FORTY-FIVE (45) FEET TO THE POINT OF BEGINNING TOGETHER WITH THE RIGHT OF WAY OVER AN ALLEY WAY FIVE (5) FEET WIDE AFFORDING A PASSAGEWAY OUT TO WILLIAM STREET.

ALSO: ON THE ISLAND OF KEY WEST, PART OF LOTS ONE AND FOUR (1 & 4) OF SQUARE NUMBERED FORTY-SEVEN (47) ACCORDING TO W.A. WHITEHEAD'S MAP OF SAID CITY BUT BETTER KNOWN AND DESCRIBED ACCORDING TO C.W. TIFT'S MAP OF KEY WEST AS A PART OF LOT IN SAID SQUARE FORTY-SEVEN (47) MARKED "G" AND COMMENCING AT A POINT ON NORTH WEST LINE OR BOUNDARY OF SAID LOT THIRTY-FIVE (35) FEET FROM THE WEST CORNER OF SAID LOT (BEING THE CORNER NEAREST THE ALLEY WAY LEADING IN FROM WILLIAM STREET) AND RUNNING ALONG NORTH WEST BOUNDARY LINE OF SAID LOT "G" IN A NORTH EAST DIRECTION THIRTY-SIX (36) FEET; THENCE IN A SOUTH EAST DIRECTION EIGHTY-FOUR (84) FEET; THENCE IN A SOUTH WEST DIRECTION THIRTY-SIX (36) FEET; THENCE IN A NORTH WEST DIRECTION EIGHTY-FOUR (84) FEET TO THE POINT OF BEGINNING; SUBJECT TO AN ALLEYWAY OF FIVE FEET WIDE AND EXTENDING ALONG THE ENTIRE NORTHWEST LINE OR FRONT OF SAID LOT "G" WHICH IS RESERVED AND DEDICATED AS A RIGHT OF WAY FOR THE USE AND BENEFIT OF THE SAID PARTY OF

THE SECOND AND OTHER OWNERS AND OCCUPANTS OF SAID LOT "G" OR ANY PART THEREOF.

LESS & EXCEPT:

ON THE ISLAND OF KEY WEST, PART OF LOT 4, SQUARE 47, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET AND RUNNING THENCE ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID SOUTHARD STREET ON AN ASSUMED BEARING OF N 45°00'00" E A DISTANCE OF 151.00 FEET; THENCE BEAR N 45°00'00" W A DISTANCE OF 100.00 FEET TO A POINT, THENCE BEAR N 45°00'00" E A DISTANCE OF 37.00 FEET; THENCE N 45°00'00" W FOR A DISTANCE OF 1.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 45°00'00" W FOR A DISTANCE OF 64.10 FEET; THENCE S 48° 00'24"E FOR A DISTANCE OF 64.07 FEET; THENCE S 42°59'34" W FOR A DISTANCE OF 3.36 FEET BACK TO THE POINT OF BEGINNING.

AND ALSO

ON THE ISLAND OF KEY WEST, PART OF LOT 4, SQUARE 47, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILLIAM STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET AND RUNNING THENCE ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID SOUTHARD STREET ON AN ASSUMED BEARING OF N 45°00'00" E A DISTANCE OF 151.00 FEET; THENCE BEAR N 45°00'00" W A DISTANCE OF 100.00 FEET TO A POINT, THENCE BEAR N 45°00'00" E A DISTANCE OF 37.00 FEET; THENCE N 45°00'00" W FOR A DISTANCE OF 65.59 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 45° 00'00" W FOR A DISTANCE OF 13.41 FEET; THENCE S 45°00'00" W FOR A DISTANCE OF 0.70 FEET; THENCE S 48° 00'24" E FOR A DISTANCE OF 13.43 FEET BACK TO THE POINT OF BEGINNING.

AND ALSO

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829, AS PART OF LOT 1 IN SQUARE 47: COMMENCING AT A POINT IN SAID LOT 1 DISTANT 115 FEET FROM MARGARET STREET AND 110 FEET AND 8 INCHES FROM SOUTHARD STREET; THENCE IN A NORTHWESTERLY DIRECTION AND PARALLEL TO MARGARET STREET 40 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 19 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 40 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 19 FEET BACK TO THE PLACE OF BEGINNING.

Parcel Identification Number: 00008180-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2014.

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:

815 Southard Street, LLC, a Florida limited liability company

By: Eunice Melnick
Eunice Melnick, Managing Member

Terry Mattson
Witness Name: TERRY MATTSON

Barn A. Shinder
Witness Name: BARN A. SHINDER

State of ~~Florida~~ New Jersey
County of ~~Monroe~~ Monmouth

The foregoing instrument was acknowledged before me this 3 day of April, 2015 by Eunice Melnick, Managing Member of 815 Southard Street, LLC, a Florida limited liability company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

Terry Mattson
Notary Public 4-3-15

Printed Name:

My Commission Expires:

