

File #: 2022-145

Property Owner: PLA IRENE A REVOCABLE
TRUST 06/15/2012

Applicant: Thomas Skidmore

Agent: Thomas Skidmore

Type of Application: PC Variance

Key: Key Largo

RE: 00549600-000000
00549610-000000
00549640-000000

Additional Information added to File 2022-145

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 2 / 1 / 23
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Thomas Skidmore

Applicant (Name of Person, Business or Organization)

Thomas Skidmore

Name of Person Submitting this Application

172 Florida Avenue, Suite A, Tavernier, FL 33070

Mailing Address (Street, City, State and Zip Code)

305-731-8651 tphskidmore@gmail.com
Work Phone Home Phone Cell Phone Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

PLA IRENE A REVOCABLE TRUST 6/15/2012

(Name/Entity)

Contact Person

PO Box 371795, Key Largo FL 33037

Mailing Address (Street, City, State and Zip Code)

Work Phone Home Phone Cell Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

12 4-7 Twin Lakes PB3-160 Key Largo
Block Lot Subdivision Key
00549600, 00549610, 00549640 1673081, 1673099, 1673129
Real Estate (RE) Number Alternate Key Number

102770 Overseas Highway, Key Largo, FL 33037

Street Address (Street, City, State & Zip Code)

102.7 bayside

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)
Present Land Use of the Property: Commercial retail / restaurant
Proposed Land Use of the Property: Commercial retail / restaurant
Total Land Area: 24,000 SF

Provide the standards required by the land development regulations: LDC Sec 114-195 deviation to U.S. 1 access standard
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Maintain existing single U.S. 1 curb cut
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
See attached

2. Failure to grant the variance would result in exceptional hardship to the applicant:
See attached

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:
See attached

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:
See attached

APPLICATION

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Photograph(s) of site from adjacent roadway(s)
Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- eight (8) sets
Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect-five (5) sets
List of names and addresses of all real property owners within a 600 foot radius of the subject property.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # Describe the enforcement proceedings and if this application is being submitted to correct the violation:

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Irene Pla Date: 2/1/23

STATE OF Florida

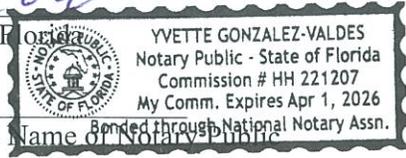
COUNTY OF Monroe

Sworn to and subscribed before me this 1 day of February, 2023, by means of physical presence or online notarization,

by Irene Pla, who is personally known to me OR produced (PRINT NAME OF PERSON MAKING STATEMENT)

FL DL as identification. (TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public, State of Florida



Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

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 00549590-000000
 Account# 1673072
 Property ID 1673072
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 12 LT 3 TWIN LAKES KEY LARGO OR449-736/37 OR1067-61 OR1121-2330 OR1158-1918/19 OR1840-2057/58 OR2628-1207/08
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class COMMERCIAL (1000)
 Subdivision TWIN LAKES
 Sec/Twp/Rng 14/61/39
 Affordable Housing No

Owner

PLA IRENE A REVOCABLE TRUST 6/15/2012
 PO Box 371795
 Key Largo FL 33037

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$124,200	\$124,200	\$124,200	\$41,040
= Just Market Value	\$124,200	\$124,200	\$124,200	\$41,040
= Total Assessed Value	\$17,113	\$15,558	\$14,144	\$12,859
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$124,200	\$124,200	\$124,200	\$41,040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	6,000.00	Square Foot	50	120

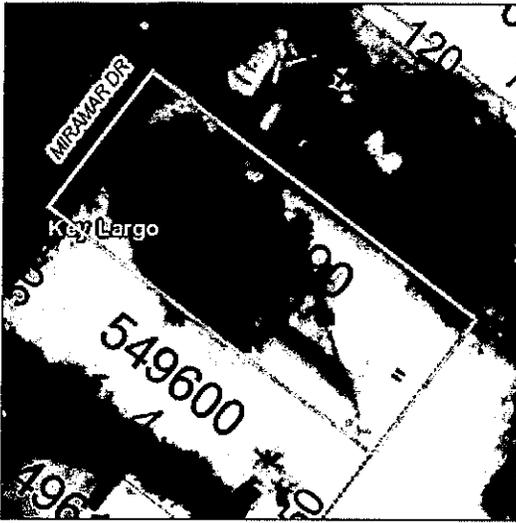
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2013	\$100	Warranty Deed		2628	1207	11 - Unqualified	Vacant
1/1/1991	\$1	Warranty Deed		1158	1918	M - Unqualified	Vacant
9/1/1988	\$1	Warranty Deed		1067	61	M - Unqualified	Vacant
9/1/1988	\$1	Warranty Deed		1067	51	M - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

2021 Notices Only

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos.

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Summary

Parcel ID 00549600-000000
 Account# 1673081
 Property ID 1673081
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 12 LT 4 TWIN LAKES KEY LARGO OR449-736/37 OR1067-61 OR1121-2330 OR1158-1918/19 OR1840-2057/58 OR2628-1207/08
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class COMMERCIAL (1000)
 Subdivision TWIN LAKES
 Sec/Twp/Rng 14/61/39
 Affordable Housing No

Owner

PLA IRENE A REVOCABLE TRUST 6/15/2012
 PO Box 371795
 Key Largo FL 33037

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$124,200	\$124,200	\$124,200	\$41,040
= Just Market Value	\$124,200	\$124,200	\$124,200	\$41,040
= Total Assessed Value	\$17,113	\$15,558	\$14,144	\$12,859
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$124,200	\$124,200	\$124,200	\$41,040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	6,000.00	Square Foot	50	120

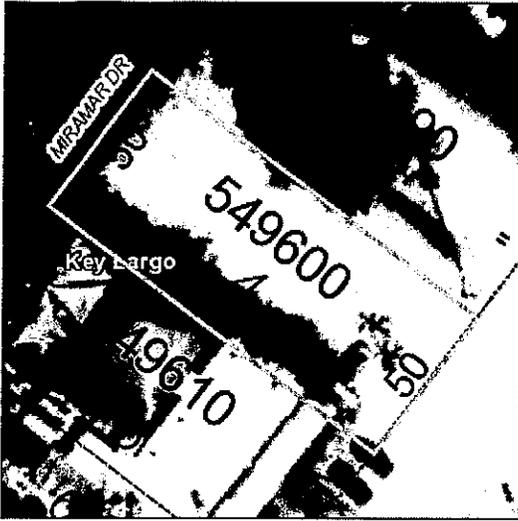
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2013	\$100	Warranty Deed		2628	1207	11 - Unqualified	Vacant
1/1/1991	\$79,000	Warranty Deed		1158	1918	M - Unqualified	Vacant
9/1/1988	\$50,000	Warranty Deed		1067	61	M - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Map



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Summary

Parcel ID 00549640-000000
 Account# 1673129
 Property ID 1673129
 Millage Group 500K
 Location VACANT LAND, KEY LARGO
 Address
 Legal BK 12 S 1/2 LT 6 AND LT 7 TWIN LAKES PB3-160 KEY LARGO OR227-39/40 OR773-1950 OR1078-1677 OR1100-2144 OR1100-2145/47 CASE87-470-CP-13 OR1175-212 OR1840-2053/54 OR2628-1201/02
 Description (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property COMMERCIAL (1000)
 Class
 Subdivision TWIN LAKES
 Sec/Twp/Rng 14/61/39
 Affordable No
 Housing



Owner

PLA IRENE A REVOCABLE TRUST 6/15/2012
 PO Box 371795
 Key Largo FL 33037

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$202,500	\$202,500	\$202,500	\$66,600
= Just Market Value	\$202,500	\$202,500	\$202,500	\$66,600
= Total Assessed Value	\$6,415	\$5,832	\$5,302	\$4,820
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$202,500	\$202,500	\$202,500	\$66,600

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (1M0H)	6,000.00	Square Foot	50	120
COMMERCIAL HIGHWAY (1M0H)	3,000.00	Square Foot	25	120

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2013	\$100	Warranty Deed		2628	1201	11 - Unqualified	Vacant
6/1/1991	\$65,000	Warranty Deed		1175	212	M - Unqualified	Vacant

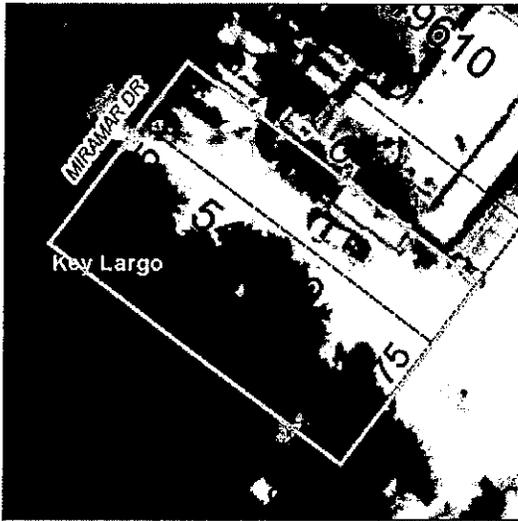
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[View Taxes for this Parcel](#)

Photos



Map



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Prepared by and Return to:
Gerald V. Walsh, Esq.
Gerald V. Walsh, P.A.
9500 NW 37th Court
Coral Springs, FL 33065
Phone: (954) 755-9310

05/13/2013 9:35AM
DEED DOC STAMP CL: DS \$0.70

Doc# 1932800
Bkn 2628 Pg# 1207

Alt. Key #1673072
#1673081

WARRANTY DEED

THIS WARRANTY DEED, Executed this 26th day of April 2013 by IRENE A. PLA, a single woman to IRENE A. PLA, as Trustee of the IRENE A. PLA Revocable Trust dated June 15, 2012, whose address is 37 Pompano Ave., Key Largo, FL 33037, Grantee.

WITNESSETH, that the said Grantor for and in consideration of Ten (\$10.00) Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged has granted, bargained, and sold to the said Trust, its successors and assigns forever, the following described land, situate, and being in the County of Monroe, State of Florida, to wit:

Lots 3 and 4, Block 12, TWIN LAKES, according to the Plat thereof, as recorded in Plat Book 3, at Page 160, of the Public Records of Monroe County, Florida.

With full power and authority to sell, manage, convey and transfer, pursuant to Florida Statutes, Chapter 689.071

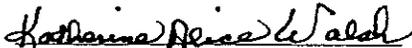
And the said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Grantor:


IRENE A. PLA


Signature of Witness

Katherine Alice Walsh
Printed Name of Witness


Signature of Witness

GERALD V. WALSH
Printed Name of Witness

State of Florida
County of Monroe

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared IRENE A. PLA, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April, 2013.

Katherine Alice Walsh
Notary Public
Katherine Alice Walsh
Printed Name of Notary

My Commission Expires: 12-20-2013



Doc# 1932797 05/13/2013 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEVILIN

Prepared by and Return to:
Gerald V. Walsh, Esq.
Gerald V. Walsh, P.A.
9500 NW 37th Court
Coral Springs, FL 33065
Phone: (954) 755-9310

05/13/2013 9:35AM
DEED DOC STAMP CL: DS \$0.70

Doc# 1932797
Bk# 2628 Pg# 1201

Alt. Key #1673099
#1673129

WARRANTY DEED

THIS WARRANTY DEED, Executed this 26th day of April 2013 by IRENE A. PLA, a single woman to IRENE A. PLA, as Trustee of the IRENE A. PLA Revocable Trust dated June 15, 2012, whose address is 37 Pompano Ave., Key Largo, FL 33037, Grantee.

WITNESSETH, that the said Grantor for and in consideration of Ten (\$10.00) Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged has granted, bargained, and sold to the said Trust, its successors and assigns forever, the following described land, situate, and being in the County of Monroe, State of Florida, to wit:

Lots 5, 6, and 7, Block 12, TWIN LAKES, according to the Plat thereof, as recorded in Plat Book 3, at Page 160, of the Public Records of Monroe County, Florida.

With full power and authority to sell, manage, convey and transfer, pursuant to Florida Statutes, Chapter 689.071.

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

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Grantor:

Gerald V. Walsh
Signature of Witness

Irene A. Pla
IRENE A. PLA

GERALD V. WALSH
Printed Name of Witness

Katherine Alice Walsh
Signature of Witness

Katherine Alice Walsh
Printed Name of Witness

Doc# 1932797
BK# 2628 Pg# 1202

State of Florida
County of Monroe

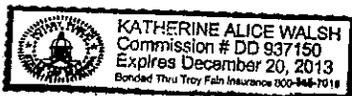
MONROE COUNTY
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared IRENE A. PLA, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April, 2013.

Katherine Alice Walsh
Notary Public
Katherine Alice Walsh
Printed Name of Notary

My Commission Expires: 12-20-2013



TRUST AGREEMENT

**I, IRENE PLA, CURRENTLY OF MONROE COUNTY, FLORIDA, AS
SETTLOR, MAKE THIS AGREEMENT WITH MYSELF, AS TRUSTEE,
THIS 15th DAY OF JUNE, 2012**

I hereby transfer to the Trustee the Property listed in the attached schedule and am causing the Trustee to be designated as Beneficiary of any Life Insurance Policies described therein. That Property, the Proceeds of those Policies, all additional Property received by the Trustee from any person by Will or otherwise, and all Investments and Reinvestments thereof, are herein collectively referred to as the "Trust Estate". The Trust shall be called the IRENE PLA REVOCABLE TRUST, and shall be held and disposed of as follows:

FIRST

During my lifetime, the Trustee shall pay so much or all of the income and principal of the Trust Estate to me or otherwise as I direct. If, at any time or times, I shall be unable to manage my affairs, the Trustee may use such sums from the income and principal of the Trust Estate as the Trustee deems necessary or advisable for my care, support and comfort, or for any other purpose the Trustee considers to be for my best interests. Any excess income shall be added to principal.

For purposes of this agreement, I shall be considered to be unable to manage my affairs if I am under a legal disability or by reason of illness or mental or physical disability am unable to give prompt and intelligent consideration to financial matters. The determination as to my inability at any time shall be made by MY CHILDREN, JUAN CARLOS PLA AND MARIA DEL CARMEN PLA, and My Physician and the Trustee may rely upon written notice of that determination.

SECOND

Upon my death, if I have no probate estate, or to the extent that the cash and readily marketable assets in the principal of the residue of my probate estate are insufficient, the Trustee shall make the following payments from the principal of the Trust Estate. The Trustee shall pay the expenses of my last illness and funeral, costs of administration including ancillary, costs of safeguarding and delivering devises, claims allowable against my estate (excluding debts secured by real property or life insurance), and pre-residuary devises under my Will if my Will contains a residuary devise to this Trust. The Trustee shall also pay the estate and inheritance taxes assessed by reason of my death, including such taxes on property passing outside this Agreement, except that

Trustee shall be reimbursed for all reasonable expenses incurred in the management and protection of the Trust.

SECTION 7: A Trustee, in the Trustee's discretion, may terminate and distribute any Trust hereunder if the Trustee determines that the costs of continuance thereof will substantially impair accomplishment of the purposes of the Trust. The Trustee shall terminate and forthwith distribute any Trust created hereby, or by exercise of a power of appointment hereunder, and still held 21 years after the death of the last to die of myself and the Beneficiaries in being at my death. Distribution under this section shall be made to the persons then entitled to receive or have the benefit of the income from the Trust in the proportions in which they are entitled thereto, or if their interests are indefinite, then in Equal Shares.

SECTION 8: I may resign as Trustee at any time by written notice to the Successor Trustees named in this Part 5th, Section 8. In the event of my resignation or if I am unable to manage my affairs, I name MY SON, JUAN CARLOS PLA to act as the Successor Trustee, and if HE is unable or unwilling to act as Trustee, I name my DAUGHTER, MARIA DEL CARMEN PLA, to serve as Trustee.

Any Successor Trustee may resign at any time by written notice to me if living, otherwise to each Beneficiary then entitled to receive or have the benefit of the income from the Trust.

No Trustee, wherever acting, shall be required to give bond or surety or be appointed by or account for the administration of any Trust to any court. No statute with respect to under productive property shall apply to any Trust under this Agreement.

SECTION 9: In disposing of any Trust Property subject to a power to appoint by will, the Trustee may rely upon an instrument admitted to probate in any jurisdiction as the Will of the Donee or may assume that the power was not exercised if, within three (3) months after the death of the Donee, the Trustee has no actual notice of a Will which exercises the power. The Trustee may rely on any document or other evidence in making payment under this Agreement and shall not be liable for any payment made in good faith before it receives actual notice of a changed situation.

SECTION 10: If, for any reason, a Trustee is unwilling or unable to act as to any Property, such person or qualified corporation as the Trustee shall from time to time designate in writing shall act as Special Trustee as to that Property. Any person or corporation acting as Special Trustee may resign at any time by written notice to the Trustee. Each Special Trustee shall have the powers granted to the Trustee by this Agreement, to be exercised only with the approval of the Trustee, to which the net income and the proceeds from sale of any part or all of the Property shall be remitted to be administered under this Agreement.

property and invest and reinvest the Trust Property in bonds, stocks, mortgages, notes, bank deposits, options, limited partnership interests, shares of registered investment companies and real estate investment trusts, or other property of any kind, real or personal, domestic or foreign. The Trustee may retain or make any investment without liability, even though it is not of a type, quality, marketability or diversification considered proper for trust investments;

- (b) To distribute income and principal in cash or in kind, or partly in each, and to allocate or distribute undivided interests or different assets or disproportionate interests in assets, and no adjustment shall be made to compensate for a disproportionate allocation of unrealized gain for federal income tax purposes; to value the Trust Property and to sell any part or all thereof in order to make allocation or distribution; no action taken by the Trustee pursuant to this paragraph shall be subject to question by any Beneficiary;
- (c) To determine in cases not covered by statute the allocation of receipts and disbursements between income and principal.

SECTION 5: Notwithstanding the foregoing, while I am living and able to manage my affairs:

- (a) No sale or investment shall be made without my written approval, unless I fail to indicate my approval or disapproval of any proposed sale or investment within 10 days after being requested to do so in writing.
- (b) I shall have the power to direct the retention or sale of any Trust Assets and the purchase of property with any principal cash in the Trust. If I direct the retention or purchase of an asset, the Trustee shall have investment, voting, and management responsibility for that asset unless I direct otherwise.

I may, at any time or times, with or without right of revocation, by a writing delivered to the Trustee, delegate to any other person or to the Trustee or relinquish any or all of the powers reserved to me hereunder.

The statement of the Trustee that he or she is acting according to this section shall fully protect all persons dealing with the Trustee. The Trustee shall have no responsibility for any loss that may result from acting in accordance with this section.

SECTION 6: A Trustee (other than myself) shall render an account of Trust receipts and disbursements and a statement of assets at least annually to each adult Beneficiary then entitled to receive or have the benefit of the income from the Trust. The

and principal of the share as the Trustee deems necessary or advisable from time to time for his or her health, maintenance in reasonable comfort, education (including postgraduate) and best interests, adding to principal any income not so paid, and distributing the share to the Beneficiary when he or she reaches the age of 21 years or to the estate of the Beneficiary if he or she dies before receiving the share in full.

FIFTH

The following provisions shall apply to the Trust Estate and to each Trust under this agreement:

SECTION 1: If income or discretionary amounts of principal become payable to a minor or to a person under legal disability or to a person not adjudicated incapacitated but who, by reason of illness or mental or physical disability, is in the opinion of the Trustee unable properly to manage his or her affairs, then that income or principal shall be paid or expended only in such of the following ways as the Trustee deems best:

- (a) Directly to the Beneficiary or his or her Attorney in Fact;
- (b) To the legally appointed Guardian of the Beneficiary;
- (c) To a Custodian for the Beneficiary under a Uniform Transfers or Gifts to Minors Act;
- (d) By the Trustee directly for the benefit of the Beneficiary;
- (e) To an Adult Relative or Friend in reimbursement for amounts properly advanced for the benefit of the Beneficiary.

SECTION 2: The interests of Beneficiaries in principal or income shall not be subject to the claims of any creditor, any spouse for alimony or support, or others, or to legal process, and may not be voluntarily or involuntarily alienated or encumbered. This provision shall not limit the exercise of any power of appointment.

SECTION 3: Income received after the last income payment date and undistributed at the termination of any estate or interest shall, together with any accrued income, be paid by the Trustee as income to the persons entitled to the next successive interest in the proportions in which they take that interest, except that upon my death the undistributed income shall be added to principal.

SECTION 4: The Trustee shall have the following powers in addition to those now or hereafter conferred by the statutes of Florida upon the Trustee of a Florida trust:

- (a) To retain any Property originally constituting the Trust or subsequently added thereto, and to sell real and personal property including homestead

the amount, if any, by which the estate and inheritance taxes shall be increased as a result of the inclusion of property in which I may have a qualifying income interest for life or over which I may have a power of appointment shall be paid by the person holding or receiving that property. Interest and penalties concerning any tax shall be paid and charged in the same manner as the tax. The Trustee may make payment directly or to the personal representative of my estate, as the Trustee deems advisable. I hereby waive all rights of apportionment or reimbursement for any payments made pursuant to this article.

Assets or funds otherwise excludable from my gross estate for federal estate tax purposes shall not be used to make the foregoing payments. The Trustee's selection of assets to be sold for that purpose or to satisfy any pecuniary gifts, and the tax effects thereof, shall not be subject to question by any Beneficiary.

The Trustee shall make such elections and allocations under the tax laws as the Trustee deems advisable, without regard to the relative interests of the Beneficiaries and without liability to any person. No adjustment shall be made between principal and income or in the relative interests of the Beneficiaries to compensate for the effect of elections or allocations under the tax laws made by the Personal Representative of my estate or by the Trustee.

The balance of the Trust Estate, which remains after the foregoing payments have been made or provided for shall be held and disposed of as hereinafter provided.

THIRD

I am unmarried. I have two adult children, namely, MARIA DEL CARMEN PLA AND JUAN CARLOS PLA, who are sometimes hear after referred to as "MY CHILDREN".

FOURTH

SECTION 1: Upon my death, the Trustee shall divide the balance of the Trust assets into equal shares and distribute one share to each of MY CHILDREN who survive me and one share for the children collectively of each deceased child subject to postponement of possession as provided below. If either of MY CHILDREN predeceases me leaving no lineal descendants, his or her share shall be distributed to my remaining child or his or her lineal descendants, per stirpes, if he or she is deceased subject to postponement as provided below.

SECTION 3: Each share of the Trust which is distributable to a Beneficiary who has not reached the age of 21 years shall immediately vest in the Beneficiary, but the Trustee shall (a) establish with the share a custodianship for the Beneficiary under a Uniform Transfers or Gifts to Minors Act, or (b) retain possession of the share as a separate trust, paying to or for the benefit of the Beneficiary so much or all of the income

SIXTH

The laws of Florida shall govern the validity and interpretation of the provisions of this Agreement.

Whenever the context requires, the word, Trustee, shall include both singular and plural.

SEVENTH

I or any other person may transfer or devise property acceptable to the Trustee, or make the proceeds under policies of life insurance payable, to the Trustee to be held under this Agreement and may designate the Trust to which the Property or proceeds shall be added. If the addition is made by will, the Trustee shall accept the statement of the Personal Representative that the assets delivered to the Trustee constitute all of the Property to which the Trustee is entitled, without inquiring into the Representative's administration or accounting.

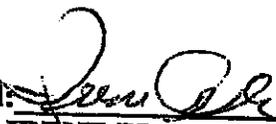
EIGHTH

I may, at any time or times, amend or revoke this Agreement in whole or in part by instrument in writing (other than a will) delivered to the Trustee. The Trust Property to which any revocation relates shall be conveyed to me or otherwise as I direct. This power is personal to me and may not be exercised by my Guardian, Attorney in Fact or others.

IN WITNESS WHEREOF I, IRENE PLA, as SETTLOR and as TRUSTEE, have signed this Agreement the day and year first above written.



IRENE PLA - Settlor

Accepted: 

IRENE PLA - Trustee

WE CERTIFY that the above instrument was on the date thereof signed and declared by IRENE PLA, as her Trust Agreement in our presence and that we, in her presence and in the presence of each other, have signed our names as witnesses thereto, believing IRENE PLA to be of sound mind at the time of signing.

[Signature]
Witness

9500 N W 37 CT
Street Address

GERALD V. WALES
Printed Name of Witness

CORAL SPRINGS, FL 33065
City, State and Zip Code

[Signature]
Witness

1102 SW
Street Address

Caribbe E. Reeps
Printed Name of Witness

Hornstead, Fl. 33035
City, State and Zip Code

STATE OF FLORIDA
COUNTY OF MONROE

WE, the undersigned, being the Settlor and Trustee, and the Witnesses, respectively, whose names are signed to the foregoing instrument, and having been sworn, do hereby declare to the undersigned Officer that the Settlor and Trustee, in the presence of Witnesses, signed the instrument as her Trust Agreement, and that she signed willingly; and that each of the Witnesses, in the presence of the Settlor and Trustee and in the presence of each other, signed this Document as a Witness.

[Signature]
IRENE PLA - Settlor and Trustee

[Signature]
Witness

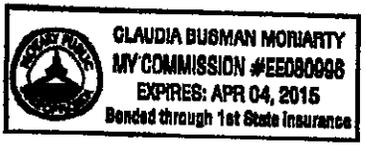
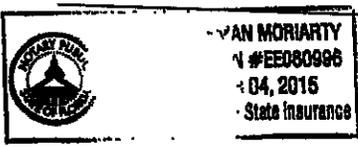
[Signature]
Witness

SUBSCRIBED AND SWORN TO before me by IRENE PLA, the Settlor and Trustee, and by each of the above Witnesses, this 15 day of JUNE, 2012 A.D.

FORM OF IDENTIFICATION:

My Commission Expires:

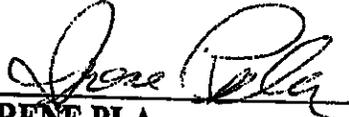
Claudia Busman Moriarty
Notary Public- State of Florida
CLAUDIA BUSMAN MORIARTY
Printed Name of Notary



SCHEDULE A

ASSETS OF THE TRUST

TO ACCOMPANY THE IRENE PLA REVOCABLE TRUST AGREEMENT
EXECUTED THE 15th DAY OF JUNE 2012.



IRENE PLA

End of Additional File 2022-145

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Planning Commission Variance Application Fee: \$1,610.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 6 / 7 / 22
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Thomas Skidmore

Applicant (Name of Person, Business or Organization)

Thomas Skidmore

Name of Person Submitting this Application

172 Florida Avenue, Suite A, Tavernier, FL 33070

Mailing Address (Street, City, State and Zip Code)

305-731-8651

Cell Phone

tphskidmore@gmail.com

Email Address

Work Phone

Home Phone

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

PLA IRENE A REVOCABLE TRUST 6/15/2012

(Name/Entity)

Contact Person

PO Box 371795, Key Largo FL 33037

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

12

Block

3-7

Lot

Twin Lakes PB3-160

Subdivision

Key Largo

Key

00549590, 00549600, 00549610, 00549640

Real Estate (RE) Number

1673072, 1673081, 1673099, 1673129

Alternate Key Number

102770 Overseas Highway, Key Largo, FL 33037

Street Address (Street, City, State & Zip Code)

102.7 bayside

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Commercial retail / restaurant

Proposed Land Use of the Property: Commercial retail / restaurant

Total Land Area: 24,000 SF

Provide the standards required by the land development regulations: LDC Sec 114-195 deviation to U.S. 1 access standard (i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Maintain existing single U.S. 1 curb cut (i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance: See attached

2. Failure to grant the variance would result in exceptional hardship to the applicant: See attached

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship..

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public: See attached

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district: See attached

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

See attached

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

See attached

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

See attached

- 8. The variance is the minimum necessary to provide relief to the applicant:

See attached

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor- eight (8) sets (at a minimum, survey should include elevations, location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect- five (5) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e., concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Irene Pla Date: 5/7/22

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 7 day of June, 2022,
by means of physical presence or online notarization.

by Irene A. Pla, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

PL D.L. as identification.
(TYPE OF ID PRODUCED)

[Signature]
Signature of Notary Public, State of Florida



Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: _____

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Lazy Lobster - PC Variance - applicant responses to standards

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

The applicant wishes to expand the seating capacity of the restaurant to obtain an alcohol license from the state. The County LDC considers this an expansion of the existing restaurant use, and therefore must comply with LDC Sections 114-195 and 114-199.

The property previously had two unpaved curb cuts to U.S. 1. The southwestern curb cut was eliminated, and the remaining northeastern curb cut has been paved and striped to current D.O.T. standards. Nonetheless, the single remaining curb cut is still less than 400 feet from the nearest curb cuts on adjacent property in both directions. The remaining curb cut is approximately 155 feet from Canal Street to the northeast and approximately 255 feet from the nearest driveway to the southwest.

The single remaining curb cut to U.S. 1 is the minimum access necessary for the subject property, and is also the maximum that the property can be brought into compliance with the Monroe County Land Development Code. Additionally, off-street parking will be brought into compliance as shown on the submitted site plan and traffic statement.

The applicant believes these steps demonstrate a showing of good and sufficient cause for granting the requested variances to LDC Sections 114-195 and 114-199.

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Failure to grant the variances would mean that the property would remain nonconforming to the County's access standards and the restaurant owners would be unable to expand its seating and obtain the desired state alcohol license, as many other similarly situated restaurants have done in the Key Largo area. The restaurant owners would consider this an exceptional hardship, given that they have already invested financially in improving the property and bringing the site into compliance with County and State access and parking standards. On the other hand, approving the variance would allow the site to be brought into compliance with parking and access standards to the maximum extent possible, while also letting the business expand its seating and obtain the state alcohol license.

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

Granting the variance would not result in increased public expenses, would not create a threat to public health and safety, and would not create a public nuisance or cause fraud or victimization of the public. Granting the variance would allow the access standards of the property to be brought into compliance to the maximum extent practical, would be the minimum variance necessary, and would reduce safety hazards by minimizing the number of curb cuts in this area. Additionally, the proposed increase in off-street parking spaces would help alleviate additional nuisances of vehicles improperly parking off-site.

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

Many properties throughout the Keys have similar circumstances such as this property. The way the Keys were developed over the last century and the evolution of modern highway and street design standards make it difficult—if not impossible—for most sites along U.S. 1 to fully comply with current access standards without creating exceptional hardships to the property and business owners. The fact is that it would take extraordinary resources for a single property owner to do what it would take to fully comply with the 400-foot access standards, such as acquire adjacent parcels, or obtain shared access agreements, or eliminate all driveways, etc. What would be unique or peculiar is if this applicant was denied the opportunity to do what many other properties have done in the same zoning district with similar circumstances, which is: improve their property, expand seating, obtain an alcohol license, and comply with the County and State access standards to the maximum extent possible—without going out of business.

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Granting the requested variance would give the application similar privileges afforded to other properties in the Key Largo area who have also sought to expand their uses, obtain state alcohol licenses, and bring their properties into compliance to the maximum extent possible.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

The variance request is not based on disabilities, handicaps or health of the applicant or members of their family.

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

The variance request is not based on the domestic difficulties of the applicant or their family.

8. The variance is the minimum necessary to provide relief to the applicant:

The single remaining curb cut to U.S. 1 is the minimum access necessary for the subject property, and is also the maximum that the property can be brought into compliance with the Monroe County Land Development Code.

Doc# 1932797 05/13/2013 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and Return to:
Gerald V. Walsh, Esq.
Gerald V. Walsh, P.A.
9500 NW 37th Court
Coral Springs, FL 33065
Phone: (954) 755-9310

05/13/2013 9:35AM
DEED DOC STAMP CL: DS \$0.70

Doc# 1932797
Bk# 2628 Pg# 1201

Alt. Key #1673099
#1673129

WARRANTY DEED

THIS WARRANTY DEED, Executed this 26th day of April 2013 by IRENE A. PLA, a single woman to IRENE A. PLA, as Trustee of the IRENE A. PLA Revocable Trust dated June 15, 2012, whose address is 37 Pompano Ave., Key Largo, FL 33037, Grantee.

WITNESSETH, that the said Grantor for and in consideration of Ten (\$10.00) Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged has granted, bargained, and sold to the said Trust, its successors and assigns forever, the following described land, situate, and being in the County of Monroe, State of Florida, to wit:

Lots 5, 6, and 7, Block 12, TWIN LAKES, according to the Plat thereof, as recorded in Plat Book 3, at Page 160, of the Public Records of Monroe County, Florida.

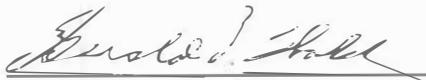
With full power and authority to sell, manage, convey and transfer, pursuant to Florida Statutes, Chapter 689.071

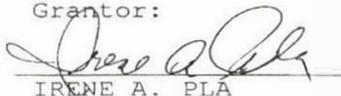
And the said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Grantor:


Signature of Witness


IRENE A. PLA

GERALD V. WALSH
Printed Name of Witness


Signature of Witness

Katherine Alice Walsh
Printed Name of Witness

Doc# 1932797
Bk# 2628 Pg# 1202

State of Florida
County of Monroe

**MONROE COUNTY
OFFICIAL RECORDS**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, personally appeared IRENE A. PLA, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April, 2013.

Katherine Alice Walsh
Notary Public
Katherine Alice Walsh
Printed Name of Notary

My Commission Expires: 12-20-2013



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 00549610-000000
 Account# 1673099
 Property ID 1673099
 Millage Group 500K
 Location 102770 OVERSEAS Hwy, KEY LARGO
 Address
 Legal BK 12 LT 5 SAND N 1/2 LT 6 TWIN LAKES PB3-160 KEY LARGO OR146-564/65 OR377-574 OR696-678 OR785-1007 OR833-2319 OR865-2091 OR897-307 OR961-253 OR970-2485/AFF OR1840-2061/62 OR2628-1201/02
 Description (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property RESTAURANT (2100)
 Class
 Subdivision TWIN LAKES
 Sec/Twp/Rng 14/61/39
 Affordable No
 Housing



Owner

PLA IRENE A REVOCABLE TRUST 6/15/2012
 PO Box 371795
 Key Largo FL 33037

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$146,902	\$146,902	\$151,798	\$151,798
+ Market Misc Value	\$8,643	\$8,643	\$8,643	\$8,643
+ Market Land Value	\$297,675	\$297,675	\$297,675	\$196,560
= Just Market Value	\$453,220	\$453,220	\$458,116	\$357,001
= Total Assessed Value	\$453,220	\$422,092	\$383,720	\$348,837
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$453,220	\$453,220	\$458,116	\$357,001

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	9,000.00	Square Foot	75	120

Buildings

Building ID 43652
 Style
 Building Type RESTAURANT & CAFETR / 2 1C
 Gross Sq Ft 2840
 Finished Sq Ft 1775
 Stories 1 Floor
 Condition FAIR
 Perimeter 192
 Functional Obs 0
 Economic Obs 0
 Depreciation % 40
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1954
 Effective Year Built 1990
 Foundation CONCR FTR
 Roof Type FLAT OR SHED
 Roof Coverage TAR & GRAVEL
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 300
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,775	1,775	192
OPF	OP PRCH FIN LL	475	0	200
PTO	PATIO	570	0	154
SBF	UTIL FIN BLK	20	0	18
TOTAL		2,840	1,775	564

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1953	1954	1	126 SF	5
WALL AIR COND	1975	1976	1	3 UT	2
FENCES	1980	1981	1	1680 SF	2
ASPHALT PAVING	1995	1996	1	781 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/26/2013	\$100	Warranty Deed		2628	1201	11 - Unqualified	Improved
12/1/1985	\$1	Warranty Deed		961	253	M - Unqualified	Improved
10/1/1982	\$122,500	Warranty Deed		865	2091	M - Unqualified	Improved
5/1/1981	\$135,000	Warranty Deed		833	2319	U - Unqualified	Improved

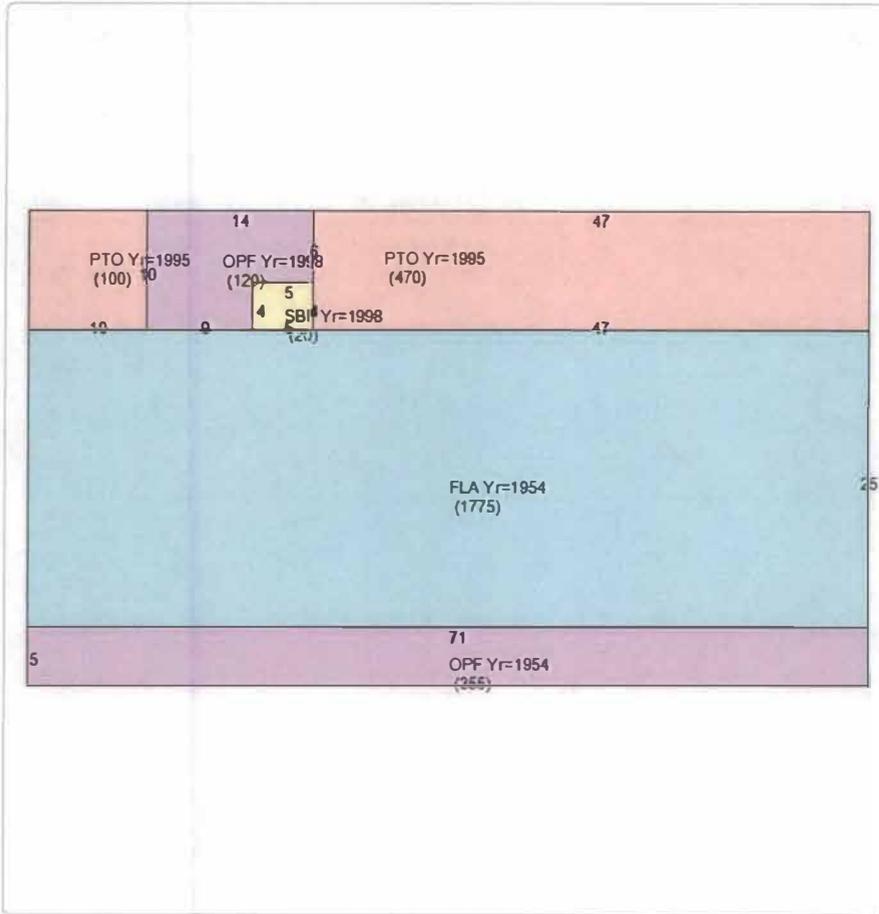
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19300040	5/17/2019		\$51,000	Commercial	CONSTRUCT EXISTING PARKING IN COMPLIANCE WITH CURRENT LDC. NO INCREASE IN PARKING PROPOSED OR ALLOWED. HANDICAPPED SPACES IN COMPLIANCE WITH ADA CODE.
18302445	12/13/2018	12/26/2019	\$4,000	Commercial	REVISION A - INCREASE BRICK PAVER AREA BY 267 SQ.FT.
16304913	5/2/2018	10/15/2020	\$13,000	Commercial	CONSTRUCT 841 SF CHICKEE HUT REVISION A REMOVE AND REPLACE EXISTING THATCH ROOF WITH CORRUGATED METAL PANELING
15303941	9/16/2015	7/23/2016	\$1,060	Commercial	INTERIOR REMODEL/REPAIR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2021 Notices Only

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](#) and [GDPR Privacy Notice](#)

Last Data Upload: 7/20/2022, 4:05:40 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.208

Location Map

Lazy Lobster LLC. Restaurant
Administrative Variance
Key Largo, Monroe County.

Legend

-  102770 Overseas Hwy
-  Lazy Lobster Seafood



Before with two unpaved curb cuts (April 2019)



After with one paved curb cut (February 2021)



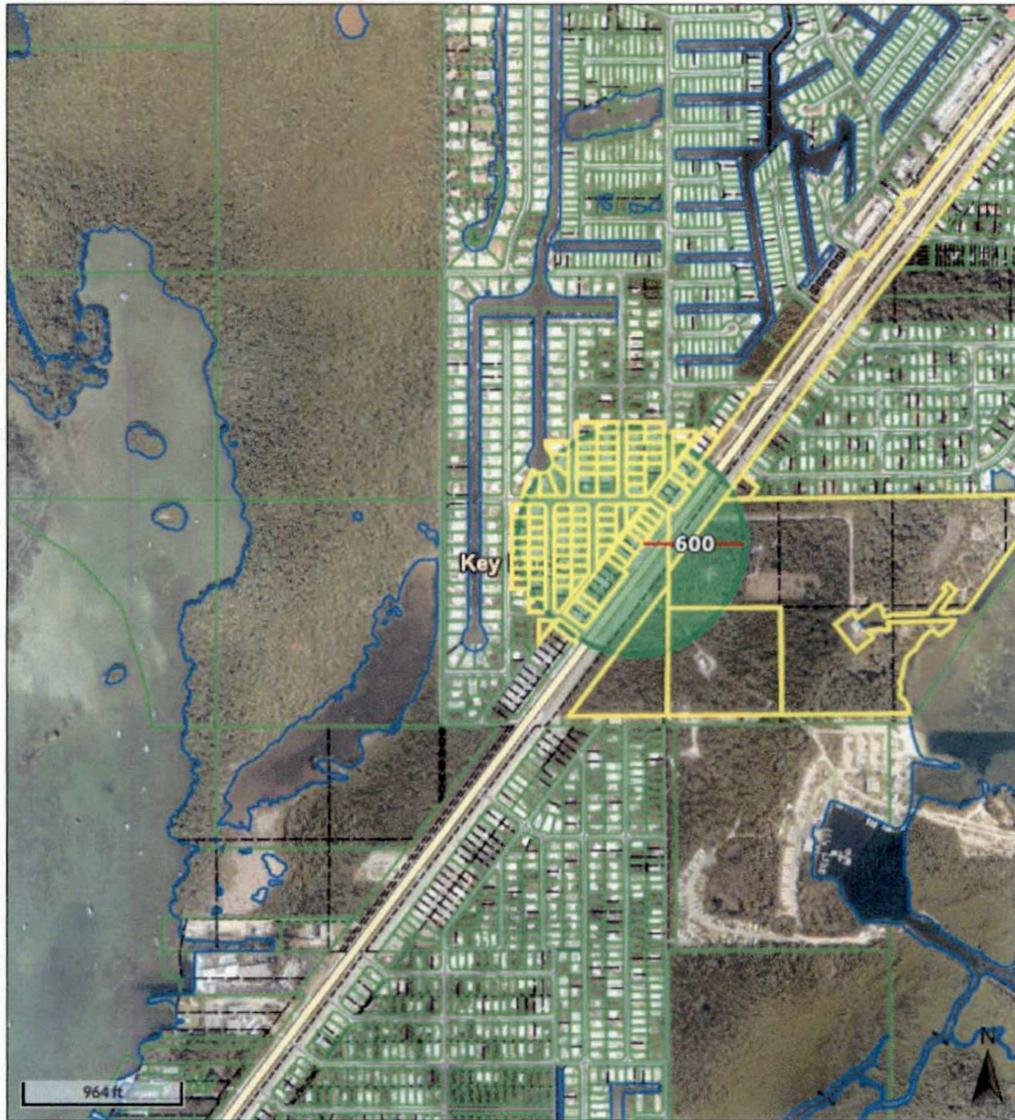
Another view showing the closed curb cut (February 2021)



VARIANCE APPLICATION

LAZY LOBSTER 102770 OVERSEAS HWY. KEY LARGO

600' Radius Map



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

574 BOYD DRIVE INC
770 S Dixie Hwy
Coral Gables, FL 33146

ABEL FAMILY TRUST
C/O ABEL CHARLENE CO-TRUSTEE
776 CANAL ST
Key Largo, FL 33037

ABRAMS GERALD L
663 Colson Dr
Key Largo, FL 33037

ADAMS JR OCIE V
675 N Lake Dr
Key Largo, FL 33037

AMENDOLA ANN
5000 NW 100th Ter
Coral Springs, FL 33076

ASTON DALE C REV LIVING TRUST 3/12/
6806 Thompson Rd
Cincinnati, OH 45247

BENNETT WAYLON ERIC
676 N Lake Dr
Key Largo, FL 33037

BETTERMAN DANIEL FRANK
762 Musa Dr
Key Largo, FL 33037

BOT TIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee, FL 32399

BOWE TIMOTHY C
757 Musa Dr
Key Largo, FL 33037

CABANAS GEORGE
2510 Harris Ave
Key West, FL 33040

CARRIAZO ROBERT J
669 Colson Dr
Key Largo, FL 33037

CARTER CHERYL L
668 N Lake Dr
Key Largo, FL 33037

CITY COOL CORPORATION
12100 132nd Ct SW
Miami, FL 33186

CONCEPCION ALFREDO
11569 15 Mile Rd
Marshall, MI 49068

COTTER BRIDGET
PO Box 261
Center Conway, NH 03813

D AND D KEYS HOLDINGS LLC
PO Box 371929
Key Largo, FL 33037

DEMAY DAVID J
754 Musa Dr
Key Largo, FL 33037

DIAZ JR ARNALDO
PO Box 370861
Key Largo, FL 33037

DOT/ST.OF FL
(STATE ROAD DEPARTMENT)
TALLAHASSEE, FL 32399

ELVERMAN CYNTHIA M
776 Bostwick Dr
Key Largo, FL 33037

FAGAN MICHAEL A
918 S Jade Dr
Key Largo, FL 33037

FERNANDEZ IGNACIO JAVIER
778 Bostwick Dr
Key Largo, FL 33037

FIGUEREDO MICHAEL
8780 SW 83rd St
Miami, FL 33173

FINKLESTEIN MAX J
6280 Lakeview Rd
Lenoir City, TN 37772

FLANNERY AMY G REVOCABLE LIVING
673 N Lake Dr
Key Largo, FL 33037

FROELICH BARBARA
659 Colson Dr
Key Largo, FL 33037

GONZALEZ EBIL
10051 SW 16th St
Miami, FL 33165

GRAY ERIC W
579 Boyd Dr
Key Largo, FL 33037

HALL CYNTHIA JEANNE
769 Musa Dr
Key Largo, FL 33037

HAMILTON BARBARA A
677 N Lake Dr
Key Largo, FL 33037

HOEFT THOMAS B REV TR AGR 3/19/201
860 Ellen Dr
Key Largo, FL 33037

JIMENEZ BILLIE
866 Ellen Dr
Key Largo, FL 33037

JUVIER MAGDIEL
100 CANAL ST
Key Largo, FL 33037

KAY DAVID L
PO Box 370136
Key Largo, FL 33037

KEY LARGO CASTLE LLC
14732 SW 42nd Ter
Miami, FL 33185

KEY LARGO LODGING LLC
PO Box 378493
Key Largo, FL 33037

KONTOPIRAKIS VASILIKE J REVOCABLE
877 Ellen Dr
Key Largo, FL 33037

KULBABA ELISSE E
858 Ellen Dr
Key Largo, FL 33037

LACROIX DAVID E
12345 Glen Falls Ln
Boynton Beach, FL 33437

LANDCO LLC
97 Okeechobee Rd W
Hialeah, FL 33010

LAWRENCE MATTHEW S
672 N Lake Dr
Key Largo, FL 33037

LINARES KRISTY
573 Boyd Dr
Key Largo, FL 33037

LOPEZ AURELIO ENRIQUE
1012 Adams Dr
Key Largo, FL 33037

LOZADA MERCEDES
22 Atlantic Blvd
Key Largo, FL 33037

MACHADO CARLOS J
772 Bostwick Dr
Key Largo, FL 33037

MACHADO FRANKLIN
1625 NW 30th Ave
Miami, FL 33125

MALAGON ARGELIO
7812 SW 34th Ter
Miami, FL 33155

MARIN-MOREJON MIRIAM
1312 Calder Rd
Key Largo, FL 33037

MATTHEWS C MICHELLE
768 Musa Dr
Key Largo, FL 33037

MCCAFFERTY EDMUND ANDREW
667 N Lake Dr
Key Largo, FL 33037

MCKINLEY FREDRICK A
578 Boyd Dr
Key Largo, FL 33037

MIR HAROLD
3301 SW 126th Ave
Miramar, FL 33027

MORALES RICARDO
755 Musa Dr
Key Largo, FL 33037

MOUNT DAMON CHRISTOPHER
870 Ellen Dr
Key Largo, FL 33037

MURPHY LINDA F
7450 Vistalmar St
Coral Gables, FL 33143

NELSON RONALD L
774 Bostwick Dr
Key Largo, FL 33037

NJBR INC
7925 SW 124th St
Pinecrest, FL 33156

O P M COLLECTORS LLC
10 Bounty Ln N
Key Largo, FL 33037

PEREZ ALEJANDRO M
670 N Lake Dr
Key Largo, FL 33037

PLA IRENE A REVOCABLE TRUST 6/15/21
PO Box 371795
Key Largo, FL 33037

PRINCE JR ROBERT A
660 Colson Dr
Key Largo, FL 33037

REED STEPHANIE CATHLEEN
1927 S Highway 27
Carrollton, GA 30117

RIVA YAMAHA SOUTH INC
102550 Overseas Hwy
Key Largo, FL 33037

ROZWADOWSKI LINDA E H/W
606 Franklin Ct
Forked River, NJ 08731

SHERRILL SANDRA JO
100 Ocean Shores Dr
Key Largo, FL 33037

SIMPSON ANITA WYSONG
768 Bostwick Dr
Key Largo, FL 33037

SIRACUSA JR DOMINICK
763 Musa Dr
Key Largo, FL 33037

SOUTHARD DONALD A
16810 121st Ter N
Jupiter, FL 33478

STEEGERS LISET
764 Musa Dr
Key Largo, FL 33037

STEVENS BARBARA A
766 Musa Dr
Key Largo, FL 33037

SUN DAY INC
PO Box 370963
Key Largo, FL 33037

TAVARES ALBERTO
655 Colson Dr
Key Largo, FL 33037

THEISS GERALD E
102 1st St
Key Largo, FL 33037

TRIC-KEY INVESTMENTS LLC
500 Geiger Cir
Key Largo, FL 33037

VILLAZON RICHARD
761 Musa Dr
Key Largo, FL 33037

WAGNER SARA C
864 Ellen Dr
Key Largo, FL 33037

WHITE CAROL M
284 Sharwood Dr
Naples, FL 34110

WILSON TUESDAY H
571 Boyd Dr
Key Largo, FL 33037

YOUNKIE SAHYOUNI KATHRYN M
601 San Salvador Dr
North Augusta, SC 29841

ZALESKY ANA G REV LIVING TRUST 11/
674 N Lake Dr
Key Largo, FL 33037

ZELAYA SHAROM E
862 Ellen Dr
Key Largo, FL 33037

ZOLOT SYLVIA S LIVING TRUST 10/7/2011
672 COLSON DR
Key Largo, FL 33037

AGENT AUTHORIZATION FORM

Date of Authorization: 6 / 7 / 22
Month Day Year

I hereby authorize THOMAS SKIDMORE be listed as authorized agent
(Print Name of Agent)

representing PLA IRENE A REVOCABLE TRUST 6/15/12
(Print Name of Property Owner(s) the Applicant(s))

of VARIANCE APPLICATION TO MONROE COUNTY PLANNING COMMISSION
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

3-7 12 TWIN LAKES PB3-160 KEY LARGO
Lot Block Subdivision Key (Island)

00549590, 00549600, 00549610, 00549640 / 1673072, 1673081
Real Estate (RE) / Parcel ID Number Alternate Key Number

102770 OVERSEAS HWY. KEY LARGO FL 33037 102.7 BAYSIDE
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

172 FLORIDA AVE TAVERNIER FL 33070
Mailing Address (Street, City, State and Zip Code)

305 731 8651 tph skidmore@gmail.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: Irene Pla

Printed Name of Property Owner: Irene A. Pla

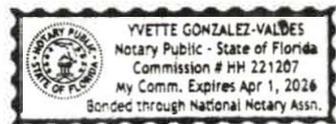
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 7 day of June, 2022 by means of physical presence or online notarization.

by Irene A. Pla, who is personally known to me OR produced
(Print Name of Person Making Statement)

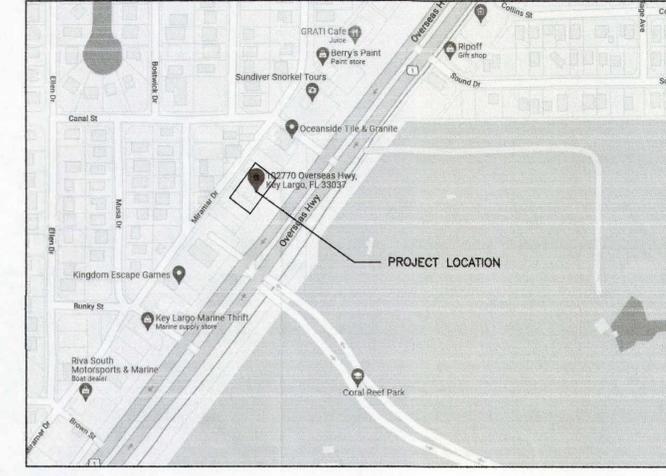
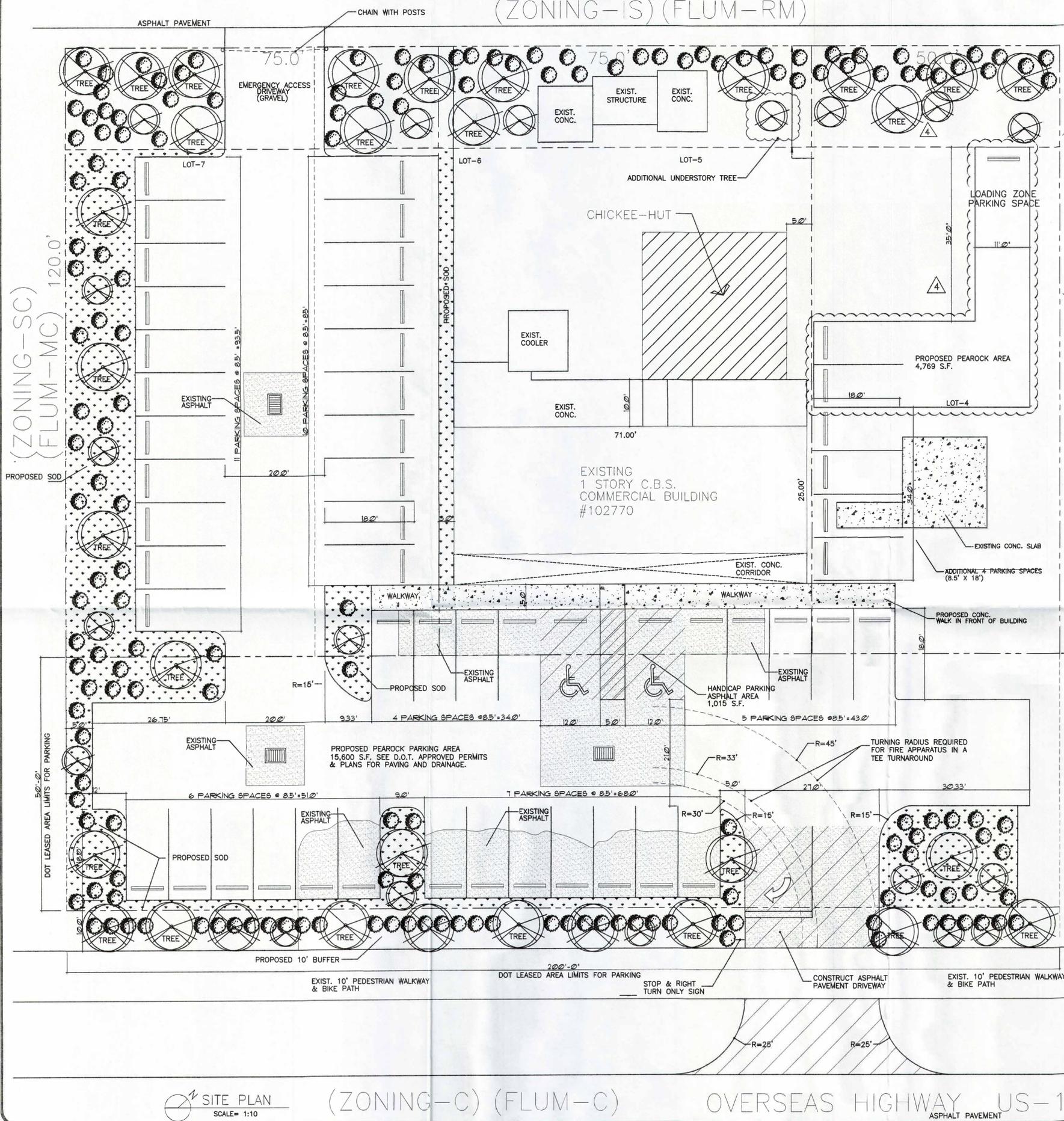
FG as identification.
(Print Name of Person Making Statement)

Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

(ZONING-IS) (FLUM-RM)



Property Location:
 Section-Township-Range: 14-61-39
 102770 OVERSEAS HWY KEY LARGO
 Legal Description: BK 12 LT 5 AND N 1/2 LT 6 TWIN LAKES PB3-160 KEY LARGO OR146-564/65 OR377-574 OR696-678
 OR785-1007 OR833-2319 OR865-2091 OR897-307 OR961-253 OR970-2485/AFF OR1840-2061/62 OR2628-1201/02
 Subdivision: TWIN LAKES

SITE & PARKING TABULATION:

REQUIRED 1 PARKING SPACE PER 3 SEATS
 INSIDE SEATING: 52
 TIKI SEATING 75
 FRONT PORCH SEATING 25
 TOTAL PARKING REQUIRED=45 SPACES
 TOTAL PARKING PROVIDED=45 SPACES
 INCLUDING 2 DISABLED PARKING SPACES
 PROPOSED PARKING SPACE AREAS= 51
 PROPOSED H.C. PARKING SPACES= 2 TOTAL REG. 49 SPACES
 NET LOT SITE AREAS: 120'x200' = 24,000 S.F.

LOT COVERAGE

MAIN BUILDING: 2,201 S.F. (9.1%)
 TIKI HUT: 841 S.F. (3.5%)
 COOLERS AND OTHER STRUCTURES: 268 S.F. (1.1%)
 IMPERVIOUS GROUND COVER:
 ASPHALT: 767 SF (3.1%)
 CONCRETE: 897 SF (3.7%)
 TOTAL LOT COVERAGE: 4,974 S.F. (20.7%)

OPEN SPACE

BUFFERYARDS & LANDSCAPING: 5,502 S.F. (22.9%)
 PEAROCK: 10,670 SF (44.4%)

AREA TABULATIONS:

NET LOT-4 = 6,000 S.F. GROSS LOT-4 = 11,000 S.F.
 NET LOT-5 = 6,000 S.F. GROSS LOT-5 = 11,000 S.F.
 NET LOT-6 = 6,000 S.F. GROSS LOT-6 = 11,000 S.F.
 NET LOT-7 = 6,000 S.F. GROSS LOT-7 = 11,000 S.F.
 GROSS AREA FRONT OF EACH LOT = 5,000 S.F.

% DEVIATION TABLE

LOT SIZE:	24,000 SF
PERVIOUS COVERAGE FROM ORIGINAL APPROVED PLAN:	4,934 SF (20.5%)
PERVIOUS COVERAGE PROPOSED ON CURRENT PLAN:	4,974 SF (20.7%)
DEVIATION FROM ORIGINAL APPROVED PLAN:	+40 SF (0.8%)

LANDSCAPE LEGEND REAR BUFFER

CLASS 'D' DISTRICT BOUNDARY BUFFER YARD REQUIREMENTS 6.6 CANOPY TREES, 3.3 UNDER STORY TREES, 1.22 SHRUBS PER 100' LINEAR FEET.

PROVIDE 14 CANOPY TREES, PROVIDE 1 UNDER STORY TREES, PROVIDE 6 SHRUBS.

2' HEIGHT MIN. MONOCOTYLY OR SUBTROPIC LIMBO TREE WITH A 3" TRUNK DIAMETER AT TIME OF PLANTING WITH A 10' DIA. CANOPY. LOCATE PLAN THIS SHEET FOR TREE LOCATIONS.

UNDER STORY TREE: TYP. SHRUBS TREE

ST. AUGUSTINE GRASS FL. GRADE NO. 1 OR BETTER DENOTES GRADE SLOPE
 CHERRY HEDGE FL. GRADE NO. 1 OR BETTER 30" HIGH AT 24" OC. AT PLANTING

CLASS 'D' BUFFER LEGEND

SYMBOL	TYPE	COPYION NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
C	STROPHOBARK	BOURNERIA	SUCULENTA	13	14	12" HIGH MIN. 3/4" TRUNK AND 10' CANOPY DIA.
U	JAMAICAN CAPER	CAPPARIS	CYNOPHALLOPHORA	6.6	7	8' HIGH MINIMUM
SG	COONIE	ZAMBIA	INTENSIPOLLA	36	36	2' HIGH MINIMUM

CLASS 'C' BUFFER LEGEND

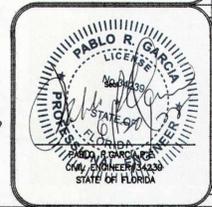
SYMBOL	TYPE	COPYION NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
C	STROPHOBARK	BOURNERIA	SUCULENTA	10	10	12" HIGH MIN. 3/4" TRUNK AND 10' CANOPY DIA.
U	JAMAICAN CAPER	CAPPARIS	CYNOPHALLOPHORA	4	4	8' HIGH MINIMUM
SG	COONIE	ZAMBIA	INTENSIPOLLA	40	40	2' HIGH MINIMUM

PARKING LOT LANDSCAPING LEGEND

SYMBOL	TYPE	COPYION NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
C	STROPHOBARK	BOURNERIA	SUCULENTA	1 PER 10' OF 10' MIN CANOPY TREES	8	8' HIGH MIN. 3/4" TRUNK AND 10' CANOPY DIA. PLANTED AT A MIN. 20' SPACING
U	JAMAICAN CAPER	CAPPARIS	CYNOPHALLOPHORA	1 PER 10' OF 10' MIN. UNDERSTORY	8	8' HIGH MINIMUM
SG	COONIE	ZAMBIA	INTENSIPOLLA	4 PER 10' OF	64	2' HIGH MINIMUM

GROUND COVER FOR PARKING LOT ISLANDS (NOT TO EXCEED 50%)

RECEIVED
 JUL 26 2022
 2022-145
 MONROE CO. PLANNING DEPT



PROJECT NAME: SITE PLAN FOR LAZY LOBSTER
 OWNER/PH: LAZY LOBSTER
 ADDRESS: 102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037
 PROJECT ADD: SAME

PABLO R. GARCIA P.E.
 7729 NW 146 Street MIAMI LAKES FL Pr:(786) 237-5154
 CIVIL ENGINEER#34239

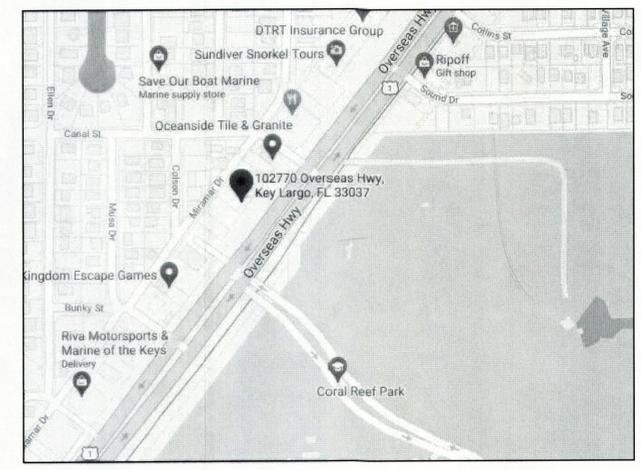
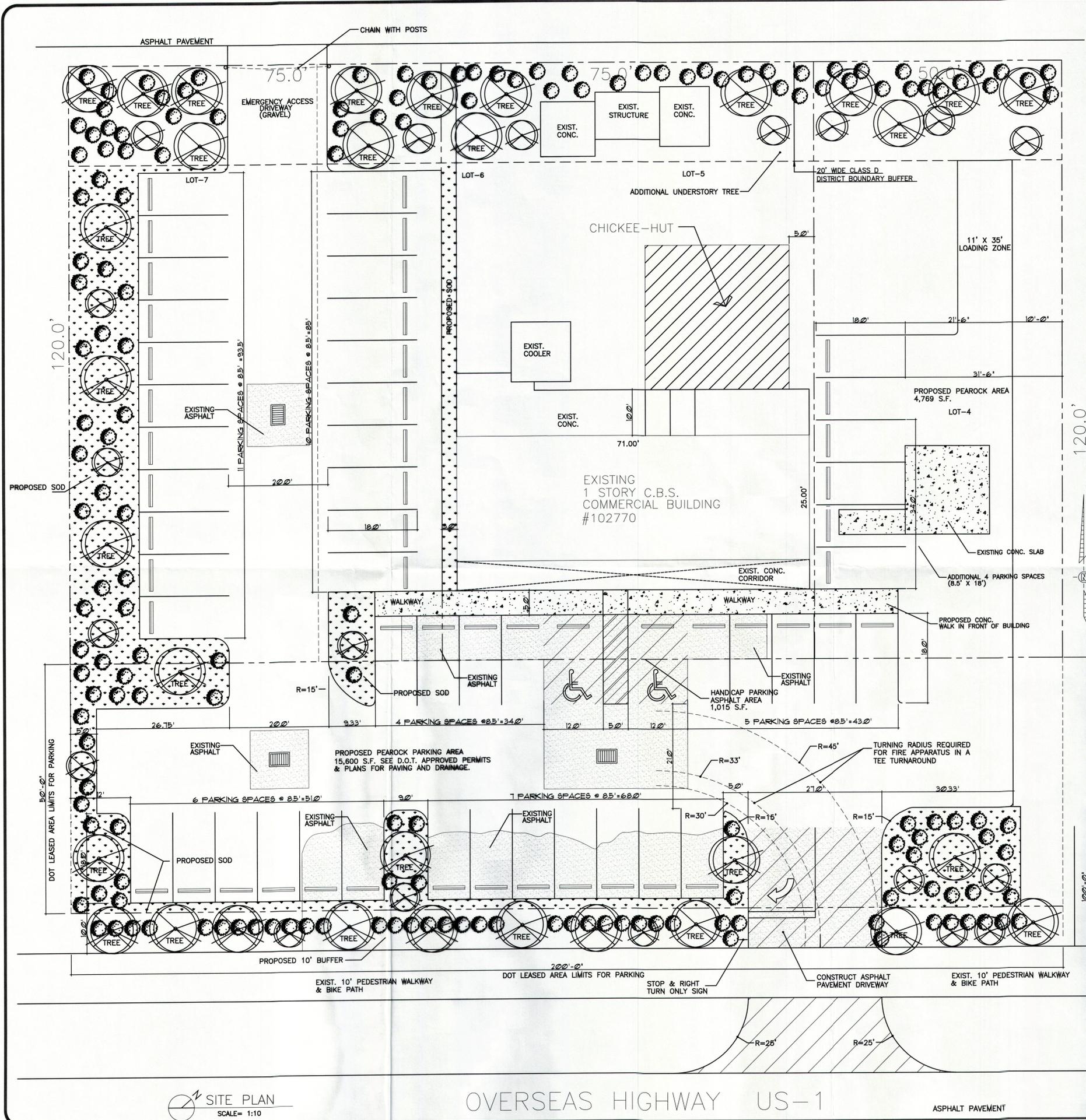
JOB NO. 011315
 SP-1
 4 OF 5

SITE PLAN
 SCALE= 1:10

(ZONING-C) (FLUM-C)

OVERSEAS HIGHWAY US-1
 ASPHALT PAVEMENT

DATE: 01-29-21, 03-24-21, 07-03-21, 11-04-21
 NO. 1, 2, 3, 4
 REVISION: REISED TO SHOW EXISTING ASPHALT GROUND COVER, REVISED TO SHOW DEVIATION OF GROUND COVER, ADDITION OF 4 PARKING SPACES, ADDITION OF 2 PARKING SPACES AND LOADING ZONE



Property Location:
 Section-Township-Range: 14-61-39
 102770 OVERSEAS HWY KEY LARGO

Legal Description: BK 12 LT 4, 5 AND N 1/2 LT 6 AND S 1/2 LT 6 AND LT 7 TWIN LAKES PB3-160 TWIN LAKES, KEY LARGO OR146-564/65 OR377-574 OR696-678 OR785-1007 OR833-2319 OR865-2091 OR897-307 OR961-253 OR970-2485/AF OR1840-2061/62 OR2628-1201/02 Subdivision: TWIN LAKES

SITE & PARKING TABULATION:

REQUIRED PARKING: 1 SPACE PER 3 SEATS
 INDOOR SEATING: 52
 TIKI HUT: 75
 FRONT PORCH SEATING: 25
 TOTAL SEATS: 152
 TOTAL PARKING REQUIRED: 50
 TOTAL PARKING PROVIDED: 51 (2 OF WHICH ARE ADA)
 2 ADA + 49 REG = 51
 51 PROVIDED GREATER THAN 50 REQUIRED = OK

LOT COVERAGE
 MAIN BUILDING: 2,201 S.F. (9.1%)
 TIKI HUT: 841 S.F. (3.5%)
 COOLERS AND OTHER STRUCTURES: 268 S.F. (1.1%)
IMPERVIOUS GROUND COVER:
 ASPHALT: 767 SF (3.1%)
 CONCRETE: 897 SF (3.7%)
 TOTAL LOT COVERAGE: 4,974 S.F. (20.7%)

OPEN SPACE
 BUFFERYARDS & LANDSCAPING: 5,502 S.F. (22.9%)
 PEAROCK: 10,670 SF (44.4%)

AREA TABULATIONS:
 NET LOT-4 = 6,000 S.F. GROSS LOT-4 = 11,000 S.F.
 NET LOT-5 = 6,000 S.F. GROSS LOT-5 = 11,000 S.F.
 NET LOT-6 = 6,000 S.F. GROSS LOT-6 = 11,000 S.F.
 NET LOT-7 = 6,000 S.F. GROSS LOT-7 = 11,000 S.F.
 GROSS AREA FRONT OF EACH LOT = 5,000 S.F.

SCOPE OF WORK
 THE INCREASE OF 19 SEATS, 6 NEW PARKING SPACES, AND 1 LOADING ZONE

% DEVIATION TABLE

LOT SIZE:	24,000 SF
IMPERVIOUS COVERAGE FROM ORIGINAL APPROVED PLAN:	4,834 SF (20.5%)
IMPERVIOUS COVERAGE PROPOSED ON CURRENT PLAN:	4,974 SF (20.7%)
DEVIATION FROM ORIGINAL APPROVED PLAN:	140 SF (0.5%)

LANDSCAPE LEGEND REAR BUFFER

CLASS 'D' DISTRICT BOUNDARY BUFFER YARD REQUIREMENTS
 6.6' CANOPY TREES, 3.3' UNDER STORY TREES, 4.26' SHRUBS PER 100' LINEAR FEET.

PROVIDE 14' CANOPY TREES.
 PROVIDE 1' UNDER STORY TREES.
 PROVIDE 66' SHRUBS.

1' HEIGHT MIN. MONOCOTYLED OR GUINOA LIMBO TREE WITH A 3" TRUNK DIAMETER AT THE TIME OF PLANTING WITH A 18" DIA. CANOPY.
 SEE SITE PLAN THIS SHEET FOR TREE LOCATIONS.

UNDER STORY TREE: 1' TYP. SHRUBS TREE

ST. AUGUSTINE GRASS FL. GRADE NO. 1 OR BETTER
 CHERRY HEDGE FL. GRADE NO. 1 OR BETTER
 36" HIGH AT 24" O.C. AT PLANTING

CLASS 'D' BUFFER LEGEND

SYMBOL	TYPE	CORPORAL NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
(Symbol)	C	SPYRAGRAE	SCYRAGRAE	10	14	12' HIGH MIN. 18" TRUNK AND 18' CANOPY DIA.
(Symbol)	U	JAMAICAN CAPER	CAPPARIS CYRTHALLIFERA	4	7	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	66	66	2' HIGH MINIMUM

CLASS 'C' BUFFER LEGEND

SYMBOL	TYPE	CORPORAL NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
(Symbol)	C	SPYRAGRAE	SCYRAGRAE	10	10	12' HIGH MIN. 18" TRUNK AND 18' CANOPY DIA.
(Symbol)	U	JAMAICAN CAPER	CAPPARIS CYRTHALLIFERA	4	4	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	40	40	2' HIGH MINIMUM

PARKING LOT LANDSCAPING LEGEND

SYMBOL	TYPE	CORPORAL NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
(Symbol)	C	SPYRAGRAE	SCYRAGRAE	1	0	12' HIGH MIN. 18" TRUNK AND 18' CANOPY DIA. PLANTED AT A MIN. 30' SPACING
(Symbol)	U	JAMAICAN CAPER	CAPPARIS CYRTHALLIFERA	1	0	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	64	64	2' HIGH MINIMUM

RECEIVED
 FEB 16 2023
 2022-145
 MONROE CO. PLANNING DEPT.



PROJECT NAME: SITE PLAN FOR LAZY LOBSTER
 OWNER/PH: LAZY LOBSTER
 ADDRESS: 102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037
 PROJECT ADD: SAME

PABLO R. GARCIA P.E.
 7729 NW 146 Street MIAMI LAKES FL Ph:(786) 237-5154
 CIVIL ENGINEER#34239

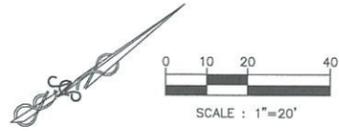
JOB NO. 011316
 SP-1
 4 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY

OF

102770 OVERSEAS HIGHWAY

KEY LARGO, FLORIDA, 33037

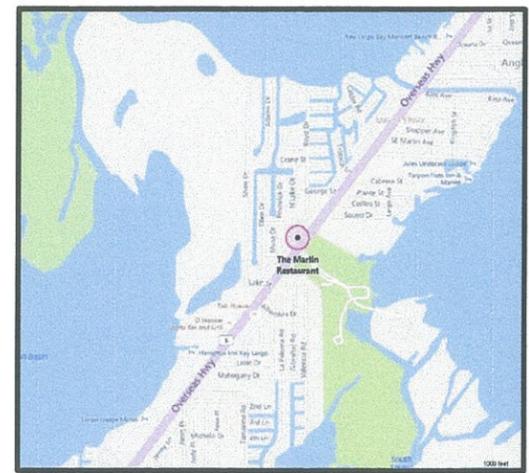


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FEB 16 2023

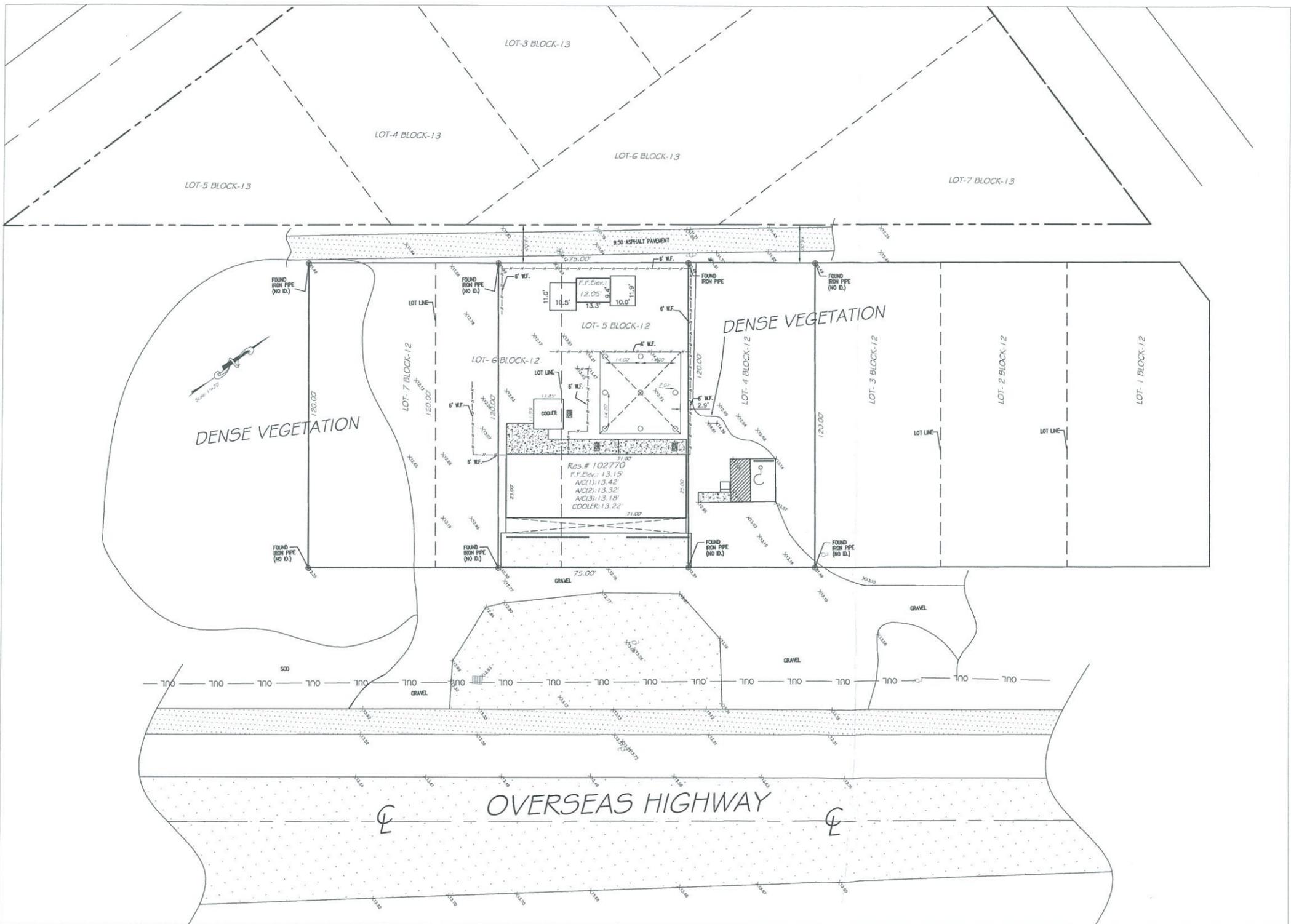
2022-145

MONROE CO PLANNING DEPT.



VIZCAYA SURVEYING AND MAPPING, INC.
 13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
 PH: (786) 413-5822

No.	DATE	DESCRIPTION



PROPERTY ADDRESS: 102770 Overseas Highway, Key Largo, Florida, 33037

LEGAL DESCRIPTION: Lot 5 and 1/4 of Lot 6, Lot 4, Lot 7 and 1/4 of Lot 6, Block 12, 'TWIN LAKES', according to the plat thereof, as recorded in Plat Book 3, at Page 160, of the Public Records of Monroe County Florida.

SURVEYOR'S NOTES:
 The date of completion of the field work of the Survey was on DEC. 29, 2015.
 The date of completion of the field work for the Survey was on DEC. 30, 2015.
 This Map of Survey is intended to be displayed at a scale of (1"=20")

ELEVATIONS ARE REFERRED TO MONROE COUNTY
 BM# AC4649 ELEV. = 13.04' OF N.G.V.D. OF 1929

LEGEND AND ABBREVIATIONS

<ul style="list-style-type: none"> C = CENTER LINE P.L. = PROPERTY LINE M.L. = MONUMENT LINE R.W. = RIGHT OF WAY C.L.F. = CHAIN LINK FENCE W.F. = WOODEN FENCE ELEV. = ELEVATION CONC. = CONCRETE SLAB A.C. = AIR CONDITIONED UNIT W.M. = WATER METER U.E. = UTILITY EXHIBENT C.B.S. = CONCRETE BLOCK STRUCTURE P.C.P. = PERMANENT CONTROL POINT D.M.E. = DRAINAGE MAIN EXHIBENT P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT G.S. = GUTTER & GUTTER V.G. = VALLEY & GUTTER E.M. = ELECTRIC METER STY. = STONY SEC. = SECTION M.H. = MAN HOLE S.L. = SILL F.F. ELEV. = FINISH FLOOR ELEVATION 	<ul style="list-style-type: none"> F.D. = FOUND IRON PIPE C.U.L. = CIRCULAR UTILITIES C.B. = CHORD BEARING C.A. = CALCULATED M. = MEASURED R. = RECORD ENC. = ENCLOSURE RES. = RESIDENCE A. = ARC DISTANCE D. = DIAMETER B. = BLOCK CORNER TYP. = TYPICAL S.W. = SIDEWALK PL. = PLANTER
---	---

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 03-18-2005 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. NA COUNTY NUMBER 425126 PANEL NUMBER 100502678 SUFFIX X

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE REDDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OR RECORDS LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF BOUNDARY BEARINGS ARE REFERRED TO AN ASSUMED MEASUREMENT, IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1989. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 5' 1000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR: **LAZY LOSTER LLC**

DATE OF FIELD WORK: DEC. 30, 2015
 UP-DATED: JUNE 06, 2022

REVISION: ON: [Signature]

ARTURO R. TOIRAC
 Professional Land Surveyor & Mapper

Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

102770 OVERSEAS HIGHWAY
 KEY LARGO, FLORIDA, 33037
 BOUNDARY & TOPOGRAPHIC SURVEY
 102770 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037

SCALE: 1" = 20'
DRAWN BY: J.L.
CHECKED BY: A.T.
SET #
DATE: JUNE 06 2022
PROJECT No: 2015-12-45 J
SHEET: 1 1 OF 1