

File #: 2022-144

Property Owner: PLA IRENE A REVOCABLE TRUST 6/15/2012

Applicant: Thomas Skidmore

Agent: Thomas Skidmore

Type of Application: Major Deviation to CUP

Key: Key Largo

RE: 00549600-000000
00549610-000000
00549640-000000

Additional Information added to File 2022-144

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Major Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as major deviations. Such development is limited by the thresholds provided in Monroe County Code Sections 110-73(c)(3), and 110-73(c)(4).

Major Deviation to a Conditional Use Permit Application Fee: \$3,500.00
Traffic Study Review: \$5,000.00 (if applicable)

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.)

<u>Thomas Skidmore</u>	<u>Thomas Skidmore</u>		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
<u>172 Florida Avenue, Suite A, Tavernier, FL 33070</u>			
Mailing Address (Street, City, State and Zip Code)			
<u>305-731-8651</u>	<u>tphskidmore@gmail.com</u>		
Work Phone	Home Phone	Cell Phone	Email Address

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

<u>PLA IRENE A REVOCABLE TRUST 6/15/2012</u>			
(Name/Entity)	Contact Person		
<u>PO Box 371795, Key Largo FL 33037</u>			
Mailing Address (Street, City, State and Zip Code)			
<u></u>	<u></u>	<u></u>	<u></u>
Work Phone	Home Phone	Cell Phone	Email Address

Approval (Development Order / Resolution) #: deemed Minor Conditional Use

Legal Description of Property:

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

<u>12</u>	<u>4-7</u>	<u>Twin Lakes PB3-160</u>	<u>Key Largo</u>
Block	Lot	Subdivision	Key
<u>00549600, 00549610, 00549640</u>			<u>1673081, 1673099, 1673129</u>
Real Estate (RE) / Parcel ID Number			Alternate Key Number
<u>102770 Overseas Highway, Key Largo, FL 33037</u>			<u>102.7 bayside</u>
Street Address (Street, City, State, Zip Code)			Approximate Mile Marker

APPLICATION

Please describe what the requested major deviation would allow: (If necessary, attach additional sheets.)

The major deviation is triggered by the expansion of restaurant seats to 152 to qualify for the state 6COP SRX / SFS alcoholic beverage license. The existing restaurant is deemed a Minor Conditional Use by the County. Per the attached traffic statement, trips would increase 13.2%, which requires a major deviation. Parking spaces would increase. Restaurant floor area would not change.

Approval (Development Order / Resolution) #: deemed Minor Conditional Use

Expiration Date of Development Order / Resolution: n/a

Major deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of 11 to 20 percent of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (6-10% deviation)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (6-10% deviation)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking	45 spaces	51 spaces	+13.3	no deviation
Loading/unloading spaces	none		no change	no deviation
Parking landscaping			no change	no deviation
Bufferyard width and/or plantings			no change	no deviation
Access			no change	no deviation
Non-residential floor area			no change	no deviation
Open space			no change	no deviation
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units			no change	no deviation
Hotel-motel, RV and/or institutional residential units			no change	no deviation
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)			+13.2%	major dev
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing			no change	no deviation

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

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.)

- Completed application form
- 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
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, 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.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

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.

APPLICATION

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

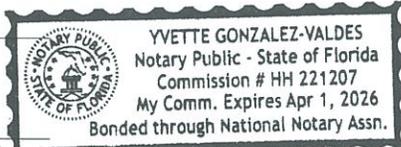
Sworn to and subscribed before me this 1 day of February, 2023, by means of physical presence or online notarization by Irene Pla, who is personally known to me OR produced

(PRINT NAME OF PERSON MAKING STATEMENT)

FL. D.C. 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

Recvd 09.01.22
2022-144

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

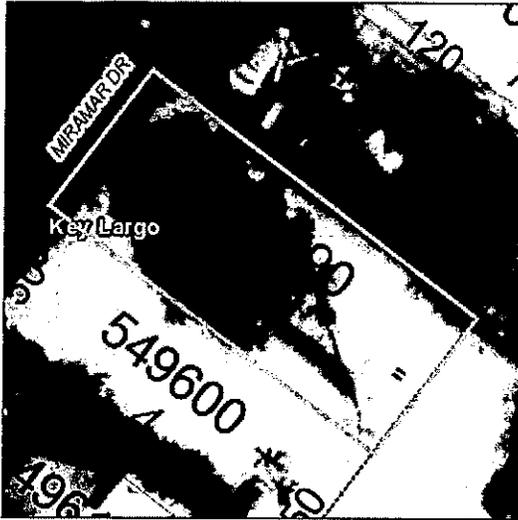
Sales

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

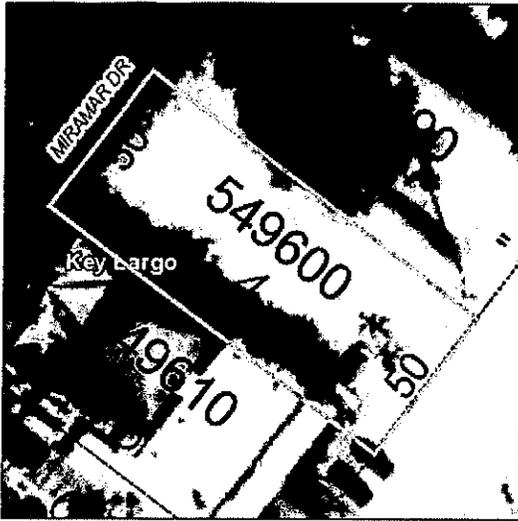
Sales

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

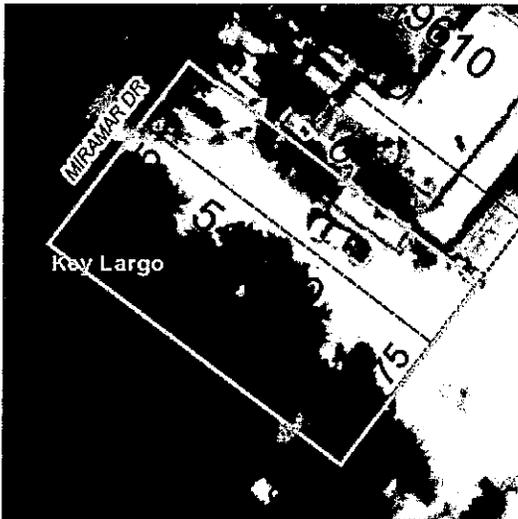
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[View Taxes for this Parcel](#)

Photos



Map



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Version 2.3.211

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
Bk# 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 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:

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

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

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

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

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.

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

CAROL SPRINGS, FL 33063
City, State and Zip Code

[Signature]
Witness

1102 SW
Street Address

Caribbe E. Reys
Printed Name of Witness

Hornsteak Fl. 33025
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

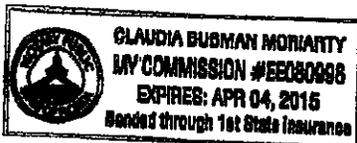
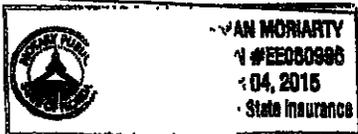
[Signature]
Witness

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

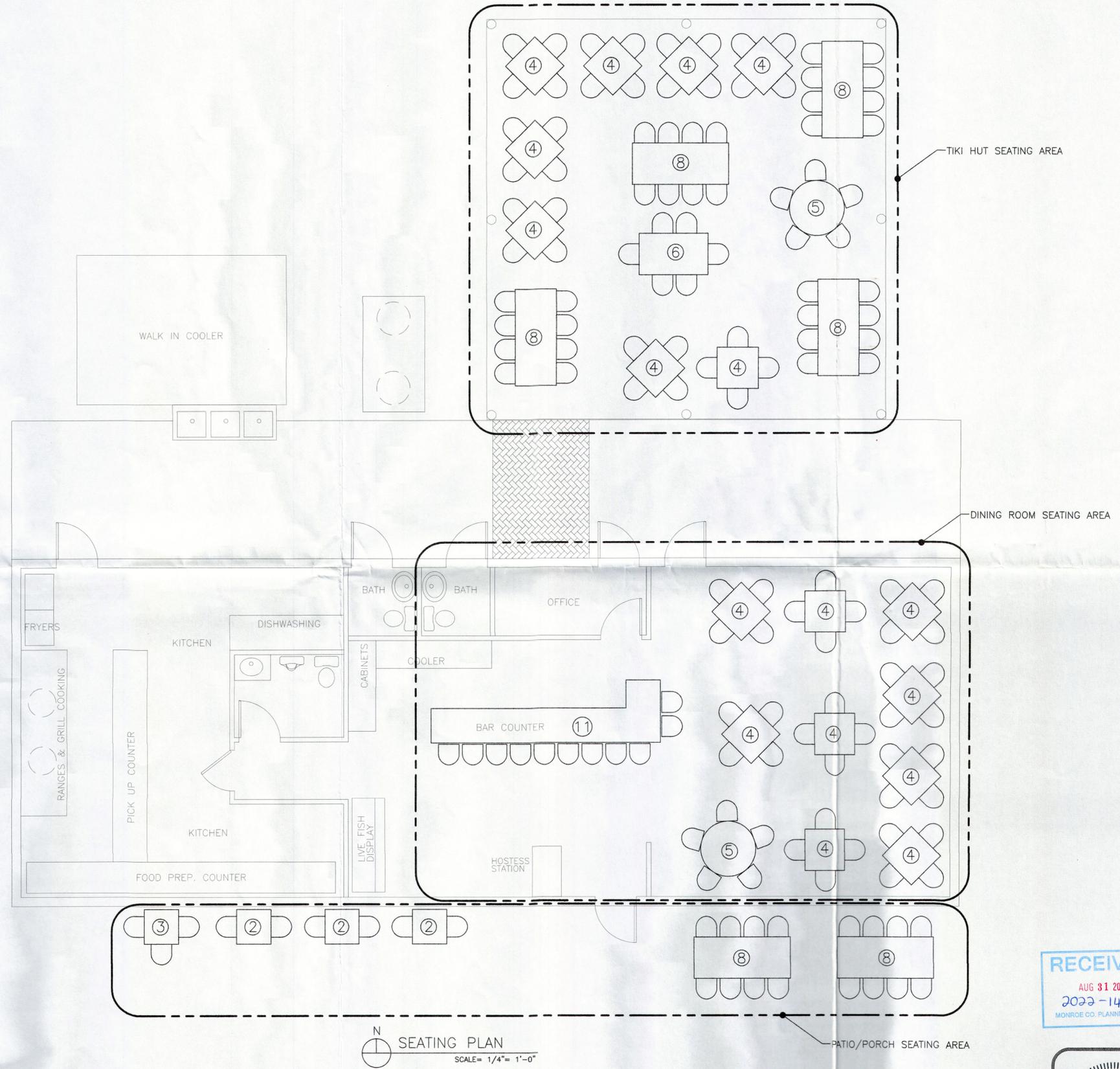
ASSETS OF THE TRUST

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



IRENE PLA

SEATING TABLE	
FRONT PATIO/PORCH AREA:	25 SEATS
INSIDE DINING ROOM AREA:	52 SEATS
TIKI HUT AREA:	75 SEATS
TOTAL SEATING REQUIRED:	152 SEATS
TOTAL SEATING PROVIDED:	152 SEATS



SEATING PLAN
SCALE = 1/4" = 1'-0"

RECEIVED
AUG 31 2022
2022-144
MONROE CO. PLANNING DEPT



DESIGNED	DRAWN	CHECKED	APPROVED	DATE
PROJECT NAME: LAZY LOBSTER EXISTING FLOOR PLAN				
OWNER/PH: LAZY DAYS				
ADDRESS: 102770 OVERSEAS HIGHWAY KEY LARGO, FL.				
PROJECT ADD: SAME				
PABLO R. GARCIA P.E.				
7729 NW. 146 Street MIAMI LAKES FL Ph:(305) 525 0611				
CIVIL ENGINEER#34239				
JOB NO. 011016				
A-1.2				

End of Additional File 2022-144

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Major Deviation to a Conditional Use Permit

After a conditional use permit has been issued, certain adjustments may be approved as major deviations. Such development is limited by the thresholds provided in Monroe County Code Sections 110-73(c)(3), and 110-73(c)(4).

Major Deviation to a Conditional Use Permit Application Fee: \$3,500.00

Traffic Study Review: \$5,000.00 (if applicable)

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

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

Approval (Development Order / Resolution) #: deemed Minor Conditional Use

Legal Description of Property:

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

12

3-7

Twin Lakes PB3-160

Key Largo

Block

Lot

Subdivision

Key

00549590, 00549600, 00549610, 00549640

1673072, 1673081, 1673099, 1673129

Real Estate (RE) / Parcel ID Number

Alternate Key Number

102770 Overseas Highway, Key Largo, FL 33037

102.7 bayside

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

Approximate Mile Marker

APPLICATION

Please describe what the requested major deviation would allow: (If necessary, attach additional sheets.)

The major deviation is triggered by the expansion of restaurant seats to 152 to qualify for the state 6COP SRX / SFS alcoholic beverage license. The existing restaurant is deemed a Minor Conditional Use by the County. Per the attached traffic statement, trips would increase 13.2%, which requires a major deviation. Parking spaces would increase. Restaurant floor area would not change.

Approval (Development Order / Resolution) #: deemed Minor Conditional Use

Expiration Date of Development Order / Resolution: n/a

Major deviations to minor and major conditional use permits may be approved but are limited to the following: *Additional development that requires a deviation of 11 to 20 percent of one or more the following requirements as follows:*

Do the proposed modifications decrease the approved number of parking spaces?

Yes No

Do the proposed modifications decrease the approved loading/unloading spaces?

Yes No

Do the proposed modifications decrease any approved landscaping?

Yes No

Do the proposed modifications affect the bufferyard width and/or plantings?

Yes No

Do the proposed modifications affect any approved access drives/configuration?

Yes No

Do the proposed modifications increase the approved amount of nonresidential floor area?

Yes No

Do the proposed modifications decrease the approved amount of open space?

Yes No

Do the proposed modifications increase the approved number of residential dwelling units? (6-10% deviation)

Yes No

Do the proposed modifications increase the approved number of transient dwelling units, including hotel-motel, recreational vehicle and/or institutional dwelling units? (6-10% deviation)

Yes No

APPLICATION

IMPORTANT: If you answered yes to any of the preceding questions, please indicate the changes on a revised site plan and/or landscape plan.

If the site has an approved nonresidential component, will the proposed modifications increase the approved number of trips generated to and from the site?

Yes No

If applicable, will the proposed modifications affect an approved phasing plan?

Yes No

Deviation Requirements per Code Section 110-73	Approved or Deemed Conditional Use Permit	Proposed Development	Percent Change between Approved or Deemed CUP and Proposed Development	Result (no deviation, minor dev, major dev, amendment to CUP)
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Off-street parking	45 spaces	51 spaces	+13.3	no deviation
Loading/unloading spaces	none		no change	no deviation
Parking landscaping			no change	no deviation
Bufferyard width and/or plantings			no change	no deviation
Access			no change	no deviation
Non-residential floor area			no change	no deviation
Open space			no change	no deviation
<i>Up to 5% change = Minor Deviation; 5.1-10% change = Major Deviation; over 10% change = Amendment to CUP</i>				
Dwelling units			no change	no deviation
Hotel-motel, RV and/or institutional residential units			no change	no deviation
<i>Up to 10% change = Minor Deviation; 10.1-20% change = Major Deviation; over 20% change = Amendment to CUP</i>				
Commercial retail intensity (trip generation)			+13.2%	major dev
<i>All schedule or phasing changes = Minor Deviation. Final deadlines for completion may only be extended per 110-73(a) only.</i>				
Schedule or phasing			no change	no deviation

If the development requiring the minor deviation meets the requirements, the Planning Director may attach new conditions or adjust the original conditions as necessary to carry out the purposes of the Comprehensive Plan and Land Development Code and to prevent or minimize adverse effects on other properties in the neighborhood.

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.)

- Completed application form
- 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
- Copy of the recorded conditional use permit and any previous modification approvals
- Copy of the most recently approved site plan
- Proposed site plan- prepared, signed and sealed by a Florida registered architect, engineer or landscape architect. The site plan shall be drawn to a scale of 1:10 or 1:20 and shall include all of the information provided on the approved site plan as well as all requested adjustments (clearly delineated).

If applicable, 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.)

- Notarized Agent Authorization
- Proposed landscape plan
- Proposed building floor plans
- Revised traffic study or analysis and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval)
- Proposed phasing plan

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

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.

APPLICATION

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: 6-7-22

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 2024


Send complete application package to:

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

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

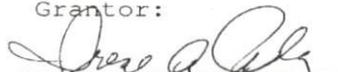
And the said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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

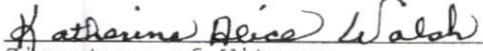
Signed, Sealed and Delivered in the presence of:

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 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
 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 / 21C
 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
 EffectiveYearBuilt 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

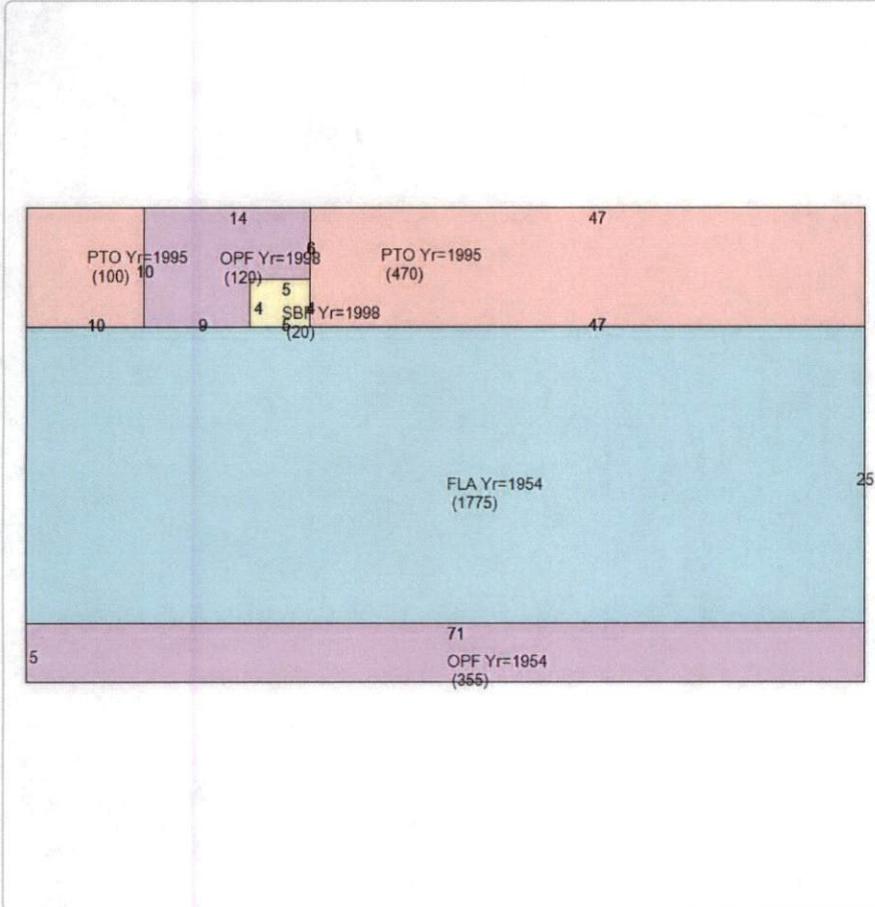
Permits

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

[Last Data Upload: 7/20/2022, 4:05:40 AM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.208

PAVING, GRADING & DRAINAGE

SITE ①
19300040

102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037

BUILDING APPROVED
FEB 04 2019

Monroe Co. Planning Dept.
APPROVED
as per Monroe County Code
see permit conditions
By *[Signature]* DATE *1/27/19*

GENERAL NOTES

- All work to be in compliance with the requirements of and applicable to the Florida Department of Transportation, D.C.P.M. and S.F.W.M.D.
- Contractor shall be responsible for obtaining all necessary permits, including but not limited to, utility relocation permits, and any additional cost due to conflict between proposed improvements and existing utilities shall be the responsibility of the contractor.
- Contractor shall be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All material to be spread and leveled on existing lots as directed by the Engineer.
- It is the obligation of the bidder or the contractor to make his own investigation and verify himself fully of subsurface conditions prior to submitting the bid. For the purpose of this contract, the Engineer and the owner shall not be held responsible for any errors or omissions in the information set forth in his bid.
- Contractor to verify to his own satisfaction all three quantities and items encompassed in this project to be shown on the bid. Any discrepancies shall be brought to the attention of the engineer in writing.
- Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the Engineer and the owner. The contractor shall be held responsible for the safe removal of the contractor.
- Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Code County.
- Contractor shall provide a 12" x 12" x 12" concrete curb and gully set in limonite base as required by the Engineer. The curb and gully shall be installed in accordance with the approved drawings and specifications as required and provide additional test(s) as required and at his own expense.
- Wide sections in rock or more areas will be constructed at the same straight grade.
- Catch basins and pavement around catch basins all to be constructed in accordance with M.C.P.W.D. Standard Detail NO. SD 2.6.
- Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
- All elevations refer to N.C.V.D., 1929 DATUM.
- Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Code County.

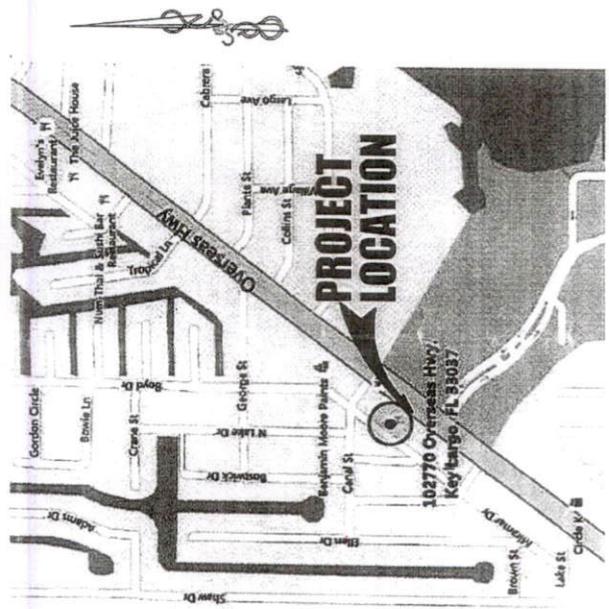
TYPE II SKIMMER GENERAL NOTES

- Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend 1/2 inch beyond the joint on all sides.
- Skimmer baffles, cleanout pipe and angles shall be primarily constructed of either galvanized steel, aluminum, polyvinyl chloride, polyethylene, fiberglass or hot-dip galvanized.
- Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention device shall be either stainless steel chain or riveted nylon strap.
- Material used in construction of skimmer bodies (baffles) and cleanout pipe shall comply with Standard Specification 943 for steel, 944 for aluminum or 949 for plastics. Plastic skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY that this plan was prepared under my direction and to the best of my knowledge and belief it conforms to the UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS, as adopted by the State of Florida Legislature, Chapter 218, Section 218.04, F.S.

[Signature]
Name: R. G. G. G.
Call: 813-486-1234
Office: 160954
Sheet: PD-1 A
Of: 4



LOCATION MAP

A PORTION OF SECTION 14, TOWNSHIP 61 S., RANGE 39 E.

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

LEGAL DESCRIPTION: Lot 5 AND N1/2 of Lot 6, Lot 7 and S1/2 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.

DOWNWRITE
5/21/2019
RECEIVED

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

PAVING, GRADING AND DRAINAGE
102770 OVERSEAS HIGHWAY KEY LARGO,
FLORIDA, 33037
COVER SHEET

INDEX OF SHEETS

- SHEET PD-1: COVER SHEET
- SHEET PD-2: PLAN SHEET & TYPICAL SECTIONS
- SHEET PD-3: UTILITY LOCATIONS ON AERIAL IMAGE
- SHEET PD-4: DRIVEWAY LOCATION ON AERIAL IMAGE

LEGEND :

EXISTING	PROPOSED
Power Pole	Proposed Power Pole
Telephone Pole	Proposed Telephone Pole
Gas Main	Proposed Gas Main
Water Main	Proposed Water Main
Sanitary Sewer	Proposed Sanitary Sewer
Storm Sewer (C.M.P.)	Proposed Storm Sewer (C.M.P.)
Pavement	Proposed Pavement
Curb Inlet (1)	Proposed Curb Inlet (1)
Curb Inlet (2)	Proposed Curb Inlet (2)
Catch Basin (3)	Proposed Catch Basin (3)
Drainage Flow	Proposed Drainage Flow
Curb	Proposed Curb
Curb And Outlet	Proposed Curb And Outlet
Manhole	Proposed Manhole
Structure Number	Proposed Structure Number
Sewer Lateral	Proposed Sewer Lateral
Fire Hydrant	Proposed Fire Hydrant
Tea	Proposed Tea
Gate Valve	Proposed Gate Valve
Reducer	Proposed Reducer
Bends, (90°, 45°, 22-1/2°, 11-1/4°)	Proposed Bends
Cross	Proposed Cross
Double Service	Proposed Double Service
Single Service	Proposed Single Service
Plug & Flush Valve Outlet	Proposed Plug & Flush Valve Outlet
Filling Number	Proposed Filling Number
Sewage Flow Direction	Proposed Sewage Flow Direction

SITE DATA

COUNTY FLOOD CRITERIA ELEVATION = N/A
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "X"
FLOOD ZONE FROM MAP PANEL No. = 129129
WATER NUMBER 12820768 SUFFX K
WATER TABLE ELEVATION OCT. 1971 = 5

Tri-County Engineering, Inc.
Construction Management
10277 Overseas Highway, Suite 101
Key Largo, FL 33037
PH: 305-423-2727 FAX: 305-423-1172

REV	DATE	BY	DESCRIPTION
1	01/16/17	JB	COMMENTS FROM HDR/CA
2			
3			
4			

RECORDED BY: FIELD OFFICE
DRAWN BY: JAMES
CHECKED BY: JAMES
DATE: 10-20-18

PAVING, GRADING & DRAINAGE

102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037

SITE ①
19300040

BUILDING APPROVED

FEB 04 2019

INDEX OF SHEETS

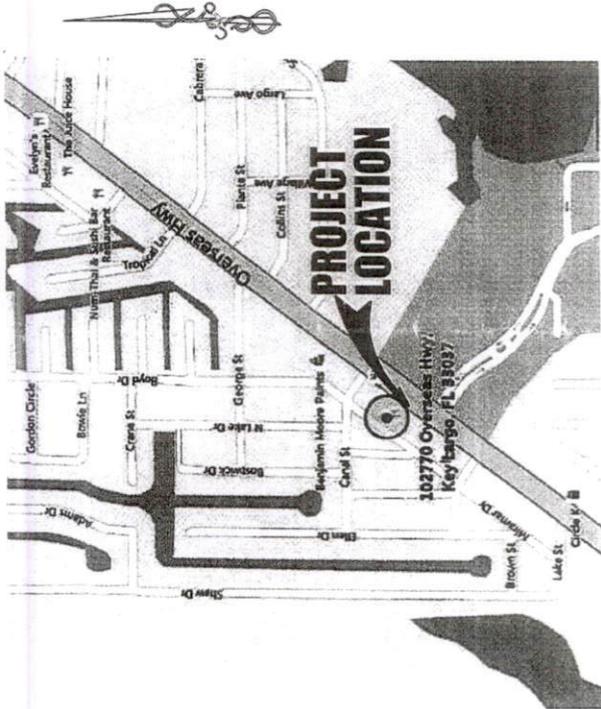
- SHEET PD-1: COVER SHEET
- SHEET PD-2: PLAN SHEET & TYPICAL SECTIONS
- SHEET PD-3: TABLE NOTICES & DETAILS
- SHEET PD-4: DRIVEWAY LOCATION ON AERIAL IMAGE

LEGEND :

EXISTING	PROPOSED
Power Pole	Power Pole
Telephone Pole	Telephone Pole
Communication Pole	Communication Pole
Gas Meter	Gas Meter
Light Pole	Light Pole
Anchor Pin	Anchor Pin
Water Main	Water Main
Sanitary Sewer	Sanitary Sewer
Storm Sewer (C.M.F.)	Storm Sewer (C.M.F.)
French Drain	French Drain
Pavement	Pavement
Curb Inlet (1)	Curb Inlet (1)
Curb Inlet (2)	Curb Inlet (2)
Catch Basin (3)	Catch Basin (3)
Drainage Flow	Drainage Flow
Grade	Grade
Curb	Curb
Manhole	Manhole
Structure Number	Structure Number
Sewer Lateral	Sewer Lateral
Flow Hydrant	Flow Hydrant
Tea	Tea
Gate Valve	Gate Valve
Reducer	Reducer
Bends, (90°, 45°, 22-1/2°, 11-1/4°)	Bends, (90°, 45°, 22-1/2°, 11-1/4°)
Cross	Cross
Double Service	Double Service
Single Service	Single Service
Ph & Flush Valve Outlet	Ph & Flush Valve Outlet
Fitting Number	Fitting Number
Sewage Flow Direction	Sewage Flow Direction

SITE DATA

COUNTY FLOOD CRITERIA ELEVATION = N/A
 FEDERAL FLOOD CRITERIA ELEVATION = ZONE "X"
 FLOOD ZONE FIRM MAP PANEL No. = 125129
 PANEL NUMBER 1205/0708 SUPPL. K
 WADEN TABLE ELEVATION OCT. N.W. = 5



LOCATION MAP

NTS
 A PORTION OF
 SECTION 14, TOWNSHIP 61 S., RANGE 39 E.
 PROPERTY ADDRESS: 102770 Overseas Highway, Key Largo, Florida, 33037

LEGAL DESCRIPTION: Lot 5 AND N1/2 of Lot 6, Lot 4, Lot 7 and S1/2 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.



Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked.
 Check possible response codes before you dig!

Tri-County Engineering, Inc.
 Construction Management, Surveying & Mapping
 433777 - EB0708 - LB0007 - JOB # 19-0018
 102770 OVERSEAS HWY. KEY LARGO, FL 33037
 PHONE: 305-823-3727 FAX: 305-823-3172

DESIGNED BY:	FIELD ENGINEER
DRAWN BY:	JAMAR
CHECKED BY:	AL
DATE:	02-04-2019

REV	DATE	BY	DESCRIPTION
1	02/16/17	JAM	COMMENTS FROM HRR/ICA

GENERAL NOTES

- All work to be in compliance with the requirements of and accessible to Monroe County Public Works Department, D.E.R.M. and S.F.W.M.D.
- Existing utilities as shown are plotted from the best available sources, however, the contractor shall verify the location, depth, and condition of all utilities due to liability between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
- Contractor to clear and grub right of way and cut roadway to subgrade. Utility structures shall be replaced with new structures as required.
- All debris and material not reusable for fill to be removed from job site. All surplus material to be spread and leveled on existing lots as directed by the Engineer. obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting the bid. Failure to do so will not relieve him of his obligation to complete the work fully and completely to the engineer and the owner for the consideration set forth in the bid.
- Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer, in writing.
- Contractor shall be responsible for all utility markings and for the protection of all utilities at the work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co., Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
- Contractor shall provide his own safe and guard rails from horizontal and vertical excavation. All excavation shall be shored and braced in accordance with the Land Surveyor as required by Code County.
- Contractor to provide proctor and field density tests on limonite base as required by the Engineer. In the event of field density test failures, the contractor shall be responsible for the cost of retesting and for providing additional tests as required and at his own expense.
- All swale sections in rock or mazi areas will be constructed at the same straight grade.
- Catch basins and pavement around catch basins all to be constructed in accordance with M.C.P.W.D. Standard Details NO. SD 2.6.
- Drain pipe and pipe to be constructed in accordance with same code as above. All pipe shall be installed in accordance with the requirements of the Monroe-Code County D.E.R.M. requirements, including baffles as required.
- All elevations refer to N.G.V.D., 1929 DATUM.
- Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Code County.

TYPE II SKIMMER GENERAL NOTES

- Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend 1/2 inch beyond the joint on all sides.
- Use galvanized steel, aluminum, polyvinyl chloride, non-ferrous, fibreglass or acrylonitrile butadiene styrene. All steel components, other than stainless, shall be hot-dip galvanized.
- Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention devices shall be provided for all skimmers. The skimmer and catchbasin shall be mounted on a concrete foundation. The skimmer shall be mounted on a concrete foundation. The skimmer shall be mounted on a concrete foundation.
- Material used in construction of skimmer bodies (hatches) and covers shall comply with Standard Specification 943 for steel, 945 for aluminum or 946 for plastic.
- Plastic skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY that this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS, as adopted by the State of Florida Legislature, Chapter 74-188, F.S.

DATE: 02/16/17
 BY: JAMAR
 TITLE: FIELD ENGINEER
 PROJECT NUMBER: 19300040
 SHEET: PD-1 OF 4

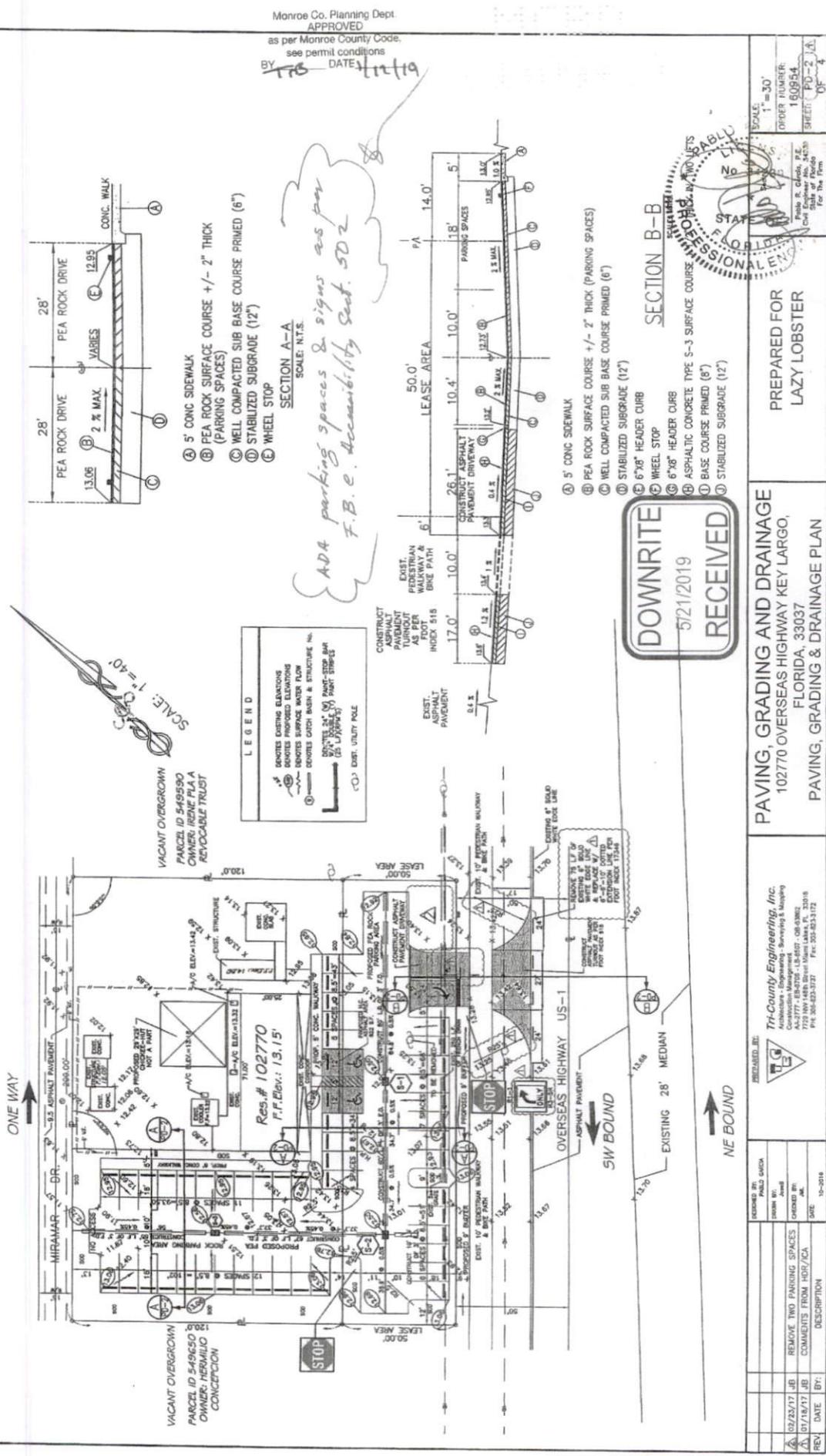
PREPARED FOR
 LAZY LOBSTER

PAVING, GRADING AND DRAINAGE
 102770 OVERSEAS HIGHWAY KEY LARGO,
 FLORIDA, 33037
 COVER SHEET

Monroe Co. Planning Dept.
 APPROVED
 as per Monroe County Code
 see permit conditions
 BY: [Signature] DATE: 1/17/19

PAVING, GRADING & DRAINAGE

102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037



Monroe Co. Planning Dept.
APPROVED
as per Monroe County Code,
see permit conditions
BY 175 DATE 1/17/19

ADA parking spaces & signs as per F.B.C. Accessibility Sect. 502

DOWNRITE
5/21/2019
RECEIVED

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 10015
PAUL R. CALDWELL
Civil Engineer No. 44235
For The Firm

SCALE: 1"=30'
ORDER NUMBER: 180954
SHEET: PD-2 OF 4

PREPARED FOR
LAZY LOBSTER

PAVING, GRADING AND DRAINAGE
102770 OVERSEAS HIGHWAY KEY LARGO,
FLORIDA, 33037
PAVING, GRADING & DRAINAGE PLAN

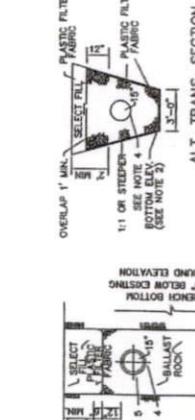
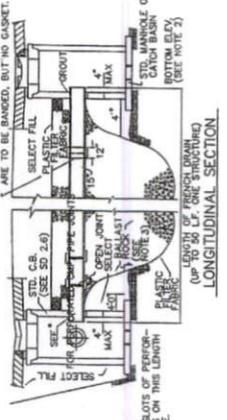
Tri-County Engineering, Inc.
Architecture - Engineering - Surveying & Mapping
54-3774 - ELA 2012 (L.S. 8057) - 08-03-06
7750 NW 14th Street Miami Lakes, FL 33016
PH: 305-8531371 Fax: 305-8531372

REV.	DATE	BY:	DESCRIPTION
02/25/17		JB	REMOVE TWO PARKING SPACES
07/19/17		JB	COMMENTS FROM HOR/CA

DATE	10-2018
CHECKED BY	
DESIGNED BY	
REV	
DATE	01/18/17
BY	JB
COMMENTS FROM HDR/JCA	
DESCRIPTION	

PAVING, GRADING AND DRAINAGE
 FLORIDA, 33037
 :02770 OVERSEAS HIGHWAY KEY LARGO

TR-County Engineering, Inc.
 7728 NW 15th Street, Suite 100, Ft. Lauderdale, FL 33305
 Phone: (954) 333-3333 Fax: (954) 333-3333
 Civil/Structural/Geotechnical
 Mechanical/Electrical/Plumbing/Heating & Cooling
 SCALE: AS SHOWN
 ORDER NUMBER: 160934
 SHEET NO.: 3 OF 3



ALL TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

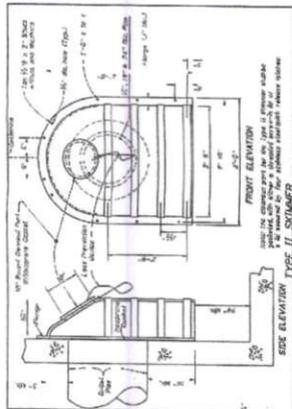
PLASTIC FILTER FABRIC (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.

THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15"-0" BELOW EXISTING ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT BEFORE THE BALLAST ROCK TO THE PROPER ELEVATION. SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.

INVERT ELEVATION TO BE 6.0 NOVO.

SEE SHEET 2 OF 3 OF SD 1.1 IN THE M.C.P.W. MANUAL.



(SEE NOTES FOR FOOT TYPE II SKIMMER ON SHEET 1 OF 5)
 BAFFLE DETAIL (SEE FOOT INDEX 241, SHEET 1 OF 1)

- GENERAL NOTES:**
- INLET STRUCTURES (PER SD-2.5 TYPE 1) 4" WIDE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
 - ALL REINFORCEMENT AND THROTTLES ARE FOR OTHER CAST-IN-PLACE CONCRETE. REINFORCEMENT SHALL BE CAST-IN-PLACE CONCRETE.
 - PRECAST TOP AND/OR FLOOR SHALL BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C-478 FOR PRECAST CIRCULAR UNITS.
 - SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE OR BRICK AND MORTAR, EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
 - CONCRETE RILLETTS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS WITH A MINIMUM OF 8-NO. 4 BARS 12" LONG.
 - MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE 1:3:6 PORTLAND CEMENT TO SAND TO LIME. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
 - CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (AC 318-71)

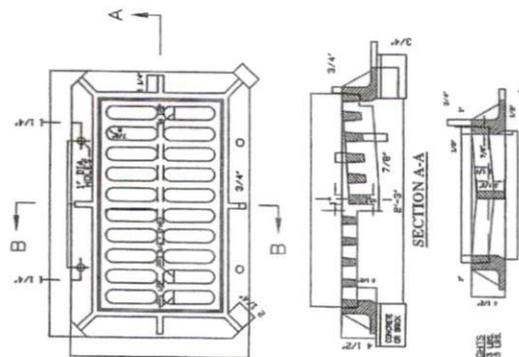
DOWNWRITE
 5/21/2019
RECEIVED

PABLO R. ...
 LICENSE NO. 84 ...
 PROFESSIONAL ENGINEER

EXFILTRATION TRENCH DETAIL
 (SD 1.1 SHEET 1 OF 1)

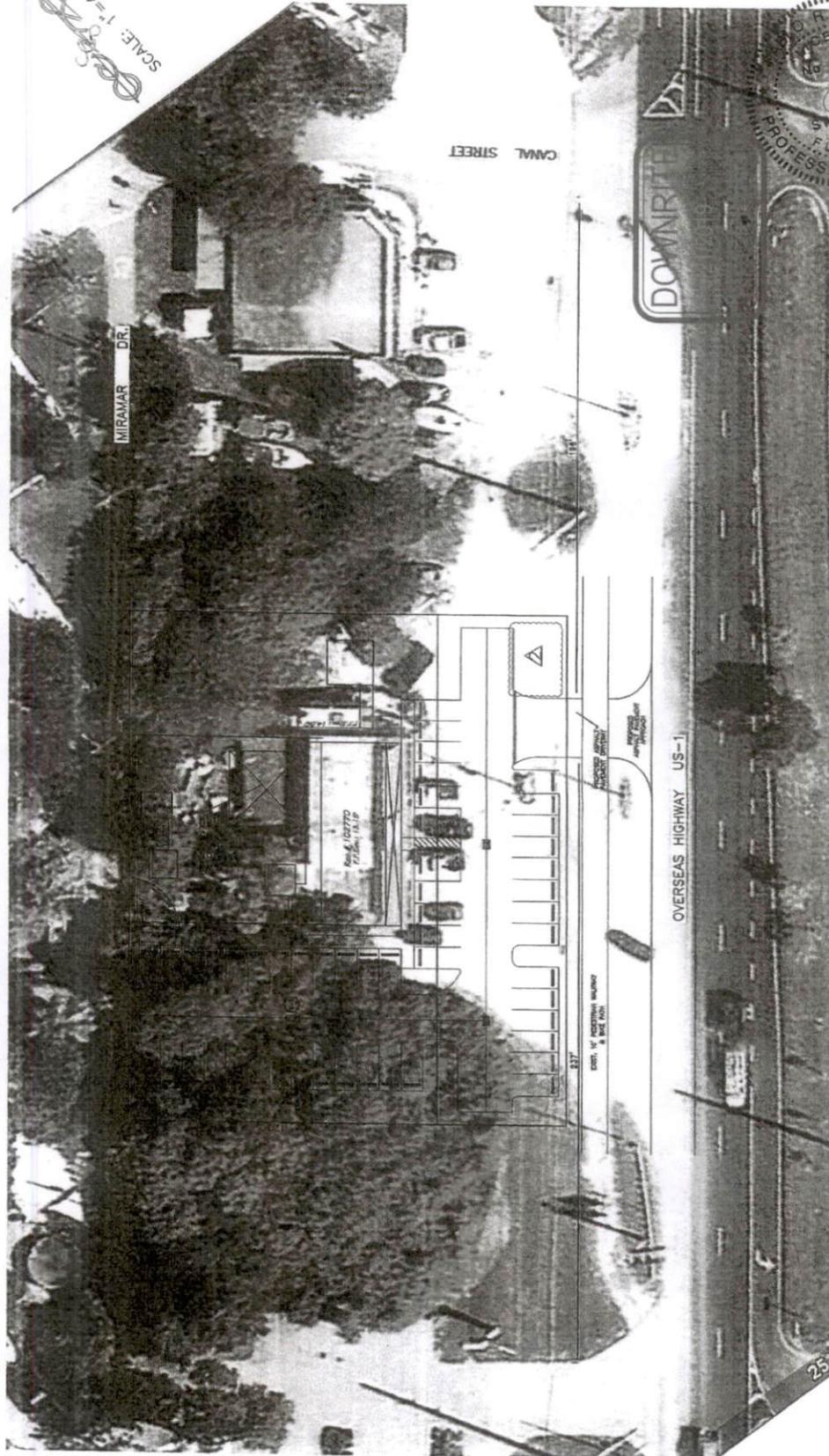
STRUCTURE NUMBER	STRUCTURE TYPE	RIM, THROAT OR FLOW LINE ELEVATION	INVERT ELEVATION	PIPE SIZE	LENGTH OF SOLID HOPE PIPE	LENGTH OF PERFORATED HOPE PIPE	BAFFLE (FIBER GLASS) BOTTOM ELEVATION	BOTTOM OF STRUCTURE ELEVATION
1	42" SQUARE	12.50	5.00	15"	10	140	3.50	1.50
2	42" SQUARE	12.50	5.00	15"	10	77	3.50	1.50
3	42" SQUARE	12.50	5.00	15"	10	55	3.50	1.50
TOTAL L.F. OF 3' TRENCH					272			
TOTAL L.F. OF 15' SOLID PIPE					30			

STRUCTURES TABLE:



PAVING, GRADING & DRAINAGE

102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037



REV	DATE	BY	DESCRIPTION
1	02/23/17	JB	REMOVE TWO PARKING SPACES
2	01/18/17	JB	COMMENTS FROM PDR/ICA

DESIGNED BY:	Tri-County Engineering, Inc.
APPROVED BY:	Professional Engineer
PROJECT NUMBER:	160954
SHEET:	PD-4 (A)
DATE:	02/23/17

PREPARED FOR:	LAZY LOBSTER
PROJECT:	PAVING, GRADING AND DRAINAGE
LOCATION:	102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA, 33037
DRIVEWAY LOCATION:	DRIVEWAY LOCATION ON AERIAL IMAGE

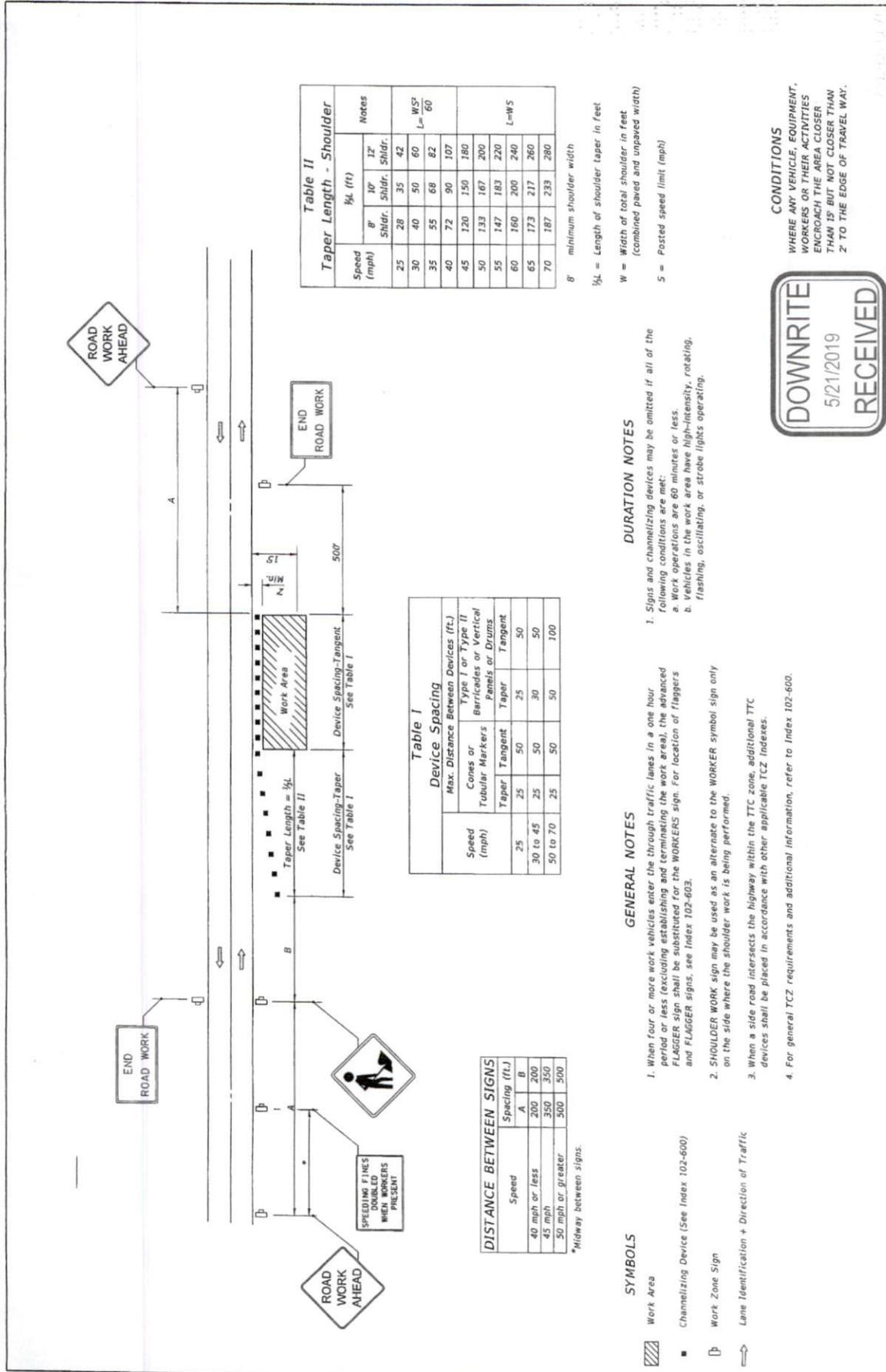


Table II
Taper Length - Shoulder

Speed (mph)	½L (ft)		Notes
	8' Shldr.	12' Shldr.	
25	28	35	42
30	40	50	60
35	55	68	82
40	72	90	107
45	120	150	180
50	133	167	200
55	147	183	220
60	160	200	240
65	173	217	260
70	187	233	280

8' minimum shoulder width
 ½L = Length of shoulder taper in feet
 W = Width of total shoulder in feet (combined paved and unpaved width)
 S = Posted speed limit (mph)

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)	
	Cones or Tubular Markers	Type I or Type II Barricades or Vertical Panels or Drums
25	25	50
30 to 45	25	50
50 to 70	25	50

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.)	
	A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

GENERAL NOTES

- When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
- SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
- For general TCZ requirements and additional information, refer to Index 102-600.

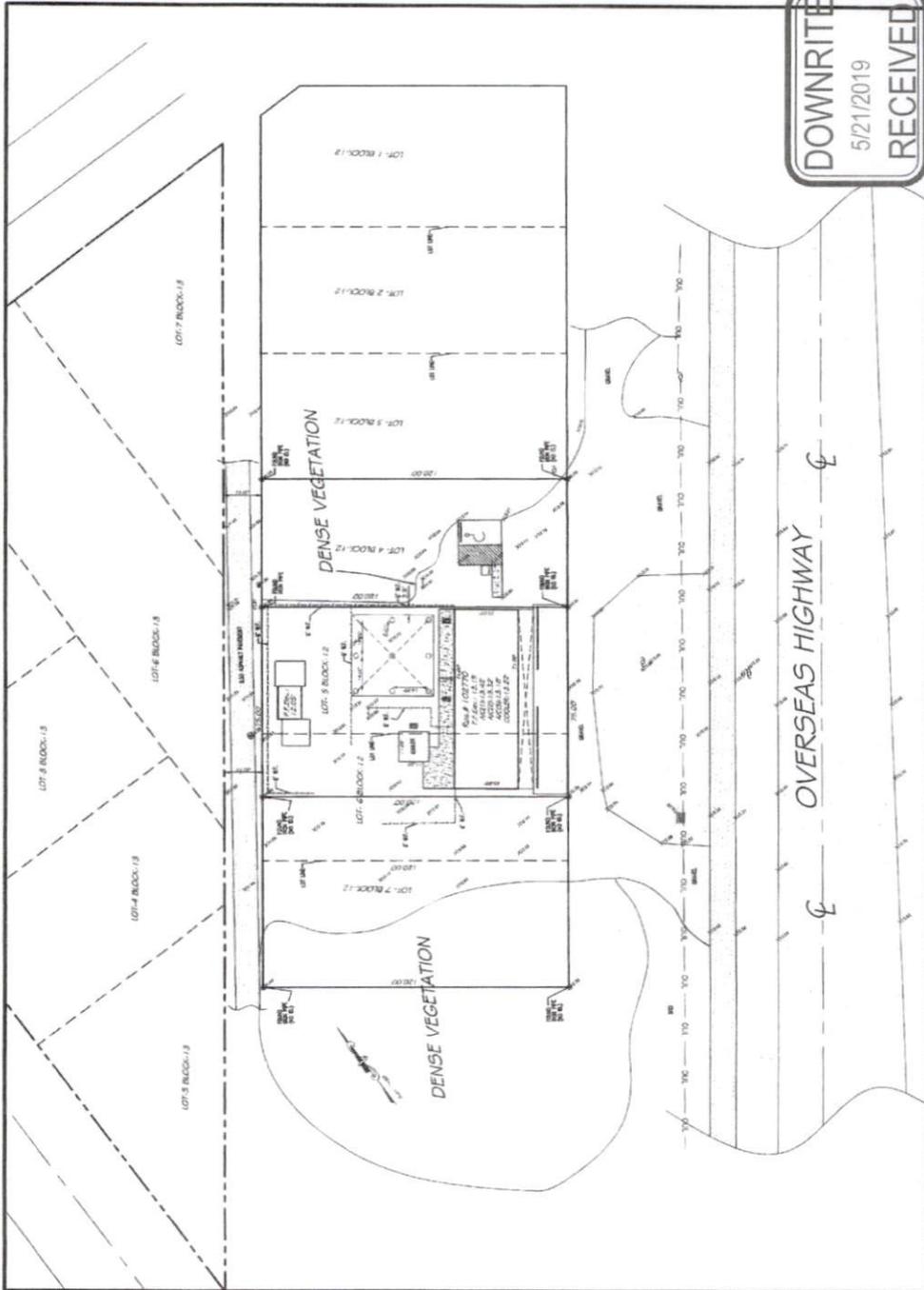
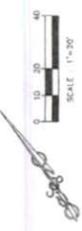
DURATION NOTES

- Signs and channelizing devices may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.



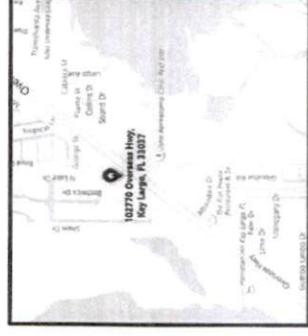
CONDITIONS
 WHERE ANY VEHICLE EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRUSH THE AREA CLOSER THAN 1' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

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



DOWNRITE
5/21/2019
RECEIVED

<p>102770 OVERSEAS HIGHWAY BOUNDARY & TOPOGRAPHIC SURVEY KEY LARGO, FLORIDA, 33037</p> <p>DATE: 5/21/2019 SCALE: 1"=20' BY: [Signature] CHECKED BY: [Signature]</p>	<p>102770 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037</p> <p>PH: (786)413-5822</p> <p>13217 S.W. 46th LANE, MIAMI, FLORIDA 33175</p> <p>VIZCAYA SURVEYING AND MAPPING, INC.</p>
--	--



PROPERTY ADDRESS: 102770 Overseas Highway, Key Largo, Florida, 33037
LEGAL DESCRIPTION: Lot 5, Block 12 of Lot 4, Lot 7 and Lot 8, Block 12, "102770 OVERSEAS HIGHWAY", as recorded in Public Book 16, Page 152 of the Public Records of Dade County, Florida.

ADDITIONAL NOTES:
 The use of computerized data for the survey was in accordance with F.S. 224.05.
 The use of computerized data for the survey was in accordance with F.S. 224.05.
 The use of computerized data for the survey was in accordance with F.S. 224.05.
 The use of computerized data for the survey was in accordance with F.S. 224.05.

PROFESSIONAL SEAL:
 [Seal of a Professional Land Surveyor & Mapper, State of Florida, License No. 12345]

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 for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of MAJOR DEVIATION TO A CONDITIONAL USE PERMIT
(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 PB 3-160 KEY LARGO
Lot Block Subdivision Key (Island)

00549590, 00549600, 00549610, 00549640 / 1673072, 1673081, 1673099
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 tphskidmore@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 A. Pla

Printed Name of Property Owner: Irene Pla

STATE OF Florida COUNTY OF Monroe

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

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

[Signature] as identification.
(Print Name of Person Making Statement)

[Signature]
Signature of Notary Public
My commission expires:



Print, Type or Stamp Commissioned Name of Notary Public

KBP CONSULTING, INC.

January 8, 2022

Mr. David Ornelas
Lazy Lobster, LLC
102770 Overseas Highway
Key Largo, FL 33037

**Re: Lazy Lobster Seafood Restaurant – Key Largo, Florida
Traffic Statement**

Dear David:

Based upon our discussions we understand that the Lazy Lobster Seafood Restaurant is an existing restaurant located on the northwest side of Overseas Highway / US 1 just south of Canal Street in Key Largo, Monroe County, Florida. More specifically, the site is located at 102770 Overseas Highway (near mile marker 103 on Overseas Highway / US 1) and the Parcel ID is 00549610-000000. A project location map is presented in Attachment A to this memorandum and the site survey is presented in Attachment B.

The subject sit-down restaurant has been approved for 134 seats and the approved site plan is presented in Attachment C. Vehicular access to the site is currently provided by two (2) right-turn in / right-turn out only driveways on the southbound lanes of Overseas Highway / US 1. The proposed site plan for this restaurant is presented in Attachment D. This plan indicates a seating capacity of 152 seats (an increase of 18 seats), modifications to the parking lot, and the elimination of one (1) driveway. The purpose of this technical memorandum is to document the trip generation characteristics of the existing and proposed restaurant seating capacities.

Trip Generation Analysis

Consistent with the foregoing description of the existing and proposed restaurant use at 102770 Overseas Highway, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #931 – Fine Dining Restaurant. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment E to this memorandum.

FINE DINING RESTAURANT – ITE LAND USE #931

- | | |
|---|---------------------|
| <input type="checkbox"/> Weekday: | T = 2.60 (X) |
| <input type="checkbox"/> Saturday: | T = 2.57 (X) |
| <input type="checkbox"/> Sunday: | T = 2.05 (X) |
| <input type="checkbox"/> Daily (wt. avg.): | T = 2.52 (X) |
- where T = number of trips and X = number of seats
- | | |
|--|---------------------------------|
| <input type="checkbox"/> AM Peak Hour: | T = 0.02 (X) (50% in / 50% out) |
| <input type="checkbox"/> PM Peak Hour: | T = 0.28 (X) (67% in / 33% out) |

KBP CONSULTING, INC.

The pass-by rate for this land use, as reported in the ITE *Trip Generation Handbook (3rd Edition)*, is 44%. Table 1 below summarizes the trip generation characteristics associated with the existing and proposed restaurant facilities located at 102770 Overseas Highway in Key Largo, Florida.

Table 1 Trip Generation Summary Lazy Lobster - Key Largo, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Fine Dining Restaurant	134 Seats	338	2	1	3	25	13	38
Pass-By (44%)		(149)	(1)	0	(1)	(11)	(6)	(17)
Total		189	1	1	2	14	7	21
Proposed								
Fine Dining Restaurant	152 Seats	383	2	1	3	29	14	43
Pass-By (44%)		(169)	(1)	0	(1)	(13)	(6)	(19)
Total		214	1	1	2	16	8	24
Difference (Proposed - Existing)		25	0	0	0	2	1	3

Compiled by: KBP Consulting, Inc. (January 2022).

Source: Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*.

As indicated in Table 1 above, the subject restaurant (with 152 seats) is projected to generate 383 daily vehicle trips, three (3) AM peak hour vehicle trips and 43 PM peak hour vehicle trips. When considering the pass-by characteristics of this land use and the existing number of seats within the subject restaurant, the result is an increase of 25 daily vehicle trips and an increase of three (3) PM peak hour vehicle trips. No change is anticipated in the number of AM peak hour vehicle trips.

As mentioned previously, the subject site is located near mile marker 103 on Overseas Highway / US 1. Segment 23 of Overseas Highway / US 1 encompasses mile markers 99.5 to 106.0 and is currently operating at Level of Service (LOS) "A" (see Attachment F). And the latest remaining capacity table provided by Monroe County indicates that this segment of Overseas Highway currently has 10,974 daily trips remaining. Given the adequate capacity of this segment and the small number of additional trips to be generated by the proposed action, a traffic statement for this project is sufficient.

KBP CONSULTING, INC.

Conclusions

The traffic analysis for the proposed increase in the number of seats within the Lazy Lobster Seafood Restaurant at 102770 Overseas Highway in Key Largo, Florida indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has more than adequate capacity. As a result, additional traffic analyses are not warranted at this time.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Engineering Business Number 29939

Attachment A

Lazy Lobster Seafood Restaurant

Project Location Map



LEGEND

 Project Site

Project Location Map

Attachment B

Lazy Lobster Seafood Restaurant

Site Survey

Attachment C

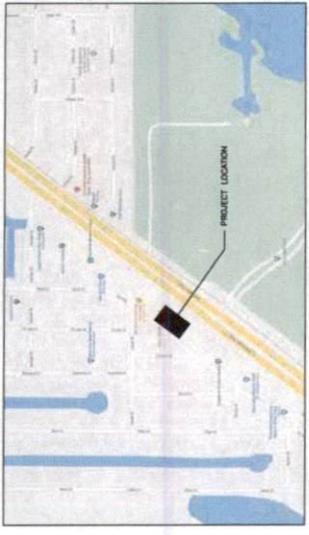
Lazy Lobster Seafood Restaurant

Approved Site Plan

PABLO R. GARCIA P.E.
ONE ENGINEER@A233
7729 NW 146 STREET MIAMI LAKES FL PH:(786) 237-5154

PROJECT NAME: SITE PLAN FOR LAZY LOBSTER
OWNER/PH: LAZY LOBSTER OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037
PROJECT ADDR: STATE

DATE	DESCRIPTION
03-21-12	ISSUED TO SHOW EXISTING ASPHALT PAVING COVER
03-21-12	ISSUED TO SHOW EXISTING ASPHALT PAVING COVER



LOCATION MAP
Property Location: Range 14-01-30
Section: Township-Range 14-01-30
102770 OVERSEAS HWY KEY LARGO
RND 14 01 30 S 14 01 30 W 14 01 30
SECTION 30 TOWNSHIP 14 S RANGE 30 W
SUBDIVISION: MIAMI LAKES

SITE & PARKING TABULATION:

REQUIRED 1. PARKING SPACE PER 3 SEATS
THE SPACING IS 30
TOTAL PROPOSED SEATING 45 SPACES
TOTAL PARKING PROVIDED 45 SPACES
TOTAL PROPOSED SEATING AND PARKING SPACES 90 SPACES
PROPOSED H.C. PARKING SPACES= 2 TOTAL REQ. 45 SPACES
NET LOT SITE AREAS: 120'x200' = 24,000 S.F.

LOT COVERAGE
MAIN BUILDING: 2,201 S.F. (9.1%)
CHICKEE HUT: 1,000 S.F. (4.2%)
TOTAL BUILDING AREA: 3,201 S.F. (13.3%)
TOTAL LOT COVERAGE: 4,874 S.F. (20.3%)

PERFORATED & 1.5" DEEP GRASS
PERFORATED: 10,870 S.F. (44.9%)
DEEP GRASS: 1,000 S.F. (4.2%)
TOTAL PERFORATED & 1.5" DEEP GRASS: 11,870 S.F. (49.1%)

AREA TABULATIONS:
GROSS LOT-4 = 11,000 S.F.
GROSS LOT-5 = 11,000 S.F.
NET LOT-4 = 8,000 S.F.
NET LOT-5 = 8,000 S.F.
GROSS LOT-6 = 11,000 S.F.
NET LOT-6 = 8,000 S.F.
TOTAL GROSS AREA: 33,000 S.F.
TOTAL NET AREA: 24,000 S.F.

CLASS 'D' BUFFER LEGEND

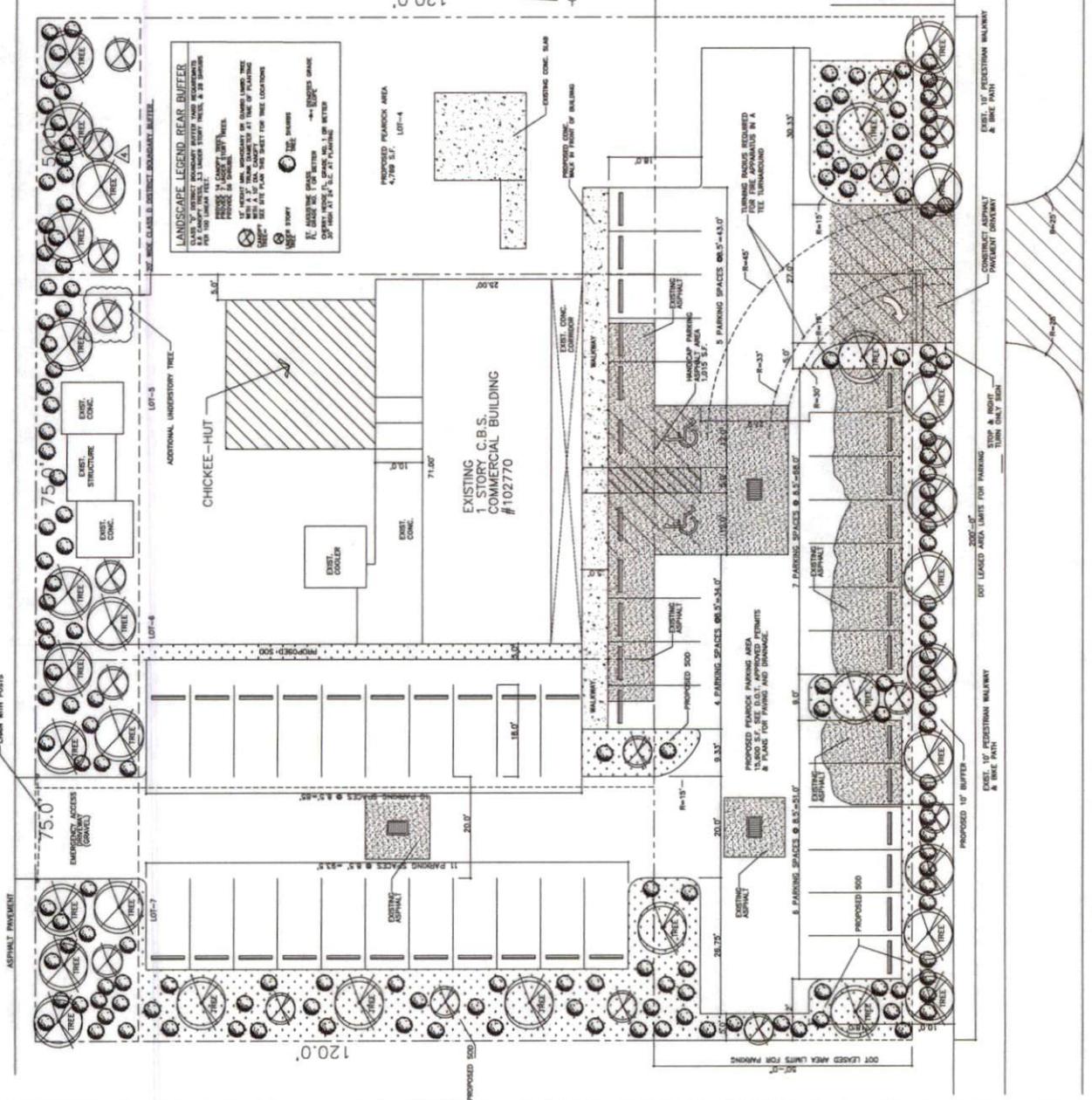
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1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'

CLASS 'C' BUFFER LEGEND

SYMBOL	DESCRIPTION	MIN. WIDTH	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'

PARKING LOT LANDSCAPING LEGEND

SYMBOL	DESCRIPTION	MIN. WIDTH	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'



LANDSCAPE LEGEND REAR BUFFER
CLASS 'D' BUFFER REAR BUFFER REQUIREMENTS FOR THE LARGO PLOT
MIN. WIDTH 10' MIN. SETBACK 10' MIN. SETBACK 10' MIN. SETBACK 10'

PROPOSED PERFORATED AREA LOT-4
4,700 S.F.

EXISTING C.B.S. COMMERCIAL BUILDING #102770

CHICKEE-HUT

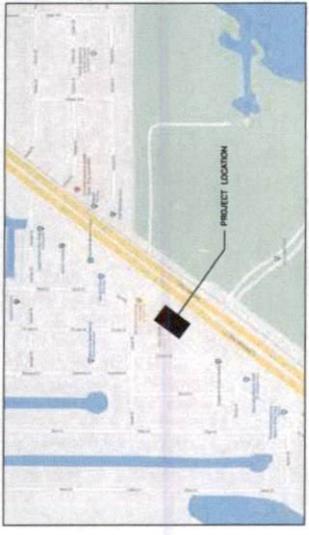
ASPHALT PAVEMENT

ASPHALT PAVEMENT

PABLO R. GARCIA P.E.
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PROJECT NAME: SITE PLAN FOR LAZY LOBSTER
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DATE	DESCRIPTION
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Section: Township-Range 14-01-30
102770 OVERSEAS HWY KEY LARGO
RND 14 01 30 S 14 01 30 W 14 01 30
SECTION 30 TOWNSHIP 14 S RANGE 30 W
SUBDIVISION: MIAMI LAKES

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THE SPACING IS 30
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TOTAL PARKING PROVIDED 45 SPACES
TOTAL PROPOSED SEATING AND PARKING SPACES 90 SPACES
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GROSS LOT-4 = 11,000 S.F.
GROSS LOT-5 = 11,000 S.F.
NET LOT-4 = 8,000 S.F.
NET LOT-5 = 8,000 S.F.
GROSS LOT-6 = 11,000 S.F.
NET LOT-6 = 8,000 S.F.
TOTAL GROSS AREA: 33,000 S.F.
TOTAL NET AREA: 24,000 S.F.

CLASS 'D' BUFFER LEGEND

SYMBOL	DESCRIPTION	MIN. WIDTH	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'

CLASS 'C' BUFFER LEGEND

SYMBOL	DESCRIPTION	MIN. WIDTH	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'

PARKING LOT LANDSCAPING LEGEND

SYMBOL	DESCRIPTION	MIN. WIDTH	MIN. SETBACK	MIN. SETBACK	MIN. SETBACK
1	CONCRETE	2'	5'	5'	5'
2	ASPHALT	2'	5'	5'	5'
3	PERFORATED ASPHALT	2'	5'	5'	5'
4	PERFORATED ASPHALT	2'	5'	5'	5'
5	PERFORATED ASPHALT	2'	5'	5'	5'
6	PERFORATED ASPHALT	2'	5'	5'	5'
7	PERFORATED ASPHALT	2'	5'	5'	5'
8	PERFORATED ASPHALT	2'	5'	5'	5'
9	PERFORATED ASPHALT	2'	5'	5'	5'
10	PERFORATED ASPHALT	2'	5'	5'	5'

Attachment D

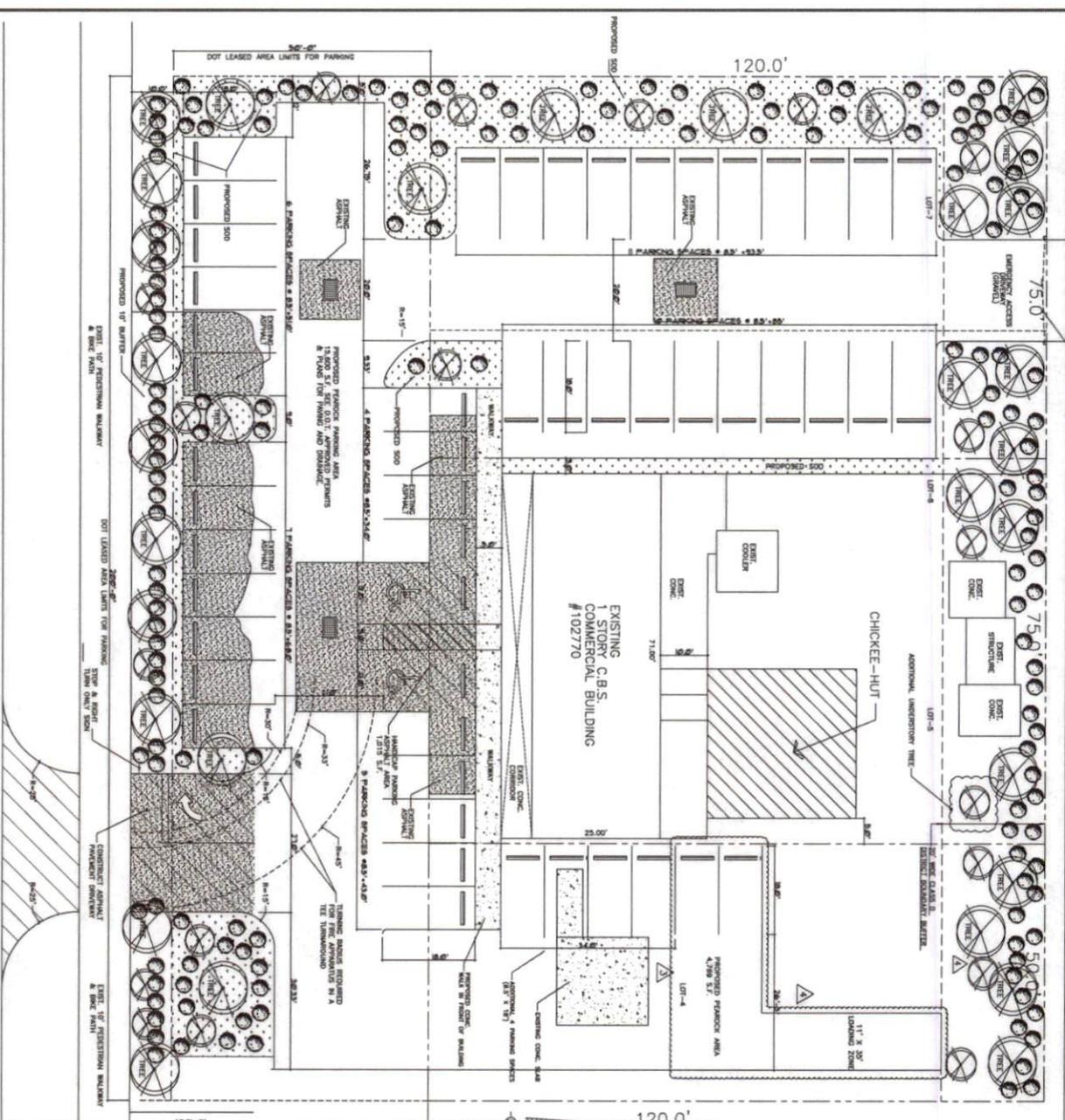
Lazy Lobster Seafood Restaurant

Proposed Site Plan

SITE PLAN

OVERSEAS HIGHWAY US-1

ASPHALT PAVEMENT



CLASS 'D' BUFFER LEGEND

SYMBOL	DESCRIPTION
(Symbol)	ASPHALT DRIVEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER AND BIKEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER AND BIKEWAY AND BIKEWAY

CLASS 'C' BUFFER LEGEND

SYMBOL	DESCRIPTION
(Symbol)	ASPHALT DRIVEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER AND BIKEWAY

PARKING LOT LANDSCAPING LEGEND

SYMBOL	DESCRIPTION
(Symbol)	ASPHALT DRIVEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER
(Symbol)	ASPHALT DRIVEWAY WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE BUFFER AND BIKEWAY

SITE & PARKING TABULATION

REQUIRED 1 PARKING SPACE PER 3 SEATS

NET FRONT PORCH SEATING: 25 SPACES
 NET FRONT PORCH SEATING: 44 SPACES
 TOTAL PARKING PROVIDED: 69 SPACES
 INCLUDING 2 DISABLED PARKING SPACES
 INCLUDING 2 BICYCLE PARKING SPACES
 INCLUDING 2 HOV 3+ PARKING SPACES
 PROVIDED H.C. PARKING SPACES: 2 TOTAL REG. 49 SPACES
 NET LOT SITE AREAS: 120'x200' = 24,000 S.F.

LOT COVERAGE

NET LOT AREA: 24,000 S.F. (1.18)
 TOTAL LOT COVERAGE: 4,974 S.F. (20.7%)

DECK SERVICE

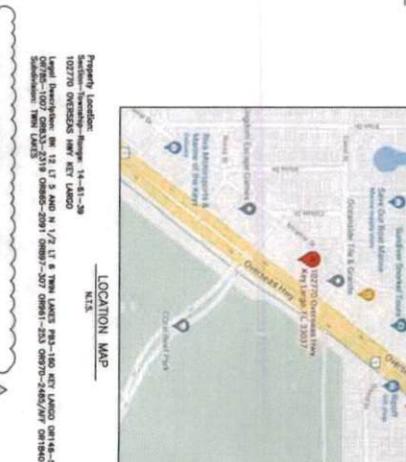
DECK SERVICE: 3,500 S.F. (22.9%)
 PAVEMENT: 10,820 S.F. (44.4%)

AREA TABULATIONS

NET LOT-4	8,000 S.F.	GROSS LOT-4	11,000 S.F.
NET LOT-8	8,000 S.F.	GROSS LOT-8	11,000 S.F.
NET LOT-20	8,000 S.F.	GROSS LOT-20	11,000 S.F.
GROSS AREA FROM 01 EACH LOT	24,000 S.F.		

LANDSCAPE LEGEND REAR BUFFER

REAR BUFFER: 10' WIDE BUFFER FROM THE REAR OF THE BUILDING TO THE REAR PROPERTY LINE. THIS BUFFER SHALL BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSES.



Attachment E

Lazy Lobster Seafood Restaurant

ITE Trip Generation Manual (11th Edition) Excerpts

Land Use: 931

Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053

Fine Dining Restaurant (931)

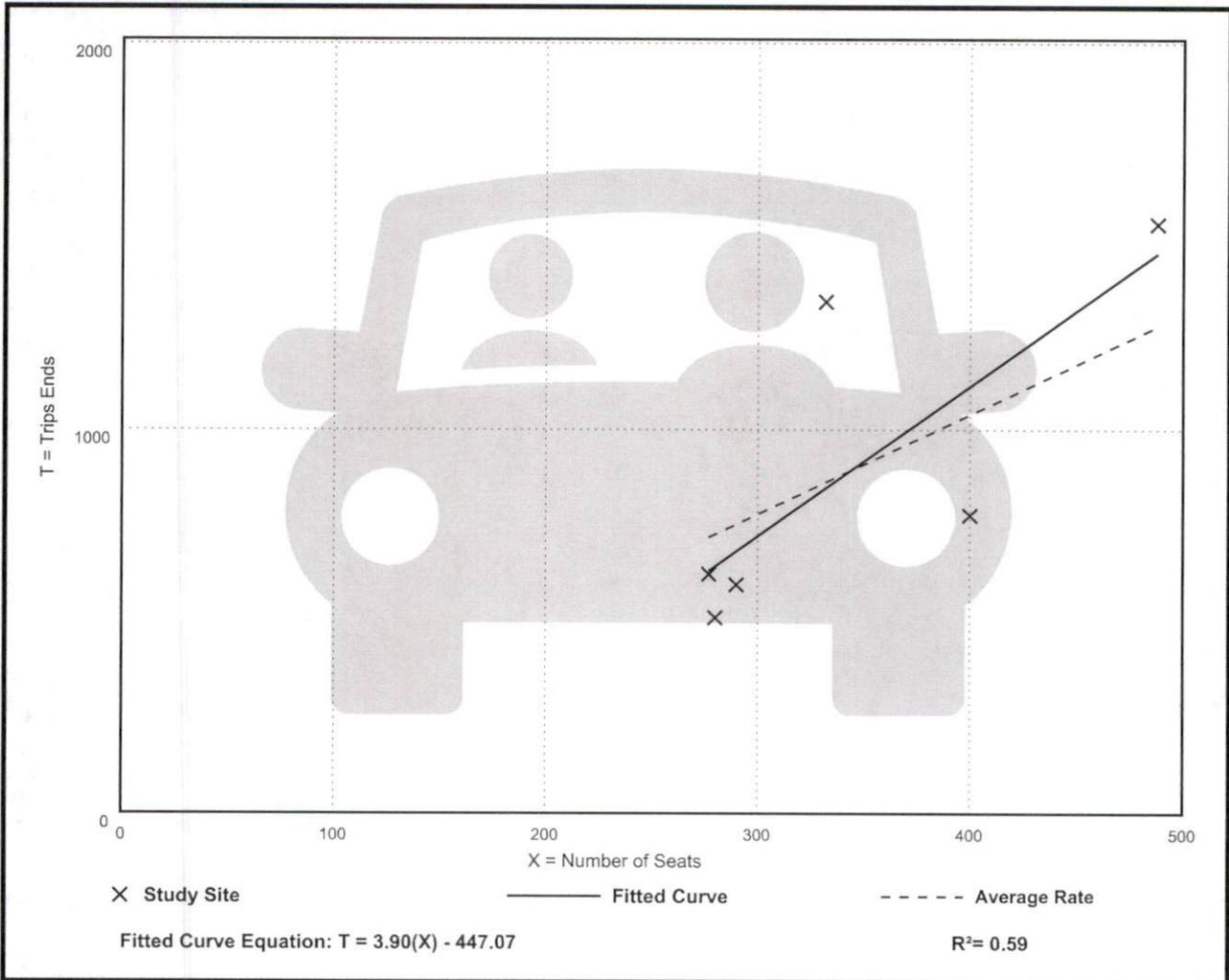
Vehicle Trip Ends vs: Seats
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Seats: 345
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.60	1.83 - 4.01	0.85

Data Plot and Equation



Fine Dining Restaurant (931)

Vehicle Trip Ends vs: Seats

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

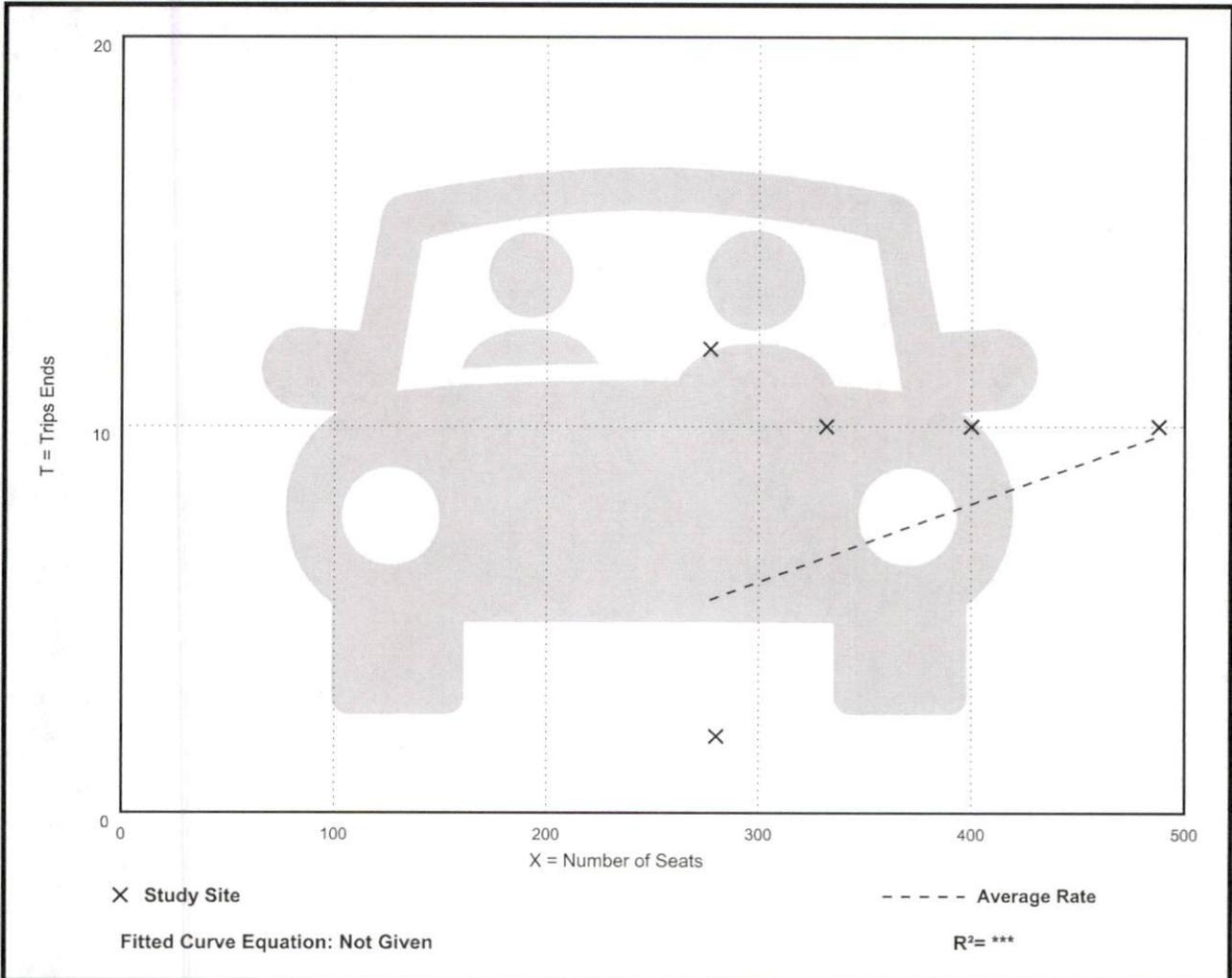
Avg. Num. of Seats: 355

Directional Distribution: Not Available

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.02	0.01 - 0.04	0.01

Data Plot and Equation



Fine Dining Restaurant (931)

Vehicle Trip Ends vs: Seats

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

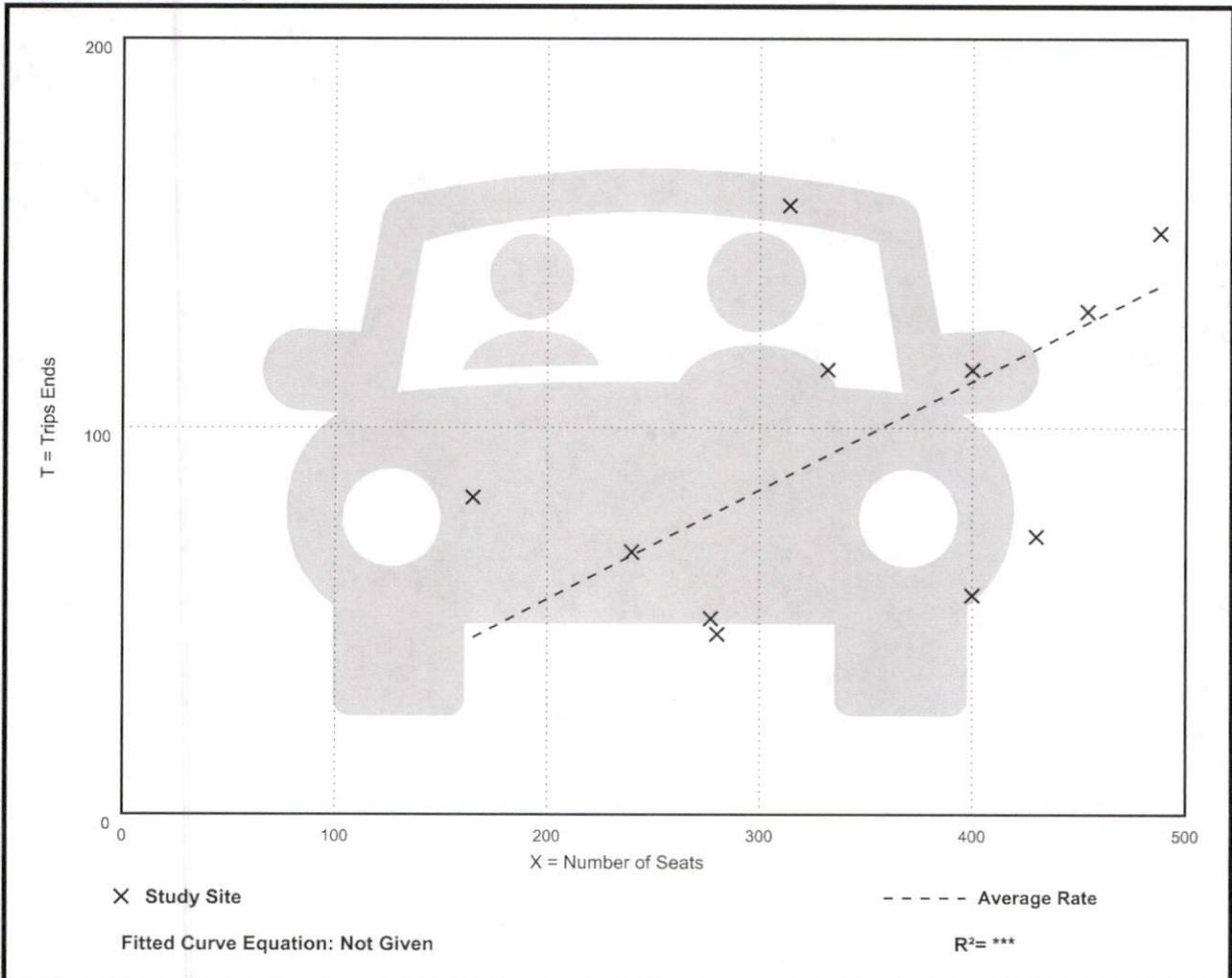
Avg. Num. of Seats: 344

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.28	0.14 - 0.50	0.11

Data Plot and Equation



Fine Dining Restaurant (931)

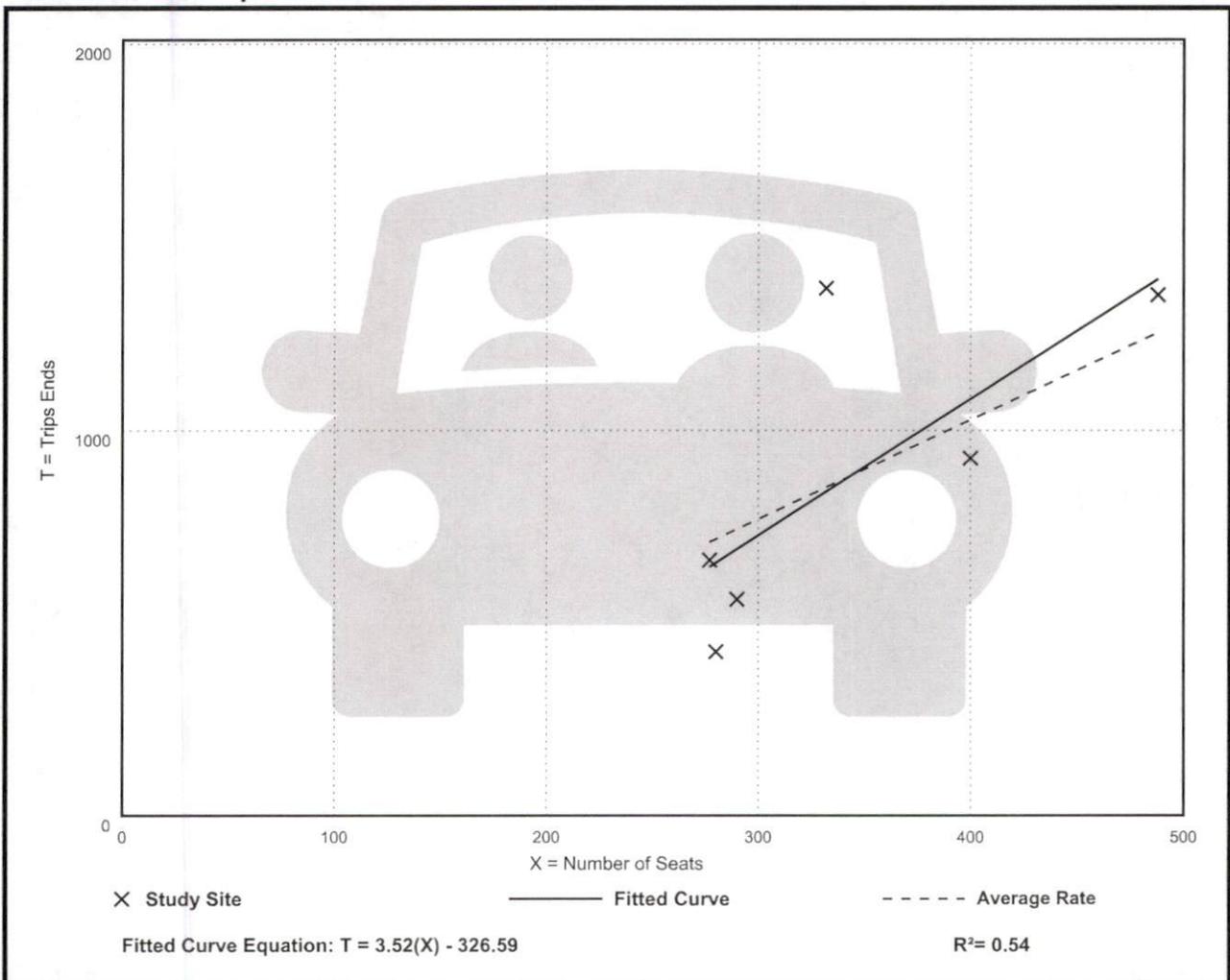
Vehicle Trip Ends vs: Seats
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Seats: 345
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.57	1.53 - 4.12	0.86

Data Plot and Equation



Fine Dining Restaurant (931)

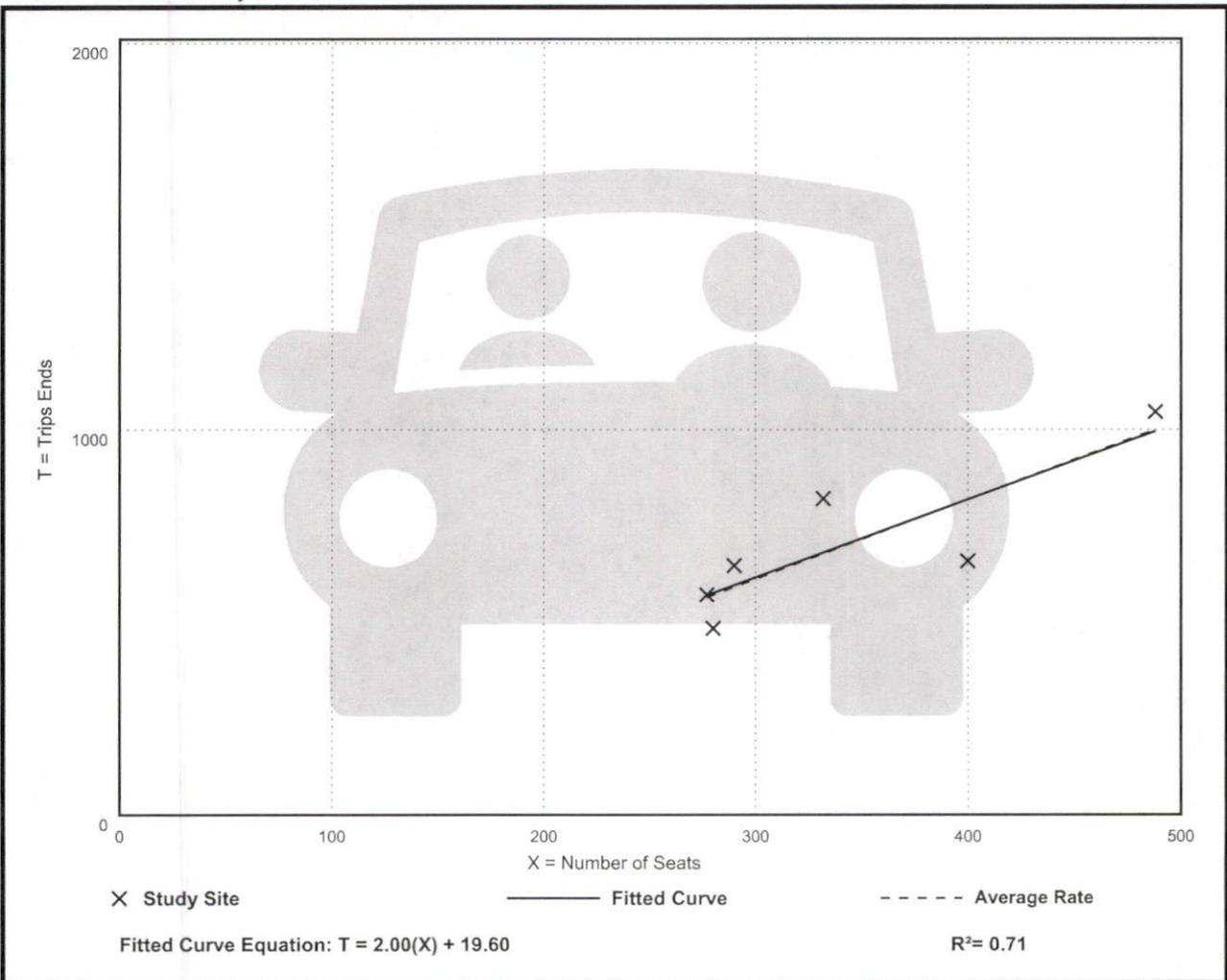
Vehicle Trip Ends vs: Seats
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Seats: 345
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.05	1.66 - 2.47	0.31

Data Plot and Equation



Attachment F

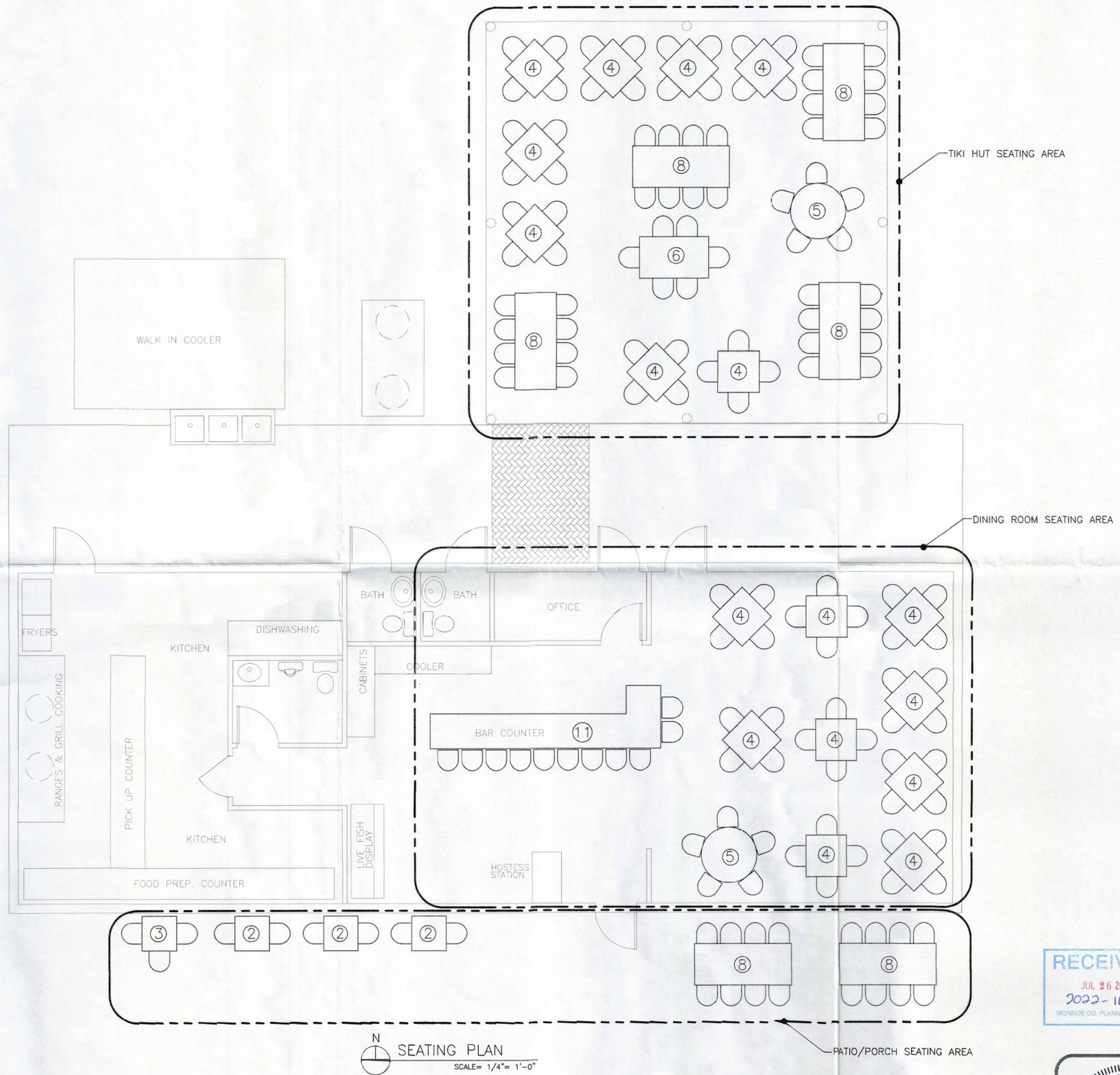
Lazy Lobster Seafood Restaurant

Monroe County Level of Service and Reserve Capacity Tables

2021 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2021		2017				
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)		MAXIMUM RESERVE VOLUME (trips)			
1 Stock Island (4.0 - 5.0)	1.10	4-L/D	30/35/45	40.1	N/A	22.0	40.0	A	18.0	3,279	3,474	1,348				
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	59.9	A	9.7	6,265	7,876	6,071				
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.3	N/A	41.8	47.5	B	5.6	1,391	1,921	1,341				
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	53.5	B	4.3	4,130	6,513	4,034				
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	6.8	33.7	48.8	A	15.1	9,752	10,856	7,944				
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	3,064	3,920	3,188				
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,040	2,791	1,639				
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.5	A	6.0	2,285	3,063	2,133				
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.8	A	8.3	2,886	3,589	2,504				
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	5.9	34.6	42.7	A	8.1	4,561	5,511	1,295				
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	54.8	A	6.9	7,998	10,730	6,723				
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/55	54.4	N/A	49.9	53.2	B	3.3	3,716	6,508	3,603				
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.5	N/A	22.0	39.6	A	17.6	21,276	22,590	19,221				
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.6	2.1	48.0	51.4	C	3.4	3,603	6,183	3,286				
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.2	C	2.7	1,207	2,344	1,252				
16 Long (63.0- 73.0)	9.9	2-L/U	45/50/55	53.4	N/A	48.9	49.9	C	1.0	1,639	5,619	2,459				
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	45/50/55	52.5	N/A	48.0	48.2	C	0.2	149	1,939	224				
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45	45.0	N/A	40.5	46.6	A	6.1	2,222	2,965	(692)				
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	35.3	E	-5.2	(3,531)	(2,187)	(883)				
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	39.3	D	-1.2	(378)	271	157				
21 Plantation (86.0- 91.5)	5.8	2-L/U	35/45	43.0	5.9	32.6	34.7	C	2.0	1,921	3,524	3,266				
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	3.1	39.6	49.4	A	9.8	12,983	15,580	8,876				
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	5.4	35.1	45.0	A	9.9	11,148	13,095	8,333				
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	49.1	C	2.2	2,259	4,618	5,852				
Overall	108.3									45.0		45.5	C	0.5	N/A	

SEATING TABLE	
FRONT PATIO/PORCH AREA:	25 SEATS
INSIDE DINING ROOM AREA:	52 SEATS
TIKI HUT AREA:	75 SEATS
TOTAL SEATING REQUIRED:	152 SEATS
TOTAL SEATING PROVIDED:	152 SEATS



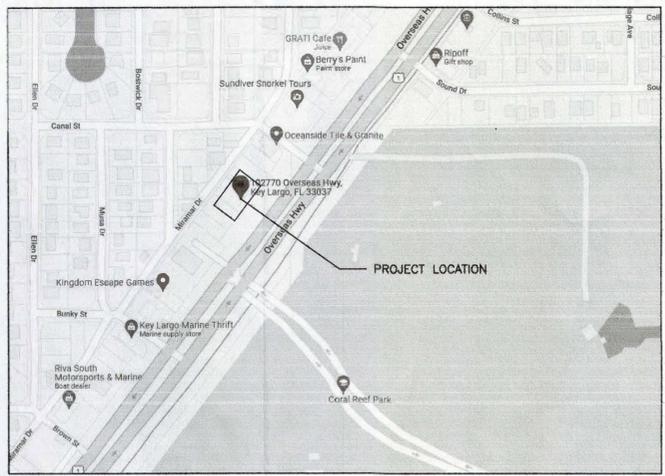
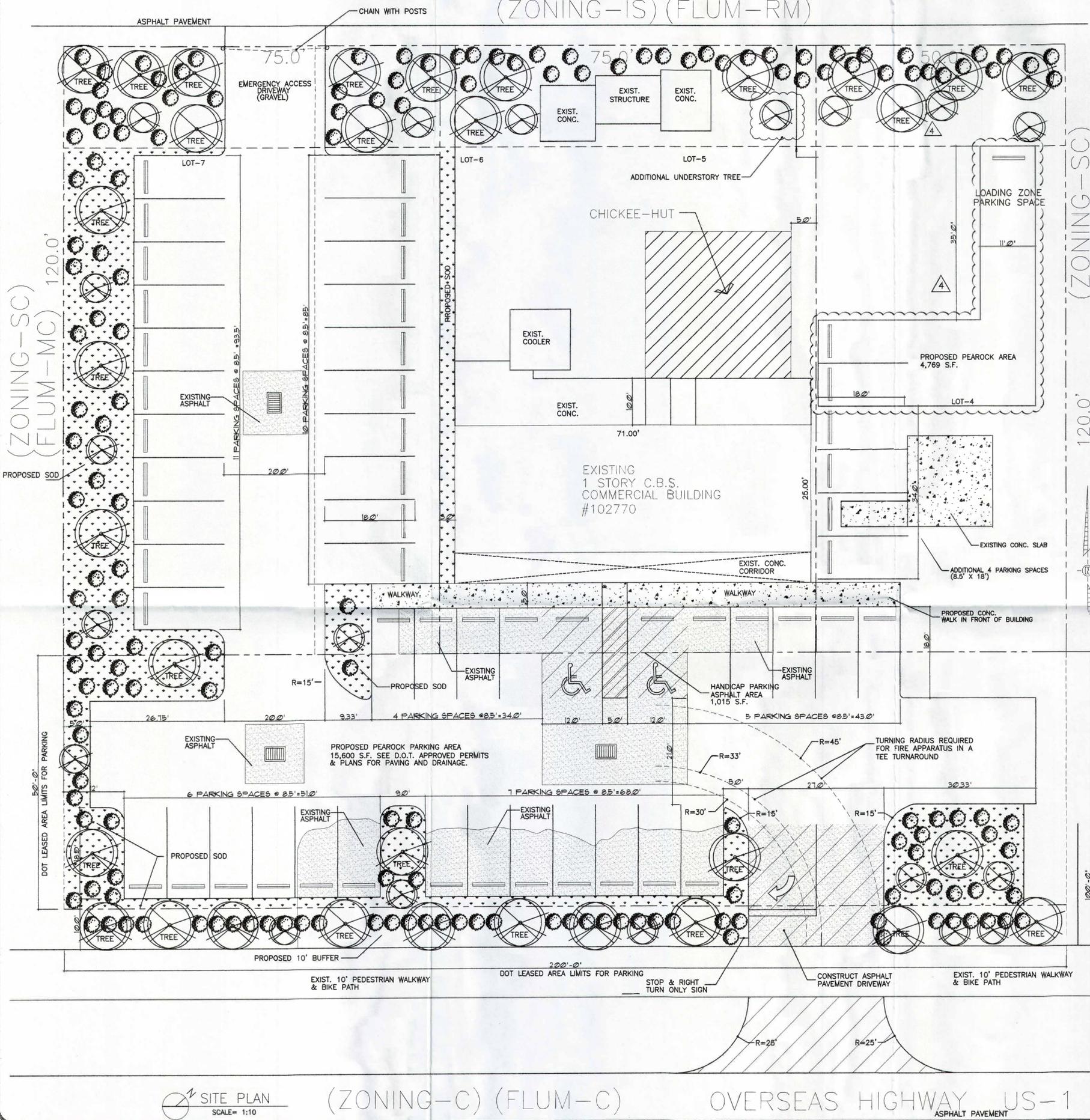
N
SEATING PLAN
SCALE= 1/4"= 1'-0"

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JUL 26 2022
2022-144
MONROE CO. PLANNING DEPT.



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(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
IMPERVIOUS COVERAGE FROM ORIGINAL APPROVED PLAN:	4,834 SF (20.1%)
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, 4.28 SHRUBS PER 100' LINEAR FEET.
 PROVIDE 14 CANOPY TREES, PROVIDE 7 UNDER STORY TREES, PROVIDE 56 SHRUBS.
 2" HEIGHT MIN. MONOGLYAN OR GUMBO LIMBO TREE WITH A 3" TRUNK DIAMETER AT TIME OF PLANTING WITH A 10" DIA. CANOPY. SUBMIT 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" O.C. AT PLANTING

CLASS 'D' BUFFER LEGEND

SYMBOL	TYPE	COMMON NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
⊗	C	STROMBOBARK	BOLUSBERIA SUCCEBENTA	6.6	14	12" HIGH MIN. 10" TRUNK AND 10" CANOPY DIA.
⊗	U	JAMAICAN CAPER	CAPPARIS CYTHOPHALLOPHORA	6.6	1	8" HIGH MINIMUM
⊗	SG	COONITE	ZAMIA INTENSIPOLLA	6.6	6.6	2' HIGH MINIMUM

CLASS 'C' BUFFER LEGEND

SYMBOL	TYPE	COMMON NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
⊗	C	STROMBOBARK	BOLUSBERIA SUCCEBENTA	10	10	12" HIGH MIN. 10" TRUNK AND 10" CANOPY DIA.
⊗	U	JAMAICAN CAPER	CAPPARIS CYTHOPHALLOPHORA	4	4	8" HIGH MINIMUM
⊗	SG	COONITE	ZAMIA INTENSIPOLLA	40	40	2' HIGH MINIMUM

PARKING LOT LANDSCAPING LEGEND

SYMBOL	TYPE	COMMON NAME	BOTANICAL NAME	QTY. REQUIRED	QTY. PROVIDED	SIZE (AT TIME OF PLANTING)
⊗	C	STROMBOBARK	BOLUSBERIA SUCCEBENTA	1 PER 10' OF 5' SIDE CANOPY TREES	0	12" HIGH MIN. 10" TRUNK AND 10" CANOPY DIA. PLANTED AT A MIN. 20' SPACING
⊗	U	JAMAICAN CAPER	CAPPARIS CYTHOPHALLOPHORA	1 PER 10' OF 5' SIDE CANOPY TREES	0	8" HIGH MINIMUM
⊗	SG	COONITE	ZAMIA INTENSIPOLLA	4 PER 10' OF 5' SIDE CANOPY TREES	64	2' HIGH MINIMUM
⊗	SG	COONITE	ZAMIA INTENSIPOLLA	4 PER 10' OF 5' SIDE CANOPY TREES	64	2' HIGH MINIMUM

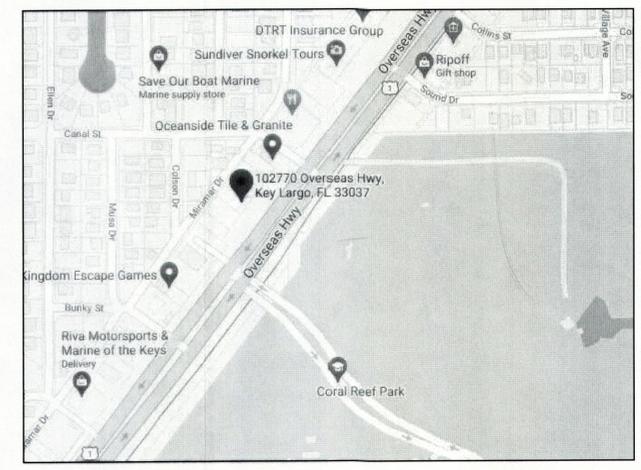
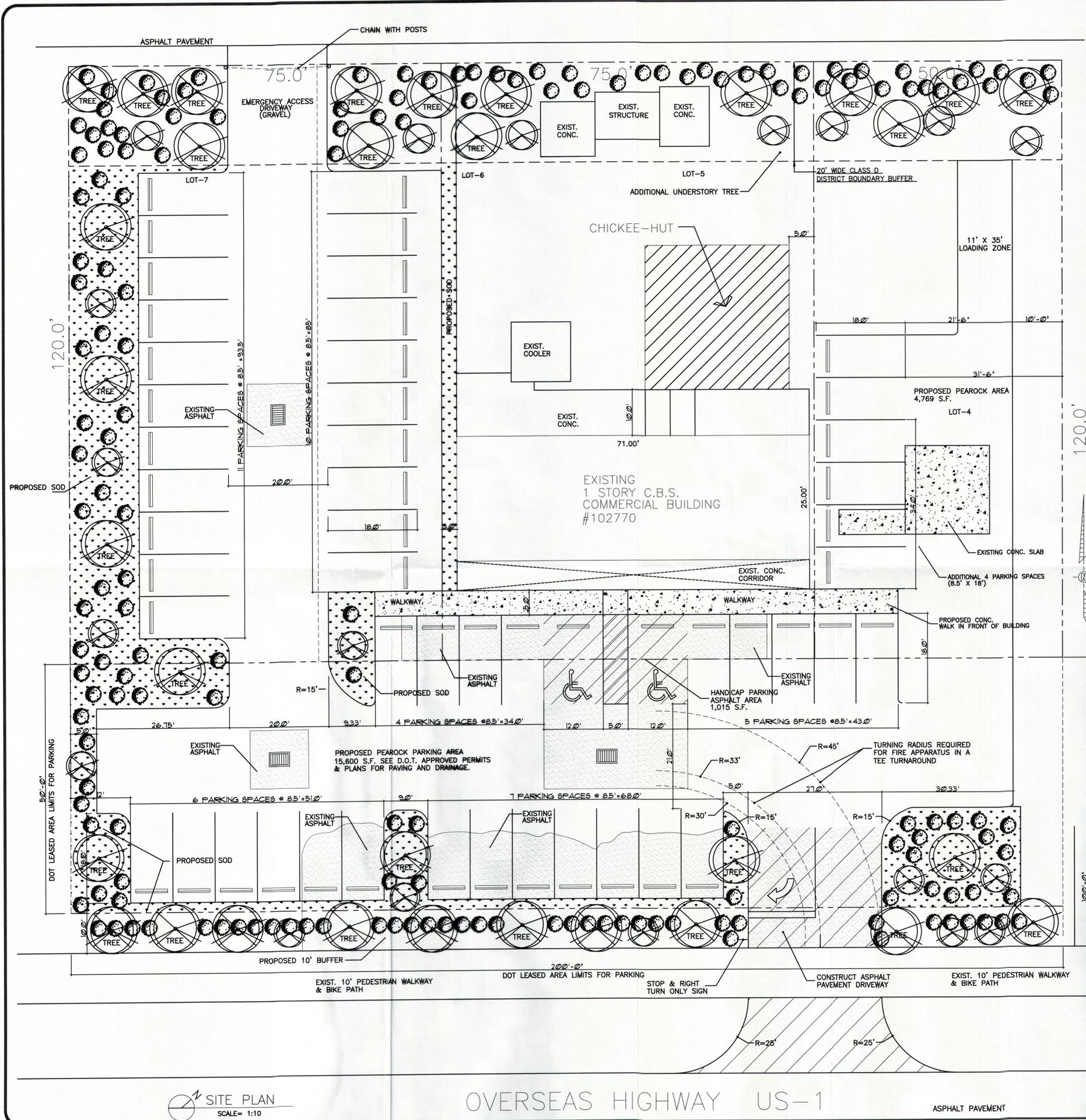


PROJECT NAME: SITE PLAN FOR LAZY LOBSTER
 OWNER/PH: LAZY LOBSTER
 ADDRESS: 102770 OVERSEAS HIGHWAY KEY LARGO, FLORIDA 33037
 PROJECT ADD: SAME
 PABLO R. GARCIA P.E.
 7729 NW. 146 Street MIAMI LAKES FL Ph:(786) 237-5154
 CIVIL ENGINEER#34239
 JOB NO. 011315
 SP-1
 4 OF 5

SITE PLAN
 SCALE= 1:10

(ZONING-C) (FLUM-C)

OVERSEAS HIGHWAY US-1
 ASPHALT PAVEMENT



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/AFF 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:	4,974 SF (20.7%)
IMPERVIOUS COVERAGE PROPOSED ON CURRENT PLAN:	4,974 SF (20.7%)
DEVIATION FROM ORIGINAL APPROVED PLAN:	0 SF (0%)

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 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	COMMON 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 CYRIPHALLIFERA	66	7	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	66	66	2' HIGH MINIMUM

CLASS 'C' BUFFER LEGEND

SYMBOL	TYPE	COMMON 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 CYRIPHALLIFERA	4	4	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	40	40	2' HIGH MINIMUM

PARKING LOT LANDSCAPING LEGEND

SYMBOL	TYPE	COMMON 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 CYRIPHALLIFERA	1	0	5' HIGH MINIMUM
(Symbol)	SA	COONTE	ZAMIA INTERPOLATA	64	64	2' HIGH MINIMUM

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 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

