

AGENDA

PLANNING COMMISSION  
APRIL 25, 2018  
10:00 A.M.

MARATHON GOV'T CENTER  
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman  
William Wiatt  
Teri Johnston  
Ron Miller  
Beth Ramsay-Vickrey

STAFF:

Emily Schemper, Assistant Director of Planning and Environmental Resources  
Steve Williams, Assistant County Attorney  
John Wolfe, Planning Commission Counsel  
Mike Roberts, Sr. Administrator, Environmental Resources  
Tiffany Stankiewicz, Development Administrator  
Devin Rains, Principal Planner  
Cheryl Cioffari, Principal Planner  
Thomas Broadrick, Sr. Planner  
Barbara Bauman, Sr. Planner  
Janene Sclafani, Sr. Planner  
Devin Tolpin, Planner  
Matthew Restaino, Planner  
Ryan Vandenburg, Planner  
Barbara Valdes-Perez, Transportation Planner  
Ilze Aguila, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-  
SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-  
SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-  
APPROVAL OF MINUTES: February 26, 2018

-  
-

-  
MEETING

Continued Item:

1. FAMILY DOLLAR STORES OF FLORIDA, LLC, 105660 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105.5 BAY SIDE: A PUBLIC HEARING CONCERNING THE REQUEST FOR A 2APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE, PACKAGE SALES FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS

LOTS 6 AND 12 AND THE SOUTHWESTERLY 67 FEET OF LOTS 5 AND 13, ALL IN BLOCK 15 SEXTON COVE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE #00532701-042500. (FILE 2017-137) CONTINUED

[2017-137 Memo to Continue.pdf](#)

New Items:

2. WAYNE AND KAREN HOWARD, VACANT LAND ON LAGOON DR., SUMMERLAND KEY, MILE MARKER 2 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE OF 15 FEET TO THE REQUIRED 25 FOOT PRIMARY FRONT YARD SETBACK, WHICH IS ADJACENT TO THE LAGOON DRIVE RIGHT-OF-WAY. APPROVAL OF THE VARIANCE WOULD RESULT IN A 10 FOOT PRIMARY FRONT YARD SETBACK. THE VARIANCE IS REQUESTED FOR THE DEVELOPMENT OF A PROPOSED SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOT 4, BLOCK 2, SUMMERLAND COVE ISLES – BLOCK NO. 2 & 3 (PLAT BOOK 6, PAGE 67) MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00198932-000400. (FILE # 2017-015).

Request to Continue

[2017-015 Request to Continue.pdf](#)

3. BRADLEY M. LEVINE and MELISSA A. FRIEDMAN-LEVINE, 68 TARPON AVENUE, KEY LARGO FLORIDA: AN APPEAL, PURSUANT TO SECTION 102-185 OF THE MONROE COUNTY LAND DEVELOPMENT CODE, BY THE PROPERTY OWNERS TO THE PLANNING COMMISSION CONCERNING THE JUNE 9, 2017, DENIAL OF A REQUEST FOR AN EXEMPTION TO A SPECIAL VACATION RENTAL PERMIT. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS REVISED AMENDED PLAT OF RIVIERA VILLAGE PB2-80 KEY LARGO RESERVED TR 2 G57-181 OR395-170-171 OR449-968 OR806-608 OR1188-1256AFF OR1639-1604 OR2513-1453/54, HAVING REAL ESTATE NUMBERS 00511770-000000.

(File 2017-095) Request to Continue

[2017-095 Request To Continue.pdf](#)

4. J-DAO, LLC, 91260 OVERSEAS HIGHWAY, TAVERNIER, MILE MARKER 91: A PUBLIC HEARING CONCERNING A REQUEST FOR A 2COP ALCOHOLIC BEVERAGE SPECIAL USE PERMIT, WHICH WOULD ALLOW BEER AND WINE FOR SALE BY THE DRINK (CONSUMPTION ON PREMISES) OR IN SEALED CONTAINERS FOR PACKAGE SALES. THE SUBJECT PROPERTY IS COMMONLY KNOWN AS TAVERNIER TOWNE SHOPPING CENTER AND IS LEGALLY DESCRIBED AS PART OF LOT 15 AND PART GOVERNMENT LOT 2, SECTIONS 33 AND 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00089910-000100.

(File 2018-020)

[2018-020 SR PC 04.25.2018 w attachment.pdf](#)

[2018-020 File - J-Dao Sushi.PDF](#)

5. L.J. GATOR, L.C. DBA BOONDOCKS GRILLE & DRAFT HOUSE & MINIATURE GOLF, 27205 OVERSEAS HIGHWAY, RAMROD KEY: A PUBLIC HEARING CONCERNING A REQUEST FOR A SIGN VARIANCE TO MAXIMUM SIGN ALLOWANCES IN CHAPTER 142 OF THE MONROE COUNTY LAND DEVELOPMENT CODE (LDC). APPROVAL OF THE SIGN VARIANCE WOULD RESULT IN ONE (1) ADDITIONAL GROUND MOUNTED SIGN, FOR A TOTAL OF TWO (2) GROUND MOUNTED SIGNS TO BE LOCATED ON THE SUBJECT PROPERTY WITHIN THE SUBURBAN COMMERCIAL (SC) LAND USE DISTRICT. THE SIGN VARIANCE IS REQUESTED FOR A PROPOSED 116 SQUARE FEET GROUND MOUNTED SIGN HAVING TWO FACES FOR A TOTAL FACE AREA OF 232 SQUARE FEET, LOCATED ON A PARCEL COMMONLY KNOWN AS BOONDOCKS GRILLE & DRAFT HOUSE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS PARCELS OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 66 SOUTH, RANGE 29 EAST, RAMROD KEY, MONROE COUNTY, FLORIDA HAVING REAL ESTATE NUMBER 00114030-000500.

(File 2018-026)

[2018-026 Supp Memo to SR PC 04.25.18.pdf](#)

[2018-026 SR PC 04.25.18.pdf](#)

[2018-026 File - Boondocks.PDF](#)

[2018-026 Site Plan - Boondocks.pdf](#)

[2018-026 Public Comment.PDF](#)

6. SUMMERLAND KEY MARINA, 24326 OVERSEAS HIGHWAY, SUMMERLAND KEY, MILE MARKER 24.5 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A VARIANCE TO THE PARKING REQUIREMENTS IN CHAPTER 114, ARTICLE III OF THE MONROE COUNTY LAND DEVELOPMENT CODE (LDC). APPROVAL WOULD RESULT IN A REDUCTION OF THE REQUIRED 34 PARKING SPACES BY 17 SPACES FOR A TOTAL OF 17 OFF-STREET PARKING SPACES. THE VARIANCE IS FOR THE PROPOSED DEVELOPMENT OF FOUR (4) EMPLOYEE HOUSING UNITS ON A PROPERTY WITH AN EXISTING MARINA. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 9, 10, 11, 12, AND 13, BLOCK 2, SUMMERLAND KEY COVE ADDITION 2 (PLAT BOOK

4, PAGE 100), SUMMERLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00190830-000000. (FILE 2018-037). CONTINUED

[2018-037 Memo to Continue.pdf](#)

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

- BOARD DISCUSSION

- GROWTH MANAGEMENT COMMENTS

- RESOLUTIONS FOR SIGNATURE

- ADJOURNMENT



## **MEMORANDUM**

**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

*We strive to be caring, professional and fair*

To: PLANNING COMMISSIONERS, JOHN WOLFE

From: ILZE AGUILA, SR. PLANNING COMMISSION COORDINATOR

Date: APRIL 20, 2018

RE: AGENDA ITEM # 1 – Family Dollar (Alcoholic Beverage Use Permit)  
(File 2017-137)

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All,

Due to incorrect posting / public notification, the above referenced item will be continued to the next Planning Commission Hearing, scheduled for May 30, 2018.

Ilze Aguila  
Sr. Planning Commission Coordinator  
Planning & Environmental Resources Department  
2798 Overseas Highway, Marathon, FL 33050  
(305) 289-2522

Ilze Aguila

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**From:** Christopher Waldera [mailto:chris@cbwpa.com]  
**Sent:** Wednesday, April 18, 2018 1:29 PM  
**To:** Aguila-Ilze  
**Subject:** Re: Posting Pictures and Affidavit

Ilze,

Pursuant to our conversation this afternoon, we will need to continue the hearing on the Howard's variance request. I have an unresolved conflict on April 25, 2018. Please move the hearing on the Howard's variance request to the next planning commission meeting on May 30, 2018.

Thank you for your consideration.

Christopher B. Waldera, Esq.  
Christopher B. Waldera, P.A.  
5800 Overseas Highway, Suite 7  
Marathon, Florida 33050  
Telephone (305) 289-2223  
Facsimile (305) 289-2249

**WARNING: DO NOT INITIATE ANY WIRE TRANSFER WITHOUT CONFIRMING WIRE TRANSFER INSTRUCTIONS WITH THIS OFFICE.**

Confidentiality

Notice

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## **Aguila-Ilze**

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**From:** John Jabro <jjabro@aol.com>  
**Sent:** Tuesday, April 10, 2018 12:47 PM  
**To:** Aguila-Ilze  
**Cc:** rains-devin; keyslegal@aol.com; Howard-Derek  
**Subject:** Re: Planning Commission Hearing 04.25.18

Hello Ilze:

This email will confirm our telephone conversation. As I mentioned, due to the unavailability of Mr. Levine and Mr. Horton to be present at the Aril 25, 2018 Planning Commission hearing, I am requesting that the hearing be continued to the May 30, 2018 agenda.

If I may provide any further information, please contact me.

**John A. Jabro, Esquire**

90311 Overseas Highway, Suite B  
Tavernier, Florida 33070  
tele: 305.852.9233  
fax: 305.852.0686

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-----Original Message-----

From: Aguila-Ilze <[Aguila-Ilze@MonroeCounty-FL.Gov](mailto:Aguila-Ilze@MonroeCounty-FL.Gov)>  
To: jjabro <[jjabro@aol.com](mailto:jjabro@aol.com)>  
Cc: rains-devin <[Rains-Devin@MonroeCounty-FL.Gov](mailto:Rains-Devin@MonroeCounty-FL.Gov)>; keyslegal <[keyslegal@aol.com](mailto:keyslegal@aol.com)>; Howard-Derek <[Howard-Derek@MonroeCounty-FL.Gov](mailto:Howard-Derek@MonroeCounty-FL.Gov)>

Sent: Tue, Apr 3, 2018 10:22 am  
Subject: Planning Commission Hearing 04.25.18

Mr. Jabro

Please see attached. Hard copies will follow via US Certified Mail.

Thank you,

**Ilze Aguila**  
**Sr. Coordinator Planning Commission**  
Monroe County | Planning & Environmental Resources Department  
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050  
Main: 305-289-2500  
Office: 305-289-2522  
[Aguila-Ilze@MonroeCounty-FL.gov](mailto:Aguila-Ilze@MonroeCounty-FL.gov)



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

**To:** Monroe County Planning Commission  
**Through:** Emily Schemper, Acting Senior Director of Planning & Environmental Resources  
**From:** Devin Rains, Principal Planner  
**Date:** April 9, 2018  
**Subject:** *J-Dao, LLC, 91260 Overseas Highway, Tavernier, Mile Marker 91, Bay Side: a public hearing concerning the request for a 2COP Alcoholic Beverage Use Permit, which would allow for beer and wine for sale by the drink (consumption on premises) or in sealed containers for package sales. The subject property is commonly known as Tavernier Towne Shopping Center and is legally described as Part of Lot 15 and Part Government Lot 2, Sections 33 and 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, having Real Estate number 00089910-000100 (File 2018-020).*

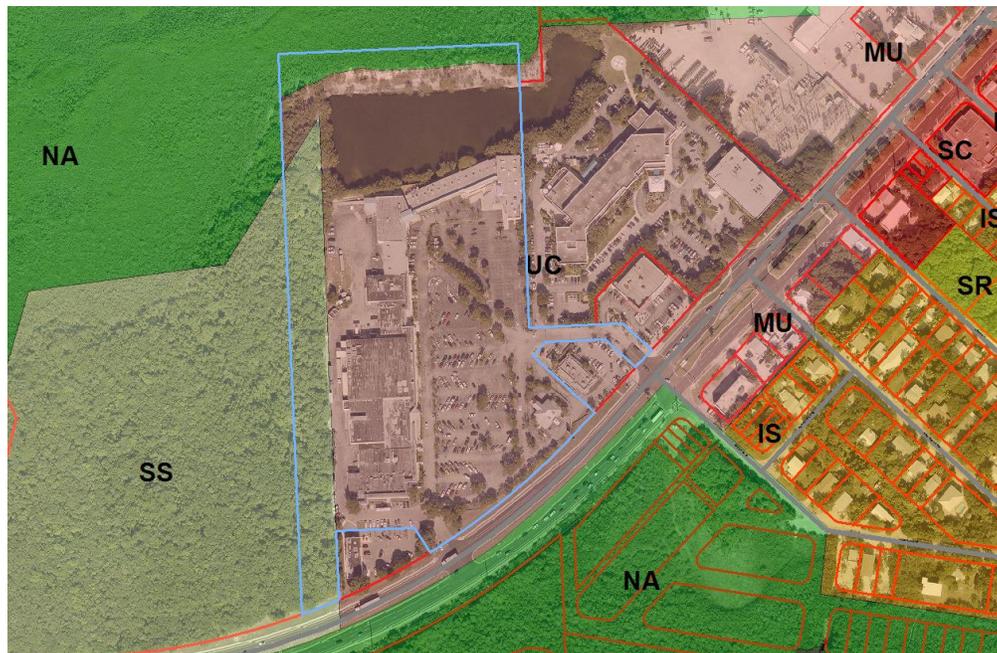
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**Meeting:** April 25, 2018

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1 **I REQUEST:**

2 The applicant, Thitari Thonubol - agent for J-Dao, LLC, doing business as J Dao Sushi Thai -  
3 requests approval of a 2COP alcoholic beverage special use permit, which would allow for beer  
4 and wine for sale by the drink (consumption on premises) or in sealed containers for package  
5 sales, for use at the J Dao Sushi Thai restaurant located on property at 91260 Overseas  
6 Highway, in the Tavernier Towne Shopping Center, Tavernier.



7 *Subject Property outlined in blue, with Land Use Districts Overlaid (Aerial dated 2015)*  
8

1 **II BACKGROUND INFORMATION:**

2 **Location / Address:** 91260 Overseas Hwy, Tavernier, Mile Marker 91, bayside

3 **Legal Description:** Part of Lot 15 and Part Government Lot 2, Sections 33 and 34, Township  
4 62 South, Range 38 East, Key Largo, Monroe County, Florida

5 **Real Estate Number:** 00089910-000100

6 **Applicant/Agent:** Thitari Thonubol, agent for J-Dao, LLC, dba J Dao Sushi Thai

7 **Property Owner:** Puyanac Max D Trustee for Trust No. 201

8 **Size of Site:** 671,711 ft² (15.42 acres)

9 **Land Use District:** Urban Commercial (UC)

10 **Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC)

11 **Tier Designation:** III (infill area)

12 **Existing Use:** Commercial retail

13 **Existing Vegetation / Habitat:** Developed/scarified

14 **Community Character of Immediate Vicinity:** Mixed Use (Commercial Retail, Office,  
15 Restaurant, Hospital).

16 **Flood Zone:** AE – EL 9 / AE - EL 8

17  
18 **III RELEVANT PRIOR COUNTY ACTIONS:**

19 The existing site plan was approved under a major conditional use permit, last modified in 2003  
20 with the recording of Planning Commission Resolution No. P67-02. The major conditional use  
21 permit and site plan was also amended in 1998 with the recording of Resolution P5-98.  
22

23 **IV REVIEW OF APPLICATION:**

24 Pursuant to Section 3-6(e) of the Monroe County, Florida, Code of Ordinances (the “Code”), the  
25 Planning Commission shall give due consideration to the following factors as they may apply to  
26 the particular application prior to rendering its decision to grant or deny the requested permit:  
27

28 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*  
29 *represented by property owners within 500 feet of the premises.*  
30

31 The existing J Doa Sushi Thai restaurant is located in the Tavernier Town Shopping Center.  
32 The Tavernier Town Shopping Center includes commercial retail, office and restaurant uses.  
33 Surrounding properties within 500 feet of the restaurant premises include the developed  
34 property within the Tavernier Town Shopping Center, the hospital to the east and vacant  
35 land to the north and west.

36  
37 The following businesses on at the Tavernier Town Shopping Center and neighboring  
38 property have held an Alcoholic Beverage License:  
39

<i>Business Name/ Description</i>	<i>Business Type</i>	<i>License Type</i>	<i>License No.</i>	<i>Status</i>
B & B Theaters 91264 Overseas Hwy	Cinema	2COP	BEV5403168	Current, Active 3/31/2019

<i>Business Name/ Description</i>	<i>Business Type</i>	<i>License Type</i>	<i>License No.</i>	<i>Status</i>
CVS/Pharmacy 91410 Overseas Hwy	Pharmacy, Retail	2APS	BEV5401132	Current, Active 3/31/2019
The Pizza Ranch 91500 Overseas Hwy	Restaurant	2COP	BEV5401384	Null and Void
Dillon's Public House/Bill's Liquors 91200 Overseas Hwy	Bar	5COP	BEV5400235	Current, Active 3/31/2019
Great Wall Chinese Restaurant 91200 Overseas Hwy	Restaurant	2COP	BEV5401261	Current, Active 3/31/2019
Winn Dixie 91200 Overseas Hwy	Retail	2APS	BEV5400115	Current, Active 03/31/2019
Country Gulls Restaurant 91260 Overseas Hwy	Restaurant	2COP	BEV5402535	Closed, 03/31/2006
Dreyer Thomas Donald 91260 Overseas Hwy	Restaurant	2COP	BEV5400862	Closed, 03/31/2007
Paesano Italia Cucina 91260 Overseas Hwy	Restaurant	2COP	BEV5403381	Closed, 03/31/2015
Tasters Grille and Market 91252 Overseas Hwy	Restaurant, retail	2COP	BEV5403055	Null and Void, 03/31/2014

1  
2 Staff found that historically, 2COP Alcoholic Beverage Licenses had been held by different  
3 restaurants at the applicant's location, 91260 Overseas Hwy, in the Tavernier Towne  
4 Shopping Center. The most recent license having been closed 03/31/2015.

5  
6 Staff does not anticipate that approval of the requested 2COP Alcoholic Beverage Use  
7 Permit would have an adverse effect on surrounding properties or the immediate  
8 neighborhood.

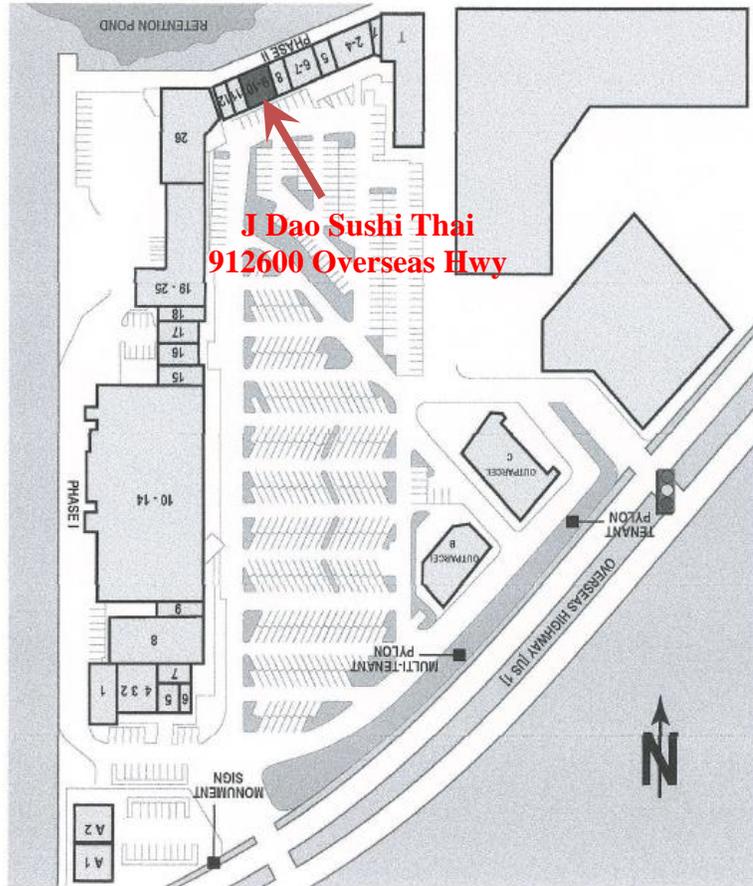
9  
10 Please note that no members of the community, either in support or opposition to the  
11 application, contacted the Planning and Environmental Resources Department as of the date  
12 of this report.

13  
14 IN COMPLIANCE

15  
16 (2) *The suitability of the premises in regard to its location, site characteristics and intended*  
17 *purpose. Lighting on the permitted premises shall be shuttered and shielded from*  
18 *surrounding properties, and construction of such permitted properties shall be*  
19 *soundproofed. In the event music and entertainment are permitted, the premises shall be air*  
20 *conditioned:*

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The restaurant is located in the Tavernier Towne Shopping Center. Given the property's location within the Urban Commercial (UC) Land Use District, which permits commercial retail uses, the subject premises would be suitable.



*Subject Property showing location of restaurant (plan provided by applicant)*

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Lighting on the premises is subject to the County Land Development Code. If necessitated by a future substantial improvement or a change of use or expansion of use, any nonconforming lighting would have to be brought into compliance to the greatest extent practical pursuant to LDC Section 114-164. Any new outdoor lighting installed in the future would be subject to LDC Chapter 114, Article VI.

No music or entertainment is proposed by the applicant.

IN COMPLIANCE

*(3) Access, traffic generation, road capacities, and parking requirements:*

The Tavernier Towne Shopping Center is oriented towards the Overseas Hwy with two vehicular access point to U.S. 1. The site is developed under a major conditional use permit and at the time of the last site plan approval in 2003, it was found that the parking and road capacities were adequate for all uses on the site. No changes to access or parking are

1 proposed by the applicant as part of the subject application, and none would be required by  
2 the Land Development Code at this time. The proposed use is not anticipated to have an  
3 impact on traffic generation or road capacities due to the use being the same use as currently  
4 approved and allowed on the property.

5  
6 The application included a boundary survey that indicates the location of existing parking  
7 spaces. The site was designed to accommodate the existing commercial retail structure and  
8 its intended uses. The granting of a 2COP Alcohol Beverage Special Use Permit would not  
9 increase the parking requirements for the site.

10  
11 **IN COMPLIANCE**

12  
13 *(4) Demands upon utilities, community facilities and public services:*

14  
15 It is not anticipated that the approval of the requested 2COP alcohol beverage use permit  
16 would increase demands upon any utilities, community facilities or public services.

17  
18 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*

19  
20 As of the date of this report, there are no any open code compliance cases related to the  
21 property.

22  
23 **V RECOMMENDATION:**

24  
25 Staff recommends APPROVAL to the Planning Commission of the requested 2COP Alcoholic  
26 Beverage Use Permit, which would allow for beer and wine for sale by the drink (consumption  
27 on premises) or in sealed containers for package sales, with the following conditions (however,  
28 valid objections from surrounding property owners at the public hearing may lead the Planning  
29 and Environmental Resources Department to reevaluate the recommendation or suggested  
30 conditions):

- 31  
32 1. Alcoholic Beverage Use Permits issued by virtue of Section 3-6 of the Monroe County Code  
33 shall be deemed to be a privilege running with the land. The sale of the real property that has  
34 been granted an Alcoholic Beverage Use Permit shall automatically vest the purchaser  
35 thereof with all rights and obligations originally granted or imposed to or on the applicant.  
36 Such privilege may not be separated from the fee simple interest in the realty.  
37  
38 2. Alcohol service sales and consumption shall occur only within areas allowed for such use  
39 and approved by the Monroe County Planning & Environmental Resources Department.  
40  
41 3. In the event that the holder's license by the Florida Department of Business and Professional  
42 Regulation (DBPR) expires and lapses, this Alcoholic Beverage Use Permit approval shall  
43 be null and void as of the date of the DBPR license expiration. Additional approval by the  
44 Planning Commission shall be required to renew the Alcoholic Beverage Use Permit.

45  
46 **VI ATTACHMENTS:**

47  
48 Attachment 1: Monroe County Code Section 3-6, Regulation and control over sale

**Monroe County Code – Chapter 3, Alcoholic Beverages****Sec. 3-6. - Regulation and control over sale [of alcoholic beverages].**

- (a) *Establishment of use permit procedure.* This section is designed and intended to provide for reasonable regulation and control over the sale of alcoholic beverages within the unincorporated areas of the county by establishing an alcoholic beverage use permit procedure and providing criteria to be used to ensure that all future proliferation of alcoholic beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same heretofore existed, shall retain all rights and privileges heretofore granted under such section.
- (b) *New applicants for permit.* All persons desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of the county and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit using the procedure outlined in subsection (d) of this section.
- (c) *Classifications.* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter adopted by the state, alcoholic beverage use permits hereafter issued pursuant to this chapter shall be classified as follows:
- (1) 1APS: Beer, package only;
  - (2) 1COP: Beer, on-premises and package;
  - (3) 2APS: Beer and wine, package only;
  - (4) 2COP: Beer and wine, on-premises and package;
  - (5) 6COP: Beer, wine and liquor, on-premises and package;
  - (6) 6COP SRX: Restaurant, no package sales;
  - (7) 6COP SR: Restaurant, package sale;
  - (8) 6COP S: Motel, package sales;
  - (9) 6COP SBX: Bowling, no package sales;
  - (10) 6COP SPX: Boat, no package sales;
  - (11) 3BPS: Beer, wine and liquor, package sales only;
  - (12) 3M: Additional license for 6COP, over three bars; and
  - (13) 12RT: Racetrack, liquor, no package sales.
- (d) *Procedure.* The following procedure shall be followed on any application for an alcoholic beverage use permit hereafter made:
- (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in writing on forms provided by the director. Such applications must be signed by the owner of the real property for which the permit is requested. Lessees of the premises may apply for such permits, provided that proper authorization from the owner of the premises is given and the application for permit is cosigned by such owner.
  - (2) Upon receipt of a properly completed and executed application for an alcoholic beverage use permit stating the exact classification requested along with the necessary fee, the director of planning shall schedule a public hearing before the planning commission and shall advise the applicant of the date and place of the public hearing.
  - (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning to all owners of real property within a radius of 500 feet of the affected premises. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be provided in a newspaper of general circulation in the manner prescribed in section 110-5. For the purposes of this section, the term "shopping center" means a contiguous group of individual units, in any combination, devoted to commercial retail low-intensity uses,

## Attachment 1

commercial retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those phrases are defined in section 101-1, with immediate off-street parking facilities, and originally planned and developed as a single project. The shopping center's single project status shall not be affected by the nature of the ownership of any of the individual office or commercial retail units, within the shopping center.

- (4) At the hearing before the planning commission, all persons wishing to speak for or against the application shall be heard. Recommendations or other input from the director of planning may also be heard prior to any decision by the planning commission.
- (e) *Criteria.* The planning commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:
  - (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises. For the purposes of this section, the term "premises" means the entire project site of a shopping center;
  - (2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties shall be soundproofed. In the event music and entertainment are permitted, the premises shall be air conditioned;
  - (3) Access, traffic generation, road capacities, and parking requirements;
  - (4) Demands upon utilities, community facilities and public services; and
  - (5) Compliance with the county's restrictions or requirements and any valid regulations.
- (f) *Approval by planning commission.* The planning commission may grant approval based on reasonable conditions considering the criteria outlined herein.
- (g) *Where permitted.* Alcoholic beverage use permits may be granted in the following land use districts: urban commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use; industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is otherwise required by the county development regulations in part II of this Code.
- (h) *Transferability.* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
- (i) *Appeals.* All persons aggrieved by the actions of the planning commission in granting or denying requested alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days after the date of the written decision of the planning commission.
- (j) *Successive applications.* Whenever any application for alcoholic beverage approval is denied for failure to meet the substantive requirements of these regulations, an application for alcoholic beverage approval for all or a portion of the same property shall not be considered for a period of two years unless a super-majority of the planning commission decides that the original decision was based on a material mistake of fact or that there exists changed conditions and new facts, not existing at the time of the original decision, that would justify entertaining a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined in subsection (d)(3) of this section, this subsection shall only apply to the commercial retail unit within the shopping center for which approval was sought and not the entire shopping center site itself.

(Code 1979, § 19-218; Ord. No. 1-1973, § 1(art. XI, § 5); Ord. No. 5-1974, § 27; Ord. No. 20-1975, § 67; Ord. No. 29-1978, § 1; Ord. No. 5-1979, § 1; Ord. No. 17-1980, § 12; Ord. No. 4-1985, §§ 1, 2; Ord. No. 39-1986, § 2; Ord. No. 55-1987, §§ 1—3; Ord. No. 19-1993, § 14)

**File #:** **2018-020**

**Owner's Name:** Puyanic Mad D Trustee for  
Trust No 201

**Applicant:** J-Dao, LLC

**Agent:** Thitari Thonubol

**Type of Application:** Alcoholic Beverage Use Permit

**Key:** Key Largo

**RE:** 00089910.000100



APPLICATION

Legal Description of Property:

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

33/34.62.38 ISLAND ON KEY LARGO PT LOT 1 & PT GOVT LOT 2 & PT LOT 15  
 Block Lot Subdivision Key

0089910-0001000

Real Estate (RE) Number

Alternate Key Number

91200 Overseas Hwy, TAVERNER

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

Approximate Mile Marker

Land Use District Designation of Property: UC Total Land Area of Property: 526,686.00

Present Land Use of Property: Shopping Center.

Is lighting proposed: Y/a Is the proposed lighting shuttered and shielded from surrounding properties: \_\_\_\_\_

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): \_\_\_\_\_

Requested Type of Alcoholic Beverage: (Please check one)

- 1APS BEER, *package only*
- 1COP BEER, *on premise and package*
- 2APS BEER and WINE, *package only*
- 2COP BEER and WINE, *on premise and package*
- 6COP BEER, WINE and LIQUOR, *on-premises and package*
- 6COP SRX RESTAURANT, *no package sales*
- 6COP SR RESTAURANT, *package sale*
- 6COP S MOTEL, *package sales*
- 6COP SBX BOWLING, *no package sales*
- 6COP SPX BOAT, *no package sales*
- 3BPS BEER, WINE and LIQUOR, *package sales only*
- 3M ADDITIONAL LICENSE FOR 6COP, *over three bars*
- 5COP BEER, WINE and LIQUOR, *on premise and package*
- 5SRX RESTAURANT, *no package sales*
- 5SR RESTAURANT, *package sales*
- 5S HOTEL, *package sales*
- 5SPX EXCURSION BOAT, *no package sales*
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, *no package sales*

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

## APPLICATION

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

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

- Complete alcoholic beverage application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor –four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Locations and dimensions of all existing structures and drives;
  - Adjacent roadways;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

**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 Letter** (note: authorization is needed from all owner(s) of the subject property)
- Proposed site plan and/or building floor plans**
- Traffic Study, prepared by a licensed traffic engineer, 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).**

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: \_\_\_\_\_

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**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 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: [Handwritten Signature] Date: 1/29/2018.

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 29 day of January, 2018,

by Thi tari Thonubol, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

FLDL7514 as identification.  
(TYPE OF ID PRODUCED)  
[Handwritten Signature]

Signature of Notary Public

Print, Type or Stamp Commission 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

AGENT AUTHORIZATION FORM



Date of Authorization: 1 / 10 / 2018  
Month Day Year

I hereby authorize Thitari Thonuboi  
(Print Name of Agent)

representing Max D. Puyanic as Trustee for Trust #201  
(Print Name of Property Owner(s) the Applicant(s)) for the application submission

of Beer and wine consumption on Premises (2COP)  
(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)

See attached

Lot Block Subdivision Key (Island)

Real Estate (RE) Number Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

91260 Overseas Hwy. Tavernier Fl, 33070

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

(3) 853-0664 (3) 484-2708 J-DAO 2018@yancoo.co

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: [Signature]

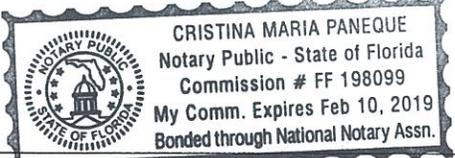
Printed Name of Property Owner: David Puyanic, Power of Attorney

STATE OF Florida COUNTY OF

Sworn to and subscribed before me this 10 day of January, 2018,

by David Puyanic, who is personally known to me OR produced  
(Print Name of Person Making Statement)

as identification.  
(Type of ID Produced)



Signature of Notary Public  
My commission expires:

Print, Type or Stamp Commissioned Name of Notary Public

## Detail by Entity Name

Florida Limited Liability Company

J-DAO, LLC

### Filing Information

<b>Document Number</b>	L16000210264
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	11/16/2016
<b>Effective Date</b>	01/01/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	11/28/2016
<b>Event Effective Date</b>	NONE

### Principal Address

91260 OVERSEAS HWY  
TAVERNIER, FL 33070

### Mailing Address

91260 OVERSEAS HWY  
TAVERNIER, FL 33070

### Registered Agent Name & Address

THONUBOL, THITARI  
13272 SW 144TH TER  
MIAMI, FL 33186

Name Changed: 11/28/2016

Address Changed: 11/28/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

THONUBOL, THITARI  
13272 SW 144TH TER.  
MIAMI 33186 AF

Title AMBR

JITKAWINROJ, KITTIPONG  
13531 SW 176TH TER.  
MIAMI, FL 33177

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/28/2016 -- LC Amendment](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Return to: Max D. Puyanik, Esq.  
51 SW 9 Street  
Miami, Florida 33130

MONROE COUNTY  
OFFICIAL RECORDS

FILE # 1 1 8 9 7 4 8  
BK# 1 6 4 3 PG# 1 8 0 0

This Instrument Prepared by:

Max D. Puyanik, Esq.  
51 SW 9 Street  
Miami, Florida 33130

RCD Jul 17 2000 12:01PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 11200.00  
07/17/2000  
DEP CLK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED 3

THIS WARRANTY DEED made and executed the 7 day of July 2000 by Max D. Puyanik as Trustee for Trust #202 hereinafter referred to as the "Grantor" and Max D. Puyanik as Trustee for Trust #201, whose post office address is 51 SW 9th Street, Miami, Florida 33130 hereinafter referred to as the "Grantee".

WITNESSETH, That, the Grantor for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey, and confirm unto the grantee, all that certain land situate in Monroe County, Florida, viz:

Property described on Exhibit "A" attached hereto

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

*Mary Lou Coster*  
MARY LOU COSTER  
*Max D. Puyanik*  
Max D. PUYANIK

*Max D. Puyanik*  
Max D. Puyanik as Trustee  
For Trust #202

STATE OF FLORIDA  
) ss:  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared Max D. Puyanik to me know to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of July, 2000.

*Mary Lou Coster*  
Notary Public

My Commission Expires:



PHASE II:

PARCEL A:

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, SAID PARCEL CONSISTING OF A PORTION OF PHASE II TAVERNIER TOWNE SHOPPING CENTER SAID PARCEL HEREINAFTER REFERRED TO AS PARCEL A, PHASE II, TAVERNIER TOWNE SHOPPING CENTER, SAID PARCEL A, PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SAID SECTION 33 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD N° 5 (U.S. HIGHWAY N° 1) RUN NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE OF SECTION 33 FOR 330.00 FEET; THENCE RUN SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST PERPENDICULAR TO SAID EAST LINE OF SECTION 33 FOR 61.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL A, PHASE II, TAVERNIER TOWNE SHOPPING CENTER. FROM THE SAID POINT OF BEGINNING RUN ALONG THE NORTHERLY, NORTHEASTERLY AND NORTHERLY BOUNDS OF PHASE I TAVERNIER TOWNE SHOPPING CENTER FOR THE FOLLOWING THREE COURSES: (1) SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST, 39.00 FEET; (2) NORTH 47 DEGREES 24 MINUTES 56 SECONDS WEST, 262.75 FEET; (3) SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST, 90.73 FEET; THENCE RUN NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST; PARALLEL WITH THE SAID EAST LINE OF SECTION 33 FOR 462.23 FEET; THENCE RUN NORTH 87 DEGREES 47 MINUTES 56 SECONDS EAST FOR 316.21 FEET; THENCE RUN SOUTH 2 DEGREES 12 MINUTES 04 SECONDS EAST ALONG A LINE 61.00 FEET (AS MEASURED ALONG A PERPENDICULAR), EASTERLY OF AND PARALLEL WITH THE SAID EAST LINE OF SECTION 33 FOR 647.33 FEET TO THE POINT OF BEGINNING. CONTAIN 3.97 ACRES, MORE OR LESS.

PHASE II:

PARCEL B:

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, SAID PARCEL CONSISTING OF A PORTION OF PHASE II TAVERNIER TOWNE SHOPPING CENTER, SAID PARCEL B, PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SAID SECTION 33 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD N° 5 (U.S. HIGHWAY N° 1) RUN NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE OF SECTION 33 FOR 330.00 FEET; THENCE RUN SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST PERPENDICULAR TO SAID EAST LINE OF SECTION 33 FOR 100.00 FEET; THENCE RUN NORTH 47 DEGREES 24 MINUTES 56 SECONDS WEST FOR 262.75 FEET; THENCE RUN SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST FOR 90.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL B, PHASE II, TAVERNIER TOWNE SHOPPING CENTER, FROM THE SAID POINT OF BEGINNING, RUN ALONG THE NORTHERLY, EASTERLY, NORTHERLY, WESTERLY AND NORTHERLY BOUNDS OF PHASE I, TAVERNIER TOWNE SHOPPING CENTER FOR THE FOLLOWING FIVE COURSES: (1) SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST, 157.18 FEET; (2) NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST, 9.20 FEET; (3) SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST, 34.60 FEET; (4) SOUTH 2 DEGREES 12 MINUTES 04 SECONDS EAST, 9.20 FEET; (5) SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST, 22.30 FEET TO THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED PHASE I, TAVERNIER TOWNE SHOPPING CENTER; THENCE RUN NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST PARALLEL WITH SAID EAST LINE OF SECTION 33 AND ALONG A NORTHERLY PROLONGATION OF THE MOST WESTERLY LINE OF THE PREVIOUSLY MENTIONED PHASE I, TAVERNIER TOWNE SHOPPING CENTER FOR 462.23 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 56 SECONDS EAST FOR 214.08 FEET; THENCE RUN SOUTH 2 DEGREES 12 MINUTES 04 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SECTION 33 FOR 462.23 FEET TO THE POINT OF BEGINNING. CONTAIN 2.27 ACRES, MORE OR LESS.

RAGEN TRACT

PARCEL 2:

A PARCEL OF LAND BEING A 100 FEET WIDE PORTION OF THOSE LANDS OF ROBERT E. REGAN ET AL, RECORDED IN OFFICIAL RECORD BOOK 494 AT PAGE 958 AND OFFICIAL RECORD BOOK 559 AT PAGE 1119 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; ADJOINING AND CONTIGUOUS WITH PHASE II OF TAVERNIER TOWNE SHOPPING CENTER; AND LYING IN SECTION 33, TOWNSHIP 62 SOUTH, RANGE 38 EAST, KEY LARGO, MONROE COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 33 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD N° 5 ( U.S. HIGHWAY N° 1), RUN THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE 21 DEGREES 33 MINUTES 43 SECONDS AND A RADIUS OF 1860.08 FEET, FOR A DISTANCE OF 700 FEET TO THE INTERSECTION WITH THE DIVIDING LINE BETWEEN SAID LANDS OF ROBERT E. REGAN ET AL, AND PHASE I OF TAVERNIER TOWNE SHOPPING CENTER, RUN THENCE NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 882 FEET ALONG SAID DIVIDING LINE TO AN INTERSECTION WITH THE DIVIDING LINE BETWEEN PHASE I AND PHASE II OF TAVERNIER TOWNE SHOPPING CENTER AND THE POINT OF BEGINNING OF THE HEREINDESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 100 FEET; RUN THENCE NORTH 2 DEGREES 12 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 562.23 FEET; RUN THENCE NORTH 87 DEGREES 47 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 630.29 FEET TO AN INTERSECTION WITH A NORTHERLY ESTENSION OF DIVIDING LINE BETWEEN PHASE II AND PHASE III OF TAVERNIER TOWNE SHOPPING CENTER; RUN THENCE SOUTH 2 DEGREES 12 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 100 FEET ALONG SAID ESTENDED DIVIDING LINE TO THE NORTHEASTELY CORNER OF PHASE II OF TAVERNIER TOWNE SHOPPING CENTER; RUN THENCE SOUTH 87 DEGREES 47 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 530.29 FEET ALONG THE DIVIDING LINE BETWEEN SAID LANDS OF ROBERT E. REGAN ET AL, AND PHASE II OF TAVERNIER TOWNE SHOPPING CENTER TO THE NORTHWESTERLY CORNER OF SAID PHASE II OF TAVERNIER TOWNE SHOPPING CENTER; RUN THENCE SOUTH 2 DEGREES 12 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 462.23 FEET ALONG SAID DIVIDING LINE TO THE POINT OF BEGINNING. CONTAIN 2.52 ACRES, MORE OR LESS.



**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 00089910-000100  
 Account # 1101796  
 Property ID 1101796  
 Millage Group 500P  
 Location 91200 OVERSEAS HWY , TAVERNIER  
 Address  
 Legal 33/34 62 38 ISLAND OF KEY LARGO PT LOT 1 & PT  
 Description GOVT LOT 2 & PT LOT 15 OR565-151 OR565-153  
 OR576-817 OR576-818 OR578-336 OR741-351  
 OR741-353 OR755-190 OR755-198 OR755-201  
 OR770-1183E (SHOP CTR LSE) OR815-107/09  
 OR815-1947/48E OR823-1833/34 OR835-249/51  
 OR840-1967/70E OR892-2389/90QC OR989-  
 611/12 OR989-626/27 OR1026-774 OR1162-  
 1424/29 OR1162-1430/32 OR1209-2083/84CT  
 OR1238-1536/37 OR1240-2437/39 OR1279-  
 533/34CT OR1501-918/20 OR1501-921/22  
 OR1501-923/25 OR1501-926/28 OR1501-932/33  
 OR1501-934/36 OR1501-937/39 OR1643-  
 1800/02 OR2202-2099EASEM  
 (Note: Not to be used on legal documents)  
 Neighborhood 10020  
 Property Class SHOPPING CENTER (1600)  
 Subdivision  
 Sec/Twp/Rng 33/62/38  
 Affordable No  
 Housing



**Owner**

PUYANIC MAX D TRUSTEE FOR TRUST NO 201  
30 W MASHTA DR STE 400  
KEY BISCAWAYNE FL 33149

**Valuation**

	2017	2016	2015	2014	2012
+ Market Improvement Value	\$12,917,870	\$0	\$0	\$0	\$0
+ Market Misc Value	\$377,676	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,338,256	\$8,861,061	\$8,861,061	\$7,687,780	\$7,624,795
= Just Market Value	\$16,633,802	\$8,861,061	\$8,861,061	\$7,687,780	\$7,624,795
= Total Assessed Value	\$9,747,167	\$8,861,061	\$8,456,558	\$7,687,780	\$7,624,795
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$16,633,802	\$8,861,061	\$8,861,061	\$7,687,780	\$7,624,795

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	526,686.00	Square Foot	0	0
HARDWOOD HAMMOCK (00HH)	3.29	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	3.94	Acreage	0	0

**Commercial Buildings**

Style SHPING CNTR-COMTY-B /16B  
 Gross Sq Ft 186,335  
 Finished Sq Ft 82,098  
 Perimeter 10,856  
 Stories 2

Interior Walls  
 Exterior Walls C.B.S. with 30% CUSTOM  
 Quality 350 ()  
 Roof Type FLAT OR SHED  
 Roof Material ROLLED COMPOS  
 Exterior Wall1 C.B.S.  
 Exterior Wall2 CUSTOM  
 Foundation CONC BLOCK  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1978  
 Year Remodeled 0  
 Effective Year Built 1990  
 Condition AVERAGE

Style FINANC INSTITUT-B- / 23B  
 Gross Sq Ft 2,926  
 Finished Sq Ft 1,806  
 Perimiter 498  
 Stories 1  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 350 ()  
 Roof Type GABLE/HIP  
 Roof Material METAL  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation CONCRETE SLAB  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 2003  
 Year Remodeled 0  
 Effective Year Built 2010  
 Condition FAIR

Style MOVIE THEATERS / 32C  
 Gross Sq Ft 19,736  
 Finished Sq Ft 8,566  
 Perimiter 1,575  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 350 ()  
 Roof Type FLAT OR SHED  
 Roof Material ROLLED COMPOS with 30% TAR & GRAVEL  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation CONC PILINGS  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 2003  
 Year Remodeled 0  
 Effective Year Built 2005  
 Condition FAIR

Style SHOPPING CENTR-COMTY / 16C  
 Gross Sq Ft 30,676  
 Finished Sq Ft 12,247  
 Perimiter 2,748  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 350 ()  
 Roof Type FLAT OR SHED

Roof Material ROLLED COMPOS  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation CONC BLOCK  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1981  
 Year Remodeled 0  
 Effective Year Built 1990  
 Condition AVERAGE

Style SHOPPING CENTR-COMTY / 16C  
 Gross Sq Ft 19,620  
 Finished Sq Ft 7,962  
 Perimeter 1,434  
 Stories 1  
 Interior Walls  
 Exterior Walls CONC BLOCK  
 Quality 350 ()  
 Roof Type FLAT OR SHED  
 Roof Material ROLLED COMPOS  
 Exterior Wall1 CONC BLOCK  
 Exterior Wall2  
 Foundation CONC BLOCK  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1999  
 Year Remodeled 0  
 Effective Year Built 2000  
 Condition FAIR

**Yard Items**

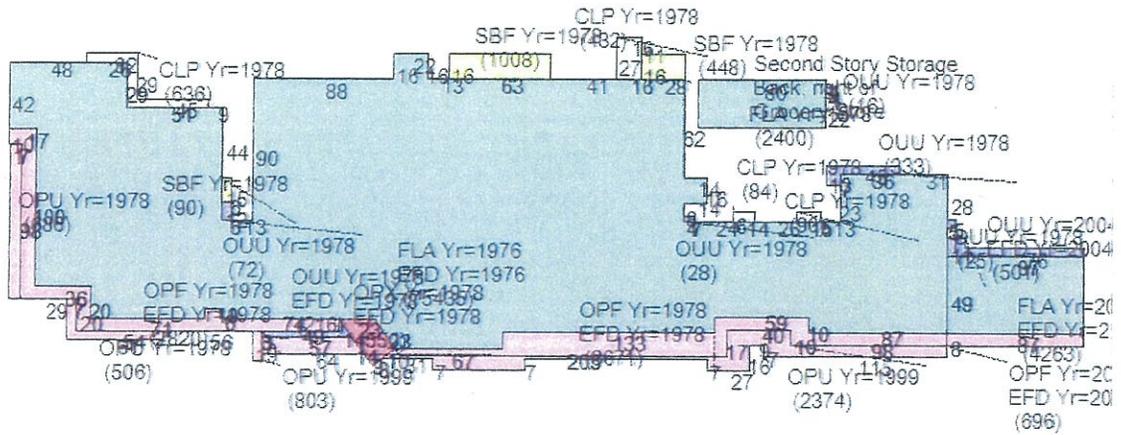
Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1998	1997	1	19932 SF	2
PATIO	1978	1979	1	385 SF	2
FENCES	1978	1979	1	420 SF	3
ASPHALT PAVING	1979	1980	1	235683 SF	2
ASPHALT PAVING	1981	1982	1	51235 SF	2
CH LINK FENCE	1998	1999	1	2600 SF	1
WOOD DECK	2011	2012	1	895 SF	4
UTILITY BLDG	1980	1981	0	100 SF	4
CH LINK FENCE	1980	1981	0	525 SF	1
PATIO	1997	1998	0	144 SF	2
FENCES	1997	1998	0	180 SF	3
PATIO	1997	1998	1	375 SF	5
WROUGHT IRON	2003	2004	0	159 SF	2
RW2	2003	2004	0	190 SF	3
PATIO	2004	2005	1	1860 SF	2
PATIO	2004	2005	1	980 SF	2
FENCES	2005	2006	0	665 SF	3
PATIO	1978	1979	0	872 SF	2
PATIO	2003	2004	0	270 SF	2
PATIO	1997	1998	0	512 SF	2

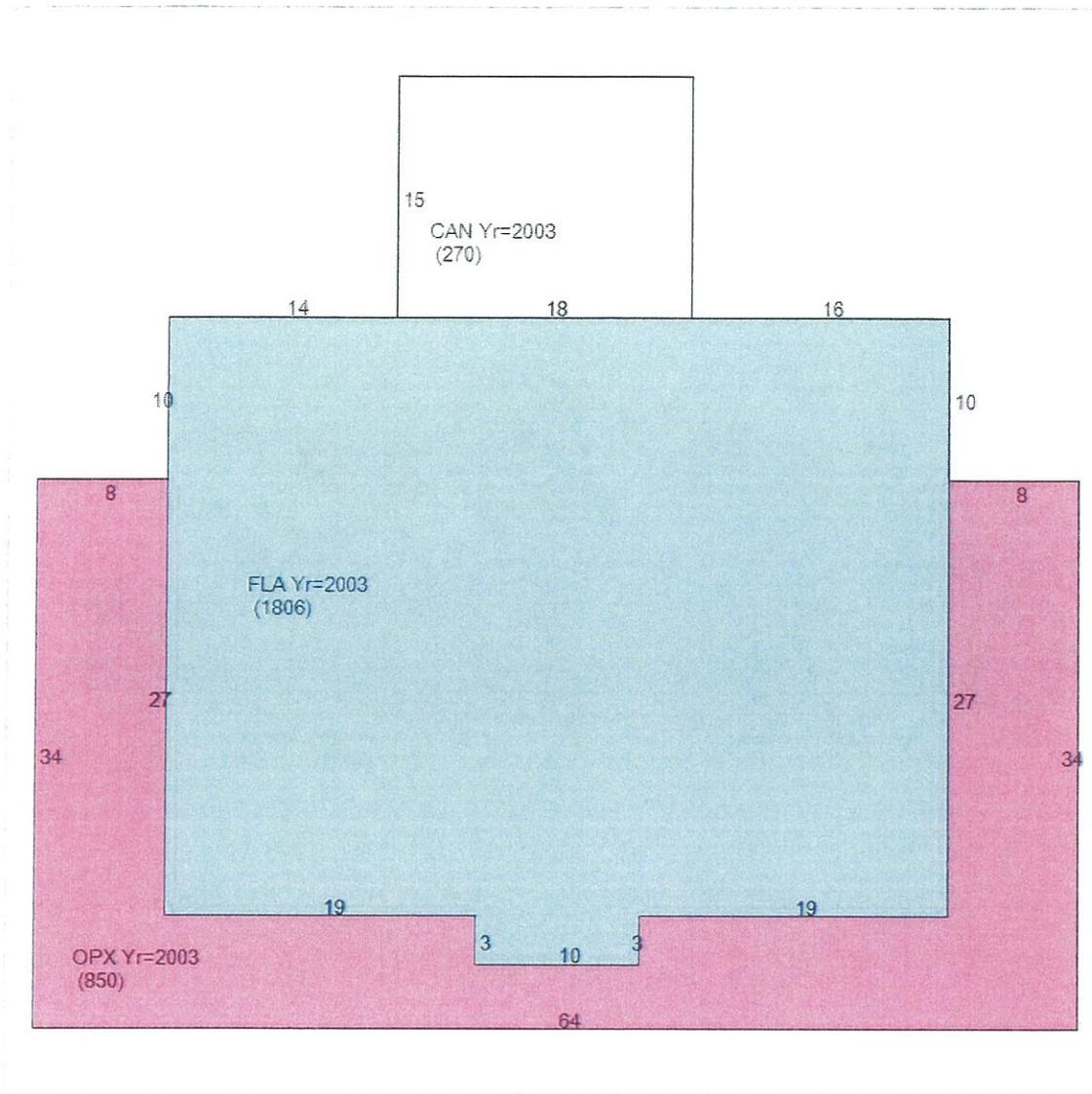
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1991	\$4,050,000	Warranty Deed		1162	1424	M - Unqualified	Improved
3/1/1991	\$3,750,000	Warranty Deed		1162	1430	M - Unqualified	Improved
9/1/1987	\$4,425,000	Warranty Deed		1026	774	M - Unqualified	Improved
6/1/1981	\$3,714,700	Warranty Deed		835	249	M - Unqualified	Improved
2/1/1977	\$915,000	Conversion Code		LEA		Q - Qualified	Improved

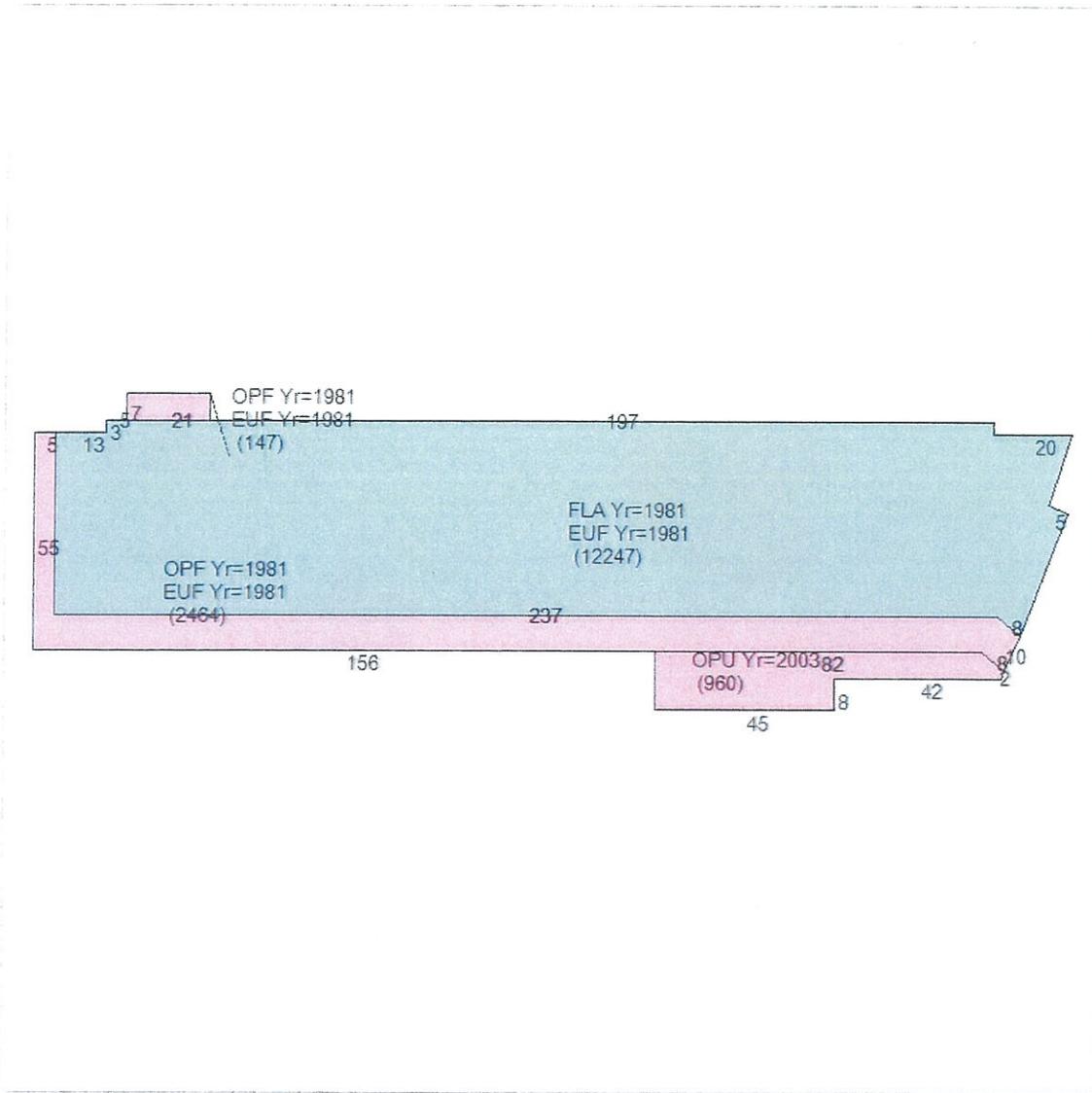
Permits						
Number	Date Issued	Date Completed	Amount	Permit Type		Notes
17304849	10/26/2017		\$5,903	Commercial		REPLACE 4-TON A/C UNIT (Hurricane IRMA)
16306239	10/24/2017		\$135,012	Commercial		INT/EXT REMODEL/REPAIR FOR NEW RESTAURANT
17300970	6/6/2017		\$15,000	Commercial		CONCRETE SLAB & GREASE TRAP
17300907	5/16/2017		\$10,000	Commercial		INT REMODEL/REPAIR
17301208	3/27/2017		\$2,500	Commercial		INSTALL FIRE ALARM
16306239	10/24/2016		\$135,012			REMODEL/REPAIR #12 INTERIOR/EXTERIOR. 1,565 INTERIOR. FOR NEW RESTAURANT.
16306240	10/24/2016		\$140,084			REMODEL/REPAIR INTERIOR/EXTERIOR OF #16. 1,200 SF INTERIOR. CHANGING FROM OFFICE SPACE TO RESTAURANT.
14304123	11/4/2014	5/4/2015	\$7,500			REPLACE 5 TON A/C UNIT
14304463	10/27/2014	2/10/2015	\$9,800			TENANT BUILDOUT TO MAKE VACANT SPACE FOR POPCORN STORE
14300179	1/28/2014		\$1	Commercial		REPLACE (2) 5 TON A/C UNIT
13302886	7/19/2013	8/14/2013	\$4,800	Commercial		AIR CONDITIONING
10304462	10/8/2010	1/31/2011	\$1	Commercial		INTERIOR REMODEL
10304077	8/27/2010	10/23/2011	\$1	Commercial		EXTERIOR WOOD DECK
07304415	11/8/2007	7/18/2008	\$1	Commercial		AC
07303401	8/27/2007	12/4/2007	\$1	Commercial		INTERIOR DEMOLITION
07301056	7/30/2007	12/4/2007	\$1	Commercial		INTERIOR RENOVATIONS (COUNTRY GULLS)
06304364	7/17/2006	9/19/2006	\$0	Commercial		REPLACE HVAC
5300711	4/22/2005	12/16/2005	\$1	Commercial		HANDICAP RAMP
04304796	12/6/2004	1/26/2005	\$0			ROOF REPAIRS
04302873	8/19/2004	1/26/2005	\$0	Commercial		INTERIOR REMODEL
04302873	8/19/2004	1/27/2005	\$0	Commercial		INTERIOR REMODEL-PIER 1
04303272	8/12/2004	12/4/2007	\$1	Commercial		INTERIOR DEMOLITION
04103541	8/10/2004	9/20/2004	\$0	Commercial		REPLACE A/C 2 -10 TON UNITS
04302618	6/24/2004	9/30/2004	\$1	Commercial		EXTERIOR PAINTING
3304060	10/2/2003	1/1/2004	\$1	Commercial		INTERIOR REMODEL
3303542	9/18/2003	1/1/2004	\$1	Commercial		INTERIOR REMODEL
3303826	8/25/2003	1/1/2004	\$1	Commercial		REM/REP 7.5 TON P/U
3302152	5/30/2003	7/25/2003	\$1	Commercial		FIRE ALARM SYSTEM
3300979	4/4/2003		\$1	Commercial		INT REMODEL/ANTHONY'S
2304406	2/6/2003	12/2/2003	\$1	Commercial		BANK BUILDING
2304138	10/3/2002	10/30/2003	\$1			FENCE
2303386	7/29/2002	1/1/2004	\$1	Commercial		REPLACE 15 TON UNIT
99302226	8/29/2001	4/19/2004	\$1	Commercial		THEATRE ADDITION
0032114	5/15/2000		\$1	Commercial		ROOF
0031826	4/28/2000	6/5/2000	\$1	Commercial		SEALCOAT PARKING LOT
0031799	4/27/2000		\$1	Commercial		BURGLAR FIRE ALARM
00301893	4/26/2000	6/12/2000	\$1	Commercial		PLUMBING
00300299	3/24/2000	5/31/2000	\$1	Commercial		INTERIOR REMODEL
0031118	2/8/2000	11/27/2000	\$1	Commercial		INT. REMODEL-DILLON'S
9831480	6/1/1998		\$1	Commercial		FENCE
9830133	2/26/1998	11/24/1998	\$1	Commercial		COM REMODEL INTERIOR
9732820	11/24/1997	11/24/1998	\$1	Commercial		EXTERIOR RENOVATION
9733340	11/4/1997	11/24/1998	\$100,000	Commercial		EXT. RENOVATIONS
953311	5/1/1995	11/1/1995	\$450,000	Commercial		BLOCKBUSTER VIDEO

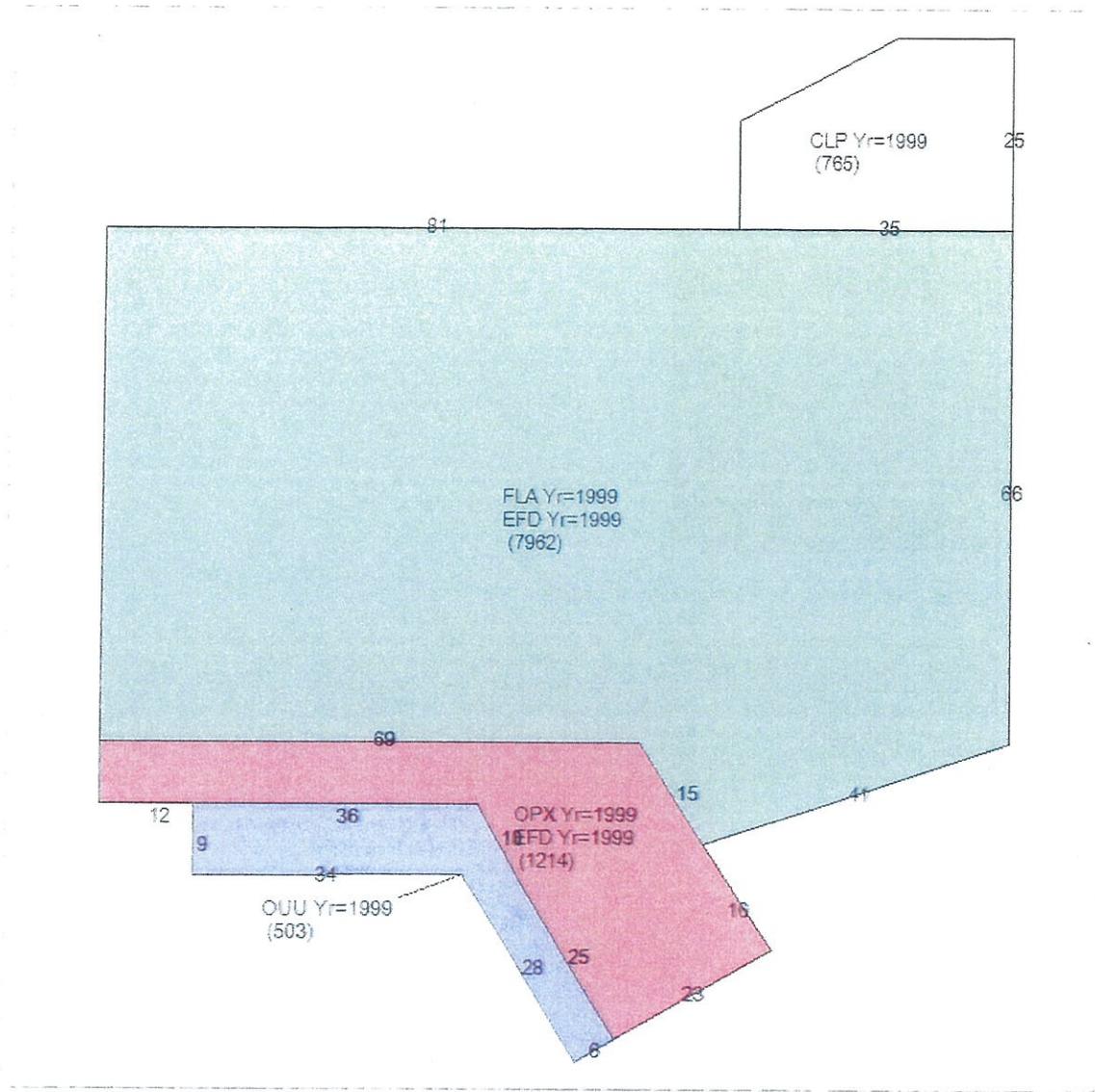
Sketches (click to enlarge)



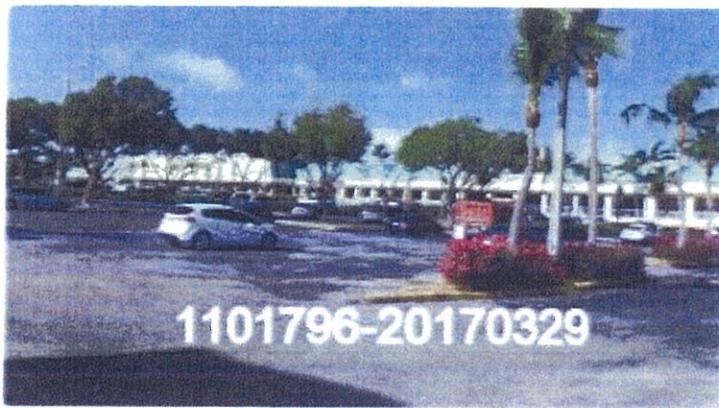


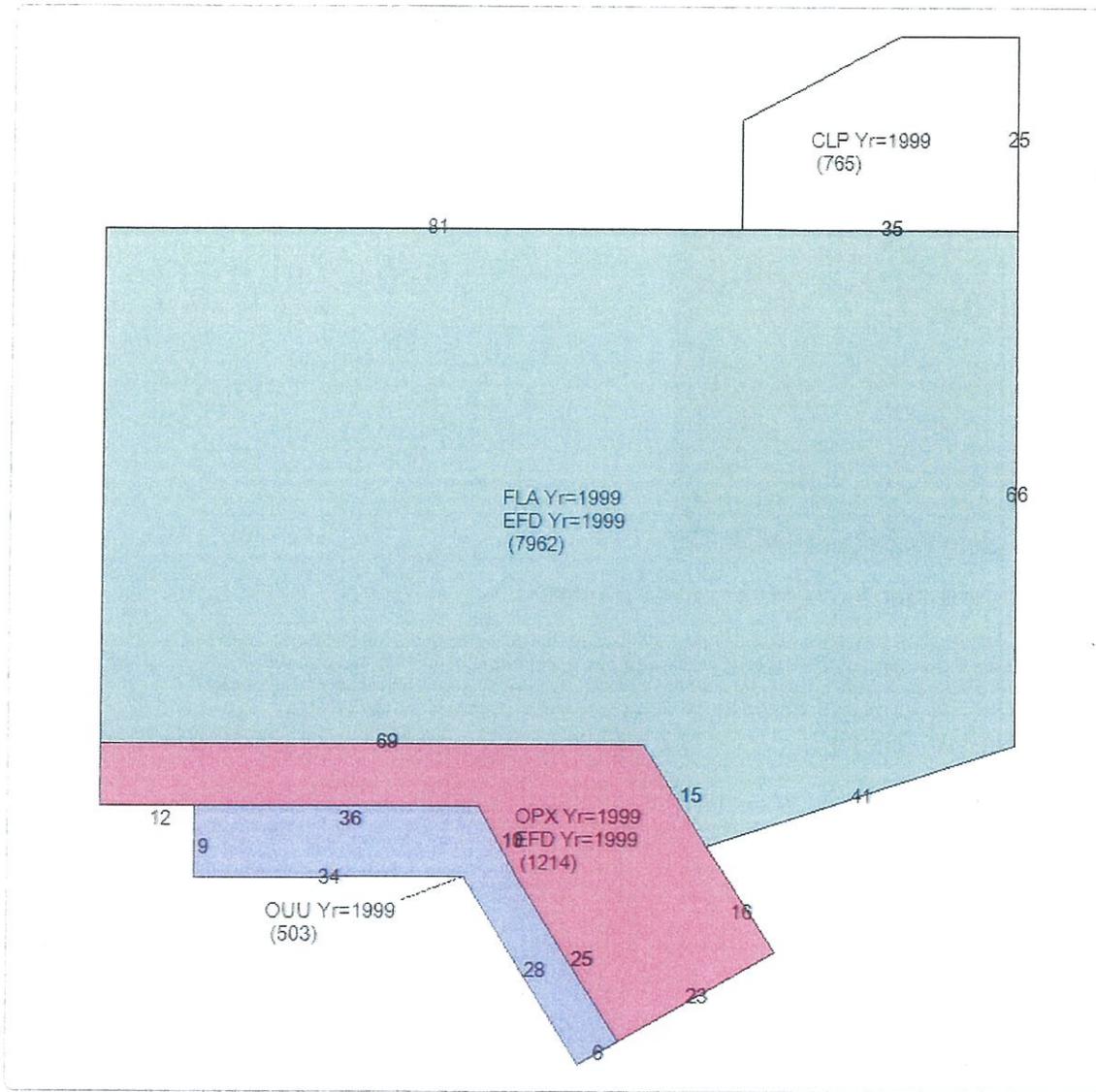






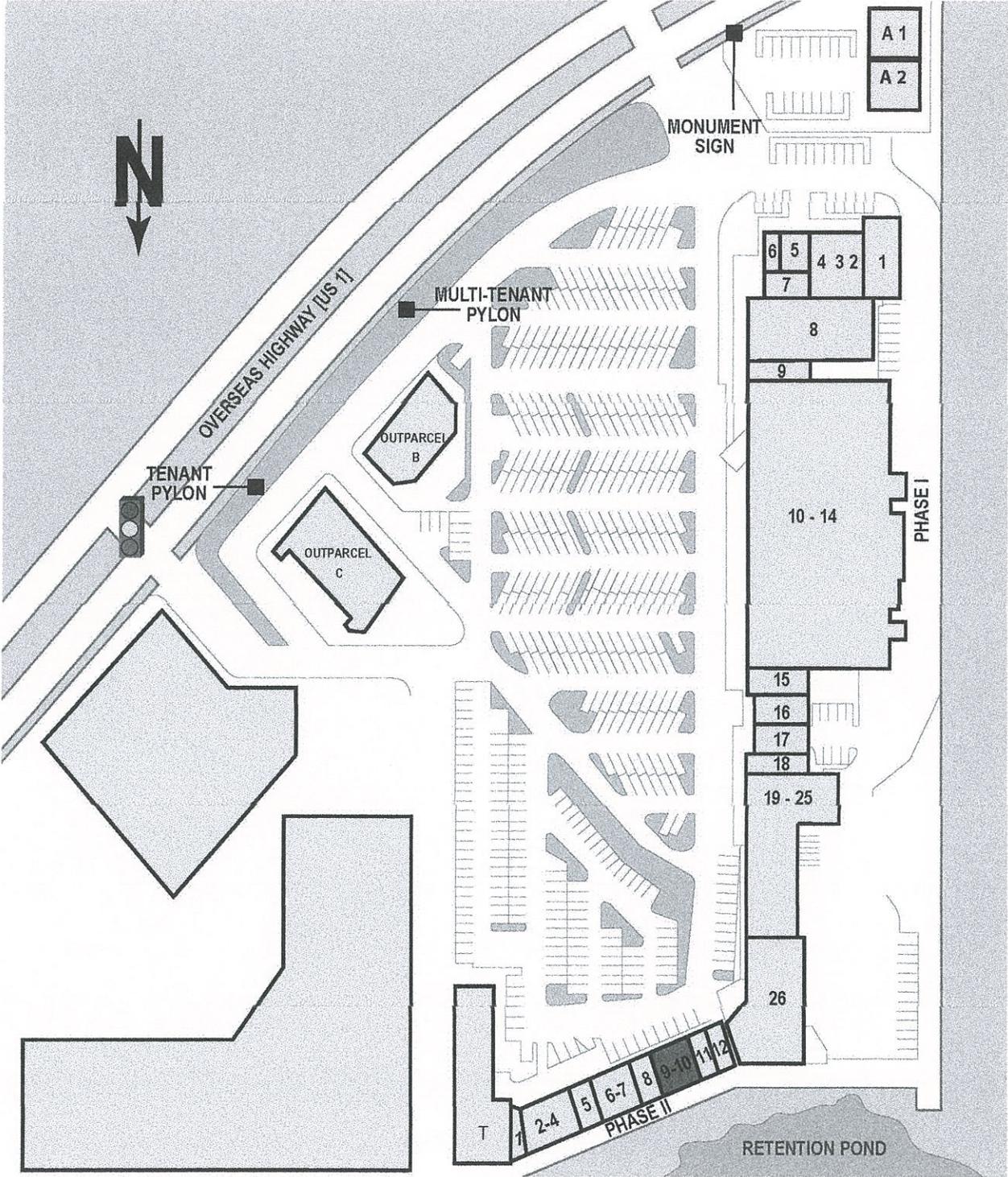
Photos





Photos







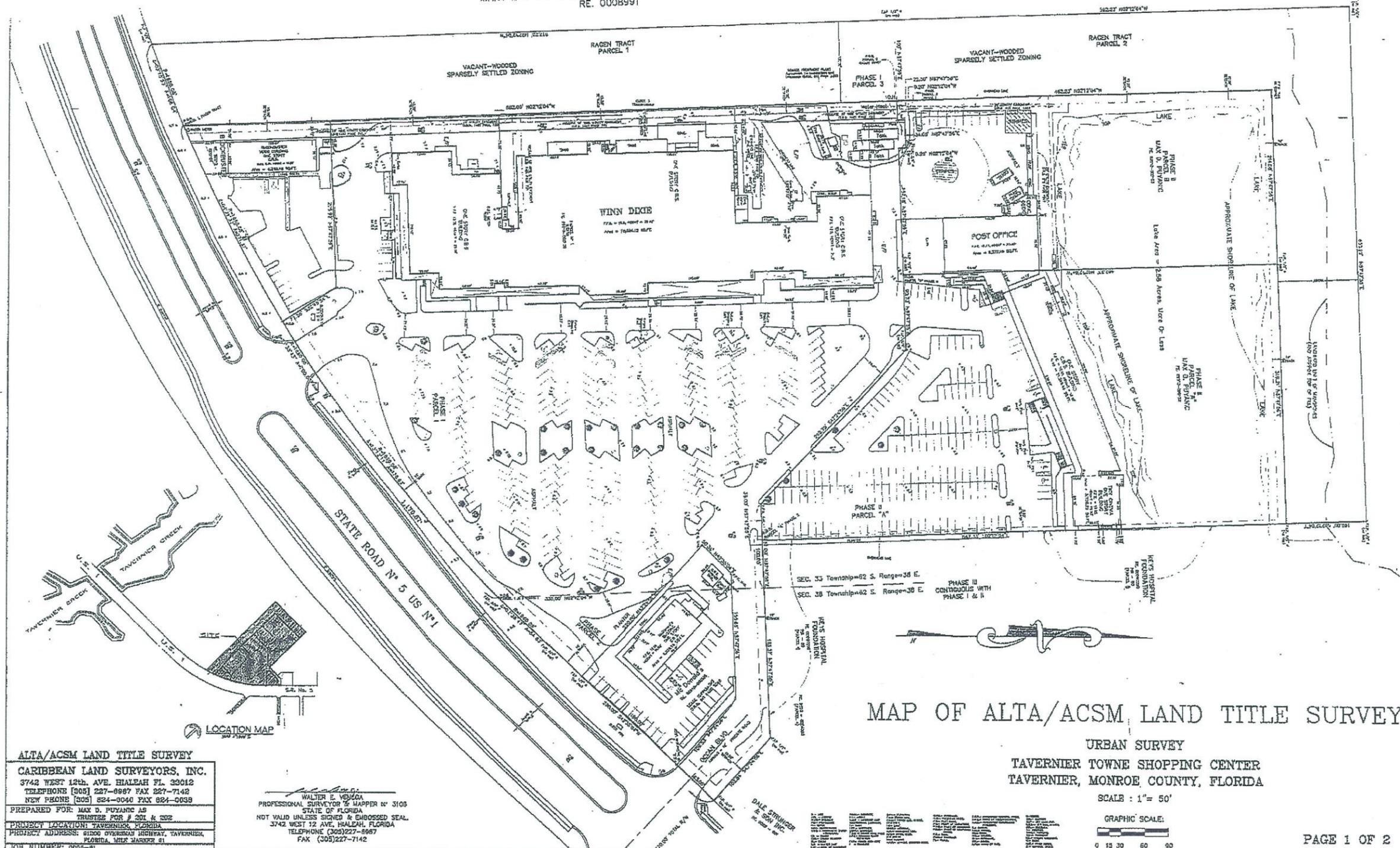
OCEAN BLVD

YIELD

US 1



MARY LOU RAGEN TRUSTEE & ROBERT G. RAGEN  
RE. 0008991



MAP OF ALTA/ACSM LAND TITLE SURVEY

URBAN SURVEY  
TAVERNIER TOWNE SHOPPING CENTER  
TAVERNIER, MONROE COUNTY, FLORIDA

SCALE: 1" = 50'



ALTA/ACSM LAND TITLE SURVEY  
CARIBBEAN LAND SURVEYORS, INC.  
3742 WEST 12th AVE. HIALEAH FL. 33012  
TELEPHONE (305) 227-8897 FAX 227-7142  
NEW PHONE (305) 824-0040 FAX 824-0039  
PREPARED FOR: MAX D. PUYANIC AS TRUSTEE FOR # 201 & 202  
PROJECT LOCATION: TAVERNIER, FLORIDA  
PROJECT ADDRESS: 5100 OVERSEAS HIGHWAY, TAVERNIER, FLORIDA, ZIP MARKER 81  
JOB NUMBER: 0055-01

WALTER E. VEJEDA  
PROFESSIONAL SURVEYOR & MAPPER N° 3103  
STATE OF FLORIDA  
NOT VALID UNLESS SIGNED & EMBOSSED SEAL  
3742 WEST 12 AVE, HIALEAH, FLORIDA  
TELEPHONE (305) 227-8897  
FAX (305) 227-7142

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-1011**

850-487-1395

J DAO LLC  
J DAO SUSHI THAI  
91260 OVERSEAS HWY  
TAVERNIER FL 33070

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF HOTELS AND RESTAURANTS**

<b>LICENSE NUMBER</b>	
SEA5428338	NBR. OF SEATS: 60

The SEATING FOOD SERVICE (2010)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2018



NON-TRANSFERABLE

J DAO LLC  
J DAO SUSHI THAI  
91260 OVERSEAS HWY  
TAVERNIER FL 33070



ISSUED: 11/08/2017

DISPLAY AS REQUIRED BY LAW

SEQ # L1711080000407

**Additional Information added to File 2018-020**

AGENT AUTHORIZATION FORM



Date of Authorization: 1 / 10 / 2018  
Month Day Year

I hereby authorize Thitari Thonuboi  
(Print Name of Agent)

representing Max D. Puyanic as Trustee for Trust #201  
(Print Name of Property Owner(s) the Applicant(s)) for the application submission

of Beer and wine consumption on Premises (2COP)  
(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)

See attached

Lot Block Subdivision Key (Island)

Real Estate (RE) Number Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

91260 Overseas Hwy. Tavernier Fl, 33070

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

(3) 853-0664 (3) 484-2708 J-DAO 2018@yancoo.co

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: [Signature]

Printed Name of Property Owner: David Puyanic, Power of Attorney

STATE OF Florida COUNTY OF

Sworn to and subscribed before me this 10 day of January, 2018,

by David Puyanic, who is personally known to me OR produced  
(Print Name of Person Making Statement)

as identification.  
(Type of ID Produced)



Signature of Notary Public [Signature]

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

BENNETT ROGER L  
PO BOX 601  
ISLAMORADA, FL 33036-0601-

BOALCH MARK D  
PO BOX 82  
TAVERNIER, FL 33070-0082-

BOARD OF TRUSTEES OF THE IITF  
3900 COMMONWEALTH BLVD , Unit  
MAIL STATION 115  
TALLAHASSEE, FL 32399-3000-

CHICO ENTERPRISES INC  
173 IROQUOIS ST  
TAVERNIER, FL 33070-2112-

CHP LLC  
PO BOX 678  
TAVERNIER, FL 33070-0678-

DALE STRINGER AND SON INC  
C/O CVS NO 3981-01/OCCUP EXP  
DEPT  
1 CVS DR  
WOONSOCKET, RI 02895-6195

DOT/ST.OF FL  
(STATE OF FLORIDA H/W)  
TALLAHASSEE, FL 32399-

FLORIDA KEYS ELECTRIC COOPERATIVE  
ASSOCIATION INC  
PO BOX 700377  
TAVERNIER, FL 33070-0377-

FORMAN ROBERT R AND JOYCE K  
1178 BRUNSON WAY  
THE VILLAGES, FL 32162-8725-

GORANSON MONICA R  
100 BROADWAY  
TAVERNIER, FL 33070-2550-

HARDING RALPH E AND FAYE E  
220 OCEAN BLVD  
TAVERNIER, FL 33070-2516-

HARTSING ROBERT A  
111 CORT LN  
TAVERNIER, FL 33070-3002-

HOOD RENTALS INC  
PO BOX 373006  
KEY LARGO, FL 33037-3006-

MARINERS HOSPITAL INC  
91500 OVERSEAS HWY  
TAVERNIER, FL 33070-2547-

MATHENY JOE D TRUSTEE  
355 INDIAN RIVER AVE  
TITUSVILLE, FL 32796-3574-

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
1200 Truman AVE , Unit Ste 207  
Key West, FL 33040-7270

MURRAY STEPHEN R  
PO Box 646  
Islamorada, FL 33036-0646

NICHOLLS CHRISTINE  
PO BOX 584  
TAVERNIER, FL 33070-0584-

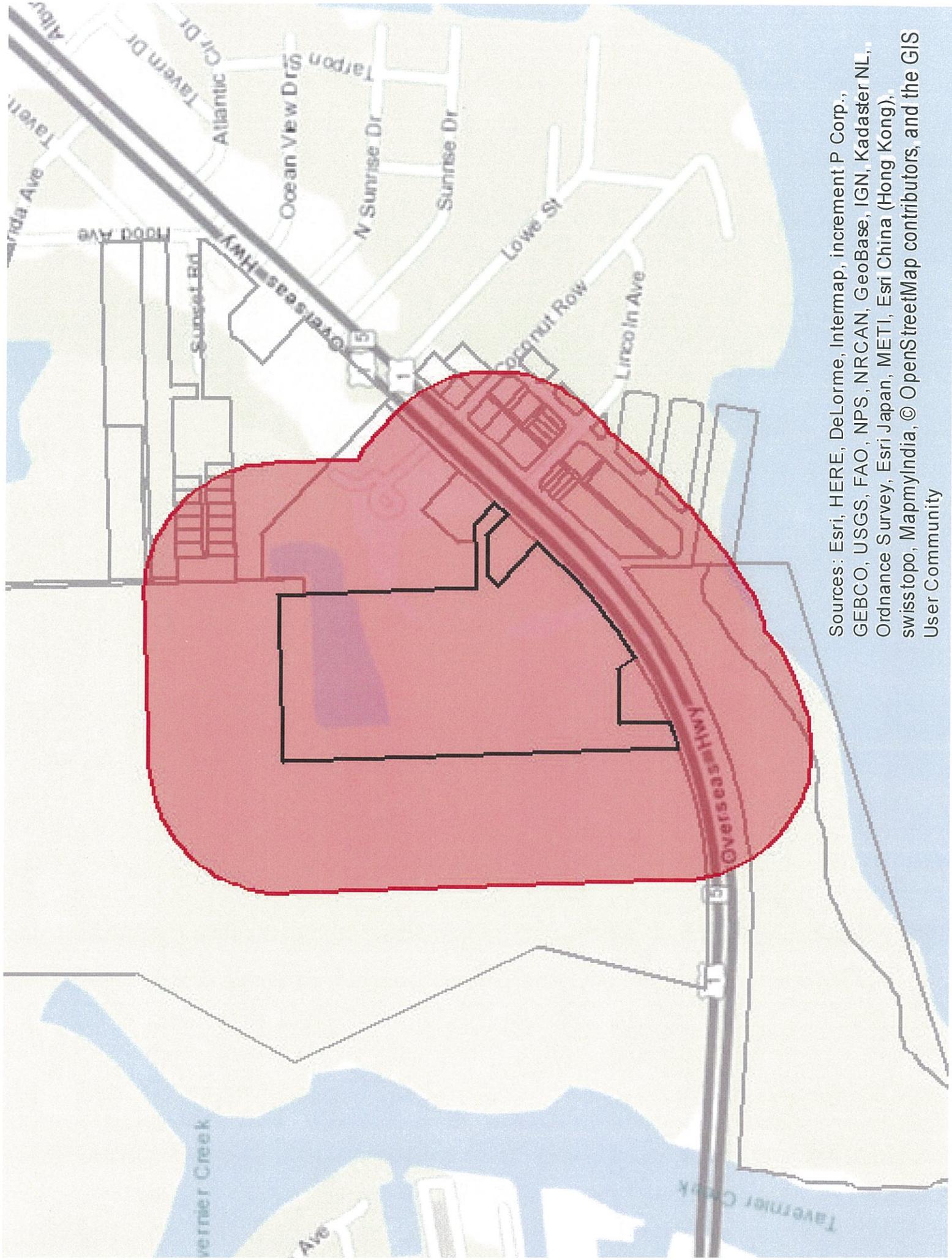
PUYANIC MAX D TRUSTEE FOR TRUST  
NO 201  
30 W MASHTA DR STE 400  
KEY BISCAVNE, FL 33149-2475-

RIGGS CHARLES D III T/C  
1804 PINE HILL DR  
SAFETY HARBOR, FL 34695-

SOUTHERNMOST VENTURES LLC  
7741 PALMETTO CT  
MIAMI, FL 33156-5201-

TAVERNIER MINI STORAGE INC  
PO BOX 373006  
KEY LARGO, FL 33037-3006-

TIITF  
C/O DEP , Unit MAIL STATION 115  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**End of Additional File 2018-020**



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

**To:** Monroe County Planning Commission  
**Through:** Emily Schemper, Acting Senior Director of Planning & Environmental Resources  
**From:** Devin Tolpin, Planner  
**Date:** April 17, 2018  
**Subject:** **Supplemental Memo to Staff Report dated April 6, 2018, regarding a request for a Sign Variance on property located at 27205 Overseas Highway, Ramrod Key, having Real Estate Number 00114030-000500, (File # 2018-026)**

---

**Meeting Date:** **April 25, 2018**

---

1 Please note that following communication with the applicant, the subject sign of this  
2 Variance is proposed to be an illuminated ground mounted sign. All references to a non-  
3 illuminated sign within the staff report should be disregarded. The illuminated aspects of  
4 the proposed ground mounted sign shall be subject to the requirements and restrictions of  
5 the Monroe County Land Development Code and will be reviewed for compliance prior to  
6 issuance of a building permit.



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

**To:** Monroe County Planning Commission  
**Through:** Emily Schemper, Acting Senior Director of Planning & Environmental Resources  
**From:** Devin Tolpin, Planner  
**Date:** April 6, 2018  
**Subject:** *Request for a Sign Variance on property located at 27205 Overseas Highway, Ramrod Key, having Real Estate Number 00114030-000500, (File # 2018-026)*

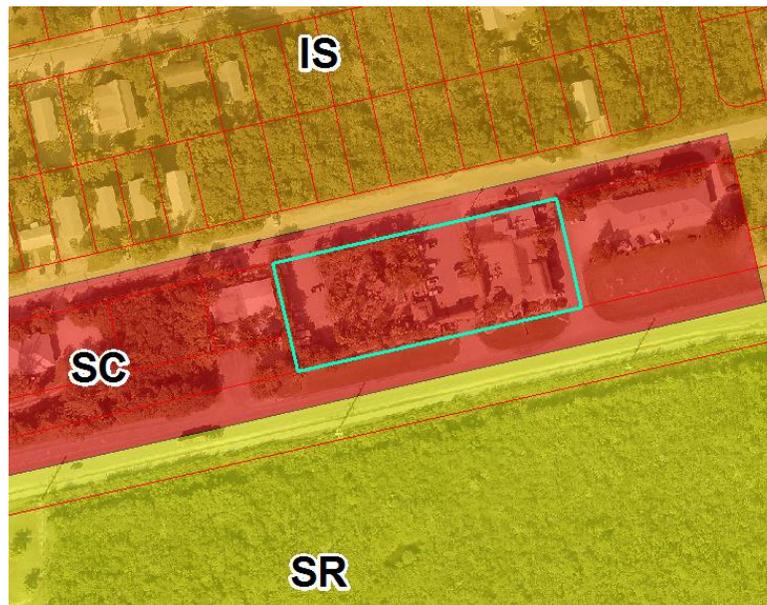
---

**Meeting Date:** April 25, 2018

---

1 **I REQUEST:**

2 The applicant is requesting a Sign Variance to maximum sign allowances in Chapter 142 of  
3 the Monroe County Land Development Code (LDC). The sign variance is requested for an  
4 additional ground mounted sign to be located on the subject property. The additional sign is a  
5 double faced 232 square foot (116 square foot per face) non-illuminated ground mounted sign.  
6 The existing ground mounted sign will be modified to match the dimensions of the proposed  
7 sign (double faced 232 square foot sign, 116 square feet per face). The proposed variance  
8 would result in a total of two (2) ground mounted signs with a total ground mounted sign face  
9 area of 464 square feet, fronting U.S.1., on the subject property, located at Boondocks Grille &  
10 Draft House, 27205 Overseas Highway, Ramrod Key.  
11  
12



13 *Subject Property (outlined in blue) with Land Use (Zoning) Districts, 2015 Aerial*

1  
2 **II BACKGROUND INFORMATION:**  
3

4 **Location/Address:** 27205 Overseas Highway, Ramrod Key, Mile Marker 27.2

5 **Legal Description:** Parcels of land in Sections 29 and 32, Township 66 South, Range 29 East,  
6 Ramrod Key, Monroe County, Florida (legal description in metes and bounds is provided in  
7 the application/file)

8 **Real Estate (RE) Numbers:** 00114030-000500

9 **Property Owner/Applicant:** L.J. Gator, L.C. dba Boondocks Grille & Draft House &  
10 Miniature Golf

11 **Agent:** Jim Reynolds

12 **Size of Site:** 56,743 square feet per Monroe County Property Appraiser (MCPA)

13 **Land Use District:** Suburban Commercial (SC)

14 **Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC)

15 **Tier Designation:** III Infill Area

16 **Flood Zone:** AE-7

17 **Existing Use:** Mixed Use – Restaurant, Commercial Recreation

18 **Existing Vegetation/Habitat:** Scarified

19 **Community Character of Immediate Vicinity:** Commercial, Residential, Undeveloped Land  
20

21 **III RELEVANT PRIOR COUNTY ACTIONS:**  
22

23 On January 14, 1991 a building permit was issued (permit# 91102026) to construct a single  
24 325 square foot sign to be located on the front of the property. A site plan could not be located  
25 for this building permit.  
26

27 On July 18, 1991, the Planning Commission adopted Resolution No. 24-91 for approval of a  
28 2COP (beer and wine, on premises and package) alcoholic beverage use permit for the existing  
29 restaurant on the subject property.  
30

31 On March 19, 2002, a building permit was issued (permit# 02101077) for the installation of a  
32 218 square foot ground mounted sign to be located on the subject property for the restaurant  
33 known as Boondocks. According to the plan submitted, this sign was permitted to have a  
34 maximum height of 18 feet. It appears that this is the original permit for the existing ground  
35 mounted sign.  
36

37 On March 18, 2005, the Planning Director approved Development Order No. 01-05 approving  
38 an amendment to a deemed Minor CUP submitted by L.J. Gators, LLC for the construction of  
39 a miniature 18 hole golf course and a 300-square-foot golf equipment building and the  
40 construction of a gravel parking area.  
41

42 On September 12, 2006, the Planning Director approved a Minor Deviation to the Minor CUP  
43 for the construction of a covered walkway between the restaurant and the golf building and for  
44 ADA improvements.  
45

1 On May 24, 2007, the Planning Director approved a Minor Deviation to the Minor CUP to  
2 expand the restaurant, outdoor seating area and ADA improvements.

3  
4 On July 23, 2007, the Planning Director approved a Minor Deviation to the Minor CUP to  
5 expand the restaurant, outdoor seating area and ADA improvements.

6  
7 On September 13, 2007, the Planning Commission adopted Resolution No. P45-07 approving  
8 a Nonresidential Rate of Growth Ordinance (NROGO) allocation award for the 2,500-square-  
9 foot expansion of the restaurant.

10  
11 On October 21, 2017, The Planning Director approved a request for a Minor CUP for the  
12 proposed increase in restaurant seating and new parking lot on the adjacent parcel.

13  
14 On July 10, 2017, a building permit was issued (permit# 17102756) for the construction of a  
15 single 22 square foot wall mounted sign to be located above the entrance way of Boondocks  
16 Restaurant.

17  
18 **IV REVIEW OF APPLICATION:**

19  
20 Pursuant to LDC Section 142-2, *Ground-mounted sign* means any sign that is mounted on or  
21 supported by an upright or brace in or upon the ground, such upright or brace being directly  
22 attached in or upon the ground and independent of any other structure. Signs affixed to fences  
23 shall be considered ground-mounted signs.

24  
25 Pursuant to LDC Section 142-2, *Frontage, property* means the distance measured along a  
26 public or private right-of-way or easement including canals, shorelines and runways that  
27 affords vehicular access to the property between the points of intersection of the side lot lines  
28 with such right-of-way or easement. Where a street or highway is divided as occurs on Key  
29 Largo, a parcel of land in the median of the street or highway shall be considered to have a  
30 frontage on each side. All parcels that abut U.S.1 or County Road 905 shall be considered to  
31 have a frontage on such roads regardless of whether a curb cut exists. Also referred to as  
32 "property frontage."

33  
34 Pursuant to LDC Section 142-4(c)(1), within the Suburban Commercial (SC) Land Use  
35 District, every developed parcel of land with a commercial or other nonresidential use shall be  
36 allowed **one** illuminated or non-illuminated, ground-mounted sign of a height not more than  
37 24 feet for each frontage as indicated in the following table:

38

<i>Permitted Size of Nonresidential Signs per Property Frontage</i>		
<i>Street Frontage (Linear feet)</i>	<i>Maximum Area per Face (square feet)</i>	<i>Total Face Area (square feet)</i>
Frontage on U.S.1 or a frontage road adjacent to U.S.1		
1 ft. to 150 ft.	75 sq. ft.	150 sq. ft.
151 ft. to 300 ft.	100 sq. ft.	200 sq. ft.
Over 301 ft. or more	200 sq. ft.	400 sq. ft.

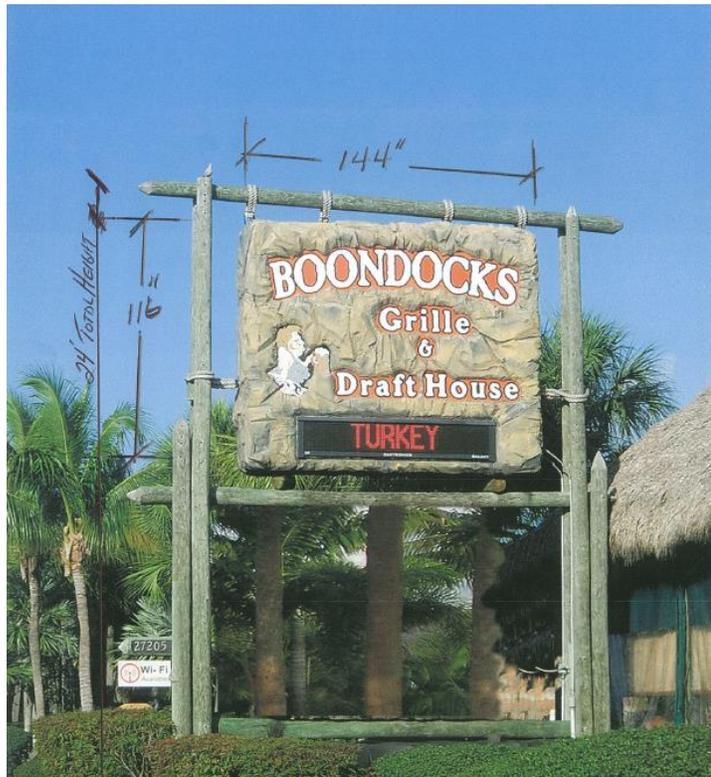
39





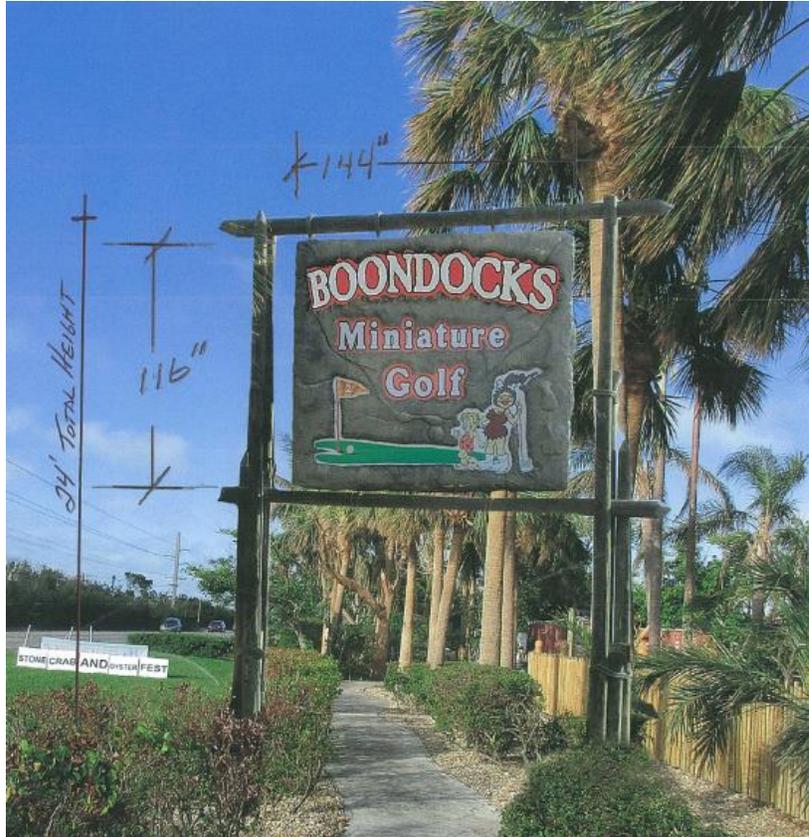
*Existing ground mounted sign*

1  
2  
3  
4



*Proposed modification of existing ground mounted sign*

5  
6  
7



*Proposed ground mounted sign*

Pursuant to LDC Section 142-6, a variance may only be granted if the applicant demonstrates that all of the following standards are met:

- a. *The literal interpretation and strict application of the signage provision and requirements of the code would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel in question:*

The applicant states, "Two separate signs at each driveway of the two separate and distinct uses would promote safer traffic flow from the highway by clearly identifying the entrance to each one."

The mixed use site is situated along U.S.1 with approximately 386 linear feet of property frontage with two access drives. According to LDC Section 142-4(c)(1), the site is permitted a single illuminated or non-illuminated ground mounted sign with a maximum total face area of 400 square feet. Approval of this variance would result in the approval of a second ground mounted sign located approximately 145 feet from the existing ground mounted sign. Mixed use developments are not unusual within the county, but the diversity of the permitted uses (restaurant and commercial recreation) located on the same subject property is unusual. Strict application of the sign code limiting the subject property to a single ground-mounted sign would cause an undue and unnecessary hardship to the use of the building/structure in question because of the diverse nature of the two uses on site and

1 would not allow for improved business identification nor make it easier for the public to  
2 locate and identify their final destination on the subject property.

3  
4 IN COMPLIANCE

- 5  
6 b. *The granting of this variance would not be materially detrimental to the property owners  
7 in the immediate vicinity:*

8  
9 The applicant states, “Granting of the variance for a 2<sup>nd</sup> ground mounted sign would not  
10 increase traffic, nor would a 2<sup>nd</sup> sign adversely affect line of site to neighboring properties  
11 from the highway. Therefore, no materially detrimental effects to the owners in the  
12 immediate vicinity is anticipated.”

13  
14 Staff does not anticipate that granting the requested variance would be materially  
15 detrimental to the property owners in the immediate vicinity.

16  
17 IN COMPLIANCE

- 18  
19 c. *The unusual conditions applying to the specific property do not apply generally to other  
20 properties in the county:*

21  
22 The applicant states, “There are no other multi-use properties configured as this property  
23 is. It is a unique property in the County.”

24  
25 Mixed use developments are not unusual within the county, but the diversity of the  
26 permitted uses (restaurant and commercial recreation) located on the same subject property  
27 is unusual. The subject property is a 56,743 square foot mixed-use development composed  
28 of a restaurant and a miniature golf course that would each benefit from identifying  
29 signage. The property consists of 386 linear ft. of frontage along US1 with two access  
30 drives, one designated for each use of the property. Generally, parcels along US1 have a  
31 single access drive that would lead to a single principal structure or use of the property.  
32 The two driveways along US1 that direct access to each of the two uses of the subject  
33 property is an unusual condition that generally doesn’t apply to other properties in the  
34 County.

35  
36 IN COMPLIANCE

- 37  
38 d. *The granting of the variance will not be contrary to the general objective of the sign code  
39 of the moderating size, number, and obtrusive placement of signs and the reduction of  
40 clutter:*

41  
42 The applicant states, “Due to the relative large size of the parcel and highway frontage, the  
43 minimal increase in sign area is not contrary to the general objective of the sign code and  
44 will promote safer traffic flow from the highway”

45  
46 Pursuant to LDC Section 142-1, The purposes and intent of this chapter [Chapter 142,  
47 SIGNS], are to:

- 1 (4) Encourage signs that help to visually organize the activities of the county, and
- 2 lend order and meaning to business identification and make it easier for the public
- 3 to locate and identify their destinations;
- 4
- 5 (5) Regulate the size, number and location of signs so that their purpose can be
- 6 served without unduly interfering with motorists and causing unsafe conditions;
- 7
- 8 (8) Authorize the use of signs in commercial and industrial areas that are:
- 9 a. Compatible with their surroundings;
- 10 b. Appropriate to the type of activity to which they pertain;
- 11 c. An expression of the identity of the individual proprietors and the
- 12 community as a whole; and
- 13 d. Large enough to sufficiently convey a message about the owners or
- 14 occupants of a particular premises, the commodities, products or devices
- 15 available on such premises, or the business activities conducted on such
- 16 premises, yet small enough to prevent excessive, overpowering advertising
- 17 which would have a detrimental effect on the character and appearance of
- 18 commercial and industrial areas, or which could unduly distract the
- 19 motoring public, causing unsafe motoring conditions;
- 20

21 Based on the purposes and intent of Chapter 142 of the LDC, staff does not anticipate that  
 22 granting the requested variance would be contrary to the general objective of the sign code  
 23 of the moderating size, number, and obtrusive placement of signs and the reduction of  
 24 clutter.

25  
 26 IN COMPLIANCE

- 27
- 28 e. *The variance is not requested solely on the basis of economic hardship of the sign user:*
- 29

30 The applicant states, “The requested variance is not due at all on the basis of economic  
 31 hardship of the sign user, but will help promote safer access from the highway”

32  
 33 The applicant did not request the variance solely on the basis of economic hardship of the  
 34 sign user.

35  
 36 IN COMPLIANCE

- 37
- 38 f. *The variance shall be the minimum necessary to provide relief to the applicant:*
- 39

40 The applicant states, “The applicant only requests one additional sign for the 2<sup>nd</sup> use on the  
 41 premises with a minimal increase in sign face area (32 sf.)”

42  
 43 It should be noted that in lieu of the requested sign variance, pursuant to LDC Section 142-  
 44 4(c)(1)(i), every developed parcel of land with greater than one commercial or other  
 45 nonresidential use shall be allowed additional ground-mounted signage area if granted  
 46 Administrative Variance as outlined in Section 142-6. Pursuant to LDC Section 142-6(b)  
 47 The Planning Director is authorized to grant administrative variances to the maximum area

1 per face requirements set forth in Section 142-4(c)(1)i. for ground-mounted signs that  
2 accommodate more than a single user (i.e. tenant, business, organization).  
3

4 Pursuing an Administrative Variance would result in only a single ground mounted sign  
5 with a larger face area, which would not provide the relief the applicant is requesting.  
6 Concerning the proposed development, staff finds that the requested variance is the  
7 minimum necessary to provide relief to the applicant.  
8

9 **IN COMPLIANCE**

10  
11 g. *The variance shall not permit a sign expressly prohibited in section 142-3(b):*  
12

13 The applicant did not describe how this standard would be met.  
14

15 Staff has determined that the variance, if approved, will not permit a sign expressly  
16 prohibited in LDC Section 142-3(b).  
17

18 **IN COMPLIANCE**  
19  
20  
21

22 **V RECOMMENDATION:**  
23

24 Staff recommends **APPROVAL** of the requested variance to maximum sign allowances,  
25 which would result in one (1) additional ground mounted sign on the subject property in the  
26 form of a double faced 232 square foot (116 square foot per face) non-illuminated ground  
27 mounted sign. The existing ground mounted sign will be modified to match the dimensions of  
28 the proposed sign (double faced 232 square foot sign, 116 square feet per face), which would  
29 result in a total of two (2) ground mounted signs with a total ground mounted sign face area of  
30 464 square feet, with the following conditions:  
31

- 32 1. The property owner must apply for and receive a building permit for the installation of the  
33 subject 232 square foot ground mounted sign.  
34
- 35 2. The property owner must apply for and receive a building permit for the proposed  
36 modifications to the existing ground mounted sign.  
37
- 38 3. This variance approval is based on the site plan by Jim Reynolds, PE dated 02/06/2018,  
39 submitted with the Variance Application. Work not specified or deviations to the approved  
40 plans shall not be carried out without any required additional Planning & Environmental  
41 Resources Department approval.  
42
- 43 4. This variance approval does not waive or reduce any other sign allowances, nor waive the  
44 required sign allowances for any future development.  
45

46 **VI PLANS REVIEWED:**

- 47 A. Site Plan by Jim Reynolds, PE dated 02/06/2018

**File #:** 2018-026

**Owner's Name:** L.J. Gator, L.C.

**Applicant:** Reynold Engineering Services, Inc.

**Agent:** Jim Reynolds

**Type of Application:** Sign Variance

**Key:** Ramrod Key

**RE:** 00114030.000500

# County of Monroe

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor David Rice, District 4

Mayor Pro Tem Sylvia J. Murphy, District 5

Danny L. Kolhage, District 1

George Neugent, District 2

Heather Carruthers, District 3

*We strive to be caring, professional, and fair.*

Date: 02.07.2018

Dear Applicant:

This is to acknowledge submittal of your application for Sign Variance  
Type of application

L.J. Gator, L.C to the Monroe County Planning Department.  
Project / Name

Agent: Jim Reynolds

Thank you.

Heather Carruthers

Planning Staff



APPLICATION

Land Use District Designation(s): SC

Present Land Use of the Property: Restaurant and Miniature Golf Amusement Park

Please describe why a variance to the sign regulations set forth in the Monroe County Code is required:

The developed parcel has 386' of highway frontage with two separate and distinct uses; a restaurant and a miniature golf amusement area. Each Use has its own driveway. Presently the two Uses are served with one ground mounted sign in front of the restaurant with a total area of 196 sf per face.

The Applicant desires to erect one additional ground mounted sign. There will then be one sign at each driveway of the different uses to clearly direct traffic to one use or the other and increase safety and traffic flow. Each sign will be 116 sf for a total of 232 sf which is an increase of 32 sf above the 200 sf allowed in the code. County code section 142-4(c)(1)a provides for one ground mounted sign of a height not to exceed 24 feet for each frontage. Section 142-4(c)(1)i provides that every developed parcel of land with greater than one commercial use shall be allowed additional ground mounted signage area if granted an administrative variance.

**A variance will be granted only if all of the following criteria are met. Please describe how each standard will be met:**

- 1. The literal interpretation and strict application of the signage provision and requirements of the code would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel or property in question:

Two separate signs at each driveway of the the two separate and distinct uses would promote safer traffic flow from the highway by clearly identifying the entrance to each one.

- 2. The granting of this variance would not be materially detrimental to the property owners in the immediate vicinity:

Granting of the variance for a 2nd ground mounted sign would not increase traffic, nor would a 2nd sign adversely affect line of site to neighboring properties from the highway. Therefore, no materially detrimental affects to the owners in the immediate vicinity is anticipated.

- 3. The unusual conditions applying to the specific property do not apply generally to other properties in the county:

There are no other multi-use properties configured as this property is. It is a unique property in the County.

- 4. The granting of the variance will not be contrary to the general objective of the sign code of moderating the size, number and obtrusive placement of signs and the reduction of clutter:

Due to the relative large size of the parcel and highway frontage, the minimal increase in sign area is not contrary to the general objective of the sign code and will promote safer traffic flow from the highway.

APPLICATION

5. The variance is not requested solely on the basis of economic hardship of the sign user:

The requested variance is not due at all on the basis of economic hardship of the sign user, but will help promote safer access from the highway.

6. The variance shall be the minimum necessary to provide relief to the applicant:

The applicant only requests one additional sign for the 2nd Use on the premises with a minimal increase in sign face area (32 sf).

7. The variance shall not permit a sign expressly prohibited in section 142-3(b).

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

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

- Complete variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Photograph(s) of all existing signage
- Site Plan (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale)
- Detail of Sign(s) including:
  - Dimensional measurements of sign area (length, width and height)
  - Total height of structure (vertical distance measured from the top of the structure to the finished ground elevation of the site at the base of the sign)
  - Location of sign (distance from property lines/drives for ground-mounted and position on building for wall-mounted)
  - All text and images to be shown on sign (drawn to scale to illustrate the sign face)
- Typed name and address mailing labels of all property owners within a 600 radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included.

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

- Notarized Agent Authorization Letter

APPLICATION

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

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

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

\* \* \* \* \*

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: [Signature] Date: 1/29/18

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 29<sup>th</sup> day of January, 2018,

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

\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

[Signature]  
Signature of Notary Public, State of Florida



JoAnn Sipes  
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

AGENT AUTHORIZATION FORM

Date of Authorization: 2 / 6 / 2018
Month Day Year

I hereby authorize James Reynolds, PE be listed as authorized agent
(Print Name of Agent)

representing L.J. Gators, L.C. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Sign Varinace Application to the Monroe County Planning Commission
(List the Name and Type of applications for the authorization)

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

4 & 5 Ramrod Key PT Ramrod
Lot Block Subdivision Key (Island)
00114030-000-500 1143898
Real Estate (RE) Number Alternate Key Number
27205 Overseas Hwy, Ramrod Key, Fl. 33042 27
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

22972 Overseas Hwy, Cudjoe key, Fl. 33042

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

305-745-1200 305-394-5987 Jim@Reynoldsenineeringservices.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: [Handwritten Signature]

Printed Name of Property Owner: Lanny Gardner

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 6th day of Feb, 2018,

by Lanny Gardner, who is personally known to me OR produced
(Print Name of Person Making Statement)

Drivers License as identification.
(Print Name of Person Making Statement)

Signature of Notary Public [Handwritten Signature] Type or Stamp Commissioned Name of Notary Public

My commission expires:



600 WHITEHEAD STREET, 2ND FLOOR  
KEY WEST, FLORIDA 33040

DEED DOC STAMPS 4637.50  
11/27/2001 *RP* DEP CLK

Property Appraisers Parcel Identification (Folio) Numbers:

**00114030-000500-296629**

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the **15th** day of **November, A.D. 2001** by **TREASURE BAY, INC.** herein called the grantor, whose post office address is **1758 PINE CHANNEL DR., LITTLE TORCH KEY, FL. 33042**, to **L.J. GATORS, L.C.** whose post office address is **3389 SHERIDAN ST. # 105, HOLLYWOOD, FL. 33021**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MONROE County, State of Florida**, viz:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

**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:

Signature *[Handwritten Signature]*  
Printed Signature Jillie Spottswood  
Signature *[Handwritten Signature]*  
Printed Signature ERICA N. HUGHES

**TREASURE BAY, INC.**

By: *[Handwritten Signature]*  
JERRY GRAY, President

**STATE OF FLORIDA  
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this **15th** day of **November, 2001** by **JERRY GRAY**, President of **TREASURE BAY, INC.** on behalf of the corporation. He/she is personally known to me or has produced 7/2 as identification.

**SEAL**

*[Handwritten Signature]*  
Notary Signature ERICA T. GARRICK  
Printed Notary Signature

My Commission Expires:



## EXHIBIT "A"

A parcel land on Ramrod Key, Monroe County, Florida, being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way boundary line of Coral Avenue as shown on Plat Book 4, page 161, in the Public Records of Monroe County, Florida, with the Southerly right of way boundary line of Old State Road 4-A and run thence Easterly along the said Southerly line of State Road 4-A a distance of 710.97 feet to the Point of Beginning; thence continue Easterly along the said Southerly line a distance of 100 feet to a point; thence Southerly at right angles 96.5 feet to a point on the Northerly right of way boundary line of US Highway No. 1; thence Westerly at right angles along the said Northerly line of US Highway No. 1 a distance of 100 feet to a Point; thence Northerly at right angles 96.5 feet, back to the Point of Beginning. (Also known as Parcel No. 5. US Highway # 1, Ramrod Key, Florida.)

### AND THE WESTERLY 25 FEET OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

A parcel of land on Ramrod Key, Monroe County, Florida, being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way boundary line of Coral Avenue as shown on Plat Book 4, page 161, in the Public Records of Monroe County, Florida, with the Southerly right of way boundary line of Old State Road 4-A and run thence Easterly along the said Southerly line of State Road 4-A a distance of 810.97 feet to the Point of Beginning; thence continue Easterly along the said Southerly line a distance of 100 feet to a Point; thence Southerly at right angles 96.5 feet to a Point on the Northerly right of way boundary line of US Highway No. 1; thence Westerly at right angles along the said Northerly line of US Highway No. 1; a distance of 100 feet to a point; thence Northerly at right angles 96.5 feet, back to the Point of Beginning. (Also known as Parcel #6, US Highway #1, Ramrod Key, Florida.)

### AND ALSO:

A parcel land on Ramrod Key, Monroe County, Florida, being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way boundary line of Coral Avenue as shown on Plat Book 4, page 161 of the Public Records of Monroe County, Florida, with the Southerly right of way boundary line of Old State Road 4-A and run thence Easterly along the said Southerly line of State Road 4-A a distance of 610.97 feet to the Point of Beginning; thence continue Easterly along the said Southerly line a distance of 100 feet to a point; thence Southerly at right angles 96.5 feet to a Point on the Northerly right of way boundary line of US Highway No. 1; thence Westerly at angles along the said Northerly line of US Highway No.1; a distance of 100 feet to a point; thence Northerly at right angles 96.5 feet, back to the Point of Beginning.

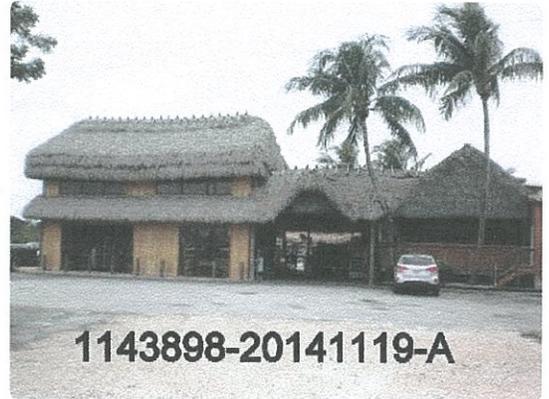
**Disclaimer**

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 00114030-000500  
 Account # 1143898  
 Property ID 1143898  
 Millage Group 100H  
 Location 27205 OVERSEAS HWY , RAMROD KEY  
 Address  
 Legal 29 66 29 RAMROD KEY PT LOTS 4 & 5 (PARCELS3- 5 & W 25' PARCEL 6) OR230-518/19 OR470-431/32 OR596-764 OR603-152 OR658-47/48 OR688-270/273 OR691-767/768 OR696-530 OR696-528-529 OR764-666 OR794-1924 OR845-2064 OR1006-1166 OR1024-606 OR1098-1192/93DC/AFF OR1131-870R/S OR1266-540/41AFF OR1266-542/43 OR1302-1038/39 OR1302-1040Q/C OR1370-331/33 OR1371-1414/15Q/C OR1371-1416/17Q/C OR1414-364/66C OR1676-2056/60 OR1741-267/68 OR1971-2318 OR2147-2453  
 Description  
 (Note: Not to be used on legal documents)  
 Neighborhood 10050  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 29/66/29  
 Affordable No  
 Housing



**Owner**

L J GATORS LC  
 27205 OVERSEAS HWY  
 RAMROD KEY FL 33042

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$549,915	\$699,285	\$718,378	\$447,323
+ Market Misc Value	\$147,472	\$159,077	\$143,408	\$161,963
+ Market Land Value	\$425,573	\$425,573	\$425,573	\$425,573
= Just Market Value	\$1,122,960	\$1,283,935	\$1,287,359	\$1,034,859
= Total Assessed Value	\$1,122,960	\$1,252,178	\$1,138,344	\$1,034,859
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,122,960	\$1,283,935	\$1,287,359	\$1,034,859

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	56,743.00	Square Foot	0	0

**Commercial Buildings**

Style PATIO DINING / 21E  
 Gross Sq Ft 15,857  
 Finished Sq Ft 8,441  
 Perimeter 0  
 Stories 5  
 Interior Walls NONE  
 Exterior Walls NO VALUE  
 Quality 300 ()  
 Roof Type GABLE/HIP  
 Roof Material METAL  
 Exterior Wall1 NO VALUE  
 Exterior Wall2  
 Foundation WOOD PIERS  
 Interior Finish NONE  
 Ground Floor Area  
 Floor Cover SFT/HD WD  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1991

Year Remodeled 0  
 Effective Year Built 2005  
 Condition AVERAGE

Style RETAIL MIN INT / 11E  
 Gross Sq Ft 1,462  
 Finished Sq Ft 1,462  
 Perimeter 0  
 Stories 2  
 Interior Walls DRYWALL  
 Exterior Walls CUSTOM  
 Quality 300 ()  
 Roof Type GABLE/HIP  
 Roof Material WOOD SHINGLE  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation  
 Interior Finish DRYWALL  
 Ground Floor Area  
 Floor Cover TERRAZZO  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 2010  
 Year Remodeled 0  
 Effective Year Built 2010  
 Condition AVERAGE

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1986	1987	1	1 UT	2
UTILITY BLDG	1990	1991	1	64 SF	3
UTILITY BLDG	1990	1991	1	80 SF	2
PATIO	1995	1996	1	900 SF	2
BRICK PATIO	2002	2003	1	1950 SF	2
ASPHALT PAVING	1993	1994	1	16505 SF	2
BRICK PATIO	2006	2007	1	1890 SF	4
FENCES	1991	2009	1	600 SF	2
WATER FEATURE	2006	2007	1	5 UT	2
PATIO	2006	2007	1	4827 SF	3
FENCES	2006	2007	1	1700 SF	1
COMM ELEVATOR	2006	2007	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/15/2001	\$662,500	Warranty Deed		1741	267	M - Unqualified	Improved
11/25/2000	\$500,000	Warranty Deed		1676	2056	M - Unqualified	Improved
9/1/1995	\$171,500	Quit Claim Deed		1371	1416	M - Unqualified	Improved
3/1/1986	\$75,000	Warranty Deed		1006	1166	M - Unqualified	Vacant
2/1/1977	\$8,500	Conversion Code		764	666	Q - Qualified	Vacant

**Permits**

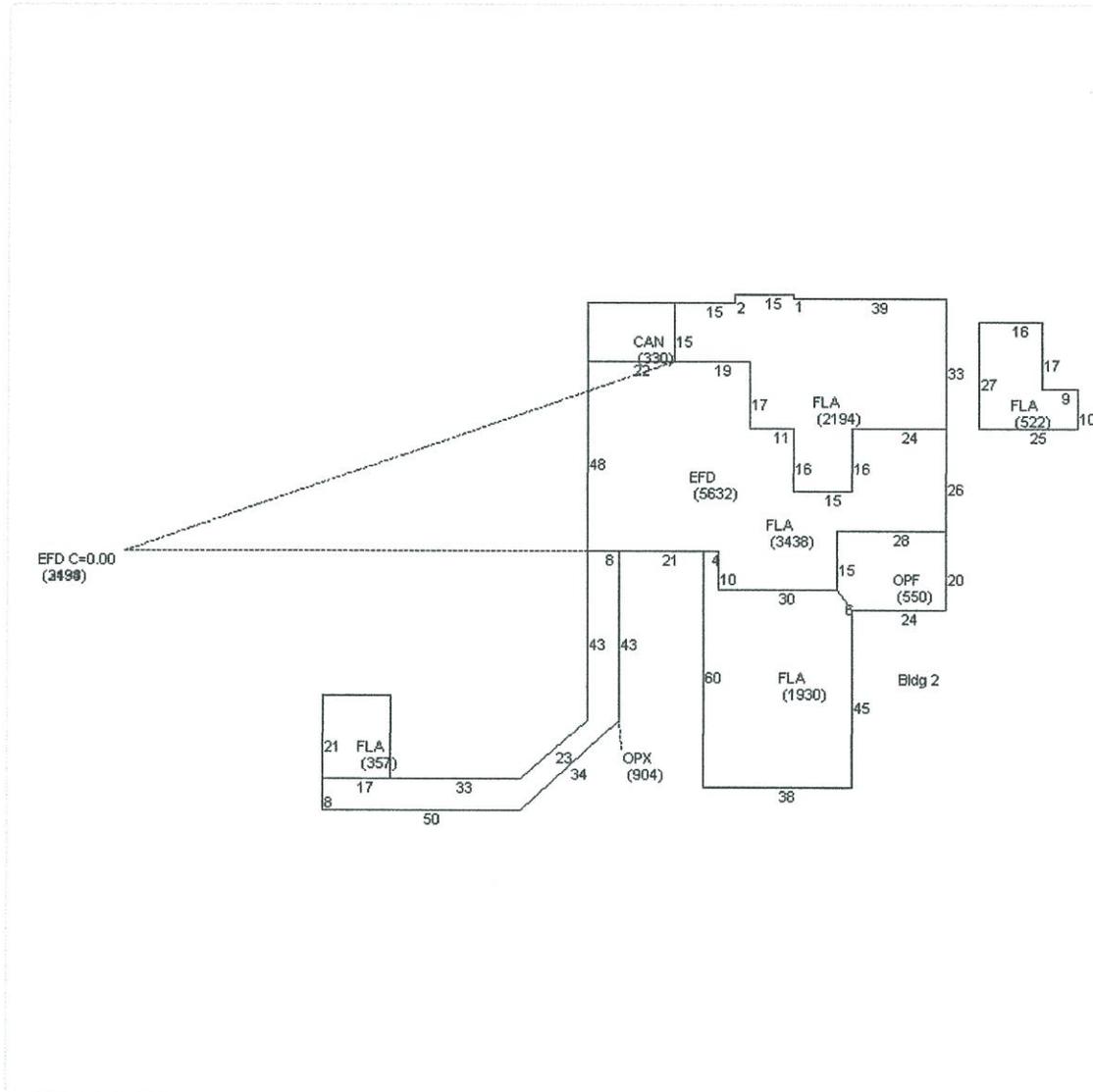
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13101945	5/16/2013	11/19/2014	\$2,700	Commercial	BURY 500 GALLON PROPANE TANK AND CONNECT TO EXISTING SYSTEM.
13100996	3/15/2013	11/19/2014	\$1,100	Commercial	RETHATCH TIKI AT MINI GOLF.
13100234	2/8/2013	11/19/2014	\$497	Commercial	customer owned burner into fire pit and run line ug to existing tank
11105362	5/8/2012	6/12/2014	\$11,484	Commercial	ATF PERMIT TO REPLACE EXISTING COOLER AND REFACE BAR
11105363	5/8/2012	6/12/2014	\$1,840	Commercial	COMPLETE WALK IN COOLER
11106009	12/19/2011	6/12/2014	\$3,000	Commercial	ASPHALT RECYCLE AND REPLACEMENT
06105398	5/15/2009	5/26/2011	\$6,460	Commercial	Commercial Building - new ROGO / "BOONDOCKS" - THATCHED ADDITON, SLAB, BATHROOMS, CHANGE OF USE - THATCHED EXPANSION TO RESTAURANT & PATIO / TO COMPLETE 10 X 20 FT CONCRETE SLAB / CHANGE OF USE FOR 750 SF OF GOLF COURSE TO SEATING
06106676	1/22/2008	12/31/2008	\$11,000	Commercial	WHEEL CHAIR LIFT
06106567	12/1/2006	12/29/2006	\$400	Commercial	EXTEND 6' WOOD FENCE BY 18 LF
06106271	11/13/2006	12/29/2006	\$15,000	Commercial	REPLACE KITCHEN EXHAUST HOOD, FIRE SUPPRESSION SYSTEM & GAS MANIFOLD PIPE
06105455	9/15/2006	12/29/2006	\$27,000	Commercial	EXTEND THATCH ROOF OVER OUTDOOR SEATING AREA & REPAIR EXISTING THATCHED ROOF
06105263	9/13/2006	12/29/2006	\$60,000	Commercial	COVERED WALKWAY
06101788	4/27/2006	12/29/2006	\$0	Commercial	100 SF OPEN AIR RETAIL SPACE
991781	7/1/1999	12/15/1999	\$27,000	Commercial	ROOFING
94100456	12/1/1995	11/1/1996	\$15,000	Commercial	ADDITION-COMMERCIAL

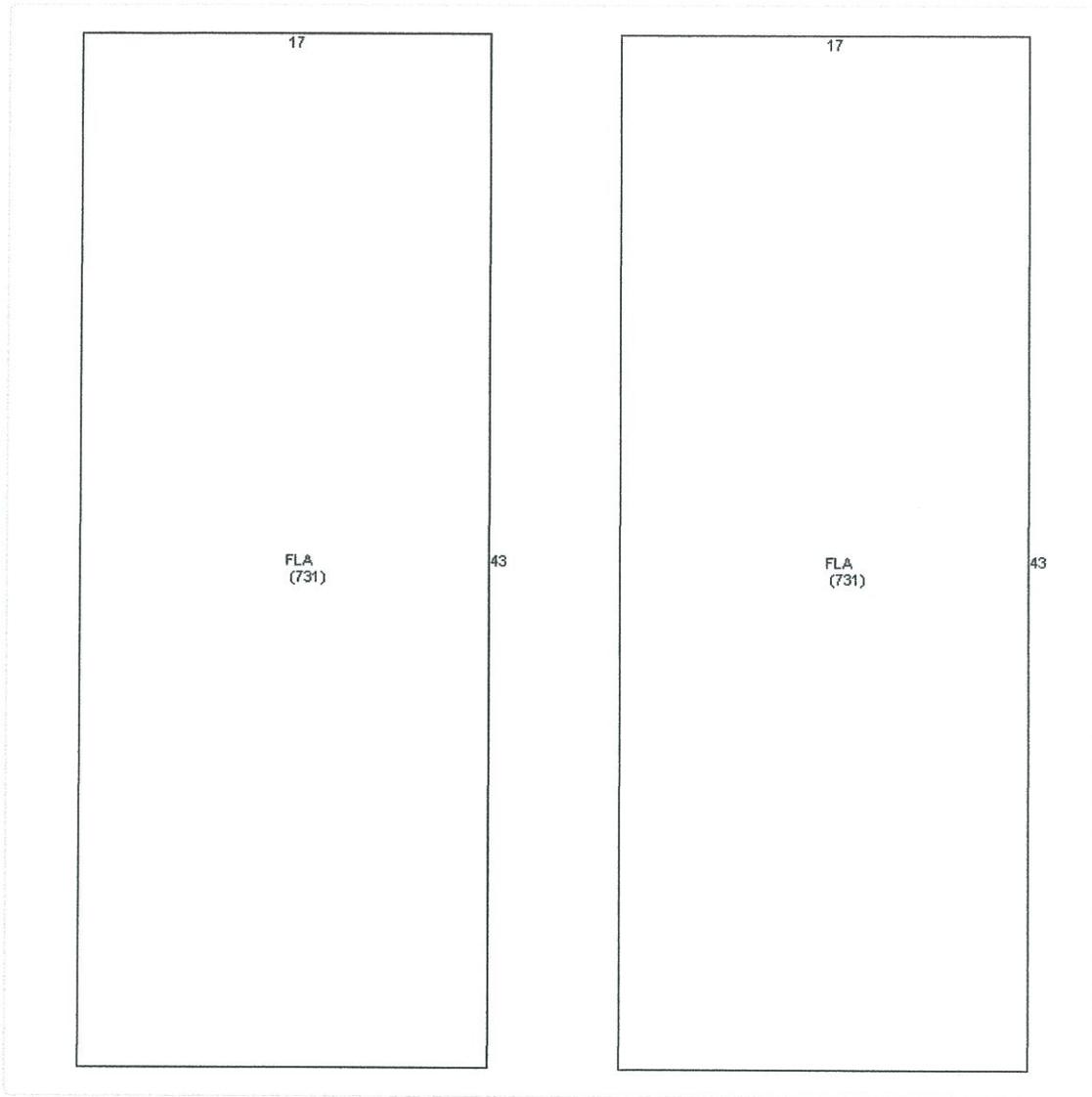
Number	Date Issued	Date Completed	Amount	Permit Type
95100392	5/1/1995	1/1/1996	\$3,000	Commercial
91103103	7/1/1991	8/1/1991	\$450	Commercial
90101393	1/1/1991	8/1/1991	\$12,000	Commercial
90101660	10/1/1990	12/1/1990	\$900	Commercial
89-2132	1/1/1989	8/1/1990	\$1	Commercial
A-16211	9/1/1986	8/1/1991	\$6,960	Commercial

Notes

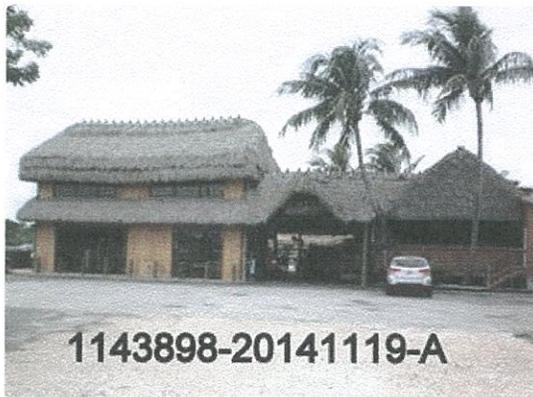
AFTER THE FACT ASPHALT  
 ATF BATHROOM IN EXISTING COMMERCIAL BUILDING / HANDICAP  
 THATCH ROOF (1169 SF) & NEW DECKING (1080 SF) - REATTACH RAMP & DEMO TO EXISTING  
 COMMERCIAL BLDG  
 DRAINFIELD  
 COMMERCIAL  
 COMMERCIAL BUILDING

Sketches (click to enlarge)





**Photos**



## Map



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

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

Last Data Upload Data: 2/6/2018, 7:03:02 AM

  
Schneider  
Developed by  
The Schneider  
Corporation



**Overview**



**Legend**

-  Major Roads
-  Centerline
-  Hooks
-  Road Center
-  Rights of Way
-  Condo Building
-  Conservation Easement
-  Key Names
-  Subdivisions
-  Parcels

<b>Parcel ID</b> 00114030-000500	<b>Alternate ID</b> 1143898	<b>Owner Address</b> L J GATORS L C
<b>Sec/Twp/Rng</b> 29/66/29	<b>Class</b> RESTAURANT	27205 OVERSEAS HWY
<b>Property Address</b> 27205 OVERSEAS HWY RAMROD KEY		RAMROD KEY, FL 33042
<b>District</b> 100H		
<b>Brief Tax Description</b> 29 66 29 RAMROD KEY PT LOTS 4 & 5 (PARCELS3- 5 & W 25' PARCEL 6) OR230-518/19 OR470-431/32 OR596-764 OR603-152 OR658-47/48 OR688-270/273 OR691-767/768 OR696-530 OR696-528-529 OR764-666 OR794-1924 OR845-2064 OR1006-1166 OR1024-606 OR1098-1192/93DC/AFF OR1131-870R/S OR1266-540/41AFF OR1266-542/43 OR1302-1038/39 OR1302-1040Q/C OR1370-331/33 OR1371-1414/15Q/C OR1371-1416/17Q/C OR1414-364/66C OR1676-2056/60 OR1741-267/68 OR1971-2318 OR2147-2453		
<i>(Note: Not to be used on legal documents)</i>		

Date created: 2/6/2018  
Last Data Uploaded: 2/6/2018 7:03:02 AM

 Developed by  
The Schneider Corporation

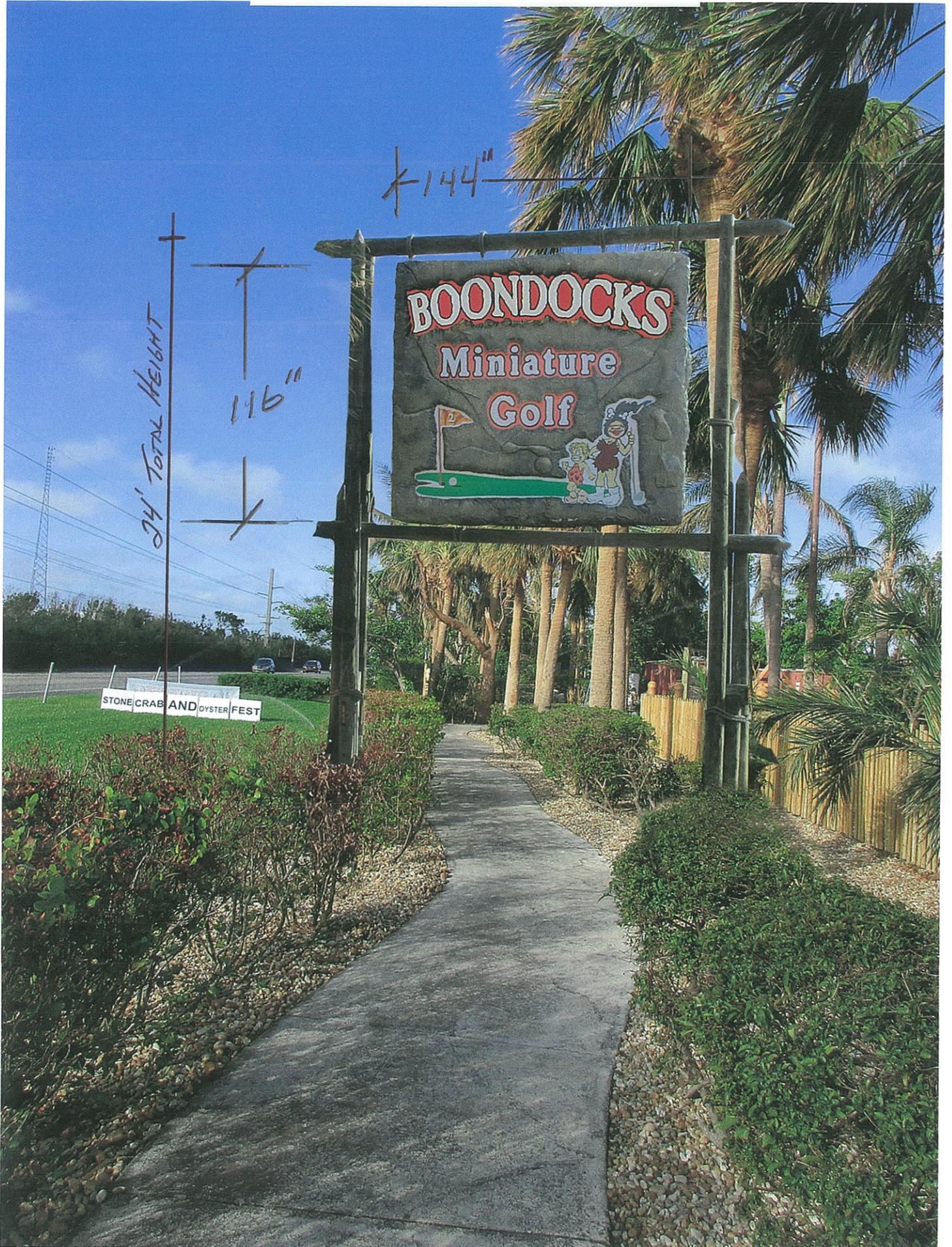


**PHOTOGRAPHS OF SITE FROM ADJACENT ROADWAY**

EXISTING SIGNAGE



# NEW MINIATURE GOLF SIGN



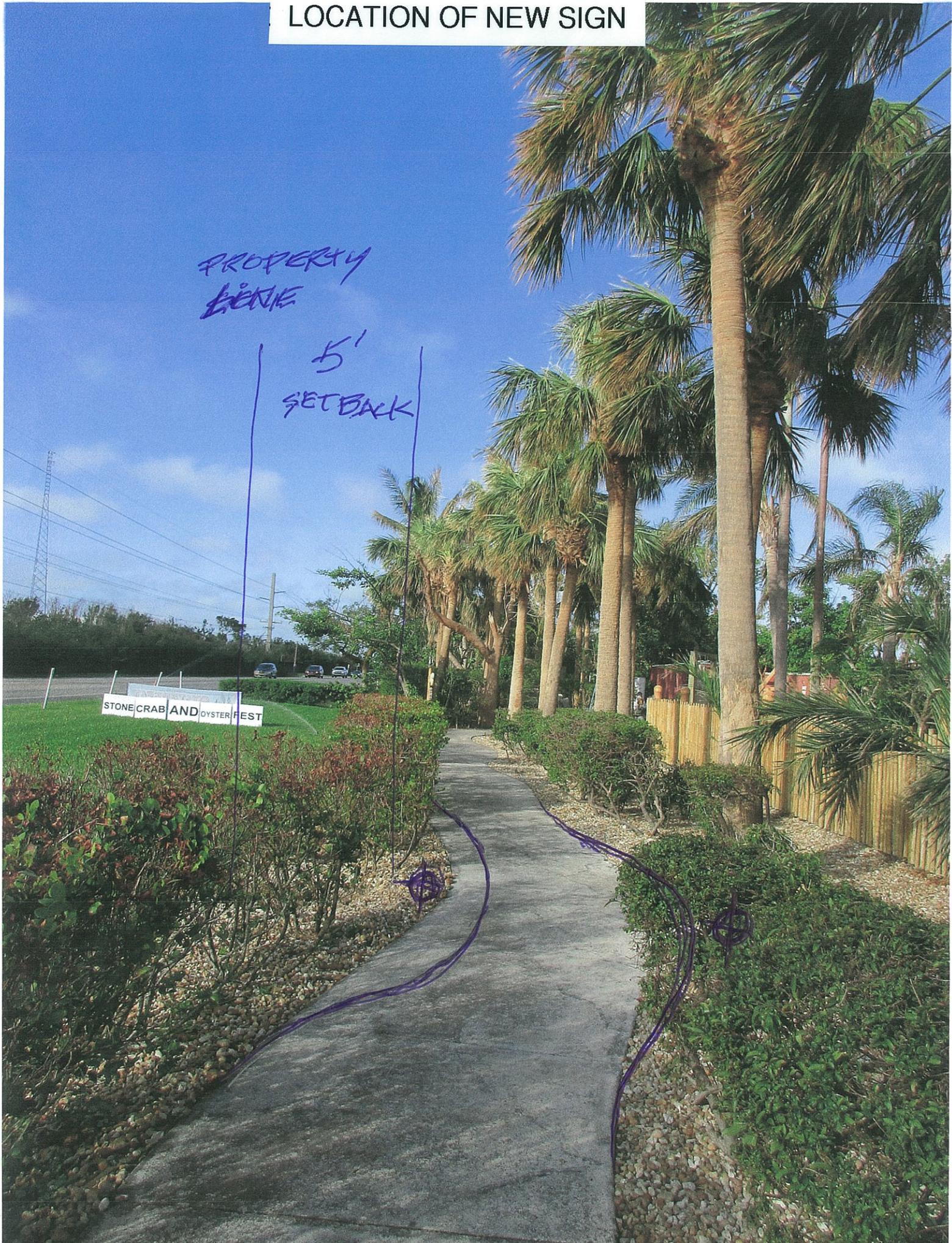


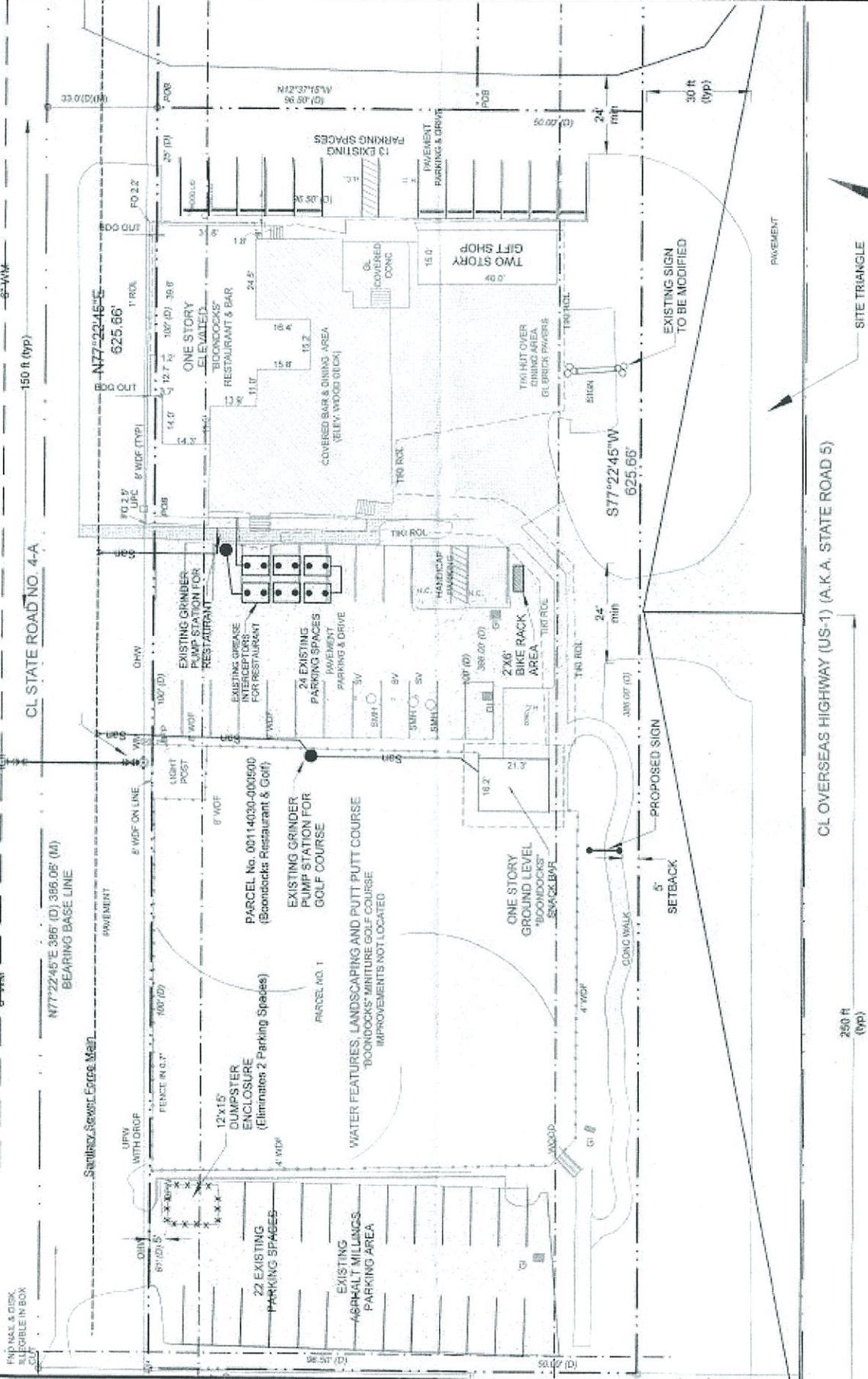
# LOCATION OF NEW SIGN

PROPERTY  
LINE

5'  
SETBACK

STONE CRAB AND OYSTER FEST





**RECEIVED**  
FEB 07 2018  
2018-036  
MARSHALL COUNTY PLANNING DEPT



**BOONDOCKS  
SITE PLAN**

CL OVERSEAS HIGHWAY (US-1) (A.K.A. STATE ROAD 5)

**SIGN VARIANCE REQUEST**  
for  
Boondocks Grille & Draft House  
27205 Overseas Hwy, Ramrod Key, FL

Revisions:  
No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

Reynolds Engineering Services, Inc.  
FL C.A. No. 26597  
22972 Overseas Highway  
Cudjoe Key, FL 33042  
jim@ReynoldsEngineeringServices.com  
305-394-5987



Reynolds Engineering Services, Inc.

Date: 2/6/2018  
Page: 1 of 1

**Additional Information added to File 2018-026**

VERGARA ROLANDO  
27067 Angelfish RD  
Summerland Key, FL 33042-5307

BENEWAY CHARLES III AND MICHELLE  
27048 ANGELFISH RD  
SUMMERLAND KEY, FL 33042-5304-

BURNS ROBERT W AND ELIZABETH V  
29 ORIOLE DR  
EWING, NJ 08628-2707-

CASSEL NATILEENE W  
80 CORAL AVE  
SUMMERLAND KEY, FL 33042-5329-

COOK THOMAS JOHN  
P O BOX 430600  
BIG PINE KEY, FL 33043-

COUNTY OF MONROE  
1100 Simonton ST  
Key West, FL 33040-3110 \*  
\*\*\*\*EMAIL\*\*\*\*

CRUZ RENE A  
27063 OVERSEAS HWY  
SUMMERLAND KEY, FL 33042-5341-

D.C. MILLER CONSULTING INC  
147 KEY HAVEN RD  
KEY WEST, FL 33040-6212-

DIXON THOMAS A  
27188 DOLPHIN RD  
SUMMERLAND KEY, FL 33042-5348-

DORRIBO MAURICIO E  
27029 OLD STATE RD 4A  
RAMROD KEY, FL 33042-

DOT/ST.OF FL  
STATE ROAD DEPT OF FLORIDA  
TALLAHASSEE, FL 32399-

FLETCHER DAVID W  
27039 STATE RD 4A  
RAMROD KEY, FL 33042-

GARCIA CALIXTO ANTONIO AND  
AURELIA  
27038 ANGELFISH RD  
RAMROD KEY, FL 33042-5304-

GARDNER LANNY P  
27205 OVERSEAS HWY  
SUMMERLAND KEY, FL 33042-5344-

GRISSINGER REID ALLEN AND  
VANESSA  
27058 ANGELFISH RD  
SUMMERLAND KEY, FL 33042-5304-

HABITAT FOR HUMANITY OF K W AND  
LOWER FL KEYS INC  
PO Box 5872  
Key West, FL 33045-5872

HAGGARD ANDREW AND VIRGINIA  
26976 ANGELFISH RD  
RAMROD KEY, FL 33042-5330-

HERNANDEZ RAFAEL E  
3822 SW 6TH AVE  
CAPE CORAL, FL 33914-

HORN ROSEDMARLI R AND SANFORD  
LOUIS IV  
27019 OLD STATE RD 4A  
RAMROD KEY, FL 33042-

KAVANAGH AGNES M  
27049 OLD STATE ROAD 4A  
RAMROD KEY, FL 33042-5302-

UNDERWOOD WILLIAM J  
27037 Angelfish RD  
Summerland Key, FL 33042-5307

L J GATORS LLC  
27205 OVERSEAS HWY  
SUMMERLAND KEY, FL 33042-5344-

LE NOIR NICOLE  
79 CORAL AVE  
SUMMERLAND KEY, FL 33042-5303

LEE LARRY O  
103 OCEAN BAY DR  
KEY LARGO, FL 33037-2446-

LOPEZ JORGE  
44E 12TH AVE  
KEY WEST, FL 33040-5871-

LOWE EDWARD AND WANDA  
PO BOX 4604  
KEY WEST, FL 33041-4604-

LOWER KEYS RESORT LLC  
2532 ESTERO BLVD APT 102  
FORT MYERS BEACH, FL 33931-3336-

MCCALL JAMES REVOC LIVING TRUST  
AGREE 1/11/2011  
33 Indies RD  
Summerland Key, FL 33042-5409

MCCALL JAMES REVOCABLE LIVING  
TRUST AGREE 1/11/11  
PO BOX 420758  
SUMMERLAND KEY, FL 33042-0758-

MONROE COUNTY  
500 WHITEHEAD ST \*  
KEY WEST, FL 33040-  
\*\*\*\*EMAIL\*\*\*\*

TIITF  
C/O DEP  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

ZIA TRUST INC CUSTODIAN FOR JOE  
SHORT IRA  
4131 CAMINO COYOTE STE A  
LAS CRUCES, NM 88011-3000-

TISON VERA  
4814 NW 34TH ST  
GAINESVILLE, FL 32605-1147-

MONROE COUNTY COMPREHENSIVE  
PLAN LAND AUTHORITY  
1200 Truman AVE , Unit Ste 207  
Key West, FL 33040-7270

MONTAGANO DAVID  
C/O BAYSHORE LANDSCAPE AND  
NURSERY  
PO BOX 430649  
BIG PINE KEY, FL 33043-0649

PAEZ HERIBERTO AND CARIDAD  
930 SOUTHARD ST  
KEY WEST, FL 33040-7176-

PAEZ HERIBERTO AND CARIDAD  
27180 ANGELFISH RD  
SUMMERLAND KEY, FL 33042-5305-

STATE OF FL DEPT OF  
TRANSPORTATION  
605 SUWANNEE ST  
TALLAHASSEE, FL 32399-0450-

THRELKELD JON E AND NEYSA M  
27139 ANGELFISH RD  
SUMMERLAND KEY, FL 33042-5306-

PARKINSON DEAN  
PO BOX 371937  
KEY LARGO, FL 33037-1937-

PISECCO CARLA R  
27018 ANGELFISH RD  
SUMMERLAND KEY, FL 33042-5304-

PP KEYS BREEZE LLC  
PO Box 420236  
Summerland Key, FL 33042-0236

RAMPERSAUD LILOWTIE  
PO BOX 420176  
SUMMERLAND KEY, FL 33042-0176-

RAMROD PROPERTY INVESTMENTS  
LLC  
27300 OVERSEAS HWY  
RAMROD KEY, FL 33042-

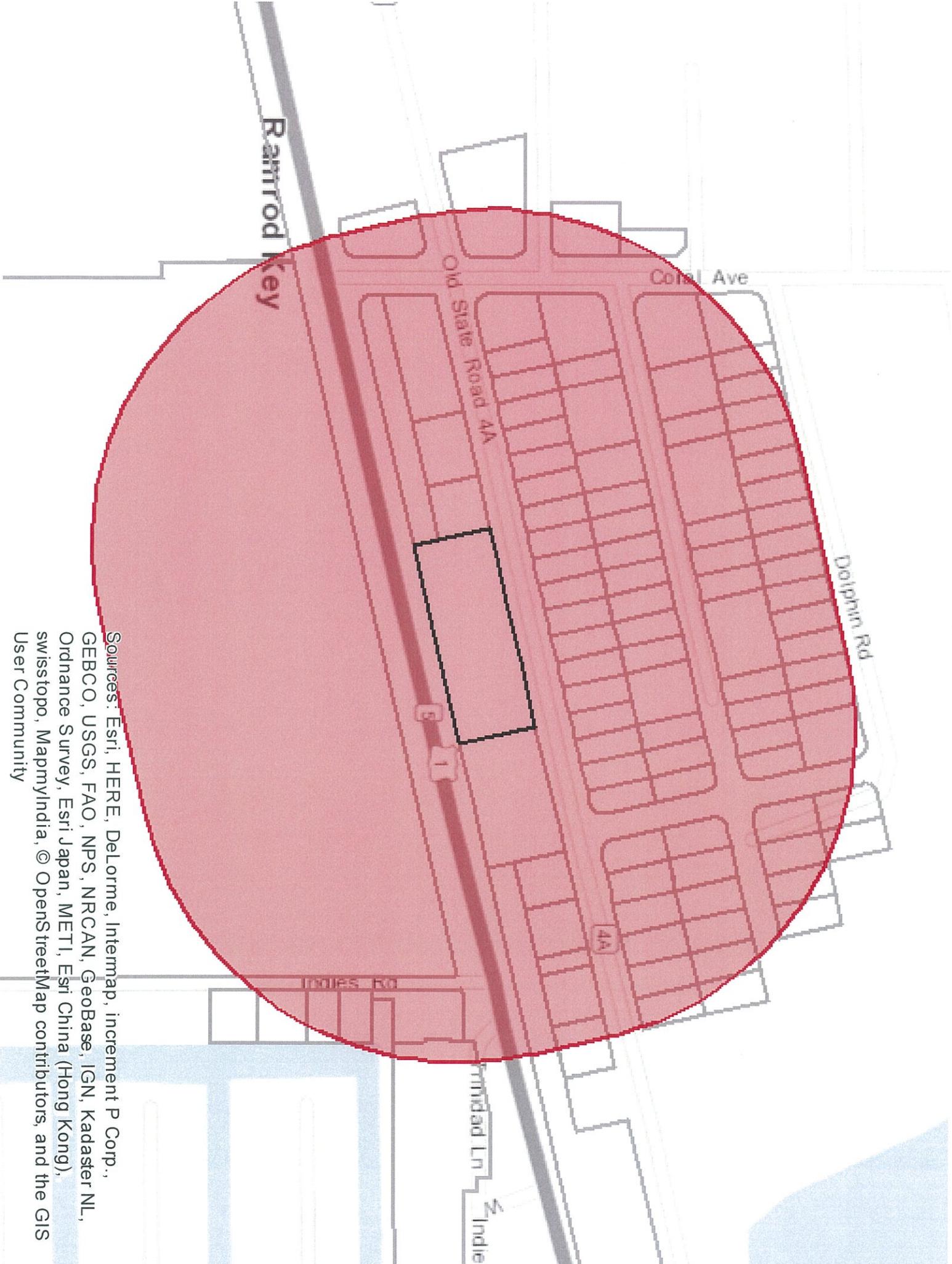
RAY PATRICIA A  
27213 Old State Road 4A  
Ramrod Key, FL 33042-5300

ROGERS ARTHUR A  
27036 DOLPHIN RD  
RAMROD KEY, FL 33042-

SHARPE JAMES E III AND BEATA K  
29141 CLOVER LN  
BIG PINE KEY, FL 33043-

SHEPHARD DAVID S AND JUDY A  
PO BOX 430141  
BIG PINE KEY, FL 33043-0141-

SR4A PROPERTIES INC  
27205 OVERSEAS HWY  
SUMMERLAND KEY, FL 33042-5344-



Sources: Esri, HERE, DeLorme, Intermop, increment P Corp.,  
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS  
User Community

**End of Additional File 2018-026**

BOUNDARY  
YARD  
 setback

RAMROD SHORES MARINA SECTION  
PLAT BOOK 4, PAGE 161



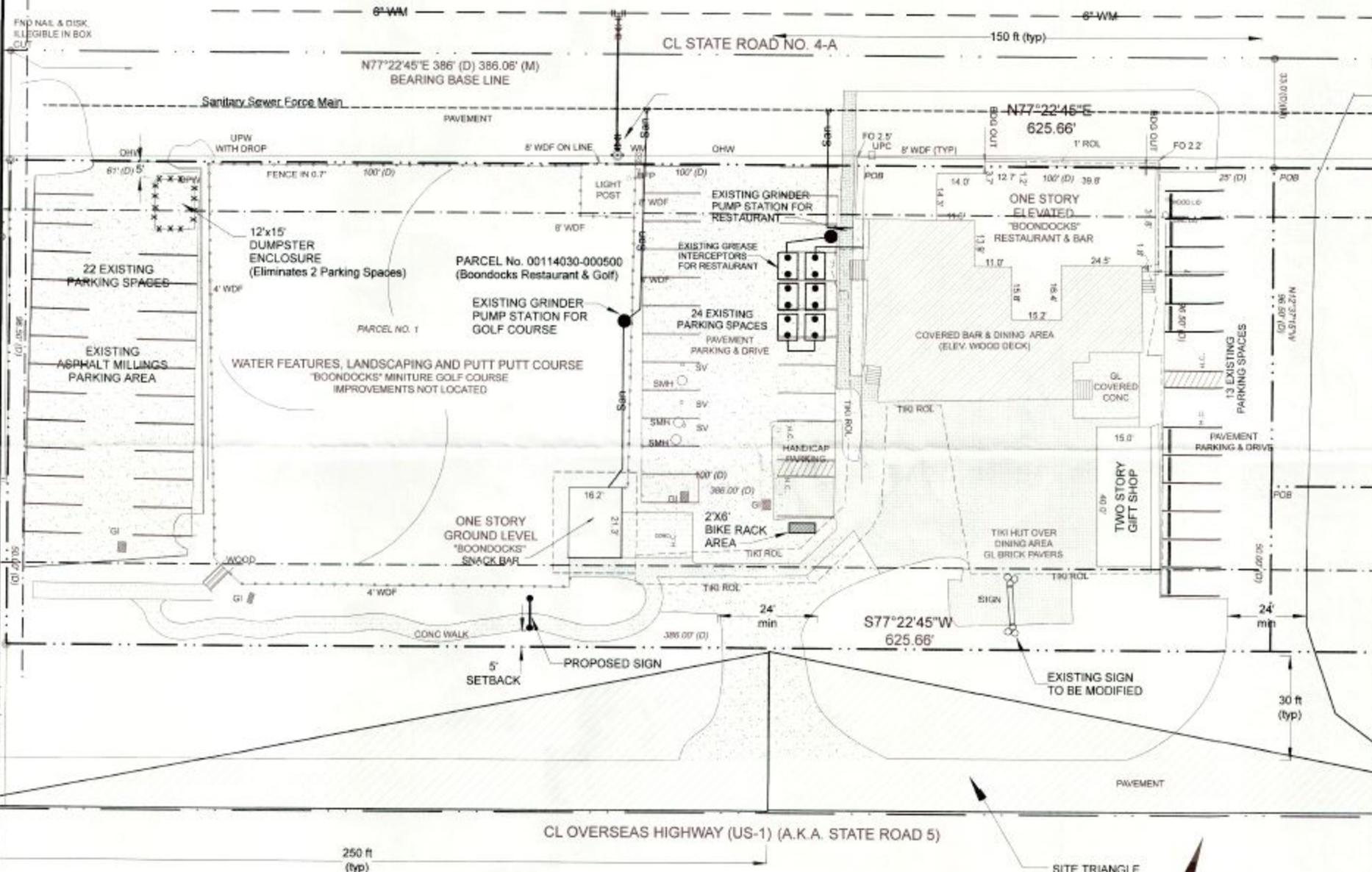
James C. Reynolds, PE  
FL Lic. No. 46685

Reynolds Engineering Services, Inc.  
FL C.A. No. 26597  
22972 Overseas Highway  
Cudjoe Key, FL 33042  
Jim@ReynoldsEngineeringServices.com  
305-394-5987

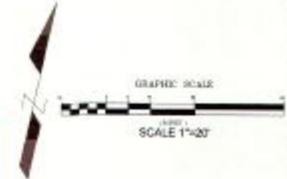
Revisions:  
No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

**SIGN VARIANCE REQUEST**  
for  
**Boondocks Grille & Draft House**  
27205 Overseas Hwy, Ramrod Key, FL

Title: \_\_\_\_\_  
Date: 2/6/2018  
Page: 1 of 1



**BOONDOCKS  
SITE PLAN**



## Aguila-Ilze

---

**From:** Patty Ray <pattyray9@gmail.com>  
**Sent:** Wednesday, April 18, 2018 11:58 AM  
**To:** Aguila-Ilze  
**Subject:** Boondocks Sign Variance

Since I am unable to attend the meeting on April 25th, I am writing to object to the proposed sign to be located on Boondocks property.

It is not the sign itself, but the fact that it will be lighted that interferes with the use and enjoyment of my property.

Especially since Irma, my home is subjected to greatly increased light pollution. One of the primary reasons I bought my home, in the woods, away from heavily populated areas, was to enjoy stargazing from my rooftop deck. A lighted sign will create more light pollution and diminish my ability to enjoy the night sky.

Sincerely,

Patty Ray

## **Aguila-Ilze**

---

**From:** Gale Upmal <galeupmal@icloud.com>  
**Sent:** Wednesday, April 18, 2018 12:08 PM  
**To:** Aguila-Ilze  
**Subject:** Boondocks sign

Please. Please. No more lighted signs. We like our night stars.

Sent from my iPhone

## **Aguila-Ilze**

---

**From:** Kevin <27425rrk@gmail.com>  
**Sent:** Friday, April 20, 2018 11:49 AM  
**To:** Aguila-Ilze  
**Subject:** Boondocks Sign

Do we really need more signage for Boondocks? Especially an illuminated one?  
Can't miss the place as it is. And I'm sure after Boondocks gets their new sign, Looe Key Tiki will want a bigger one as well, so where will it end. Please consider our night sky, and light pollution. We moved here to get away from "Big City" lights.

Kevin T, Ramrod Key



## **MEMORANDUM**

**MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**

*We strive to be caring, professional and fair*

To: PLANNING COMMISSIONERS, JOHN WOLFE

From: ILZE AGUILA, SR. PLANNING COMMISSION COORDINATOR

Date: APRIL 24, 2018

RE: AGENDA ITEM # 6 – Summerland Key Marina (PC Variance)  
(File 2018-037)

---

All,

Due to a discrepancy in proposed parking calculations, the above referenced item will be continued to the next Planning Commission Hearing, scheduled for May 30, 2018.

Ilze Aguila  
Sr. Planning Commission Coordinator  
Planning & Environmental Resources Department  
2798 Overseas Highway, Marathon, FL 33050  
(305) 289-2522