

File #: 2024-196

Owner's Name: Dickerson Coppitt Marina,
LLC & Dickerson Group, Inc

Applicant: Smith Hawks, PL

Agent/Contact: Barton W Smith
Jess Miles Goodall

Type of Application: FLUM Amend

Key: Big Coppitt

RE #: 00120940-000301
00120940-000000

Additional Information added to File 2024-196

End of Additional File 2024-196

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2024-196
OCT 11 2024
MONROE COUNTY
PLANNING DEPT.

Future Land Use Map (FLUM) Amendment Application

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

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

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

Advertising Costs: \$245.00

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

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: 10 / 01 / 2024
Month Day Year

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

Smith Hawks, PL

Barton W. Smith / Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

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

Bart@Smithhawks.com; Brandi@SmithHawks.com
Jess@SmithHawks.com; Jacob@SmithHawks.com

(305) 296 7227

Work Phone

Home Phone

Cell Phone

Email Address

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

Dickerson Coppitt Marina, LLC's and the Dickerson Group Inc. c/o Agent

(Name/Entity)

Contact Person

c/o Agent

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

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Block	Lot	Subdivision	Big Coppitt Key Name
00120940-000301 and 00120940-000000		9098332 and 00120940-000000	
Real Estate (RE) / Parcel ID Number		Alternate Key Number	
Vacant Land, Big Coppitt Key		9.5	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): MCF and I

Proposed Future Land Use Map Designation(s): Agricultural

Current Land Use District Designation(s): CFA and I

Total Land Area Affected by Proposed FLUM (in acres): 66.84 acres

Tier Designation(s): Tier III

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Vacant Land and borrow pit (See attached Correspondence)

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

See attached correspondence

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

Reduction in density - consistent with 101.5.26 (See attached correspondence)

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

See attached correspondence

- 2) **The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:**

See attached correspondence

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

See attached correspondence

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

See attached correspondence

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) **Changed projections (e.g. regarding public service needs) from those on which the text was based**

See attached correspondence

- 2) **Changed assumptions (e.g. regarding demographic trends):**

See attached correspondence

- 3) **Data errors, including errors in mapping, vegetative types and natural features:**

See attached correspondence

- 4) **New issues:**

See attached correspondence

- 5) **Recognition of a need for additional detail or comprehensiveness:**

See attached correspondence

6) Data updates:

See attached correspondence

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

See attached correspondence

* * * * *

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting, as indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab A**
- Ownership Disclosure Form **Tab B**
- Current Property Record Card(s) from the Monroe County Property Appraiser **Tab C**
- Location map **Tab D**
- Photograph(s) of site(s) from adjacent roadway(s) **Tab E**
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area **Tab F**)
- A list of names and addresses of all property owners within a 600 foot radius of the property(ies). 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 **Tab G**
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal) **Tab H**

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) **Tab I**
- Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) **Tab J**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

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

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? Yes No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

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: 10-01-2024

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me, by means of either physical presence OR online notarization, on 1ST day of October, 2024 by JESS Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

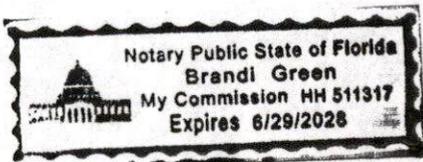
Who is personally known to me OR produced N/A as
(TYPE OF ID PRODUCED)
identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC

Brandi Green
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: 09 / 11 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing THE DICKERSON GROUP, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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.

Rockland Key

Lot Block Subdivision

Key (Island)

00122070-000000

1156108

Real Estate (RE) / Parcel ID Number

Alternate Key Number

101 Overseas Highway, Rockland Key, Florida 33040

8

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

Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

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

Bart@SmithHawks.com;
Jess@SmithHawks.com;
Brandi@SmithHawks.com

(305)296-7227

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] Date: 9-11-24
Printed Name of Owner: John Joyner as President of Dickerson Group, Inc.

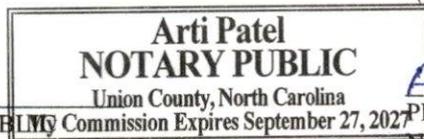
STATE OF NC

COUNTY OF Mecklenburg

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 11 day of September, 2024, by John Joyner as President of Dickerson Group, Inc.
(PRINT NAME OF PERSON MAKING STATEMENT)

who is [] personally known to me OR [X] produced Driver License as identification.
(TYPE OF ID PROVIDED)



[Signature]
SIGNATURE OF NOTARY PUBLIC

Arti Patel 09/27/2027
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

AGENT AUTHORIZATION FORM

Date of Authorization: 09 / 11 / 2024
Month Day Year

I hereby authorize Smith Hawks, PL / Barton W. Smith, Esq. Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing DICKERSON COPPITT MARINA, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(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.

Big Coppitt Key

Lot Block Subdivision

Key (Island)

00120940-000000

1154598

Real Estate (RE) / Parcel ID Number

Alternate Key Number

Vacant Land, Big Coppitt Key, Florida 33040

8

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

Approximate Mile Marker

Authorized Agent Contact Information:

138 Simonton Street, Key West, Florida 33040

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

Bart@SmithHawks.com;
Jess@SmithHawks.com;
Brandi@SmithHawks.com

(305)296-7227

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: John Joyner Date: 9-11-24
Printed Name of Owner: John Joyner as Authorized Member of Dickerson Coppitt Marina, LLC

STATE OF NC

COUNTY OF Mecklenburg

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 11 day of September, 2024, by John Joyner as Authorized Member of Dickerson Coppitt Marina, LLC
(PRINT NAME OF PERSON MAKING STATEMENT)

who is personally known to me OR produced Driver license as identification.
(TYPE OF ID PROVIDED)

Arti Patel
NOTARY PUBLIC
Union County, North Carolina
My Commission Expires September 27, 2027

Arti Patel 09/27/2027
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

SMITH/HAWKS

ATTORNEYS AT LAW

RECEIVED
2024-190
OCT 11 2024
MONROE COUNTY
PLANNING DEPT.

Barton W. Smith, Esq.
Jacob McMahan, Esq.
Jess Miles Goodall, Esq.
Telephone: (305) 296-7227
Email: Bart@SmithHawks.com
Jacob@SmithHawks.com
Jess@SmithHawks.com
Brandi@SmithHawks.com

SENT VIA FEDEX
7787 6982 5832

October 1, 2024

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway, Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

**RE: DICKERSON COPPITT MARINA, LLC, AND THE DICKERSON GROUP, INC.,
APPLICATION FOR FUTURE LAND USE MAP AMENDMENT**

Dear Emily,

Enclosed, please find our client, Dickerson Coppitt Marina, LLC, and the Dickerson Group Inc.'s, (collectively, the "Applicant") application for a Future Land Use Map Amendment ("Application"), check no. 8987 in the amount of \$12,096.00 for the application fee, advertising costs, surrounding property owner notification (SPON), and advertising and noticing fees for a community meeting. Please also find a complete and true copy of this letter and the application package, to be date-stamped and returned using the self-addressed envelope provided.

The Application is for a Future Land Use Map Amendment ("Amendment") in accordance with §102-158 of the Monroe County Land Development Code ("LDC"), to authorize the Agricultural/Aquacultural Use Overlay on the vacant land, and borrow pit located on Big Coppitt Key, with Monroe County RE No.: 00120940-000000, and as described in the attached legal description ("Property").

Proposed Amendment:

The Agricultural FLUM will allow the property to utilize the Agricultural/Aquacultural Use Overlay pursuant to LDC Section 130-120, which would allow the Property's abandoned quarry pit to be used as a sustainable and environmentally seaweed farm, growing seaweed native to the Florida Keys. The quarry pit is already zoned Industrial and Commercial Fishing District, and the aquacultural overlay is permitted on any zoning category that is within the Agricultural FLUM designation. Additionally, the Agricultural FLUM designation has no directly corresponding zoning category, and zoning districts remain subject to the underlying zoning district standards. The quarry pit has no current use, and aquaculture is one of the few, if any, practical uses available for the property, which would be less intensive than the industrial and commercial fishing activities currently permitted by the existing zoning.

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE ANALYSIS.

I. BACKGROUND INFORMATION:

Location:	Big Coppitt Key at approximate U.S. 1 Mile Marker 9.5 bay side
Address:	Vacant Land, Big Coppitt Key, Florida
Legal Description:	A parcel of land in Section 21, Township 67, Range 26, Big Coppitt Key, Monroe County, Florida
Real Estate (RE) Number:	00120940-000000
Property Owner/Applicant:	Dickerson Coppitt Marina, LLC
Agent:	SMITH / HAWKS, PL
Total Property Area:	66.84 acres ±
Land Use District:	Industrial (I) and Commercial Fishing District (CFA)
Future Land Use Map (FLUM) Designation:	Industrial (I) and Mixed Use/Commercial Fishing (MCF)
Tier Designation:	Tier III
Flood Zone:	Multiple on site: AE10, VE12, VE14
Existing Uses:	Industrial/Mining Operations/Vacant Land
Community Character of Immediate Vicinity:	Industrial Park, Vacant land, and Residential.

II. APPROVAL REQUEST:

Currently, the parcel is vacant land, located on Big Coppitt Key, Florida. A portion of the Property, the submerged land in the quarry pit, will be utilized for aquaculture once the Agricultural/Aquacultural FLUM is approved, and the Property can utilize the Agricultural/Aquacultural Overlay. This will allow the Applicant to develop a sustainable and environmentally sensitive native seaweed farm within the submerged land on the Property, which is the most suitable use of the vacant borrow pit.

III. EXISTING USE:

The quarry pit has no current use, and aquaculture is one of the few, if any, practical uses available for the property, which would be less intensive than the industrial and commercial fishing activities currently permitted by the existing zoning.

IV. REASON FOR PROPOSED FLUM AMENDMENT:

The Agricultural FLUM will allow the property to utilize the Agricultural/Aquacultural Use Overlay pursuant to LDC Section 130-120, which would allow the Property's abandoned quarry pit to be used as a sustainable and environmentally seaweed farm, growing seaweed native to the Florida Keys.

Applicant intends to farm *asparagopsis taxiformis*, a species of seaweed native to the Florida Keys. The operation of the seaweed cultivation on the Property will require very minimal infrastructure—the seaweed will be grown on vertical lines anchored beneath the water surface, with no need for any infrastructure on land as the seaweed will not be processed on-site. The harvested seaweed will be promptly removed from the Property in trucks, with an anticipated harvest of twice a year. The seaweed will remain fully submerged at all times prior to it being harvested, and no fertilizer or pesticides will be required or used in the operation.

The seaweed's growth and presence will actually increase the water quality in the Property, just as all other native seaweed and seagrasses improve the water quality of the Florida Keys., and as the seaweed will be fully submerged for its entire presence on Property prior to harvest, there is no potential for any offensive odors which occur when aquatic vegetation washes ashore and begins to dry and decompose on land. To preserve the seaweed's quality and use after harvest, it will be promptly removed from the Property for processing, so it will not remain on-site to dry or degrade and cause any offense to surrounding properties or persons.

Further, the seaweed has great potential to indirectly improve air quality from its use after it is processed. *Asparagopsis taxiformis* has been discovered to be a breakthrough additive to cattle feed, which reduces the natural, but rather enormous methane emissions produced by cattle. Methane is a potent greenhouse gas which has 84 times more potential to impact global warming than carbon dioxide through trapping additional heat within the atmosphere. Nearly one third of global methane emission are produced by livestock—predominantly beef and dairy cows. Research shows that replacing just 0.4% of cattle's feed with *asparagopsis taxiformis* will reduce the amount of methane that cattle produce by more than 90%.

The approval of the overlay requested will allow for a safe and healthy farming operation, which will remain practically unseen as there will be no infrastructure on land required and the seaweed will remain fully submerged until harvest, which will only occur twice a year. As the Property is a borrow pit with no current use, aquaculture is one of the few, if any, practical uses available for the land, which would improve the water's quality and be far less intensive than the industrial and commercial fishing activities currently permitted by the Property's zoning. The approval requested will enhance the character and environment of the Property, with the potential to improve the air quality on a global scale with the end product reducing methane emissions from cattle.

V. RELEVANT PRIOR COUNTY ACTIONS:

On June 14, 2021, the County approved development order 05-21, approving a minor conditional use permit for the development of twenty (20) attached dwelling units, designated as employee housing on a neighboring parcel.

VI. ANALYSIS OF CODE COMPLIANCE:

Section 130-20 of the Monroe County Land Development Code “the Agricultural/Aquacultural Use zoning overlay district provides classifications of property for existing or future agricultural/aquacultural uses. Property identified on the Monroe County Future Land Use Map with a

designation of "A" may have any land use district as its designated zoning category." The Property is currently zoned Industrial and Commercial Fishing District, and accordingly are permitted to be within the Agricultural/Aquacultural FLUM designation and is permitted to utilize the Agricultural/Aquacultural Use zoning overlay on the Property.

- a. **Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26?**

There is no increase in the allocated density based on the proposed FLUM amendment. Pursuant to LDC Section 13-120, "the use within the overlay district shall be subject to all land development regulations of the underlying zoning district with the exception of those regulations controlling density and intensity. The use within the overlay district shall be developed with the following density and intensity regulations:"

Residential		Nonresidential
Allocated Density (Per Upland Acre)	Maximum Net Density (Per Buildable Acre)	Maximum Intensity (Floor Area Ratio)
0 du 0 rooms/spaces	N/A N/A	0.25

Based on the density permitted within the Agricultural/Aquacultural Use zoning overlay district, there is a decrease in the permitted density on the Property, as such, the proposed FLUM amendment is consistent with Policy 101.5.26.

VII. Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following:

- a. **The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:**

163.3177(1), Fla. Stat. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives,

and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(a), Fla. Stat. – A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

163.3177(6)(a)(1), Fla. Stat. – Each future land use category must be defined in terms of uses included and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

163.3177(4) Fla. Stat. – The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

163.3177(8) Fla. Stat. – Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.
- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

163.3161(4), Fla. Stat. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

There are no provisions of Part II of Chapter 163 which are inconsistent with the proposed Amendment.

b. The proposed amendment implements and is consistent with the following Goals, Objectives, and Policies of the Monroe County Year 2030 Comprehensive Plan:

Goal 101 of the Comprehensive Plan states that Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. Here, the use contemplated through the overlay requested would enhance the quality of life of the County residents and visitors, and not only protect the valuable natural resources found locally, but further propagate the natural seaweed grown in the Keys.

Goal 107 of the Comprehensive Plan states that Monroe County shall regulate land use and development activities of scarified portions of property with 50 percent or more environmentally sensitive land that contains an existing nonconforming use by the enactment of area-specific regulations that allow development to occur subject to limitations and conditions designed to protect natural resources. This proposed overlay is limited to the Property, and as such is area-specific. The submerged land in the Property is man-made from permitted mining operations, and practically equivalent to scarified land. Being submerged it is environmentally sensitive and its natural resources will be not only protected through the overlay allowing for the seaweed farm, but improved through the cultivation of local seaweed which will improve the water quality.

Goal 201 seeks to maintain the highest air quality levels, which this overlay will help promote, albeit indirectly, through the farming of seaweed used as cattle-feed additive to reduce methane emissions. This also furthers Goal 209, which addresses the considerations of sea level rise—a symptom of global warming which is exacerbated by the methane emissions from cattle farming.

Goal 202 seeks to maintain, and where possible, improve or restore the quality of the County's nearshore waters. **Goal 203** seeks to protect, restore and enhance the health and integrity of living marine resources and marine habitat. As explained above, this overlay will result in improved water quality in the Property's submerged land and introduce native seaweed, a valuable living marine resource and habitat.

Goal 206 and 207 seek to protect and conserve wildlife habitats, and protect, conserve, and

appropriately use the County's soil and mineral resources. The seaweed farming operation would protect and enhance the habitat that the Property's submerged land presents, and effectively protect and conserve the soil and mineral resources that have not been removed through quarry operations.

Goal 212 seeks to prioritize shoreline land uses to preserve and enhance coastal resources and to ensure the continued economic viability of the County. The overlay requested would allow for further economic use of the Property that enhances the water based resources—native seaweed growth.

Goal 217 states that “The coastal area of Monroe County shall be managed to promote public access to the marine and coastal waters, to balance the protection of recreational and commercial working waterfront and commercial fishing uses and the preservation and protection of coastal and natural resources and the community character.” As explained above, the aquacultural overlay would enhance the community character while providing commercial enterprise, and further preserves the natural resource that is *asparagopsis taxiformis*.

Goal 1501 seeks to address the impacts from climate change, which will be consequently improved through the end product of the farmed seaweed used to reduce methane emissions. Goal 1504 states that “Monroe County shall further protect natural systems and habitats by incorporating climate adaptation and mitigation strategies in its land acquisition policies. This goal will include consideration of the need to address natural resource protection and restoration requirements, the likelihood of natural resource impacts such as shifting habitats from a rising sea, potential threats and loss of marine ecosystems and habitat, ecosystem-based approaches to exotic species and vegetation management and the need to protect, manage and restore native habitat.” Approval of the requested overlay would restore and enhance the natural resource of the locally farmed native seaweed, which also acts as a habitat for the marine ecosystem, restoring native habitat and helping combat rising sea levels caused by greenhouse gas emissions.

- c. **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

The intent is to utilize the Agricultural/Aquacultural overlay to farm *asparagopsis taxiformis*, a species of seaweed native to the Florida Keys. The operation of the seaweed cultivation on the Property will require very minimal infrastructure—the seaweed will be grown on vertical lines anchored beneath the water surface, with no need for any infrastructure on land as the seaweed will not be processed on-site. The harvested seaweed will be promptly removed from the Property in trucks, with an anticipated harvest of twice a year. The seaweed will remain fully submerged at all times prior to it being harvested, and no fertilizer or pesticides will be required or used in the operation.

The proposed amendment meets the adopted level of service standards as it does not require electricity, potable water, solid waste removal, and based on a bi-annual harvest time, does not have an effect on the LOS level of US one of connecting roadways.

d. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

(g) Protecting the historical heritage of the Florida Keys.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

- 1. The Florida Keys Aqueduct and water supply facilities;**
- 2. Sewage collection, treatment, and disposal facilities;**
- 3. Solid waste treatment, collection, and disposal facilities;**
- 4. Key West Naval Air Station and other military facilities;**
- 5. Transportation facilities;**
- 6. Federal parks, wildlife refuges, and marine sanctuaries;**
- 7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;**
- 8. City electric service and the Florida Keys Electric Co-op; and**
- 9. Other utilities, as appropriate.**

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(I) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

VIII. The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met:

a. Changed projections (e.g., regarding public service needs) from those on which the text was based

N/A

b. Changed assumptions (e.g., regarding demographic trends):

There has been a marked move towards sustainable aquaculture throughout the country as a means of producing a sustainable alternative to on land produce. Additionally, the seaweed has great potential to indirectly improve air quality from its use after it is processed. *Asparagopsis taxiformis* has been discovered to be a breakthrough additive to cattle feed, which reduces the natural, but rather enormous methane emissions produced by cattle. Methane is a potent greenhouse gas which has 84 times more potential to impact global warming than carbon dioxide through trapping additional heat within the atmosphere. Nearly one third of global methane emission are produced by livestock—predominantly beef and dairy cows. Research shows that replacing just 0.4% of cattle’s feed with *asparagopsis taxiformis* will reduce the amount of methane that cattle produce by more than 90%.

c. Data errors, including errors in mapping, vegetative types, and natural features:

The approval of the overlay requested will allow for a safe and healthy farming operation, which will remain practically unseen as there will be no infrastructure on land required and the seaweed will remain fully submerged until harvest, which will only occur twice a year. As the Property is a borrow pit with no current use, aquaculture is one of the few, if any, practical uses available for the land, which would improve the water’s quality and be far less intensive than the industrial and commercial fishing activities currently permitted by the Property’s zoning.

The approval requested will enhance the character and environment of the Property, with the potential to improve the air quality on a global scale with the end product reducing methane emissions from cattle.

- d. New issues:
- e. Recognition of a need for additional detail or comprehensiveness:

N/A

- f. Data updates:

N/A

IX. In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change:

Approval of the proposed Amendment for the Property will enhance the community character of the area surrounding the Property. The Property is the location of mining operations (it is a quarry pit) and residential uses are expanding in the area. The visual impact of the aquaculture would be nominal, as it would all take place beneath the water's surface and harvesting will only occur twice a year, with no processing of seaweed on-site. As explained above, the contemplated seaweed farming operation is not intensive at all and will not produce offensive noise or odors. This is more in line with the residential development occurring in the vicinity, which will not be disturbed, especially when compared to the industrial use that the Property is zoned for. Mining and quarry operations produce a lot of noise, negative visual impacts, and potential for dispersal of airborne debris that can be carried by the wind to neighboring properties. Further, the water quality of the Property will improve through the aquaculture operation contemplated. This improves the community character of the area as a whole, and also puts the Property to a more natural state through the cultivation of native seaweed.

Preservation of the environment in the Keys is paramount to the community. While Big Coppitt does not have its own Livable CommuniKeys plan, Policy 101.19.1 that each community masterplan will contain an environmental protection element as required in the Comprehensive Plan. Quarry pits in the Keys, such as the one present on the Property, would better serve the community through the use of the agricultural/aquacultural overlay requested, which embraces environmental protection over destructive mining practices.

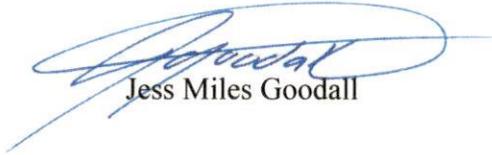
X. CONCLUSION

Applicant respectfully requests that this application for the Zoning Amendment to authorize the Agricultural/Aquacultural Use Overlay on the Property be granted. The Zoning Amendment meets the requirements set forth in the LDC and furthers the goals of the Comprehensive Plan. Approval would result in enhancing an important native resource of the Florida Keys and improve the water quality of the Property and the community character of the area.

Emily Schemper, *Sr. Director Planning & Environmental Resources* | Monroe County
RE: Application for Future Land Use Map Amendment (Dickerson)
October 1, 2024
Page **11** of **11**

If you have any questions and/or concerns, or require anything further, please do not hesitate to reach out to the office.

Sincerely,



Handwritten signature of Jess Miles Goodall in blue ink, consisting of a large, stylized loop followed by the name.

Jess Miles Goodall

BWS/jcm/jg/bg

Enclosures

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
THE DICKERSON GROUP, INC. 3122 North 25th Street, Fort Pierce, Florida 34946	
John F Joyner	100

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
FORM	
FORM	
FORM	
FORM	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: John F. Joyner

STATE OF NC

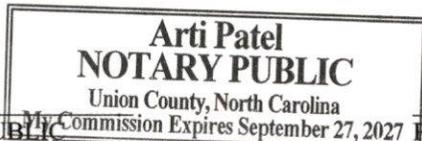
COUNTY OF Mecklenburg

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 11 day of Sep, 2024, by John Franklin Joyner
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced Driver license as
(TYPE OF ID PRODUCED)

identification.



Arti Patel

SIGNATURE OF NOTARY PUBLIC

Arti Patel 09/27/2027

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

FORM

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Ownership Disclosure of Interest

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This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

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<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
DICKERSON COPPITT MARINA, LLC 138 Simonton Street, Key West, Florida 33040	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

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<i>Name and Address</i>	<i>% of Ownership</i>

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
FORM	
FORM	
FORM	
FORM	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: John F Joyner

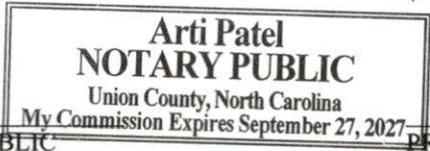
STATE OF NC

COUNTY OF Mecklenburg

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 11 day of Sep, 2024, by John Franklin Joyner
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced Driver License as
(TYPE OF ID PRODUCED) identification.



Arti Patel
SIGNATURE OF NOTARY PUBLIC

Arti Patel 09/27/2027
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

FORM

Monroe County, FL

PROPERTY RECORD CARD

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 00120940-000301
Account# 9098332
Property ID 9098332
Millage Group 100B
Location Address VACANT LAND, BIG COPPITT KEY
Legal Description 16 67 26 PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 21 67 26 (.87 AC) OR2220-869/870(CERT) OR 2349-1651/1653(CERT) OR2471-278/280Q/C
(Note: Not to be used on legal documents.)
Neighborhood 10058
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 21/67/26
Affordable Housing No

Owner

[DICKERSON GROUP INC](#)
 1111 Metropolitan Ave
 Ste 1090
 Charlotte NC 28204

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$593,381	\$593,381	\$593,381	\$474,705
= Just Market Value	\$593,381	\$593,381	\$593,381	\$474,705
= Total Assessed Value	\$150,165	\$136,514	\$124,104	\$112,822
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$593,381	\$593,381	\$593,381	\$474,705

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$593,381	\$0	\$0	\$593,381	\$136,514	\$0	\$593,381	\$0
2021	\$593,381	\$0	\$0	\$593,381	\$124,104	\$0	\$593,381	\$0
2020	\$474,705	\$0	\$0	\$474,705	\$112,822	\$0	\$474,705	\$0
2019	\$229,818	\$0	\$0	\$229,818	\$102,566	\$0	\$229,818	\$0
2018	\$263,725	\$0	\$0	\$263,725	\$93,242	\$0	\$263,725	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	37,675.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/14/2010	\$100	Quit Claim Deed		2471	278	11 - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

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

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Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary



Parcel ID 00120940-000000
Account# 1154598
Property ID 1154598
Millage Group 100B
Location Address VACANT LAND, BIG COPPITT KEY
Legal Description 21 67 26 BIG COPPITT KEY PT LOT 1 & BAY BOTTOM NLY & ADJ TO LOT 1 OR237-259 OR346-580(II DEED 24002) OR389-442 OR929-2401 OR1556-352 OR2349-1651 OR2587-1724 OR3190-1680
(Note: Not to be used on legal documents.)
Neighborhood 10058
Property Class COMMERCIAL (1000)
Subdivision
Sec/Twp/Rng 21/67/26
Affordable No
Housing

Owner

DICKERSON COPPITT MARINA LLC
 138 Simonton St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$403,452	\$403,452	\$638,846	\$638,846
= Just Market Value	\$403,452	\$403,452	\$638,846	\$638,846
= Total Assessed Value	\$403,452	\$403,452	\$638,846	\$638,846
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$403,452	\$403,452	\$638,846	\$638,846

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$403,452	\$0	\$0	\$403,452	\$403,452	\$0	\$403,452	\$0
2021	\$638,846	\$0	\$0	\$638,846	\$638,846	\$0	\$638,846	\$0
2020	\$638,846	\$0	\$0	\$638,846	\$638,846	\$0	\$638,846	\$0
2019	\$638,846	\$0	\$0	\$638,846	\$638,846	\$0	\$638,846	\$0
2018	\$638,846	\$0	\$0	\$638,846	\$595,212	\$0	\$638,846	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	4.41	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	65.52	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/28/2022	\$100	Warranty Deed	2388733	3190	1680	11 - Unqualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

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

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[Last Data Upload: 6/11/2024, 5:24:49 AM](#)

[Contact Us](#)

Developed by



Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

Doc# 1794430 06/21/2010 9:44AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

06/21/2010 9:44AM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1794430
Bk# 2471 Pg# 278

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 14 day of June, 2010, by and between EDWARD TOPPINO, SR., as Trustee of the EDWARD TOPPINO SR. LAND TRUST DATED AUGUST 2, 2004, whose address is PO Box 787, Key West, FL 33041, party of the first part, and THE DICKERSON GROUP, INC., a Florida corporation, whose address is 1501 North Charlotte Avenue, Monroe, NC 28110, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

PARCEL IDENTIFICATION NO.: a portion of 00120940-000300

SUBJECT TO: Taxes for the year 2010 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

EDWARD TOPPINO, SR. LAND TRUST
DATED AUGUST 2, 2004

Cindy Sawyer
Signature of Witness

By: Edward Toppino Sr Trustee
EDWARD TOPPINO, SR., Trustee

Cindy Sawyer
Printed Name of Witness

Doc# 1794430
BKN 2471 Pg# 279

Angel Creamer
Signature of Witness

Angel Creamer
Printed Name of Witness

STATE OF FLORIDA:
COUNTY OF MONROE:

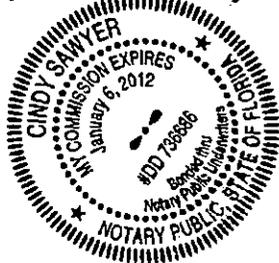
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, EDWARD TOPPINO, SR., as Trustee of the EDWARD TOPPINO SR. LAND TRUST DATED AUGUST 2, 2004, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced _____ as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, State of Florida, this 14th day of June, 2010.

Cindy Sawyer
Printed Name of Notary

Cindy Sawyer
NOTARY PUBLIC

My Commission Expires:



Doc# 1794430
Bkn 2471 Pgh 280

MONROE COUNTY
OFFICIAL RECORDS

DESCRIPTION:

A parcel of land lying adjacent to the lands described in T.I.F. Deed #24002 on the Gulf of Mexico in Government-Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK, PLAT NO. 2" according to the plat thereof as recorded in Plat Book 4 at Page 157 of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.F. Deed #24002 as described in Official Record Book 346 at Page 580, of the said Public Records; thence run West and along the North line of said T.I.F. Deed #24002 for a distance of 1331.95 feet to the Point of Beginning; thence continue West and along the North line of said T.I.F. Deed #24002 for a distance of 168.05 feet to the Northwest corner of the said T.I.F. Deed #24002; thence run South along the Westerly boundary line of the said T.I.F. Deed #24002 for a distance of 1064.00 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following thirty-five (35) courses: N 70°05'20" W, a distance of 36.55 feet; N 32°01'00" W, a distance of 8.37 feet; N 52°32'09" W, a distance of 25.15 feet; S 62°27'26" W, for a distance of 5.75 feet; N 50°45'23" W, a distance of 26.64 feet; N 3°05'43" W, for a distance of 8.22 feet; N 46°26'13" E, a distance of 11.29 feet; N 11°20'44" W, for a distance of 84.65 feet; N 8°30'30" W, a distance of 80.47 feet; N 43°14'48" W, for a distance of 22.83 feet; N 5°55'38" W, a distance of 37.58 feet; N 10°34'35" E, for a distance of 93.05 feet; N 7°23'50" E, a distance of 58.56 feet; N 19°11'08" W, for a distance of 33.23 feet; N 19°43'49" E, a distance of 40.24 feet; N 3°45'08" W, for a distance of 81.70 feet; N 15°17'54" E, a distance of 59.94 feet; N 26°34'40" W, for a distance of 16.41 feet; N 11°18'53" E, a distance of 40.31 feet; N 5°15'53" W, for a distance of 43.09 feet; N 6°19'37" E, a distance of 68.89 feet; N 6°56'38" E, for a distance of 52.73 feet; N 1°35'08" E, a distance of 37.87 feet; N 21°24'05" E, for a distance of 47.74 feet; N 4°05'42" E, a distance of 58.39 feet; N 32°34'10" W, for a distance of 42.85 feet; N 13°09'23" W, a distance of 51.02 feet; N 4°24'02" W, for a distance of 42.38 feet; N 47°22'27" E, a distance of 33.64 feet; N 76°34'03" E, for a distance of 43.50 feet; N 73°55'30" E, a distance of 43.28 feet; N 37°00'37" E, for a distance of 51.92 feet; N 17°41'00" E, a distance of 44.94 feet; N 47°31'45" E, for a distance of 42.76 feet; S 65°41'49" E, a distance of 82.02 feet to a point that is North of the Point of Beginning a distance of 186 feet, more or less; thence South 186 feet more or less to the North line of said T.I.F. Deed #24002 and the Point of Beginning.

DESCRIPTION FOR: The Dickerson Group, Inc.;

EXHIBIT A

CERTIFICATEDoc# 1590080
Bk# 2220 Pg# 869

Upon application of Edward Toppino, Sr., Trustee of The Edward Toppino, Sr. Land Trust Dated August 2, 2004, whose address is 46 Cypress Avenue, Key West, Florida 33040, and pursuant to Section 92.16 and sub-section 253.12(9), Florida Statutes, the undersigned, on behalf of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, pursuant to Rule 18-21.019, Florida Administrative Code, hereby certifies that the boundary separating the lands of private ownership from the adjacent state owned sovereignty lands on July 1, 1975, is described as follows:

DESCRIPTION

The waterward boundary line, as of July 1, 1975, lying along the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida, said line being particularly described as follows: Commence at the Southwest corner of Block 9 of "GULFREST PARK plat No. 2" according to the plat thereof as recorded in Plat Book 4 at Page 157 of the Public Records of Monroe County, Florida and run thence N 00° 14' 54" E for a distance of 614.13 feet; thence run N 89° 45' 06" W for a distance of 300.00 feet to a point; thence run N 00° 14' 54" E for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in instrument recorded in Official Record Book 346, Page 580, said public records; thence run N 89° 45' 06" W along said north line for 1600.00 feet to the northwest corner of said T.I.I.F. deed; thence continue N 89° 45' 06" W for 70 feet, more or less to the mean high water line of the Gulf of Mexico and the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said line: N05°13'00"W for 18.73 feet, N00°24'11"E for 25.31 feet, N15°05'06"E for 29.55 feet, N40°16'53"E for 34.92 feet, N60°55'55"E for 4.15 feet, N17°53'49"E for 8.69 feet, S76°12'43"E for 19.59 feet, S02°07'06"E for 6.87 feet, S53°01'34"W for 3.86 feet, N75°53'31"E for 48.16 feet, N40°27'37"E for 34.66 feet, N30°10'44"E for 60.25 feet, N48°33'50"E for 22.23 feet, S86°00'56"E for 33.81 feet, S87°51'20"E for 120.26 feet, N83°44'27"E for 100.94 feet, N82°03'16"E for 44.95 feet, S86°19'04"E for 140.50 feet, N85°36'54"E for 113.34 feet, S85°00'33"E for 74.06 feet, N89°09'24"E for 68.69 feet, S86°17'37"E for 129.74 feet, N89°19'24"E for 100.25 feet, N82°08'38"E for 95.92 feet, S80°12'00"E for 127.26 feet, N76°16'33"E for 52.17 feet, S79°25'29"E for 110.83 feet, N87°13'41"E for 156.85 feet, S88°19'25"E for 72.51 feet, S74°16'03"E for 73.48 feet, S39°07'37"E for 15.30 feet, S52°36'50"E for 30.15 feet, S39°53'24"E for 38.27 feet, S18°25'09"E for 16.56 feet, S06°34'41"E for 122.80 feet and S23°54'41"E for 34.34 feet, more or less to a northerly prolongation of the west line of said block 9 being also a northerly prolongation of the west line of T.I.I.F. certificate #29509 and the point of termination of the herein described line.

The above legal description was prepared by Jeffrey C. Cooner, Florida Professional Surveyor and Mapper No. 4052.

NOTE: (1) This certificate is issued without a title examination of all tidally influenced land or tidally influenced islands bordering or being on sovereignty land; which have been permanently extended, filled, added to existing lands, or created before July 1, 1975, by fill, lying landward of the above described waterward boundary line, and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida may not have any right, title or interest in any of these lands. (2) The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida has not determined or verified the riparian rights lines of the applicant's privately owned uplands. (3) This certificate does not constitute a determination by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida that the applicant owns the filled area that extends from applicant's lands that are immediately upland of the filled area.

In Witness Whereof, I have hereunto set my hand and have caused to be affixed hereto the official seal of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida at its office in Tallahassee, Leon County, Florida, this 23RD day of JUNE, 2006.

(SEAL)
Board of Trustees of the
Internal Improvement Trust
Fund of the State of Florida

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

By: Terry E. Wilkinson
Terry E. Wilkinson, Chief

Bureau of Survey and Mapping
Division of State Lands
State of Florida Department of
Environmental Protection
as agent for and on behalf of the Board
of Trustees of the Internal Improvement
Trust Fund of the State of Florida

Robin Fink
Witness

Robin Fink
(Typed or Printed Name of Witness)

Karen McMillan
Witness

Karen McMillan
(Typed or Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23RD day of JUNE, 2006, by Terry E. Wilkinson, Chief, Bureau of Survey and Mapping, Division of State Lands, Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me or has produced a driver's license as identification.

Henry Miller
State of Florida at Large,
Notary Public



(Typed, Printed or Stamped Name of Notary)

APPROVED AS TO FORM
& LEGALITY

Commission No. DD 372323

David Hillier
DEP Attorney

My Commission Expires: Nov 30, 2008

PREPARED BY STATE OF FLORIDA
Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

MONROE COUNTY
OFFICIAL RECORDS

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

Doc# 1794429 06/21/2010 9:44AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

06/21/2010 9:44AM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1794429
Bkn 2471 Pgn 275

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 10th day of June, 2010, by and between THE DICKERSON GROUP, INC., a Florida corporation, whose address is 1501 North Charlotte Avenue, Monroe, NC 28110, party of the first part, and EDWARD TOPPINO, SR., as Trustee of the EDWARD TOPPINO SR. LAND TRUST DATED AUGUST 2, 2004, whose address is PO Box 787, Key West, FL 33041, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

PARCEL IDENTIFICATION NO.: a portion of 00120940-000300.

SUBJECT TO: Taxes for the year 2010 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

THE DICKERSON GROUP, INC., a
Florida corporation

Cindy B. Drene
Signature of Witness

Cindy P. Greene
Printed Name of Witness

Heather C. Henage
Signature of Witness

Heather C. Henage
Printed Name of Witness

By: John F. Joyner
John F. Joyner, President

STATE OF NORTH CAROLINA:
COUNTY OF Union:

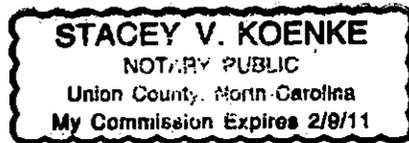
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN F. JOYNER, as President of THE DICKERSON GROUP, INC., who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced _____ as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at 4:08 PM, County of Union,
State of North Carolina, this 10th day of June, 2010.

Stacey V. Koenke
Printed Name of Notary

Stacey V. Koenke
NOTARY PUBLIC

My Commission Expires: February 9, 2011



Doc# 1794429
BKN 2471 PSH 277

DESCRIPTION:

A parcel of land lying adjacent to the lands described in T.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK, PLAT NO. 2" according to the plat thereof as recorded in Plat Book 4 at Page 157 of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 814.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.F. Deed #24002 as described in Official Record Book 348 at Page 580, of the said Public Records, said point being the Point of Beginning; thence run West and along the North line of said T.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: N 88°53'56" E, for a distance of 39.47 feet; N 65°36'58" E, a distance of 71.66 feet; S 88°16'57" E, for a distance of 75.93 feet; N 77°38'10" E, a distance of 44.29 feet; S 76°11'41" E, for a distance of 76.54 feet; N 88°33'56" E, a distance of 82.11 feet; N 85°40'47" E, for a distance of 103.42 feet; S 75°35'07" E, a distance of 43.33 feet; N 77°23'10" E, for a distance of 41.16 feet; S 84°42'40" E, a distance of 110.45 feet; S 87°28'54" E, for a distance of 85.16 feet; S 79°07'09" E, for a distance of 28.70 feet; N 79°46'31" E, for a distance of 73.24 feet; S 77°57'45" E, for a distance of 41.56 feet; N 77°13'36" E, for a distance of 53.90 feet; S 84°23'12" E, for a distance of 121.58 feet; N 80°09'47" E, for a distance of 54.26 feet; S 82°09'00" E, for a distance of 63.88 feet; S 79°34'01" E, for a distance of 42.16 feet; N 86°10'05" E, for a distance of 98.91 feet; N 88°42'12" E, for a distance of 49.04 feet; S 82°47'37" E, for a distance of 59.12 feet; S 84°16'22" E, for a distance of 85.04 feet; S 47°39'01" E, for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence S 29°03'59" E and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the Point of Beginning of the said T.I.F. Deed #24002; thence run West and along the North line of said T.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Exhibit A



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE DICKERSON GROUP, INC.

Filing Information

Document Number	P96000027319
FEI/EIN Number	59-3373330
Date Filed	03/22/1996
Effective Date	03/20/1996
State	FL
Status	ACTIVE
Last Event	MERGER NAME CHANGE
Event Date Filed	12/10/1996
Event Effective Date	NONE

Principal Address

3122 North 25th Street
Fort Pierce, FL 34946

Changed: 03/13/2017

Mailing Address

PO Box 910
Fort Pierce, FL 34954-0910

Changed: 03/13/2017

Registered Agent Name & Address

Larry , Dale
3122 North 25th St.
Ft. Pierce, FL 34946

Name Changed: 03/13/2017

Address Changed: 03/13/2017

Officer/Director Detail

Name & Address

Title President, VP, Treasurer, Secretary

Joyner, John F.
1111 Metropolitan Ave.
Ste. 1090
Charlotte, NC 28204

Title Asst. Secretary

KOENKE, STACEY V.
1111 Metropolitan Ave.
Ste. 1090
Charlotte, NC 28204

Title Asst. Secretary

Henage, Heather C
3859 Lancaster Hwy
Monroe, NC 28112

Annual Reports

Report Year	Filed Date
2022	03/29/2022
2023	02/16/2023
2024	03/14/2024

Document Images

03/14/2024 -- ANNUAL REPORT	View image in PDF format
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03/29/2022 -- ANNUAL REPORT	View image in PDF format
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01/28/2008 -- ANNUAL REPORT	View image in PDF format
03/05/2007 -- ANNUAL REPORT	View image in PDF format
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04/21/2004 -- ANNUAL REPORT	View image in PDF format

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01/19/2000 -- ANNUAL REPORT	View image in PDF format
03/31/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
07/28/1997 -- ANNUAL REPORT	View image in PDF format
12/10/1996 -- Domestic Profit Articles	View image in PDF format
03/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DICKERSON COPPITT MARINA, LLC

Filing Information

Document Number	L22000320376
FEI/EIN Number	N/A
Date Filed	07/19/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/11/2023
Event Effective Date	NONE

Principal Address

138 SIMONTON STREET
KEY WEST, FL 33040 FL

Mailing Address

138 SIMONTON STREET
KEY WEST, FL 33040 FL

Registered Agent Name & Address

SMITH, BARTON W
138 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

JOYNER, JOHN F
1501 CHARLOTTE AVENUE
MONROE, NC 28110

Title AMBR

SMITH, BARTON W
138 SIMONTON STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	04/26/2024

Document Images

04/26/2024 -- ANNUAL REPORT	View image in PDF format
10/11/2023 -- LC Amendment	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
07/19/2022 -- Florida Limited Liability	View image in PDF format



1 Puerta Dr Key West, Florida



← 99 Cll Dos Key West, Florida

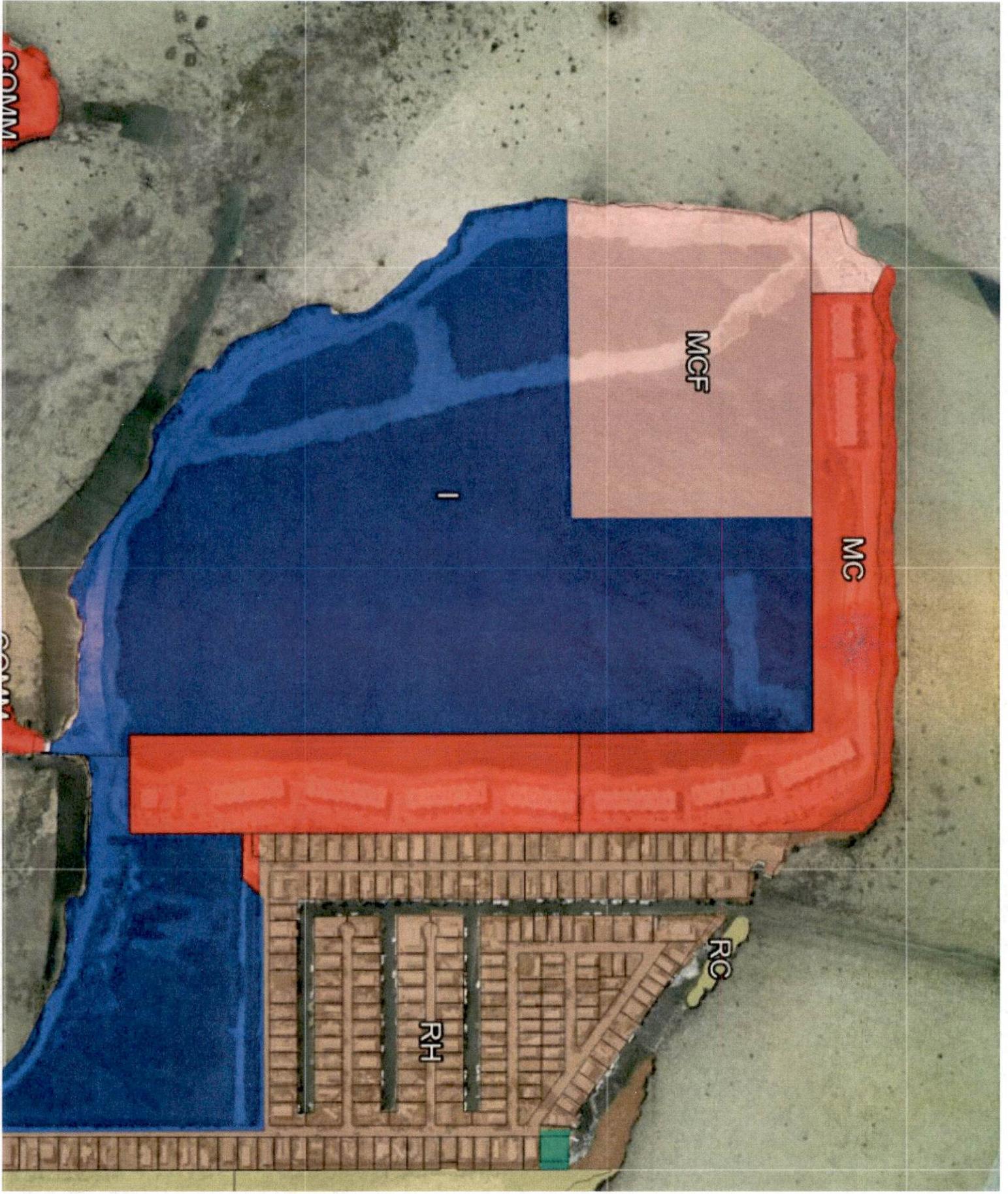


2D



← 53 Barcelona Dr Key West, Florida





MCF

MC

RH

RC

COMM

COMM

KBP CONSULTING, INC.

September 23, 2024

Jacob McMahon, Esq.
Smith Hawks
138 Simonton Street
Key West, Florida 33040

**Re: Agricultural Overlay – Big Coppitt Key, Florida
Traffic Statement**

Dear Jacob:

Based upon our prior discussions, we understand that an agricultural overlay is proposed on the parcel of land located to the west and south of Calle Tres on Big Coppitt Key, Monroe County, Florida. This parcel of land is located near Mile Marker 9.5 and the Parcel ID is 00120940-000000. The subject site consists of approximately 70 acres, most of which are submerged. A Project Location Map is presented in Attachment A to this memorandum.

The proposed action on this property involves the establishment of a seaweed farm. This will involve the placement of vertical lines in the water which will facilitate the growth of the seaweed. The seaweed will grow with very little, if any, maintenance and no fertilizer or pesticides will be utilized. No physical infrastructure will be required in the water or on land. No processing will occur on-site. The only activity that is anticipated will be harvesting seaweed two (2) times per year. A preliminary site plan for the proposed agricultural overlay is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed activities.

Trip Generation Analysis

Other than harvesting seaweed, this site is not anticipated to generate any vehicular traffic. The harvesting of the seaweed will occur two (2) times per year and will have a duration of approximately one (1) week each time. As a result, the number of daily and peak hour trips generated by this proposed action on a typical day will be zero (0). Therefore, a traffic impact analysis of this action is not required in accordance with the criteria presented in the Monroe County Traffic Report Guidelines Manual.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Agricultural Overlay – Big Coppitt Key

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Agricultural Overlay
Big Coppitt Key, Florida

Attachment B

Agricultural Overlay – Big Coppitt Key

Preliminary Survey

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
00122080-000000	ROCKLAND OPERATIONS LLC	PO Box 787		Key West, FL 33041
00157580-000000	WARE JR JERRY ALLEN	23 Luna Ln		Key West, FL 33040
00158610-000000	HOGSED CHARLENE W	4 Riviera Dr		Key West, FL 33040
00158230-000000	GRIFFITH MICHAEL W	419 Samar Ave		Naples, FL 34113
00158480-000000	POSTETTER MICHELE M	30 Riviera Dr		Key West, FL 33040
00158410-000000	BECINO JOSE CARLOS	44 Riviera Dr		Key West, FL 33040
00157230-000000	SHAW ROBBIE D	20 Verde Dr		Key West, FL 33040
00157330-000000	GLADDING RENEE MARIE	6284 Luxemburg Rd		Luxemburg, WI 54217
00157300-000000	NEILSON DANIEL MARCUS	1330 Duncan St		Key West, FL 33040
00158510-000100	AGZIGIAN KRISTEN	22 Riviera Dr		Key West, FL 33040
00158430-000000	HOFFMEYER CODY BRYANT	40 Riviera Dr		Key West, FL 33040
00157310-000000	TURNER CHRISTY R	7111 Grouper Ct		Wilmington, NC 28409
00157260-000000	DURYEA SHANE	16 Verde Dr		Key West, FL 33040
00157270-000000	MARQUESS RAYMOND C LIVING TRUST 6/6/2007	2832 Cherokee Cir S		Jacksonville, FL 32205
00158300-000000	SATTELMEIER DEBORAH	9 Riviera Dr		Key West, FL 33040
00158540-000000	WRIGHT ERIC	18 Riviera Dr		Key West, FL 33040
00158170-000000	ALFONSO PHYLLIS	1485 W 31st St		Hialeah, FL 33012
00158110-000000	MONROE COUNTY	1100 Simonton St	Ste 205	Key West, FL 33040
00158380-000000	REITER CHRISTOPHER	50 Riviera Dr		Key West, FL 33040
00120940-000100	QUARRY BIG COPPITT II, LTD	1649 Atlantic Blvd		Jacksonville, FL 32207
00157590-000000	TENZEL DAVID	3841 N 38th Ave		Hollywood, FL 33021
00157280-000000	ALEXANDER MARK L	10 Verde Dr		Key West, FL 33040
00157290-000000	HAMILTON KEISA JOAN	8 Verde Dr		Key West, FL 33040
00158210-000000	JACKSON JEREMY	25 Riviera Dr		Key West, FL 33040
00158140-000000	CADENAS ILIANA MARIA LARA	42 Riviera Dr		Key West, FL 33040
00157210-000000	WILCOX JONATHAN D	2342 Tudor Ln		Clearwater, FL 33763
00121980-000300	O'NEILL MADELEINE R	23 Calle Uno		Key West, FL 33040
00121950-001800	TOPPINO JOHN P	18 Calle Uno		Key West, FL 33040
00121950-001700	CREQUE RICHARD LEE	17 Calle Uno		Key West, FL 33040
00158320-000000	SIMPSON SHARON E	3 Riviera Dr		Key West, FL 33040
00158150-000000	ROTHMAN REBECCA NAOMI	37 Riviera Dr		Key West, FL 33040
00158490-000000	FKLC REALTY LLC	7 Beechwood Dr		Key West, FL 33040
00158360-000000	LIZ II MIGUEL MARIANO	54 Riviera Dr		Key West, FL 33040
00158130-000000	LAPP THOMAS P	41 Riviera Dr		Key West, FL 33040

00121980-000200	MILLS CYNTHIA A	16 Calle Dos	Key West, FL 33040
00158310-000000	JONES JANET	5 Riviera Dr	Key West, FL 33040
00158620-000000	HANCOCK JAMES JOHN	2 Riviera Dr	Key West, FL 33040
00158270-000000	HELLIESEN DOUGLAS AND CAROLYN REVOCABLE TRUST	1221 Laird St	Key West, FL 33040
00158440-000000	CARTER WILLIAM ALAN	21583 Valencia Rd	Summerland Key, FL 33042
00158100-000000	LIZ MIGUEL	54 Riviera Dr	Key West, FL 33040
00158370-000000	FIGUEROA ALINA ELIZABETH	52 Riviera Dr	Key West, FL 33040
00120940-000000	DICKERSON COPPITT MARINA LLC	138 Simonton St	Key West, FL 33040
00158260-000000	GARTENMAYER ERIC C	1205 20th Ter	Key West, FL 33040
00158500-000000	FKLC REALTY LLC	7 Beechwood Dr	Key West, FL 33040
00121950-001900	1017 PROPERTIES LLC	5353 NW 111th Ct	Doral, FL 33178
00120940-000301	DICKERSON GROUP INC	1111 Metropolitan Ave Ste 1090	Charlotte, NC 28204
00158070-000000	VELIZ FRANK	25 Puerta Dr	Key West, FL 33040
00158250-000000	PERRY DIANA L	21 Del Mar Blvd	Key West, FL 33040
00158190-000000	CARTER WILLIAM A	21583 Valencia Rd	Summerland Key, FL 33042
00158060-000000	WINKO BARBARA L	23 Puerta Dr	Key West, FL 33040
00158330-000000	ANNARINO JUSTIN J	1 Riviera Dr	Key West, FL 33040
00158530-000000	DELGADO DAGOBERTO	20 Riviera Dr	Key West, FL 33040
00158090-000000	RAMIREZ JR FRANK	49 Riviera Dr	Key West, FL 33040
00158550-000000	PERRY DIANA L	21 Del Mar Blvd	Key West, FL 33040
00158290-000000	SATTELMEIER DEBORAH	9 Riviera Dr	Key West, FL 33040
00158560-000000	TEAL JOSEPH V	14 Riviera Dr	Key West, FL 33040
00158160-000000	BUBBA DAWG PROPERTIES LLC	11 Maryanna Way	Rocky Hill, CT 06067
00158580-000000	WHITE CHARLES A	10 Riviera Dr	Key West, FL 33040
00158600-000000	NUNEZ ANDREW VINCENT	6 Riviera Dr	Key West, FL 33040
00158420-000000	MARTINEZ YORDY	42 Riviera Dr	Key West, FL 33040
00158460-000000	ZUNIGA ASENCION	34 Riviera Dr	Key West, FL 33040
00157190-000000	PERRY DONALD C	28 Verde Dr	Key West, FL 33040
00158590-000000	PERRY DIANA L	21 Del Mar Blvd	Key West, FL 33040
00158280-000000	CABRERA ALEXANDER	215 Shore Ave	Key West, FL 33040
00158200-000000	ROCA CORALIA ROSA	27 Riviera Dr	Key West, FL 33040
00158120-000000	BIXLER ISAAC P	3713 Flagler Ave	Key West, FL 33040
00158240-000000	PERRY JACOB	5 Diamond Dr	Key West, FL 33040
00158470-000000	DADE ROBERT E	31524 Avenue F	Big Pine Key, FL 33043
00158340-000000	WILBUR WRIGHT 725 LLC	PO Box 121	New York, NY 10014

00157830-000000	UBEDA RAFAEL JUAN	24 Ventana Ln	Key West, FL 33040
00121980-000400	GAGE RICHARD	21 Calle Uno	Key West, FL 33040
00158180-000000	CARTER WILLIAM	21583 Valencia Rd	Summerland Key, FL 33042
00158220-000000	GRIFFITH MICHAEL W	419 Samar Ave	Naples, FL 34113
00158350-000000	LIZ MIGUEL	54 Riviera Dr	Key West, FL 33040
00158080-000000	SIMPSON DAVID E	51 Riviera Dr	Key West, FL 33040
00157820-000000	PERRY JACOB E	5 Diamond Dr	Key West, FL 33040
00157240-000000	WILKINS ROBERT E	18 Verde Dr	Key West, FL 33040
00121980-000301	MCCARTHY LARRY E	22 Calle Uno	Key West, FL 33040
00158400-000000	STEINMEYER DAVID	8 Sapphire Dr	Key West, FL 33040
00158390-000000	PARKER JAMES	880 Cherokee St	Summerland Key, FL 33042
00121980-000100	FARALDO CLAUDIA	PO Box 5486	Key West, FL 33045
00158510-000000	DORNISCH JENNY A	24 Riviera Dr	Key West, FL 33040
00120940-000201	QUARRY BIG COPPITT LTD	1649 Atlantic Blvd	Jacksonville, FL 32207
00120940-000101	QUARRY PARTNERS LLC	1649 Atlantic Blvd	Jacksonville, FL 32207
00120940-001000	DICKERSON COPPITT HOUSING LLC	138 Simonton St	Key West, FL 33040
00122080-000900	QUARRY PARTNERS LLC	1649 Atlantic Blvd	Jacksonville, FL 32207

1017 PROPERTIES LLC
5353 NW 111th Ct
Doral, FL 33178

AGZIGIAN KRISTEN
22 Riviera Dr
Key West, FL 33040

ALEXANDER MARK L
10 Verde Dr
Key West, FL 33040

ALFONSO PHYLLIS
1485 W 31st St
Hialeah, FL 33012

ANNARINO JUSTIN J
1 Riviera Dr
Key West, FL 33040

BECINO JOSE CARLOS
44 Riviera Dr
Key West, FL 33040

BIXLER ISAAC P
3713 Flagler Ave
Key West, FL 33040

BUBBA DAWG PROPERTIES LLC
11 Maryanna Way
Rocky Hill, CT 06067

CABRERA ALEXANDER
215 Shore Ave
Key West, FL 33040

CADENAS ILIANA MARIA LARA
42 Riviera Dr
Key West, FL 33040

CARTER WILLIAM A
21583 Valencia Rd
Summerland Key, FL 33042

CARTER WILLIAM ALAN
21583 Valencia Rd
Summerland Key, FL 33042

CARTER WILLIAM
21583 Valencia Rd
Summerland Key, FL 33042

CREQUE RICHARD LEE
17 Calle Uno
Key West, FL 33040

DADE ROBERT E
31524 Avenue F
Big Pine Key, FL 33043

DELGADO DAGOBERTO
20 Riviera Dr
Key West, FL 33040

DICKERSON COPPITT HOUSING LLC
138 Simonton St
Key West, FL 33040

DICKERSON COPPITT MARINA LLC
138 Simonton St
Key West, FL 33040

DICKERSON GROUP INC
1111 Metropolitan Ave
Ste 1090
Charlotte, NC 28204

DORNISCH JENNY A
24 Riviera Dr
Key West, FL 33040

DURYEA SHANE
16 Verde Dr
Key West, FL 33040

FARALDO CLAUDIA
PO Box 5486
Key West, FL 33045

FIGUEROA ALINA ELIZABETH
52 Riviera Dr
Key West, FL 33040

FKLC REALTY LLC
7 Beechwood Dr
Key West, FL 33040

GAGE RICHARD
21 Calle Uno
Key West, FL 33040

GARTENMAYER ERIC C
1205 20th Ter
Key West, FL 33040

GLADDING RENEE MARIE
6284 Luxemburg Rd
Luxemburg, WI 54217

GRIFFITH MICHAEL W
419 Samar Ave
Naples, FL 34113

HAMILTON KEISA JOAN
8 Verde Dr
Key West, FL 33040

HANCOCK JAMES JOHN
2 Riviera Dr
Key West, FL 33040

HELLIESEN DOUGLAS AND CAROLYN F
1221 Laird St
Key West, FL 33040

HOFFMEYER CODY BRYANT
40 Riviera Dr
Key West, FL 33040

HOGSED CHARLENE W
4 Riviera Dr
Key West, FL 33040

JACKSON JEREMY
25 Riviera Dr
Key West, FL 33040

JONES JANET
5 Riviera Dr
Key West, FL 33040

LAPP THOMAS P
41 Riviera Dr
Key West, FL 33040

LIZ II MIGUEL MARIANO
54 Riviera Dr
Key West, FL 33040

LIZ MIGUEL
54 Riviera Dr
Key West, FL 33040

MARQUESS RAYMOND C LIVING TRUST
2832 Cherokee Cir S
Jacksonville, FL 32205

MARTINEZ YORDY
42 Riviera Dr
Key West, FL 33040

MCCARTHY LARRY E
22 Calle Uno
Key West, FL 33040

MILLS CYNTHIA A
16 Calle Dos
Key West, FL 33040

MONROE COUNTY
1100 Simonton St
Ste 205
Key West, FL 33040

NEILSON DANIEL MARCUS
1330 Duncan St
Key West, FL 33040

NUNEZ ANDREW VINCENT
6 Riviera Dr
Key West, FL 33040

O'NEILL MADELEINE R
23 Calle Uno
Key West, FL 33040

PARKER JAMES
880 Cherokee St
Summerland Key, FL 33042

PERRY DIANA L
21 Del Mar Blvd
Key West, FL 33040

PERRY DONALD C
28 Verde Dr
Key West, FL 33040

PERRY JACOB E
5 Diamond Dr
Key West, FL 33040

PERRY JACOB
5 Diamond Dr
Key West, FL 33040

POSTETTER MICHELE M
30 Riviera Dr
Key West, FL 33040

QUARRY BIG COPPITT II, LTD
1649 Atlantic Blvd
Jacksonville, FL 32207

QUARRY BIG COPPITT LTD
1649 Atlantic Blvd
Jacksonville, FL 32207

QUARRY PARTNERS LLC
1649 Atlantic Blvd
Jacksonville, FL 32207

RAMIREZ JR FRANK
49 Riviera Dr
Key West, FL 33040

REITER CHRISTOPHER
50 Riviera Dr
Key West, FL 33040

ROCA CORALIA ROSA
27 Riviera Dr
Key West, FL 33040

ROCKLAND OPERATIONS LLC
PO Box 787
Key West, FL 33041

ROTHMAN REBECCA NAOMI
37 Riviera Dr
Key West, FL 33040

SATTELMEIER DEBORAH
9 Riviera Dr
Key West, FL 33040

SHAW ROBBIE D
20 Verde Dr
Key West, FL 33040

SIMPSON DAVID E
51 Riviera Dr
Key West, FL 33040

SIMPSON SHARON E
3 Riviera Dr
Key West, FL 33040

STEINMEYER DAVID
8 Sapphire Dr
Key West, FL 33040

TEAL JOSEPH V
14 Riviera Dr
Key West, FL 33040

TENZEL DAVID
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Hollywood, FL 33021

TOPPINO JOHN P
18 Calle Uno
Key West, FL 33040

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7111 Grouper Ct
Wilmington, NC 28409

UBEDA RAFAEL JUAN
24 Ventana Ln
Key West, FL 33040

VELIZ FRANK
25 Puerta Dr
Key West, FL 33040

WARE JR JERRY ALLEN
23 Luna Ln
Key West, FL 33040

WHITE CHARLES A
10 Riviera Dr
Key West, FL 33040

WILBUR WRIGHT 725 LLC
PO Box 121
New York, NY 10014

WILCOX JONATHAN D
2342 Tudor Ln
Clearwater, FL 33763

WILKINS ROBERT E
18 Verde Dr
Key West, FL 33040

WINKO BARBARA L
23 Puerta Dr
Key West, FL 33040

WRIGHT ERIC
18 Riviera Dr
Key West, FL 33040

ZUNIGA ASENCION
34 Riviera Dr
Key West, FL 33040

RECEIVED
 0904-1-14
 OCT 11 2024
 MONROE COUNTY
 PLANNING DEPT.

MAP OF BOUNDARY SURVEY

CERTIFIED TO -
 DICKERSON COPPITT MARINA LLC.

NOTE: DIMENSIONS SHOWN ON THIS SURVEY MAP OR REPORT BY OTHER THAN THE SURVEY PARTY IS PROHIBITED UNLESS SPECIFICALLY NOTED OTHERWISE. THE SURVEY PARTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY MAP OR REPORT. THE SURVEY PARTY IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 179, PART 1, FLORIDA STATUTES. THE SURVEY PARTY IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 179, PART 1, FLORIDA STATUTES. THE SURVEY PARTY IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 179, PART 1, FLORIDA STATUTES. THE SURVEY PARTY IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 179, PART 1, FLORIDA STATUTES.

SYMBOL LEGEND:
 *X.X = SPOT GRADE ELEVATION (TYPICAL)

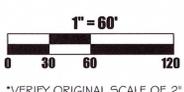
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE REQUIREMENTS OF CHAPTER 179, PART 1, FLORIDA STATUTES. I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7847.

FLORIDA KEYS
 LAND SURVEYING
 21460 OVERSEAS HWY, SUITE 4
 CUDJOE KEY, FL 33042
 PHONE: (305) 394-3690
 EMAIL: FKL5@mail@gmail.com

MAP OF BOUNDARY SURVEY
 DICKERSON COPPITT MARINA PROPERTY
 BIG COPPITT KEY, MONROE COUNTY, STATE OF FLORIDA
 DATE: 08/28/2024 SURVEY BY: EAJ PROJECT: DICKERSON - BOX
 REVISION DATE: XX/XX/XXXX DRAWN BY: MPB H. SCALE: 1"=60'
 BOOK: CHECKED BY: SHEET 2 OF 3



LOCATION MAP - NTS
 SEC. 21-T675-R26E



*VERIFY ORIGINAL SCALE OF 2'

GULF OF MEXICO

GULF OF MEXICO

BARROW PIT

VACANT LAND
 &
 SUBMERGED LAND

MATCH LINE SHEET 2

MATCH LINE SHEET 3

MATCH LINE SHEET 2

MATCH LINE SHEET 3

MATCH LINE SHEET 2

MATCH LINE SHEET 1



