

File #: 2020-056

Owner's Name: Dickerson Group, Inc.

Applicant: Smith Hawks, PL

Agent: Bart Smith

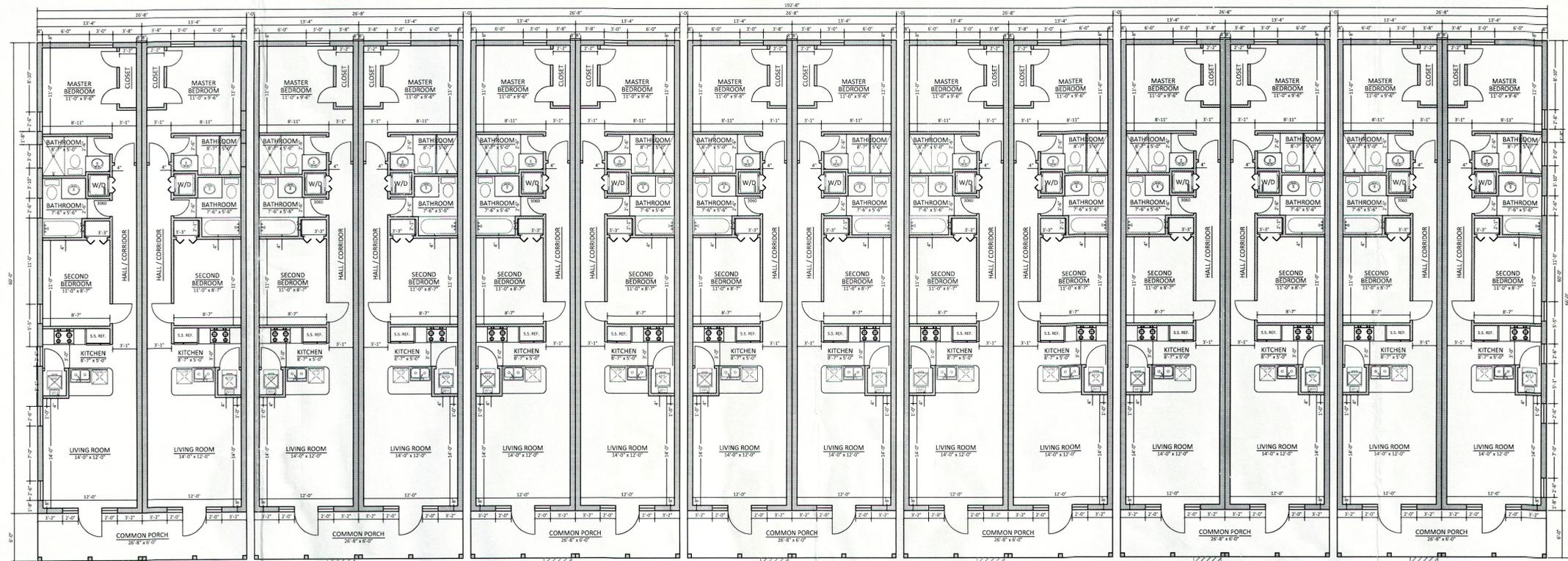
Type of Application: Minor CUP

Key: Big Coppitt Key

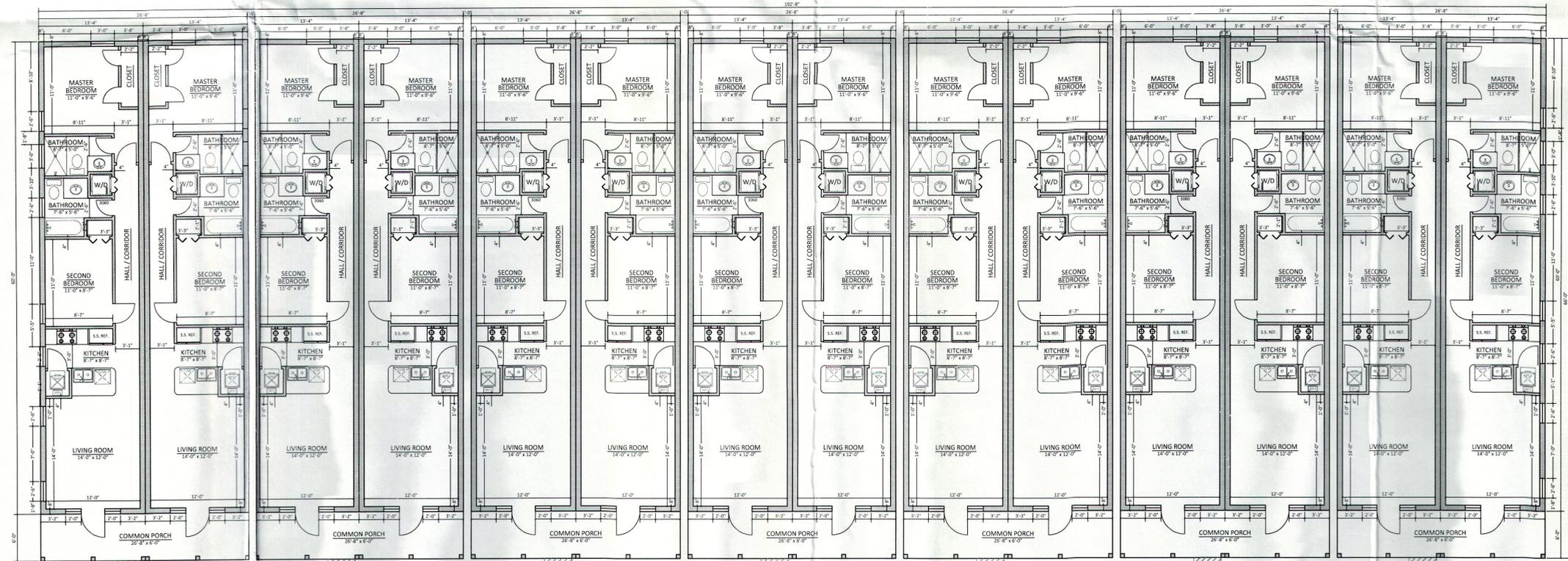
RE #: 00120940.000000

Additional Information added to File 2020-056

USER: nick PLOTTED THE 24x36-floor-plan LAYOUT OF W:\2019\19010.006 Dickerson floor plan (set 2020-07-09).dwg, ON Jul 09, 2020 @ 8:54am



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

JNB
Design: JNB
Scale: 1/8" = 1'
Approved By: JNB
Job No: 19010.006
Checked: M/JG
Date issued: 04-01-2020

WELER ENGINEERING CORPORATION
WEC Excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
BB #6658

FLOOR PLAN for DICKERSON PROJECT

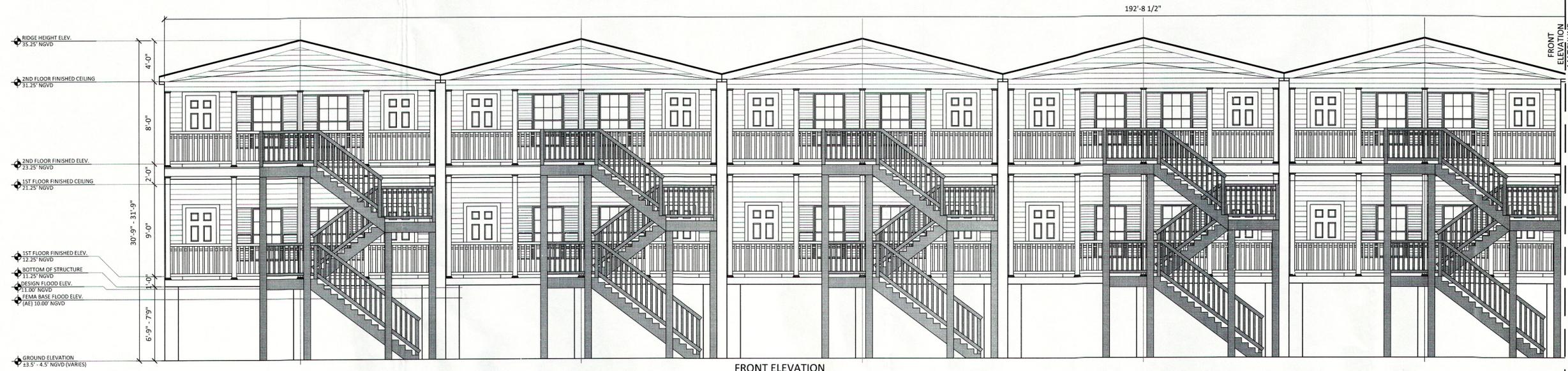
Revisions	Description



EXHIBIT ONLY
NOT FOR
CONSTRUCTION

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

USER: mck_PLOTTED THE ELEVS-1 LAYOUT OF W:\2019\19010.006 Dickerson Concept\DWG\Dickerson Elevations Concept (2020-04-01).dwg, ON Jul 09, 2020 @ 8:25am



FRONT ELEVATION
(CONTINUED BELOW)
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
(CONTINUED FROM ABOVE)
SCALE: 3/16" = 1'-0"



REAR ELEVATION
(CONTINUED BELOW)
SCALE: 3/16" = 1'-0"



REAR ELEVATION
(CONTINUED FROM ABOVE)
SCALE: 3/16" = 1'-0"

Design: JNB
 Drawn: JNB
 Checked: M/JG
 Approved By: M/JG
 Scale: 3/16" = 1'
 Job No: 19010.006
 Date Issued: 04-01-2020
WEC excellence in engineering
 WELER ENGINEERING CORPORATION
 201 W. MARION AVE., SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 841.505.1700 EB #6656

FRONT AND REAR ELEVATIONS
for
DICKERSON PROJECT

Revisions	Description



EXHIBIT ONLY
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CONSTRUCTION



USER: nick PLOTTED THE ELDOS-2_LAYOUT_OF_W:\2019\19010.006_Dickerson_Concept\DWG\Dickerson_Elevations_Concept_(2020-04-01).dwg ON Jul 09, 2020 @ 8:27am

Design:	M.J.G.
Drawn:	M.J.G.
Checked:	M.J.G.
Scale:	1/4" = 1'
Job No:	19010.006
Date Issued:	04-01-2020

WEC
WELER ENGINEERING CORPORATION
25 Years of Excellence
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
BB #6856

**SIDE ELEVATIONS
for
DICKERSON PROJECT**

Revisions	Description

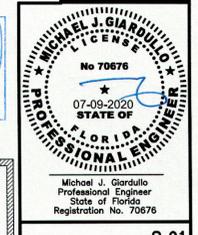


EXHIBIT ONLY
NOT FOR
CONSTRUCTION

SMITH/HAWKS
ATTORNEYS AT LAW

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

June 22, 2020

Devin Tolpin, Senior Planner
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Tolpin-Devin@MonroeCounty-FL.Gov

**RE: Determination of Completeness dated March 23, 2020 (File No. 2020-056)
The Dickerson Group, Inc. – Request for a Minor Conditional Use Permit**

Dear Devin,

Enclosed, please find the documents as indicated below to supplement File No. 2020-056, The Dickerson Group, Inc.'s Application for Minor Conditional Use Permit, to satisfy the outstanding documentation needed for completeness per the Determination of Incompleteness dated May 7, 2020.

1. Page 2 of the application must be revised.

- a. Amended and Restated Application for Minor Conditional Use Permit, revising the “total upland area of the property” on page two (2) of the application to match description of survey as follows:
 - i. 7.14 acres of upland; 2.10 acres of disturbed wetland (2.99 acres of mangrove)

2. Existing Conditions Report (ECR) for the entire subject property:

- a. Existing Conditions Report, by Terramar Environmental Services, Inc. for Vacant Land, Big Coppitt Key, Two Parcels, Part of Government Lot 1, RE# 00120940-000000 & 00120940-000301, dated June 6, 2020.

3. Transportation statement prepared by a registered traffic engineer detailing the proposed trip generation of this development:

- a. Traffic Statement, by KBP Consulting, Inc. for proposed multifamily residential development to be located to the northwest of the intersection at Barcelona Drive and Avenue F on Big Coppitt Key, Monroe County, Florida dated June 15, 2020.

Devin Tolpin, Senior Planner

RE: Dickerson Group, Inc. - Request for a Minor Conditional Use Permit (File No. 2020-056)

June 22, 2020

Page 2 of 2

4. **Plans must accurately depict the total area of upland, wetlands, submerged lands, mangroves, etc.; and density calculations may have to be revised in accordance with 'Footnote E' of the table provided in LDC Section 130-57: "For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing future land use categories, the maximum net density bonuses shall not be available":**

- a. Revised Survey by Florida Land Surveying, indicating separate upland and disturbed wetland for Commercial Fishing Area (CFA);
- b. Excel Spreadsheet indicating revised density calculations according to revised survey.

Sincerely,



Barton W. Smith

BWS/JMG/bg

Enclosures

Cc (Electronically):

Ilze Aquila, Aquila-Ilza@MonroeCounty-FL.Gov

Debra Roberts, Roberts-Debra@MonroeCounty-FL.Gov

Bradley Stein, Stein-Bradley@MonroeCounty-FL.Gov

AMENDED AND RESTATED

APPLICATION MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: \$8,480.00

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

Advertising Costs: \$245.00

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

Traffic Study Review: \$5,000.00

Date of Application: 06 / 22 / 2020
Month Day Year

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

Smith Hawks P.L.

Barton W. Smith, Esq./Jess Miles Goodall, Esq.

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)

(305) 296 7227

Bart@smithhawks.com/Jess@smithhawks.com

Work Phone

Home Phone

Cell Phone

Email Address

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

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, attach legal description on separate sheet.)

21

67

26

Big Coppit Key

Block

Lot

Subdivision

Key

00120940-000000

1154598

Real Estate (RE) Number

Alternate Key Number

Vacant Land, Big Coppit Key, Florida

9.5

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

Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: Industrial (I)/Commercial Fishing District (MCA)

Present Land Use of Property: Vacant Land

Proposed Land Use of Property: Industrial/Residential Employee Housing

Total Area of Property: 19.09 acres

Total Upland Area within Property: 7.14 acres of upland; 2.10 acres of disturbed wetland (2.99 acres of mangrove)

If non-residential or commercial floor area is proposed, please provide:

_____ Total number of non-residential buildings

_____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

_____ Total number of market-rate units

28 Total number of affordable units

_____ Total number of transient units (hotel, recreational vehicle and/or campground)

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab A**
- Current property record card(s) from the Monroe County Property Appraiser **Tab B**
- Photograph(s) of site from adjacent roadway **Tab C**
- Written description of project **See attached letter**
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) **Tab D**
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: **Tab E**
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

APPLICATION

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: **Tab E**
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) **Tab E**
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale) **Tab F**
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) **Tab F**
- Traffic Study, prepared by a licensed traffic engineer **Supplemented**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval) **N/A**
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **Tab G**

APPLICATION

Radius report from Monroe County Property Appraiser supporting the required labels **Tab G**

Proof of Coordination are required from the following:**Tab H**

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

Notarized Agent Authorization **Tab I**

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Game and Freshwater Fish Commission (FGFFC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

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

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

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

* * * * *

See Page 5 for Signature and Notary Acknowledgement

APPLICATION

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

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

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

Signature of Applicant: [Handwritten Signature]

Date: 06/22/2020

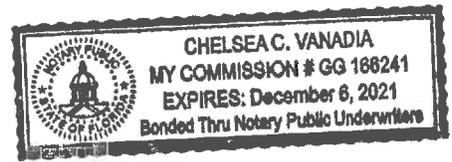
STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 22nd day of JUNE, 2020, who personally appeared
by JESS MILES GOODALL, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

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

Signature of Notary Public, State of Florida
Chelsea Vanadia
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

Existing Conditions Report

Monroe County Planning and Environmental Resources Department

Subject Property: Vacant Land, Big Coppitt Key, Two Parcels
Part of Government Lot 1 (see survey)
RE# 00120940-000000 & 00120940-000301

Property Owner: Dickerson Group inc.
P.O. Box 5011
Monroe, NC 28111

Date of Report: June 6, 2020

Date of Site Visits: April 12-14, 2020, May 30, 2020 & June 5, 2020

Prepared by:



Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305)393-4200 terramar@bellsouth.net

A handwritten signature in blue ink, appearing to be "P.H.K.", is located below the contact information.

Background

The subject property includes two parcels of vacant land located on Big Coppitt Key, described as Part of Government Lot 1, RE# 00120940-000000 & 00120940-000301 (Attachment 1 – MCPA property cards). A specific purpose survey was completed by Florida Keys Land Surveyors (FKLS) dated April 24, 2020 and identifies the parcels as 19.09 acres (Attachment 1 - FKLS Survey).

Site Conditions

The parcel is disturbed lands including disturbed uplands, disturbed wetlands, mangroves, and areas of submerged lands / baybottom. The disturbed uplands on the property are man-made uplands resulting from historic filling. Additional habitats include areas of disturbed salt marsh wetlands located adjacent to access roads and mangrove habitats, mainly in the impounded lake system.

Terramar Environmental Services (TES) conducted a habitat delineation in association with Florida Keys Land Surveyors to develop an accurate survey of all habitats present on the property. Terramar Environmental Services biologists delineated uplands vs disturbed wetlands vs mangroves in conjunction with Florida Keys Land Surveyors on April 12-14, 2020. Wetlands were delineated using State of Florida methodology (soils, vegetation, hydrology) in conjunction with the definitions for habitats established by the Monroe County Land Development Regulations, Section 101-1 and specifically including the following definitions:

Term	Definition from Sec. 101-1
Disturbed Land	Disturbed land means land that manifests signs of environmental disturbance that has had an observable effect on the structure and function of the natural community.
Mangrove Community	Mangrove community means a wetland plant association subject to tidal influence where the vegetation is dominated by one more of the following three species of mangroves: Black Mangrove, White Mangrove, Red Mangrove.
Disturbed Salt Marsh and Buttonwood Wetlands	Disturbed salt marsh and buttonwood wetlands means salt marsh or buttonwood wetland habitat with environmental disturbance that has had an observable effect on the structure and function of the natural community.
Salt Marsh and Buttonwood Wetlands	(1) The term "salt marsh and buttonwood wetlands" means two plant associations that are sometimes collectively or individually referred to as the "transitional wetland zone." The salt marsh community is a wetland area subject to tidal influence, and the vegetation is dominated by nonwoody groundcovers and grasses. (2) Woody vegetation that may be present includes the three species of mangroves, as well as buttonwood (<i>Conocarpus erectus</i>); however, the salt marsh community is distinguished by the dominance of nonwoody plants, and the woody species have a coverage of less than 40 percent.

The final survey prepared by Florida Keys Land Surveyors dated April 24, 2020 and based on the habitat delineation performed by Terramar Environmental Services identifies the property as having a total area of 19.09 acres.

Habitat	Area (acres)	Area (square feet)
Disturbed Uplands	7.14	310,792.94
Disturbed Salt Marsh Wetlands	2.10	91,292.80
Mangrove Wetlands	2.99	130,437.37
Open Water (impounded area)	6.86	298,947.72
TOTAL	19.09	831,470.83

Site Plan

A site plan prepared by the Weiler Engineering Company was used to prepare this Existing Conditions Report and estimate project impacts. The principal development proposed for the property includes several residential buildings and associated driveways, parking and landscape areas (Attachment 2 - Site Plan).

Habitats

The property includes Disturbed Uplands, Disturbed Salt Marsh Wetlands, Mangrove Wetlands and areas of Open Water (Attachment 3 – Site Photos). The property was created through historic dredge and fill activities associated with development of the large quarry and residential development on Big Coppitt Key. All habitats present exhibit disturbance, and no intact, natural communities are present.

A comparison of the habitat map prepared by TES/FKLS and the Monroe County Land Use / Land Cover (LULC) maps indicated general agreement in habitat extent. The Monroe County LULC maps indicate the presence of “Undeveloped Land” and “Buttonwood” in the area proposed for development, consistent with the TES/FKLS habitat map. Additional habitat areas including the northern access road and the outer perimeter of the quarry are also in agreement regarding the presence of “Undeveloped Land” and “Developed Land”. See the included habitat map showing the current extent of habitats on the property (Attachment 4 – Monroe County LULC map).

Wildlife Utilization / Animal Species List

The area proposed for development includes disturbed uplands and disturbed salt marsh wetlands located adjacent to an existing road along the southeast portion of the property. Due to the fragmented nature of this area, and high levels of disturbance from the new Quarry Apartments

and existing dense residential development to the east, the proposed development area has limited value as wildlife habitat including State or Federally listed species.

The areas of the property not proposed for development including the impounded lake and associated mangroves provide foraging habitat for a highly-mobile species including shorebirds (e.g. Great Egret, Great Blue Heron, Green-backed Heron, White Ibis, Snowy Egret) as well as seasonal habitat for a variety of neotropical migrant songbirds including warblers, vireos and other species. Resident songbirds likely using vegetated areas associated with the impounded lake and the perimeter shoreline of the quarry include Grey Catbird, American Cardinal, White-eye Vireo, and Palm Warblers.

No wildlife was observed on the property during several site visits conducted as part of this assessment, however these surveys were done in the middle of the day when wildlife is typically not active. A specific-purpose wildlife survey of the property would certainly document a variety of avian species using the property, however the proposed development is limited in scale and would not preclude continued use of the property by wildlife.

FWS/FEMA Biological Opinion & Species Assessment Guide Analysis

Portions of the property are mapped by the United States Fish and Wildlife Service (USFWS) as suitable, potential habitat for the Lower Keys marsh rabbit (LKMR) and Eastern Indigo Snake (Attachment 5 – USFWS Species Maps).

Lower Keys marsh rabbit - The LKMR is endemic to the Lower Keys and inhabits tidal, brackish, and transitional upland and freshwater environments. The USFWS considers the LKMR's native habitat as pinelands, scrub mangrove, freshwater wetland, salt marsh, buttonwood wetland, and beach berm as described in the July 29, 2013 Species Assessment Guide for the Lower Keys Marsh Rabbit.

The property including portions of the area proposed for development lie within the Species Focus Area and therefore are mapped as suitable, potential habitat for the LKMR. In addition, much of the property also occurs within the 500-m buffer zone for the LKMR.

The habitats proposed for impacts include Developed Land, Undeveloped land and Disturbed Salt Marsh Wetlands. These habitats are not included in the list of habitat types considered the species' native habitat (pinelands, scrub mangrove, freshwater wetland, salt marsh wetlands, buttonwood wetlands, and beach berm).

Using the July 29, 2013 Lower Keys Marsh Rabbit Assessment Guide, the proposed project keys out as: **A – B – C – F – NLAA** with the caveat that the owner agrees to enforceable cat restrictions.

Eastern indigo snake - The Florida Keys are on the extreme southern end of the indigo snake's range. The indigo snake population in the Florida Keys is very small, if even present. Many credible biologists believe the indigo snake is extirpated from the Keys south of North Key Largo. Verified observations are rare and scattered.

Although the proposed project site is mapped as suitable, potential habitat for the Eastern indigo snake, the actual presence of this species on the property is extremely unlikely.

Using the July 29, 2013 Eastern Indigo Snake Assessment Guide, the proposed project keys out as: **A – B - C - G - NLAA** with the caveat that the owner receives a copy of the USFWS indigo snake protection measures and agrees to implement the measures and post the information sign on-site throughout construction.

Plant Species List

A list of the native plant species observed on the property in general and specifically within the proposed development area are provided in Table 1. Invasive exotic plants listed as Category 1 & 2 by the Florida Exotic Pest Plant Council (FLEPPC) are present on the property, mainly along the shoreline of the property (Table 2).

Table 1. Native plant species observed on the property.		
Latin Name	Trade Name	Status
<i>Conocarpus erectus</i>	Buttonwood	Native
<i>Rhizophora mangle</i>	Red Mangrove	Native
<i>Avicennia germinans</i>	Black Mangrove	Native
<i>Laguncularia racemose</i>	White Mangrove	Native
<i>Maytenus phyllanthoides</i>	Mayten	Regionally Important

Table 2. Plants listed as Category 1 and 2 by the Florida Exotic Pest Plant Council (FLEPPC) located on the property.		
Exotic Plants	Trade Name	FLEPPC Status
<i>Schinus terebinthifolius</i>	Brazilian pepper	Category 1
<i>Thespesia populnea</i>	Seaside mahoe	Category 1
<i>Casuarina spp.</i>	Australian pine	Category 1

Vegetation Impacts

Monroe County requires that the removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis.

An assessment of potential vegetation impacts was made using the site plan included in this report. Only the area proposed for development was evaluated for vegetation impacts. Because all plants proposed for removal occur within the area defined for development, a specific tree map was not prepared since all trees occur within that small defined area.

Protected vegetation that will be impacted by the proposed development includes several green buttonwood, two black mangrove and a large number of small shrub-size mayten. Because the County price list for protected vegetation does not include a cost for black mangrove, the price for green buttonwood was used, as this is a ecologically similar tree.

TREE ID#	COMMON NAME	SPECIES	DBH	SIZE CAT.	COUNT	COST PER	COST MITIGATE 2X
BW	Green buttonwood	Conocarpus erectus	≥ 4"	XL	5	141.67	\$708.35
BM	Black mangrove	Avicenna germinans	≥ 4"	XL	2	141.67	\$283.34
MT	Mayten (RI)	Maytenus phyllanthoides	< 1"	Small	57	15.00	\$855.00
TOTALS					64		\$1,846.69



Access road on the north side of the property. The road is a disturbed upland and adjacent are disturbed wetlands.



Access road on the north side of the property. The road is a disturbed upland and adjacent are disturbed wetlands.



Strip of mangrove wetlands on the north side of the property between the access road and Puerta Drive.



Disturbed wetlands along Barcelona Drive.



Access road on the south side of the parcel with disturbed wetlands and mangrove wetlands adjacent.



Disturbed uplands and disturbed wetlands in the area proposed for development.



Disturbed uplands and disturbed wetlands in the area proposed for development.



Disturbed uplands and disturbed wetlands in the area proposed for development.



Western side of the property forming the outer perimeter of the quarry with disturbed uplands and mangrove wetlands adjacent.



Western side of the property forming the outer perimeter of the quarry with disturbed uplands and mangrove wetlands adjacent.

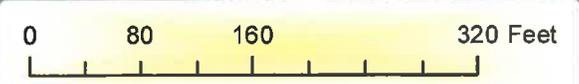


ATTACHMENT 4

Dickerson Habitats FKLS Survey Data Overlay

Layer

- V-FKLS-UPLAND
- V-FKLS-WETLAND LIMITS
- - - V-FKLS-MANGROVES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATTACHMENT 4

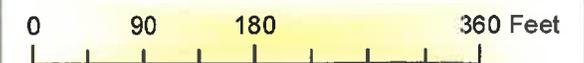
Dickerson Habitats Monroe County LULC

 Dickerson Parcel

HABITATS LULC MAP

Habitat Type

-  Beach Berm
-  Buttonwood
-  Developed Land
-  Exotic
-  Freshwater Wetland
-  Hammock
-  Impervious Surface
-  Mangrove
-  Pineland
-  Salt Marsh
-  Scrub Mangrove
-  Undeveloped Land
-  Water
-  Dickerson Parcel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



HABITATS

LULC MAP

Habitat Type

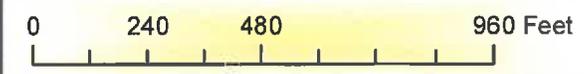
-  Beach Berm
-  Buttonwood
-  Developed Land
-  Exotic
-  Freshwater Wetland
-  Hammock
-  Impervious Surface
-  Mangrove
-  Pineland
-  Salt Marsh
-  Scrub Mangrove
-  Undeveloped Land
-  Water
-  Dickerson Parcel



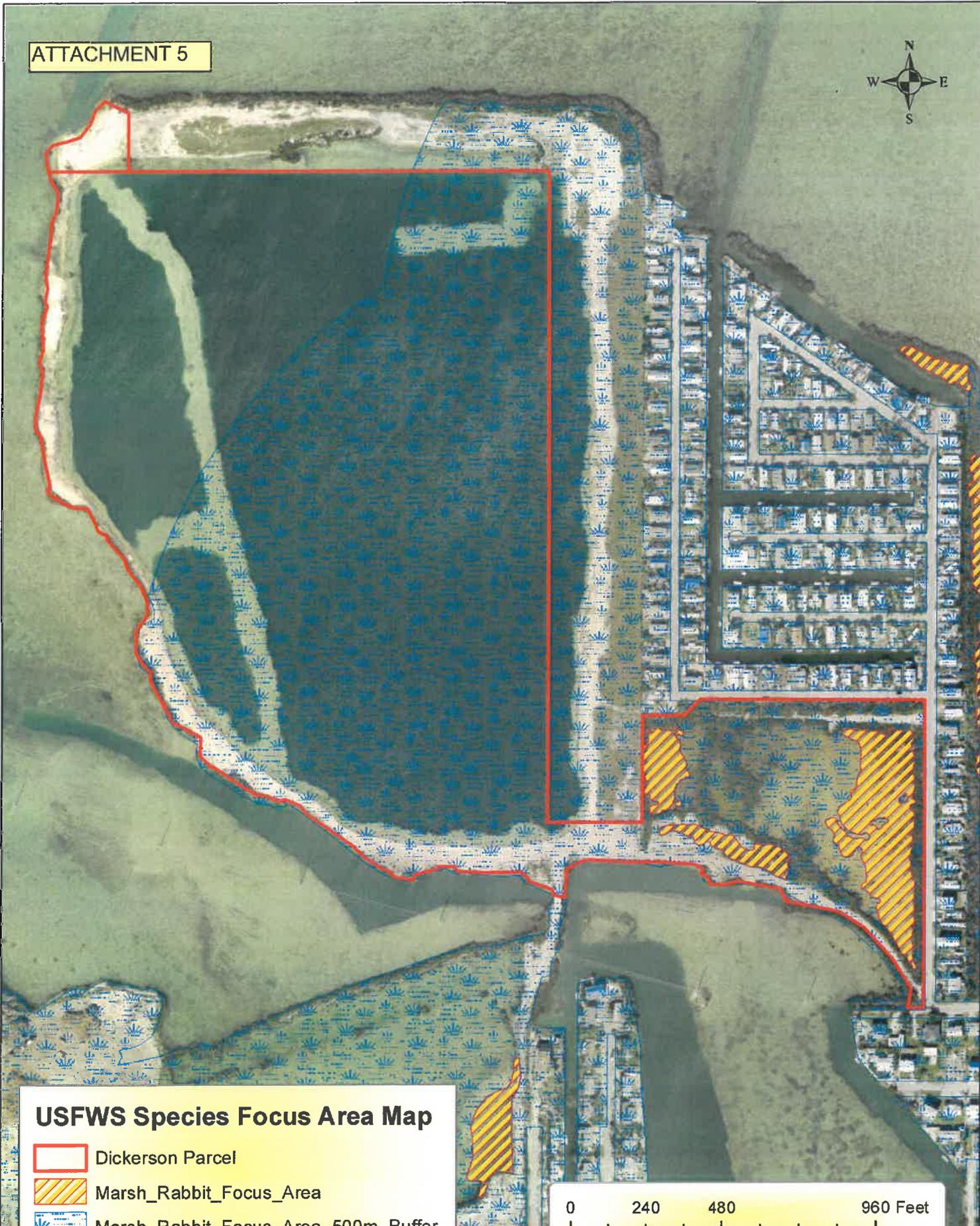
ATTACHMENT 4

Dickerson Habitats Monroe County LULC

 Dickerson Parcel

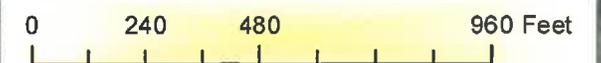


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



USFWS Species Focus Area Map

-  Dickerson Parcel
-  Marsh_Rabbit_Focus_Area
-  Marsh_Rabbit_Focus_Area_500m_Buffer

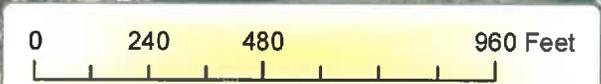


Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



USFWS Species Focus Area Map

-  Dickerson Parcel
-  Eastern_Indigo_Snake_Focus_Area



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

KBP CONSULTING, INC.

June 15, 2020

Barton W. Smith, Esq.
Smith Hawks
138 Simonton Street
Key West, Florida 33040

**Re: Dickerson Housing
Big Coppitt Key, Florida
Traffic Statement**

Dear Bart:

Dickerson Housing is a proposed multifamily residential development to be located to the northwest of the intersection at Barcelona Drive and Avenue F on Big Coppitt Key, Monroe County, Florida. The Parcel ID is 00120940-000000 and a project location map is presented in Attachment A to this memorandum. The subject site is currently vacant / undeveloped and there is no formal vehicular access to the property.

The proposed development on the site consists of seven (7) two-story modular buildings with four (4) residential dwelling units each for a total of 28 dwelling units. Vehicular access is proposed via a new roadway that will connect to Barcelona Drive and Avenue F to the east. A preliminary site plan for this development is presented in Attachment B. The purpose of this technical memorandum is to document the trip generation characteristics of the proposed development.

Trip Generation Analysis

Consistent with the foregoing description of the proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. According to the subject ITE manual, the most appropriate land use category for this analysis is Land Use #220 – Multifamily Housing (Low-Rise). The trip generation rates used to determine the vehicle trips associated with this analysis are presented below. Relevant excerpts from the referenced manual are presented in Attachment C.

MULTIFAMILY HOUSING (LOW-RISE) – ITE LAND USE #220

- Daily (wt. avg.) T = 7.29 (X)
 where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.46 (X) (23% in / 77% out)
- PM Peak Hour: T = 0.56 (X) (63% in / 37% out)

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the proposed Dickerson Housing development on Big Coppitt Key, Florida.

Table 1 Trip Generation Summary Dickerson Housing - Big Coppitt Key, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Multifamily Housing (Low-Rise)	28 DU	204	3	10	13	10	6	16

Compiled by: KBP Consulting, Inc. (June 2020).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

As indicated in Table 1 above, the subject site is projected to generate 204 daily vehicle trips, 13 AM peak hour vehicle trips (3 inbound and 10 outbound), and 16 PM peak hour vehicle trips (10 inbound and 6 outbound). While the gross number of daily vehicle trips associated with the proposed development is 204, the subject site is located on a segment (#3) of Overseas Highway (US 1) that is operating at Level of Service (LOS) "B" (see Attachment D). Given the adequate capacity of this roadway segment, a traffic statement for this project is sufficient.

Conclusions

The traffic analysis for the proposed Dickerson Housing residential development to be located on Big Coppitt Key indicates that the traffic impacts will be insignificant on a segment of Overseas Highway / US 1 that has adequate capacity. As a result, additional traffic analyses are not warranted at this time. If you have any questions, please do not hesitate to contact me.

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Engineering Business Number 29939

Attachment A

Dickerson Housing

Project Location Map



Attachment A
 Dickerson Housing
 Big Coppitt Key, Florida

Project Location Map

KBP
 CONSULTING, INC.

Attachment B

Dickerson Housing

Site Plan

Attachment C

Dickerson Housing

ITE Trip Generation Manual (10th Edition) Excerpts

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

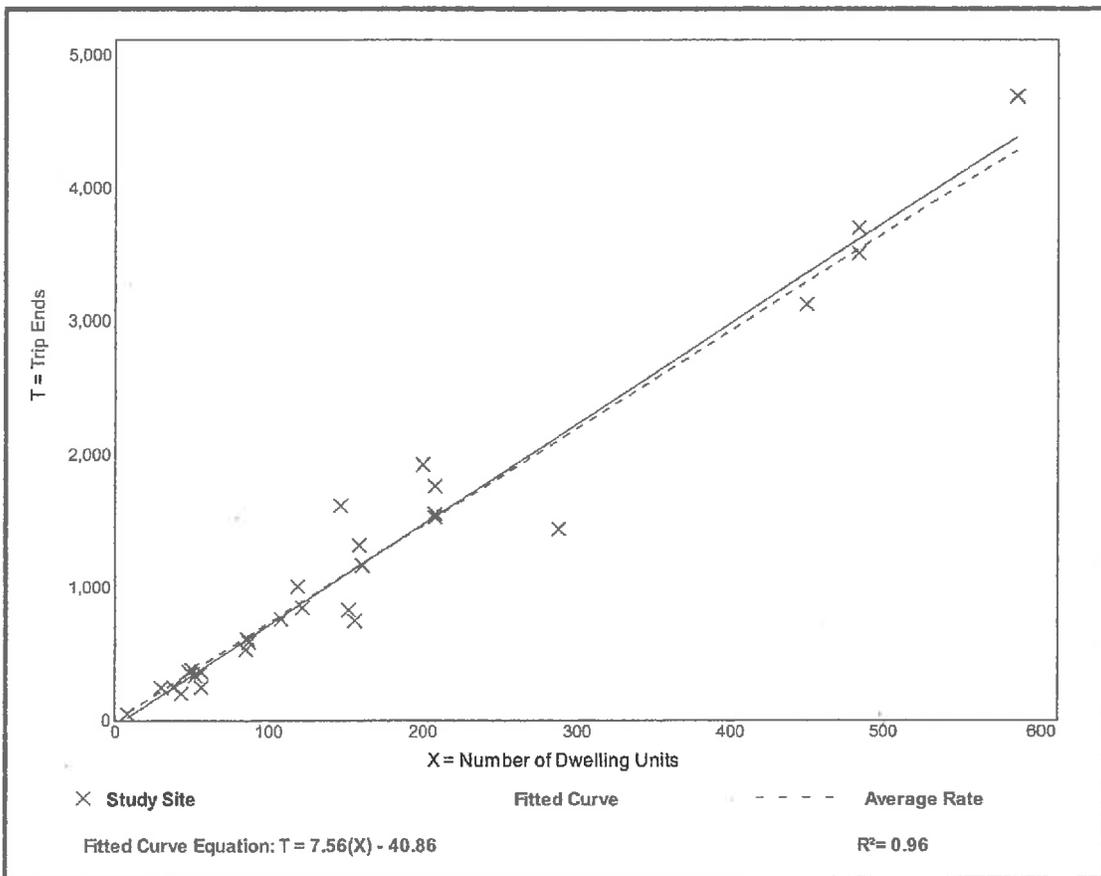
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



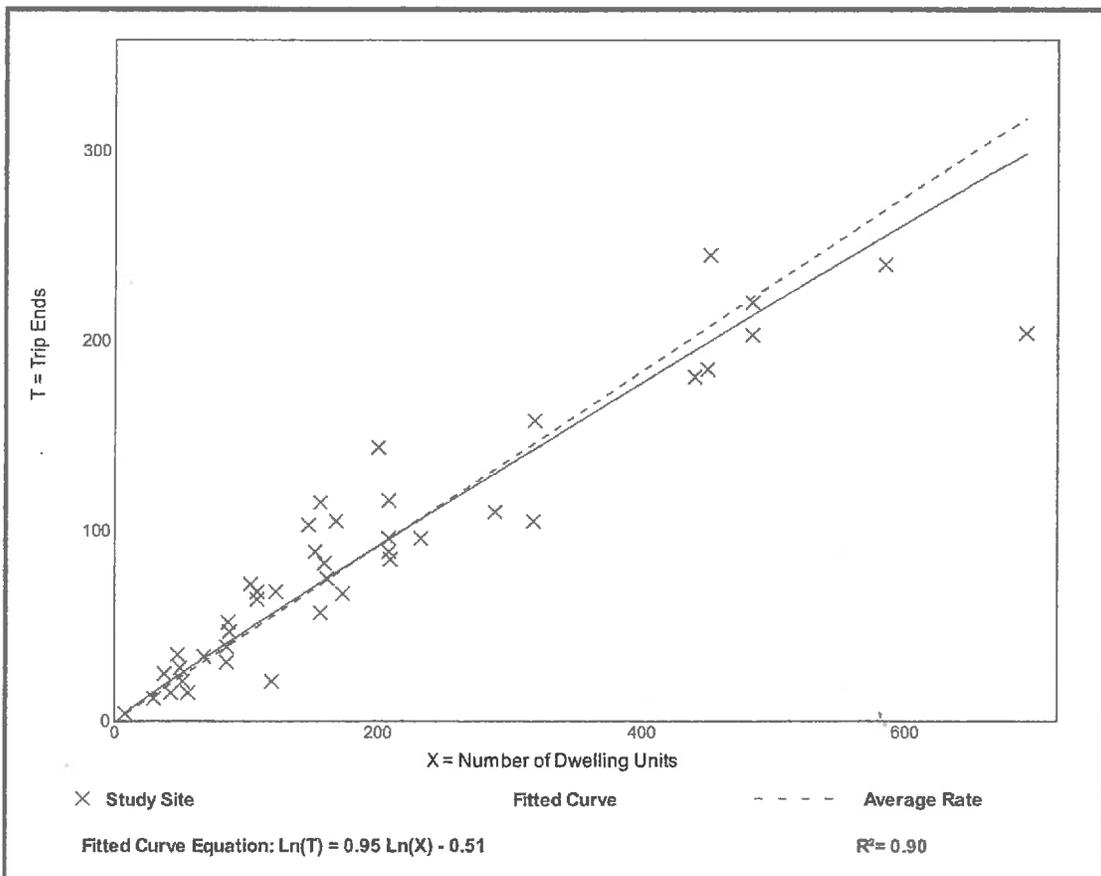
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

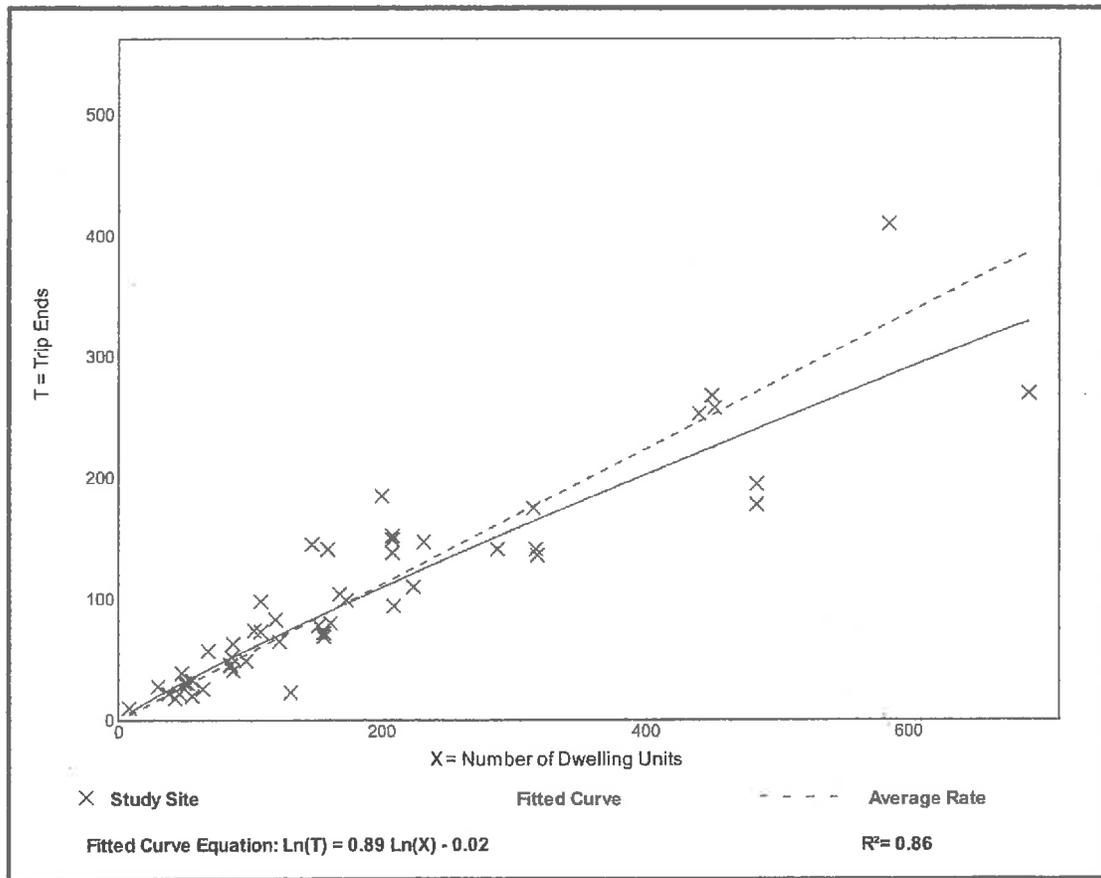
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

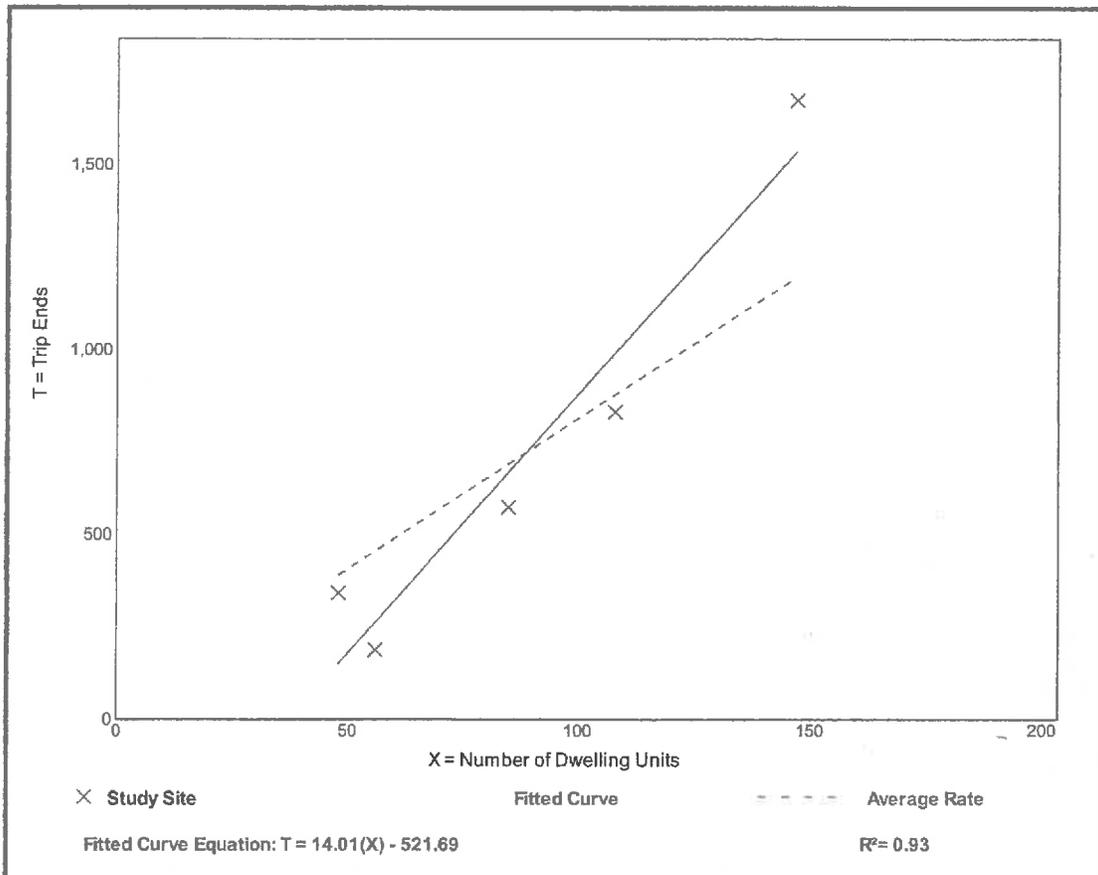
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg.-Num. of Dwelling Units: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.14	3.36 - 11.40	2.94

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

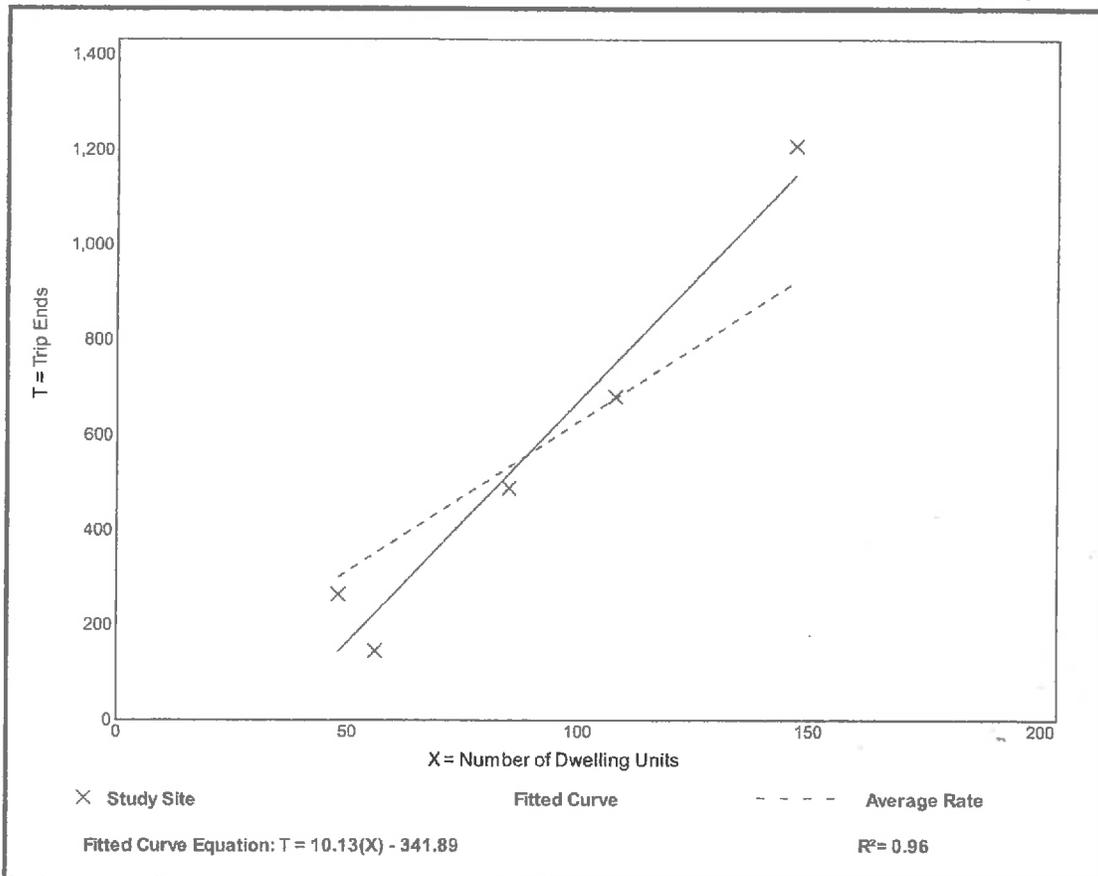
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Dwelling Units: 89
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.28	2.61 - 8.22	1.96

Data Plot and Equation

Caution – Small Sample Size



Attachment D

Dickerson Housing

Monroe County Level of Service and Reserve Capacity Table

2017 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2017		2015	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE DAILY VOLUME (trips)	% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE DAILY VOLUME (trips)	% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0-5.0)	1.10	4-L/D	30/45	42.8	N/A	22.0	29.4	B	7.4	1,348	N/A	1,988	N/A
2 Boca Chica (5.0-9.0)	3.9	4-L/D	45/55	54.7	N/A	50.2	58.6	A	9.4	6,071	N/A	5,187	N/A
3 Big Coppitt (9.0-10.5)	1.5	2-L/U	45/55	45.7	N/A	41.2	46.6	B	6.4	1,341	N/A	1,292	N/A
4 Saddlebunch (10.5-18.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	63.3	B	4.2	4,034	N/A	2,497	N/A
5 Sugarloaf (16.5-20.5)	3.9	2-L/U	45	45.0	4.5	36.0	48.2	A	12.3	7,944	N/A	7,363	N/A
6 Cudjoe (20.5-23.0)	2.5	2-L/U	45	45.0	N/A	40.5	48.2	A	7.7	3,188	N/A	2,650	N/A
7 Summerland (23.0-25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.0	B	4.6	1,639	N/A	1,312	N/A
8 Ramrod (25.0-27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.1	B	5.6	2,133	N/A	2,323	N/A
9 Torch (27.5-29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.7	A	7.2	2,604	N/A	2,434	N/A
10 Big Pine (29.5-33.0)	3.4	2-L/U	45	45.0	3.4	37.1	39.4	C	2.3	1,285	N/A	394	N/A
11 Bahia Honda (33.0-40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	63.7	B	6.6	6,723	N/A	5,446	N/A
12 7-Mile Bridge (40.0-47.0)	6.8	2-L/U	45/50/55	54.6	N/A	50.1	63.3	B	3.2	3,603	N/A	2,703	N/A
13 Marathon (47.0-54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.3	N/A	22.0	37.9	A	15.9	19,221	N/A	19,221	N/A
14 Grassy (54.0-60.5)	6.4	2-L/U	45/55	54.5	1.5	48.5	61.6	C	3.1	3,286	N/A	3,286	N/A
15 Duck (60.5-63.0)	2.7	2-L/U	55	55.0	N/A	50.5	63.3	C	2.8	1,252	N/A	1,788	N/A
16 Long (63.0-73.0)	9.8	2-L/U	40/45/50/55	53.4	N/A	48.9	59.6	C	1.6	2,459	N/A	5,902	N/A
17 L Matecumbe (73.0-77.5)	4.5	2-L/U	50/55	54.0	N/A	49.5	48.8	C	0.3	224	N/A	(894)	867
18 Tea Table (77.5-78.5)	2.2	2-L/U	45/55	54.1	N/A	49.6	47.6	D	-1.9	(692)	193	(401)	458
19 U Matecumbe (79.5-84.0)	4.1	2-L/U	30/40/45	45.0	N/A	40.5	38.2	D	-1.3	(883)	522	1,494	N/A
20 Windley (84.0-86.0)	1.9	2-L/U	30/40/45	45.0	N/A	40.5	41.0	C	0.6	157	N/A	378	N/A
21 Plantation (86.0-91.5)	5.8	2-L/U	45	45.0	3.4	37.1	40.6	B	3.4	3,286	N/A	1,057	N/A
22 Tavernier (91.5-99.5)	8.0	4-L/D	45/50	47.2	2.0	40.7	47.4	A	6.7	8,876	N/A	10,466	N/A
23 Key Largo (99.5-106.0)	6.8	4-L/D	45	45.0	3.5	37.0	44.4	A	7.4	8,333	N/A	8,558	N/A
24 Cross (106.0-112.5)	6.2	2-L/U	45/55	51.4	N/A	46.9	52.7	B	5.7	5,652	N/A	4,723	N/A
Overall	108.3					45.0	46.0	C	1.0	18,547			

Habitat	Zoning	Density per Acre	Acres	Total Density
Upland	I	1.6	7.14	11.424
Mangrove	I	N/A	2.99	N/A
Disturbed Wetland	I	1.6	2.1	3.36
Water/Wetland	I	1.6	6.86	N/A
Upland	CFA	9.6	1.334	12.8064
Disturbed	CFA	3	0.236	0.708
		Total Density		28.2984

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

April 29, 2020

Devin Tolpin, Senior Planner
Monroe County | Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037
Email: Tolpin-Devin@MonroeCounty-FL.Gov

**RE: Determination of Completeness dated March 23, 2020 (File No. 2020-056)
The Dickerson Group, Inc. – Request for a Minor Conditional Use Permit**

Dear Devin,

Enclosed, please find the documents as indicated below to supplement File No. 2020-056, The Dickerson Group, Inc.'s Application for Minor Conditional Use Permit, to satisfy the outstanding documentation needed for completeness per the Determination of Incompleteness dated March 23, 2020.

1. Business/Corporation Documents showing who has legal authorization to sign on behalf of Dickerson Group, Inc.:

- a. State of Florida - Division of Corporations (Sunbiz) document showing the officers registered for The Dickerson Group, Inc.
- b. Articles of Organization (Articles of Merger);

2. Page 2 of the application must be revised.

The definition of "Upland" in Section 101-1 of the Monroe County Land Development Code is "the area of a site landward of mean high water, excluding submerged lands and tidally inundated mangroves."

The 2.99 acres of mangroves, identified on the submitted survey, are not tidally inundated mangroves, and are therefore counted towards the total area of the upland for the site in accordance with Section 101-1 of the LDC.

3. An Ownership Disclosure of Interest Form:

- a. Executed by John Joyner, president of The Dickson Group, Inc.

Devin Tolpin, Senior Planner

RE: Dickerson Group, Inc. - Request for a Minor Conditional Use Permit (File No. 2020-056)

April 29, 2020

Page 2 of 3

4. Proof of Ownership must be submitted:

- a. Quit Claim Deed, Monroe County Official Records, Book 929 Page 2401-2408 from Charley Toppino & Sons to C.T.B., Inc.
- b. State of Florida Certificate, Monroe County Official Records, Book 1556 Page 352, merging the corporation of C.T.B., Inc. to The Dickerson Group, Inc. on October 31, 1996;
- c. Certificate of Boundary Separating Lands of Ownership from Adjacent State owned Sovereignty Lands dated March 10, 2008, Monroe County Official Records, Book 2349 Page 1651-1653; the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, certifying The Dickerson Group, Inc.'s property;
- d. Certificate of Boundary Separating Lands of Ownership from Adjacent State owned Sovereignty Lands on dated August 29, 2012, Monroe County Official Records, Book 2587 Page 1724-1725; the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, certifying The Dickerson Group, Inc.'s property.

5. Agent Authorization Form (dated):

- a. A new dated, executed, and notarized Agent Authorization Form.

6. Revised boundary survey

- a. Florida Keys Land Surveying, Specific Purpose Survey dated July 7, 2019; Revised April 24, 2020.

7. Revised floor plan(s) depicting all floors must be submitted:

- a. Weiler Engineering Corporation Revised Floor Plan and Elevations, Job No. 19010.006, dated April 1, 2020.

8. Revised elevation plan(s) depicting the proposed structure must be submitted:

- a. Weiler Engineering Corporation Revised Floor Plan and Elevations, Job No. 19010.006, dated April 1, 2020.

9. Traffic Statement:

- a. Localized Impacts & Access Management: Access to and from the subject property is along Calle Tres, and US 1, and shall be approved by FDOT.

Pursuant to County Code Sec. 114-200, a Level 1 traffic study is only required for "segments of U.S. 1 designated as Inadequate Capacity or Marginally Adequate Capacity according to the biennial assessment of public facilities capacity report (see Sec. 114-2)." Segments 2 and 3 both operate at LOS B; therefore, no traffic study is required.

Devin Tolpin, Senior Planner

RE: Dickerson Group, Inc. - Request for a Minor Conditional Use Permit (File No. 2020-056)

April 29, 2020

Page 3 of 3

10. Letter(s) of Coordination:

- a. Monroe County Solid Waste Management;
- b. Monroe County Office of the Fire Marshal; and
- c. Florida Department of Health.

Sincerely,



Barton W. Smith

BWS/JMG/bg

Enclosures

Cc (*Electronically*):

Ilze Aquila, Aquila-Ilza@MonroeCounty-FL.Gov

Debra Roberts, Roberts-Debra@MonroeCounty-FL.Gov

Bradley Stein, Stein-Bradley@MonroeCounty-FL.Gov



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

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.
PO Box 910
Fort Pierce, FL 34954-0910

Title Asst. Secretary

KOENKE, STACEY V.
PO Box 5011
Monroe, NC 28111

Annual Reports

Report Year	Filed Date
2018	03/28/2018
2019	03/29/2019
2020	02/12/2020

Document Images

02/12/2020 – ANNUAL REPORT	View image in PDF format
03/29/2019 – ANNUAL REPORT	View image in PDF format
03/28/2018 – ANNUAL REPORT	View image in PDF format
03/13/2017 – ANNUAL REPORT	View image in PDF format
01/29/2016 – ANNUAL REPORT	View image in PDF format
01/27/2015 – ANNUAL REPORT	View image in PDF format
01/09/2014 – ANNUAL REPORT	View image in PDF format
03/06/2013 – ANNUAL REPORT	View image in PDF format
04/10/2012 – ANNUAL REPORT	View image in PDF format
02/11/2011 – ANNUAL REPORT	View image in PDF format
01/20/2010 – ANNUAL REPORT	View image in PDF format
03/12/2009 – ANNUAL REPORT	View image in PDF format
08/18/2008 – Reg. Agent Change	View image in PDF format
01/28/2008 – ANNUAL REPORT	View image in PDF format
03/05/2007 – ANNUAL REPORT	View image in PDF format
01/25/2006 – ANNUAL REPORT	View image in PDF format
07/25/2005 – ANNUAL REPORT	View image in PDF format
04/21/2004 – ANNUAL REPORT	View image in PDF format
03/24/2003 – ANNUAL REPORT	View image in PDF format
02/09/2002 – ANNUAL REPORT	View image in PDF format
04/03/2001 – ANNUAL REPORT	View image in PDF format
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



1201 HAYS STREET
TALLAHASSEE, FL 32301-2607
904-222-9171
904-222-9933 F

800-342-8086

P96000027319



ACCOUNT NO. : 072100000032
REFERENCE : 182094 10915A
AUTHORIZATION :
COST LIMIT : \$PREPAID

ORDER DATE : December 10, 1996

ORDER TIME : 10:42 AM

ORDER NO. : 182094-005

CUSTOMER NO: 10915A

100002024791--1
-12/10/96--01085--028
****122.50 ****122.50

CUSTOMER: Peggy Adolphson, Legal Asst
Walker & Koegler
Suite 200 Building 100
10151 Deerwood Park Blvd.
Jacksonville, FL 32256

ARTICLES OF MERGER

TRI-STATE HOLDINGS, INC.

~~AND~~

THE DICKERSON GROUP, INC.

FILED
96 DEC 10 PM 2:01
TALLAHASSEE, FLORIDA

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX _____ CERTIFIED COPY
_____ PLAIN STAMPED COPY

CONTACT PERSON: Lori R. Dunlap

EXAMINER'S INITIALS: _____

N. HENDRICKS DEC 12 1996

P96000027319

ARTICLES OF MERGER
Merger Sheet

MERGING:

THE DICKERSON GROUP, INC., A NORTH CAROLINA CORPORATION,
810852.

INTO

TRI-STATE HOLDINGS, INC. which changed its name to

THE DICKERSON GROUP, INC., a Florida corporation, P96000027319

File date: December 10, 1996

Corporate Specialist: Nancy Hendricks



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 11, 1996

CSC NETWORKS

TALLAHASSEE, FL

SUBJECT: TRI-STATE HOLDINGS, INC.
Ref. Number: P9600027319

We have received your document for TRI-STATE HOLDINGS, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption by the merging corporation must be included in the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6903.

Nancy Hendricks
Corporate Specialist

Letter Number: 996A00055285

FILED

96 DEC 10 PM 2:13

SECRET
FALLING

ARTICLES AND PLAN OF MERGER
OF

TRI-STATE HOLDINGS, INC.
(The Surviving Corporation)

AND

THE DICKERSON GROUP, INC.

THESE ARTICLES AND PLAN OF MERGER are entered into this 9th day of December, 1996, between Tri-State Holdings, Inc., a Florida corporation, (the Surviving Corporation) and The Dickerson Group, Inc., a North Carolina corporation (the Merging Corporation). The Surviving Corporation and the Merging Corporation do hereby certify that such Articles and Plan of Merger were approved by the sole shareholder of Tri-State Holdings, Inc. entitled to vote on November 12, 1996 and approved by the shareholders of The Dickerson Group, Inc. entitled to vote on December 9, 1996. The number of votes cast was sufficient for approval.

PLAN OF MERGER

A. CORPORATIONS PARTICIPATING IN MERGER.

The Dickerson Group, Inc., a North Carolina corporation (the Merging Corporation) will merge into Tri-State Holdings, Inc. a Florida corporation, which will be the surviving corporation (the Surviving Corporation).

B. NAME OF SURVIVING CORPORATION.

After the effective date of the merger, the Surviving Corporation will have the name: The Dickerson Group, Inc.

C. MERGER.

The merger of the Merging Corporation into the Surviving Corporation will be effected pursuant to the terms and conditions of this Plan. Upon the merger's becoming effective, the corporate existence of the Merging Corporation will cease, and the corporate existence of the Surviving Corporation will continue. The time when the merger become effective is hereinafter referred to as the Effective Time.

D. CONVERSION AND EXCHANGE OF SHARES.

At the Effective Time, the outstanding shares of the corporations participating in the merger will be converted and exchanged as follows:

1. Surviving Corporation. The outstanding shares of the Surviving Corporation will not be converted, exchanged, or altered in any manner as a result of the merger and will remain outstanding as shares of the Surviving Corporation.

2. Merging Corporation. Each outstanding share of the Merging Corporation will be exchanged:

(a) for each share of preferred stock of the Merging Corporation the holder shall receive \$1.00; and

(b) for each share of common stock of the Merging Corporation the holder shall receive \$0.01.

4. Surrender of Share Certificates. Each holder of a certificate representing shares to be exchanged in the merger will surrender such certificate and after the Effective Time will be entitled to receive in exchange therefor the product of money equal to the number of shares represented by the certificate and the price per share. Until so surrendered, each outstanding certificate that prior to the Effective Time represented shares of the Merging Corporation will be deemed for all purposes to evidence ownership of the consideration to be issued for such shares under this Plan.

E. AMENDMENTS TO ARTICLES OF INCORPORATION.

The Articles of Incorporation of the Surviving Corporation are not amended by the Articles of Merger, except to change the name of the Surviving Corporation to The Dickerson Group, Inc.

F. ABANDONMENT.

After approval of this Plan by the shareholders of the Merging Corporation and the Surviving Corporation, and at any time prior to the merger's becoming effective, the board of directors of the Surviving Corporation may, in their discretion, abandon the merger.

II. The plan of merger was adopted by the shareholders of the surviving corporation in accordance with the unanimous consent of shareholders pursuant to Section 607.0704 of the Florida Business Corporation Act on November 12, 1996. The plan of merger was adopted by the shareholders of the merging corporation at a special meeting of shareholders at which a quorum was present by majority vote.

III. The merger will become effective upon filing.

This the 9th day of December, 1996.

Surviving Corporation:
Tri-State Holdings, Inc.

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

Merging Corporation:
The Dickerson Group, Inc.

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

AUDIT NUMBER: H97000003512

ARTICLES OF INCORPORATION
OF
SOUTH FLORIDA REALTY GROUP, INC.

The undersigned, for the purposes of forming a Corporation for Profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

Article I - Name

The name of the Corporation is South Florida Realty Group, Inc.

Article II - Nature of Business

This Corporation may engage in any activity or business permitted under the laws of the United States or the State of Florida.

Article III - Capital Stock

The maximum number of shares of stock which this Corporation is authorized to have outstanding at any one time is 1,000 shares of common stock, par value \$1.00 per share.

Article IV - Term

This Corporation shall have perpetual existence unless dissolved pursuant to law.

Article V - Address

The initial street address of the principal office of this Corporation in the State of Florida is P.O. Box 10393, Pompano Beach, Florida 33060. The Board of Directors of this Corporation may from time to time move its principal office in the State of Florida to any other place in this State.

Article VI - Directors

This Corporation shall have two (2) Directors initially. The number of Directors of this Corporation may be either increased or diminished from time to time pursuant to the Bylaws, but shall never be less than one (1).

Mark D. Thomson, Esq.
Greenspoon, Marder et al
100 West Cypress Creek Rd., Ste. 700
Ft. Lauderdale, FL 33309
(305) 491-1120
Fla. Bar #845019

FILED
27 FEB 26 11:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AUDIT NUMBER: H9700003512

Article VII - Initial Directors

The name and street address of the initial Directors of this Corporation who shall hold office until their successors are elected or appointed and shall have qualified is:

James P. Lowe P.O. Box 10393
Pompano Beach, FL 33060

Sue Blalock P.O. Box 10393
Pompano Beach, FL 33060

Article VIII - Incorporator

The name and street address of the person signing these Articles of Incorporation as the Incorporator is:

Mark D. Thomson, Esq.
Greenspoon, Marder, Hirschfeld,
Rafkin, Ross & Berger, P.A.
100 West Cypress Creek Road
Suite 700
Ft. Lauderdale, FL 33309

Article IX - Other Provisions

1. Ownership of stock shall not be required to make any person eligible to hold office either as an officer or as a director of this Corporation.
2. The stockholders may, pursuant to the Bylaw provision or by stockholders agreement, recorded in the minute book, impose such restrictions on the sale, transfer or encumbrances of the stock of this Corporation as they may see fit.
3. The Board of Directors of this Corporation shall adopt Bylaws for the government of this Corporation which shall be subordinate only to the Certificate of Incorporation and the laws of the United States and the State of Florida. The Bylaws may be amended from time to time by either the stockholders or the Board of Directors, but the Board of Directors may not alter or amend any Bylaw adopted by the stockholders.
4. Any subscriber or stockholder present at any meeting, either in person or by proxy, and any Director present in person at any meeting of the Board of Directors shall conclusively be deemed to have received proper notice of the meeting unless he shall make objection at that meeting to any defect or insufficiency of notice.

AUDIT NUMBER: H9700003512

5. If the Bylaws so provide, any action of the stockholders or Board of Directors which is required or permitted to be taken at a meeting may be taken without a meeting, in the manner provided in the Bylaws, to the extent now or hereafter to be permitted under the statutes and laws of the State of Florida.

6. If the Bylaws so provide, any stockholder of this Corporation, to the extent now or hereafter permitted pursuant to the Bylaws of this Corporation and the statutes and laws of the State of Florida, may enter into any written agreement relating to any phase of the affairs of this Corporation. No such agreement shall impose directors' or officers' liabilities upon the stockholders who are parties thereto except to the extent required by the statutes and laws of the State of Florida.

7. The Board of Directors of this Corporation is authorized to make provision for reasonable compensation to its members for their services as Directors and to fix the basis and conditions upon which such compensation shall be paid. Any Director of this Corporation may also serve the Corporation in any other capacity and receive compensation therefor in any form.

8. The Corporation shall indemnify any director, officer or employee, or former director, officer or employee of the Corporation, or any person who may have served at its request as a director, officer, or employee of another corporation in which it owns shares of capital stock, or of which it is a creditor, against expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which he is made a party by reason of being or having been such director, officer or employee, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of duty. The Corporation may also reimburse to any director, officer or employee the reasonable costs of settlement of any such action, suit or proceeding, if it shall be found by a majority of a committee composed of the directors not involved in the matter of controversy (whether or not a quorum) that it was to the interests of the Corporation that such settlement be made and that such director, officer or employee was not guilty of negligence or misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such director, officer or employee may be entitled under any Bylaw, agreement, vote of shareholders or otherwise.

Article X - Grant of Preemptive Rights

Each shareholder of the Corporation shall be entitled to full preemptive rights to acquire his proportional part of any unissued or treasury shares of the Corporation, or securities of the Corporation convertible into, or carrying the right to subscribe to, or acquire such shares, which may be issued at any time by the Corporation.

AUDIT NUMBER: H9700003512

Article XI - Registered Office

The Registered Agent and registered office of the Corporation shall be:

Mark D. Thomson, Esq.
Greenspoon, Marder, Hirschfeld,
Rafkin, Ross & Berger, P.A.
100 West Cypress Creek Road
Suite 700
Ft. Lauderdale, FL 33309

Article XII - Amendment

This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the stockholders is subject to this reservation.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 27 day of February, 1997.



Mark D. Thomson

swlowe,jem@le.net

AUDIT NUMBER: H9700003512

CERTIFICATE DESIGNATING PLACE OF REGISTERED OFFICE
OR DOMICILE FOR SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapter 48.091, Florida Statutes, the following is
submitted in compliance with said Act.

FIRST -- That South Florida Realty Group, Inc. desiring to organize under the laws
of the State of Florida with its principal office, as indicated in the Articles of
Incorporation, at City of Pompano Beach, County of Broward, State of Florida, has named
Mark D. Thomson, Esq. as Registered Agent, who may be served at the registered office
located at Greenspoon, Marder, Hirschfeld, Rafkin, Ross & Berger, P.A., 100 West
Cypress Creek Road, Suite 700, City of Ft. Lauderdale, County of Broward, State of
Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT (MUST BE SIGNED BY DESIGNATED AGENT):

Having been named to accept service of process for the above stated Corporation,
at place designated in this certificate, I hereby accept to act in this capacity and agree to
comply with the provisions of said Act relative to keeping open said office.



Registered Agent

02/27/97 11:29
www.janetfla.net

**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>
John F Joyner 1501 Charlotte Ave Monroe NC 28110	100%

- 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>

- 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):

Name and Address	% of Ownership

* 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):

Name and Address	% of Ownership

- 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):

Name and Address	% of Ownership

* Please provide date of contract _____

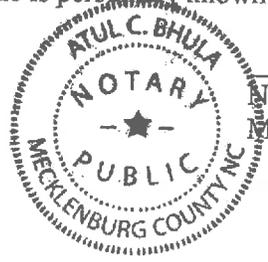
- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

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 Florida, County of Monroe

The foregoing instrument was acknowledged before me this 25th day of March 2020, by John Fagan Joyner. He/she is personally known to me or has produced North Carolina Driver License as identification.



Atul C. Bhujia
 Notary Public
 My Commission Expires March 28, 2024

330
45

373945

Quit-Claim Deed

This Indenture, Made this 28th day of December ~~1922~~ 1984, A.D. 1984,

BETWEEN CHARLEY TOPPING & SONS, INC.

a corporation existing under the laws of the State of Florida . party of the

first part and C.T.B., INC., a Florida corporation
mailing address: P.O. Box 400, MONROE, North Carolina 28110,
and State of . party of

of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

TEN DOLLARS and other valuable consideration, Dollars,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath remised, released and quit-claimed, and by these presents doth remise, release, and quit-claim unto the said party of the second part, and its ~~heirs and assigns~~ assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part hath in and to the following described lots, pieces, or parcel of land, situate, lying and being in the County of MONROE

State of FLORIDA, to-wit:

All of the real property now owned by Grantor in Monroe County, Florida, including without limitation the parcels specifically described on the attachments hereto.

TOGETHER with all of Grantor's rights appurtenant to said real property, and including without limitation the perpetual easements described at Monroe County, Florida O.R. 790, pp. 1210 and 1215.

DS Paid 45 Date 12-31-84
MONROE COUNTY
DAVID L. KOLB, CLERK CIR. CT.
[Signature] D.C.

TO HAVE AND TO HOLD the same together with all singular and appurtenant thereto belonging or in anywise appertaining, and all the estate, right, title, lien, 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 party of the second part, its ~~heirs and assigns~~ assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused their presents to be signed in its name by its President, and its Secretary to be affixed, attested by its Secretary and your above written.



Attest: *[Signature]*

CHARLEY TOPPING & SONS, INC.

By *[Signature]* President.

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]

RECORDS
DEC-31 1984
3:36
MONROE COUNTY, FLA.

State of ~~NORTH CAROLINA~~ NORTH CAROLINA

County of MECKLENBURG

I, the undersigned officer duly authorized to take and certify acknowledgments of deeds in said State and County, hereby certify that before me came

Norvin K. Dickerson, III

and Kenton R. Gebert

vice-presidents and

Secretary

of the CHARLEY TOPPING & SONS, INC.

a corporation under the laws of the State of Florida; that said persons so appearing before me are the individuals and the officers aforementioned of said corporation described in and who executed the foregoing deed; and that they and these said individuals as said officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation, that their names officially are by them respectively subscribed thereto, that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses pursuant to law, and that the same is the free act and deed of said corporation.

In witness whereof, my hand and official seal at Charlotte,

County of Mecklenburg

and State of North Carolina

this 28th

day of December

A. D. 1984.

Mar 5 1984

My Commission Expires: 9/1/88



Printed

C.T.B., Inc.

CHARLEY TOPPING & SONS, INC.

Print-Plain Rep'd
(FROM CORPORATION)

KEY LARGO

An undivided one half interest in the parcel described in that certain Quit Claim Deed recorded at Monroe County, Florida, O.R. 913 pp. 2063-2065, more particularly described as follows:

A tract or parcel of land located in Sections 25 and 26, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, more particularly described as follows:

As a point of reference commence at the south quarter corner of said Section 26, Township 59 South, Range 40 east, with grid co-ordinates of X-728,308.50, Y-340,908.61; run thence south 89° 56' east, a distance of 253.74 feet to a point; thence north 36° 29' 59" east, a distance of 2,361.87 feet to the Point of Beginning, with grid coordinates of X-729,967.13, Y-324, 806.91.

From the POINT OF BEGINNING; run thence west a distance of 60.95 feet to a point with grid co-ordinates of X-729,906.18, Y-342,806.91; thence north 00° 00' 10" west, 620 feet to the southern right-of-way line of Old Card Sound Road; thence north 89° 02' 26" east along the south right-of-way line of Old Card Sound Road, a distance of 1,204.22 feet to a point on the west right-of-way line of State Road No. S-905; thence south 41° 49' 23" west, a distance of 859.04 feet to a point; thence west 570.32 feet to the POINT OF BEGINNING, containing 13.20 acres, more or less.

The bearings, distances and co-ordinates quoted above refer to the State Grid Co-ordinate System, East Zone of Florida.

DE Paid 45 Date 12-31-84
MONROE COUNTY
DANNY L. KOLHAGE CLERK CIR. CT.
James S. Baker DC.

UPPER MATECUMBE

A portion of Government Lot 1 according to "Plat of part of Government Lot 1 and all of Lots 2 & 3 of Section 32, Township 63 South, Range 37 East and all of Lot 1, Section 5, Township 64 South, Range 37 East" on Upper Matecumbe Key, Monroe County, Florida, prepared by Geo. MacDonald and recorded in Plat Book 1 at Page 41 of the Public Records of Monroe County, Florida and more particularly described as follows: From the intersection of the Northwesterly right-of-way line of State Road No. 5 (formerly F.E.C. Railway) with the dividing line between Lots 2 & 3 according to said Plat Book 1, Page 41 run North-easterly along said Northwesterly right-of-way line a distance of 1133.49 feet to the POINT OF BEGINNING of the parcel herein-after described; thence continue Northeasterly along said Northwesterly right-of-way line a distance of 76.60 feet to a point which is 554.0 feet Southwesterly from the intersection of the said Northwesterly right-of-way line with the dividing line between Lot 1, as per Plat Book 1, Page 41 and the former Hugh Matheson property; thence with an interior angle of 90°28'15" run North 45°00'00" West a distance of 290.02 feet; thence South 41°57'15" West a distance of 156.14 feet to a point; thence South 45°28'15" East a distance of 133.0 feet to a point; thence North 44°31'45" East a distance of 32.0 feet to a point; thence South 45°28'15" East a distance of 40.0 feet to a point; thence North 44°31'45" East a distance of 45.0 feet to a point; thence South 45°28'15" East a distance of 110.0 feet back to the Point of Beginning, Containing 0.79 acres, more or less.

MARATHONPARCEL I

Lots 8, 9 and 10, INDUSTRIAL SUBDIVISION, according to the plat thereof, recorded in Plat Book 3, Page 132, of the Public Records of Monroe County, Florida.

PARCEL II

Commencing at a point where the Northerly boundary of Old State Highway 4-A intersects the East line of Government Lot 2, also known as the N/S 1/4 line of Sec. 6, T 66 S, R 33 E, Tallahassee Meridian, Key Vacca, Monroe County, Florida; thence North along said East line of Government Lot 2, 1095.86' to the POINT OF BEGINNING; thence at right angles West, 200.00'; thence at right angles North 104.96'; thence north 67°51'00" E, 215.94' to the said East line of Government Lot 2; thence South, along said East line, 186.37' to the POINT OF BEGINNING.

PARCEL III

A strip of land 20 feet in width, lying between the Eastern boundary of Parcel I and the Western boundary of Parcel II, and extending the entire length of said Eastern and Western boundaries, being that part of Campbell Street in the Plat of INDUSTRIAL SUBDIVISION, Plat Book 3, p. 132, Monroe County, Florida Public Records, vacated by Resolution No. 40-1969, O.R. 432, p. 915; said strip of land having as its Northern boundary the Southern right-of-way line of Aviation Boulevard.

BIG PINE

A part of Government Lot 3 and a part of Government Lot 4, all in Section 25, T. 66 S., R. 29E., on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the East Line of Government Lot 3 and the Westerly right-of-way line of U.S. Highway No. 1, said intersection to be known as the POINT OF BEGINNING of the tract of land and water hereinafter described, bear North 22 degrees and 54 minutes West, along the Westerly right-of-way line of U.S. Highway No. 1, 959.17 feet to a Point of Curve, said Curve having a central angle of 15 degrees, 03 minutes and 02 seconds and a radius of 1,382.69 feet;

Thence along said curve in a Northwesterly direction and deflecting to the left, 363.24 feet along the Westerly right-of-way line of U.S. Highway No. 1 to a Point; Thence bear due West 451.14 feet to a Point; Thence bear due South 2123.45 feet to a Point; Thence meander the mean high water line of Cupon Bight along a rock dike in a Northeasterly, Southeasterly and Easterly direction to a Point, the said dike being the Southerly shore of a tidal pool; Thence bear due North 238.9 feet to a Point; Thence bear due East 145.09 feet to a Point on the Westerly right-of-way line of U.S. Highway No. 1 which bears South 22 degrees, 54 minutes East a distance of 501.36 feet from the intersection of the Westerly right-of-way line of U.S. Highway No. 1 and the East line of Government Lot 3, Section 25, T. 66S., R. 29E; Thence bear North 22 degrees and 54 minutes West, along the Westerly right-of-way line of U.S. Highway No. 1, 501.36 feet back to the POINT OF BEGINNING. This tract contains 38.05 acres more or less.

ROCKLAND and EAST ROCKLAND KEY:
BIG COPPITT KEY

The parcels of land described at Monroe County,
 Florida OR 790, pages 1230-1238,

LESS:

The parcel of land described in Warranty Deed to
 The United States of America, recorded at Monroe
 County, Florida OR 913, page 2058, more specifically
 described as follows:

A parcel of land situate, lying and being
 in the County of Monroe, State of Florida,
 as recorded in Official Records Book 20
 at Pages 353-355 of the Public Records of
 Monroe County, Florida, being that part
 of the property lying North of the old U.S.
 Highway No. 1, and South of the relocated
 right-of-way of U.S. Highway No. 1, being
 described as follows:

Government Lot 1, Section 20, Government
 Lots 4, 5, 6 and 7, Section 21, Government
 Lots 3 and 4, Section 28, and Government Lot
 1, Section 29, Township 67 South, Range 26
 East, lying and being in Monroe County, Florida.

LESS:

A parcel of land in Government Lot 4, Section 21,
 Township 67 South, Range 26 East, Monroe County,
 Florida, more particularly described in deed from
 Bayview Enterprises, Inc. to Brouillard, recorded
 at Monroe County OR 771, p. 381.

LESS:

A parcel of land in Government Lot 4, Section 21,
 Township 67 South, Range 26 East, Monroe County,
 Florida, more particularly described in deed from
 Charley Toppino & Sons, Inc. to Hofstra, recorded at
 Monroe County OR 889, p. 2199.

LESS:

A parcel of land in Government Lot 4, Section 21,
 Township 67 South, Range 26 East, Monroe County,
 Florida, more particularly described in deed from
 Bayview Enterprises, Inc. to Spencer, recorded at
 Monroe County OR 856, p. 70.

CUDJOE KEY

That portion of the East 1/2 of the Northwest 1/4 of Section 29, T66S, R28E, lying west of the State Road, Monroe County, Florida, containing 61.82 acres, more or less.

STOCK ISLAND

Lot 4, Block 4, BALIDO SUBDIVISION NO. 2, according to Plat Book 4, Page 134, Public Records of Monroe County, Florida.

KEY WEST

Condominium Parcels No. A-207 and A-305 of 1800 ATLANTIC CONDOMINIUMS, according to the Declaration of Condominium thereof, recorded in Official Records Book 899 at Pages 728 through 765 of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and subject to the covenants, conditions, restrictions and other provisions of the Declaration of Condominium thereof as above recited.



State of Florida



Department of State

I certify from the records of this office that C.T.B., INC., was a corporation organized under the laws of the State of Florida, filed on June 4, 1979.

The document number of this corporation is 623734.

I further certify that said corporation merged on October 31, 1996, into The Dickerson Group Inc, the surviving Florida corporation.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1103733
BK#1556 PG#352

RCD Jan 15 1999 03:55PM
DANNY L KOLHAGE, CLERK

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
First day of December, 1998

MONROE COUNTY
OFFICIAL RECORDS

Sandra B. Northam
Secretary of State



CR2EO22 (2-95)

Trustees No. 40672(5682-44)

Doc# 1685798 03/11/2008 10:59AM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

CERTIFICATE

Doc# 1685798
 Bk# 2349 Pg# 1651

Upon application of The Dickerson Group, Inc., a Florida corporation, whose address is P.O. Box 5011, Monroe, North Carolina 28111, 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, on Big Coppitt Key, Monroe County, Florida, said line being 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 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.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.I.F. Deed #24002 for a distance of 1500.00 feet to the Northwest corner of the said T.I.I.F. Deed #24002; thence run South along the Westerly boundary line of the said T.I.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, said point being the Point of Beginning of the line hereinafter described; thence meander said waterward Boundary the following sixty-three (63) 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°39'09" 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 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°35'06" 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 43.26 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; N 88°53'56" E, for a distance of 39.47 feet; N 65°36'56" 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°26'54" 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 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 73.90 feet; S

Trustees No. 40672(5682-44)

Doc# 1685798
Bk# 2349 Pg# 1652

35°07'53" E, for a distance of 33.75 feet; S 3°35'19" E, for a distance of 114.15 feet; S 4°31'58" E, for a distance of 47.50 feet; S 36°25'12" E, for a distance of 38.34 feet, more or less, to a point on the Northerly extension of the Westerly line of the said Block 9, "GULFREST PARK, PLAT NO. 2", and the Point of Terminus of the line herein described.

The above legal description was prepared by J. Lynn O' Flynn, Florida Professional Surveyor and Mapper No. 6298.

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.

Trustees No. 40672(5682-44)

Doc# 1685798
Bk# 2349 Pg# 1653

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 10th day of MARCH, 2008.

(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

Sarah Branham
Witness

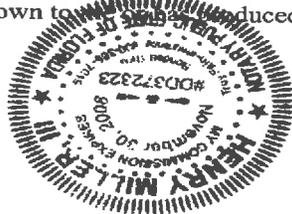
Sarah Branham
(Typed or Printed Name of Witness)

Elizabeth B. Reardon
Witness

Elizabeth B. Reardon
(Typed or Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2008, 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 and produced a driver's license as identification.



Henry Miller
State of Florida at Large,
Notary Public

(Typed, Printed or Stamped Name of Notary)

Commission No. DD372323

APPROVED AS TO FORM
& LEGALITY

Sandy L. Hise
DEP Attorney

My Commission Expires: Nov. 30, 2008

Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

MONROE COUNTY
OFFICIAL RECORDS

Trustees No. 41408(6160-44)

Doc# 1898243 09/07/2012 2:47PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGEDoc# 1898243
Bk# 2587 Pg# 1724CERTIFICATE

Upon application of THE DICKERSON GROUP, INC., a Florida corporation, whose address is PO Box 787, Key West, Florida 33041, 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 February 12, 1974, lying along the Gulf of Mexico adjacent to Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said line 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.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.I.F. Deed #24002 for a distance of 1500.00 feet to the Northwest corner of the said T.I.I.F. Deed #24002; thence run South along the Westerly boundary line of the said T.I.I.F. Deed #24002 for a distance of 1064.00 feet, more or less, to a point on the Waterward boundary line as of February 12, 1974, said point being the Point of Beginning of the line hereinafter described; thence meander said Waterward Boundary the following sixty-seven (67) courses: S87°39'22"E, for a distance of 41.03 feet; S30°11'39"E, for a distance of 55.43 feet; S18°35'26"E, for a distance of 24.45 feet; S60°01'27"E, for a distance of 30.89 feet; S02°43'38"E, for a distance of 14.42 feet; S42°34'38"E, for a distance of 40.06 feet; S45°10'50"E, for a distance of 35.54 feet; S18°07'02"E, for a distance of 41.37 feet; S37°56'18"E, for a distance of 66.76 feet; S22°28'25"E, for a distance of 57.84 feet; S03°20'04"W, for a distance of 43.01 feet; S35°44'45"W, for a distance of 54.96 feet; S01°03'41"W, for a distance of 67.54 feet; S27°52'21"E, for a distance of 41.03 feet; S46°18'33"E, for a distance of 36.59 feet; S02°24'16"E, for a distance of 29.57 feet; S28°20'29"E, for a distance of 150.00 feet; S61°12'27"E, for a distance of 97.56 feet; S02°27'12"W, for a distance of 59.16 feet; S46°46'17"E, for a distance of 46.76 feet; S68°38'03"E, for a distance of 13.56 feet; S55°02'20"E, for a distance of 88.63 feet; S59°38'34"E, for a distance of 68.07 feet; S86°15'47"E, for a distance of 33.60 feet; S63°13'47"E, for a distance of 46.48 feet; N71°11'43"E, for a distance of 19.47 feet; S68°52'06"E, for a distance of 51.26 feet; S38°20'21"E, for a distance of 32.92 feet; S55°27'54"E, for a distance of 180.71 feet; S43°09'53"E, for a distance of 47.32 feet; S55°53'30"E, for a distance of 49.33 feet; S63°20'04"E, for a distance of 52.88 feet; S25°58'12"E, for a distance of 15.37 feet; S80°52'57"E, for a distance of 61.82 feet; N16°42'11"E, for a distance of 16.08 feet; N73°46'18"E, for a distance of 79.41 feet; N08°45'22"E, for a distance of 6.88 feet; S89°08'43"E, for a distance of 50.27 feet; S38°14'56"E, for a distance of 17.79 feet; S85°25'43"E, for a distance of 83.99 feet; N88°50'56"E, for a distance of 115.52 feet; S52°09'11"E, for a distance of 27.12 feet; S10°50'33"E, for a distance of 13.68 feet; S71°09'56"E, for a distance of 76.62 feet; S06°42'54"E, for a distance of 19.72 feet; S83°32'36"E, for a distance of 39.13 feet; N04°08'25"E, for a distance of 88.71 feet; N57°02'11"E, for a distance of 33.33 feet; N75°20'40"E, for a distance of 42.33 feet; S87°05'06"E, for a distance of 137.65 feet; S89°22'09"E, for a distance of 85.19 feet; S86°53'42"E, for a distance of 11.69 feet; S68°34'07"E, for a distance of 19.62 feet; S50°12'01"E, for a distance of 15.88 feet; S33°11'01"W, for a distance of 15.79 feet; S57°46'35"E, for a distance of 27.64 feet; S16°42'09"E, for a distance of 21.23 feet; S89°55'10"E, for a

Trustees No. 41408(6160-44)

distance of 51.85 feet; N73°23'48"E, for a distance of 38.87 feet; S79°00'15"E, for a distance of 134.84 feet; S27°59'05"E, for a distance of 42.24 feet; S77°54'21"E, for a distance of 170.47 feet; S58°13'07"E, for a distance of 93.53 feet; S40°53'17"E, for a distance of 133.43 feet; S30°34'10"E, for a distance of 63.04 feet; S33°59'56"E, for a distance of 63.57 feet; S07°08'28"W, for a distance of 47.01 feet to a point on the Southerly boundary line of the said Government Lot 1, said point being West of and 168 feet from Southeast corner of the said Government Lot 1, and said point also being the Point of Terminus of the line herein described.

The above legal description was prepared by Clark Barr, Florida Professional Surveyor and Mapper No. XXXX.

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.

Doc# 1898243
Bk# 2587 P# 1725

Trustees No. 41408(6160-44)

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 29th day of AUGUST, 2012.

(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: [Signature]
Rod A. Maddox
Professional Land Surveyor Manager
Title and Land Records Section
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

[Signature]
Witness

JORGE G. ALONSO
(Typed or Printed Name of Witness)

[Signature]
Witness

ROBERT BECK
(Typed or Printed Name of Witness)

Doc# 1898243
BK# 2587 Pg# 1726

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2012, by Rod A. Maddox, Professional Land Surveyor Manager, Title and Land Records Section, 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.

[Signature]
State of Florida at Large,
Notary Public



(Typed, Printed or Stamped Name of Notary)

Commission No. DD 843046

My Commission Expires: 12/04/12

APPROVED AS TO FORM
& LEGALITY

[Signature]
DEP Attorney

Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

MONROE COUNTY
OFFICIAL RECORDS

AGENT AUTHORIZATION FORM

Date of Authorization: 03 / 25 / 2020
Month Day Year

I hereby authorize SMITH HAWKS, PL / BARTON W. SMITH, ESQ., CHELSEA VANADIA, ESQ., JESS GOODALL, ESQ. & ANTHONY DAVILA, 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 Request for a Minor Conditional Use Permit
(List the Name and Type of applications for the authorization)

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

Government Lot I, Section 21 Township 67 South, Range 26 East Big Coppitt

Lot Block Subdivision Key (Island)
00120940-000000

Real Estate (RE) Number Alternate Key Number
Vacant Lot, Rockland Key 8

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

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

(305)296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner: John F Joyner

Printed Name of Property Owner: John F. Joyner, President

STATE OF North Carolina COUNTY OF Mecklenburg

Sworn to and subscribed before me this 25th day of March, 2020

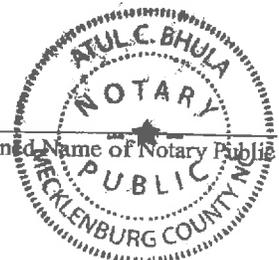
by John Franklin Joyner, who is personally known to me OR produced
(Print Name of Person Making Statement)

North Carolina Drivers License as identification.
(Type of ID Produced)

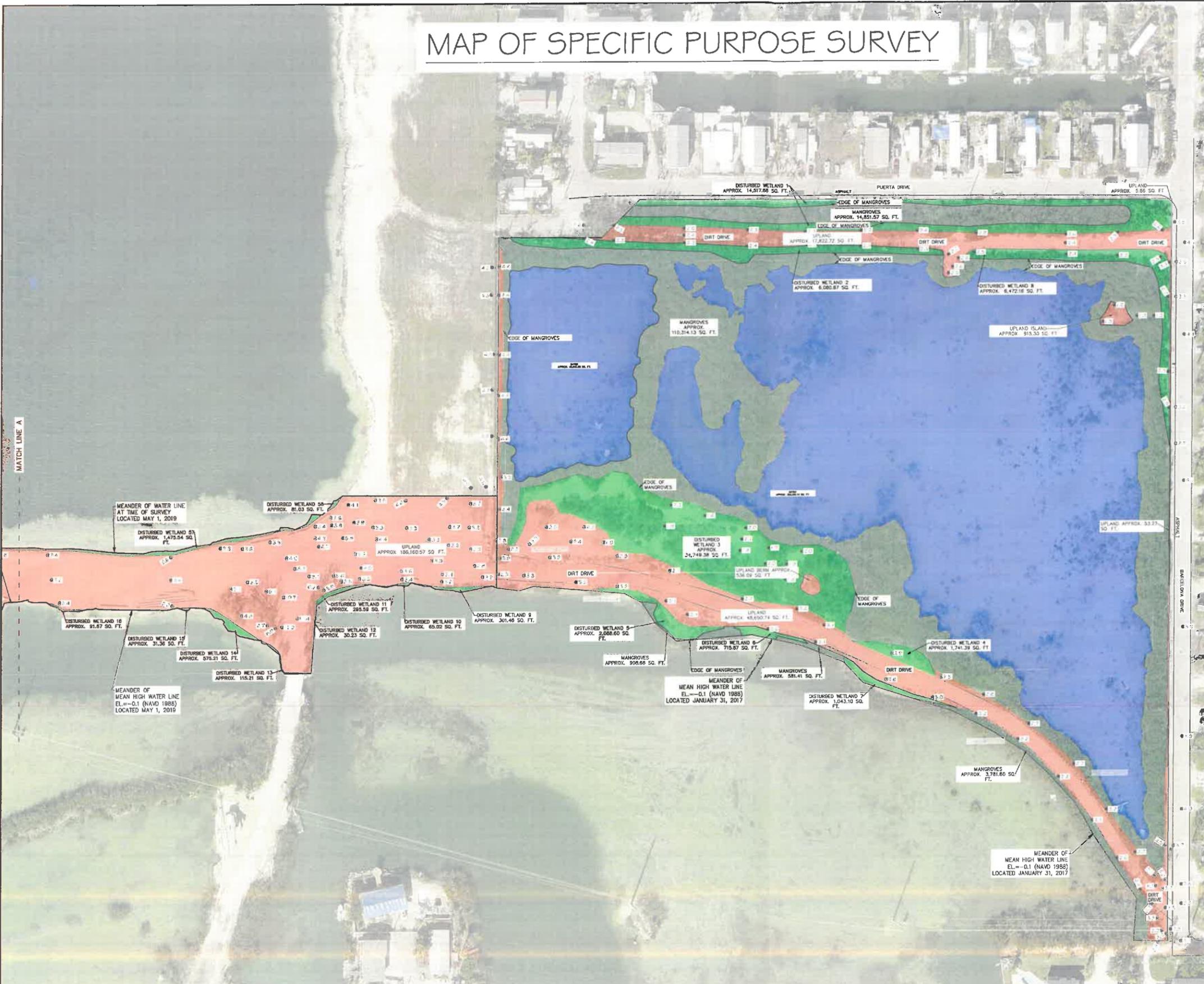
Signature of Notary Public

Atul C Bhula
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: March 28, 2024



MAP OF SPECIFIC PURPOSE SURVEY



GRID NORTH

1" = 50'

*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREAS

UPLAND:	310,792.94 SQ FT ± (7.14 ACRES ±)
DISTURBED WETLAND:	91,292.80 SQ FT ± (2.10 ACRES ±)
MANGROVES:	130,437.37 SQ FT ± (2.99 ACRES ±)
TOTAL:	531,470.83 SQ FT ± (19.09 ACRES ±)
WATER:	289,947.72 SQ FT ± (6.66 ACRES ±)

*ALL AREA CALCULATIONS ARE BASED ON EXISTING LAND MASS AND DO NOT PURPORT TO SHOW OWNERSHIP

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECEIPT OF SUPPORT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN ON A ALTA/PLAT TITLE SURVEY COMPLETED BY AFRON & ASSOCIATES, INC. (S.B. NO. 3300), DATED 01/24/2017, PROVIDED TO FLORIDA KEY'S LAND SURVEYING BY CLIENT. ALL FIELD DATA WAS ACQUIRED BETWEEN 03/09/2020 AND 02/17/2020. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECORDED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR. HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDIAN MERIDIAN PROJECTION), EAST ZONE (09N). COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CONTROLLED TO A CONTROLLED LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (WRMBS NWS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 1988). BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 672 4458 E TIDAL, P.L.D. ADOR, ELEVATION 18.18' (NOV 1929).

THIS MAP IS INTENDED TO BE REPRODUCED AT A SCALE OF 1"=50' OR SMALLER.

THIS MAP OR COPIES OF THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ANY OTHER OR ALTERED COPIES OF THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER BY REPRODUCING OR OTHERWISE USING THE SAME. THE SURVEYING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, OMISSIONS OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OR SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

ALL LINES ARE SHOWN IN U.S. SURVEY FEET.

WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL POSITIONAL ACCURACY OF 0.1'. THE ELEVATIONS ON IMPROVED SURFACES WERE FIELD MEASURED TO 0.05' AND ON GROUND SURFACES TO 0.1'.

BACKGROUND IMAGE IS A 2018 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM WEBSITE (LANDIS.ORG). ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY TERPOMAN ENVIRONMENTAL SCIENCES, INC.

STREET ADDRESS: MANOGLORA DRIVE, KEY WEST, FL 33004.

WATERWAY LINES OF MANGROVE VEGETATION WERE DERIVED FROM SWA GEOSPATIAL/SPACED AERIAL IMAGE. NO FIELD LOCATION OF THESE LIMITS HAS BEEN COMPLETED.

REVISION (1) - 04/24/2020 - REVISION TO ADD TOPOGRAPHIC DATA FIELD LOCATED ON 04/15/2020.

SYMBOL LEGEND:

● XXX = SPOT GRADE ELEVATION (TYPICAL)	NOTE: BOUNDARY BEARS, THE SURFACE AND SET BEARS LOCATED THROUGHOUT THE RECORDS IS A LIST OF APPROXIMATIONS THAT MAY BE FOUND ON THIS SHEET.
--	---

LOCAL BENCHMARKS HAVE BEEN FURNISHED BY THE CLIENT OR RELATED REPRESENTATIVE. MONUMENTS OR MARKERS TO SURVEY OR REPORT BY OTHER THAN THE SURVEY PARTY IS NOT VALID WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. THE SURVEYOR HAS REVIEWED THE BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN ON A ALTA/PLAT TITLE SURVEY COMPLETED BY AFRON & ASSOCIATES, INC. (S.B. NO. 3300), DATED 01/24/2017, PROVIDED TO FLORIDA KEY'S LAND SURVEYING BY CLIENT. ALL FIELD DATA WAS ACQUIRED BETWEEN 03/09/2020 AND 02/17/2020. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECORDED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR. HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDIAN MERIDIAN PROJECTION), EAST ZONE (09N). COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CONTROLLED TO A CONTROLLED LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (WRMBS NWS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 1988). BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 672 4458 E TIDAL, P.L.D. ADOR, ELEVATION 18.18' (NOV 1929).

FLORIDA KEYS LAND SURVEYING

19980 OVERSEAS HIGHWAY
SUGARDAVE KEY, FL 33042
PHONE: (305) 544-5450
EMAIL: FK.Survey@Gmail.com

**SPECIFIC PURPOSE SURVEY TO CALCULATE HABITAT AREAS
DICKERSON GROUP PROPERTY
BIG COPPITT KEY, MONROE COUNTY, STATE OF FLORIDA**

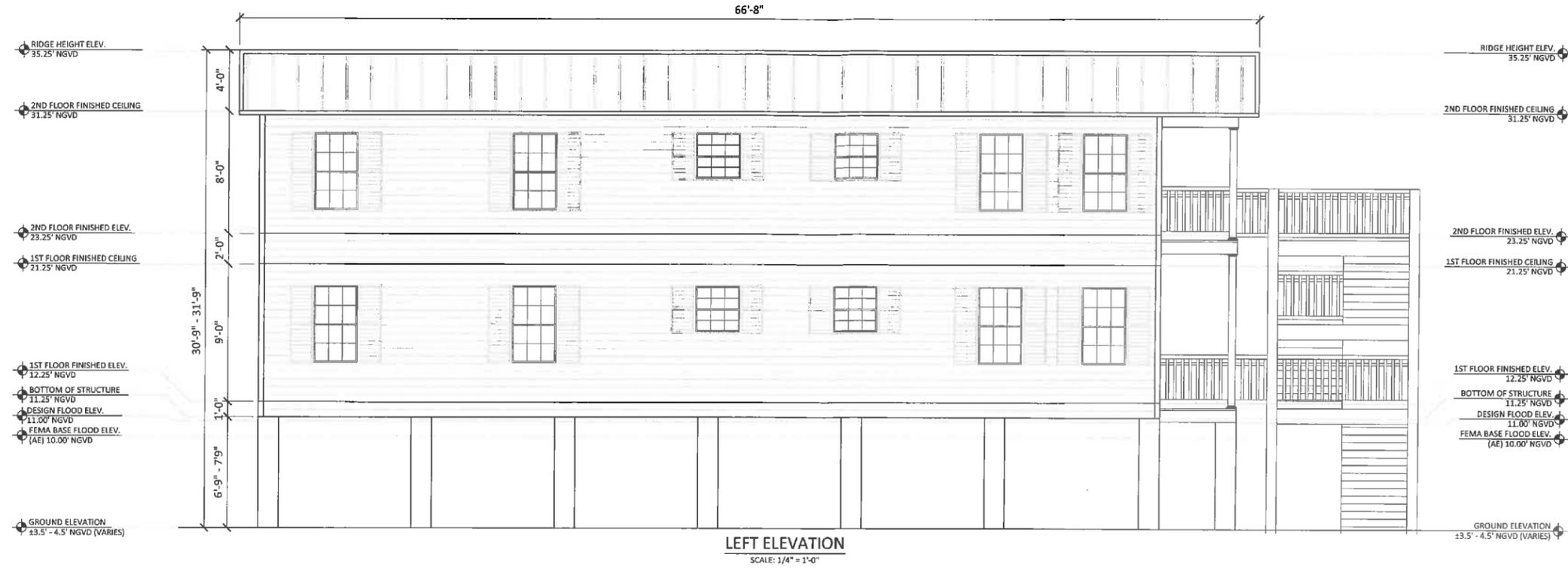
DATE: 06/27/2018	SURVEY BY: EAI	PROJECT: DICKERSON - 801
REVISION DATE: 04/24/2020	DRAWN BY: MPB	H. SCALE: 1"=50'
BOOK:	CHECKED BY:	SHEET 1 OF 3

Made in USA



PRELIMINARY - NOT FOR CONSTRUCTION - PRELIMINARY - NOT FOR CONSTRUCTION - PRELIMINARY - NOT FOR CONSTRUCTION - PRELIMINARY - NOT FOR CONSTRUCTION

USER: nick PLOTTED THE ELDOS-2_LAYOUT_OF_WA_2019\19010.006_Dickerson_Concept\DWG\Dickerson_Concept (2020-05-31).dwg, ON Apr 01, 2020 @ 11:44am



Approved By:	MJC	Design:	JNB
Scale:	1/4" = 1'	Drawn:	JNB
Job No:	19010.006	Checked:	JNB
Date Issued:	04-01-2020		

WELLS ENGINEERING CORPORATION
WELLS *excellence in engineering*
 201 W. MARION AVE., SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 888.505.1700

**SIDE ELEVATIONS
for
DICKERSON PROJECT**

Revisions	Description

EXHIBIT ONLY
NOT FOR
CONSTRUCTION

PRELIMINARY
NOT FOR
CONSTRUCTION
04-01-2020
Michael J. Gardullo
Professional Engineer
State of Florida
Registration No. 70676

Made in USA



County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Heather Carruthers, District 3
Mayor Pro Tem Michelle Coldiron, District 2
Craig Cates, District 1
David Rice, District 4
Sylvia J. Murphy, District 5

March 13, 2020

Attn: Jess Goodall – Smith/Hawks, Attorneys At Law
138 Simonton Street
Key West, FL. 33040

Ref: Dickerson Group, Inc.
Dickerson Project – Big Coppitt, FL
P.O. Box 5011
Monroe, N.C. 28111

Re: Letter of Coordination – PID #: 00120940-000000, ALK #1154598

Dear Mr. Goodall,

After review of the proposed plan for your client's project, I would like to see on the blue print/survey a reference to Garbage/Recycling Area. While the proposed site reflects a trash/garbage area for municipal solid waste, and there is the ability to handle solid waste, there is nothing noted or referenced that supports a recycling initiative. Monroe County strongly encourages the community to recycle, as Monroe County is required to submit an annual report to FDEP on recycling tonnages against state goals.

What a great opportunity for residents of this new community to recycle. I am in hopes that Dickerson Group, Inc. will support the recycling initiative, with this additional business opportunity. To discuss further please contact my office at 305-292-4536 or Waste Management, Inc. at 305-296-8297.

Sincerely,

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida



County of Monroe

The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor Heather Carruthers, District 3
Mayor Pro Tem Michelle Coldiron, District 2
Craig Cates, District 1
David Rice, District 4
Sylvia J. Murphy, District 5

Monroe County Fire Rescue
490 63rd Street Ocean
Marathon, FL 33050
Phone (305) 289-6088



31 March 2019

Jess Goodall, Attorney
Smith – Hawks, Attorneys at Law
138 Simonton St.
Key West, FL 33040

File:

Dickerson Group, Inc.
New Construction
Major Conditional Use

Mr. Goodall,

Monroe County Fire Rescue received an ISO Class 3 designation October, 2014. Our current file includes:

The referenced development project has been reviewed using the following criteria:

- Florida Fire Prevention Code, 6th Edition, 2017 Edition
- Florida Building Code, 6th Edition, 2017 Edition
- ISO (Insurance Services Office) "*Guide for Determination of Needed Fire Flow*"
 - <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Designated and maintained "Fire Lane(s)"
- NFPA 13: *Standard for the Installation of Sprinkler Systems*, 2013 Ed.
- NFPA 13R: *Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies*. 2013 Ed.

It is the responsibility of the developer to ensure adequate water supply for potential fire suppression. Therefore reference to ISO "*Guide for Determination of Needed Fire Flow*" is required to be submitted prior to construction permit applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Marston".

Craig Marston
Deputy Fire Marshal

Cc: R.L. Colina, Fire Marshal
File

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

Vision: To be the Healthiest State In the Nation

Smith Hawks Attorneys at Law / Dickerson Group Inc.

138 Simonton Street

Key West FL 33040

Letter of Coordination for Monroe County Minor Conditional Use application

Monroe County RE No. 00120940-000000

March 27, 2020

To Whom It May Concern:

The Florida Department of Health in Monroe County has reviewed the plans for the proposed development at the above-mentioned location. Pending connection to central sewer and water system, we have no objections to the proposal.

Should you have any questions or comments, please call me at 305.676.3943.

Sincerely,

Fitima Garcia

Environmental Specialist II

Florida Department of Health- Monroe County

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](#)
 1501 N Charlotte Ave
 Monroe NC 28110

Valuation

Columns ▼

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$229,818	\$263,725	\$376,750	\$376,750
= Just Market Value	\$229,818	\$263,725	\$376,750	\$376,750
= Total Assessed Value	\$102,566	\$93,242	\$84,766	\$77,060
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$229,818	\$263,725	\$376,750	\$376,750

□ Land

□ Columns ▼

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

□ Sales

□ Columns ▼

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

□ View Tax Info

[View Taxes for this Parcel](#)

□ Map



□ TRIM Notice

2019 Notices Only

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

□ Contact Information

□ Announcements

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



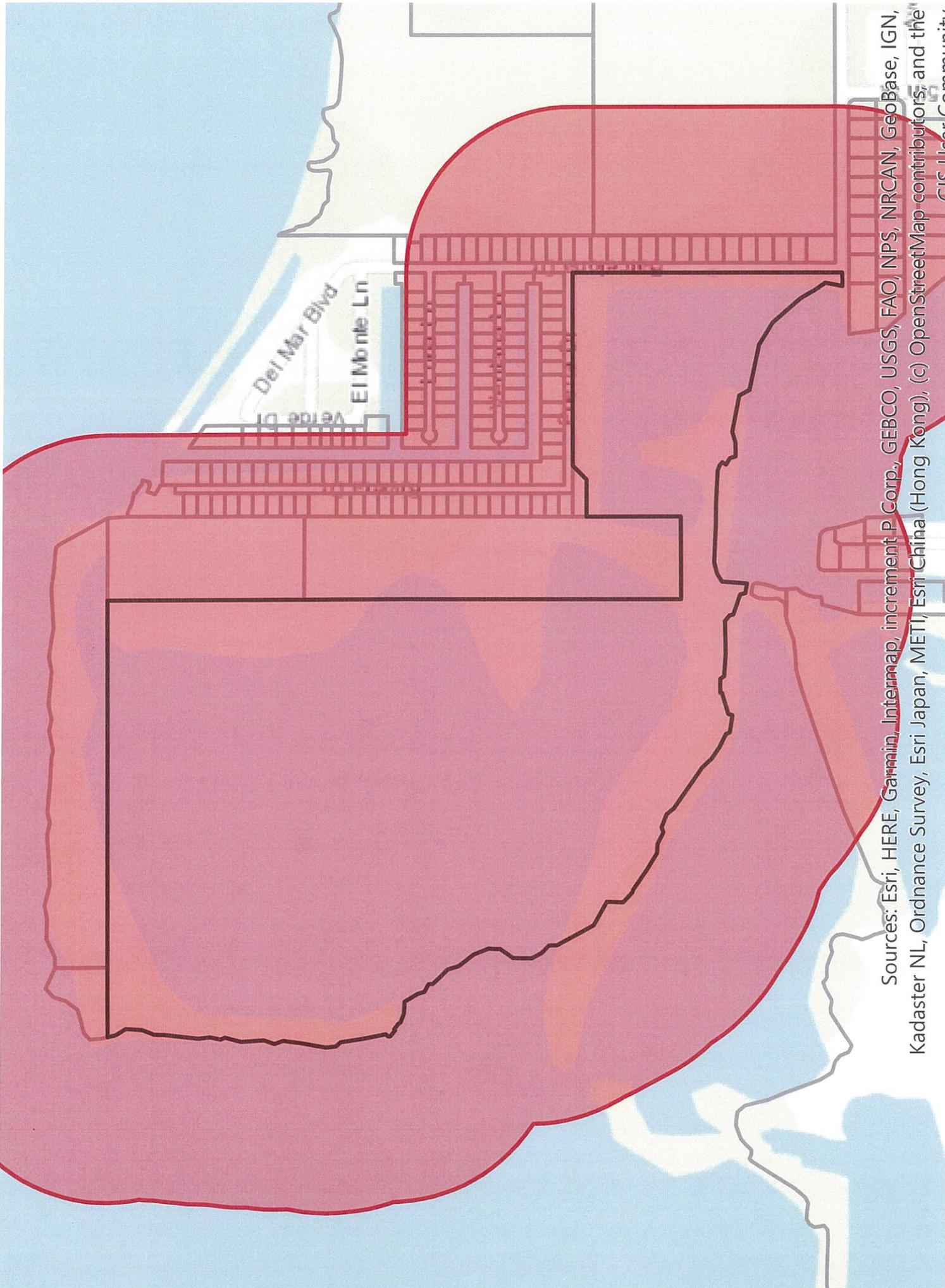
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00158570-000000	12 RIVERA DRIVE LLC	314 Duval St		Key West	FL	33040
00157790-000000	17 VENTANA LLC	2516 Linda Ave		Key West	FL	33040
00157280-000000	ALEXANDER MARK L	10 Verde Dr		Key West	FL	33040
00158170-000000	ALFONSO PHYLLIS	1485 W 31st St		Hialeah	FL	33012
00150440-000000	ALVAREZ JORGE L	716 Lake Geneva Dr		St Augustine	FL	32092
00151090-000000	ANDERSON JACK D	101 Avenue G		Key West	FL	33040
00158330-000000	ANNARINO JUSTIN J	4203 Crown Rd		Elkton	MI	48731
00158070-000000	ANTHONY YSLA F	25 Puerta Dr		Key West	FL	33040
00158210-000000	ARCHANGEL DEVELOPMENT LTD	185 Bent Tree Rd		Sunbury	OH	43074
00158740-000000	ARENBURG AUSTIN A	9 Barcelona Dr		Key West	FL	33040
00150300-000000	ARENCIBIA SANTIAGO	122 Avenue F		Key West	FL	33040
00158260-000000	ARNOLD DORIS R	23 Flipper Rd		Key West	FL	33040
00157470-000000	ASHLER ROBERT P	1 Luna Ln		Key West	FL	33040
00157950-000000	BARREIRA CHRISTOPHER J	1 Puerta Dr		Key West	FL	33040
00158410-000000	BECINO JOSE CARLOS	44 Riviera Dr		Key West	FL	33040
00158380-000000	BELIE STEPHEN	181 Key Deer Blvd		Key West	FL	33040
00158490-000000	BELLOWS MICHAEL A	PO Box 4510		Big Pine Key	FL	33043
00158120-000000	BIXLER ISAAC P	3713 Flagler Ave		Key West	FL	33041
00157780-000000	BOYD RICHARD SCOTT	15 Ventana Ln		Key West	FL	33040
00157740-000000	BUECHNER ROBERT K	7 Ventana Ln		Key West	FL	33040
00150490-000000	CALZADILLA ANTHONY	361 Avenue		Key West	FL	33040
00151100-000000	CARBAJAL EVELYN O	103 Avenue G		Key West	FL	33040
00158430-000000	CARTER ALLANA K ESTATE	36 Riviera Dr		Key West	FL	33040
00158180-000000	CARTER ALLANA K ESTATE	C/O CARTER WESLEY LLOYD PR	902 Eagle Ln	Apollo Beach	FL	33572
00158190-000000	CARTER WILLIAM A	21583 Valencia Rd		Summerland Key	FL	33042
00150370-000000	CASTALDO KRISTIK	117 Avenue G		Key West	FL	33040
00150450-000000	CHILDS JOHN D	110 Avenue G		Key West	FL	33040
00158200-000000	CHRISTIAN DEBORAH	27 Riviera Dr		Key West	FL	33040
00150390-000000	CONDELLA PHILIP A	121 Avenue G		Key West	FL	33040
00150260-000000	CONDELLA SEAN J	134 Avenue F		Key West	FL	33040
00157860-000000	CRUZ ORQUIDIA	310 Peacon Ln		Key West	FL	33040
00158470-000000	DADE ROBERT E	31524 Avenue F		Big Pine Key	FL	33043
00157990-000000	DAVIS JOSEPH A	8444 S Lake Forest Dr		Davie	FL	33328
00157980-000000	DE POO MARTHA ANNE	PO Box 911		Key West	FL	33041
00158500-000000	DECKER GARY	26 Riviera Dr		Key West	FL	33040
00158530-000000	DELGADO DAGOBERTO	43A 8th Ave		Key West	FL	33040
00157750-000000	DELOSTRINOS RODRIGO G	9 Ventana Ln		Key West	FL	33040
00150350-000000	DIAZ BEATRIZ	113 Avenue G		Key West	FL	33040
00150320-000000	DIAZ SARAH	118 Avenue F		Key West	FL	33040
00157610-000000	DILLON LARRY J	3711 164th St		Lynnwood	WA	98087
00158510-000000	DORNISCH JOSEPH A	24 Riviera Dr		Key West	FL	33040
00157260-000000	DURYEA SHANE	19117 N US Highway 41		Lutz	FL	33549
00150460-000000	ELOMINA DONATO B	108 Avenue G		Key West	FL	33040
00150700-000000	FAVELLI GEORGEANN	1523 Patricia St		Key West	FL	33040

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00150690-000000	FLETCHER JASON H	102 Shore Ave		Key West	FL	33040
00158020-000000	FLOWERS ROLAND S	4 Calle Uno		Key West	FL	33040
00157670-000000	FOREMAN DIANE MARIE	8 Luna Ln		Key West	FL	33040
00121980-000301	FRANK P TOPPINO LIMITED PARTNERSHIP	PO Box 787		Key West	FL	33041
00157560-000000	FRANKLIN GORDON	PO Box 355		Key West	FL	33041
00157760-000000	FURBACH JAROSLAV	11 Ventana Ln		Key West	FL	33040
00121980-000400	GAGE RICHARD	21 Calle Uno		Key West	FL	33040
00157500-000000	GARCIA NIURKA	7 Luna Ln		Key West	FL	33040
00150420-000000	GIL SCOTT J	116 Avenue G		Key West	FL	33040
00157330-000000	GLADDING PAUL L	16340 Antigua Way		Bokeelia	FL	33922
00158000-000000	GNAPP STEVEN	11 Puerta Dr		Key West	FL	33040
00157730-000000	GUYNN JAMES PHILIP	5 Ventana Ln		Key West	FL	33040
00157210-000000	HALL RICHARD L	24 Verde Dr		Key West	FL	33040
00157290-000000	HAMILTON KEISA JOAN	8 Verde Dr		Key West	FL	33040
00158620-000000	HANCOCK JAMES JOHN	2 Riviera Dr		Key West	FL	33040
00150480-000000	HARRIS ANDY JOE	103 Shore Ave		Key West	FL	33040
00158750-000000	HATTON CAROL ANDERSON	6735 Vreeland Rd		Ypsilanti	MI	48198
00158270-000000	HELLIESEN DOUGLAS	1221 Laird St		Key West	FL	33040
00151120-000000	HILL LUKE	218 Shore Ave		Key West	FL	33040
00157630-000000	HILLEARY CHRISTOPHER JON	16 Luna Ln		Key West	FL	33040
00158610-000000	HOGSED ROBERT A	4 Riviera Dr		Key West	FL	33040
00158660-000000	HOLTZERMANN JORG	25 Barcelona Dr		Key West	FL	33040
00158680-000000	IZQUIERDO MARCOS	21 Barcelona Dr		Key West	FL	33040
00121950-001700	JAEGER JEANNE CATHERINE	17 Calle Uno		Key West	FL	33040
00158510-000100	JEWELL DOUGLAS JOHN	201 Whispering Oaks Ct		Sarasota	FL	34232
00158280-000000	JOAQUIN VICTOR R	11 Riviera Dr		Key West	FL	33040
00157580-000100	JOHNSON JERRY LEE	21 Luna Ln		Key West	FL	33040
00158310-000000	JONES JANET	5 Riviera Dr		Key West	FL	33040
00157660-000000	JONES VICTORIA	49 Brown St		Mineola	NY	11501
00158150-000000	KENNEDY LUCINDA A	37 Riviera Dr		Key West	FL	33040
00150330-000000	KILBURN LORRAINE W	109 Avenue G		Key West	FL	33040
00151150-000000	KIMBLER JOHNNIE B TRUST 9/25/2007	101 Shore Ave		Key West	FL	33040
00151050-000200	KOPPAL MATTHEW T	114 Avenue F		Key West	FL	33040
00158130-000000	LAPP THOMAS P	41 Riviera Dr		Key West	FL	33040
00150360-000000	LARA WILJEN E	115 Avenue G		Key West	FL	33040
00150500-000000	LATORRE DONNA F DEC TR 8/1/2006	765 Shore Ave		Key West	FL	33040
00157770-000000	LAURITZEN VALERIE	13 Ventana Ln		Key West	FL	33040
00150510-000000	LINARES JOSEPH ANTHONY	109 Shore Ave		Key West	FL	33040
00150480-000100	LIZ ERNEST II	103B Shore Ave		Key West	FL	33040
00158100-000000	LIZ MIGUEL	54 Riviera Dr		Key West	FL	33040
00150380-000000	LOWE EDWARD W	PO Box 4604		Key West	FL	33041
00151060-000000	MAJCHROWICZ KAREN M	110 Avenue F		Key West	FL	33040
00157270-000000	MARQUESS RAYMOND C LIVING TRUST 6/6/2007	2832 Cherokee Cir		Jacksonville	FL	32205
00158160-000000	MARTINEZ ALBERTO	35 Riviera Dr		Key West	FL	33040

SPON List for
RE 00120940.000000 (File 2020-056)

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00158420-000000	MARTINEZ YORDY	42 Riviera Dr		Key West	FL	33040
00121980-000300	MCPHERSON MORGAN J	1026 Sandys Way		Key West	FL	33040
00157490-000000	MIKLOS JOHN	C/O BIO-TECH CONSULTING INC	3025 E South St	Orlando	FL	32803
00157510-000000	MILLER JASON DAVID	10 Del Mar Blvd		Key West	FL	33040
00121980-000200	MILL_S VICTOR JR	16 Calle Dos		Key West	FL	33040
00157800-000000	MOBLEY GORDON C	17735 Fort St		Riverview	MI	48193
00150280-000000	MOISE JOSEPH	126 Avenue F		Key West	FL	33040
00157640-000000	MONZON JOSE A	14 Luna Ln		Key West	FL	33040
00157540-000000	MOORE CHARLES NICHOLAS	15 Luna Ln		Key West	FL	33040
00158770-000000	MOORE SUZYJO	714 Emma St		Key West	FL	33040
00157300-000000	NEILSON LORI JAYE	1330 Duncan St		Key West	FL	33040
00157870-000000	NGO HONG P	16 Ventana Ln		Key West	FL	33040
00158760-000000	NOWOCEN WAYNE F	5 Barcelona Dr		Key West	FL	33040
00158600-000000	NUNEZ ANDREW VINCENT	6 Riviera Dr		Key West	FL	33040
00158050-000000	O'DONNELL ALEXIS K	21 Puerta Dr		Key West	FL	33040
00150270-000000	O'FLYNN GREGORY	PO Box 5827		Key West	FL	33045
00157700-000000	OWENS SHEPPARD A	2 Luna Ln		Key West	FL	33040
00151140-000000	OWL VIVIAN A	40B 9th Ave		Key West	FL	33040
00157650-000000	PARDEE DEBORAH M	12 Luna Ln		Key West	FL	33040
00158390-000000	PARKER JAMES	880 Cherokee St		Summerland Key	FL	33042
00157190-000000	PERRY DONALD C	28 Verde Dr		Key West	FL	33040
00157890-000000	PERRY EDDIE R	1 Ventana Ln		Key West	FL	33040
00158850-000000	PERRY EDDIE R	21 Del Mar Blvd		Key West	FL	33040
00157710-000000	PERRY EDDIE R	8 Del Mar Blvd		Key West	FL	33040
00158040-000000	PERRY JACOB E	1 Ventana Ln		Key West	FL	33040
00157820-000000	PERRY JACOB E	21 Del Mar Blvd		Key West	FL	33040
00150340-000000	PERCE LAWRENCE F	111 Avenue G		Key West	FL	33040
00158480-000000	POSTETTER RONALD E	30 Riviera Dr		Key West	FL	33040
00120940-000302	QUARRY BIG COPPITT II LTD	3030 Hartley Rd		Jacksonville	FL	32257
00120940-000201	QUARRY BIG COPPITT LTD	3030 Hartley Rd		Jacksonville	FL	32257
00122080-000900	QUARRY PARTNERS LLC	3030 Hartley Rd		Jacksonville	FL	32257
00158090-000000	RAMIREZ FRANK	49 Riviera Dr		Key West	FL	33040
00150410-000000	REED PHILLIP	118 Avenue G		Key West	FL	33040
00158670-000000	REGUEIRA LUIS	23 Barcelona Dr		Key West	FL	33040
00157690-000000	RIVIERE VICTORIA	4 Luna Ln		Key West	FL	33040
00157520-000000	ROBERTS JESSE	11 Luna Ln		Key West	FL	33040
00122080-000000	ROCKLAND OPERATIONS LLC	PO Box 787		Key West	FL	33041
00157900-000000	ROUBIK JULIE A	PO Box 1706		Key West	FL	33041
00150310-000000	RUBLE BOBBY	120 Avenue F		Key West	FL	33040
00158580-000000	SALAZAR RYAN E	10 Riviera Dr		Key West	FL	33040
00158300-000000	SATTELMEIER MICHAEL	9 Riviera Dr		Key West	FL	33040
00157620-000000	SAWYER LEE ROY	18 Luna Ln		Key West	FL	33040
00157810-000000	SEA WISE LLC	401 Secession Ave		Abbeville	SC	29620
00157920-000000	SERMONS NANCY R	2485 PROSPECTOR WAY		VICTORIA	BRITISH COLUMBIA	V9B 5X6

RECHAR	NAME	ADD1	ADD2	CITY	STATE	ZIP
00157230-000000	SHAW ROBBIE D	20 Verde Dr		Key West	FL	33040
00157880-000000	SHORT SUSAN	PO Box 2146		Red Oak	TX	75154
00158080-000000	SIMPSON DAVID E	51 Riviera Dr		Key West	FL	33040
00158320-000000	SIMPSON SHARON E	3 Riviera Dr		Key West	FL	33040
00157930-000000	SITTER SCOTT	4 Ventana Ln		Key West	FL	33040
00151040-000000	SMITH JACQUELINE F	116 Avenue F		Key West	FL	33040
00150290-000000	SOCA JUAN SR	6451 6th St		Key West	FL	33040
00121950-001900	SOO ROBERT	17190 Amberjack Ln		Sugarloaf Key	FL	33042
00158110-000000	SOUTHCOMBE BRANDON M	2302 PSC 812		FPO	AE	9627
00157850-000000	SPARKMAN MERLE LANE REVOCABLE TRUST 2/20/2018	20 Ventana Ln		Key West	FL	33040
00158220-000000	SPINNEY DONALD L	300 Prospect St		Woodstock	CT	6281
00157310-000000	STABILE PAUL A	4 Verde Dr		Key West	FL	33040
00121700-000000	STATE OF FLA DEPT OF TRANSPORTATION	1000 NW 111th Ave		Miami	FL	33172
00158400-000000	STEINMEYER DAVID	8 Sapphire Dr		Key West	FL	33040
00158710-000000	T & D MART PROPERTIES LLC	15 Cormorant Ln		Key West	FL	33040
00158560-000000	TEAL JOSEPH V	14 Riviera Dr		Key West	FL	33040
00157910-000000	TECHMER MICHAEL ANTHONY	8 Ventana Ln		Key West	FL	33040
00157590-000000	TENZEL DAVID	3841 N 38th Ave		Hollywood	FL	33021
00158370-000000	THAMES KENDALL J	52 Riviera Dr		Key West	FL	33040
00121680-000000	TIITF	3900 The Capitol		Tallahassee	FL	32399
00157680-000000	TLPB PROPERTIES LLC	15 Cormorant Ln		Key West	FL	33040
00157830-000000	UBEDA RAFAEL JUAN	24 Ventana Ln		Key West	FL	33040
00157550-000000	VANSE VALARIE J	17 Luna Ln		Key West	FL	33040
00157940-000000	WARD HERBERT CECIL	472 Vermillion Dr		Little River	SC	29566
00157580-000000	WARE JERRY ALLEN	23 Luna Ln		Key West	FL	33040
00157970-000000	WARZECHA JUDITH J	5 Puerta Dr		Key West	FL	33040
00150430-000000	WICKERS WILLIAM O	114 Avenue G		Key West	FL	33040
00158340-000000	WILBUR WRIGHT 725 LLC	PO Box 121		Key West	FL	33040
00157240-000000	WILKINS ROBERT E	18 Verde Dr		New York	NY	10014
00158060-000000	WINKO WENDEL H III	23 Puerta Dr		Key West	FL	33040
00158540-000000	WRIGHT ERIC	18 Riviera Dr		Key West	FL	33040
00158460-000000	ZUNIGA ASENCION	34 Riviera Dr		Key West	FL	33040
	164 x \$3.00 = \$492.00 (paid)					

End of Additional File 2020-056

SMITH/HAWKS

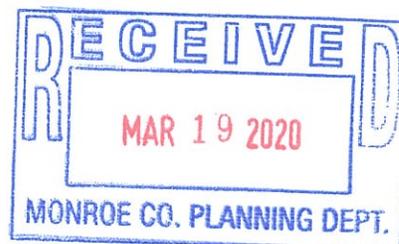
ATTORNEYS AT LAW

Barton W. Smith, Esq.
 Jess Miles Goodall, Esq.
 Telephone: (305) 296-7227
 Facsimile: (305) 296-8448
 Email: Bart@SmithHawks.com
Jess@SmithHawks.com

HAND-DELIVERED

March 13, 2020

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 GROUP, INC. REQUEST FOR MINOR CONDITIONAL USE APPROVAL

Dear Emily,

Enclosed, please find our clients, Dickerson Group, Inc.'s (the "Applicant") application for Minor Conditional Use Approval ("Application"), check no: 7149 in the amount \$9,217.00 for the Application Fee. The Transportation Fee in the amount of \$5,000.00 is not included based on Sec. 114-200, which only requires a Level 1 traffic study for "segments of U.S. 1 designated as Inadequate Capacity or Marginally Adequate Capacity according to the biennial assessment of public facilities capacity report (see Sec. 114-2)." Segments 2 and 3 are both an LOS B. Also enclosed is a 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 minor conditional use approval ("Conditional Use Approval") in accordance with §110-63, §110-65, §110-67, §110-69 and §130-85 of the Monroe County Land Development Code ("LDC"), to authorize the development of twenty-eight (28), deed-restricted, affordable housing employee dwelling units on the vacant land located on Big Coppit Key, with Monroe County RE No.: 00120940-000000, and as described in the attached legal description ("Property").

Proposed Development:

The addition of twenty-eight (28) affordable housing employee dwelling units built as one two-story modular residential building.

Total Residential Density:

Residential Density	Density	Use
Existing Residential Density	0	Employee Housing/Residential
Proposed Residential Density	28 units	Employee Housing/Residential
<u>Total Residential Density</u>	<u>28 units</u>	Employee Housing/Residential

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE ANALYSIS.

I. BACKGROUND INFORMATION:

- a. Location:** Big Coppit Key at approximate U.S. 1 Mile Marker 9.5 bay side
- b. Address:** Vacant Land, Big Coppit Key, Florida
- c. Legal Description:** A parcel of land in Section 21, Township 67, Range 26, Big Coppit Key, Monroe County, Florida
- d. Real Estate (RE) Number:** 00120940-000000
- e. Property Owner/Applicant:** Dickerson Group, Inc.
- f. Agent:** Smith/Hawks, PL
Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
- g. Total Property Area:** 831,470.7 SF or 19.09 acres
- h. Total Upland Area:** 532,523.0 SF or 12.23 acres
- i. Total Submerged Area:** 298,947.7 SF or 6.86 acres
- j. Land Use District:** Industrial (I) and Commercial Fishing District (CFA)
- k. Future Land Use Map (FLUM) Designation:** Industrial (I) and Mixed Use/Commercial Fishing (MCF)
- l. Tier Designation:** Tier III
- m. Flood Zone:** Multiple on site: AE10, VE12, VE14
- n. Existing Uses:** Industrial/Mining Operations/Vacant Land
- o. Community Character of Immediate Vicinity:** Industrial Park, Vacant land, and Residential.

II. MINOR CONDITIONAL USE APPROVAL REQUEST:

Currently, the parcel is vacant land, located on Big Coppit Key, Florida. The Conditional Use Approval will allow the development of one two story modular residential building (“Modular”), with a total of twenty-eight (28) affordable housing employee dwelling units (“Dwelling Units”). The Dwelling Units will be deed-restricted to employee housing. The Modular will all be built above base flood elevation and will be compliant with all required Monroe County Code.

III. RELEVANT PRIOR COUNTY ACTIONS:

Not Applicable-Vacant Land.

IV. ANALYSIS OF CODE COMPLIANCE:

Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards that are applicable to all conditional uses. When considering applications for a conditional use permit, the Development Review Committee and the Director of Planning & Environmental Resources shall consider the extent to which:

- (1) *The conditional use is consistent with the purposes, goals, objectives and standards of the comprehensive plan and the land development code Specific policies from the Monroe County Year 2030 Comprehensive Plan that directly pertain to the proposed conditional use include:*

Policy 101.5.9

The principal purpose of the Industrial (I) future land use category is to provide for the development of industrial, manufacturing, and warehouse and distribution uses. Other commercial, public, residential, and commercial fishing-related uses are also allowed. Residential uses are limited to employee housing or commercial apartments.

The development of the twenty-eight (28) employee housing dwelling units is consistent with Comp. Plan policy 101.5.9.

Objective 601.2

Monroe County shall adopt programs and policies to encourage housing of various types, sizes and price ranges to meet the demands of current and future residents [F.S. § 163.3177(6)(f)1., 3.]

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1—101.5.20. [F.S. § 163.3177(6)(a)1.]:

Future Land Use Densities and Intensities			Minimum Open Space Ratio (c)	
Future Land Use Category and Corresponding Zoning	Residential (I)			Nonresidential
	Allocated Density (a) (per upland acre)	Maximum Net Density (a)(b) (per buildable acre)	Maximum Intensity (floor area ratio)	

Industrial (I) (I and MI zoning)	1 du 0 rooms/spaces	2 du N/A	0.25—0.60	0.20
Mixed Use/Commercial Fishing (MCF) (f) (CFA, CFV, CFSD zoning)	1 du (CFSD-20)(i) 3 du (CFA, all other CFSD) 1 du/lot (CFV) 0 rooms/spaces	12 du (CFA, CFSD) N/A (CFV) N/A	0.25—0.40	0.20

- (2) *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

The community character of the immediate vicinity is a mix of industrial and residential uses including single- and multi-family residential, and workforce housing. The Property is located between residential subdivisions to the North and East, the Quarry workforce housing developments and industrial complexes to the South, and vacant land to the West. It is normal practice to have zoning transitions of single-family homes to industrial uses with the following zoning: commercial, mixed use, or multifamily developments in between. The Conditional Use Approval would be consistent with the community character of the immediate vicinity.

- (3) *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties:*

The Applicant is proposing to complete construction of the proposed Modular Residential Building as well as supporting infrastructure improvements in a single phase of development. Additionally, the Property will be in full compliance with the County LDC, including landscaping, buffer yards, off-street parking and loading, stormwater management, outdoor lighting and solid waste/recycling collection. The proposed site plan (“Site Plan”) shows all required setbacks and landscaping will be met, all off-street parking spaces and the loading/unloading area being provided. Therefore, the design of the proposed development will minimize adverse effects, including visual impacts, on adjacent properties.

- (4) *The proposed use will have an adverse impact on the value of surrounding properties:*

The Applicant proposes to develop the Property by constructing one (1) modular four-plex residential building. Typically, developments such as the proposed use would increase the value of the subject property and may have a favorable impact on surrounding property values. Furthermore, the proposed will not have an adverse impact on the value of the surrounding properties.

(5) *The adequacy of public facilities and services, including, but not limited to:*

(a) **Traffic:**

Localized Impacts & Access Management: Access to and from the subject property is along Calle Tres, and US 1, and shall be approved by FDOT.

Pursuant to County Code Sec. 114-200, a Level 1 traffic study is only required for “segments of U.S. 1 designated as Inadequate Capacity or Marginally Adequate Capacity according to the biennial assessment of public facilities capacity report (see Sec. 114-2).” Segments 2 and 3 both operate at LOS B; therefore, no traffic study is required.

(b) **Water and Wastewater**

Proof of coordination has been provided by Florida Keys Aqueduct Authority (FKAA) affirming there is adequate capacity of potable water and wastewater based on the proposed density provided for by the project. The FKAA proof of coordination is included with this application and incorporated herein by reference.

(c) **Energy**

Proof of coordination has been provided by Keys Energy Service (KES) affirming there is adequate energy capacity based on the proposed density provided for by the project. The KES proof of coordination is included with this application and incorporated herein by reference.

(d) **Solid Waste**

Proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

(e) **Sewage**

Proof of coordination confirming available capacity based on the proposed project has been provided by Key West Resort Utilities (KWRU). The KWRU proof of coordination is included with this application and incorporated herein by reference.

(f) **Drainage/Stormwater**

Drainage and Stormwater are included in the attached Site Plan and are compliant.

(g) **Schools**

The Capacity is adequate for the Lower Keys.

(h) **Recreation and Open Space**

Recreation and Open Space is adequate for the Lower Keys.

a. **Does the Development affect a known archeological, historical, or cultural resource?**

The Development does not affect a known archeological, historical, or cultural resource.

b. **Does the Development preserve access to public beaches and other waterfront areas?**

The Development will not affect public access to public beaches or other waterfront areas.

V. **DOES THE DEVELOPMENT COMPLY WITH ALL ADDITIONAL STANDARDS IMPOSED ON IT BY THE PARTICULAR PROVISIONS OF THE LDC AUTHORIZING THE DEVELOPMENT?**

1. **Rate of Growth Ordinance:** LDC Section 138, Article II provides the Residential Rate of Growth Ordinances (ROGO) requirements. The Conditional Use Approval will allow the Development of the twenty-eight (28) affordable housing employee dwelling units but is contingent on the Applicant obtaining twenty-eight (28) affordable ROGO allocations.

2. **Purpose of the I District (§130-35):** The purpose of the I district is to establish areas that are suitable for the development of industrial, manufacturing, warehousing, and distribution uses.

The development of the twenty-eight (28) affordable housing employee dwelling units falls within Policy 101.5.9 of the Comp. Plan to incorporate residential uses that are limited to employee housing or commercial apartments.

3. **Permitted Uses (§130-82):** In the Industrial District

(a) The following uses are permitted as of right in the Industrial district:

- (1) Restaurants of less than 5,000 square feet of floor area;
- (2) Office uses of less than 5,000 square feet of floor area;
- (3) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1;

- (4) Commercial apartments involving less than six dwelling units;
 - (5) Commercial fishing;
 - (6) Institutional uses;
 - (7) Light industrial uses;
 - (8) Public buildings and uses;
 - (9) Accessory uses;
 - (10) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (11) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (12) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e); and
 - (14) Satellite earth stations, as accessory uses, pursuant to section 146-5(f).
- (b) The following uses are permitted as minor conditional uses in the Industrial district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Office uses of 5,000 to 20,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial apartments involving six or more dwelling units, provided that:
 - a. The hours of operation of the commercial uses proposed in conjunction with the apartments are compatible with residential uses; and
 - b. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

- (3) Attached and detached dwellings involving six or more units, designated as employee housing as provided for in section 139-1;
 - (4) New antenna-supporting structures, pursuant to section 146-5(a); and
 - (5) Wastewater treatment facilities and wastewater treatment collection systems serving uses located in another land use district land, provided that:
 - a. The wastewater treatment facility and wastewater treatment collection systems are in compliance with all federal, state, and local requirements;
 - b. The wastewater treatment facility, wastewater treatment collection systems, and accessory uses shall be screened by structures designed to:
 1. Be architecturally consistent with the character of the surrounding community;
 2. Minimize the impact of any outdoor storage, temporary or permanent; and
 3. A solid fence may be required upon determination by the planning director; where a district boundary buffer is not required as set forth in chapter 114, article V, a planting bed, eight feet in width, shall be established to buffer the facility, providing the following:
 1. One native canopy tree for every 25 linear feet of fence;
 2. One understory tree for every ten linear feet of fence;
 3. The required trees shall be evenly distributed throughout the planting bed; and
 4. The planting bed shall be installed as set forth in chapter 114, article IV
- (c) The following uses are permitted as major conditional uses in the Industrial district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Marinas, provided that:
 - a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;

- c. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and
 - d. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;
- (2) Resource extraction, provided that:
- a. The parcel proposed for excavation is a part of a lawfully operated, active quarry on the effective date of the ordinance from which this chapter is derived;
 - b. Excavation equipment is screened from view by any established residential use; and
 - c. A reclamation plan is prepared and implemented in accordance with the requirements of the plan; and
- (3) Heavy industrial uses, provided that:
- a. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height; and
 - b. The parcel proposed for development is separated from any established residential use by a class F bufferyard. (Ord. No. 006-2016, § 1(Exh. 1), 4-13-2016)

Pursuant to LDC Section 130-82(b)(3), the proposed development of twenty-eight (28) affordable housing employee dwelling units is permitted as a Minor Conditional Use in the I District, subject to the standards and procedures set forth in the LDC:

Section 130-82(b)(3). Attached and detached dwellings involving six or more units, designated as employee housing, may be permitted as a minor conditional use, as provided for in section 139-1;

4. Residential Density Analysis

No structure or land in the County shall be developed, used or occupied at an intensity or density greater than the standards set out in LDC Chapter 130, Article V. The LDC allows affordable and employee housing dwelling units in the I District to utilize the maximum net density of up to 2 dwelling units per buildable acre pursuant to LDC Sections 130-157 and 139-1.

Sec. 139-1. Affordable and Employee Housing; Administration.

(a) Generally.

- (5) Notwithstanding the provisions of this article, when calculating density, any existing lawfully established or proposed affordable or employee

housing on a parcel and the floor area thereof shall be excluded from the calculation of the total gross nonresidential floor area and hotel/motel density development that may be lawfully established on the parcel, provided, however, that the total residential density allowed on the site shall not exceed the maximum net density for affordable and employee housing.

The Conditional Use Approval will result in the following Density of the Property, which is consistent with the LDC and Comp. Plan:

<u>Habitat</u>	<u>Zoning</u>	<u>Density Per Buildable Acre</u>	<u>Acres</u>	<u>Total Density</u>
Upland	Industrial	2	7.14	11.424
Disturbed Wetland	Industrial	2	2.1	3.36
Water/Mangrove/Wetland	Industrial	2	9.85	15.76
Upland/disturbed	CFA	12	1.573	15.1008
Total with Wetland			45.6448	
Total without Wetland			29.8848	

The Property has sufficient density to support the development of the twenty-eight (28) affordable housing employee dwelling units.

5. Required Open Space (LDC §§ 118-4;118-12; 103-157;130-162; and 130-164)

In the I zoning district, the minimum required open space ratio is 20%. The Site Plan shows that the Property consists of 19.09 gross acres of area. Therefore, 3.82 acres is required to remain open space. The Site Plan shows that 18.16 acres or 95.14% of open space is provided.

6. Required Setbacks (§131-1 and §131-3)

In the I district, the required non-shoreline setbacks are as follows:

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Industrial (I)	25	15	10	5	25

The Site Plan identifies the non-shoreline setbacks and identifies that that the non-shoreline setbacks are compliant with the LDC.

7. Shoreline Setbacks (§118-12)

The Site Plan identifies the shoreline setbacks and identifies that that the shoreline setbacks are compliant with the LDC.

Total Shoreline Setback Area	Proposed Shoreline Impervious Area	Shoreline Impervious Percentage	Total Shoreline Open Space	Shoreline Open Space Percentage
5.91 acres	0.06 acres	1.05%	5.85 acres	98.95%

8. Maximum height (§131-2)

As provided in Policy 101.5.32, buildings voluntarily elevated to meet or exceed the FEMA Base Flood Elevation (BFE) may exceed the 35-foot height limit as follows:

- (1) For NEW single family (detached dwelling unit) and multi-family (attached dwelling unit) buildings which are voluntarily elevated to exceed the building's minimum required BFE, an exception of a maximum of three (3) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be no greater than the amount of voluntary elevation above BFE. In no event shall a new building exceed 38 feet in height or two (2) habitable floors. The space below the lowest habitable floor of an elevated structure shall be limited to a maximum of 299 square feet of enclosed floor area and shall be used exclusively for parking of vehicles, elevators, limited storage and/or building access purposes. This exception shall apply to the substantial improvement of buildings, whether voluntary or not.

The Modular will be elevated above the AE10 base flood elevation and therefore qualifies for a three (3) foot exception above the 35-foot height restriction. No structure or building in the Development shall exceed a maximum height of 38 feet as shown in the elevation plans provided.

(2) **Stormwater Management Plans (§114-3)**

Overall Drainage Plans provided.

(3) **Wastewater Treatment Criteria (§114-4)**

Development is required to connect to central sewer.

(4) **Fences (§114-13)**

N/A

(5) **Required Off Street Parking (§114-67)**

The Development is subject to the following off-street Parking requirements:

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Residential	2 spaces / Dwelling Unit	56 spaces	56 spaces
Total			56 spaces

The Site Plan provides that a total of 56 parking spaces will be provided (28 uncovered, 28 covered, in compliance with the LDC requirements.

(6) **Loading and Unloading Spaces (§114-69)**

The Site Plan provided provides for loading and unloading spaces as required by the LDC.

(7) **Bicycle Parking (§114-71)**

The Site Plan provided provides for bicycle spaces as required by the LDC.

(8) **Required Landscaping (§114-99 and §114-105)**

The landscape plan provided provides enough landscaping as required by the LDC.

(9) **Outdoor Lighting**

The Site Plan provided provides for Outdoor lighting as required by the LDC.

(10) **Signs (§142)**

No Signs are planned.

(11) **Recycling and Solid Waste**

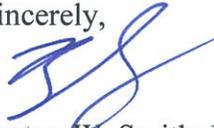
The Site Plan provided provides for recycling and solid waste removal as required by the LDC. Additionally, proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

(12) **Floodplain Management (§122-1-§122-6)**

The Property is located within a multiple flood zones on the Federal Emergency Management, including AE10, VE12, and VE14 on the FEMA flood insurance maps. The site is located in an AE10 Flood zone, and the proposed structures will be built to meet the standards for flood protection.

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

Sincerely,



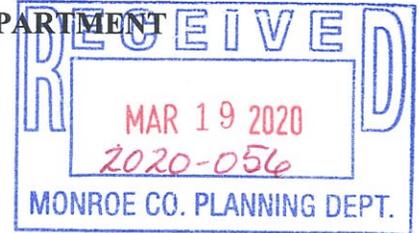
Barton W. Smith, Esq.

BWS/JMG/bg

Enclosures

Electronic Cc: Ilze Aquila, Aquila-Ilza@MonroeCounty-FL.Gov

APPLICATION
MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit

pd. ck 7149

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

Minor Conditional Use Permit Application Fee: \$8,480.00 ✓

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

Advertising Costs: \$245.00 ✓

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed *\$49200 164 x \$3*

Traffic Study Review: \$5,000.00

Date of Application: 03 / 16 / 2020
 Month Day Year

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

Smith Hawks P.L.

Barton W. Smith, Esq./Jess Miles Goodall, Esq.

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)

(305) 296 7227

Bart@smithhawks.com/Jess@smithhawks.com

Work Phone

Home Phone

Cell Phone

Email Address

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

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, attach legal description on separate sheet.)

21

67

26

Big Coppit Key

Block

Lot

Subdivision

Key

00120940-000000

1154598

Real Estate (RE) Number

Alternate Key Number

Vacant Land, Big Coppit Key, Florida

9.5

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

Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: Industrial (I)/Commercial Fishing District (MCA)

Present Land Use of Property: Vacant Land

Proposed Land Use of Property: Industrial/Residential Employee Housing

Total Area of Property: 19.09 acres

Total Upland Area within Property: 12.23 acres

If non-residential or commercial floor area is proposed, please provide:

_____ Total number of non-residential buildings

_____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 _____ Total number of residential buildings

_____ Total number of market-rate units

28 _____ Total number of affordable units

_____ Total number of transient units (hotel, recreational vehicle and/or campground)

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

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

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

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed) **Tab A**
- Current property record card(s) from the Monroe County Property Appraiser **Tab B**
- Photograph(s) of site from adjacent roadway **Tab C**
- Written description of project **See attached letter**
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) **Tab D**
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: **Tab E**
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

APPLICATION

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: **Tab E**
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) **Tab E**
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale) **Tab F**
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) **Tab F**
- Traffic Study, prepared by a licensed traffic engineer **N/A**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval) **N/A**
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **Tab G**

APPLICATION

- Radius report from Monroe County Property Appraiser supporting the required labels Tab G
- Proof of Coordination are required from the following: Tab H
 - Florida Keys Aqueduct Authority (FKAA)
 - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
 - Monroe County Office of the Fire Marshal
 - Monroe County Solid Waste Management
 - Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

- Notarized Agent Authorization Tab I
- Vegetation Survey or Wetland delineation
- Construction Phasing Plan
- Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:
 - Key West Resort Utilities
 - Key Largo Wastewater Treatment District (KLWTD)
 - South Florida Water Management District (SFWMD)
 - Florida Department of Transportation (FDOT)
 - Florida Department of Environmental Protection (FDEP)
 - Florida Department of State, Division of Historic Resources
 - Florida Game and Freshwater Fish Commission (FGFFC)
 - U.S. Army Corps of Engineers (ACOE)
 - U.S. Fish and Wildlife Service (USFW)

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

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

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

* * * * *

See Page 5 for Signature and Notary Acknowledgement

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
Bk# 2471 Pg# 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 P. Greene
Signature of Witness
Cindy P. Greene
Printed Name of Witness

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

Heather C. Henage
Signature of Witness
Heather C. Henage
Printed Name of Witness

STATE OF NORTH CAROLINA:
COUNTY OF Union:

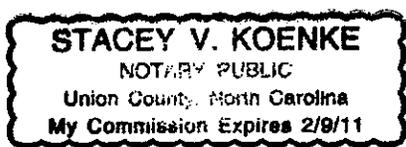
I **HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN F. JOYNER, as President of THE DICKERSON GROUP, INC., who is personally known to me to be the person described in and who executed the foregoing Quit Claim 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



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 "GULFBEEST 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 1082.78 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; 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 1301.85 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 89°53'56" E, for a distance of 39.47 feet; N 65°36'56" E, a distance of 71.66 feet; S 89°16'53" E, for a distance of 75.93 feet; N 77°38'10" E, a distance of 44.29 feet; S 78°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 65.16 feet; S 79°07'09" E, for a distance of 28.70 feet; N 78°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°08'47" 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 28°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

Trustees No. 40672(5682-44)

Doc# 1685798 03/11/2008 10:59AM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

CERTIFICATE

Doc# 1685798
 Bk# 2349 Pg# 1651

Upon application of The Dickerson Group, Inc., a Florida corporation, whose address is P.O. Box 5011, Monroe, North Carolina 28111, 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, on Big Coppitt Key, Monroe County, Florida, said line being 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 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.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.I.F. Deed #24002 for a distance of 1500.00 feet to the Northwest corner of the said T.I.I.F. Deed #24002; thence run South along the Westerly boundary line of the said T.I.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, said point being the Point of Beginning of the line hereinafter described; thence meander said waterward Boundary the following sixty-three (63) 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°39'09" 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 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°35'06" 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 43.26 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; N 88°53'56" E, for a distance of 39.47 feet; N 65°36'56" 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°26'54" 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 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 73.90 feet; S

Trustees No. 40672(5682-44)

Doc# 1685798
Bk# 2349 Pg# 1652

35°07'53" E, for a distance of 33.75 feet; S 3°35'19" E, for a distance of 114.15 feet; S 4°31'58" E, for a distance of 47.50 feet; S 36°25'12" E, for a distance of 38.34 feet, more or less, to a point on the Northerly extension of the Westerly line of the said Block 9, "GULFREST PARK, PLAT NO. 2", and the Point of Terminus of the line herein described.

The above legal description was prepared by J. Lynn O' Flynn, Florida Professional Surveyor and Mapper No. 6298.

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.

Trustees No. 40672(5682-44)

Doc# 1685798
Bk# 2349 Pg# 1653

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 10th day of MARCH, 2008.

(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

Sarah Branham
Witness

Sarah Branham
(Typed or Printed Name of Witness)

Elizabeth M. Reardon
Witness

Elizabeth M. Reardon
(Typed or Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2008, 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 and produced a driver's license as identification.



Henry Miller
State of Florida at Large,
Notary Public

(Typed, Printed or Stamped Name of Notary)

Commission No. DD 372323

APPROVED AS TO FORM
& LEGALITY

Sandy L. Hise
DEP Attorney

My Commission Expires: NOV. 30, 2008

Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

MONROE COUNTY
OFFICIAL RECORDS



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 00120940-000000
 Account# 1154598
 Property ID 1154598
 Millage Group 100B
 Location VACANT LAND, BIG COPPITT KEY
 Address
 Legal 21 67 26 BIG COPPITT KEY PT LOT 1 & BAY BOTTOM N'LY & ADJ TO LOT 1 OR237-259/60 OR346-580(II DEED 24002) OR389-442E OR929-2401/08
 Description OR1556-352/MERGER OR2349-1651/53(CERT) OR2587-1724/25(CERT)
 (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 GROUP INC](#)
 PO Box 5011
 Monroe NC 28111

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$638,846	\$638,846	\$638,846	\$638,846
= Just Market Value	\$638,846	\$638,846	\$638,846	\$638,846
= Total Assessed Value	\$638,846	\$595,212	\$541,102	\$491,911
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$638,846	\$638,846	\$638,846	\$638,846

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1MOW)	4.84	Acreage	0	0
COMMERCIAL WATERFRON (1MOW)	2.18	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	70.46	Acreage	0	0

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

Trim Notice

2019 Notices Only

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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

Last Data Upload: 3/11/2020, 4:36:16 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.44



Google

Dickerson Group Vacant Land

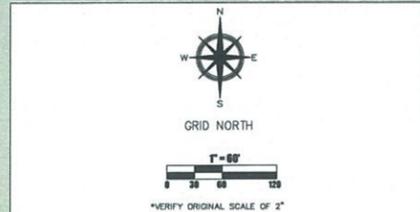


Image capture: Mar 2019 © 2020 Google

Street View



MAP OF SPECIFIC PURPOSE SURVEY



TOTAL AREAS

UPLAND:	310,792.94 SQFT ± (7.14 ACRES ±)
DISTURBED WETLAND:	91,292.80 SQFT ± (2.10 ACRES ±)
MANGROVES:	130,437.37 SQFT ± (2.99 ACRES ±)
TOTAL:	532,523.11 SQFT ± (12.12 ACRES ±)
WATER:	298,947.72 SQFT ± (6.86 ACRES ±)

*ALL AREA CALCULATIONS ARE BASED ON EXISTING LAND MASS AND DO NOT PURPORT TO SHOW OWNERSHIP

SPECIFIC PURPOSE SURVEY DATA REPORT

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY AND/OR RIGHT OF WAY LINES AND/OR DEED LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECEIPT OF SUFFICIENT BOUNDARY INFORMATION TO SPATIALLY DEFINE THE BOUNDARY LINES AS SHOWN ON A ALTA/SPS LAND TITLE SURVEY COMPLETED BY AARON B. ASSOCIATES, INC. (A.B.A.) NO. 2000, DATED 01/29/2017, PROVIDED TO FLORIDA KEYS LAND SURVEYING IN DIGITAL FORMAT BY CLIENT. ALL FIELD DATA WAS ACQUIRED BETWEEN 03/09/2019 AND 05/13/2019.

NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECORDED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (200).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 3 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK, METHOD: REAL AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS), WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL NETWORK.

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 872 4498 E TICAL, P.L.D. ANA000, ELEVATION 14.82' (NAVD 1988).

* THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.

* THIS MAP OR COPIES OF THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

* ADDITIONS OR DELETIONS TO THIS MAP ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE.

* THE SIGNING PARTY IS NOT RESPONSIBLE FOR ADDITIONS, DELETION OR MANIPULATION OF THE DATA CONTAINED IN THIS DIGITAL FILE OR SURVEY AND MAP REPORT.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL POSITIONAL ACCURACY OF 0.1'.
THE ELEVATIONS ON IMPROVED SURFACES WERE FIELD MEASURED TO 0.2' AND ON GROUND SURFACES TO 0.1'.

BACKGROUND IMAGE IS A 2018 GEOREFERENCED AERIAL IMAGE OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM WEBSITE (LBINS.ORG).

ALL HABITAT AREAS WERE MARKED AND IDENTIFIED IN THE FIELD BY TERRAMAR ENVIRONMENTAL SERVICES, INC.

STREET ADDRESS: BANGLOONA DRIVE, KEY WEST, FL 33044.

WATERWAY LIMITS OF MANGROVE VEGETATION WERE DIGITIZED FROM SAID GEOREFERENCED AERIAL IMAGE. NO FIELD LOCATION OF THESE LIMITS HAS BEEN COMPLETED.

SYMBOL LEGEND:

● **NATURAL GRADE ELEVATION**

NOTE: PLACEMENTS BETWEEN THE SURVEY ARE NOT SHOWN UNLESS DIMENSIONS EXIST. PLATES OR GEODETIC DIMENSIONS UNLESS NOTED OTHERWISE. THE FOLLOWING IS A LIST OF OBSERVATIONS THAT MAY BE FOUND ON THIS SHEET:

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

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS. I AM NOT PROVIDING A TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. THE ONLY LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPROXIMATE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF SURVEYOR

ERIC A. SIGAL, THE JETTEL PROFESSIONAL SURVEYOR AND MAPPER, MAY 1947

FLORIDA KEYS LAND SURVEYING
19850 OVERSEAS HIGHWAY
SUCCALOUP CITY, FL 33042
PHONE: (305) 394-3630
EMAIL: FKL5@aol.com

**SPECIFIC PURPOSE SURVEY TO CALCULATE HABITAT AREAS
DICKERSON GROUP PROPERTY
BIG COPPITT KEY, MONROE COUNTY, STATE OF FLORIDA**

DATE: 06/07/2019	SURVEY BY: EAI	PROJECT: DICKERSON - BOK
ORDER:	DRAWN BY: WPB	H. SCALE: 1"=60'
BOOK:	CHECKED BY:	SHEET 1 OF 3





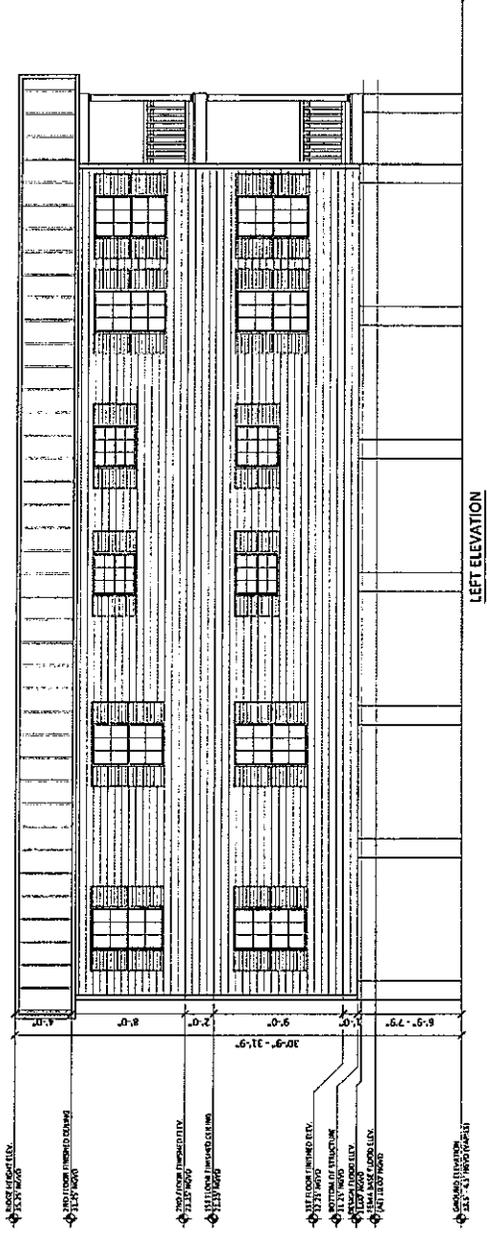
EXHIBIT ONLY
NOT FOR
CONSTRUCTION

DATE	DESCRIPTION

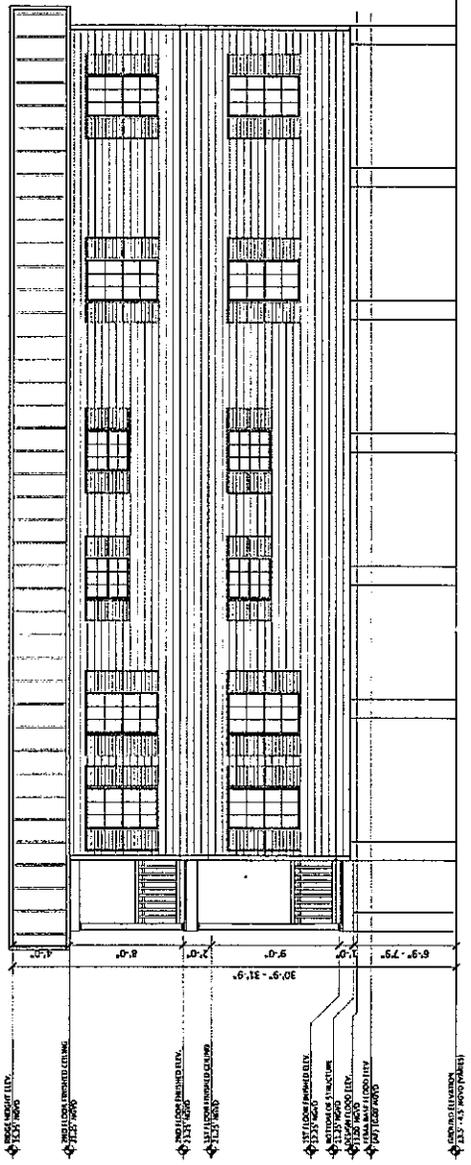
SIDE ELEVATIONS
for
DICKERSON PROJECT

WES
WES ENGINEERING CORPORATION
201 W. MARION AVE., SUITE 1300
PUNTA GORDA, FLORIDA 33950
941.505.1700
PR 44553

Approved By: _____ Date Revised: 03-14-2020
 Designer: JMB
 Checker: JMB
 Date: 1/27/20
 Scale: 1/4" = 1'-0"
 Job No.: 18010004



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

12 RIVERA DRIVE LLC
314 Duval St
Key West, FL 33040

17 VENTANA LLC
2516 Linda Ave
Key West, FL 33040

ALEXANDER MARK L
10 Verde Dr
Key West, FL 33040

ALFONSO PHYLLIS
1485 W 31st St
Hialeah, FL 33012

ALVAREZ JANA
716 Lake Geneva Dr
St Augustine, FL 32092

ANDERSON JACK D
101 Avenue G
Key West, FL 33040

ANNARINO JUSTIN J
4203 Crown Rd
Elkton, MI 48731

ANTHONY YSLA F
25 Puerta Dr
Key West, FL 33040

ARCHANGEL DEVELOPMENT LTD
185 Bent Tree Rd
Sunbury, OH 43074

ARENBURG AUSTIN A
9 Barcelona Dr
Key West, FL 33040

ARENCIBIA JR SANTIAGO
122 Avenue F
Key West, FL 33040

ARNOLD DORIS R
23 Flipper Rd
Key West, FL 33040

ASHLER JR ROBERT P
1 Luna Ln
Key West, FL 33040

BANK OF NEW YORK MELLON
C/O ROBERTSON ANSCHUTZ & SCHNEID
6409 CONGRESS Ave
Boca Raton, FL 33487

BARRERA CHRISTOPHER J
1 Puerta Dr
Key West, FL 33040

BAUMAN HELENE
7 Ventana Ln
Key West, FL 33040

BECINO JOSE CARLOS
44 Riviera Dr
Key West, FL 33040

BELIE STEPHEN
181 Key Deer Blvd
Big Pine Key, FL 33043

BELLOWS MICHAEL A
PO Box 4510
Key West, FL 33041

BIXLER ISAAC P
3713 Flagler Ave
Key West, FL 33040

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

BOYD RICHARD SCOTT
15 Ventana Ln
Key West, FL 33040

C-44 LLC
811 Peacock
Key West, FL 33040

CALZADILLA ANTHONY
361 Avenue E
Key West, FL 33040

CARBAJAL EVELYN O
103 Avenue G
Key West, FL 33040

CARRERAS RAFAEL B
7 Luna Ln
Key West, FL 33040

CARTER WESLEY
902 Eagle Ln
Apollo Beach, FL 33572

CARTER WILLIAM A
21583 Valencia Rd
Summerland Key, FL 33042

CARTER WILLIAM ALAN
21583 Valencia Rd
Summerland Key, FL 33042

CASTALDO KRISTI K
117 Avenue G
Key West, FL 33040

CHILDS JOHN D
110 Avenue G
Key West, FL 33040

CHRISTIAN DEBORAH
27 Riviera Dr
Key West, FL 33040

CONDELLA DEBORAH A
121 Avenue G
Key West, FL 33040

CONDELLA KRISTEN ORSAGE
134 Avenue F
Key West, FL 33040

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

DAVIS JOSEPH A
8444 S Lake Forest Dr
Davie, FL 33328

DE POO MARTHA ANNE
PO Box 911
Key West, FL 33041

DECKER BONNIE SUE
26 Riviera Dr
Key West, FL 33040

DELGADO DAGOBERTO
43 A 8th Ave
Key West, FL 33040

DELOSTRINOS JR RODRIGO G
9 Ventana Ln
Key West, FL 33040

DIAZ BEATRIZ
113 Avenue G
Key West, FL 33040

DIAZ SARAH
118 Avenue F
Key West, FL 33040

DICKERSON GROUP INC
1501 N Charlotte Ave
Monroe, NC 28110

DICKERSON GROUP INC
PO Box 5011
Monroe, NC 28111

DILLON LARRY J
3711 164th St SW
Lynnwood, WA 98087

DORNISCH JENNY A
24 Riviera Dr
Key West, FL 33040

DURYEA SHANE
19117 N US Highway 41
Lutz, FL 33549

ELOMINA DONATO B
108 Avenue G
Key West, FL 33040

FAVELLI GEORGEANN
1523 Patricia St
Key West, FL 33040

FLETCHER JASON H
102 Shore Ave
Key West, FL 33040

FLOWERS KIMBERLY K
4 Calle Uno
Key West, FL 33040

FLOWERS ROLAND
4 Calle Uno
Key West, FL 33040

FOREMAN DIANE MARIE
8 Luna Ln
Key West, FL 33040

FRANK P TOPPINO LIMITED PARTNERSH-
PO Box 787
Key West, FL 33041

FRANKLIN GORDON
PO Box 355
Key West, FL 33041

GAGE RICHARD
21 Calle Uno
Key West, FL 33040

GIBSON REBECCA
7002 Chadwick Ct
Midland, TX 79707

GIL JESSICA A
116 Avenue G
Key West, FL 33040

GLADDING PAUL L
16340 Antigua Way
Bokeelia, FL 33922

GNAPP STEVEN
11 Puerta Dr
Key West, FL 33040

GUYNN JAMES PHILIP
5 Ventana Ln
Key West, FL 33040

HALL SR RICHARD L ESTATE
C/O JONATHAN WILCOX P/R
24 VERDE DR
Key West, FL 33040

HAMILTON KEISA JOAN
8 Verde Dr
Key West, FL 33040

HANCOCK JAMES JOHN
2 Riviera Dr
Key West, FL 33040

HARRIS ANDY JOE
103 Shore Ave
Key West, FL 33040

HATTON CAROL ANDERSON
6735 Vreeland Rd
Ypsilanti, MI 48198

HELLIESEN CAROLYN
1221 Laird St
Key West, FL 33040

HILL LUKE
218 Shore Ave
Key West, FL 33040

HILLEARY CHRISTOPHER JON
16 Luna Ln
Key West, FL 33040

HOGSED CHARLENE W
4 Riviera Dr
Key West, FL 33040

HOLTZERMANN JORG
25 Barcelona Dr
Key West, FL 33040

IZQUIERDO MARCOS
21 Barcelona Dr
Key West, FL 33040

JAEGER JEANNE CATHERINE
17 Calle Uno
Key West, FL 33040

JEWELL DOUGLAS JOHN
201 Whispering Oaks Ct
Sarasota, FL 34232

JOAQUIN LEONOR
11 Riviera Dr
Key West, FL 33040

JOHNSON JERRY LEE
21 Luna Ln
Key West, FL 33040

JONES JANET
5 Riviera Dr
Key West, FL 33040

JONES VICTORIA
49 Brown St
Mineola, NY 11501

KENNEDY LUCINDA A
37 Riviera Dr
Key West, FL 33040

KILBURN LORRAINE W
109 Avenue G
Key West, FL 33040

KIMBLER JOHNNIE B TRUST 9/25/2007
101 Shore Ave
Key West, FL 33040

KOPPAL CRYSTAL M
114 Avenue F
Key West, FL 33040

LAPP THOMAS P
41 Riviera Dr
Key West, FL 33040

LARA MARGRET M
115 Avenue G
Key West, FL 33040

LATORRE DONNA F DEC TR 8/1/2006
765 Shore Ave
Key West, FL 33040

LAURITZEN VALERIE
13 Ventana Ln
Key West, FL 33040

LEVINE-SOUTHCOMBE DIANNA C
2302 PSC 812
FPO, AE 09627

LINARES JOSEPH ANTHONY
109 Shore Ave
Key West, FL 33040

LIZ II ERNEST
103 B Shore Ave
Key West, FL 33040

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

LIZ MIGUEL
54 Riviera Dr
Key West, FL 33040

LOWE SR EDWARD W
PO Box 4604
Key West, FL 33041

MAJCHROWICZ KAREN M
110 Avenue F
Key West, FL 33040

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

MARTINEZ ALBERTO
35 Riviera Dr
Key West, FL 33040

MARTINEZ YORDY
42 Riviera Dr
Key West, FL 33040

MIKLOS JOHN
C/O BIO-TECH CONSULTING INC
3025 E South St
Orlando, FL 32803

MILLER JASON DAVID
10 Del Mar Blvd
Key West, FL 33040

MILLS CYNTHIA A
16 Calle Dos
Key West, FL 33040

MOBLEY GORDON C
17735 Fort St
Riverview, MI 48193

MOISE JOSEPH
126 Avenue F
Key West, FL 33040

MONZON JOSE A
14 Luna Ln
Key West, FL 33040

MOORE CHARLES NICHOLAS
15 Luna Ln
Key West, FL 33040

MOORE JOHN ANDREW
714 Emma St
Key West, FL 33040

NEILSON DANIEL MARCUS
1330 Duncan St
Key West, FL 33040

NGO HONG P
16 Ventana Ln
Key West, FL 33040

NOWOCIEN WAYNE F
5 Barcelona Dr
Key West, FL 33040

NUNEZ ANDREW VINCENT
6 Riviera Dr
Key West, FL 33040

O'DONNELL ALEXIS K
21 Puerta Dr
Key West, FL 33040

O'FLYNN GREGORY
PO Box 5827
Key West, FL 33045

OWENS DEBORAH
2 Luna Ln
Key West, FL 33040

OWL VIVIAN A
40 B 9th Ave
Key West, FL 33040

PARDEE DEBORAH M
12 Luna Ln
Key West, FL 33040

PARKER JAMES
880 Cherokee St
Summerland Key, FL 33042

PERRY DIANA L
1 Ventana Ln
Key West, FL 33040

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

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

PERRY DIANA
21 Del Mar Blvd
Key West, FL 33040

PERRY DONALD C
28 Verde Dr
Key West, FL 33040

PERRY JACOB E
1 Ventana Ln
Key West, FL 33040

PERRY JACOB E
21 Del Mar Blvd
Key West, FL 33040

PERRY JACOB
1 Ventana Ln
Key West, FL 33040

PIERCE LAWRENCE F
111 Avenue G
Key West, FL 33040

POSTETTER MICHELE M
30 Riviera Dr
Key West, FL 33040

QUARRY BIG COPPITT II, LTD
3030 Hartley Rd
STE 310
Jacksonville, FL 32257

QUARRY BIG COPPITT LTD
3030 Hartley Rd
Jacksonville, FL 32257

QUARRY PARTNERS LLC
3030 Hartley Rd
Jacksonville, FL 32257

RAMIREZ JR FRANK
49 Riviera Dr
Key West, FL 33040

REED PHILLIP
118 Avenue G
Key West, FL 33040

REGUEIRA LUIS
23 Barcelona Dr
Key West, FL 33040

RIVIERE VICTORIA
4 Luna Ln
Key West, FL 33040

ROBERTS JESSE
11 Luna Ln
Key West, FL 33040

ROCKLAND OPERATIONS LLC
PO Box 787
Key West, FL 33041

ROUBIK JULIE A
PO Box 1706
Key West, FL 33041

RUBLE STACI L
120 Avenue F
Key West, FL 33040

SALAZAR RYAN E
10 Riviera Dr
Key West, FL 33040

SATTELMEIER DEBORAH
9 Riviera Dr
Key West, FL 33040

SAWYER CINDY
18 Luna Ln
Key West, FL 33040

SEAWISE LLC
401 Secession Ave
Abbeville, SC 29620

SERMONS NANCY R
2485 PROSPECTOR WAY
VICTORIA, BRITISH COLUMBIA V9B 5X6

SHAW ROBBIE D
20 Verde Dr
Key West, FL 33040

SHORT SUSAN
PO Box 806
Red Oak, TX 75154

SIMPSON DAVID E
51 Riviera Dr
Key West, FL 33040

SIMPSON SHARON E
3 Riviera Dr
Key West, FL 33040

SITTER SCOTT
4 Ventana Ln
Key West, FL 33040

SMITH JACQUELINE F
116 Avenue F
Key West, FL 33040

SOCA CARMEN
6451 6th St
Key West, FL 33040

SOO ROBERT
17190 Amberjack Ln
Sugarloaf Key, FL 33042

SPARKMAN MERLE LANE REVOCABLE
20 Ventana Ln
Key West, FL 33040

SPINNEY DONALD L
300 Prospect St
Woodstock, CT 06281

SPINNEY DONALD M
300 Prospect St
Woodstock, CT 06281

STABILE PAUL A
4 Verde Dr
Key West, FL 33040

STATE OF FLA DEPT OF TRANSPORTATI
1000 NW 111th Ave
Miami, FL 33172

STEINMEYER DAVID
8 Sapphire Dr
Key West, FL 33040

T & D MART PROPERTIES LLC
15 Cormorant Ln
Key West, FL 33040

TEAL JOSEPH V
14 Riviera Dr
Key West, FL 33040

TECHMER MICHAEL ANTHONY
8 Ventana Ln
Key West, FL 33040

TENZEL DAVID
3841 N 38th Ave
Hollywood, FL 33021

THAMES KENDALL J
52 Riviera Dr
Key West, FL 33040

TLPB PROPERTIES LLC
15 Cormorant Ln
Key West, FL 33040

UBEDA FANNY ELIZABETH
24 Ventana Ln
Key West, FL 33040

UBEDA RAFAEL JUAN
24 Ventana Ln
Key West, FL 33040

VANSE VALARIE J
17 Luna Ln
Key West, FL 33040

WARD JR HERBERT CECIL
472 Vermillion Dr
Little River, SC 29566

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

WARZECHA JUDITH J
5 Puerta Dr
Key West, FL 33040

WICKERS III WILLIAM O
114 Avenue G
Key West, FL 33040

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

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



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

February 27, 2020

Mr. Jess Goodall
Smith/Hawks Attorneys At Law
138 Simonton St
Key West, FL 33040

RE: Dickerson Group, Inc.
Vacant Land (Parcel ID 00120940-000000), Big Coppitt Key, Florida

Dear Mr. Goodall:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

A handwritten signature in blue ink that reads "Dane'le Waldon".

Dane'le Waldon
Customer Accounts Representative

DW/zg

C:

M. Alfonso, Supervisor of Engineering

AGENT AUTHORIZATION FORM

Date of Authorization: 02 / / 2020
Month Day Year

I hereby authorize SMITH HAWKS, PL / BARTON W. SMITH, ESQ., CHELSEA VANADIA, ESQ., JESS GOODALL, ESQ. & ANTHONY DAVILA, 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 Request for a Minor Conditional Use Permit
(List the Name and Type of applications for the authorization)

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

Government Lot I, Section 21 Township 67 South, Range 26 East Big Coppitt

Lot Block Subdivision Key (Island)
00120940-000000

Real Estate (RE) Number Alternate Key Number
Vacant Lot, Rockland Key 8

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

Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

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

(305)296-7227

BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

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

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

Signature of Property Owner:

Printed Name of Property Owner: John F. Joyner, President

STATE OF COUNTY OF

Sworn to and subscribed before me this day of , 2020

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

as identification.
(Print Name of ID Produced)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

AGENT AUTHORIZATION FORM

Date of Authorization: 02 / / 2020
Month Day Year

I hereby authorize SMITH HAWKS, PL / BARTON W. SMITH, ESQ., CHELSEA VANADIA, ESQ., JESS GOODALL, ESQ. & ANTHONY DAVILA, 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 Request for a Minor Conditional Use Permit
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00120940-000000

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Authorized Agent Contact Information:

138 Simonton Street, Key West, FL 33040

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BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

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

Signature of Property Owner: John F. Joyner

Printed Name of Property Owner: John F. Joyner, President

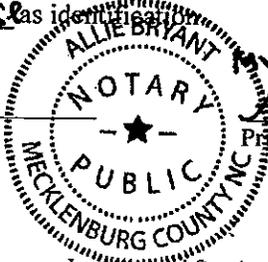
STATE OF North Carolina COUNTY OF Mecklenburg

Sworn to and subscribed before me this 12 day of March, 2020

by John F. Joyner, who is personally known to me OR produced
(Print Name of Person Making Statement)

North Carolina Drivers License as identification
(Type of ID Produced)

Allie Bryant
Signature of Notary Public



My Commission expires: January 20, 2025

Allie Bryant
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: