



City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	SU.16.1854 Seybold Dock	Agenda Date:	November 16, 2016
Originated by:	Myra Schwarz, Senior Planner	Agenda Placement:	Public Hearing
Authorized by:			

Explanation

SU.16.1854, WARD 4, NEIGHBORHOOD 7.04

Request by Tom Glancy of Duncan Seawall, Dock and Boat Lift LLC, agent, for Robert Seybold, owner, for a Special Use Permit for the construction of a dock with a boat lift to extend into the Manatee River for property located at 315 Crescent Court East, zoned R-1, Residential Single-family; Parcel Identification Number: 1187100209.

Financial Impact

Requested action to be taken by Council

Approval of SU.16.1854 with 3 stipulations.

Staff Recommendation

Approval of SU.16.1854 with 3 stipulations.

Attachments

Staff Report



PCD STAFF REPORT

Department of Planning & Community Development

PROJECT: SU.16.1854 Seybold
TO: City Council
FROM: Myra Schwarz, Senior Planner
DATE: November 16, 2016
APPLICANT: Robert Seybold, owner; Tom Glancy of Duncan Seawall, Dock and Boat Lift, LLC
WARD: 4 – Bemis Smith

PROJECT SYNOPSIS:

<i>Applicant's Request:</i>	<i>Special Use Permit for Dock into Manatee River</i>
<i>Location:</i>	<i>315 Crescent Court East (Zoned R-1)</i>
<i>DRC Recommendation:</i>	<i>Forward to Public Hearing</i>
<i>Staff Recommendation:</i>	<i>Approval with 3 stipulations</i>
<i>Planning Commission Recommendation:</i>	<i>TApproval with 3 stipulations– October 19, 2016</i>
<i>City Council Action:</i>	<i>TBD – November 16, 2016</i>

SPECIAL USE PERMIT REQUEST:

The applicant is requesting approval of a ±520 foot dock with a boat lift extending into the Manatee River to facilitate recreational access to navigable waters. A Special Use Permit is required because:

1. The subject property is separated from the Manatee River by a public waterway, and
2. The applicant is requesting to measure the side setback from a riparian line definition that is different from that within Land Use Regulations.

FINDINGS OF FACT

LOCATION OF SUBJECT PROPERTY:

315 Crescent Court East, Parcel ID #1187100209, a property across public right-of-way from the Manatee River, with double frontage between Crescent Court East and Chauncey Avenue, southwest of Riverside Drive. The subject property is also located in Neighborhood 7.04.

CHARACTERISTICS OF THE SUBJECT PROPERTY: The property is a double frontage property, with the primary front facing southwest towards Crescent Court, and the rear frontage facing northeast towards Chauncey Drive and the Manatee River. The property is separated from the Manatee River by the intersection of Chauncey Avenue and Riverside Drive.

The subject property is a lot assemblage of four lots. The original property, purchased by the applicant in 2005, faces Crescent Court East, and is comprised of Lots 40 and 41 in the River Haven Subdivision. It is only by the addition of Lot 5 and part of Lot 6, purchased by the applicant in 2007, which allows the applicant to request a Special Use Permit for a dock. Lots 5 and 6 make up the rear of the lot assemblage and possess the secondary frontage on Riverview Blvd. It is the rear secondary frontage that lies across public right-of-way from the Manatee River, creating waterfront property.

FUTURE LAND USE/ ZONING: Residential Low (6 du/acre)/ R-1 Residential Single Family

FLOOD ZONE: AE, BFE 7 (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply in AE-7.)

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT’S REQUEST:

A permit application, #161839, was submitted on May 4, 2016, for an 80 foot dock and pier with associated boat lift, to extend into the Manatee River. Upon review, the requested dock led to the current Special Use Permit request.

SURROUNDING USES AND DESIGNATIONS:

Existing: Single Family Residential Zoning: R-1 FLU: Res Low	Existing: Single Family Residential Zoning: R-1 FLU: Res Low	Existing: Right-of-Way Zoning: R-1 FLU: Res Low
Existing: Single Family Residential Zoning: R-1 FLU: Res Low	SUBJECT PROPERTY	Existing: Single Family Residential Zoning: R-1 FLU: Res Low
Existing: Single Family Residential Zoning: R-1 FLU: Res Low	Existing: Single Family Residential Zoning: R-1 FLU: Res Low	Existing: Single Family Residential Zoning: R-1 FLU: Res Low

ANALYSIS

REQUIRED FINDINGS FOR SU.16.1854:

- 1. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control, and emergency access.**

Parking is not permitted on the right-of-way, including grass, as is indicated by “No Parking” signage. Access by dock owners will be by foot only. Parking will not be required to use or access the dock.

- 2. Location and design of off-street parking and loading areas in regard to the items in 1, above, and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.**

There is no parking or loading area other than the approximately 20-foot wide grassy area of the right-of-way where “No Parking” signs are posted. All loading and unloading of materials to and from the boat area will be hand-carried, or otherwise transported, without the necessity to park a vehicle on the right-of-way.

No dust, fumes, pollution or other deleterious effects will result from the placement of the dock at the proposed location.

3. Location and design of refuse and service areas in regard to availability, adequacy, and effect upon surrounding properties.

No refuse or service areas will be needed in conjunction with the dock. All trash and garbage will be removed from the area, and no items will be stored or left on City right-of-way adjacent to the dock.

4. Utilities, in regard to location, availability, adequacy, and compatibility with surrounding properties.

The owner requests to run electrical and water lines through the right-of-way to the dock, to power the lift and associated appurtenances under the conditions that they meet all local and state codes.

The applicant and their contractor will need to meet independently with Public Works regarding the installation of water lines, type of permitting required, and approval of a restoration plan for the right-of-way affected, prior to any permitting or work being done. The contractor will need to provide a pavement, curb and median restoration plan that must be approved by Public Works.

5. Screening, buffering, or separation of any nuisance or hazardous feature of the use.

There will be no nuisance or hazardous features that will require buffering from adjacent properties.

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility, and harmony with surrounding properties.

There are no signs proposed and lighting would be limited to minimal lighting required to safely use the dock at night. Lighting must be switched either automatically or manually so that there would be no lights on continuously. In order to meet this criterion, the following stipulation needs to be required:

- *Lighting must include a manual or automatic switch to prevent lights from continuous operation.*

7. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties, or adversely affect their economic value.

The dock will enhance the property values of existing adjacent properties and add value to the owner's property. The dock must be kept in good working order and condition to not degrade the value of nearby properties. In order to meet this criterion, the following stipulation needs to be required:

- *The dock must be kept in good working order and condition to not degrade the value of nearby properties.*

8. Adequacy of land and/or building, which are to be used.

The land is a sovereignty submerged land, and is subject to approval and permission of use by Board of Trustees of the Internal Improvement Trust Fund. A Letter of Consent is included with the FDEP exemption documentation.

9. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

The proposed dock is similar to surrounding docks, for private recreational boating and water enjoyment.

10. Environmental quality of the district in which the use is proposed and the effect the special exception might have on such quality.

The dock will be constructed to meet all requirements of the Department of Environmental Protection. The use of a boat lift will protect the waters from harmful paints and materials. The pilings will be wrapped to help low leaching of preservatives into the water column. The State Department of Environmental Protection acts as the steward for the environment. They have issued a conditional exemption for approval of the dock.

11. Consistency with the City of Bradenton Comprehensive Plan.

The proposed dock adheres to Goal 5 of the Coastal Management and Conservation Element, Responsible Use of Coastal Areas. "Use of coastal areas in a way which preserves natural systems..." The proposed dock is of minimum size to access navigable waterways, and no seagrass or mangroves will be impacted by the installation of the dock, pier and boat lift.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:

The applicant provided the required exemption letter from the Florida Department of Environmental Protection (FDEP) dated August 25, 2016, meeting all of FDEP's criteria, as part of the applicant's dock permit application. Consent by Rule, for use of the State of Florida's Sovereign Submerged lands, is included within the FDEP exemption.

PCD STAFF EVALUATION:

The dock is 80 feet in length, and includes a 10 foot by 24 foot pier and an associated boat lift. The proposed dock is to originate from a northeast facing portion of right-of-way waterfront along Riverside Drive East, near the intersection of Riverside Drive East and Chauncey Avenue. Proposed setbacks are 41 feet on the northwest (left) and 25 feet on the southeast (right), to estimated Riparian Rights Lines.

The submitted design of the dock and pier meets dimensional length requirements of the City Land Use Regulations (Section 5.1.2.14.d.iv) of 80-foot maximum length.

A Special Use Permit is required for the following reasons:

- 1. Land Use Regulations Chapter 3.3.3.1 DOCKS REQUIRING SPECIAL USE PERMIT.** *Properties which are separated from a water body by a public right-of-way*

or public property must obtain a special use prior to installation of any dock, pier or other appurtenance.

The rear frontage of the applicant's property lies across the public right-of-way at the intersection of Riverside Drive and Chauncey Avenue, and so is required to obtain a Special Use permit prior to the construction of the requested dock, pier and boat lift, whether or not the dimensional requirements are met.

2. ***Land Use Regulations Chapter 2.2.1 ZONING PERMIT. Docks and piers not meeting the criteria in Subsection 5.1.2.14 shall require Special Use approval prior to the processing of a Zoning Permit.***

Land Use Regulations Chapter 5.1.2.14 d.i. Docks and piers shall maintain a minimum of a ten-foot setback from the side lines of property or the extension thereof into the water body.

Docks constructed within the City must meet dimensional requirements of the City's Land Use Regulations. If a property owner cannot meet those requirements, then the variations may be allowed by approval of the Special Use.

The proposed dock cannot meet the Land Use Regulation requirements for side setbacks, if measured from the extension of the side lines of the property into the water body. Alternate dimensional requirements may be stipulated as part of the Special Use Permit (Land Use Regulations Section 5.1.2.14 d.)

While the 10 foot setback requirement is surpassed in the dock design, the standard from which the setback is measured, the extension of side property lines, is not used by the applicant in determining the setbacks for the proposed dock. The applicant is instead measuring the setbacks from the estimated Riparian Rights Lines used as the standard for FDEP setback measurements.

Riparian Rights Lines are commonly estimated by constructing dividing lines that are perpendicular with the nearest limit of the channel or with the line of deep water. It is apparent in Exhibit C that neighboring docks along this particular curve of shoreline have been constructed following FDEP Riparian Rights Lines, which makes more sense for a non-linear shore, than a simple extension of property lines.

Land Use Regulations Chapter 3.3.3.1 DOCKS REQUIRING SPECIAL USE PERMIT. Setbacks as specified by the Department of Environmental Protection must be complied with in the dock design, a minimum of 10 feet.

Using the FDEP estimation of Riparian Rights Lines, the proposed side setbacks of the dock do meet those specified by the Florida Department of Environmental Protection (FDEP) and the Florida Administrative Code, and exceed the City's 10 foot setback requirement.

- **Please refer to Exhibit A for a comparison of Riparian Rights Lines to the extension of side property lines.**
- **Please refer to Exhibit B for illustration of the approximate Riparian Lines based upon lines perpendicular to the channel from the upland property line.**

- Please see Exhibit C for the proposed setbacks and location of the dock within the Riparian Rights Line.

ATTACHMENTS:

Development Review Committee Comments
Maps and Exhibits
Application
Letter of Request and Review Criteria
Site Plan
Survey
Deed
FDEP Letter of Exemption
FDEP Support documents
Manatee County School District Review
Mailing Notification List

STAFF RECOMMENDATION:

APPROVAL of SU.16.1854 with the following stipulations:

1. The applicant is required to sign an affidavit acknowledging the right of the City Council to issue an order for the removal of the dock at any time without compensation to the owner of the dock (LUR Section 5.1.2.14 b.)
 2. The dock must be kept in good working order and condition, to not degrade from the value of nearby properties.
 3. Lighting must include a manual or automatic switch to prevent lights from continuous operation.
-

PLANNING COMMISSION RECOMMENDATION (TBD October 19, 2016):

APPROVAL 4-0 of SU.16.1854 with the following stipulations:

1. The applicant is required to sign an affidavit acknowledging the right of the City Council to issue an order for the removal of the dock at any time without compensation to the owner of the dock (LUR Section 5.1.2.14 b.)
2. The dock must be kept in good working order and condition, to not degrade from the value of nearby properties.
3. Lighting must include a manual or automatic switch to prevent lights from continuous operation.

CITY COUNCIL ACTION (TBD November 16, 2016):



Development Review Committee Comments

Project Name: SU.16.1854 Seybold Dock
Review Date: May 25, 2016
Site Address: 315 Crescent Court East

Zoning: R-1 Residential Single Family
Future Land Use: Residential Low

Review Type: Building Division
Reviewer: Anthony Warren, CFM, Building Official **Phone:** (941) 932-9404
E-mail: Anthony.warren@cityofbradenton.com

1. No comments at this time.

Review Type: Fire Department
Reviewer: Ken Langston, Fire Marshall **Phone:** (941) 932-9603
E-mail: ken.langston@cityofbradenton.com

1. No comments at this time.

Review Type: Planning & Zoning
Reviewer: Christopher M. Gratz, AICP, **Phone:** (941) 932-9413
Development Services & Zoning Manager
E-mail: christopher.gratz@cityofbradenton.com

1. Special Use Permit is required for dock for which the property is separated from the waterway by a public right-of-way.
Land Use Regulations Chapter 3.3.3.1 DOCKS REQUIRING SPECIAL USE PERMIT. Properties which are separated from a water body by a public right-of-way or public property must obtain a special use prior to installation of any dock, pier or other appurtenance.
2. Docks constructed within the City must meet dimensional requirements of the City's Land Use Regulations. If a property owner cannot meet those requirements, then the

variations may be allowed by approval of the Special Use. The proposed dock setbacks are not measured according to the LUR standard of extension of property line.

a. **Land Use Regulations Chapter 2.2.1 ZONING PERMIT.** Docks and piers not meeting the criteria in Subsection 5.1.2.14 shall require Special Use approval prior to the processing of a Zoning Permit.

b. **Land Use Regulations Chapter 5.1.2.14 d.i.** Docks and piers shall maintain a minimum of a ten-foot setback from the side lines of property or the extension thereof into the water body.

3. There is to be no parking on the right-of-way, including the grassy area.

Follow the link to find a pdf to download of the [City of Bradenton Form-Based Code](#).

Follow the link to MUNICODE for [City of Bradenton Land Use Regulations](#)

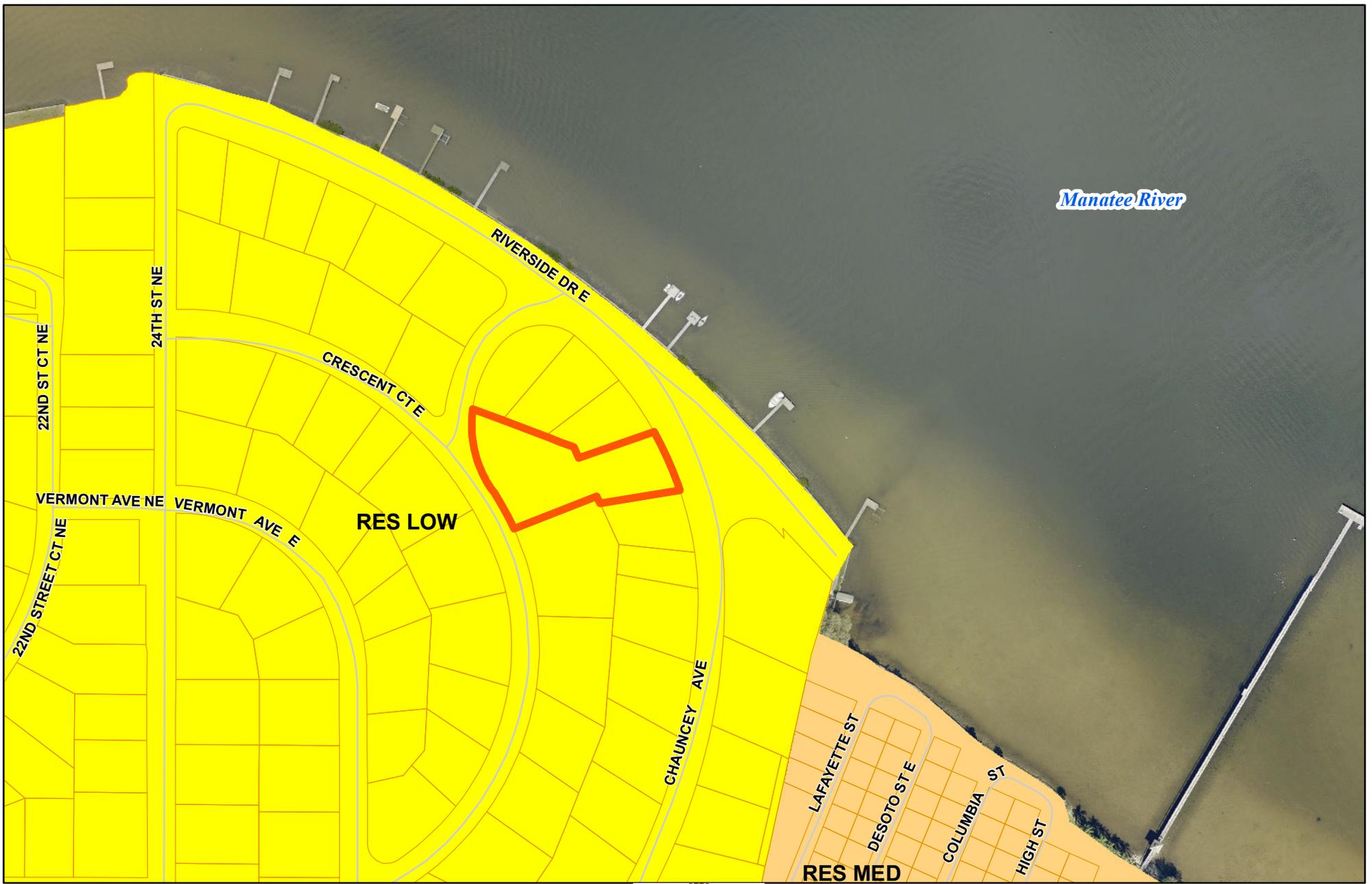
Review Type: Public Works Department

Reviewer: Kim Clayback, P.E.

Phone: (941) 708-6304

E-mail: kim.clayback@cityofbradenton.com

1. The applicant and their contractor will need to meet with Public Works independently to decide if they will need a SIP or just a ROW use permit.
 2. The electrical must be done by FPL so there is a maintenance entity to utility mark electrical lines crossing a public street. If the applicant does not have FPL be the responsible party, they become personally liable for any accidents that may occur if underground work is performed in the area. I would suggest using existing electrical poles already installed on the water side of the street.
 3. If they are installing a water line – their contractor must meet with public works prior to any work being done. The contractor will need to provide a pavement, curb and median restoration plan that must be approved by PW. The tap must be paid at City Hall and scheduled through me. Inspections for pavement, concrete forming and water line tapping are all required.
-



Manatee River

RES LOW

RES MED

Application #: SU.16.1854

Owner: Robert Seybold

Agent: Tom Glancy of Duncan Seawall, Dock & Boatlift

Address: 315 Crescent Court East



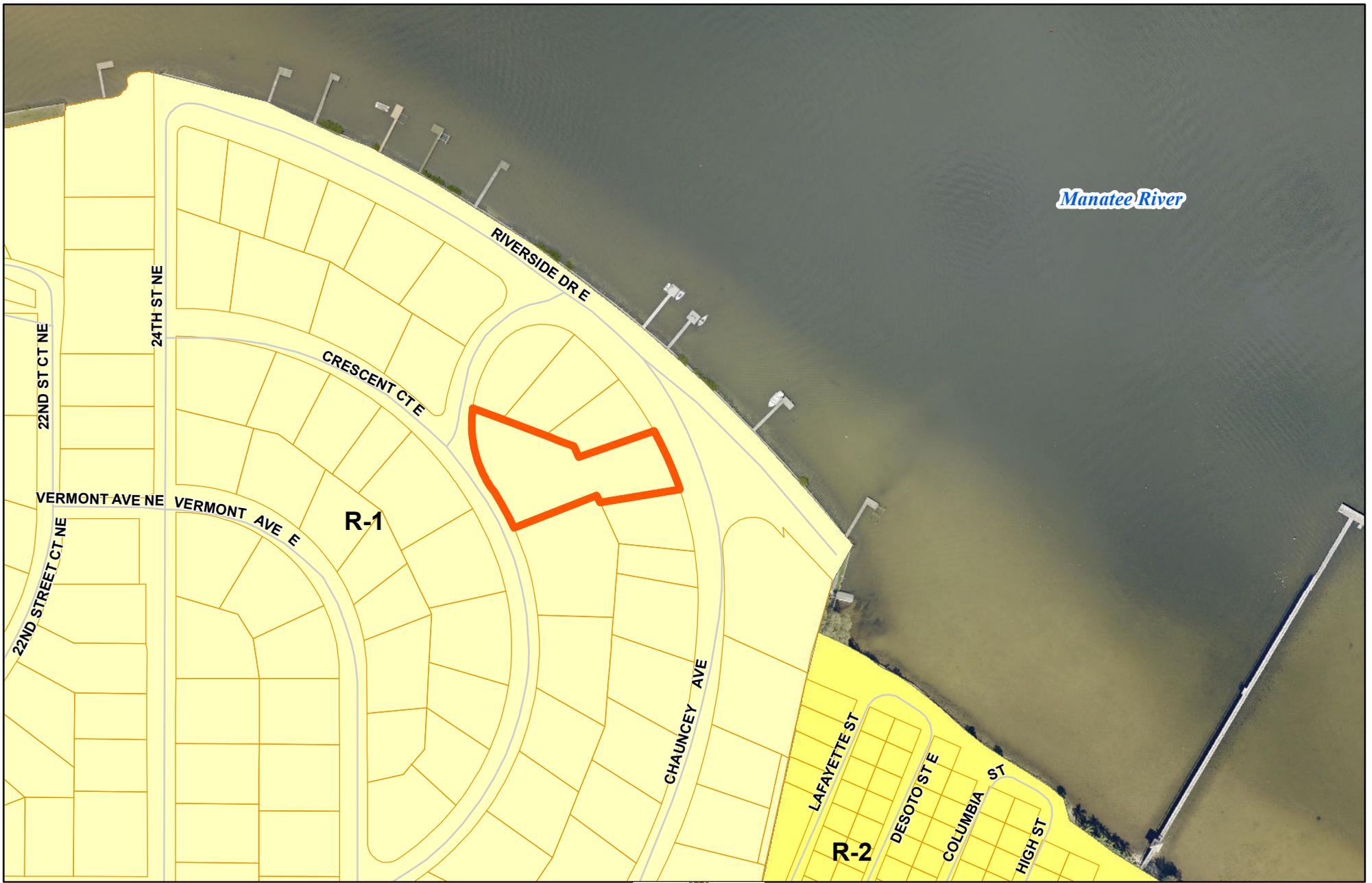
Prepared by Department of
Planning and Community Development

FUTURE LAND USE



Legend

-  Subject Property
-  Parcels



Application #: SU.16.1854

Owner: Robert Seybold

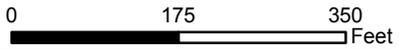
Agent: Tom Glancy of Duncan Seawall, Dock & Boatlift

Address: 315 Crescent Court East



Prepared by Department of Planning and Community Development

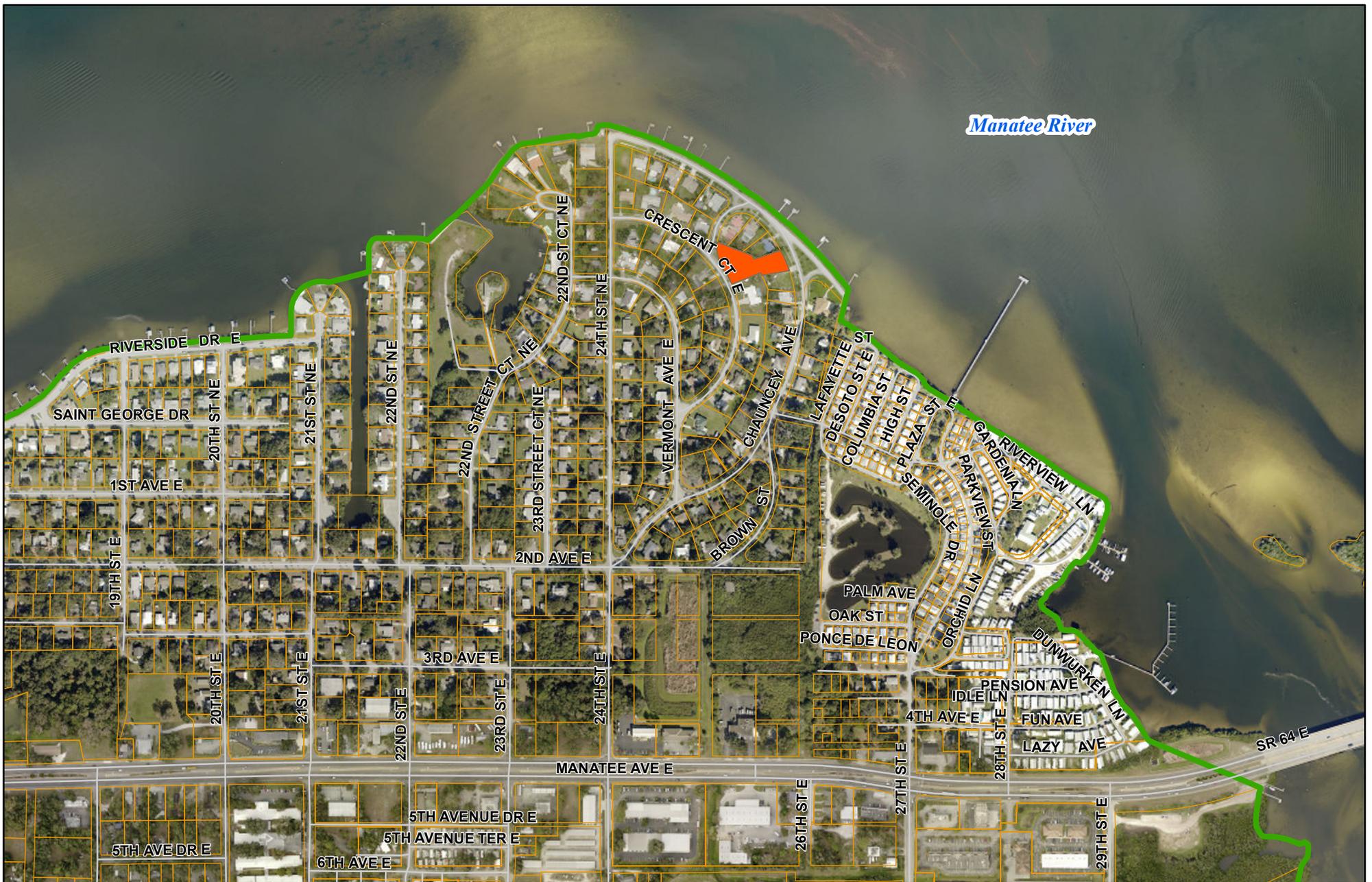
ZONING



Legend

-  Subject Property
-  Parcels

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 GIS Data: Manatee County GIS, City of Bradenton

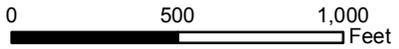


Manatee River

Application #: SU.16.1854
 Owner: Robert Seybold
 Agent: Tom Glancy of Duncan Seawall, Dock & Boatlift
 Address: 315 Crescent Court East



LOCATION A



- Legend**
- Subject Property
 - City Limits
 - Parcels

Seybold Dock Request SU.16.1854

Estimated Riparian Lines

Legend

-  315 Crescent Ct E
-  Proposed Dock (Est. Location)
-  Seybold Extension Line
-  Seybold Riparian Line



EXHIBIT A

Google earth

400 ft

Google earth

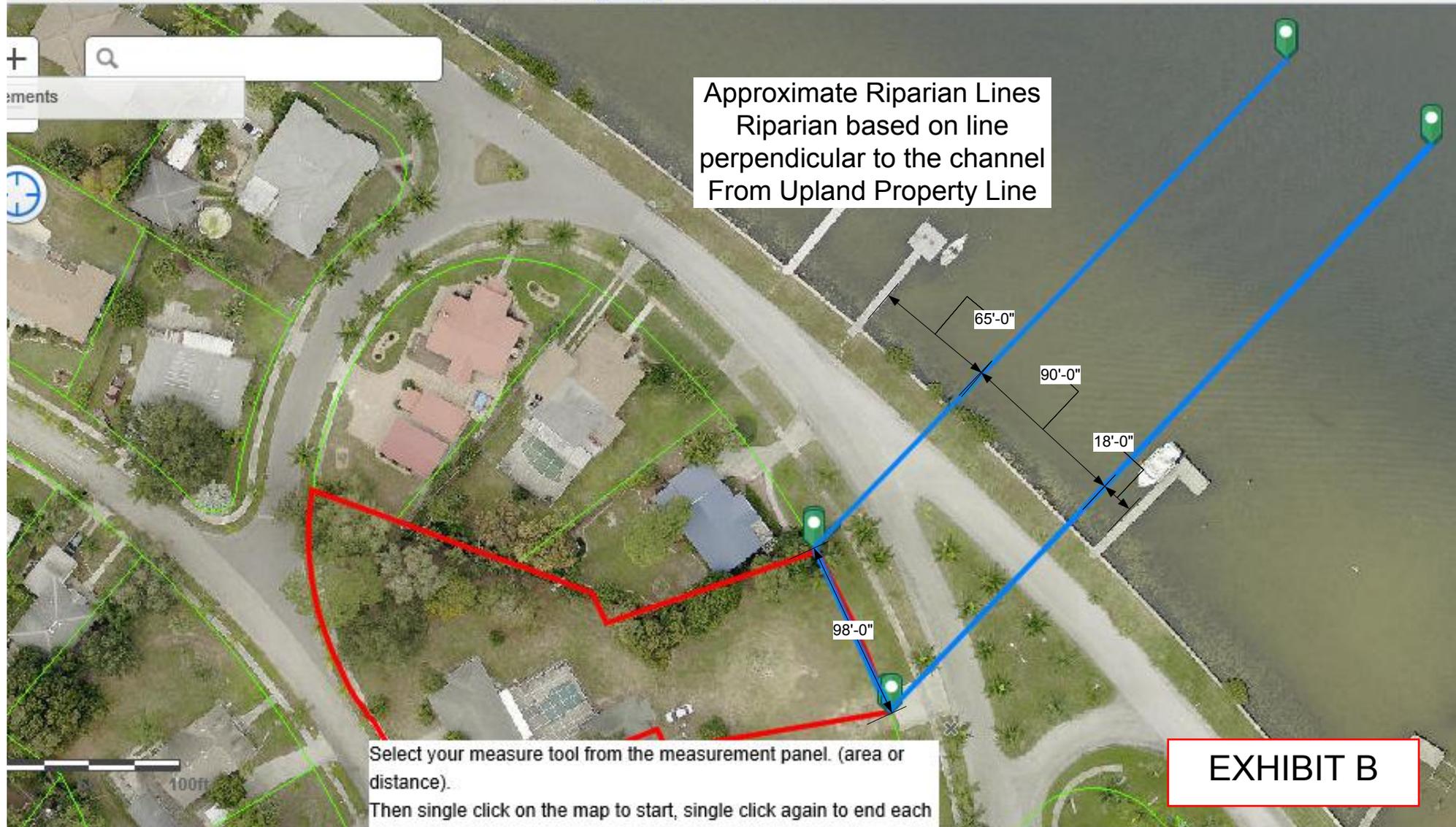
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Open Water of the
Manatee River

OLD ROBERT F JR



Approximate Riparian Lines
Riparian based on line
perpendicular to the channel
From Upland Property Line

Select your measure tool from the measurement panel. (area or distance).
Then single click on the map to start, single click again to end each line, double click to finish and get the measurement result.

EXHIBIT B

Prepared By: Tom Glancy 941-351-1553
 Duncan Seawall Dock & Boat Lift, LLC
 1714 Independence Blvd.
 Sarasota, FL 34234



Scale: 1" = 25'

Date:
 8/10/16

Prepared For:
 Bob and Linda Seybold
 315 Crescent Ct. East
 Bradenton, FL 34234

Open Water of the
 Manatee River

- = Pilings cut above the decking
- = Pilings cut below the decking

Proposed dock: Access Ramp 4'x70' = 280sf
 Term Platform 10'x24' = 240sf
 Total 520sf

Scope of Work: Install a new 520-square-foot dock and 9,000-lb Capacity Boat lift as shown. No seagrass or mangroves will be impacted by the installation.





NO PARKING ANY TIME

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Google earth



bradenton
The Friendly City

Special Use Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com



LB

CONTACT INFORMATION

Name of Property Owner: Robert Seybold

Owner Address: 315 E. Crescent Ct, Bradenton Telephone: 941-737-5423

Name of Agent: Tom Glancy / Duncan Seawall, Dock and Boat Lift

Agent Address: 1714 Independence Blvd, Sarasota Telephone: (941) 351-1553

Owner/Agent Email: tomglancy@duncanseawall.com; kim@duncanseawall.com

REQUIRED

PROPERTY INFORMATION

Property Address: 315 E. Crescent Ct.

Parcel ID: 1187100209 Acreage: _____

Zoning District: R-1 Single-Family Future Land Use: _____
*click to view [Zoning map](#) *click to view [FLU map](#)

Ward #: _____ Neighborhood #: 7.04
*click to view [Ward map](#) *click to view [Neighborhoods map](#)

REQUIRED

DESCRIPTION

Indicate Type of Special Use Request:
 Special Use Special Use-Amendment Special Use - Dock

Provide a brief description of the propose land use activity: _____
 Install a 530 s.f. dock and a boat lift

REQUIRED

MATERIALS FOR REVIEW

- ▶ **Special Use**
 - Special Use Application Fee: **\$1,820**
 - Notarized Agent Authorization Form, if applicable
 - Letter of Request
 - Review Criteria (see page 2 for Special Use Review Criteria)
 - Thirty (30) copies of Site Plan to scale (see page 2 for Special Use Site Plan requirements)
 - Property Survey signed & sealed within the last 3 years
- ▶ **Special Use Permit - Amendment**
 - Special Use Amendment Application Fee: **\$1,070**
 - Notarized Agent Authorization Form, if applicable
 - Letter of Request
 - Review Criteria (see page 2 for Special Use Amendment Review Criteria)
 - Thirty (30) copies of Site Plan to scale (see page 2 for Special Use Amendment Site Plan requirements)
 - Property Survey signed & sealed within the last 3 years
- ▶ **Special Use Permit - Dock**
 - Special Use Dock Application Fee: **\$420**
 - Notarized Agent Authorization Form, if applicable
 - Letter of Request
 - Thirty (30) copies of Plot Plan to scale
 - Property Survey signed & sealed within the last 3 years

REQUIRED

CITY STAFF ONLY

Application Fees:
 Fee Required: **\$1,820** (Special Use)
 \$1,070 (Special Use-Amendment)
 \$420 (Special Use-Dock)

FEE COLLECTED: 420.00
 RECEIPT #: PD ONLINE

Application Sufficiency:
 Sufficient:
 Incomplete:

SU.

APPLICATION #: 16 1854

CITY STAFF ONLY

CITY COUNCIL: 7/20/16

PLANNING COMMISSION: 6/15/16

DRC: 5/24/16

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



bradenton
The Friendly City

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 315 E. Crescent Ct.

I, Robert Seybold, the registered property owner(s) of the above noted property, do hereby authorize

Tom Glancy
Print Name of Agent

Duncan Seawall, Dock and Boat Lift, LLC
Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

[Signature]
Signature of Owner(s)

same as above
Owner(s) Address (if different than property above)

[Signature]
Signature of Agent

1714 Independence Blvd, Sarasota, FL 34234
Agent Address and Phone

AGENT AUTHORIZATION

REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

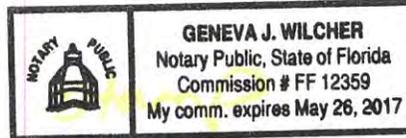
The foregoing instrument was acknowledged before me this 16th day of November, 2015

produced Florida Drivers License respectively, as

as identification and who did (did not) take an oath:

[Signature]
Signature

Geneva J. Wilcher, Notary Public
Print Name



State of Florida
My Commission Expires: May 26, 2017

NOTARY

REQUIRED

SU. 16. 1854



SU.16. 1854

March 16, 2016

Department of Planning and Community Development
101 Old Main Street
Bradenton FL 34205



To Whom it May Concern:

In regards to the Special Use Application for the construction of a dock adjacent to City owned property adjacent to 315 Crescent Ct E., Bradenton FL, please accept the following findings of fact.

- 1) The dock will be built off the grass strip waterward of the street, and access by the Dock Owners will be by foot only, as the dock is within easy walking distance, and parking will not be required to use or access the dock. There are no hindrances to access or safety issues other than the need to cross a street with very low automobile traffic. The dock will not hinder or obstruct any emergency vehicles or other vehicular traffic.
- 2) The grassy strip adjacent to the seawall is approximately 20' wide, which would provide enough room for a vehicle to be temporarily parked for loading or unloading of materials from the boat dock area (i.e., Coolers, Tools, Fishing equipment, etc.) During construction, all work vehicles will be parked outside of the right of way and will not obstruct traffic. NO dust, fumes, pollution or other deleterious effects will result from the placement of the dock at the proposed location.
- 3) No service or refuse areas will be needed in conjunction with the dock. All trash and garbage will be removed from the area, and no items will be stored or left on City property adjacent to the dock.
- 4) The Owner requests the ability to run electrical and water lines through city property to the dock to power the lift and associated appurtenances under the conditions that they meet all local and state codes.
- 5) There will be no nuisance or hazardous features that will require buffering form adjacent properties.
- 6) There are no signs proposed and lighting would be limited to minimal lighting required to safely use the dock at night. Lighting would be switched so that there would be no lights on continuously.
- 7) The dock will be constructed of the top grade materials and craftsmanship and will at the very least enhance the property values of existing adjacent properties, by adding significant value to the Owner's property. The dock will be kept in good working order and condition to not degrade from the value of nearby properties.
- 8) The land is perfectly suited for the siting of a dock as evidenced by the fact that all other properties along the section of road have installed docks in a similar manner without detrimental effects.
- 9) The dock will be used in the same manner as surrounding docks, for primarily recreational boating and water enjoyment during daylight hours. Occasional use at night will not adverse to the other nearby property owners.

- 10) The dock will be constructed to meet all of the requirements of the Department of Environmental Protection, and the use of a boat lift will keep the Owner from having to use harmful bottom paints to protect the boat. Additionally the pilings will be wrapped to help slow leaching of preservatives into the water column
- 11) The proposal to build the dock is consistent with the City's Comp plan, with the only special consideration being that the location of the dock be governed by the accepted practice for establishing riparian rights lines, and not the City's guidance which specifies that riparian areas be dictated by the extension of property lines (something that is contrary to established law regarding riparian rights). The riparian lines drawn and followed on the Survey submitted with the City application allow the dock to be installed with adequate setbacks and in parallel with the adjacent docks.

Thanks you for your consideration of these items in reference to our Project.

Sincerely,

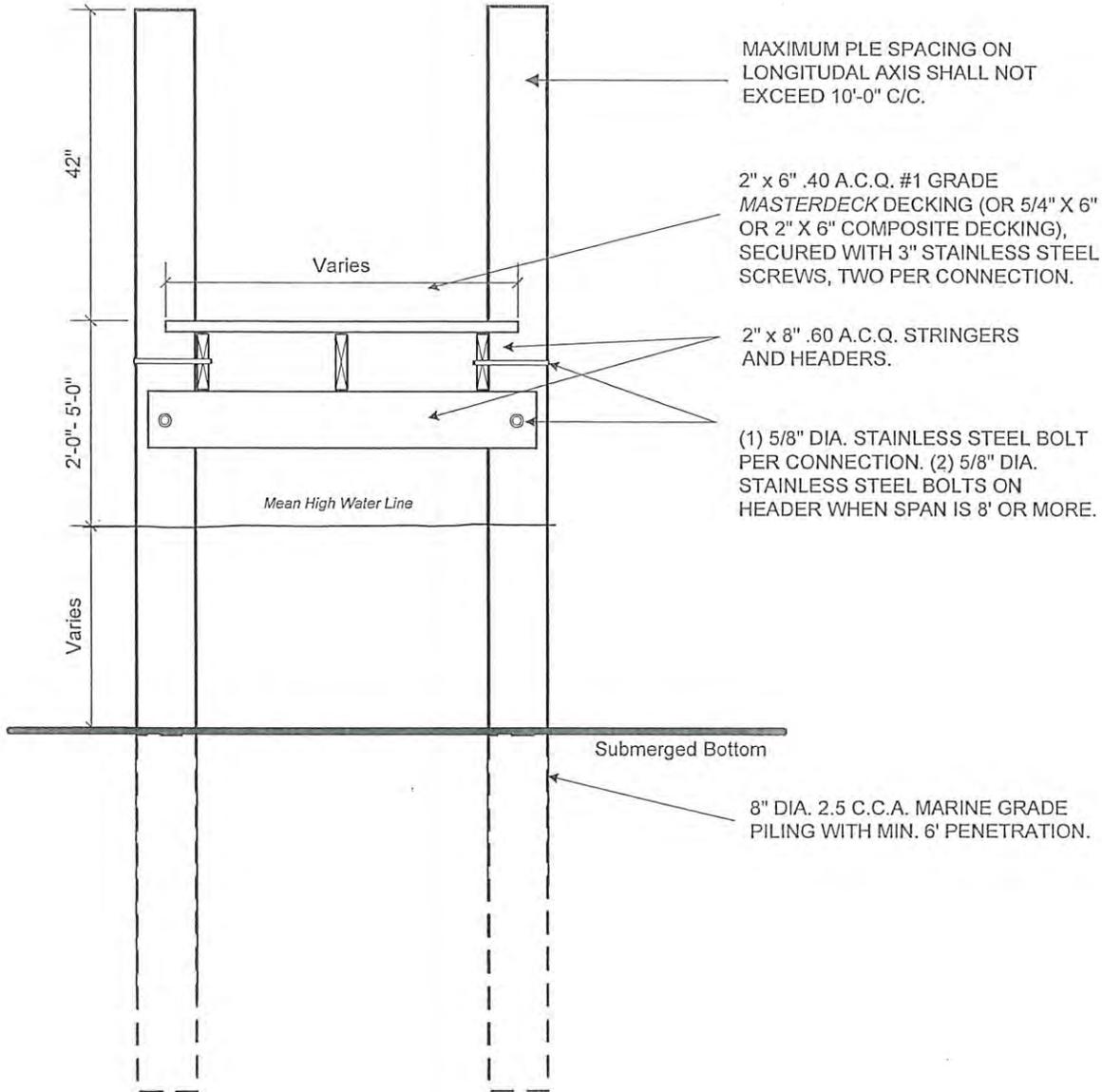


Bob and Linda Seybold
315 Crescent Ct. East
Bradenton FL

Duncan Seawall, Dock & Boat Lift, LLC

1714 Independence Blvd. Sarasota, FL 34234 Ph# 941-351-1553 Fx# 941-351-3378
www.Duncanseawall.com

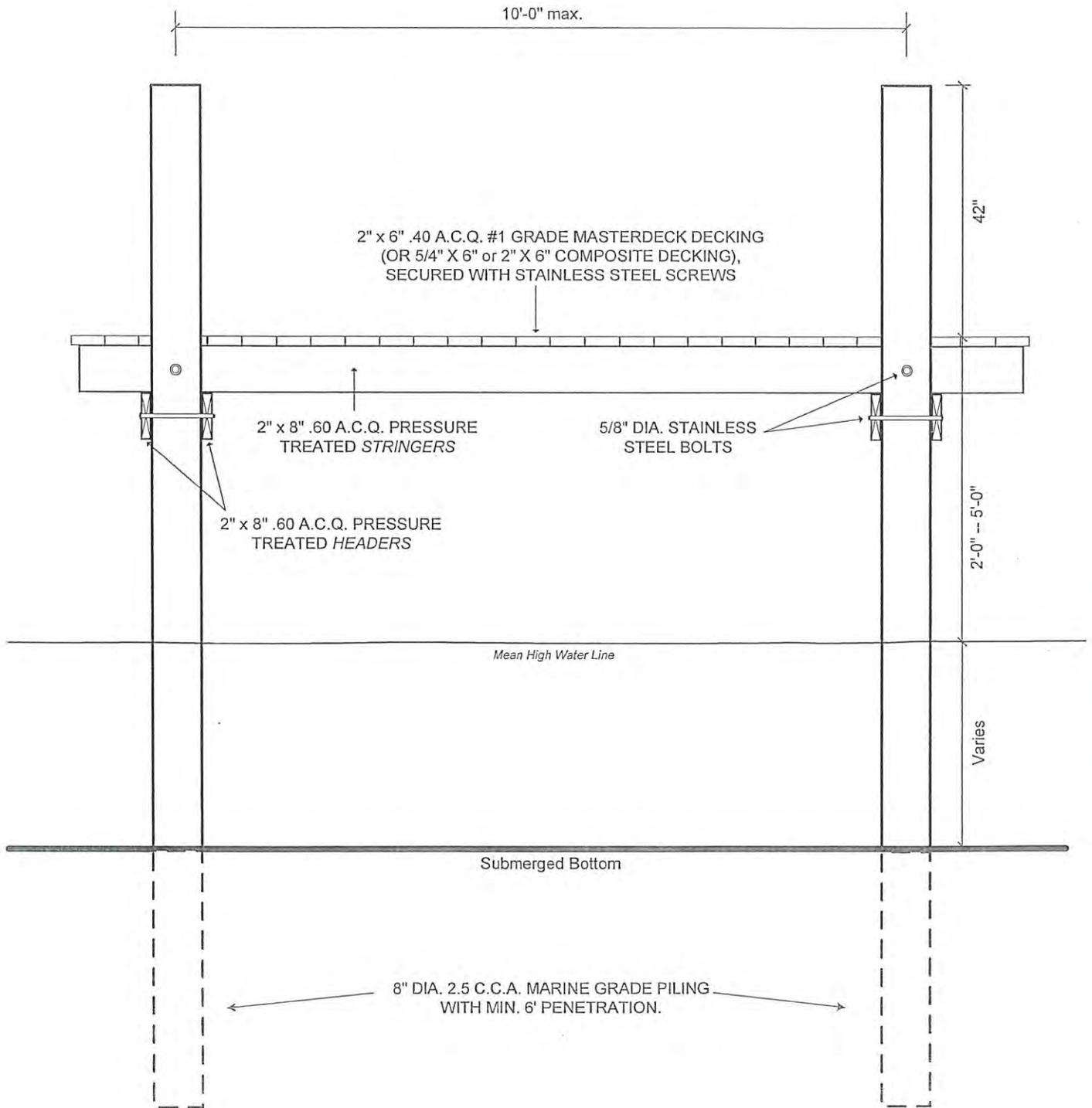
TRANSVERSE DOCK CROSS SECTION



Duncan Seawall, Dock & Boat Lift, LLC

1714 Independence Blvd. Sarasota, FL 34234 Ph# 941-351-1553 Fx# 941-351-3378
www.Duncanseawall.com

Longitudinal Dock Cross Section



Reuben Clarson CONSULTING

April 8, 2014

Duncan Seawall, Dock and Boatlift
1714 Independence Blvd.
Sarasota, Fl. 34234

Attn: Mark Parsons
Re: Stringer spacing for private docks (40 psf live load)

Gentlemen:

Your normal 2"x8" stringer spacing for wood decking is 2' centers for pile bents up to 10'-0" centers. 2' centers is the maximum center-center distance for bent spacing up to 10'-6". Between 10'-6" and 11'-0" the spacing needs to be decreased to 22". Between 11'-0" and 12'-0" the spacing needs to decrease to 18" and between 12'-0" and 13'-0" the spacing needs to decrease to 16" spacing.

Therefore, if you are using composite decking with the 16" spacing required for the composite decking you can use a single 2"x8" stringer for bent spacing up to 13'-0".

If there are any questions please call. Thank you for the opportunity to be of service.

Sincerely,
Reuben Clarson Consulting

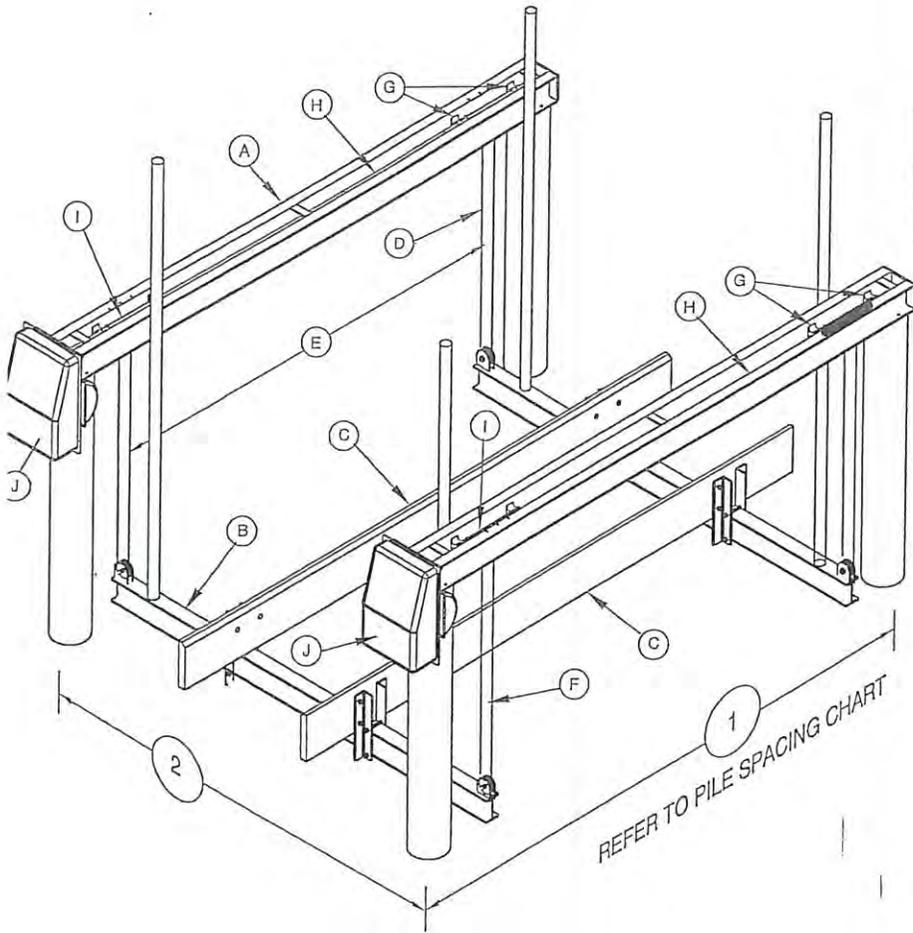


Reuben Clarson
Florida Licensed Engineer 16313

750 94th Avenue North, Suite 213, St. Petersburg, FL 33702
T: 727.895.4717 E: Info@ReubenClarsonConsulting.com W: ReubenClarsonConsulting.com

ASSESS. ADVISE. DESIGN.

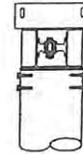
GOLDEN ENGINEERED "RUN ABOUT" 4 POST, 2 MOTOR BOAT LIFTS



PILE SPACING CHART
The boat center of gravity needs to be set in the center of the top beam

Lift Capacity	1" Dimension	2" Dimension	Recommended Pile Diameters
4,500 #	8'-4"	10'-0"	(4) 8"φ (min)
5,500 #		12'-0"	
9,000 #	11'-9"	12'-6"	
12,000 #		12'-6"	

STAINLESS STEEL PILING MOUNT BRACKET, 4 - 3/8" STAINLESS STEEL LAG SCREWS USED TO CONNECT THE BRACKETS TO THE PILING AND 2 - 3/8" CARRIAGE BOLTS USED TO CONNECT THE BRACKETS TO THE LIFT CHANNELS



E: THIS STRUCTURE WILL WITHSTAND WIND LOADS ASSOCIATED WITH AN ULTIMATE WIND SPEED OF 170 MPH, EXPOSURE "D" CALCULATED PER F.B.C. 2010 & ASCE/SEI 7-10. BOATS SHALL NOT BE STORED ON LIFT DURING HIGH WIND EVENTS

GENERAL, PILING PENETRATION TO BE 10' INTO THE SAND BOTTOM OR 5' INTO ROCK STRATA. SUB-SURFACE CONDITIONS CAN VARY GREATLY, THE CONTRACTOR SHALL VERIFY ALL PILE CAPACITIES. ALL PILINGS TO BE 2.5 C.C.A. TREATED

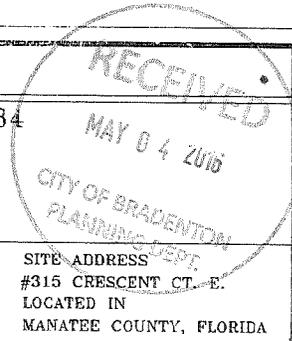
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)		
LIFT CAPACITY	TOP BEAM CHANNEL 2 EACH	CRADLE I-BEAM 2 EACH	BUNK BOARDS (PT)	STAINLESS STEEL CABLE	CABLE SPREAD	GUIDE POST HGTH	BRGS	DRIVE SHAFT	WINDER	MOTOR HP VOLTAGE	INCHES OF LIFT PER MIN	RECOM PILING SIZES
4,500 #	4" H x 0.15 2" W x 0.23 108" O.A.L.	6" H x 0.19 4" W x 0.29 120" O.A.L.	2x8 x 12'-0" CARPETED ON CAP	(4) 1/4"φ x 15'-0" 1 PART	78"	80"	(8) 1.5" EXTENDED 6061-T ALUM.	1-1/2" SCHEDULE 80 GALVANIZED STEEL PIPE	2" SCHEDULE 80 6061-T ALUM. PIPE	3/4 HP 1725 RPM	48"	(4) 8"φ (min)
5,500 #		6" H x 0.19 4" W x 0.29 144" O.A.L.		(4) 1/4"φ x 25'-0" 2 PART							24"	
9,000 #	5" H x 0.15 2.25" W x 0.26 150" O.A.L.	6" H x 0.21 4" W x 0.35 144" O.A.L.		(4) 5/16"φ x 25'-0" 2 PART	120"						13.5"	
12,000 #	6" H x 0.17 2.25" W x 0.29 150" O.A.L.	8" H x 0.23 5" W x 0.35 150" O.A.L.									13.5"	

LELAND E. BEDWELL SURVEYING INC.

PROFESSIONAL LAND SURVEYORS, & MAPPERS-PSM#5884

3423 55TH DRIVE EAST, BRADENTON, FLORIDA, 34203
 LICENSE BUSINESS # LB7113
 OFFICE 941-753-9994
 FAX 941-739-8318

COPY RIGHT BY BEDWELL SURVEYING INC. YEAR 2015



SHEET#
1 OF 2
NOT VALID
WITHOUT
SHEET 2 OF 2

PURPOSE OF SURVEY
MORTGAGE/SALE
BOUNDARY SURVEY

MAP REPORT OF BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR SKETCH OF SURVEY

SITE ADDRESS
#315 CRESCENT CT. E.
LOCATED IN
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION AS PROVIDED:

LOTS 40, 41, BLOCK 2, RIVER HAVEN, TOGETHER WITH LOTS 5 AND 6, LESS THE SOUTH 1/2 OF LOT 6, BLOCK 2, RIVER HAVEN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 146, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SURVEYORS REPORT:

- 1.) THAT CERTAIN LINE SHOWN HEREON SHALL BE DEEMED BASIS OF BEARING AND ASSUMED TO BE THE SAME AS PLAT OR LEGAL DESCRIPTION. SEE SHEET 2 OF 2 FOR LOCATION OF SAID BASIS OF BEARING.
- 2.) EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT.
- 3.) FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT LOCATED OR REFLECTED ON THIS SURVEY. (TO BE PROVIDED IF ANY.)
- 4.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED.
- 5.) UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 6.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR.
- 7.) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY.
- 8.) TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED
- 9.) THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 10.) ANY DESIGN OR CONSTRUCTION OUTSIDE OF LEGAL AS PROVIDED WILL BE AT CLIENTS OWN RISK AND THE SURVEYOR ACCEPTS NO LIABILITY.
- 11.) THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND LELAND E. BEDWELL SURVEYING INC. ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.
- 12.) FENCES MEANDER ON OR OFF LINES. (APPROXIMATE LOCATION ONLY) OWNERSHIP OF FENCES NOT KNOWN
- 13.) THE USE OF THIS SURVEY IS LIMITED TO THE PARTY(S) ORDERING IT (AS CERTIFIED BELOW). THIS SURVEY SHALL ONLY BE USED FOR THE PURPOSE IN WHICH IT WAS ORIGINALLY INTENDED. ANY OTHER USE BY ANY OTHER PERSON OR PERSONS IS STRICTLY PROHIBITED.
- 14.) PLEASE REFER TO REVERSE SIDE FOR REPORT OF BOUNDARY, GENERAL NOTES AND ABBREVIATIONS
- 15.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE PROVIDED TO THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- 16.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61617-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 17.) SUBJECT TO: ALL DEDICATIONS, RESTRICTIONS, LIMITATIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD, IF ANY.
- 18.) REFERENCE CORNER DIMENSIONS ARE LINEAR DIMENSIONS AND ARE MEASURED ONE NORTH/SOUTH, AND/OR ONE EAST/WEST FROM ACTUAL PROPERTY CORNER LOCATION.
- 19.) ANY AND ALL MISSING OR DISTURBED CORNERS NEEDED TO BE REESTABLISHED WILL RESULT IN AN ADDITIONAL CHARGE AND TRIP FEE (IF REQUIRED). CORNERS MAY BE SCHEDULED TO BE SET AFTER PROPERTY CLOSING. CORNERS LOCATED IN THE FIELD HAVE BEEN FLAGGED AT THE TIME OF SURVEY AND ARE ONLY GUARANTEED AT THE TIME OF SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR MISSING, DAMAGED OR STOLEN CORNER MARKERS, AND AN ADDITIONAL CHARGE WILL ALSO BE REQUIRED OF RE-FLAGGING CORNERS AS NECESSARY.
- 20.) NOTICE: THIS SURVEY, AS DEPICTED IN ITS GRAPHIC FORM, IS THE ASBUILT DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF SAID SURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED AND OR SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HATCH LEGEND

	SCREEN
	ASPHALT
	CONCRETE
	COVERED AREAS
	BRICK
	SHELL
	FLOOD ZONE AREA
	WOOD

SYMBOL LEGEND

	(CMF) CONCRETE MONUMENT FOUND		CLEAN OUT
	(FN W/DISC) FOUND NAIL & DISC		FIRE HYDRANT
	(FIR) FOUND IRON ROD		VERIZON BOX
	(FIP) FOUND IRON PIPE		TELEPHONE RISER
	(STR) SET 5/8" IRON ROD & CAP LB7113		WATER BOX
	(SN W/DISC) SET NAIL WITH DISC		WELL
	(FN) FOUND NAIL		POWER POLE
	(RR) FOUND RAIL ROAD SPIKE		GUY WIRE
	(FDH) FOUND DRILL HOLE		LIGHT POLE
	(FCC) FOUND CROSS CUT		SITE BENCH MARK
	(OHP) OVER HEAD POWER		MANHOLE
	(TAX) TAX MAP-FOR INFORMATIONAL PURPOSES ONLY		GAS TANK
			ELECTRIC BOX

FENCE LEGEND

	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	BARB WIRE FENCE

FLOOD ZONE: "AE"
 COMMUNITY PANEL: 120810-0166E
 DATED: 3-17-14
 THE FLOOD INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

CERTIFIED BY: *Leland E. Bedwell* ORIGINAL SURVEY DATE: 10-16-15
 NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL.
 NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

NOTE: THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

PLEASE REFER TO SHEET 1 OF 2 REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

NO.	REVISIONS	DATE	BY

CERTIFIED TO:
 ROBERT AND LINDA SEYBOLD *Su. 16. 1854*

DRAFT DATE: 10-20-15	DRAWN BY: SH	CHECKED BY: L.E.B.	PROJECT# 15-865R
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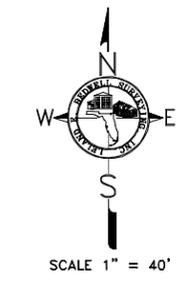
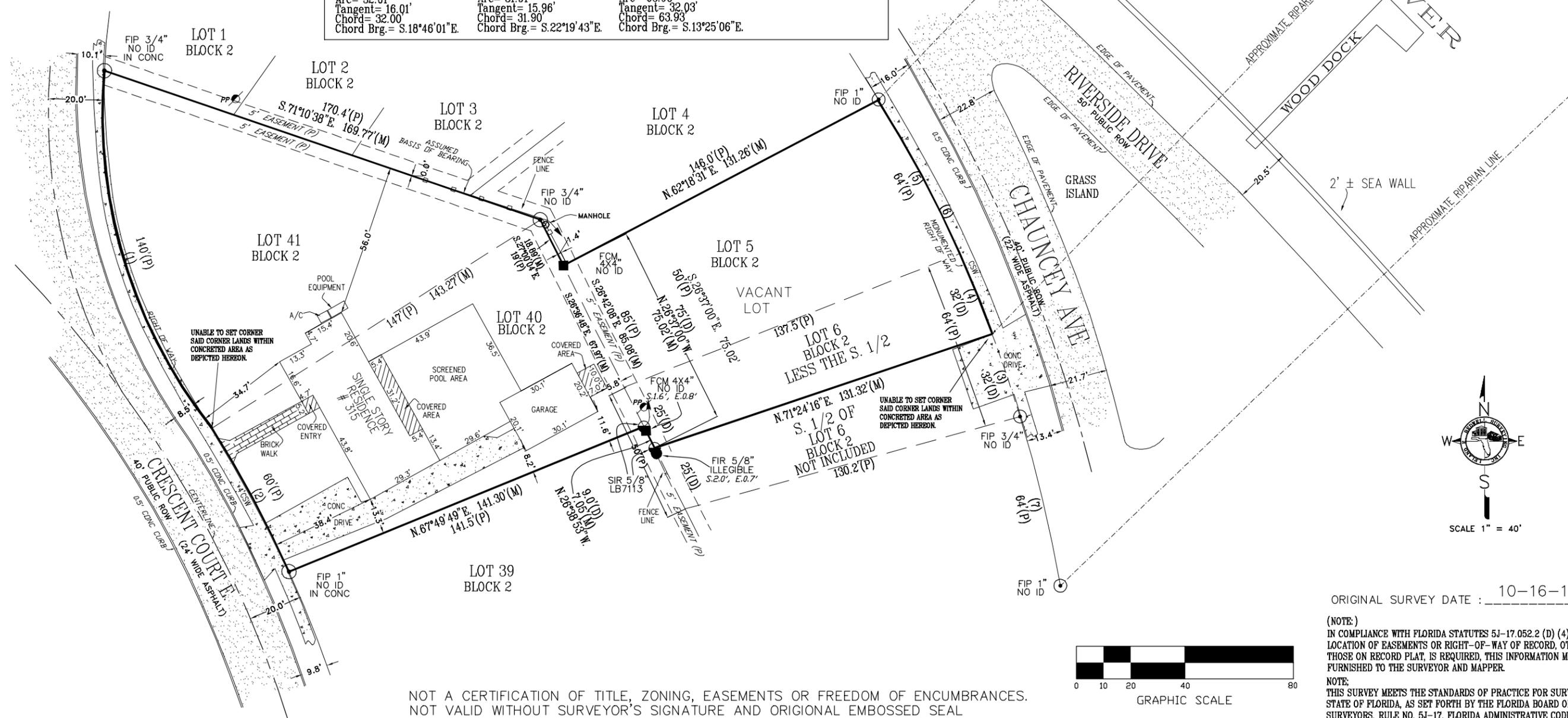
CERTIFICATION :
SEE PAGE 1 OF 2 FOR SIGNATURE AND SEAL
THIS PAGE NOT VALID WITHOUT PAGE 1 OF 2
LELAND E. BEDWELL, PSM #5884

MAP OF SURVEY

BOUNDARY SURVEY & VISIBLE IMPROVEMENTS

SITE ADDRESS
#315 CRESCENT CT. E.
LOCATED IN
MANATEE COUNTY, FLORIDA

<p>Curve number 1 Radius= 185.00' Delta= 43°32'16" Arc= 140.58' Tangent= 73.88' Chord= 137.22' Chord Brg.= S.16°48'28"E. N.16°48'41"W. 137.22'(M)</p>	<p>Curve number 2 Radius= 445.03' Delta= 07°43'27" Arc= 60.00' Tangent= 30.04' Chord= 59.95' Chord Brg.= S.28°18'25"E. N.28°16'59"W. 59.90'(M)</p>	<p>Curve number 5(M) Radius= 514.10' Delta= 07°08'14" Arc= 64.04' Tangent= 32.06' Chord= 64.00' Chord Brg.= S.27°40'31"E.</p>	<p>Curve number 6(M) Radius= 514.10' Delta= 10°41'37" Arc= 95.95' Tangent= 48.12' Chord= 95.81' Chord Brg.= N.25°53'50"W.</p>
<p>Curve number 3(M) Radius= 514.10' Delta= 03°34'01" Arc= 32.01' Tangent= 16.01' Chord= 32.00' Chord Brg.= S.18°46'01"E.</p>	<p>Curve number 4(M) Radius= 514.10' Delta= 03°33'23" Arc= 31.91' Tangent= 15.96' Chord= 31.90' Chord Brg.= S.22°19'43"E.</p>	<p>Curve number 7(M) Radius= 514.10' Delta= 07°07'48" Arc= 63.98' Tangent= 32.03' Chord= 63.93' Chord Brg.= S.13°25'06"E.</p>	



ORIGINAL SURVEY DATE : 10-16-15

(NOTE)
IN COMPLIANCE WITH FLORIDA STATUTES 5J-17.052.2 (D) (4) (IF
LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN
THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE
FURNISHED TO THE SURVEYOR AND MAPPER.

NOTE:
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE
STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND
SURVEYORS. RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT
TO SECTION 472.027 OF THE FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL
SURVEY IS VALID FOR 365 DAYS. PLEASE REFER TO REVERSE SIDE OF SHEET 1 OF 2 FOR GENERAL NOTES & ABBREVIATIONS.

LELAND E. BEDWELL SURVEYING INC.

NO.	REVISIONS	DATE	BY

SEE SHEET 1 OF 2 FOR SYMBOLS, LEGENDS AND REPORT OF SURVEY			
UNLESS VERIFIED AND APPROVED BY THE SURVEYOR SIGNED HEREON.			
DRAFTED BY: S.H.		DATE DRAFTED: 10-21-15	PROJECT# 15-865R
CHECKED BY:		SCALE: 1"=40'	

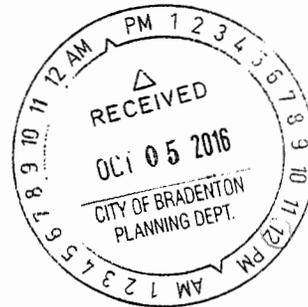
SHEET# 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

OWNER: ONLY TO BE USED FOR:
ROBERT AND LINDA SEYBOLD

PROFESSIONAL LAND SURVEYORS, & MAPPERS-PSM#5884
3423 55TH DRIVE EAST, BRADENTON, FLORIDA, 34203
LICENSE BUSINESS # LB7113
OFFICE 941-753-9994
FAX 941-739-8318

COPY RIGHT BY BEDWELL SURVEYING INC. YEAR 2015

This Document Prepared By and Return to:
Signature Title Company
1310 4th Avenue West
Bradenton, FL 34205
941-747-5775



Parcel ID Number: 11839.0005/9

Warranty Deed

This Indenture, Made this 27th day of December, 2007 A.D., Between James Wright, Co-Trustee, Elaine Wright, Co-Trustee and Michael McKeithen, Co-Trustee of the RIVER HAVEN TRUST u/a/d August 27, 2007 of the County of Manatee, State of Florida, grantor, and ROBERT F. SEYBOLD, JR. and LINDA M. SEYBOLD, husband and wife

whose address is: 315 Crescent Court East, Bradenton, FL 34208

of the County of Manatee, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Manatee State of Florida to wit:

Lots 5 and 6, LESS the South 1/2 of Lot 6, Block 2, RIVER HAVEN SUBDIVISION, as per plat thereof recorded in Plat Book 4, page 146, Public Records of Manatee County, Florida.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007, and easements, restrictions and reservations of record.

** The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.**

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

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: RIVER HAVEN TRUST u/a/d August 27, 2007

Tina M. Van De Rner By: James Wright (Seal)
Printed Name: Tina M. Van De Rner P.O. Address: 308 Chauncey Avenue East, Bradenton, FL 34205

Witness Linda Lunsford-Burch By: Elaine Wright (Seal)
Printed Name: LINDA LUNSFORD-BURCH P.O. Address: 308 Chauncey Avenue East, Bradenton, FL 34205

Witness Shundra K. Bracy By: Michael McKeithen, Co-Trustee (Seal)
Printed Name: Shundra K. Bracy P.O. Address: 5915 River Forest Circle, Bradenton, FL 34263

Witness Megan Mitkowski
Printed Name: Megan Mitkowski

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 27th day of December, 2007 by James Wright and Elaine Wright on behalf of said Florida trust

who are personally known to me or who have produced their Florida driver's license as identification.

Tina M. Van De Rner
Printed Name: Tina M. Van De Rner
Notary Public
My Commission Expires:



Warranty Deed - Page 2

Parcel ID Number: 11839.0005/9

STATE OF Georgia
COUNTY OF Fulton

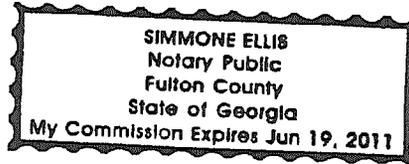
The foregoing instrument was acknowledged before me this
Michael McKeithen
on behalf of said Florida trust
who is personally known to me or who has produced

day of December 26, 2007 by



as identification.

Printed Name: Simone Ellis
Notary Public
My Commission Expires:



THIS INSTRUMENT PREPARED BY AND RETURN TO:
RICHARD W. WOOD
WOOD TITLE INSURANCE AGENCY OF FLORIDA
4900 MANATEE AVENUE WEST, SUITE 103
BRADENTON, FLORIDA 34209

Our File No.: **10810**

Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$50,000.00**. Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 10th day of **September, 2010** by **Wagler Construction, Inc., A FLORIDA CORPORATION**, whose post office address is **P O Box 7354, Sarasota, Fl 34278** herein called the Grantor, to **Robert Seybold and Linda Seybold, husband and wife** whose post office address is **2417 Crescent Court East, Bradenton, Fl 34208**, hereinafter called the Grantees:

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

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

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to easements, restrictions and reservations of record and taxes for the year 2010 and thereafter.

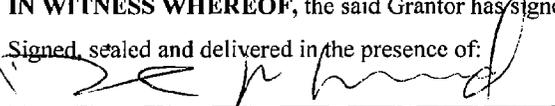
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

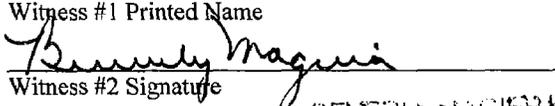
AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in the presence of:

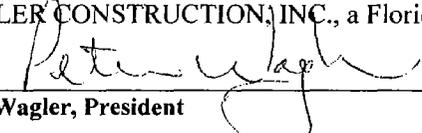

Witness #1 Signature

RICHARD WOOD
Witness #1 Printed Name


Witness #2 Signature

BEVERLY MAGIERA
Witness #2 Printed Name

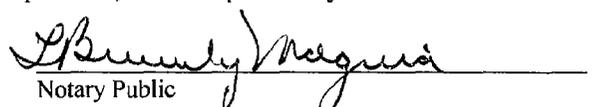
WAGLER CONSTRUCTION, INC., a Florida corporation

BY: 
Peter Wagler, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10th day of September, 2010, by Peter Wagler, as President of Wagler Construction, Inc., on behalf of the corporation, who is personally known to me or has produced **FL DL Lic** as identification.

SEAL


Notary Public

Printed Notary Name

My Commission Expires:



Lot 41, Block 2, RIVER HAVEN, a subdivision as per plat thereof recorded in Plat Book 4, Page 146, Public Records of Manatee County, Florida.

Less: Begin at the most Southerly corner of said Lot 41, RIVER HAVEN, said point being the beginning of a curve to the right, of which the radius point lies North 51°25'18" East, a radial distance of 185.00 feet and having a chord bearing of North 35°10'34" West, 21.96 feet; thence Northwesterly along the arc, through a central angle of 06°48'16", a distance of 21.97 feet; thence North 60°39'13" East, a distance of 132.36 feet; thence South 71°10'38" East, a distance of 19.43 feet; thence South 57°42'21" West, a distance of 143.27 feet to the Point of Beginning.



Florida Department of Environmental Protection

Southwest District Office
13051 North Telecom Parkway
Temple Terrace, FL 33637-0926

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

August 25, 2016

Robert and Linda Seybold
c/o Tom Glancy
Duncan Seawall
1714 Independence Blvd.
Sarasota, FL 34234
tomglancy@duncanseawall.com

File No.: 41-0339568-003-EE, Manatee County

Dear: Mr. & Ms. Seybold

On August 10, 2016, we received your request for verification of exemption to replace the verification given under 41-0339568-002-EE, and perform the following activities in a different configuration:

Construction of a 520-square-foot single-family dock with an associated boat-lift within the Manatee River, a Class III Florida Waterbody. The project is located at 315 Crescent Court East, Bradenton, Section 30, Township 34 South, Range 18 East, in Manatee County.

Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Kevin MacLachlan at the letterhead address or at 813-470-5747 or at kevin.maclachlan@dep.state.fl.us.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has determined that the activity as proposed is exempt, under Section 373.406(6) of the Florida Statutes, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes. This determination is made because the activity, in consideration of its type, size, nature, location, use and operation, is expected to have only minimal or insignificant individual or cumulative adverse impacts on the water resources.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review - GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-18, 18-20, and 18-21, Florida Administrative Code, as applicable.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b), Florida Administrative Code, and Section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.
3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.

4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (i) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

- (a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.
- (b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.
- (c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.
- (d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.
- (e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.
- (f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.
- (g) Structures or activities shall not create a navigational hazard.
- (h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.
- (i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under Paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. SPGP Review - APPROVED

Your proposed activity, as outlined in your application and attached drawings, qualifies for Federal authorization pursuant to the State Programmatic General Permit V, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 26, 2021. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition B. 27 of the SPGP V permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project." Special conditions required for your project are attached. A copy of the SPGP V with all terms and conditions and the General Conditions may be found at <http://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>."

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;

- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or by email to Agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S. must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the order is filed with the Clerk of the Department.

Judicial Review

Any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Hillsborough County, Florida

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL
PROTECTION

Sincerely,



Mark Langford
Environmental Consultant
Permitting and Waste Cleanup Program
Southwest District

Enclosures:

Project drawings
Section 373.406(6) F.S.
Special Conditions for Use of the SPGP V
General Conditions for Federal Authorization for SPGP V
Department of the Army Permit Transfer for SPGP V
Sea Turtle and Smalltooth Sawfish Construction Conditions
Standard Manatee Conditions for In-water Work 2011

cc:

Kevin MacLachlan, kevin.maclachlan@dep.state.fl.us
DEP Southwest, SW_ERP@dep.state.fl.us
DEP Southwest, SWD_Clerical@dep.state.fl.us

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and authorization to use sovereignty submerged lands, including all copies, was mailed before the close of business on August 25, 2016, to the above listed person(s).

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

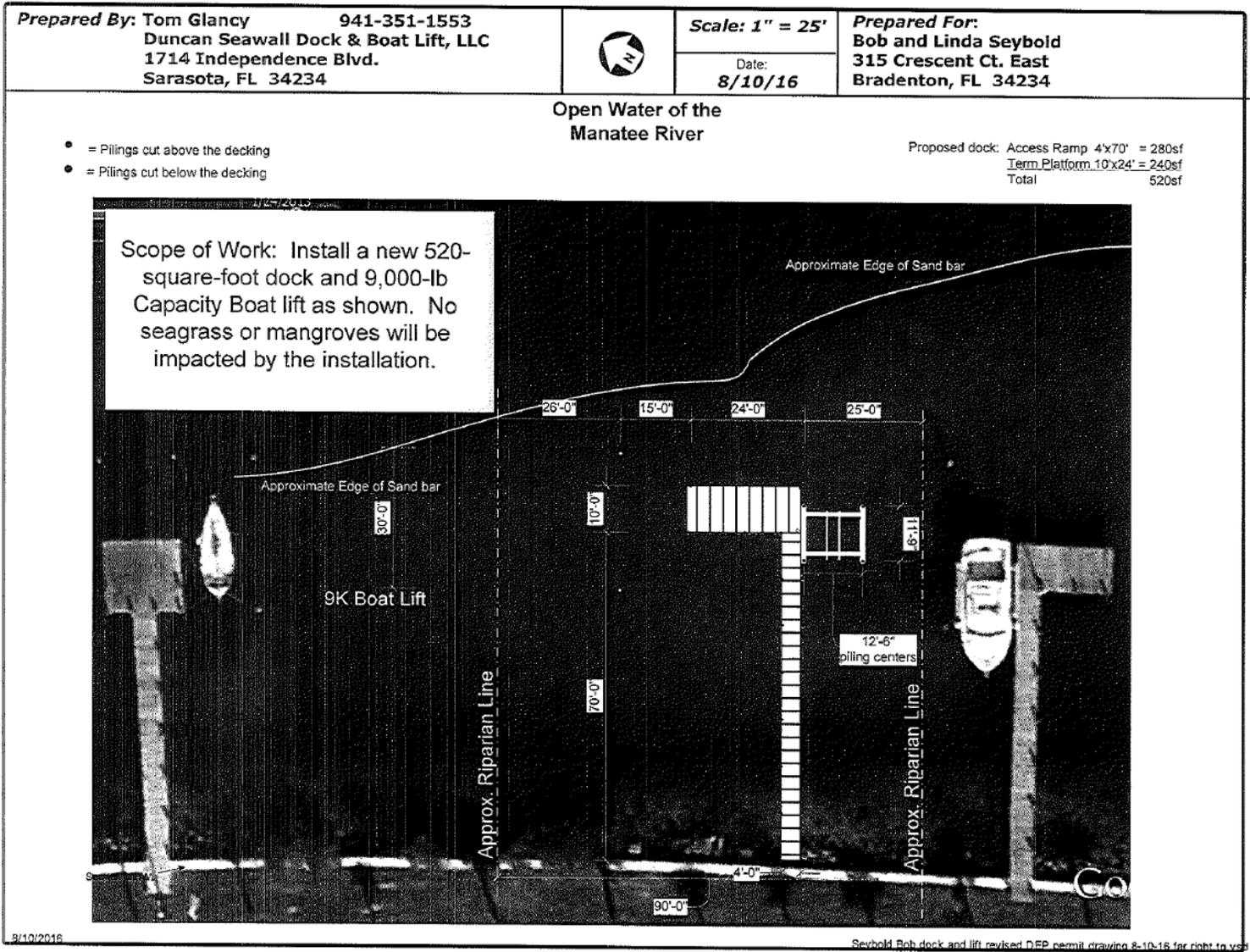


Clerk

August 25, 2016

Date

Project Drawings



Section 373.406(6), F.S.

373.406 Exemptions.—The following exemptions shall apply:

(6) Any district or the department may exempt from regulation under this part those activities that the district or department determines will have only minimal or insignificant individual or cumulative adverse impacts on the water resources of the district. The district and the department are authorized to determine, on a case-by-case basis, whether a specific activity comes within this exemption. Requests to qualify for this exemption shall be submitted in writing to the district or department, and such activities shall not be commenced without a written determination from the district or department confirming that the activity qualifies for the exemption.

Special Conditions Related to All Review and Authorizations

In addition to the conditions specified above, the following Special Conditions apply to all projects reviewed and/or authorized under the SPGP V.

1. The District Engineer reserves the right to require that any request for authorization under this SPGP V be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP V does not automatically guarantee Federal authorization.
2. On a case-by-case basis the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
3. Failure to comply with all conditions of the Federal authorizations under the SPGP V would constitute a violation of the Federal authorization.
4. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.
 - a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Project Manager to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7.
 - b. In the unlikely event that human remains are identified, they will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease

and the local law authority, the State Archaeologist (850-245-6444), and the Corps Regulatory Project Manager shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

5. No work shall be authorized under the SPGP V which proposes the use of prefabricated modules for habitat creation, restoration, or enhancement except as allowed in Special Condition 15 for *Living Shorelines* of the *Shoreline Stabilization* category.

6. The Design and construction of a Project must comply with the following.

a. Where aquatic vegetation is present, adverse impacts to aquatic vegetation from construction of piling-supported structures may be avoided/minimized by adherence to, or employing alternative construction techniques that provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service August 2001 (updated June 2008). Unless otherwise specifically approved by the National Marine Fisheries Service, where aquatic vegetation is present, piling-supported structures authorized under the SPGP V must comply with, or provide a higher level of protection than, the criteria contained in the referenced construction guidelines. Mangrove impacts are limited to the removal of mangroves along 4 linear feet of shoreline to accommodate a 4-ft-wide access walkway associated with a dock that meets the above guidelines.

b. Additionally, because of concerns about adverse impacts to the endangered Johnson's seagrass (*Halophila johnsonii*) in the lagoon and canal systems on Florida's east coast from Sebastian Inlet (Brevard County) south to and including central Biscayne Bay (Miami-Dade County), the following requirements must be met:

(1) Piling-supported structures must comply with, or provide a higher level of protection than, the criteria contained in the construction guidelines titled "*Key for Construction Conditions for Docks or Other Minor Structures Constructed in or Over Johnson's seagrass (Halophila johnsonii)*" National Marine Fisheries Service/U.S. Army Corps of Engineers - February 2002 (updated October 2002)."

(2) Removal of derelict vessels must comply with the practices of Special Condition 18.

(3) All other activities will have no effect on Johnson's seagrass, i.e., no seagrass is present.

c. The presence of seagrass will be determined utilizing the attached "*Submerged Aquatic Vegetation Survey Guidelines*".

7. For projects in waters accessible to sea turtles, Smalltooth sawfish, Gulf sturgeon, or Shortnose sturgeon, the Permittee will utilize the "*Sea Turtle and Smalltooth Sawfish Construction Conditions*" and the following additions:

a. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).

b. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfsser@noaa.gov.

c. Sea turtle and marine mammal stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.

d. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.

e. All work must occur during daylight hours.

8. The Permittee is responsible for obtaining any "take" permits required under the U.S. Fish and Wildlife Service's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such "take" permits are required for a particular activity.

9. The Permittee is responsible for compliance with 50 CFR 224.103(c) prohibiting approach within 500 yards of a right whale, with limited exceptions.

10. Turbidity control measures shall be used throughout construction to control erosion and siltation to ensure there are no violations of state or federal water quality standards. Turbidity control measures shall be: (1) for the smallest practicable area; (2) monitored daily to ensure listed species are not entangled or trapped in the project area; (3) shall be removed promptly upon project completion and the return of water quality conditions; (4) and shall not block entry to or exit from designated critical habitat. Siltation barriers shall be made of material in which listed species cannot become entangled (i.e., reinforced impermeable polycarbonate vinyl fabric [PVC]).

a. Turbidity curtains are not required where not practical in dynamic systems such as surf zones and could actually do more harm than good if the curtains become detached (e.g., they could entrap pelagic organisms and become entangled around benthic organisms, such as coral).

b. Turbidity barriers are not required if installation of single piling in deep water since is unlikely to adversely affect water quality.

11. In-water rope or chain must meet the following requirements: Industrial grade metal

chains or heavy cables that do not readily loop and tangle; All in-water lines (rope and cable) must be thick and taut and cannot have excess line in the water; Lines can be enclosed in a plastic or rubber sleeve/tube to add rigidity.

12. No work shall occur where hard bottom or any hard or coral including ESA-listed coral species are present within the footprint of the project.

13. No work shall occur that results in removal of mangroves (including prop roots), except:

a. as provided by Special Condition 6.a.; or,

b. for removal of mangroves growing at the foot or from an existing seawall whose removal needed to repair the seawall.

14. No work shall occur that results in impacts to seagrass except as provided by Special Condition 6.

15. (For *Docks, Piers, Associated Facilities, and Other Minor Piling-Supported Structures and Boat Ramps and Boat Launch Areas and Structures Associated with Such Ramps or Launch Areas.*)

a. Aids to Navigation and Private Aids to Navigation (e.g. attached to the structures authorized by the SPGP) must be approved by and installed in accordance with U.S. Coast Guard requirements.

b. Temporary structures associated with marine events will be removed and the site restored upon completion of the event.

c. (For *multi-family residential docks (e.g., condos, trailer parks, apartment complexes) designated for fishing or vessel storage, for temporary marine event pile-supported structures involving high speed vessel traffic or fishing, and for commercial or public boat ramps.*) Install educational signs as follows in a visible location to alert boaters of listed species in the area susceptible to vessel strikes or hook-and-line captures. NMFS website (http://sero.nmfs.noaa.gov/protected_resources/section_7/protected_species_educational_signs/index.html) provides sign installation guidance and most current version of the signs.

(1) All commercial and public boat ramps shall install the Save Sea Turtle, Sawfish, and Dolphin sign.

(2) If the Project occurs within the range of Gulf, Atlantic, or Shortnose sturgeon, the Permittee will install and maintain the *Report Sturgeon* sign.

(3) If the Project occurs within 14 miles of North Atlantic Right Whale critical habitat, the Permittee will install and maintain the *Help Protect North Atlantic Right Whales* sign.

d. Project construction will take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited.

16. (For *Transient activities.*)

a. Temporary structures shall not block access of species to an area such as preventing movement in or out of a river or channel.

b. (For *scientific sampling, measurement, and monitoring devices.*) No later than 24 months from initial installation, or upon completion of data acquisition, whichever comes first, the measuring device and any other structure or fills associated with that device (e.g., anchors, buoys, lines) must be removed and the site must be restored to pre-construction elevations.

17. (For *Living Shorelines of the Shoreline Stabilization category.*)

- a. Only native plant species will be planted.
- b. Not more than 500 linear feet in length, not more than 35 ft waterward of the high tide line. (note that FAC 62-330 limits to 10 feet of the mean high water line) or result in more than 0.5 ac area between the natural shoreline and the structure.
- c. No discharge of earthen fill material, other than earthen material associated with vegetative planting, is not authorized.
- d. Construction, maintenance and removal of approved permanent, shore-parallel wave attenuation structures are authorized. Approved permanent wave attenuation materials include oyster breakwaters (described above), clean limestone boulders, and prefabricated structures made of concrete and rebar that are designed in a manner that cannot trap sea turtles, Smalltooth sawfish, or sturgeon. Reef balls that are not open on the bottom, triangle structures with a top opening of at least 3 feet between structures, and reef discs stacked on a pile may be used.
- e. (For oyster breakwaters).

(1) Reef materials shall be placed in a manner to ensure that materials (e.g., bagged oyster shell, oyster mats, loose cultch surrounded and contained by a stabilizing feature, reef balls, and reef cradles) will remain stable and prevent movement of materials to surrounding areas.

(2) Materials must be placed in designated locations (i.e., shall not be indiscriminately/randomly dumped) and shall not be placed outside of the total project limits.

18. (For *Subaqueous Utility Lines* of the *Transient Activities* category.)

- a. A Frac-out Contingency Plan similar to the attached plan will be developed, submitted with the application and then followed.
- b. All subaqueous transmission lines crossing over, under, or in flood control channels/canals in Federal projects (either federally or locally maintained) which are installed with horizontal direction drilling (HDD) shall ensure the top of the HDD boring is a minimum of 10 feet beneath the bottom of the channel plus a minimum 25 feet outside the channel edges and the estimated total drilling fluid pressure is less than 10 psi. Projects not in compliance with these criteria shall not be eligible for authorization under SPGP V.
- c. The Permittee shall, upon completion of work, provide an as-built survey showing the horizontal and vertical location (X-Y-Z coordinates in NAD 83 and NAVD 88) of the object below the channel as it enters and exits the design edges of the authorized width of the channel, plus a minimum of 25 feet outside the channel edges.

19. (For *Removal of Derelict Vessels* of the *Transient Activities* category.)

- a. Removal of marine debris shall require visual confirmation (e.g., divers, swimmers, camera) that the item can be removed without causing further damage to aquatic resources.
- b. If an item cannot be removed without causing harm to surrounding coral, the item will be disassembled as much as practicable so that it no longer can accidentally harm or trap species.

c. Monofilament debris will be carefully cut loose from coral so as not to cause further harm. Under no circumstance will line be pulled through coral since this could cause breakage of coral.

d. Marine debris shall be lifted straight up and not be dragged through seagrass beds, coral, or hard bottom habitats. Debris shall be properly disposed of in appropriate facilities in accordance with applicable federal and state requirements.

20. For concrete piles installed by impact hammer:

a. The piles will be less than or equal to than 24 inches in diameter; and

b. Not more than 10 piles will be installed per day if in open water; or,

c. Not more than 5 piles will be installed per day in a *confined space*. A *confined space* is defined as any area that has a solid object (e.g., shoreline, seawall, jetty) or structure within 150 feet of the pile installation site that would effectively serve as a barrier or otherwise prevent animals from moving past it to exit the area. This does not include objects such as docks or other pile-supported structures that would not stop animal movement or significantly reflect noise.

21. Metal piles will NOT be installed by impact hammer.

22. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary.

23. The Permittee shall use only clean fill material. The fill material shall be upland sources and be free of items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

24. No blasting is authorized.

25. For Projects authorized under this SPGP V in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

26. The SPGP V will be valid for five (5) years from the date of issuance unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the five-year authorization period is not contrary to the public interest. If revocation occurs, all future applications for activities covered by the SPGP V will be evaluated by the Corps.

27. If the SPGP V expires or is revoked prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the

SPGP V will remain in effect provided the activity is completed within twelve (12) months of the date the SPGP V expired or was revoked.

28. The General Conditions attached hereto are made a part of this SPGP V and must be attached to all authorizations processed under this SPGP V.

General Conditions for Federal Authorization for SPGP V

1. The time limit for completing the work authorized ends on July 26, 2021.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States.

No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP V

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Revised: March 23, 2006
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Additions
to the
“Sea Turtle and Smalltooth Sawfish Construction Conditions”
for SPGP V

- a. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- b. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- c. Sea turtle and marine mammal stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- d. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- e. All work must occur during daylight hours.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

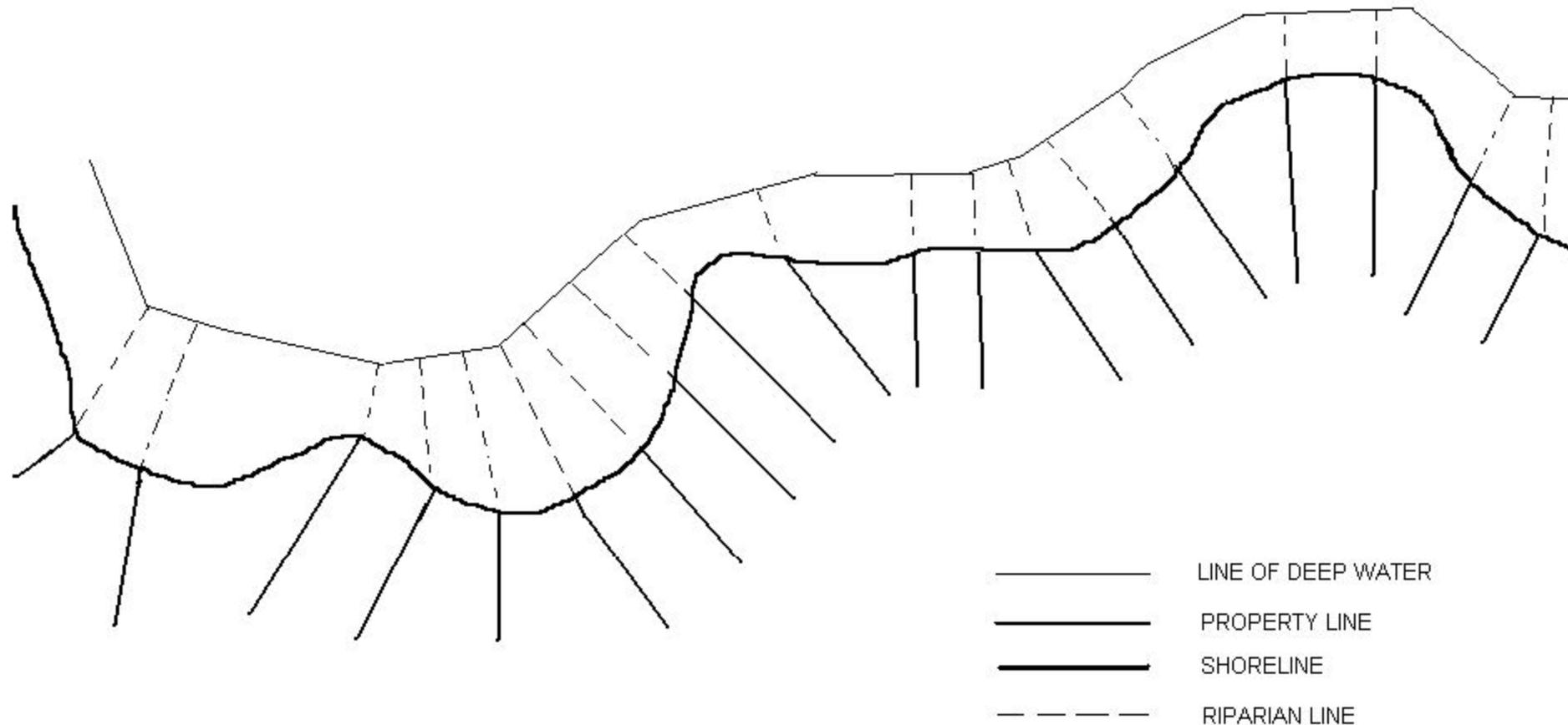
1-888-404-FWCC(3922)

cell *FWC or #FWC

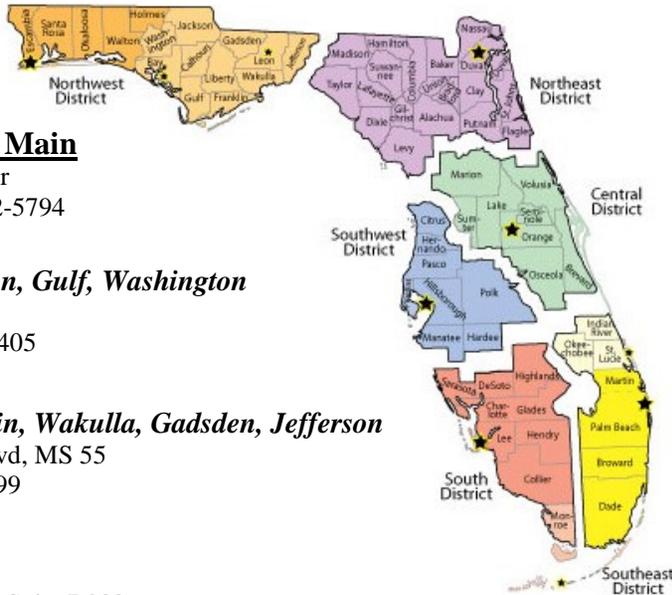


ESTIMATING RIPARIAN RIGHTS LINES FOR DOCKS

- Docking is a near-shore consideration and is limited by the line of deep water (line of navigability, or line of navigation).
- The line of deep water or navigability is located at the distance off shore where the depth of water is sufficient for navigation year round.
- Along a straight river without a marked channel, the most common method is to construct dividing lines perpendicular with the line of deep water.
- Along a river or other waterbody with a nearby marked navigation channel, most courts construct perpendiculars with the nearest limit of the channel as opposed to the line of deep water.
- The direction of upland boundaries is largely ignored when apportioning riparian rights, but if there is a minor deviation in direction from that recommended for riparian rights division, they may be extended.
- When the shore is irregular in the form of a cove or projection into an ocean, ocean bay, lake, or river, most courts apportion the line of deep water to divide docking rights equally as opposed to any perpendicular method.
- Riparian rights may conflict with each other, and an order of priority is implied in court decisions. The dominant riparian right is usually the near-shore right of ingress and egress to navigable waters. The right to view has not been ranked very high in Florida case law.



For additional information or to schedule a pre-application meeting, please contact your local DEP district office at one of the following locations:



Northwest District: Main

160 Governmental Center
Pensacola, Florida 32502-5794
(850) 595-8300

Bay, Calhoun, Jackson, Gulf, Washington

2353 Jenks Avenue
Panama City, Florida 32405
(850) 872-4375

Leon, Liberty, Franklin, Wakulla, Gadsden, Jefferson

3900 Commonwealth Blvd, MS 55
Tallahassee, Florida 32399
(850)245-2984

Northeast District:

7825 Baymeadows Way, Suite B200
Jacksonville, Florida 32256-7577
(904) 256-1700

Central District:

3319 Maguire Blvd, Suite 232
Orlando, Florida 32803
(407) 897-4100

Southeast District: Main

Dade, Broward, Palm Beach, Martin
400 North Congress Ave., Suite 200
West Palm Beach, Florida 33401
(561) 681-6600

Indian River, St. Lucie, Okeechobee

337 N. U.S. Hwy 1, Suite 307
Ft. Pierce, Florida 34952
(772) 467-5500

South District: Main

2295 Victoria Avenue, Suite 364
Fort Myers, Florida 33901
(239) 289-7070

Monroe

2796 Overseas Highway, Suite 221
Marathon, FL 33050
(305) 289-7070

Southwest District:

13051 N. Telecom Parkway
Temple Terrace, FL
(813) 470-5700

Thank you for helping to preserve Florida's environment. (9/25/2014)

Know what you need *before* you build...



The construction of certain docks is regulated by DEP and the Water Management Districts (WMD) to protect Florida's fragile waterways. Also, the State owns the submerged lands on which many docks are built. Therefore, **prior to construction**, you may need to obtain a permit from DEP to build your dock as well as written authorization from DEP to use the State's submerged lands.

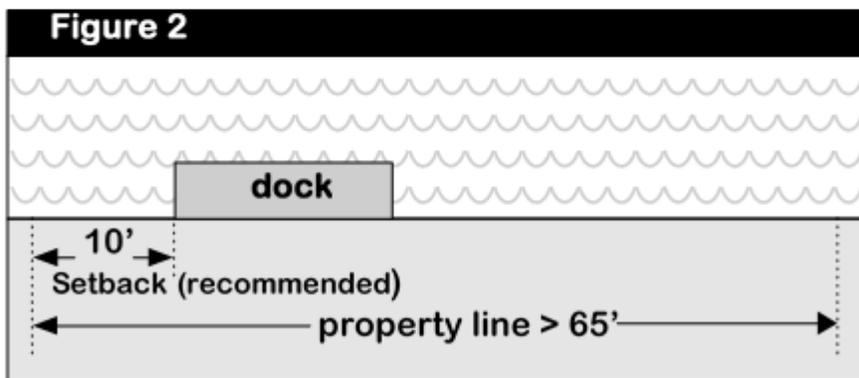
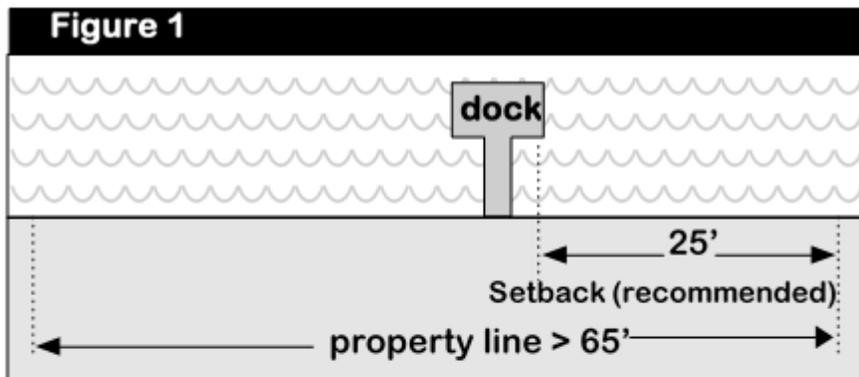
Proposed docks that are within or that cross conservation easements always need to be reviewed by DEP or the applicable Water Management District for compliance with the conservation easement before construction. However, some (exempt) docks have minimal environmental impacts because of their size and location and do not require written authorization. This pamphlet will explain the authorization requirements regarding exemptions, and letters of consent. The pamphlet will also mention ways to design your dock so the review process may be shortened.

Docks that do not need a permit or other written authorization from DEP:

1. A single-family dock in an artificially created waterway where:
 - the construction will not violate water quality standards
 - the dock will not impede navigation
 - the dock will not affect flood control
 - 1,000 square feet or less
2. Repairing or replacing existing docks or mooring piles that are:
 - not part of an aquatic preserve or manatee sanctuary
 - still functional or only recently damaged by a storm or accident
 - in the same location, configuration, and dimensions as the existing structure.
3. A single-family dock that meets the following criteria:
 - not part of an aquatic preserve or manatee sanctuary;
 - 500 square feet or less if located in "Outstanding Florida Waters"
 - 1,000 square feet or less if not located in "Outstanding Florida Waters"
 - this is the total square footage of the structure over surface waters and wetlands, includes roof overhang on covered slips.

(Continued)

- structures built on the dock such as gazebos and boat shelters are not enclosed with walls and doors, are not used as living quarters or for the storage of materials other than recreational supplies
 - ♦ the total area calculation for the dock includes any portions of the roof that hangs over the water beyond the dock platform
- used only for recreational, noncommercial activities
- there is no dredging or filling except for that necessary to install pilings
- the dock and pilings do not impede the flow of water or navigation
- only one dock per lot and no more than one dock per single-family home structure does not unreasonably interfere with riparian rights, includes boatlifts associated with the dock
 - ♦ recommended dock setback of at least 25 feet from the property lines (see Figure 1)
 - ♦ recommended marginal dock setback of at least 10 feet from the property lines (see Figure 2)
 - ♦ if the property has a shoreline length less than 65 feet, it is recommended that the dock be centered between property lines



Docks that do not need a permit but require a letter of consent from DEP:

If your proposed dock construction meets all the conditions described in sections 2 or 3 (above) and it is located within an aquatic preserve or manatee sanctuary, then it still will not need a permit, but it will require written authorization from the Department for the use of state owned lands. In order to qualify for this **letter of consent**, your application to DEP must show that the dock will meet all the following requirements:

- the structure has a minimum setback of 25 feet from the property lines or 10 foot setback for marginal structures,
 - if your shoreline is less than 65 feet in length, then the structure should be centered
- the dock only extends far enough from the mean/ordinary high water to reach a maximum water depth of 4 feet at mean or ordinary low water
 - if there is a bulkhead along the shoreline with a water depth of 4 feet at mean or ordinary low water, the dock does not extend more than 25 feet
- the dock does not extend beyond 20% of the width of the waterbody, or over 500 feet, whichever is less
- the access walkway of the dock is no more than 4 feet wide
- the terminal platform is no larger than 160 square feet
- if over seagrasses, boards used to construct the surface of the dock are no more than 8 inches wide and have at least 1/2 inch spacing
- any part of the dock located over seagrasses is elevated 5 feet above the mean or ordinary high water line
- in areas where submerged resources (e.g., seagrass or coral) exist, there is at least 1 foot of clearance (at mean or ordinary low water) between the deepest part of the proposed boat or motor and the top of any submerged resources in the areas that will be used for boat mooring, turning, or access to deep water

Docks that need a permit and require a lease, easement, or some other form of submerged lands authorization from DEP:

If your dock does not meet the criteria above, you must apply for a permit and any needed sovereign submerged land authorization from the DEP. Below are some

Construction tips to assist with your application:

- ✓ Control turbidity during construction to avoid water quality violations.
- ✓ Dry storage is good for your boat and the environment. Consider adding a boat hoist to your dock.
- ✓ Some marine construction materials use toxic substances as preservatives. You can generally find alternative construction materials that are less toxic to the environment. Check into the availability and long-term cost effectiveness of concrete, recycled plastic, or flexible PVC-sleeved pilings.
- ✓ Elevating your dock and using grating instead of wood planking will allow more light to penetrate to submerged vegetation and help maintain the marine environment.



SCHOOL BOARD

Karen Carpenter
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Dave "Watchdog" Miner

SUPERINTENDENT

Diana Greene, Ph.D.

SCHOOL DISTRICT OF MANATEE COUNTY

MEMORANDUM

TO: Catherine Hartley, City of Bradenton
FROM: Mike Pendley, Executive Planner
DATE: October 13, 2016
SUBJECT: School Report – No Comments – October Planning
Commission

Please note the following development applications have been reviewed by School District Staff. The School District has no concerns at this time.

1. **SU.16.1854, WARD 4, NEIGHBORHOOD 7.04**

Request by Tom Glancy of Duncan Seawall, Dock and Boat Lift LLC, agent, for Robert Seybold, owner, for a Special Use for the construction of a dock with a boat lift to extend into the Manatee River for property located at 315 Crescent Court East, zoned R-1, Residential Single Family; Parcel Identification Number: 1187100209.

BARBIER,MICHAEL J
BARBIER,THERESA
306 CHAUNCEY AVE
BRADENTON, FL 34208

BARR,ERIC W
225 CRESCENT CT E
BRADENTON, FL 34208

CITIMORTGAGE INC
2412 VERMONT AVE E
BRADENTON, FL 34208

DELORENZO,PAUL A
MANES,DENIZ H
2415 CRESCENT CT E
BRADENTON, FL 34208

DIAZ,CARLA
2409 VERMONT AVE E
BRADENTON, FL 34208

EAA FIDU INC
TRUST NO 664906 U/T/A
2415 VERMONT AVE E
BRADENTON, FL 34208

FULK,ROY J
FULK,LISA M
304 CRESCENT CT E
BRADENTON, FL 34208

GARMAN,SCOTT E
2406 CRESCENT CT E
BRADENTON, FL 34208

HAMILTON,ELLIS EARL&ELLEN F
302 CHAUNCEY AVE
BRADENTON, FL 34208

HEINE,SHAUNDA MELTON
2418 VERMONT AVE E
BRADENTON, FL 34208

HYDE REV TRUST
HYDE,WEMBA DIANE E
2410 RIVERSIDE DR E
BRADENTON, FL 34208

HYDE,MARCUS L
2410 RIVERSIDE DR E
BRADENTON, FL 34208

LBA FIDU INC
221 VERMONT AVE E
BRADENTON, FL 34208

LEE,RICHARD V
LEE,CHRISTINA M
305 CHAUNCEY AVE
BRADENTON, FL 34208

LENO,ALICE M
2408 CRESCENT CT E
BRADENTON, FL 34208

LENO,ALICE M REV TRUST DTD
2408 CRESCENT CT E
BRADENTON, FL 34208

MCDONALD,SALLY WOOD
2512 RIVERSIDE DR E
BRADENTON, FL 34208

MILES,LINDA DARLENE
HENGEL,GREGORY J
2412 CRESCENT CT E
BRADENTON, FL 34208

MORIARITY,MARSHA P
308 CHAUNCEY AVE
BRADENTON, FL 34208

MOWBRAY,CHRISTOPHER L
MOWBRAY,MARIE B
2504 RIVERSIDE DR E
BRADENTON, FL 34208

MURRAY,ALLEN R
MURRAY,ANTOINETTE L
228 CRESCENT CT E
BRADENTON, FL 34208

ONEAL,SANDRA J
2405 CRESCENT CT E
BRADENTON, FL 34208

PEARSON,PATTI
2423 VERMONT AVE E
BRADENTON, FL 34208

PEEL,PATRICIA ANN
214 CHAUNCEY AVE
BRADENTON, FL 34208

PELOT,JESSICA ANNE
PELOT,ROBERT L
218 CRESCENT CT E
BRADENTON, FL 34208

RICHARDSON,ABRAM J
RICHARDSON,KAREN A
2421 VERMONT AVE E
BRADENTON, FL 34208

RIEGELMAN,MARK D
RIEGELMAN,LAURA A
2432 RIVERSIDE DR E
BRADENTON, FL 34208

RODGERS,JEFFREY B
312 CRESCENT CT E
BRADENTON, FL 34208

ROIG,DAVID
215 VERMONT AVE E
BRADENTON, FL 34208

SANDERS,WILLIAM G
SANDERS,ELLEN M
2502 RIVERSIDE DR E
BRADENTON, FL 34208

SANDERS,WILLIAM G
SANDERS,ELLEN M
2502 RIVERSIDE DR E
BRADENTON, FL 34208

SEYBOLD,ROBERT F
SEYBOLD,LINDA M
2417 CRESCENT CT E
BRADENTON, FL 34208

SEYBOLD,ROBERT F JR
SEYBOLD,LINDA M
316 CRESCENT CT E
BRADENTON, FL 34208

STOCKTON,LAUREN
2416 CRESCENT CT E
BRADENTON, FL 34208

STOCKTON,LINDA
STOCKTON,WILLIAM
2416 CRESCENT CT E
BRADENTON, FL 34208

STOEHRER,RONALD H SR
STOEHRER,DIANE I
2526 RIVERSIDE DR E
BRADENTON, FL 34208

STOEHRER,RONALD I
2526 RIVERSIDE DR E
BRADENTON, FL 34208

WARD,RAFFAELA
2403 VERMONT AVE E
BRADENTON, FL 34208

WASIK,DENNIS L
WASIK,BRENDA D
2420 RIVERSIDE DR E
BRADENTON, FL 34208

WATJE,JAMES R
WATJE,TRACIE B
2520 RIVERSIDE DR E
BRADENTON, FL 34208

WOOD,IRENE H
301 CRESCENT CT E
BRADENTON, FL 34208

WOOD,IRENE H REVOCABLE LIVING
TRUST
301 CRESCENT CT E
BRADENTON, FL 34208

ZIMMERMAN,KIP A
309 CRESCENT CT E
BRADENTON, FL 34208

HAMILTON,ELLEN F TRUST
AGREEMENT
302 CHAUNCEY AVE
BRADENTON, FL 34208