SITE DEVELOPMENT PLAN ORDER 2022-04

A SITE DEVELOPMENT PLAN ORDER OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A FINAL SITE DEVELOPMENT PLAN APPLICATION FOR PROPERTY LOCATED AT 5630 GULF OF MEXICO DRIVE, ALLOWING FOR AN 8-UNIT CONDOMINIUM AND ASSOCIATED AMENITIES; REPEALING ALL PRIOR DEVELOPMENT ORDERS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, WB Longboat Residences, LLC (hereinafter the "Owner") own certain real property located at 5630 Gulf of Mexico Drive (hereinafter "Property"); and

WHEREAS, the Owner has given Bruce Franklin (hereinafter the "Applicant"), authorization to act on its behalf for the submittal of a certain Site Development Plan application; and

WHEREAS, the Property is zoned R-4MX Medium Density Single-Family/ Mixed Residential (4 DU/A); and

WHEREAS, the Applicant has submitted a Site Development Plan application requesting Town approval to construct a new 8-unit condominium and associated amenities on the Property; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted a Site Development Plan application for the Property and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board is authorized by the Land Development Code to approve the application as submitted, approve the application with changes or special conditions, or disapprove the application, if the application meets the applicable provisions of the Land Development Code; and

WHEREAS, at a duly noticed public hearing held on October 18, 2022, the Planning and Zoning Board makes these conclusions and findings of fact:

(a) With the recommended conditions of approval, the Site Development Plan is consistent with the Comprehensive Plan, and the purpose and intent of the R-4MX zone district.

(b) With the recommended conditions of approval, the Site Development Plan is in conformance with all applicable regulations of the R-4MX zone district.

(c) With the recommended conditions of approval, the Site Development Plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, utility facilities, and other essential services.

(d) With the recommended conditions of approval, the Site Development Plan is consistent with good design standards in respect to all external relationships,

including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space; provision of screening and buffering; and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.

(e) With the recommended conditions of approval, the Site Development Plan is in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and the guarantees for continued maintenance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

Section 1. The above recitals are true and correct and are fully incorporated herein by reference.

Section 2. The Site Development Plan application for the construction of a new 8-unit condominium and associated amenities located at 5630 Gulf of Mexico Drive, Longboat Key, Florida 34228 is hereby approved subject to the conditions attached hereto marked Exhibit "A", "Conditions Requisite for Approval" and dated concurrently with this Order.

Section 3. Any portion of previously issued Site Development Plan Orders for the Property in conflict herewith are repealed.

Section 4. If any section, subsection, sentence, clause, or provision of this Order is held invalid, the remainder of the Order shall not be affected.

Section 5. This Site Development Plan Order shall become effective upon adoption.

ADOPTED at a meeting of the Planning and Zoning Board of the Town of Longboat Key on the 18th day of October, 2022.

Chair

ATTEST:

Secretary

Attachment: Exhibit "A": Conditions Requisite for Approval

EXHIBIT "A"

SITE DEVELOPMENT PLAN ORDER 2022-04

CONDITIONS REQUISITE FOR APPROVAL
SITE DEVELOPMENT PLAN

5630 Gulf of Mexico Drive

1. The provisions of the Site Development Plan application for the above referenced subject property, dated July 13, 2022 as amended, shall be complied with unless waived or modified by the following conditions or by written agreement between the Town and the Owner or amended pursuant to Code.
2. The development/construction plans shall conform to all applicable Town codes and ordinances and all other applicable regulations, including but not limited to, FEMA standards/regulations, accessibility, fire code, and life/safety requirements.
3. In accordance with Section 158.029(E) of the Town Code, an approved Site Development Plan becomes null and void if:
   (1) The Applicant shall abandon the plan or the Section thereof that has been finally approved, and shall so notify the Town; or
   (2) Within 24 months of the date of approval of an application for Site Development Plan review, a complete application for Building Permit has not been submitted to the Town and a Building Permit issued.
4. A licensed surveyor shall verify the Lot Coverage and Non-Open Space calculations upon completion of the project. Certification of the calculations shall be signed and sealed on an as-built survey and submitted to the Town prior to issuance of a Certificate of Occupancy.
5. Approval of the proposed Site Development Plan shall be subject to payment of all staff review charges. Such charges shall be paid prior to issuance of Building Permit.
6. Prior to the commencement of any phase of construction, the Owner shall submit to the Town a proposed construction management plan stating how construction traffic, noise, hours of construction, and other construction -related impacts on existing businesses and residents will be minimized.
7. Lot consolidation approval of the properties shall be obtained prior to the issuance of a Building Permit.
8. At the time of Building Permit, stormwater treatment calculations and infiltration details shall be provided. A seasonal high groundwater analysis/verification will be required as part of the basis of calculations.

9. At the time of Building Permit, utility water and wastewater connection details shall be provided. Details will be consistent with Manatee County utility standards.

10. At the time of Building Permit, pavement structure details for all roadway widening shall be provided.

SPECIAL EXCEPTION ORDER 2022-02

A SPECIAL EXCEPTION ORDER OF THE TOWN OF LONGBOAT KEY, FLORIDA, APPROVING A SPECIAL EXCEPTION APPLICATION FOR PROPERTY LOCATED AT 5630 GULF OF MEXICO DRIVE, ALLOWING ADDITIONAL HEIGHT FOR ELEVATOR SHAFTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, WB Longboat Residences, LLC (hereinafter the "Owner") own certain real property located at 5630 GULF OF MEXICO DRIVE (hereinafter "Property"); and

WHEREAS, the Owner has given Bruce Franklin (hereinafter the "Applicant"), authorization to act on its behalf for the submittal of a certain Special Exception application; and

WHEREAS, the Property is zoned R-4MX Medium Density Single-Family/Mixed Residential (4 DU/A), and additional height for elevator shafts and vestibules, enclosed stairwells and landings, and enclosed mechanical equipment areas is an allowed Special Exception approval within the R-4MX zone district in accordance with the Town of Longboat Key Zoning Code; and

WHEREAS, the Applicant has submitted a Special Exception application requesting Town approval of additional height for elevator shafts on the Property; and

WHEREAS, the Planning and Zoning Official has, in a timely fashion, accepted a Special Exception application for the Property and referred same to the Planning and Zoning Board along with the support documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board is authorized by the Land Development Code to approve the application as submitted, approve the application with changes or special conditions, or disapprove the application, if the application meets the applicable provisions of the Land Development Code; and

WHEREAS, after considering all of the evidence presented at a quasi-judicial hearing on the application, the Planning and Zoning Board makes the following conclusions and findings of fact:

(1) The proposed use is in Compliance with all elements of the Comprehensive Plan.

(2) The proposed height allowance is a permitted Special Exception use as set forth in the schedule of use regulations.

(3) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe is provided.

(4) Off-street parking and loading areas, where required, with particular attention to the items in (3) above and the economic, noise, glare, or other effects of the Special Exception on adjoining properties and properties generally in the district is provided.

(5) Refuse and service areas are provided, with particular reference to in Subsections (3) and (4) above.

(6) Utilities, with reference to locations, availability and compatibility is provided.

(7) Screening and buffering with reference to type, dimensions and character is provided.

(8) Any future signage will be required to be in compliance with Chapter 156, Sign Code.

(9) Required yards and other open space as provided is in compliance with applicable regulations.

(10) The proposed use conforms with all applicable regulations governing the district where located.

(11) Considerations relating to general compatibility with adjacent properties and other property in the district, including but not being limited to:

(a) Whether the proposed use would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan. As a permitted Special Exception, the proposed use will not be contrary to the land use plan and will not have an adverse effect on the Comprehensive Plan.

(b) Whether the proposed use would be compatible with the established land use pattern. The proposed use would provide a use of the property that is compatible with the area composed of commercial and residential land uses. The location of the building provides a separation for the residential properties to east and provides substantial landscape plantings areas along these property lines. The elevator overruns have been set back from the building edges and screened to be out of the sightlines from adjacent properties and streets at grade level.

(c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets. The proposed elevator overruns will not alter the density or intensity on the property.

(d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. The proposed use and redevelopment of the site will provide an aesthetic, flood, and code compliant improvement to the benefit of the neighborhood and community.

(e) Whether the proposed use would adversely influence living conditions in the neighborhood. The development of the 8-unit residential condominium will not adversely influence living conditions in the neighborhood. The rooftop elevator overruns will be set back from the edges of the roof to be out of the sightlines of adjacent properties and streets at grade level. These elevator overruns will be finished with the same level of finishes as the building. A graphic depicting the sight lines is included with the plans submitted.

(f) Whether the proposed use would create or excessively increase traffic congestion or otherwise affect public safety. The proposed elevator overruns will not alter traffic to or from the site. The proposed redevelopment will result in 8 residential units, and based upon the Traffic Study submitted, less traffic will be generated from the proposed development as compared to potential Office or Commercial development under the existing zoning of the property. Adjacent street access provides access and traffic safely to and from the property.

(g) Whether the proposed use would create a drainage problem. The proposed elevator overruns will not affect drainage on the site. Presently there is no drainage system. The redevelopment of the property will provide an on-site drainage system as described in the Site Development Application. The redevelopment of the site will be required to meet all stormwater management standards.

(h) Whether the proposed use would seriously reduce the flows of light and air to adjacent areas. The proposed elevator overruns will not seriously reduce the flows of light and air to adjacent areas. All setbacks required by the Zoning Code are met or exceeded. All elevator overruns will be screened from view and are set back from the edges of the roof. All setbacks required by the Zoning Code are met or exceeded in the redevelopment of the property.

(i) Whether the proposed use would adversely affect property values in the adjacent area. The proposed elevator overruns will not adversely affect property values in the area. The redevelopment of the property as an 8-unit residential condominium will also not adversely affect property values in the area.

(j) Whether the proposed use would be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. The proposed elevator overruns will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will not impact or be a deterrent to the improvement or development of adjacent property. Redevelopment of the property with the residential project will also not be a deterrent to the improvement or development of adjacent properties.

(k) Whether the proposed use would be out of scale with the needs of the neighborhood or the Town. The proposed elevator overruns will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will be commensurate with the scale of the built condition of the Town and neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The above recitals are true and correct and are fully incorporated herein by reference.

SECTION 2. The Special Exception application for property located at 5630 Gulf of Mexico Drive, Longboat Key, Florida 34228 is hereby approved subject to the conditions attached hereto marked Exhibit "A", "Conditions Requisite for Approval" and dated concurrently with this Order.

SECTION 3. If any section, subsection, sentence, clause, or provision of this Order is held invalid, the remainder of the Order shall not be affected.

SECTION 4. This Special Exception Order shall become effective immediately upon adoption.

ADOPTED at a meeting of the Planning and Zoning Board of the Town of Longboat Key on the 18th day of October, 2022.

Chair

ATTEST:

Secretary

Attachment: Exhibit "A": Conditions Requisite for Approval

EXHIBIT "A"

SPECIAL EXCEPTIONPLAN ORDER 2022-02

CONDITIONS REQUISITE FOR APPROVAL
SPECIAL EXCEPTION PLAN

5630 GULF OF MEXICO DRIVE

1. The Special Exception application dated July 13, 2022 as amended, requesting additional height for elevator shafts is granted provided that the following condition is complied with.
    a. The special exception shall expire the later of 24 months from the date of grant unless appealed and extended. An appeal for extension shall show that commencement of the use is being actively pursued by evidence of an application for a Building Permit, Zoning Exception, Site Development Plan, or other satisfactory evidence.

M E M O R A N D U M

TO:	Planning and Zoning Board
THROUGH:	Allen Parsons, AICP, Director, Planning, Zoning and Building Department
FROM:	Tate Taylor, AICP, Planner
REPORT DATE:	October 4, 2022
MEETING DATE:	October 18, 2022
SUBJECT:	5630 Gulf of Mexico Drive – Comprehensive Plan – Future Land Use Map Amendment, Zoning Map Amendment (Rezoning), Special Exception and Site Development Plan

Application Information

PROPERTY OWNER:	WB Longboat Residences, LLC
AGENT:	Bruce Franklin
SITE LOCATION/SIZE:	5630 Gulf of Mexico Drive; 2.09 acres
EXISTING FLU:	CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre)
EXISTING ZONING:	C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential 4 units/acre)
PROPOSED FLU:	RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre)
PROPOSED ZONING:	R-4MX (Medium Density Mixed Residential 4 units/acre)
SPECIAL EXCEPTION:	To allow a maximum of 10 feet additional building height for two enclosed elevator shafts.
SITE PLAN:	To permit an 8-unit multi-family residential condominium.

Background

This request has four parts, it entails:

1. Amending the Comprehensive Plan's Future Land Use Map (FLUM), from the CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) designations to the RM-4 designation;
2. A Rezoning of the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) zoning districts to the R-4MX (Medium Density Mixed Residential 4 units per acre) zoning district;
3. A Special Exception for height increase for two enclosed elevator shafts to exceed the building's 35 feet maximum height limit; and
4. Site Development Plan approval to permit an 8-unit multi-family residential condominium.

The Planning and Zoning Board (P&Z Board) will be making a recommendation to the Town Commission on the Comprehensive Plan amendment and Rezoning, and continuing action on the Special Exception and Site Development Plan until after Town Commission action on the Comprehensive Plan amendment and Rezoning. This continuance and later final action by P&Z Board is due to the fact that the P&Z Board has approval authority for the Special Exception and Site Development Plan applications and because a finding of consistency with the proposed Comprehensive Plan, Future Land Use designation and the proposed Zoning District will not occur until Town Commission final action.

Overall, the goal of the Applicant is to develop the currently vacant Commercial and Single-Family Residential property as an 8-unit Multi-Family Residential condominium. In order to accomplish this, the Applicant is requesting amendment of the Commercial Land Use and Single-Family Future Land Use and Zoning Classifications from Commercial and Single-Family Residential to Multi-Family Residential, a Site Development Plan for a 3-story condominium building with amenities, and an accompanying Special Exception to allow additional height to permit two (2) elevator shaft over-run locations on top of the residential condominium to exceed the proposed R-4MX zoning district's 35 feet maximum height limitation.

The bulk of the subject property[1] received referendum[2] approval from the Town's residents in an election held on March 12, 2019. The referendum approval was a necessary step to permit the property owner to seek to amend the Town's Comprehensive Plan and pursue a Rezoning. The referendum approval allowed for a potential density on the subject property not to exceed four (4) units per acre. It should be noted that the Town Commission's willingness to place the referendum question before the Town's electors was not an endorsement of the proposed land use and zoning change, nor the redevelopment of the property and did not obligate subsequent approvals.

Staff Analysis
Site Development Plans for the property include a 3-story, newly constructed 8-unit residential condominium building. The site plans depict 38 parking spaces, which include 12 guest and 2 handicapped/accessible van spaces, and 24 under-story resident spaces, and a swimming pool, fitness center, and resident amenities areas. Vehicle access is proposed from both the Tarawitt and Jungle Queen Street frontages. No vehicular access is proposed directly to Gulf of Mexico Drive. The site plans also show a proposed expansion of the canal area, creating a small boat basin in the former 551 Tarawitt Drive property, to accommodate 8 boat slips for the project. Approval of the Dredging Permit for this boat basin will be subject to a separate application and consideration by Town Commission. The applicant could have filed this Dredging Permit application at the same time as these requests, but chose not to.

The subject property at 5630 Gulf of Mexico Drive is sandwiched between the side-streets of Jungle Queen Way and Tarawitt Drive. Existing uses in this area consist of a Medical Office and vacant commercially zoned property to the North, and a mixture of commercial shops and vacant commercially zoned property to the South, and Single-Family Residential properties further to the

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[1] An additional property, with a previous address of 551 Tarawitt Drive, has been incorporated into the subject property with an address of 5630 Gulf of Mexico Drive. The former 551 Tarawitt Drive property is residentially zoned (currently R-4SF) and did not need referendum approval to apply density to it.
[2] The Town's Charter requires the approval of the electors of Longboat Key (i.e. voters) for any increases in density above those provided for in the Town's Comprehensive Plan adopted on March 12, 1984. Commercially designated/zoned property does not (and did not in 1984) have any residential density associated with it.

East. Staff is of the opinion that these proposed changes (to the RM-4 Future Land Use designation and the R-4MX Zoning district) would be a compatible with the primarily residential land use in this area. The density of the residential properties to the East, which are also zoned and developed at the same proposed 4 units per acre, would also add to the finding of consistency. The subject property has been undeveloped for an extended period of time and a reasonable explanation is that there is an over abundance of commercially zoned properties for the year-round demand.

As described above, an accompanying Special Exception is being requested to allow 2 elevator shaft overrun locations on top of the condominium building to exceed the R-4MX zoning district's maximum 35 ft. height. Section 158.098(C)(2)(a) of the Zoning Code states that these rooftop features may be allowed by Special Exception and shall cumulatively not exceed 15 percent of the roof area and shall not exceed the height regulations by more than 10 feet. The 2 enclosed roof elevator shaft overruns are each 6 feet in height above the roof level and each comprise 87.5 square feet, for a total of 175 square feet or 1.5% of the total roof area. No other rooftop appurtenances, exceeding the maximum height are proposed. The elevator overruns are to be located in the center of the roof area, will not provide roof access, and will not be visible from the adjacent streets or neighboring properties. The elevator overruns have been set back form the building edges and will be out of the sightlines from adjacent properties and streets at grade level. Lastly, these appurtenances will have the same exterior finishes as the exterior finishes of the proposed residential building. The Applicant has provided a narrative, graphics, and responses to the Special Exception Findings demonstrating compliance with Section 158.098(C)(2)(a) of the Zoning Code, and affirmative findings of fact and conclusions.

The Site Development Plan generally provides greater setbacks, open space, and parking, while providing a lesser amount of building coverage than what is permissible (see below table).

	Required/Permissible	**Proposed**
Maximum Bldg. Coverage:	30 percent	24 percent
Minimum Open Space:	50 percent	52 percent
Minimum Street Yard Setback:	40 feet	40 to 43.7 feet
Minimum Rear Yard Setback:	25 feet	125 feet
Minimum Waterfront Yard Setback:	20 feet	74 feet
Parking Spaces	16 required	38 provided

Another design aspect adding to staff's finding of compatibility is the exceeded required setback from the residential property to the East, which is 25 feet. The Site Development Plans for the project place the building central to the property, which provides a minimum of 125 feet of

separation from the nearest residential property to the East. This design provides a step-down in land use intensity from Gulf of Mexico Drive to the residential neighborhood to the east, which is also the same residential density of 4 units per acre. In addition, a 20 feet wide landscaped buffer, along the east property line, has been provided to further buffer the proposed development from the residential properties to the east. As a result, the proposed project has provided several measures to mitigate its scale and more harmoniously fit with the surrounding developments and neighborhood, in addition to providing a compatible residential land use to the existing community in this area of the island, which is commercial and residentially developed.

Staff Assessment
Consistency with the Comprehensive Plan

Amendments to the Comprehensive Plan (Plan) may be approved, if, on balance, found to be consistent with the Goals, Objectives, Policies and Strategies of the Plan and in the best interest of the health, safety, and welfare of the citizens of Longboat Key. To facilitate the P & Z Board's review and consideration of the impact of the proposed amendment on the Plan and on the health, safety, and welfare of the citizens of Longboat Key, staff provides the following assessment (in **bold**).

- **FLU GOAL 1**
  To preserve and enhance the character of the Town of Longboat Key by the following: 1) ensuring that the location, density, intensity, and character of land uses are responsive to the social and economic needs of the community and are consistent with the support capabilities of the natural and manmade systems; and 2) maintaining an environment that is conducive to the health, safety, welfare, and property values of the community.

  - **The proposed land use would reduce the potential intensity, from commercial to residential, and would provide for a development that is consistent with the character and density of the adjacent residential community. The site has ready access to be served by existing manmade systems of Town infrastructure such as roads, water, sewer service, and fire.**

- **Future Land Use Element, Policy 1.1.7**: *In development planning efforts, emphasis will be placed upon the protection of the visual and aesthetic character of neighborhoods, including open space.*

  - **The existing land use of this property and the properties in this immediate area of Tarawitt and Jungle Queen Streets are presently designated as a mixture of Commercial, closer to Gulf of Mexico Drive and Medium Density Residential, further to the east and away from Gulf of Mexico Drive. Changing the Future Land Use and Zoning from Commercial to Residential will require that 30 percent more open space be provided in a residential development compared to a Commercial Development. The Applicant has submitted simultaneous Site Development Plans that demonstrate the architectural and aesthetic quality of the proposed residential development will enhance, and protect the visual and aesthetic character of the area and nearby properties consistent with this Policy.**

- **Future Land Use Element, Policy 1.3.1**: *The development of land will be coordinated in conjunction with the provision of public facilities and services consistent with the Town's concurrency management system.*

    - **The Applicant has provided documentation that water and sewer service exist along Tarawitt and Jungle Queen Streets, as provided by the Town's Public Works Department. The proposed land use change will not affect the adopted Level of Service (LOS) standards of the Town.**

- **Future Land Use Element, Policy 1.5.2**: *All proposed amendments to this Comprehensive Plan will comply procedurally with state laws, the Town's Charter, and land development regulations.*

    - **The plan amendment has followed all applicable rules and procedures.**

- **Housing Strategy 1.1.1.1:** *Designate land areas suitable for a variety of housing types on the Future Lan Use Map (FLUM).*

    - **The Applicant has demonstrated that the proposed amendment from Commercial to Residential would provide for a land use that may be viewed as more compatible with the Residential character and development east of this area, while providing for productive use of this longstanding vacant commercial property.**

Rezone Consistency with the Comprehensive Plan

Changing the Zoning of the subject property to the R-4MX Medium Density Mixed Residential (4 units per acre) Zoning district would be consistent with the corresponding RM-4 Medium Density Single-Family Mixed Residential (4 units per acre) Comprehensive Plan Future Land Use Map designation that is the subject of the Applicant's jointly accompanying application. The proposed amendment can be found to maintain the primarily residential character of the Town, have a reduced impact on Town services and the environment, and be in harmony with the Town Code due to the reduction in land use intensity, in addition to being more compatible with other residential properties in this area. If the Future Land Use designation is changed, the proposed change in zoning may be found to be consistent with the Comprehensive Plan and would not be detrimental to the public health, safety, or welfare of the Town of Longboat Key. The proposed residential land use is in keeping with the character of the surrounding land uses and development and will help protect the visual and aesthetic character of the area.

Small-scale Development Activities

Staff determined that the proposed plan amendment meets the criteria to be approved as a "small-scale" development activity. Florida Statute 163.3187(1)(c)(1)(b) requires that a small-scale development Comprehensive Plan amendment, not involve a text change to the goals, policies, and objectives of the local government's Comprehensive Plan, and only may propose a land use change to the future land use map. Small-scale amendments provide for a shorter, less involved process than a typical comprehensive plan amendment. For example, there is no requirement for transmittal, review, and comment by the Department of Economic Opportunity (DEO) and multiple other agencies and governments before adoption. Instead, the amendment and

supporting documents are adopted and sent to the DEO and the local Regional Planning Council, in this case the Tampa Bay Regional Planning Council, to provide those agencies with notice of the amendment. Florida Statute 163.3187(1)(c) provides the criteria for small-scale development plan amendments:

1. *The proposed amendment involves 10 or fewer acres.* The submitted survey showed that the subject property is approximately 2.09 acres.
2. *The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity*.
3. *The property that is the subject of the proposed amendment is not located within an area of critical state concern*.

Staff finds that the proposed amendment meets the above criteria and is therefore being processed as a small-scale amendment.

Future Development Opportunities

Although the property could be developed under the existing zoning for Office or Commercial Retail use, the site has remained vacant. Demand for additional commercial and office development in the Town is limited as some existing commercially developed properties have struggled. The Site Development Plan, to permit an 8-unit multi-family residential condominium is similar in scale to nearby residential projects such as Cedars East, to the north of the subject property. The proposed residential development would comply with the underlying zone district standards (setbacks, height, parking, etc.) consistent with the proposed R-M4 Future Land Use classification and R-4MX Zoning proposed and would make productive use of this longstanding vacant property.

Staff Assessment
Special Exception

As per Town Code Section 158.19(A), before any Special Exception is granted, the P & Z Board shall make a written finding of the below findings, where applicable.

To facilitate discussions by the Board, the following findings and conclusions have been prepared by staff for your review and consideration:

(1) The proposed use is in Compliance with all elements of the Comprehensive Plan.

(2) The proposed residential use is a permitted use in the R-4MX zoning district. A Special Exception for additional height for the proposed elevator shafts is permitted.

(3) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe is provided.

(4) Off-street parking and loading areas, with particular attention to the items in (3) above and the economic, noise, glare, or other effects of the Special Exception on adjoining properties and properties generally in the district is provided.

(5) Refuse and service areas are provided, with particular reference to in Subsections (3) and (4) above.

(6) Utilities, with reference to locations, availability and compatibility will is provided.

(7) Screening and buffering with reference to type, dimensions and character is provided.

(8) Any future signage will be required to be in compliance with Chapter 156, Sign Code.

(9) Required yards and other open space as provided is in compliance with applicable regulations.

(10) The proposed use conforms with all applicable regulations governing the district where located.

(11) Considerations relating to general compatibility with adjacent properties and other property in the district, including but not being limited to:

(a) **Whether the proposed use would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan**. As a permitted Special Exception, the proposed additional height will not be contrary to the land use plan and will not have an adverse effect on the Comprehensive Plan.

(b) **Whether the proposed use would be compatible with the established land use pattern.** The proposed residential development would provide a use of the property that is compatible with the area composed of commercial and residential land uses. The location of the building provides a separation for the residential properties to east and provides substantial landscape plantings areas along these property lines. The elevator overruns have been set back from the building edges and screened to be out of the sightlines from adjacent properties and streets at grade level.

(c) **Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets.** The proposed elevator overruns will not alter the density or intensity on the property.

(d) **Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.** The proposed use and redevelopment of the site will provide an aesthetic, flood, and code compliant improvement to the benefit of the neighborhood and community.

(e) **Whether the proposed use would adversely influence living conditions in the neighborhood.** The development of the 8-unit residential condominium will not adversely influence living conditions in the neighborhood. The rooftop elevator overruns will be set back from the edges of the roof to be out of the sightlines of adjacent properties and streets at grade level. These elevator overruns will be finished with the same level of finishes as the building. A graphic depicting the sight lines is included with the plans submitted.

(f) **Whether the proposed use would create or excessively increase traffic congestion or otherwise affect public safety.** The proposed elevator overruns will not alter traffic to or from the site. The proposed development will result in 8 residential units and, based upon the Traffic Study submitted, less

traffic will be generated from the proposed development as compared to potential Office or Commercial development under the existing zoning of the property. Adjacent street access provides access and traffic safely to and from the property.

(g) **Whether the proposed use would create a drainage problem.** The proposed elevator overruns will not affect drainage on the site. Presently there is no drainage system. The redevelopment of the property will provide an on-site drainage system as described in the Site Development Application. The redevelopment of the site will be required to meet all stormwater management standards.

(h) **Whether the proposed use would seriously reduce the flows of light and air to adjacent areas.** The proposed elevator overruns will not seriously reduce the flows of light and air to adjacent areas. All setbacks required by the Zoning Code are met or exceeded. All elevator overruns will be screened from view and are set back from the edges of the roof. All setbacks required by the Zoning Code are met or exceeded in the development of the property.

(i) **Whether the proposed use would adversely affect property values in the adjacent area.** The proposed elevator overruns should not adversely affect property values in the area. The development of the property as an 8-unit residential condominium should also not adversely affect property values in the area, as an up-scale residential condominium development will likely improve property values, especially in comparison to vacant property.

(j) **Whether the proposed use would be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.** The proposed elevator overruns will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will not impact or be a deterrent to the improvement or development of adjacent property. Development of the property with the residential project will also not be a deterrent to the improvement or development of adjacent properties.

(k) **Whether the proposed use would be out of scale with the needs of the neighborhood or the Town.** The proposed elevator overruns will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will be commensurate with the scale of the built conditions in this area of the Town and are in scale with the maximum heights (30 ft.) of the adjacent residential neighborhood.

Staff Assessment
Site Development Plan

Site Character
The Site Development Plans for the property include a redevelopment of the site with a newly constructed 8-unit residential condominium building, 38 parking spaces, which include 12 guest, 2 van accessible spaces, and 24 under-story resident spaces, swimming pool, one-story fitness center building, and amenities. Vehicle access is proposed from both Tarawitt and Jungle Queen Street fronts, with no direct access to Gulf of Mexico Drive. Also shown is a proposed expansion of the canal area to accommodate 8 boat slips for the project, subject to subsequent and separate permit approval. The proposed project will be more in keeping with the surrounding developments

and neighborhood providing a compatible land use to the existing community in this area of the island, which is commercially and residentially zoned and developed.

Appearance of site and structures
Exterior Appearance: As provided for in the Architectural renderings and description, the proposed residences are designed with an elegant high-end appearance. The building's exterior is designed in the Sarasota School of Modern Architecture style. The exterior finishes are designed to be low maintenance, hurricane rated, and long-lasting. The warm modern vernacular utilizes an Architectural pallet of Stucco, Glass, and Wood to gain this effect. The main residential building and the amenity buildings are complementary in design and materials. The building is separated from adjacent residential buildings in excess of 125 feet. The site and landscaping are in keeping with the Florida-friendly plantings and trees consistent with the architectural character of the Town. Exterior lighting will be so arranged as to shield the light from adjoining properties, public streets, and the Gulf of Mexico.

Design and Arrangement of Buildings: It is the desire of the Applicant, as part of the redevelopment of this property, to substantially enhance the visual and aesthetic appearance and character of the site. The Site Development Plan provides greater setbacks, open space, and parking, while providing a lesser amount of building coverage than what is required or permissible.

Architectural Rendering



View from Tarawitt Drive

Parking, Internal Circulation, and Access
Off-street parking spaces provided will meet and exceed the number of parking spaces in accordance with the Town's zoning regulations, and access driveways are proposed from the north and south street fronts of Jungle Queen and Tarawitt Streets. Tarawitt Drive will be widened

to 20 feet and a “T” turnaround will be provided at the far eastern portion of the site as part of this project.

Traffic Impact
No additional impacts on traffic are proposed, as the project is reducing the number of trips that could be generated from the commercial zoning via the transition to the proposed R-4MX residential zoning district. The existing commercial zoning could generate 1,335 average daily trips, while the proposed residential zoning, with 8-units, would generate 54 average daily trips. A potential reduction of 1,281 average daily traffic trips.

Open Space and Lot Coverage
Section 158.066(C) requires that properties in R-4MX zoning districts provide a minimum of 50% open space. Additionally, Section 158.066(C) limits R-4MX properties to a maximum lot (building) coverage of 30%. Project specific Lot Coverage and Open Space requirement figures are provided below which exceed the requirements of the Zoning Code for the R-4MX zone district.

Proposed Project Open Space Data:
- Total Site Area: 91,161 square feet
- Total Lot (Building) Coverage: 24%
- Total Open Space: 52%

Stormwater
The Applicant submitted plans to the satisfaction of the Town Engineer outlining paving, grading and drainage details sufficient to demonstrate compliance with Southwest Florida Water Management District regulations. Detailed stormwater drainage calculations will be required at the time of building permit/construction plan submittal to confirm the efficacy of the proposed stormwater management system.

Landscaping
The site development plan includes a landscape plan that provides for landscaping throughout the entire property. Existing trees and landscaping will also be incorporated into the landscape plan. Additionally, new landscaping will be of varieties that are native or Florida-friendly and provide a picturesque natural environment. Drought and salt tolerant vegetation will be prioritized as much as possible. There are no existing protected trees and neither are there any wetlands on this property. Exterior lighting will be so arranged as to shield the light from adjoining properties, public streets, and the Gulf of Mexico. A site lighting plan demonstrating compliance has been provided with the Site and Development Plans.

Landscaping Plan



Site Development Plan Analysis

Zoning Code Section 158.031 provides review standards for Site Development Plan applications. The following is an analysis of the Findings of Fact standards for Site Development Plan Amendment approval.

Findings of Fact

A. *In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.*

Staff Analysis: The proposed Site Development Plan can be found to maintain the character of the Town, have a reduced impact on Town services and the environment, and be in harmony with the Town Code due to the reduction in land use intensity from Commercial to Residential and due to the compatibility provided to existing single-family properties in this area via scale, setbacks and screening. See also Comprehensive Plan Evaluation on page 3 of this Staff Report.

B. *In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.*

Staff Analysis: The proposed project meets or exceeds all required setbacks, lot coverage and open space requirements, and all other applicable regulations of the R-4MX zoning district. The Applicant is not seeking departures or waivers for this proposed project.

C. *In what respects the plan is or is not in conformance with the town's subdivision regulations, chapter 157, and all other applicable town requirements, including the design, adequacy and construction of streets, drainage, utility facilities and other essential services.*

Staff Analysis: The Applicant is not proposing to subdivide the property, and thus is not subject to requirements of chapter 157. The subject property will include a subsequent Lot Consolidation application, which will officially combine the primary property at 5630 Gulf of Mexico Drive with the property formerly identified as 551 Tarawitt Drive.

D. In what respects the plan is or is not consistent with good design standards in respect to all external relationships, including, but not limited to, relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.

Staff Analysis: The project may be found to be consistent with good design standards, as the project has been designed to minimize the impacts on surrounding properties while providing safe and convenient internal circulation for vehicles and pedestrians. The new building is located on the property so as to provide separation from the adjoining neighboring properties and provide greater setbacks, open space, and parking, while providing a lesser amount of impervious coverage, and building coverage than what is required or permissible by Town code. The Applicant has proposed enhanced landscape buffering surrounding the property.

E. In what respects the plan is or is not in conformance with town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

Staff Analysis: The proposed plan is in conformance with Town policy in respect to sufficiency of ownership and guarantees for completion of all improvements. The Applicant has submitted sufficient information to meet these criteria.

Staff Recommendation
Based upon the above assessment, staff recommends APPROVAL of Comprehensive Plan Amendment Ordinance 2022-17, Rezone Ordinance 2022-18, Special Exception Order 2022-02, and Site Plan Order 2022-02 to designate the Future Land Use from CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) to RM-4 (Medium Density Single-Family Mixed Residential, 4 units/acre), Rezone from C-1 (Limited Commercial) and R-4SF (Single-Family Medium Density Residential 4 units/acre) to R-4MX (Medium Density Mixed Residential 4 units/acre), Special Exception to allow additional building height, and Site Development Plan to permit an 8-unit multi-family residential condominium project for property located 5630 Gulf of Mexico Drive.

Note: The Planning and Zoning Board (P&Z Board) will be making a recommendation to the Town Commission on the Comprehensive Plan amendment and Rezoning, and continuing action on the Special Exception and Site Development Plan until after Town Commission action on the Comprehensive Plan amendment and Rezoning. This continuance and later final action by P&Z Board is due to the fact that the P&Z Board has approval authority for the Special Exception and Site Development Plan applications and because a finding of consistency with the proposed Comprehensive Plan, Future Land Use designation and the proposed Zoning District will not occur until Town Commission final action. Staff recommends a continuation of Special Exception Order 2022-02 and Site Plan Order 2022-02 until the January meeting of the P&Z Board.

Attachments
Attached, please find a copy of the location map, surveys, change of Land Use, Zoning, Special Exception and Site Development Plan applications and support documentation upon which the

staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

xc: Bruce Franklin, Agent
Maggie Mooney-Portale, Town Attorney
Allen Parsons, AICP, Planning, Zoning and Building Director

TOWN OF LONGBOAT KEY

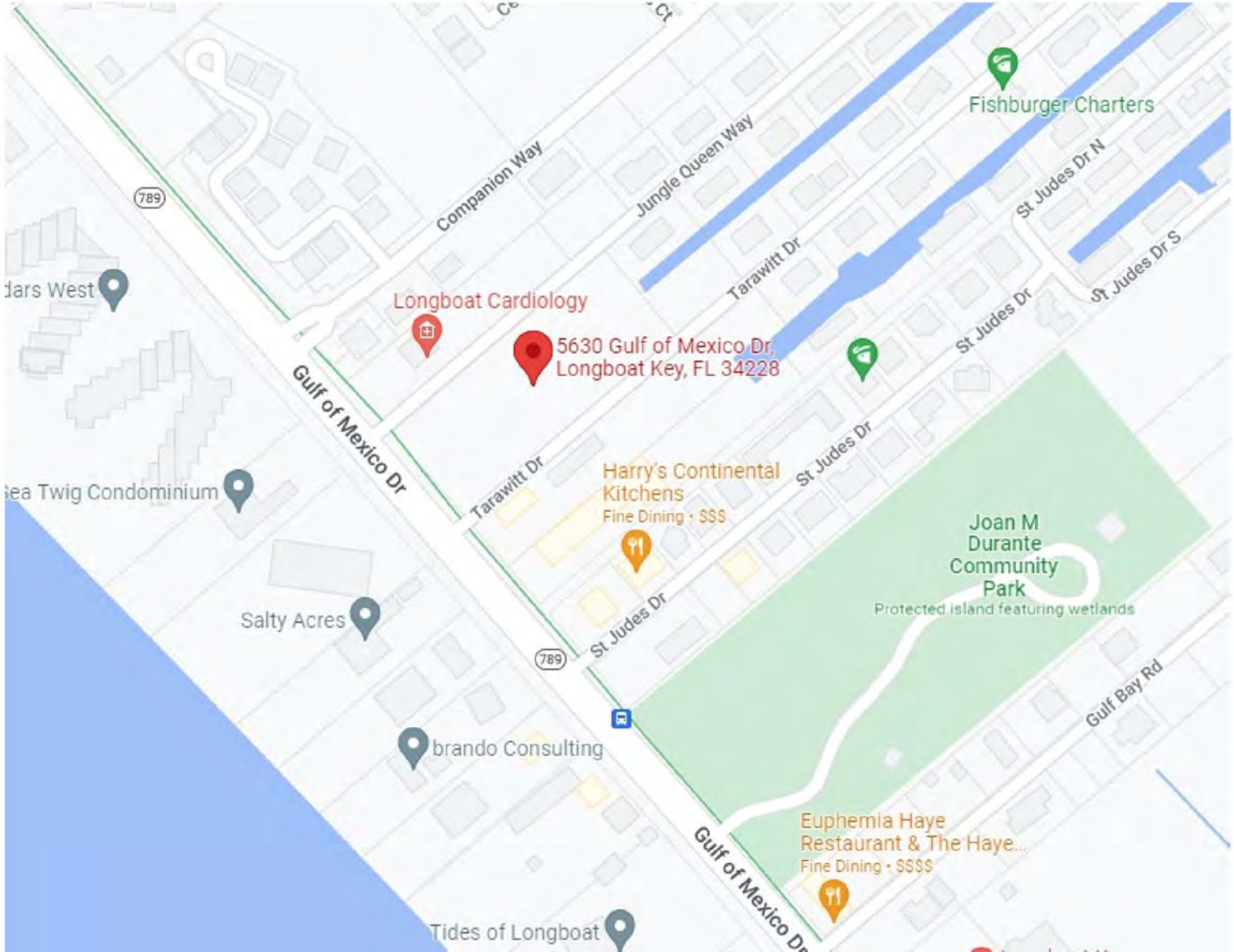
Comprehensive Plan Amendment, Rezone, Special Exception and Site Development Plan

5630 Gulf of Mexico Drive

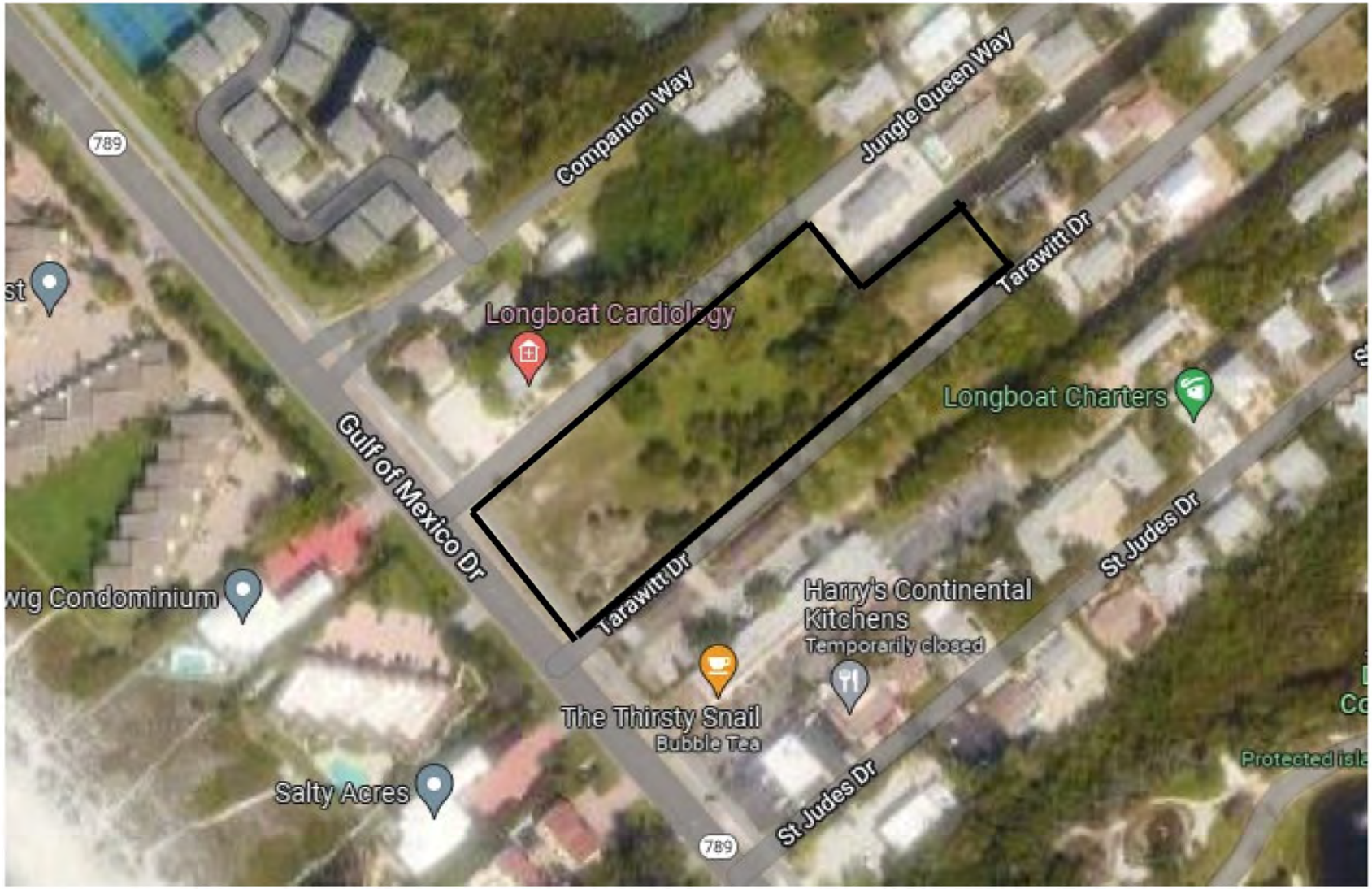
Planning and Zoning Board Public Hearing

October 18, 2022

Location of the Property



Location of the Property



TOWN OF LONGBOAT KEY

Property Photo



Application Request

To permit an 8-unit multi-family residential condominium on vacant property (Mote Property) with request to permit 6 additional feet in height for two roof-top enclosed elevator shafts utilizing the comprehensive plan, rezoning, special exception, and site development plan processes.

Architectural Rendering



Referendum Approval

The subject property received referendum approval from the Town's residents in an election held on March 12, 2019. The referendum approval was a necessary step to permit the amendment of the Town's Comprehensive Plan and Rezoning and allowing for density on the subject property not to exceed four (4) units per acre.

Applications

Legislative:

A. Amending the Comprehensive Plan's Future Land Use Map (FLUM), from the CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) designations to the RM-4 designation;

Quasi-Judicial:

B. Rezoning of the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) zoning districts to the R-4MX (Medium Density Mixed Residential 4 units per acre) zoning district;

C. Special Exception for height increase for two enclosed elevator shafts to exceed the building's 35 feet maximum height limit; and (Item to be Continued, Subject to Action by Town Commission)

D. Site Development Plan approval to permit an 8-unit multi-family residential condominium. (Item to be Continued, Subject to Action by Town Commission)

Comprehensive Plan Application

A. Amending the Comprehensive Plan's Future Land Use Map (FLUM), from the CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) designations to the RM-4 designation;

Existing Land Uses



Comprehensive Plan
Existing Future Land Use



Comprehensive Plan
Proposed Future Land Use



Comprehensive Plan Consistency

- The proposed land use would reduce the potential intensity, from commercial to residential.
- Would provide for a development that is consistent with the character and density of the adjacent residential community.
- The site has ready access to be served by existing manmade systems of Town infrastructure such as roads, water, sewer service, and fire.
- Residential will require that 30 percent more open space be provided in a residential development compared to a Commercial Development.

Comprehensive Plan Staff Recommendation

Based upon the review and analysis contained in the staff report, staff recommends **APPROVAL of Ordinance 2022-17** to change the future land use designation from CL (Limited Commercial) and RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre) to RM-4 (Medium Density Single-Family Mixed Residential 4 units/acre).

Comprehensive Plan Next Steps if Approved

- Consideration by Town Commission of the proposed Future Land Use Amendment at the December 5, 2022 Regular Meeting for first reading.

Quasi-Judicial Applications

Quasi-Judicial:

B. Rezoning of the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) zoning districts to the R-4MX (Medium Density Mixed Residential 4 units per acre) zoning district;

C. Special Exception for height increase for two enclosed elevator shafts to exceed the building's 35 feet maximum height limit; and (Item to be Continued, Subject to Action by Town Commission)

D. Site Development Plan approval to permit an 8-unit multi-family residential condominium. (Item to be Continued, Subject to Action by Town Commission)

Project Information

PROJECT NAME: Porto Longboat Key Residences

APPLICANT: Bruce Franklin

SITE AREA: 2.09 Acres

EXISTING USE: Vacant Land (Mote Property)

Project Information

EXISTING FLU:	CL (Limited Commercial) and RM-4 (Medium Density Single-Family/Mixed Residential, 4 units/acre)
EXISTING ZONING:	C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District, 4 units/acre)
PROPOSED FLU:	RM-4 (Medium Density Single-Family/Mixed Residential, 4 units/acre)
PROPOSED ZONING:	R-4MX (Medium Density Mixed Residential, 4 units/acre)
SPECIAL EXCEPT:	To allow a maximum of 10 feet additional building height for two enclosed elevator shafts (6 feet proposed)
SITE PLAN:	To permit an 8-unit multi-family residential condominium

Location of the Property



Existing Zoning



Proposed Zoning



Application Request

Site Development Plan for a 3-story condominium building with amenities, and an accompanying Special Exception to allow additional height to permit two (2) elevator shaft over-run locations on top of the residential condominium.

Application Request

38 parking spaces, which include 12 guest, 2 accessible van spaces, and 24 under-story resident spaces, swimming pool, fitness center, and amenities. Vehicle access is proposed from both Tarawitt and Jungle Queen Street fronts. No access is proposed directly to Gulf of Mexico Drive. Applicant is widening Tarawitt Drive to 20 feet.

Appearance and Design of site and structures

- The Site Development Plans for the project place the building central to the property, which provides a minimum of 125 feet of separation from the nearest residential property to the East. This design provides a step-down in land use intensity from Gulf of Mexico Drive to the residential neighborhood to the east, which is also the same residential density of 4 units per acre.

Appearance and Design of site and structures

- As part of the redevelopment of this property, substantial enhancement is proposed to the visual and aesthetic appearance and character of the site. The Site Development Plan provides greater setbacks, and open space, while providing a lesser amount of building coverage than what is required.

Application Meets/Exceeds Town Code

	Required/Permissible	Proposed
Maximum Bldg. Coverage:	30 percent	24 percent
Minimum Open Space:	50 percent	52 percent
Minimum Street Yard Setback:	40 feet	42 feet
Minimum Rear Yard Setback:	25 feet	125 feet
Minimum Waterfront Yard Setback:	20 feet	74 feet
Parking Spaces	16 required	38 provided

Site Plan Rendering



* Boat basin is a separate permit which could have been submitted concurrently, Applicant proposes to submit at a later date.

Architectural Rendering



Architectural Rendering



Architectural Rendering



Application Request

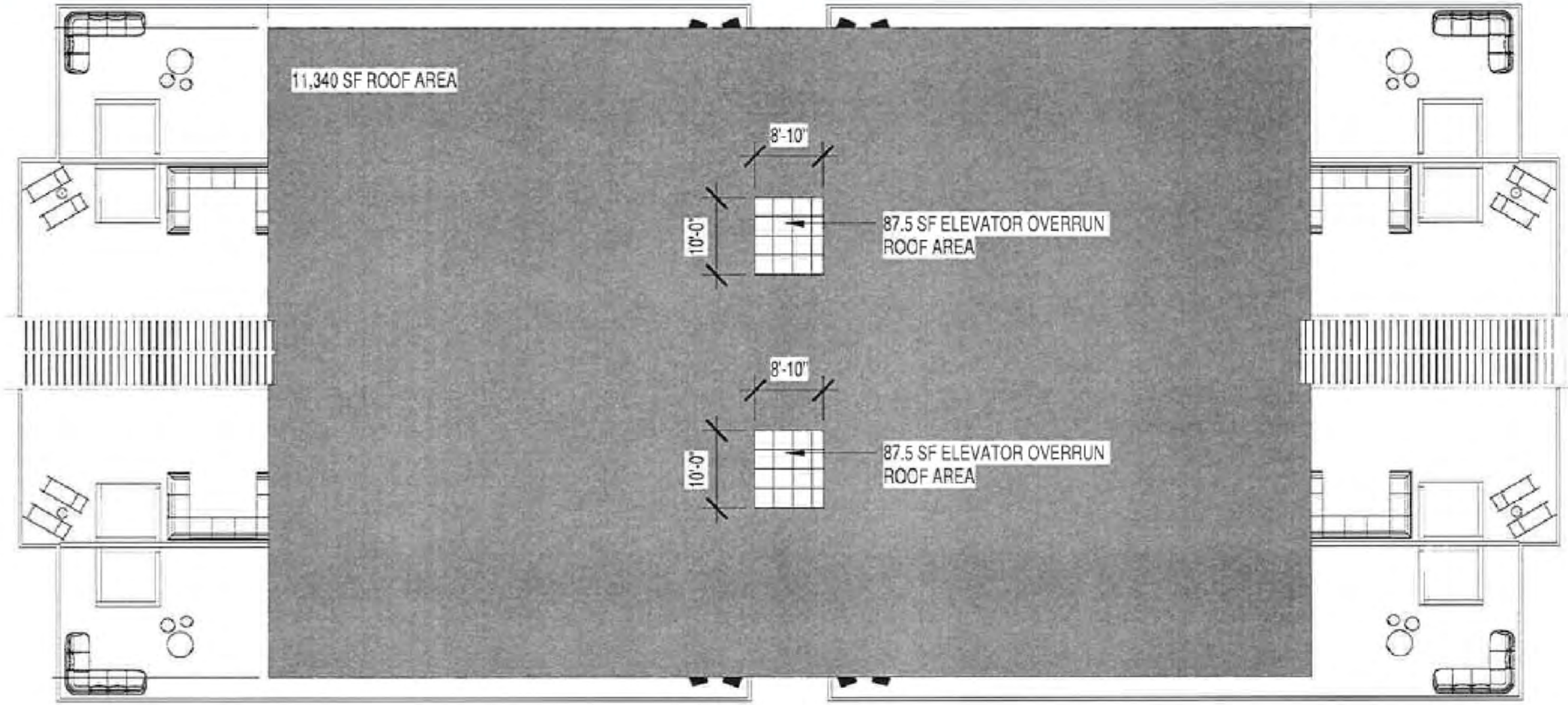
Special Exception is being requested to allow additional height to permit 2 elevator shaft overrun locations on top of the building. Section 158.098(C)(2)(a) of the Zoning Code states that these rooftop features may be allowed by Special Exception and shall cumulatively not exceed 15 percent of the roof area and shall not exceed the height regulations by more than 10 feet (6 feet requested).

Application Request

The proposed roof elevator shaft overruns are each 6 feet in height and each 87.5 square feet or a total of 175 square feet or 1.5% of the total roof area. The elevator overruns are located in the center of the roof area, will not provide roof access, and will not be visible from the adjacent streets or neighboring properties, and will have the same exterior finishes as the exterior finishes of the proposed residential building.

TOWN OF LONGBOAT KEY

Architectural Rendering of Elevator Roof Area



Architectural Rendering
Elevator Street View



Architectural Rendering
Elevator Street View



Landscaping

- Landscaping is proposed throughout the entire property. Existing trees and landscaping will also be incorporated into the landscape plan. Additionally, new landscaping will be of varieties that are native or Florida friendly, and provide a picturesque natural environment. Any proposed exterior lighting will be required to shield the light from adjoining properties, streets, and the Gulf of Mexico.

Landscape/Buffering Plan



Special Exception Order 2022-02

- 2 standard Town conditions of approval

Site Plan Order 2022-02

- 10 conditions of approval
  - 7 standard Town conditions of approval

Conditions #8,9,10: Regarding stormwater, utilities, and paving specific details to be provided by the Applicant at the time of building permit for the property.

Staff Recommendation

Based upon the review and analysis contained in the staff report, staff recommends **APPROVAL of Ordinance 2022-18,** Rezoning to R-4MX Medium Density Mixed Residential 4 units/acre; and

CONTINUANCE of Site Plan and Special Exception Orders to the 1/17/23 P&Z meeting, for final action to allow additional height for elevator overruns, and accompanying Site Development Plan.

Next Steps if Approved

- Consideration by Town Commission of the proposed Future Land Use Amendment and Rezone at the December 5, 2022 Regular Meeting for first reading.

Architectural Rendering



Slides

- Extra Slides

Conditions of Approval

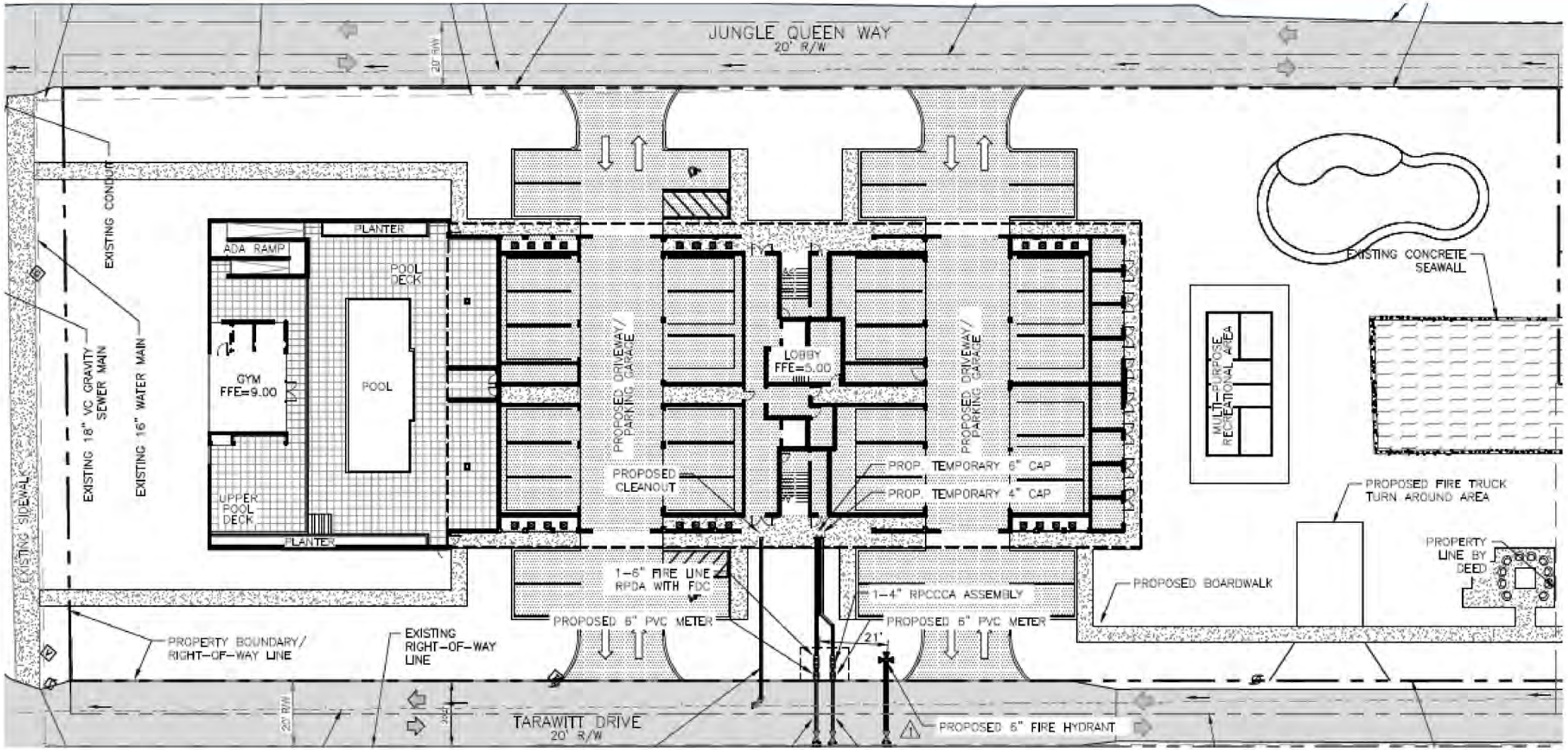
8. At the time of building permit, stormwater treatment calculations and infiltration details shall be provided. A seasonal high groundwater analysis/verification will be required as part of the basis of calculations.

9. At the time of building permit, utility water and wastewater connection details shall be provided. Details will be consistent with Manatee County utility standards.

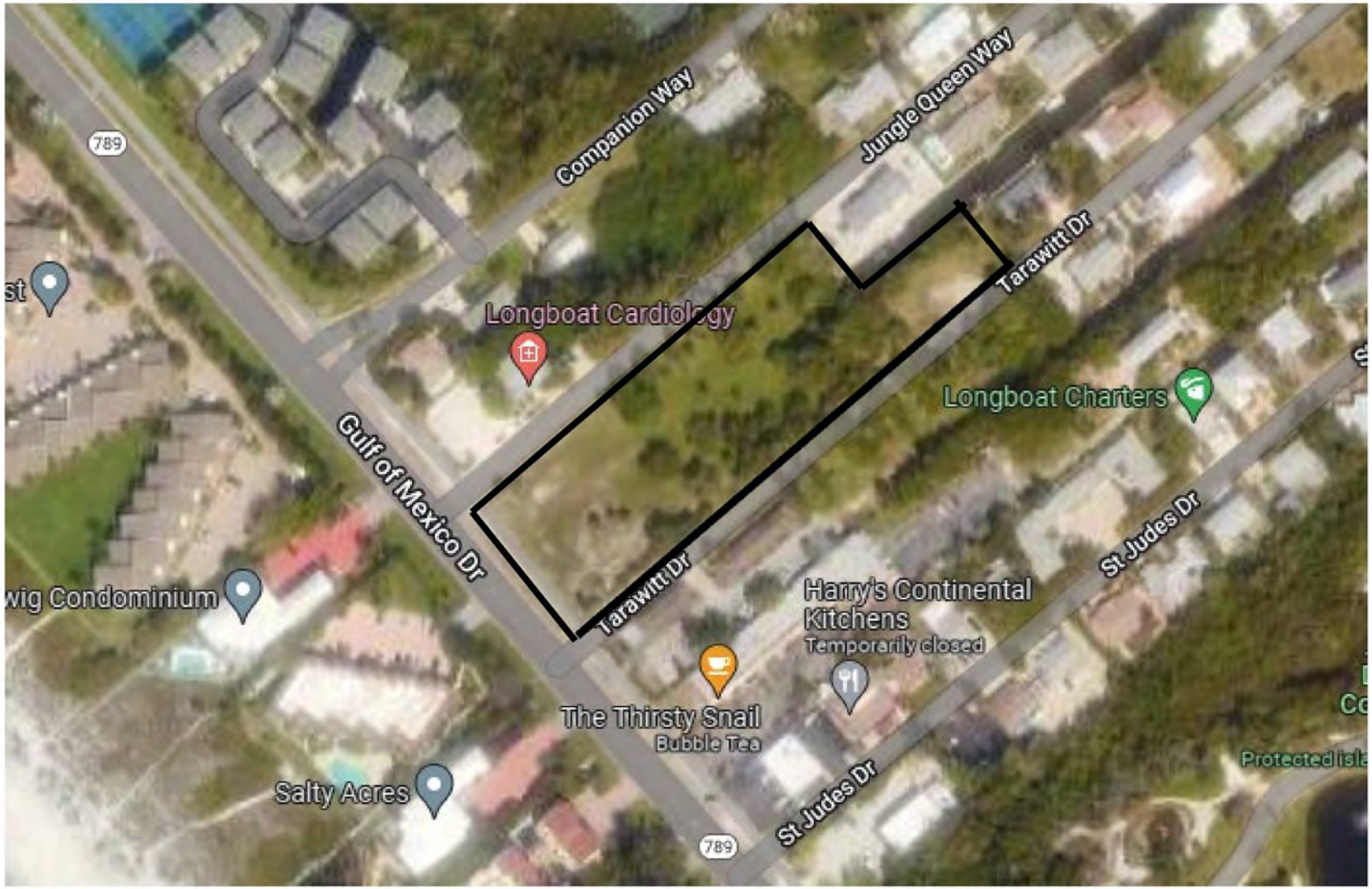
10. At the time of building permit, pavement structure details for all roadway widening shall be provided.

TOWN OF LONGBOAT KEY

Site Development Plan Rendering



Location of the Property



Location of the Property





TOWN OF LONGBOAT KEY

LRS
LAND RESOURCE STRATEGIES, LLC

May 4, 2022

Mr. Allen Parsons AICP, Director
Planning, Zoning & Building
Town of Longboat Key
501 Bay Isles Drive
Longboat Key, FL 34228

Re: PORTO LONGBOAT KEY RESIDENCES – 5630 Gulf of Mexico Drive (Property ID No. 793800059)

Site Development Plan and Special Exception

Dear Allen;

In conjunction with a Companion Comprehensive Plan Amendment and Rezoning/Zoning Map Amendment Applications for the above referenced property, I am writing as agent to file the attached Site Development Plan and Special Exception Applications to permit an 8 unit condominium project on the 2.093 acre property which is currently vacant with on-site amenities and an 8 slip dock on the former Tarawitt Drive parcel. That parcel has been combined with the former Mote Foundation parcel under the above Parcel ID and is under single ownership and control. The one residential unit from the Tarawitt parcel has been consolidated with the seven residential units permitted on the balance of the parcel by referendum under the proposed R-4MX Zoning. Responses to the Site Development Plan Performance Standards of Review are attached in the letter from the Project Architect, DSDG, LLC dated April 26, 2022 pursuant to Section 158.030 of the Zoning Code. Also attached is a letter from J.R. Evans Engineering, the project Coastal permitting engineers, dated April 29, 2022, outlining the current status of the dredge and fill permitting process with the further steps to be undertaken outlined.

Specifically, the Special Exception is to permit two enclosed roof elevator shaft over-runs each 6 feet in height and each 87.5 square feet or a total of 175 feet or 1.5% of the total roof area pursuant to Section 158.098(C) (2) (a). The over-runs are to be located in the center of the roof area, do not provide roof access, and will not be visible from the adjacent streets or neighboring properties.

In addition, pursuant to Section 158.019(A) of the Code for Special Exception Uses responses to the Findings are as follows:

Land Resource Strategies, LLC 1555 Fruitville Road, Sarasota, Florida 34236
Phone: 941.955.4800 Fax: 941.365.5446 bfranklin@srqplanning.com

(A) *Findings*. Before any Special Exception shall be granted, the Town Commission or Planning and Zoning Board, as applicable, shall make a written finding of the following, where applicable:

(1) Compliance with all elements of the Comprehensive Plan. **This Special Exception is a component of the overall project which includes a Comprehensive Plan Amendment to change the land use classification from Commercial to Residential consistent with a Referendum passed by Town electors and an accompanying Zoning Text Amendment to change the zoning from C-1 to R-4MX. Those Applications demonstrate consistency with the Town Comprehensive Plan. The Special Exception request for the proposed residential building which implements the proposed Comprehensive Plan Amendment and the Zoning Map Amendment, both of which are in compliance, accommodates the enclosed elevator shafts, and do not exceed code minimums of a maximum of 10 feet in height (proposed = only 6 feet) or 15% of the roof area (proposed = only 1.5%) meeting Building Code Requirements.**

(2) That the use is a permitted Special Exception use as set forth in the schedule of uses. **The Special Exception is for two enclosed elevator shafts with an allowable maximum of 10 feet additional building height, not to exceed 15% of roof area subject to the Standards set forth in Sections 158.066(B) and 158.098(C)(2).**

(3) Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **N/A**

(4) Off-street parking and loading areas, where required, with particular attention to the items in (3) above and the economic, noise, glare, or other effects of the Special Exception on adjoining properties and properties generally in the district. **The 2 enclosed elevator shaft are located in the middle of the building and will have no impact on adjoining properties or properties generally are only 6 feet in height and will not be visible from the adjoining streets or neighboring properties..**

(5) Refuse and service areas, with particular reference to in Subsections (3) and (4) above...**N/A**

(6) Utilities, with reference to locations, availability and compatibility. **N/A**

(7) Screening and buffering with reference to type, dimensions, and character. **The elevator shafts are enclosed, only 6 feet in height and 1.5% of the total roof area well within permitted standards as referenced and will not be visible from adjacent streets or neighboring properties.**

(8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district. **N/A**

(9) Required yards and other open space. **N/A**

(10) That the use conforms with all applicable regulations governing the district where located. **Yes. The enclosed shafts do not exceed 10 feet (only 6 feet proposed) in height and do not exceed 15% (only 1.5% proposed) of the roof area.**

(11) Considerations relating to general compatibility with adjacent properties and other property in the district, including but not being limited to:

(a) Whether the proposed use would be contrary to the land use plan and would have an adverse effect on the Comprehensive Plan. **As a permitted Special Exception, the proposed use will not be contrary to the land use plan and will not have an adverse effect on the Comprehensive Plan.**

(b) Whether the proposed use would be compatible with the established land use pattern. **The proposed use would provide a continued use of the property that is compatible with the area composed of single family, multi-family and commercial land uses. The location of the building provides a separation for the properties to the north and south and provides substantial landscape plantings areas along these property lines. The rooftop appurtenances have been set back from the building edges and will be out of the sightlines from adjacent properties and streets at grade level. A graphic depicting the sight lines is included in the plans submitted .**

(c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets. The proposed rooftop appurtenances will not alter the density or intensity on the property. **The proposal is for only 8 units which are permitted and which require elevator access.**

(d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. **The proposed use and redevelopment of the site will provide an aesthetic, flood, and code compliant improvement to the benefit of the neighborhood and community.**

(e) Whether the proposed use would adversely influence living conditions in the neighborhood. **The development of the 8-unit residential condominium will not adversely influence living conditions in the neighborhood. All rooftop mechanical equipment and appurtenances will be screened from view and will be set back from the edges of the roof to be out of the sightlines of adjacent properties and streets at grade level. These appurtenances will be finished with the same level of finishes as the building. A graphic depicting the sight lines is included in the plans submitted .**

(f) Whether the proposed use would create or excessively increase traffic congestion or otherwise affect public safety. **The proposed rooftop appurtenances will not alter traffic to or from the site. The proposed redevelopment of the residential use instead of the currently approved commercial use will result in 8 residential units and, based on the Traffic Study submitted there will be less traffic generated. Adjacent street access provides traffic/access safety to and from the property.**

(g) Whether the proposed use would create a drainage problem. **The proposed rooftop appurtenances will not affect drainage on the site. The redevelopment of the property will provide an on-site drainage system (where today there is none) as described in the Site Development Application. The redevelopment of the site will be required to meet all stormwater management standards.**

(h) Whether the proposed use would seriously reduce the flows of light and air to adjacent areas. **The proposed rooftop appurtenances will not seriously reduce the flows of light and air to adjacent areas. All setbacks required by the Zoning Code are met or exceeded. All elevator mechanical equipment and appurtenances will be screened from view and are set back from the edges of the roof. All setbacks required by the Zoning Code are met or exceeded in the redevelopment of the property.**

(i) Whether the proposed use would adversely affect property values in the adjacent area. **The proposed rooftop appurtenances will not adversely affect property values in the area. The redevelopment of the property as an 8-unit residential condominium will also not**

adversely affect property values in the area but, rather, is likely to enhance property values.

(j) Whether the proposed use would be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. **The proposed rooftop appurtenances will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will not impact or be a deterrent to the improvement or development of adjacent property. Redevelopment of the property with the residential neighborhood will also not be a deterrent to the improvement or development of adjacent properties.**

(k) Whether the proposed use would be out of scale with the needs of the neighborhood or the Town. **The proposed rooftop appurtenances will be screened and set back from the roof edges so as not to be seen from adjacent properties and streets at grade level and will be commensurate with the scale of the built condition of the Town and neighborhood.**

Attached please find, initially, 3 copies of each Application and two checks, each in the amount of $1,000.00 for the Application filing fees. Allen, if upon receipt you have any questions or require additional information, please do not hesitate to contact me. Thank you very much for your assistance.

Sincerely,

Bruce E. Franklin, President
Land Resource Strategies, LLC

Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW

Application must be completed in its entirety, and owner's signature notarized.

APPLICANT IS REQUIRED TO INITIALLY SUBMIT FIVE (5) INDIVIDUAL, COLLATED SETS OF THIS APPLICATION, SUPPORTING PLANS AND DOCUMENTS ALONG WITH ONE (1) DIGITAL COPY OF ALL MATERIALS FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING. ONCE APPLICATION DEEMED COMPLETE, ADDITIONAL COPIES WILL BE REQUESTED.

SITE DEVELOPMENT PLAN REVIEW APPLICATION FEE: (Deposit due at time of submission)

Non-Commercial Site Plan- $1,000 deposit
Commercial Site Plan- $3,000 deposit

IF PAYING BY CREDIT CARD, PLEASE COMPLETE A CREDIT CARD AUTHORIZATION FORM

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be refunded the unused portion of the deposit.

Date Filed: _____ New Site Plan [X] Revised Site Plan [ ]

Name of Development: Porto Longboat Key Residences

Site Address: 5630 Gulf of Mexico Drive

PROPERTY OWNER

Name: Wojciech Zukiewicz

Company/Firm: WB Longboat Residences, LLC

Phone: 586-8906 Fax: _____

Email: katerina@111goldengate point.com

Mailing Address: 1819 Main Street, Suite 107,

City: Sarasota

State: FL Zip: 34236

APPLICANT/AGENT

Name: Bruce Franklin

Company/Firm: Land Resource Strategies, LLC

Phone: 955-4800 Fax: _____

Email: bfranklin@srqplanning.com

Mailing Address: 1555 Fruitville Rd.

City: Sarasota State: FL Zip: 34236

Parking Spaces Required: 14 **Parking Spaces Indicated: 23**

Please check all that apply:

Attached hereto are the necessary approvals of the federal, state, county and regional agencies.

Yes ☐ No X

Proposed site plan complies with the Comprehensive Plan and Zoning Code. Yes X No ☐

(Provide an attached narrative explaining how, and include the relevant Comprehensive Plan Goals, Objectives and Policies.)

Proposed site plan complies with the Subdivision Ordinance and Town Code. Yes X No ☐

(Provide an attached narrative demonstrating compliance with 158.028, and .030, include .036 where applicable. Also include how the plan is consistent with 158.031, Findings of Fact)

Date of Development Review Committee Meeting: 1/20/22

BONDS REQUIRED: Please contact the Planning, Zoning & Building Department to determine whether your project will require a Site Restoration Bond, and the Public Works Department to determine if you will require a Performance Bond.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing the subject type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

Applicant's Signature: _____ **Date:** 5/3/22
(if applicant is not the property owner, a property owner affidavit will be required)

NOTARIZATION OF SIGNATURE

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence ☐ or online notarization ☐,

this 26 day of April 2022 By Bruce E. Franklin

Signature of Notary Public _____

DORIS V. LEE
Notary Public - State of Florida
Commission # HH 077525
My Comm. Expires Apr 30, 2025
Bonded through National Notary Assn.

Printed/Stamped Name of Notary Public _____

Personally known X ☒ OR produced identification ☐ Type of ID _____

ENGINEER/SURVEYOR

Name: Bobbi Claybrooke

Company/Firm: AM Engineering, LLC

Phone: 377-9187 Fax: Email: bfranklin@srqplanning.com

Mailing Address: 8340 Consumer Court

City: Sarasota

State: FL Zip: 34240

ARCHITECT

Name: Mark Sultana

Company/Firm: DSDG Architects

Phone: 955-5645 Fax: Email: marks@dsdginc.com

Mailing Address: 1348 Fruitville Rd.

City: Sarasota

State: FL Zip: 34236

EXISTING SITE INFORMATION:

Zoning District: C-1/R-4SF Square Footage of Site: 91,171.08 SF Lot Coverage: 0 SF

Total Units: 0 Proposed Density: 0

Percentage Non-Open Space: N/A Max Density Allowed:1 unit on existing R-4SF parcel

PROPOSED SITE INFORMATION:

Zoning District: R-4MX Square Footage of Site: 91,171.08 SF Lot Coverage: 22,010 SF

Total Units: 8 Proposed Density: 4 DU/AC

Percentage Non-Open Space: 45% Max Density Allowed: 4 DU/AC

Proposed Development for Existing and New Buildings

Building A: Existing New X Building Use: Residential Condominium

Square Feet: 67,500SF Height 35 '(not including Special Exception) Number of Floors 3 First Floor Elevation

Building B: Existing ☐New ☐ Building Use

Square Feet Height Number of Floors First Floor Elevation

Building C: Existing ☐New ☐ Building Use

Square Feet Height Number of Floors First Floor Elevation

Building D: Existing ☐New ☐ Building Use

Square Feet Height Number of Floors First Floor Elevation

Building E: Existing ☐New ☐ Building Use

Square Feet Height Number of Floors First Floor Elevation

Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

APPLICATION FOR SPECIAL EXCEPTION

Application must be completed in its entirety, and owner's signature notarized.

APPLICANT IS REQUIRED TO INITIALLY SUBMIT FIVE (5) INDIVIDUAL, COLLATED SETS OF THIS APPLICATION, SUPPORTING PLANS AND DOCUMENTS ALONG WITH ONE (1) DIGITAL COPY OF ALL MATERIALS FOR REVIEW. AT THE COMPLETION OF YOUR REVIEW, ADDITIONAL SETS WILL BE REQUESTED FOR DISTRIBUTION TO THE PLANNING & ZONING BOARD.

SPECIAL EXCEPTION APPLICATION FEE: $1,000.00 deposit

(Application fee of $450.00 will be deducted from deposit)

IF PAYING BY CREDIT CARD, PLEASE COMPLETE A CREDIT CARD AUTHORIZATION FORM

At the conclusion of your plan review by the Town, you will be billed for additional staff time, Town Attorney cost, cost of advertising, and any other miscellaneous costs incurred with the processing of your application(s). Costs will be deducted *from initial deposit. If costs exceed the initial deposit, you will be billed for the remaining costs incurred; or you will be* refunded the unused portion of the deposit.

OFFICE USE ONLY:

Date Filed: _____ Receipt No. _____ Petition# _____

Name of Development: Porto Longboat Residences

Site Address: 5630 Gulf of Mexico Drive

PROPERTY OWNER

Name: *Wojciech Zukiewicz*

Company/Firm: WB Longboat Key Residences, LLC

Phone: 586-8906 Cell #: _____ Email: _____

Mailing Address: 1819 Main Street, Suite 107

City: Sarasota State: FL Zip: 34236

APPLICANT/AGENT

Name: Bruce E. Franklin

Company/Firm: Land Resource Strategies, LLC

Phone: 955-4800 Cell #: 724-0123 Email: bfranklin@srqplanning.com

Mailing Address: 1555 Fruitvile Road

City: Sarasota State: FL Zip: 34236

SPECIAL EXCEPTION REQUEST:

Request a Special Exception from Town Code Section (s) 158.066 (B) and 158.098(C)(2)

of the Town of Longboat Key Zoning Ordinance to permit two elevator over-runs to exceed the maximum building permitted

The legal description is as follows: Lot(s) _____ Block _____

Subdivision or Plat: _____

Or Refer to Survey/Legal Description, attached
(if otherwise legally described)

Present Use: Vacant

Present structures (type) and improvements upon the land None

The proposed use will be: 8 unit Multifamily Residential Condominium, 3 stories over parking

If this Special Exception is granted, the effect will be to: Permit two elevator over-run enclosures to exceed the maximum permitted height of the building

Has any previous application, or appeal, been filed within the last year in connection with these premises?

Yes ☐ No ☑

If so, briefly state the nature of the application or appeal: _____

What is the applicant's interest in the premises affect? (Owner, agent, lessee, etc.) Agent (

SIGNATURE OF PROPERTY OWNER(S)/AGENT

(I) (WE) understand that this document becomes a part of the permanent records of the Town of Longboat Key Zoning Board of Adjustment. (I) (WE) hereby certify that the above statements and the statements or showings made in any paper or plans submitted herein are true to the best of (my) (our) knowledge and belief.

Signature of Owner _____

Printed/Typed Name of Owner ~~Wojiech~~ Wojciech Zukiewicz

In addition to Owner's signature, please complete this section if the owner designates an agent to act on their behalf in regard to this application.

Signature of Agent _____

Printed/Typed Name of Agent Bruce E. Franklin

Company/Firm: Land Resource Strategies, LLC

Phone: 955-4800 Fax: _____ Email: bfranklin@srqplanning.com

Mailing Address: 1555 Fruitville Road

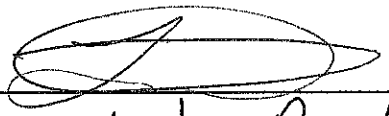
City: Sarasota State: FL Zip: 34236

NOTARIZATION OF OWNER'S SIGNATURE

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐, this 22th day of April 20 22 By Wojciech Zukiewicz

Signature of Notary Public 

Printed/Stamped Name of Notary Public Leudys Paredes

Personally known ☐ OR produced identification ☒ Type of ID Polish Passport



Leudys Paredes
State of Florida
My Commission Expires 10/20/2024
Commission No. HH 43993

DSDG, LLC.

Architecture
Planning
Interior Design
Construction Management

AA0003661

ARCHITECTS

May 4, 2022

PORTO LONGBOAT KEY RESIDENCES

Project Owner:
WB Longboat Key Residences, LLC

Project Address:
5630 Gulf of Mexico Drive
Longboat Key, Florida 34228

Project Description / Narrative:
The project located at the address above is comprised of (8) eight high end multifamily condominium units. The units are all similar in floor plan with a total of 4 bedrooms, 4 1/2 bathrooms. The units will all have large wraparound balconies for outdoor living and an additional area located on the third floor which is comprised of a bonus room and roof deck. All units will have between three and four car enclosed garages plus guest parking spaces all located on the ground floor. The square feet of the units range from 3,630 square feet to 4,000 square feet of air-conditioned area plus 2,200 square feet to 2,350 square feet of outdoor balcony.
The building design it is composed of three stories of living space over building lobby, garage and storage. The building exterior design is a warm modern vernacular utilizing indoor and outdoor spaces interconnected with large glass operable and fixed windows and sliding glass doors.
In addition to the main building the project will also have a pool and pool deck, separate fitness room building, pickleball court and lush landscaping.
This property includes a lot along Tarawitt Drive, a new seawall is proposed to be built on the landward side of this lot. The area inside the new seawall will be excavated to create boat docks for eight boats. The existing seawall along this area will be removed to provide access for the eight boats to Sarasota Bay.

PARCEL INFORMATION	ZONING AND DENSITY
PARCEL ID: 7938400059 91,161 SQUARE FEET, OR 2.093 ACRES±	ZONING: LBK_R-4MX FLOOD ZONE: AE
ALLOWABLE DENSITY: (4) UNITS / ACRE	PROPOSED DENSITY: (8) DWELLING UNITS / 2.093 ACRE±
ALLOWABLE BUILDING COVERAGE MAXIMUM: 30% OF 91,170 SF = 27,348 SF	PROPOSED BUILDING COVERAGE: 22,010 SF (equal to 24%, 6% less than maximum allowable)
MINIMUM OPEN SPACE REQUIRED: 50% OF 91,170SF = 45,585 SF	PROPOSED OPEN SPACE: 47,471 SF (equal to 52%, 2% higher than minimum requirements) IMPERVIOUS COVERAGE: 43,690 SF (equal to 48%, 2% less than maximum allowable)
REQUIRED SETBACKS: STREET: 40'-0" SIDE: 35'-0" TOTAL, 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"	PROPOSED SETBACKS: STREET: 40'-0" SIDE: 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"
SECTIONS 158.100(I)(2)(A):	*A MAXIMUM OF 30 PERCENT OF A REQUIRED OR NONREQUIRED STREET YARD MAY BE USED FOR OFF-STREET PARKING*
	PARKING AREA WITHIN THE STREET SETBACKS (3,240 SF) / STREET SETBACK TOTAL AREA 48,310 SF) = 7%

BUILDING HEIGHT + SPECIAL EXCEPTIONS

MAXIMUM BUILDING HEIGHT: 35'-0" ALLOWABLE
MAXIMUM BUILDING HEIGHT: 35'-0" PROPOSED, EXCLUDING ELEVATOR SHAFT AS NOTED IN SPECIAL EXCEPTION USE #3:

SPECIAL EXCEPTION: SECTIONS 158.098(C)(2)(A) THROUGH (B):
FOR STRUCTURES OTHER THAN SINGLE-FAMILY, ENCLOSED ELEVATOR SHAFTS AND VESTIBULES, ENCLOSED STAIRWELLS AND LANDINGS, AND ENCLOSED MECHANICAL EQUIPMENT AREAS MAY BE ALLOWED BY SPECIAL EXCEPTION BY THE PLANNING AND ZONING BOARD AND SHALL CUMULATIVELY NOT EXCEED 15% OF THE ROOF AREA AS MEASURED FROM A HORIZONTAL PLANE AND SHALL NOT EXCEED THE HEIGHT REGULATIONS BY MORE THAN 10'-0" FEET OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

NOTE: THE PROPOSED ELEVATOR OVERRUN IS ONLY 1.5% OF THE ROOF AREA, LESS THAN 13.5% OF THE MAXIMUM ALLOWABLE UNDER THIS SPECIAL EXCEPTION, AND ONLY (6'-0) ABOVE ALLOWABLE BUILDING HEIGHT, WHICH IS 4'-0" LESS THAN THE MAXIMUM ALLOWABLE.

OFF-STREET PARKING REQUIREMENTS MULTI-FAMILY DWELLINGS

OFF-STREET PARKING SPACES REQUIRED:
(1.5) PER DWELLING UNIT PLUS (1) PER EACH (5) UNITS OR PORTION THEREOF = (1.5) X (8) DWELLING UNITS ÷ (1) PER EACH (5) UNITS = (14) REQUIRED

OFF-STREET PARKING SPACES PROVIDED:
(12) GUEST OFF-STREET PARKING SPACES PROVIDED + (2) ACCESSIBLE SPACES = (14) TOTAL PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED:
TOTAL PARKING IN LOT UP TO 25: (2) ACCESSIBLE SPACES REQUIRED, (1) MUST BE VAN DESIGNATED WITH (5'-0" WIDE AISLE)

ACCESSIBLE PARKING SPACES:
(2) REQUIRED, WITH A MINIMUM OF (1) VAN ACCESSIBLE, (2) VAN ACCESSIBLE PROVIDED

RESIDENCE PARKING SPACES:
(1.5) x (8) DWELLING UNITS= (12) STANDARD SPACES REQUIRED, (24) PROVIDED

TOTAL PARKING SPACES:
(24) RESIDENCE SPACES + (2) VAN ACCESSIBLE SPACES + (12) OFF-STREET SPACES = (38) TOTAL PROVIDED

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

AA 0003661
1348 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34236
TEL (941) 955-5645
www.dsdginc.com

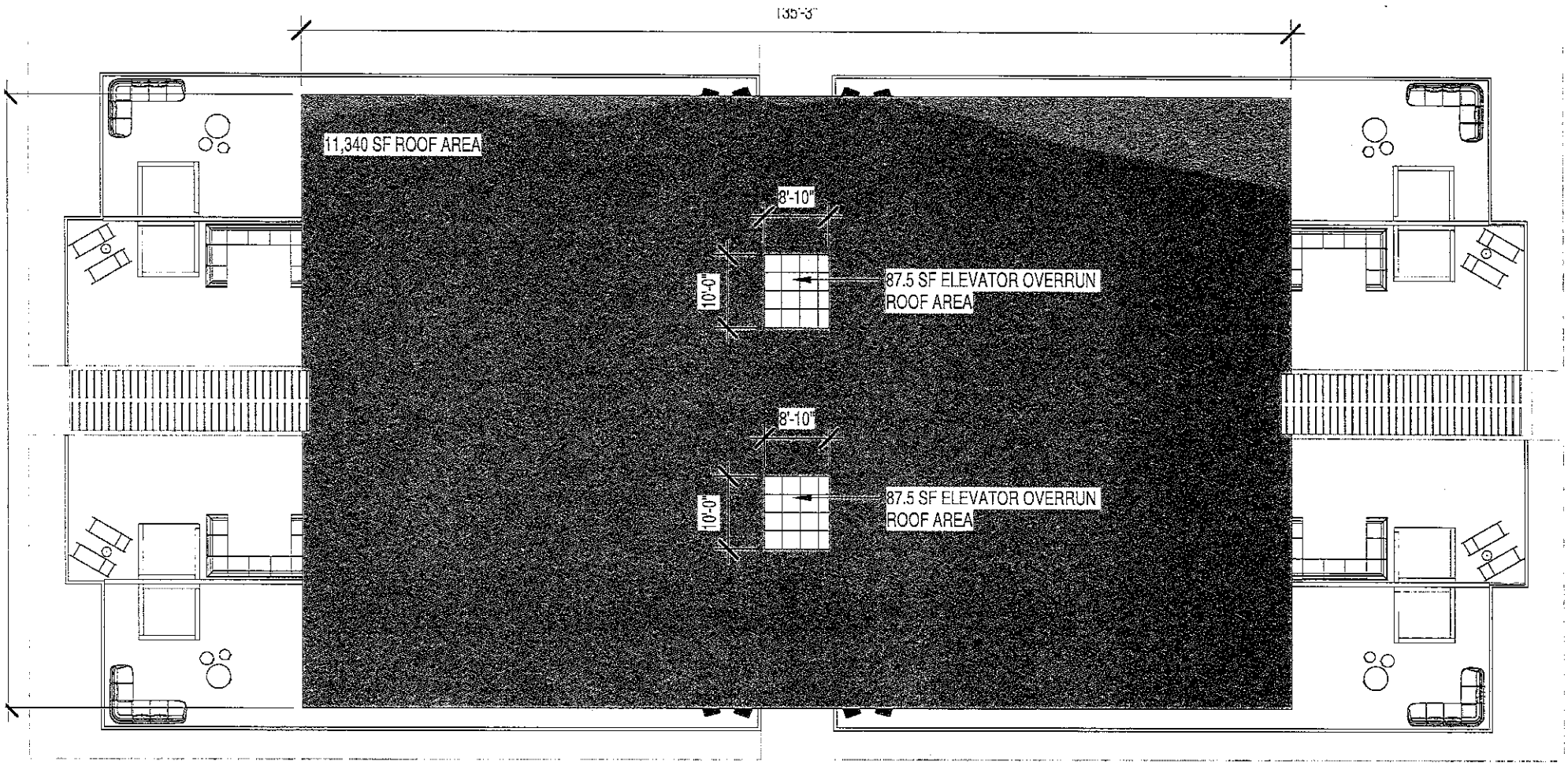
PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

WB FINANCE

© 2022 DSDG ARCHITECTS
DO NOT SCALE DRAWING

SHEET NAME: ZONING DATA
SHEET NUMBER: ARCHITECTURAL EXHIBIT C
DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536



1 ELEVATOR OVERRUN PERCENTAGE OF ROOF COVERAGE
1" = 20'-0"

ROOF COVERAGE LEGEND		
ROOF COVERAGE		11,340 SF
ELEVATOR OVERRUN		175 SF
OVERRUN PERCENTAGE ROOF COVERAGE		
TOTAL ROOF / OVERRUN		1.5 %

DSDG ARCHITECTS
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PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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1348 FRUITVILLE ROAD; SUITE 204
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TEL (941) 955-6845
www.dsdginc.com

PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

WB FINANCE

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DO NOT SCALE DRAWING

SHEET NAME: ELEVATOR COVERAGE
SHEET NUMBER: ARCHITECTURAL EXHIBIT M
DATE: 07-06-2022

Mark E. Sultana, AIA
AR 94536



1 VIEW FROM CORNER OF JUNGLE QUEEN WAY AND GULF OF MEXICO DRIVE
3" = 1'-0"

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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1348 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34236
TEL (941) 955-5645
www.dsdginc.com

PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

WB FINANCE

© 2022 DSDG ARCHITECTS

DO NOT SCALE DRAWING

SHEET NAME: ELEVATOR OVERRUN SITE LINES
SHEET NUMBER: ARCHITECTURAL EXHIBIT P
DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536



1 VIEW FROM CORNER OF TARAWITT DRIVE AND GULF OF MEXICO DRIVE
3" = 1'-0"

DSDG

DSDG ARCHITECTS
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INTERIOR DESIGN
CONSTRUCTION MANAGEMENT

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1348 FRUITVILLE ROAD; SUITE 204
SARASOTA, FLORIDA 34236
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www.dsdginc.com

PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

WB FINANCE

© 2022 DSDG ARCHITECTS

DO NOT SCALE DRAWING

SHEET NAME: ELEVATOR OVERRUN SITE LINES

SHEET NUMBER: ARCHITECTURAL EXHIBIT N

DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536

DSDG, LLC.

Architecture
Planning
Interior Design
Construction Management

AA0003661

April 26, 2022

Find below our response to compliance with the LBK - Performance standards for Site Development Plans. Section 158.030

The following standards shall be used by the Town in reviewing any site or development plan:

(A) *Site location and character of use.* The Comprehensive Plan together with the Zoning Code, including size and dimension regulations, general provisions, performance standards, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards, and building setbacks, shall collectively be the principal guides in determining the suitability of the location and design of the proposed use. If the proposed use is a community residential home for seven to 14 residents, then it shall also be reviewed in accordance with applicable law.

- **The proposed project is eight residential units in a multifamily structure. Four units on each of two levels, over parking. The third level is comprised of eight amenity spaces (den/office, wet bar/lounge, entertainment area, etc), one assigned to each residential unit, and is designed to take advantage of the view of the Gulf and Bay with indoor and outdoor space. The building, as designed, meets the comprehensive plan and zoning code requirements. The setbacks are 40' on all 3 streets, 20' setback on the canal (actual setback is over 70 feet), and 25' rear setback on the Northeast portion of the property (which will be in open space). The site will be heavily landscaped and is under the allowable Building coverage of only 24% (6% less than permitted) and only 48% impervious coverage (2% less than permitted).**
- **The project's exterior is designed in the Sarasota School of Modern Architecture style. The exterior finishes are designed to be low maintenance, hurricane rated, and long-lasting. The modern yet warm exterior façade uses an Architectural pallet of Stucco, Glass, and Wood to gain this effect. Large exterior balconies span all four corners of the building. The scale of the building is in keeping with the surrounding structures and meets the maximum height allowable by code. The building design is consistent with the architectural character and quality of theTown.**

(B) *Appearance of site and structures.* The appearance of the site and structures shall be coordinated for the purpose of creating a pleasing and harmonious overall effect. The choice of building materials, plant materials, lighting, and other building and site improvements shall be commensurate with the objectives of the subject use without generating an adverse visual impact on surrounding properties or transportation corridors. Architectural style or design is not restricted. Evaluation of the appearance of a project shall be based on the quality of its overall design and relationship to the impacted area considering the following factors:

The site and structures are designed with an elegant high-end appearance. The site and landscaping are in keeping with Florida-friendly plantings and trees consistent with the architectural character of the Town.

(1) *Exterior appearance.* The exterior of buildings and structures, including mass, façade, and materials, shall be in harmony with the site and the impacted area. Awnings or ornamental features shall be designed in a manner harmonious with the building design and shall be of appropriate scale, shape, and pattern in order to reinforce good design principles. Similarly, awnings or ornamental features shall not use incompatible or extraordinary scale, shapes, color schemes, patterns, or other extraordinary features for purposes of attracting attention. Except for buildings listed on the Florida Master Site File or the National Register of Historic Buildings, i.e., historic buildings, the appearance of buildings and structures shall be disapproved under this Section in extreme cases only and reasonable doubt shall be resolved in favor of the Applicant. Exterior alterations to historic buildings may be denied by the building division if not in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

The project's exterior is designed in the Sarasota School of Modern Architecture style. The exterior finishes are designed to be low maintenance, hurricane rated, and long-lasting. The modern yet warm exterior façade uses an Architectural pallet of Stucco, Glass, and Wood to gain this effect. Large exterior balconies span all four corners of the building. The scale of the building is in keeping with the surrounding structures and meets the maximum height allowable by code.

The project is not a historical project.

(2)*Design and arrangement of buildings.*

(a) Adequate provision shall be made for light, air, access, and privacy in the arrangement of the buildings to each other. Each living space shall have sufficient exterior exposures. Adequate laundry facilities, including space and connections for washing machines and clothes dryers, shall be available for multifamily dwellings on the premises.

All units have a corner configuration with large balconies and access to a roof deck and space. The units have large sliding glass doors that open the inside to the outdoor balconies. All units have in-unit laundry facilities.

(b) All buildings in the layout and design shall be an integral part of the development and have convenient access to and from adjacent uses.

The site plan provides for easy access to and from adjacent uses and local streets. Two commercial elevators and two staircases provide access from all levels to the ground floor. Access to the amenities for the project including, the pool, fitness room, recreation area, landscape areas, and docks are all linked with wide sidewalks and pathways. Driveway curb cuts on both side-abutting streets provide for convenient vehicular access to the site.

(c) Individual buildings shall be related to each other in design, masses, materials, placement, and connections to provide a visually and physically integrated development.

The project building design is consistent with the Sarasota School of Modern Architecture style and use the same building pallet of materials. The main residential building and the amenity/gym buildingare complimentary in design and materials.

(d) Treatment of the sides and rear of all buildings within the development shall be comparable in amenity and appearance to the treatment given to street frontage of these same buildings.

This site has 3 street frontages and a canal frontage, so all four facades of the building are similar and have integrated designs.

(e) The design of buildings and the parking facilities shall take advantage of the natural features and topography of the project site.

The design has taken advantage of the natural features and topography. The residence parking is located on the first level, under the building, and hidden from the street. The parking is screened using both stucco walls and louvers to screen the appearance of a parking garage. The guest parking is located adjacent to the entry to the building and screened using landscaping.

(f) All building walls shall be so oriented as to ensure adequate light and air exposures to the room within.

The building walls are mostly glass and will allow for substantial light and air exposure.

(g) All buildings shall be arranged to avoid undue exposure to concentrated loading or parking facilities wherever possible and shall be so oriented as to preserve visual and audible privacy between adjacent buildings.

All living space is elevated on the second level to provide for visual and audible privacy from the adjacent streets amenity building and guest parking area. The building is separated from adjacent buildings by more than 100'.

(h) All buildings shall be arranged to be accessible to emergency vehicles.

Accessibility for emergency vehicles is provided on two sides of the building. The Tarawitt Drive will be widened to provide access for emergency vehicles. The project will also have a T-Turn stabilization zone designed to accommodate emergency vehicles' turn around.

(3) *Screening of mechanical equipment.* Mechanical equipment or other utility hardware shall be harmonious with the building and shall be screened from the public way as well as from the view of tenants within adjacent buildings by use of either landscaping or architectural features or a combination of both. Mechanical equipment and utilities in or adjacent to residential areas shall be designed in a manner that minimizes nuisance impacts, such as noise and odor, and shall be landscaped and screened in order to minimize adverse visual impacts and enhance their general appearance, and preserve the stability and integrity of adjacent residential areas.

All mechanical units are screened to the exterior and elevated above the design flood elevation. The use of decorative aluminum louvers is used to provide the screening.

(4) *Maintenance of activities within an enclosed building.* All businesses or services should be conducted within completely enclosed buildings in all zoning districts, except as provided for in the Town Code of Ordinances.

No business is conducted, this is a residential building.

(5) *Exterior lighting.* Exterior lighting shall be so arranged as to shield or deflect the light from adjoining properties, public streets, and the Gulf of Mexico, pursuant to **Chapter 100** of the Town Code, Marine Turtle Protection, as may be amended.

All exterior lighting will meet the requirements described above.

(C) *Parking, internal circulation, and access to public or private streets.* Driveways and areas for parking and internal circulation of vehicles shall be located, designed, and controlled so as to provide for safe and convenient circulation within the site and safe and convenient access from adjoining streets. Parking requirements of the Zoning Code shall be applied for calculating required off-street parking. Among factors to be considered shall be the number and location of access drives from adjacent streets, the location, and width of driveways and access aisles to parking spaces, the arrangement of parking areas, and means of access to buildings for firefighting apparatus and other emergency vehicles. All nonresidential and residential development and uses except for single-family homes shall be required to provide adequate off-street parking and facilities for on-site backup and turnaround movements. Parking areas and driveways shall be clearly identified and separated from principal pedestrian routes and recreation areas by curbs, pavement markings, planting areas, fences, or similar features designed to promote pedestrian safety.

The project parking and driveways meet all requirements of this section and provide above code-minimum parking. All driveways are accessed from the North and South public side streets. The project is providing 24 parking spaces, (Code requires 12) providing double the required parking spaces required by code. The driveways meet code requirements and provide easy access to both Jungle Queen Way and Tarawitt Drive.

(D) *Traffic impacts.* A traffic impact analysis shall be required, except for voluntary reconstruction that does not generate a net increase in traffic, pursuant to standards, procedures, and criteria defined herein for future land use plan map amendments, Outline Development Plans including amendments thereto and Zoning Map

Amendments when the change will increase the total number of trips generated for any of the above application types. If specific land use is not known at the time of a future land use plan map amendment, Outline Development Plan application, or Zoning Map Amendment the highest trip generation rate of all the permitted uses shall be used in the calculation. A traffic impact analysis shall also be required for all major and minor development except as provided herein, pursuant to standards, procedures, and criteria defined herein. The traffic impact analysis shall be reviewed by a qualified Florida registered engineer employed by the Town at the Applicant's expense. The traffic impact analysis is designed to achieve objectives stipulated in the traffic circulation element of the Comprehensive Plan.

A traffic impact analysis is included in the companion Applications for Comprehensive Plan Amendment and Zoning Map Amendment. Traffic impacts are shown to be less than would generated with development of the property under the existing C-1 Zoning.

(1) *Applicability.* A transportation impact analysis shall be required for the following:

(a) A proposed development or redevelopment that generates more than 100 net new trips per day. Such development shall maintain a level of service C for peak season, peak hour for local and collector roads, and level of service E for peak season, peak hour conditions along Gulf of Mexico Drive. All intersections on Gulf of Mexico Drive within the Town will operate at the level of service E or better in the peak season peak hour. All other intersections within the Town will operate at the level of service D or better in the peak season peak hour. The peak season adjustment factor will be determined annually through coordination with the FDOT, District 1 Office. The trip generation rate shall be based on the most recent edition of the "Institute of Transportation Engineers Trip Generation Manual" unless a qualified traffic engineer demonstrates that unique development characteristics will result in substantially different rates.

(b) A proposed development of a theater, auditorium, civic center, hotel ballroom, or another place of public assembly of either 7,650 square feet or larger or designed to accommodate more than 425 people.

(2) *Impact study areas.* The transportation impact study area shall include all arterial and collector streets within one-half mile of the site entrance or shall include the nearest arterial roads that will be impacted by the development. For developments that generate between 250 and 1,000 trips during the peak hour or over 1,000 trips during the peak hour, the study area shall be one and three miles respectively. Estimates of peak hour trip generation shall be determined by the Town's, Florida registered engineer. Peak hour traffic impact shall be assessed, with and without the development, for all collector and arterial road segments and their respective intersections with other collector and arterial roadways within the designated service area. If additional traffic counts are warranted, they shall be undertaken at the direction of the Town's, Florida registered engineer at the Applicant's expense.

(3) *Contents.* The transportation impact analysis report shall contain the following:

(a) A detailed description of the collector and arterial road network within the impact study area, including existing and proposed roadway widths and right-of-way widths; existing and proposed traffic signals and traffic-control devices; existing and proposed ingress and egress locations, including existing or proposed acceleration or deceleration lanes or turning lane improvements.

(b) A detailed description of the existing and proposed land uses within the impacted study area.

(c) A detailed level of service C condition analysis of all local and collector roads and a detailed service level E condition analysis of arterial roadways and intersections within the study area based on procedures outlined in the most recent edition of the Transportation Research Board's Highway Capacity Manual.

(d) A description of all the existing collector and arterial roadways and intersections that are at or below the service level C condition (service levels C, D, E, or F).

(e) A detailed analysis of traffic impact of the development, including trip generations (peak season peak hour), internal and external trips, trip absorptions, and trip distributions over all collector and arterial roads within the study area. All methodology and assumptions must be clearly stated. The analysis shall utilize the most recent local transportation data available.

(f) A detailed cumulative transportation impact of the existing traffic conditions, including traffic from the development, normal increases in traffic, and increases from allocation of road capacity to already approved projects. This analysis must identify projected peak season peak hour volumes for all the local, collector, and arterial roads and must describe all the roadways and intersections that will be at or below the adopted level of service.

(4) *Traffic study and traffic data inventory and file.* The Town Planning and Zoning Official shall keep a file on all traffic studies including the future capacity allocated for each project. In determining the projected demand in Subsection (E)(3)(f) above, the impact analysis shall include all trips already allocated in previous development proposals. Should a project's development plan expire pursuant to other provisions of this Chapter, the allocated capacity of each affected facility shall become reassigned coincident with the expiration of the development plan. The Town shall provide information when available and where appropriate data already exists in order to prevent duplication of efforts and unnecessary costs.

A traffic impact analysis is included in the companion Applications for Comprehensive Plan Amendment and Zoning Map Amendment.

(5) *Improvements to roadways or traffic-control devices.* Transportation improvements such as intersection improvements; additional turning, acceleration, or deceleration lanes; modified land delineations; new or improved traffic-control devices; or other such improvements may be required in order to maintain the required level of service. In such case, the Applicant for a development permit may be required to fund and/or install the necessary improvements or provide a legal assurance, such as a performance bond or other surety approved by the Town Attorney, prior to the receipt of a Building Permit. Where the traffic impact does not generate traffic volume that substantiates the total improvement needs, the Planning and Zoning Board shall determine equitable participation in the required improvement. The participation by the Applicant may, at the discretion of the Planning and Zoning Board, consist of a pro-rata dollar share of improvement costs.

Tarawitt Drive will be widened as part of the project. Per the request of the Building, Planning and Zoning Department, a "T" turn has been provided as part of our site plan. No other improvements have been requested.

(E) *Open Space and landscape.* Open space for the purpose of calculating residential, nonresidential, and mixed-use open space requirements of this Subsection shall be defined as those areas not defined as impermeable surfaces as provided for in **Section 158.144.** The calculation of open space coverage shall be verified by a licensed design professional. Active recreation areas may be counted as open spaces as provided for in **Section 158.144**. Parking lots and driveways, whether paved or unpaved, shall not be included as open spaces. Swimming pools shall not count as open space. Other active recreation areas which are not defined as impermeable surfaces as provided for in **Section 158.144** and not covered by an impermeable structure shall be included as open space.

The site design provides in excess of the minimum Open Space (50% required/52% provided) and lush landscaping.

(1) *Residential Open Space requirement.* All residential development shall preserve a minimum of 50 percent of the gross land areas as open space. Of the required 50 percent open space only a maximum of 60 percent of the total required open space acreage may be comprised of a golf course. The intent is to maximize usable active and passive open space and recreation areas and to require good principles of urban design, including walkway systems that provide access to unique open spaces, courtyards, sitting areas, and other usable areas near the principal residential structures. Wetlands and landlocked water bodies may be used in calculating open space if a minimum of 40 percent of the upland property is comprised of open space.

The site design provides for the minimum Open Space (50% required/52% provided) and lush landscaping. No wetlands or water bodies have been used in this calculation.

(2) *Nonresidential open space requirement.* All tourist accommodations including motels, hotels, and tourist resort facilities, shall provide a minimum of 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property are comprised of open space. Other forms of a nonresidential development shall provide a minimum of 20 percent open space. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 15 percent of the upland property are comprised of open space.

This project is residential with no commercial space.

(3) *Mixed-use Open Space requirement.* Where residential and nonresidential development is permitted pursuant to this Chapter, the development shall provide a minimum of 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space, as long as a minimum of 50 percent of the upland property is comprised of open space.

This project is residential with no commercial space.

(4) *Use of Open Space.* Open space and spaces between buildings required by this Chapter shall be located and improved so as to reasonably serve the purposes for which the requirements are intended. These purposes include provisions of adequate light and air, the appropriate separation between buildings and uses, enhancement of privacy, sufficient area for recreation and leisure pursuits (in residential areas), and facilitating surface water drainage.

The pool/deck area separates the residential building (3-story) and the amenity/gym building one story) providing substantial light, air and separation.

(5) *Preserve natural landscape, native vegetation, and significant wildlife species and their habitats.* Any development proposal that threatens mortality to rare, endangered, or threatened wildlife, marine life, plant life, or species of special concern, or alters the natural processes of wetlands will not be approved by the Town. The

natural landscape of the site shall be preserved as much as possible for purposes of enhancing the general appearance of the site as well as preventing excessive stormwater runoff, erosion, siltation, and dust. Sand dunes and natural landscape barriers fronting the Gulf of Mexico shall be preserved, enhanced, and restored to the greatest extent possible through the land development process. In landscaping efforts, priority is given to removing nuisance exotics, maintaining native trees, and using vegetation that is dry season and wet season tolerant. Every effort shall be made to avoid the removal of native vegetation. Wherever such native vegetation has to be removed, however (i.e., having a diameter of four inches or more), the Applicant shall either replant or replace each tree on the site at the rate of at least two mature trees for every tree removed. All landscaping activities and work resulting from this condition shall be incorporated into a landscaping plan to be submitted to the Town. All landscaping work shall not only meet the conditions of this Development Order but also the provisions of the Town of Longboat Key Tree Ordinance.

Existing native landscaping will be preserved or relocated on site.

(a) Specimen or habitat of terrestrial species on the U.S. Fish and Wildlife Service (USFWS) lists, as amended, will not be adversely impacted by development unless appropriate mitigation is approved by the appropriate government agencies.

No specimen or habitat of terrestrial species has been found on this property.

(b) Specimen or habitat of bayside marine species on the appropriate lists shall not be altered by new dredging activity, while existing channels may be maintained only to their original dimension.

The excavation proposed at this time is of land (non-canal property), if dredging is required the appropriate permits will be acquired. No marine specimen or habitat will be altered.

(c) Specimens or habitats of Gulf side marine species on the USFWS lists may be affected by beach restoration efforts, but only after such efforts are assessed and adequate mitigation programs are instituted for the affected species.

This project is not gulf-side.

(d) For Gulf-front properties, a Dune Enhancement and Protection Plan are required. The Dune Enhancement and Protection Plan will include the following information: installation and/or maintenance of salt-tolerant plants, such as sea oats, dune grasses, and other diverse species; minimize breaks in the vegetated dune zone at beach access corridors; identify access corridors where dune walkovers shall be installed (where appropriate), and seek to connect to the adjacent vegetated dune zones to maintain alongshore vegetative connectivity of the dunes. Where appropriate, the Applicant will import beach-compatible sand to restore the elevation of the landward portion of the beach to re-establish the dunes prior to vegetative enhancement. The Plan will also acknowledge and discuss the requirement to acquire permits from the appropriate agencies for the implementation of the Plan (e.g., the FDEP Coastal Construction Control Line permit).

This project is not gulf-side.

(6) The open space area requirements of this Section may be reduced through the use of pervious or semi-pervious parking as specified under **Section 158.100**(O), Incentive For Pervious or Semi-Pervious Parking.

This is not needed for this project. Open space is provided in excess of the code-minimum .

(F) *Wetland development restrictions.* Site-specific investigations shall confirm the existence of wetland areas (see **Section 158.144)** based on on-site soil and vegetative analysis with the assistance of appropriate representatives of the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), the U.S. Soil Conservation Service, and the U.S. Army Corps of Engineers. No development activity shall be allowed in a wetland area unless "competent evidence" indicates that:

(1) Dominant vegetation is no longer comprised of wetland types.

(2) The water regime has been permanently altered artificially or naturally in a manner to preclude its associated watershed areas from functioning as wetlands and cannot function as part of the stormwater management system for the site. Applicants for Site Development Plan review shall have an opportunity to demonstrate that any wetland designations within the confines of their property no longer functions as wetlands, including its function as part of the stormwater management system, as defined above. The urban forester, the soil conservationist, as well as representatives of the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers, shall be made a part of the Site Development Plan review process to assist in identifying and delineating wetlands. The Applicant may request a Waiver of the provisions of this Section for docks or relatively small isolated marginal wetlands for which the developer shall provide viable compensatory preserve areas which mitigate against a loss of viable wetland systems. Subject to the provisions of this Section, no development shall be permitted in wetlands. However, where land is held under unity of title (common ownership) and such properties include both uplands and wetlands, density credit may be granted for wetland acreage with approval of the Planning and Zoning Board subject to provisions to be established in the Land Development Code. However, in calculating credit for density in wetland areas, landward of the mean high-water line, in no case shall density credits exceed half the gross density assigned to the wetland area pursuant to the Comprehensive Plan land use map. No credit for density shall be given for wetland areas seaward of the mean high-water line. Furthermore, the net residential density in the upland area shall not exceed 1.5 times the gross density assigned to the site.

No wetlands exist on-site.

(G) *Surface water management.* All stormwater runoff from development sites and construction sites shall meet applicable Southwest Florida Water Management District and Florida Department of Environmental Protection applicable stormwater and wastewater discharge requirements; and all development and construction applications shall be reviewed to assure adequate drainage, flood prevention, and protection of water quality. The owner of any site will be responsible for the on-site management of runoff in such a manner that post-development discharge rates will not exceed pre-development conditions and requirements. No stormwater should be discharged directly into Sarasota Bay or the Gulf of Mexico unless it has been detained on-site in accordance with local and state regulations and conveyed to the open water in an acceptable manner.

The site will be designed with an underground surface water management system designed to meet local, state, and federal stormwater management criteria. Surface runoff will be directed to on-site basins that will convey flow to the underground surface water management system. The outfall for this site is to Sarasota Bay. As such, water quality treatment will be provided and there are no attenuation requirements.

(1) *Flood control policies.* The flood control ordinance, surface water drainage, and flood control policies of the subdivision ordinance and other applicable rules and regulations of the Town of Longboat Key together with the flood management criteria and the Stormwater Treatment and Storage Regulations of the Southwest Florida Water Management District shall be used as a basis for reviewing surface water management plans. In case of conflict the more restrictive provision shall govern.

Acknowledged. No conflict exists.

(2) *Surface water management plans.* Surface water management plans shall be submitted by the Applicant as part of all Site Development Plan reviews and shall be approved pursuant to procedures included in the Town of Longboat Key's Land Development Code, prior to the issuance of a Building Permit for any construction, including construction incidental to a new or changed use or major expansion. The intent is that criteria within the Town's subdivision ordinance for managing surface waters shall also be applied in the review of development proposed for the Site Development Plan review. Furthermore, the intent is to assure to the greatest feasible extent that all future development occurs at an intensity that will not impede or adversely impact natural hydrologic systems. The intent is that new development, redevelopment, and expanded or changed uses to be planned, designed, and constructed to include design features necessary to achieve the following objectives: 1) prevent or restrict the construction of buildings in the most frequently flooded areas; 2) require the elevation or flood proofing of buildings in less frequently flooded areas; 3) restrict interference with the normal movement of floodwaters; and 4) restrict increases in the rate or volume of surface water discharge.

A stormwater pollution prevention plan (SWPPP) will be submitted with the plans as required for state permitting. This plan specifies measures to be taken during construction to control erosion and sediment discharge into the site stormwater management system as well as adjacent roadways and waterways. The SWPPP provides direction to the contractor on what measures are to be taken and where erosion control devices are to be installed.

(3) *Runoff from construction sites.* Construction activities shall implement proper erosion and sediment control practices at construction sites to minimize the number of pollutants entering the stormwater system.

The contractor will provide proper erosion and sediment control.

(4) *Domestic wastewater.* There shall be no connection to a storm system, or manmade or natural waterway from any domestic wastewater systems such as wastewater collection and transmission systems or septic tank systems. Prohibited connections may consist of piping connections, exfiltration, infiltration, seepage, leaks, or ditching.

The proposed building will connect directly to the Town's existing gravity collection system along Gulf of Mexico Drive. There will be no discharge of domestic wastewater to the stormwater water management system or any associated piping connections/conveyances.

(5) *Surface water management criteria.* The Town may waive this requirement for minor construction as shall be hereafter defined by the Town. Criteria for managing such Waiver procedures shall be established as a departmental operations policy and shall be adopted by resolution of the Town Commission. All publications incorporated in the Southwest Florida Water Management District (SWFWMD) criteria for review of surface water management shall be used in planning and reviewing surface water management within the Town of Longboat Key. New or updated criteria approved for use by the SWFWMD or by the Town may be used to review and adequately manage water quality and drainage system improvements. The owner of any facility which fails to comply with these criteria will be required to cease all discharges to the storm sewer system unless such discharges are in strict conformity with all federal, state, or Town permits or other local laws or regulations.

A stormwater pollution prevention plan (SWPPP) will be submitted with the plans as required for state permitting. This plan specifies measures to be taken during construction to control erosion and sediment discharge into the site stormwater management system as well as adjacent roadways and waterways. The SWPPP provides direction to the contractor on what measures are to be taken and where erosion control devices are to be installed.

(6) *Surface water management review coordination.* The Town shall coordinate the surface water management review process with the SWFWMD to prevent unnecessary duplication of effort. The Town may maintain more restrictive standards for review in order to adequately assess and manage surface water drainage within the Town limits.

Acknowledged.

(H) *Available potable water.*

The proposed building will connect directly to the towns existing polymer water connection system along Gulf of Mexico Drive.

(1) All new and existing development shall be required to connect to the Town's public water system except that development on islands geographically separated from the main island of the Town may be exempted from this requirement. Any water service systems improvements required by proposed development or redevelopment shall be designed to satisfy the performance standards of the state, county, and the Town of Longboat Key.

Acknowledged

(2) All new development that requires additional potable water in an amount in excess of 500 gallons per day shall enter into a Development Agreement with the Town to ensure that the additional potable water capacity required by the development is purchased from the Manatee County Water Utility, pursuant to the terms and conditions of the agreement between Manatee County and the Town of Longboat Key than in effect.

Acknowledged

(I) *Wastewater service.* All new and existing development shall be required to connect to the Town's central wastewater utility except that development on islands geographically separated from the main island of the Town may be exempted from this requirement. Any wastewater service systems shall be designed to satisfy the performance standards of the state, county, and Town of Longboat Key.

Acknowledged

(J) *Soil erosion and sedimentation control.*

(1) *Applicability.* In order to prevent both soil erosion and sedimentation, a soil erosion and sedimentation control plan shall be required as a part of an application for Site Development Plan review whenever a development will involve any clearing, grading, transporting, or another form of disturbing land by the movement of earth, including the mining of minerals, sand, and gravel, provided that any one of the following descriptions applies to said movement:

(a) Excavation, fill, or any combination thereof will exceed 250 cubic yards.

(b) Fill will exceed three feet in vertical depth at its deepest point as measured from the natural ground surface.

(c) Excavation will exceed four feet in vertical depth at its deepest point as measured from the natural ground surface.

(d) Excavation, fill, or any combination thereof will exceed an area of 5,000 square feet.

(e) Plant and tree cover is to be removed from an area exceeding 5,000 square feet on any parcel of land.

(f) Whenever any land located in a stream, stream channel, or body of water is disturbed, a soil erosion and sedimentation control plan shall be provided.

(2) *Erosion-control measures.* All best management practices necessary to minimize soil erosion and to control sedimentation in the disturbed land area shall be implemented. Soil erosion and sedimentation by wind and water shall be minimized by retaining or restoring vegetation during and after construction. Protection shall be provided for all disturbed areas: minimize velocities of water runoff, maximize protection of disturbed areas from stormwater runoff, and retain sedimentation within the development site as early as possible following disturbances. A list of major problem areas for erosion and sedimentation control follows. For each one, the purpose(s) of requiring control is described. Soil erosion and sedimentation control measures for all such areas shall be provided with a view toward achieving the specific purpose listed below for which a control plan is required:

(a) *Erodible slopes.* Prevent detachment and transportation of soil particles from slope.

(b) *Streams, streambeds, streambanks, bodies of water, lake shorelines.* Prevent detachment and transportation of soil particles.

(c) *Drainage ways.* Prevent detachment and transportation of soil particles (which would otherwise deposit in streams, bodies of water, or wetlands); promote deposit or sediment loads (traversing these areas) before these reach bodies of water.

(d) *Land adjacent to the gulf, bay, tributaries and wetlands.* Prevent detachment and transportation of soil particles.

(e) *Enclosed drainage structure.* Prevent sedimentation in structure, erosion at outfall of system, and deposit of sediment loads within system or beyond it.

(f) *Large flat surface areas (unpaved).* Prevent detachment of soil particles and their off-site transportation.

(g) *Impervious surfaces.* Prevent the detachment and transportation of soil (in response to an increase in the rate or volume of runoff of the site or its concentration caused by impervious surfaces).

(h) *Borrow and stockpile areas.* Divert runoff from face of slopes which are exposed in the excavation process; convey runoff in stabilized channels to stable disposal points; leave borrowed areas and stockpiles in stable condition.

(i) *Adjacent properties.* Prevent their erosion or being deposited with sediment.

The SWPP will address all these items.

(K) *Supplemental controls for multifamily residential and tourism uses.* In reviewing the proposed Site Development Plan for ten or more multifamily or tourism units, the Town shall be guided by the following controls. The supplemental control relating to the maximum length of buildings, as provided for in Subsection (3) of this Section, shall be taken as a mandatory requirement that cannot be waived by the Town Commission. The remaining controls in this Section shall be taken as mandatory requirements, except that the Town Commission may waive one or more of these requirements where it determines a hardship exists Notwithstanding any provision of this Section to the contrary, for properties located in a Planned Unit Development, the Town Commission may consider and grant a Departure, under the standards for a requested Departure as outlined in Subsection **158.036**(D), for one or more of the supplemental controls of this Subsection **158.030**(K), including Subsection (3) for the maximum length of buildings. In any Development Order approving a Site Development Plan, the Town Commission shall make specific findings of facts constituting a hardship, if hardship is found to exist, and shall make specific findings of any facts constituting the basis for a Waiver of these supplemental controls.

The project consists only eight multi-family units units.

The provisions of **Section 158.020** shall apply in determining whether a Waiver shall be granted upon a finding that a hardship exists, except that the Town Commission, rather than the Zoning Board of Adjustment, shall determine whether a hardship exists or not. The facts forming the basis for the grant of a Waiver under the provisions of this Section shall be specifically set forth in the Development Order.

The project meets all setback requirements in Section 158.030 (K)(1) through (4). No waiver is requested.

(L)

All docks and boat facilities shall comply with Section 158.099, of the Town Zoning Code and Comprehensive Plan

The project includes 8 proposed new boat docks to be dredged from the upland area adjacent to the south of the existing canal. These slips will accommodate approximately 24 foot slips which will be designed to provide extra turn-around area at the end of the canal. The boat docks and any accessories will meet all the requirements of the above referenced section and all required permits will be obtained.

(M)
Proposed residential development shall comply with school concurrency proportionate-share mitigation program in accordance with Article 9, School Concurrency Proportionate-Share Mitigation Program.

The project will comply with all applicable provisions of Article 9 and will pay a proportionate share if there is found to be school capacity deficiency based on the proposed additional 8 residential units.

(N)
Other performance standards. Other performance standards used by the Town in reviewing any site or development plan shall include such other standards as may be imposed by this Zoning Code on the particular use or activity involved.

The developer will comply with other reasonable performance standards used by the Town not otherwise addressed in the Zoning Code.

Additional Review Criteria for Special Exception: (DRC Comments)

- 158.098(c)(2)(a) please demonstrate how the enclosed elevator shops cumulatively do not exceed 15% of the roof area and how their location will or will not affect views from adjoining streets or properties and those properties are correctly across a public right of way or public canal.

The Architect has provided an exhibit included in the Application and in the drawing set depicting the elevator shaft location. The elevator shaft locations are inset to the center of the project. The shafts will not be visible from adjoining streets or properties. The shaft only consumes 1.3% cumulatively of the roof area. The height above the maximum height restriction is 6'-0" which is the minimum height that still meets the Florida Building code and Elevator Safety code.

- Please provide if there are any proposed rooftop amenities or uses.

The project does not have any rooftop amenities or uses.

- Please provide responses to the findings of fact related to the request for the special exception for the additional height. Responses provided relate to the land use and zoning code.

Refer to revised Cover Letter for the Site Development Plan and Special Exception Applications.

Review criteria for site development plan 158.030:

- Parking spaces are required to be 10 feet by 20 feet, please correct.

All parking spaces have been changed to 10'x20'

- Parking spaces for persons with disability shall be a minimum of 12 feet wide see 158.100(E) for additional requirements for these types of spaces 1 accessible space shall be served by an access aisle 96" wide minimum and shall be designed van accessible.

The Northwest accessible parking space has been updated to meet the requirement of a 96" wide access aisle

- A minimum front setback of 20 feet shall be maintained and the parking area shall be screened from the adjacent street but landscaping and accordance with section 158.103.

The site plan has been corrected so that a minimum 20' setback is maintained without any parking. All parking spaces are screened with landscaping.

- Two bike parking places are required in accordance with 158.100 N

All unit owners have private garages and storage units, bikes will be stored in these areas.

- Please demonstrate on the plan's compliance with 158.100(i)(2) - a maximum of 30% of a required or non-required street yard may be used for off-street parking

The parking in the street yard is only 7% of the area of the street yard.

- Please demonstrate on the plan's compliance with 158.100 L3. Parking facilities that are visible from the street or public waterway or that are enclosed by solid wall without opening must contain architectural features such as windows, decorative grillwork, planter boxes, mosaics, vertical trellises, sculptures, or similar decorative treatments that together cover 90% of each visible facade. Other screening methods include berms trees hedges and vines may be used to accomplish the same result.

The parking facility walls are screened from the street and canal by other uses and Architectural features more than 90%. Other uses such as the pool side cabanas and storage areas cover the canal side and Gulf of Mexico sides of the parking. Vertical trellises and mechanical unit louvers screen the Jungle Queen Way and Tarawitt Drive streets.

- Please provide a narrative description regarding the proposed architectural style of the buildings including type and general materials, exterior mass, the sod, and how it will be in harmony with the site and impacted area.

The project's exterior is designed in the Sarasota School of Modern Architecture style. The exterior finishes are designed to be low maintenance, hurricane rated, and long-lasting. The modern yet warm exterior façade uses an Architectural pallet of Stucco, Glass, and Wood to gain this effect. Large exterior balconies span all four corners of the building. The scale of the building is in keeping with the surrounding structures and meets the maximum height allowable by code.

- Please provide a narrative as to how waste disposal will be conducted.

Waste disposal will be via town provide 90-gal rollouts. The rollout will be stored in the under-building trash room and the trash will be rolled out to the street on trash day. This applies to both trash and recycling.

- Please provide a narrative of how each of the site development plan findings 158.031 are being met.

Please see responses above.

- **158.031 - Grant or denial of applications for Site Development Plan approval; findings of fact and conclusions.**

The granting or denial of approval of applications for Site Development Plan approval by written Development Order shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth the reasons for the grant, with or without changes or special conditions, or for the disapproval. The Development Order shall set forth findings of fact and conclusions on the following:

(A) In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.

As indicated in the Applications, and the responses to all criteria and DRC comments, the proposed project is consistent with the Comprehensive Plan applicable policies of the Future Land Use and Housing Elements and the Purpose and Intent of the R-4MX Zone District.

(B) In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

The proposed project meets all the requirements of Section 158.066 - R-4MX (A) District Policies, (B) Use Regulations, and (C) Lot, Yard, Bulk Regulations as demonstrated in the responses to the Site Development Plan review criteria and plans submitted.

(C) In what respects the plan is or is not in conformance with the Town's Subdivision Regulations, **Chapter 157**, and all other applicable Town requirements, including the design, adequacy, and construction of streets, drainage, and utility facilities, and other essential services.

The proposed project is not a subdivision.

(D) In what respects the plan is or is not consistent with good design standards in respect to all external relationships, including, but not limited to, relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features, including trees; size, and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.

The project reflects the Sarasota School of Architecture style and is consistent with the character of the Town. The buildings are located in the central portion of the project meeting all yard setbacks and buffer requirements with substantial landscaping and screening. The main building is set back from the canal over 70 feet. The rooftop enclosed elevator over-runs of 6 feet will not be visible from the adjoining streets or neighborhood. Resident parking is in enclosed garages with bicycle storage with easy internal access to residence elevators and stairs. There are no 'natural' features on the property except native palm trees which will remain or be relocated on-site. Nearby buildings are over 100 feet away from the proposed buildings.

(E) In what respects the plan is or is not in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

The property is under single ownership and unified control. The Owner/developer will be responsible for financing and constructing all improvements and long term maintenance will be the responsibility of aa Condominium Association to be formed and operated by the project residents.

J.R. EVANS ENGINEERING

MEMORANDUM

Date: April 29, 2022

Re: 551 Tarawitt Drive, Longboat Key, FL
Due Diligence Memorandum for Canal Expansion and Boat Docks

To: Wojciech Zukiewicz (wzukiewicz@wbfinance.cz)
Mark Sultana, DSDG Architects (marks@dsdginc.com)

From: Elizabeth Fountain, P.E., CFM, JR Evans Engineering (elizabeth@jreeng.com)

Introduction:

JR Evans Engineering, P.A. and Turrell, Hall & Associates, Inc. (THA) have conducted a preliminary site evaluation on an undeveloped canal-front property containing two (2) legal parcels located at 5630 Gulf of Mexico Drive and 551 Tarawit Drive, Longboat Key. The parcel folio numbers are 7938400004 and 7938410052. The property is approximately 2.16 acres and located in Section 25, Township 35 South, Range 16 East, in Manatee County. The proposed project includes the expansion of the existing canal on the south side to create a mooring area for boats, along with docking facilities. The current site plan indicates a total of 8 boat slips.

The purpose of this Due Diligence Memorandum is to review existing environmental regulations (State and Federal) relating to the potential for the canal expansion and boat mooring at the property in conjunction with the proposed site plan and to identify issues that may impact the waterfront development of the site. Specifically, the field work and research conducted was:

- To review the existing conditions at the property related to water depths and resources.
- To review the state of the existing seawall.
- To assess the environmental permitting requirements for a multi-family-supported mooring facility as outlined on the provided site plans.

This assessment did not research or consider zoning, deed restrictions, easements, or other encumbrances that might be present and could affect the upland development of the property.

Site Description and Observations:

The project site is an undeveloped parcel located on the east side of Gulf of Mexico Drive between Jungle Queen Way and Tarawitt Drive. The site has been cleared and filled in the past and is currently vacant. A narrow sea walled canal is located at the eastern side of the property which provides access to Sarasota Bay and thence to the Gulf of Mexico. Based on a review of past aerials, the property appears to have been vacant for the past 30 years.

The small canal lying within and adjacent to the property is navigable and has multiple docks located on adjacent properties along the canal. The properties along the canal appear to share ownership as property lines from the Manatee County Property Appraiser's GIS mapping are depicted within the canal. It does not appear that the canal would be claimed as sovereign lands by the State of Florida as it appears to have been excavated from property located above the (Mean High Water) MHW line. There is approximately 295 feet of sea walled shoreline within the property boundaries. The canal is approximately 40 feet wide and about 2,200 feet long from the property to the Bay. There is a small stormwater outfall passing through the seawall that appears to convey water from Tarawitt Drive into the canal. It was also noted that there were both horizontal and vertical cracks present in the seawall cap, and several places where concrete had spalled off and rusted rebar was exposed.

Water depths varied between approximately +0.25 to -2.5' at low tide. The terminal end of the canal (west side) was exposed at low tide indicating that dredging will be required to safely moor vessels. No seagrasses resources were observed at the time of the site visit. Seagrass surveys must be conducted during the growing season to be accepted by the regulatory agencies so a follow up survey may be required if permitting of the docks is undertaken. Other submerged resources such as oysters and mangroves may be of concern to regulatory agencies. A full submerged resource survey is recommended when preparing the Federal permitting application packages for the dock and shoreline activity.

Permitting Criteria and Requirements:

State Review:

A pre-application meeting was conducted with Florida Department of Environmental Protection (FDEP) representatives on March 14,2022 to review the proposed project and discuss the likely permitting process and criteria through the appropriate State agency- either FDEP or Southwest Florida Water Management District (SWFWMD). The pre-application meeting went well and the FDEP staff indicated that the scope of the proposed project was straight-forward. A few items to note per the meeting discussion is outlined below:

- The project site is likely in "retained" waters, as defined by the U.S. Army Corps of Engineers (USACE), which means that USACE has jurisdiction on the dredge and fill activities within the canal/waterway.
- For the State's review of the project, there was discussion on whether FDEP or SWFWMD would be the applicable agency. The FDEP staff did not have the determination and would need to review and get back to our team. Typically, in a single family residential community, the FDEP would be the permitting authority, however, since the use supporting the boat docks is a multi-family residential project, there is the potential that the permitting could be sent to the SWFWMD for review. *We are still waiting on that determination.*
- One of the key factors for the State permit is that the application package will need to demonstrate that the project is "not contrary to" the public interest.
- FDEP (or SWFWMD) will review the proposed boat docks, however the ultimate determination will be made by U5ACE.
- U.S. Fish and Wildlife Service (USFWS) will review and comment on the issue of a Manatee Protection Plan and any other species. The Manatee Protection Plan to be included in permit application and will be forwarded to USFWS.

- For the dredging activity, including any maintenance dredging within the existing canal, the following items were noted:
  - Title Determination will be required to determine canal easement dedication/designation;
  - If existing canal is partially dedicated to other property owners and the work involves their respective portions, they will need to be co-applicants;
  - Maximum depth is 5 feet below Mean Low Low Water Line (MLLW). Dredging may go deeper if original dredge plans specify it.
  - No flushing study should be required for maintenance dredging, and potentially no flushing study required for upland dredging.
  - A sediment analysis will be required if dredged material is not to be sent to a Class A Landfill. If dredged material is to be sent to a Class A Landfill, no sediment analysis will be required. Permitting agency will require documentation of final placement of dredged material.

Federal Review (USACE):
Anticipating that the project will include the docks, seawall, and dredging, the project will fall under the USACE review. The USACE's review of the project should be straight-forward as the dredging is either upland or previously dredged area; the seawall is a replacement, and the docks are the minimum needed to support the proposed vessels. The USACE will require the issuance of the State permit prior to issuance of theirs since the water quality certification from the State is necessary for the USACE to issue.

USFWS will review the project with respect to the potential to impact the West Indian Manatee. Since Manatee County does not have an approved Manatee Protection Plan (MPP), the standard of review is to allow one (1) vessel per 100 feet of shoreline. The shoreline is based on what is existing, and not newly created. Therefore, based on approximately 295 feet of existing shoreline, there would be allowance for up to three (3) vessels. Proposing more than three (3) vessels will require a formal USFWS coordination and review as part of the Federal permitting process. It is possible that the additional five (5) slips will necessitate a biological review and potentially a Biological Opinion from USFWS. As part of that review, some form of mitigation related to scientific benefit, habitat enhancement, or protection may be required. Examples of mitigation could be funding a study or research project that would benefit manatees, participating in seagrass restoration as habitat enhancement within the area, or putting up seagrass signage or channel markers to protect habitat areas or delineate slow speed zones. The extent of the mitigation will depend on the impact that USFW5 feels the additional slips might have on manatee use or presence within the area.

The team has not conducted a pre-application meeting with USACE based on experience that in order to obtain meaningful comments and input from the USACE, an application package needs to be officially submitted.

Summary and Recommended Next Steps:
Based on the preliminary site assessment and document research conducted, it is clear that wetland permitting will be required with the SWFWMD/FDEP and USACE for the dredging, shoreline and dock work. Due to the shoreline activity, coordination with FWS and National Marine Fisheries Service (NMFS)

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will also be required to address listed species issues, primarily manatee, bonneted bat, and small tooth sawfish. Currently, the USACE review timeframes indicate that between 12 and 18 months should be allowed for the federal permitting efforts. State permitting can be accomplished concurrently with the federal permitting and should be completed prior to the federal process completion.

At this time, if the project still intends to propose the canal dredging and boat docks/slips, it is recommended that the preparation of the application packages for the State and Federal permitting be initiated, so that the process can get started due to potential permitting time. To aid with the preparation of these application packages, one of the critical items will be obtaining a current bathymetric survey for the canal to verify the existing conditions and revelations.

Other tasks to be conducted in support of the State/Federal permitting include:

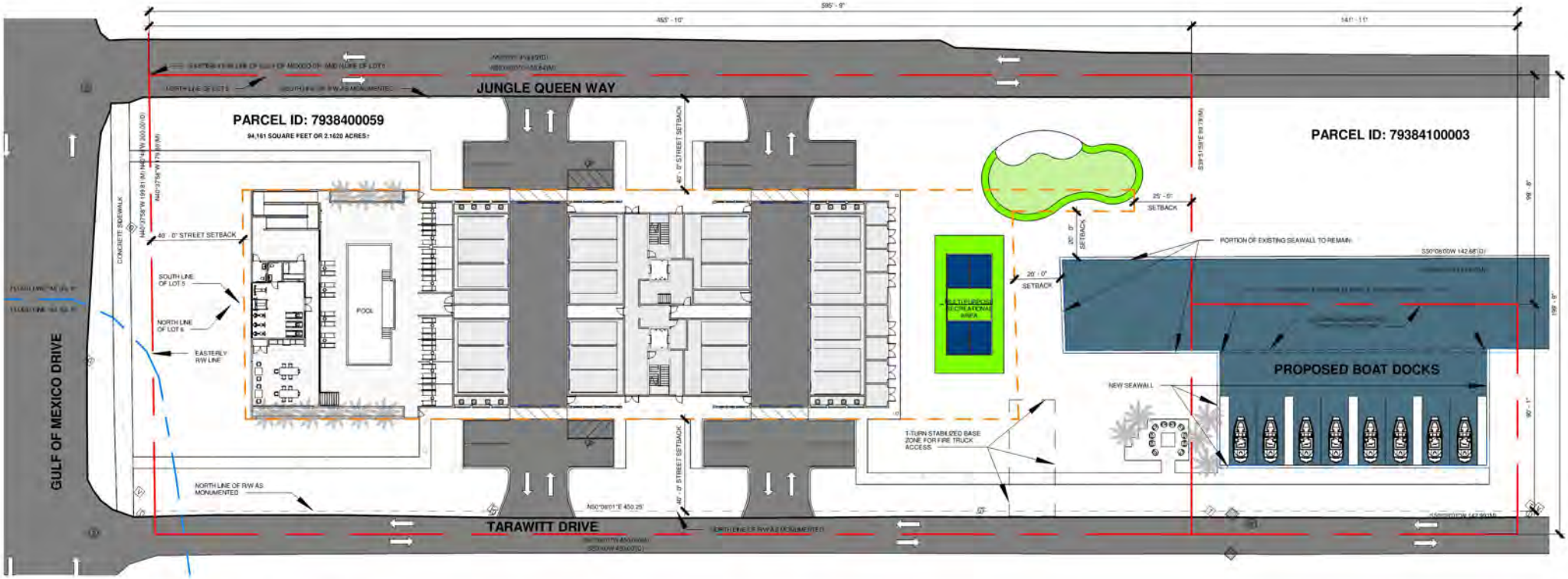
- Full Submerged Resource Survey;
- Species Surveys; and
- Design and Engineering Plans for Canal Dredging and Boat Dock/Slips.

We hope the provided information is helpful. Please let us know if you have any questions concerning this memorandum.

Thank you.

Sincerely,

Elizabeth Fountain, P.E., CFM
Vice President



1 ARCHITECTURAL SITE PLAN

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SCHEMATIC DESIGN

WB FINANCE

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SHEET NAME: ARCHITECTURAL SITE PLAN
SHEET NUMBER: ARCHITECTURAL EXHIBIT A
DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536

PARCEL INFORMATION	ZONING AND DENSITY
PARCEL ID: 7938400059 91,161 SQUARE FEET, OR 2.093 ACRES±	ZONING: LBK_R-4MX FLOOD ZONE: AE
ALLOWABLE DENSITY: (4) UNITS / ACRE	PROPOSED DENSITY: (8) DWELLING UNITS / 2.093 ACRE±
ALLOWABLE BUILDING COVERAGE MAXIMUM: 30% OF 91,170 SF = 27,348 SF	PROPOSED BUILDING COVERAGE: 22,010 SF (equal to 24%, 6% less than maximum allowable)
MINIMUM OPEN SPACE REQUIRED: 50% OF 91,170SF = 45,585 SF	PROPOSED OPEN SPACE: 47,471 SF (equal to 52%, 2% higher than minimum requirements) IMPERVIOUS COVERAGE: 43,690 SF (equal to 48%, 2% less than maximum allowable)
REQUIRED SETBACKS: STREET: 40'-0" SIDE: 35'-0" TOTAL, 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"	PROPOSED SETBACKS: STREET: 40'-0" SIDE: 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"
SECTIONS 158.100(I)(2)(A):	*A MAXIMUM OF 30 PERCENT OF A REQUIRED OR NONREQUIRED STREET YARD MAY BE USED FOR OFF-STREET PARKING*
	PARKING AREA WITHIN THE STREET SETBACKS (3,240 SF) / STREET SETBACK TOTAL AREA 48,310 SF) = 7%

BUILDING HEIGHT + SPECIAL EXCEPTIONS

MAXIMUM BUILDING HEIGHT: 35'-0" ALLOWABLE
MAXIMUM BUILDING HEIGHT: 35'-0" PROPOSED, EXCLUDING ELEVATOR SHAFT AS NOTED IN SPECIAL EXCEPTION USE #3:

SPECIAL EXCEPTION: SECTIONS 158.098(C)(2)(A) THROUGH (B):
FOR STRUCTURES OTHER THAN SINGLE-FAMILY, ENCLOSED ELEVATOR SHAFTS AND VESTIBULES, ENCLOSED STAIRWELLS AND LANDINGS, AND ENCLOSED MECHANICAL EQUIPMENT AREAS MAY BE ALLOWED BY SPECIAL EXCEPTION BY THE PLANNING AND ZONING BOARD AND SHALL CUMULATIVELY NOT EXCEED 15% OF THE ROOF AREA AS MEASURED FROM A HORIZONTAL PLANE AND SHALL NOT EXCEED THE HEIGHT REGULATIONS BY MORE THAN 10'-0" FEET OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

NOTE: THE PROPOSED ELEVATOR OVERRUN IS ONLY 1.5% OF THE ROOF AREA, LESS THAN 13.5% OF THE MAXIMUM ALLOWABLE UNDER THIS SPECIAL EXCEPTION, AND ONLY (6'-0) ABOVE ALLOWABLE BUILDING HEIGHT, WHICH IS 4'-0" LESS THAN THE MAXIMUM ALLOWABLE.

OFF-STREET PARKING REQUIREMENTS MULTI-FAMILY DWELLINGS

OFF-STREET PARKING SPACES REQUIRED:
(1.5) PER DWELLING UNIT PLUS (1) PER EACH (5) UNITS OR PORTION THEREOF = (1.5) X (8) DWELLING UNITS + (1) PER EACH (5) UNITS = (14) REQUIRED

OFF-STREET PARKING SPACES PROVIDED:
(12) GUEST OFF-STREET PARKING SPACES PROVIDED + (2) ACCESSIBLE SPACES = (14) TOTAL PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED:
TOTAL PARKING IN LOT UP TO 25: (2) ACCESSIBLE SPACES REQUIRED, (1) MUST BE VAN DESIGNATED WITH (5'-0" WIDE AISLE)

ACCESSIBLE PARKING SPACES:
(2) REQUIRED, WITH A MINIMUM OF (1) VAN ACCESSIBLE, (2) VAN ACCESSIBLE PROVIDED

RESIDENCE PARKING SPACES:
(1.5) x (8) DWELLING UNITS= (12) STANDARD SPACES REQUIRED, (24) PROVIDED

TOTAL PARKING SPACES:
(24) RESIDENCE SPACES + (2) VAN ACCESSIBLE SPACES + (12) OFF-STREET SPACES = (38) TOTAL PROVIDED

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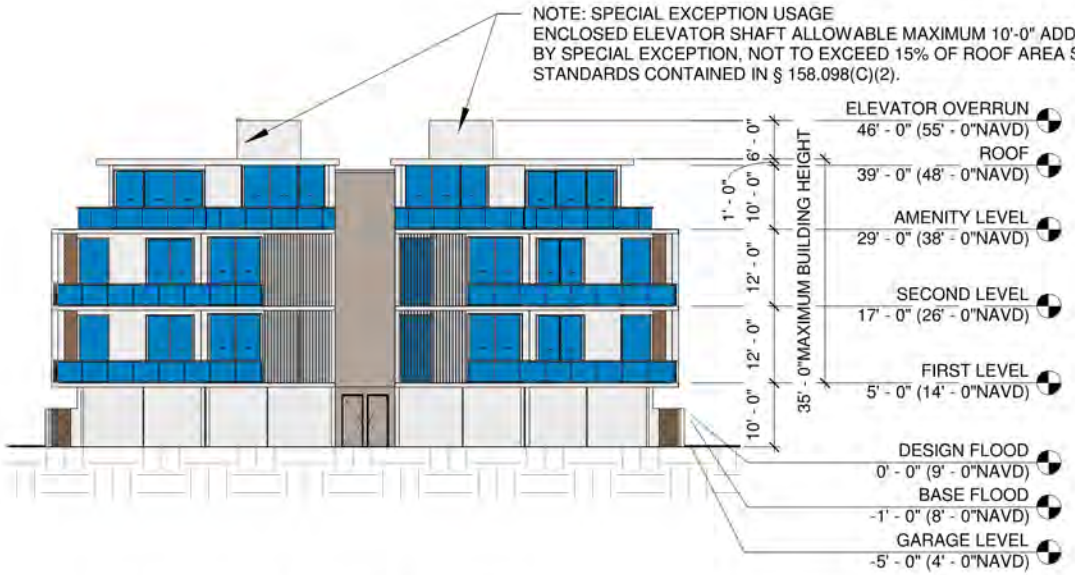
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SHEET NAME: ZONING DATA

SHEET NUMBER: ARCHITECTURAL EXHIBIT C

DATE: 07-08-2022

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1 BUILDING ELEVATION - WEST



2 BUILDING ELEVATION - SOUTH

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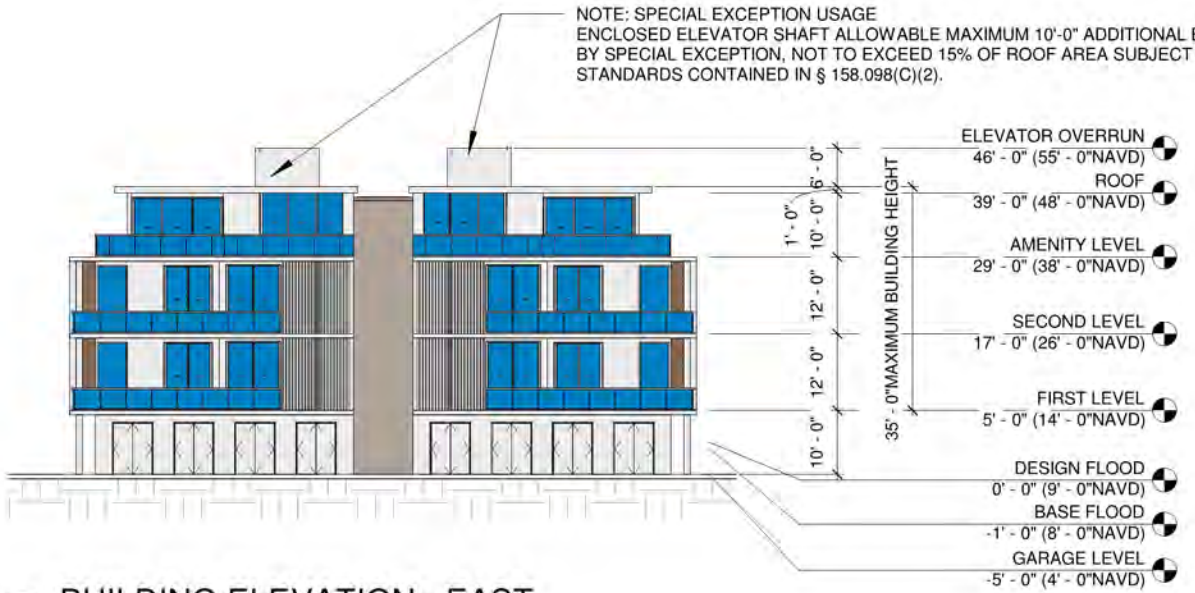
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SHEET NAME: BUILDING ELEVATIONS

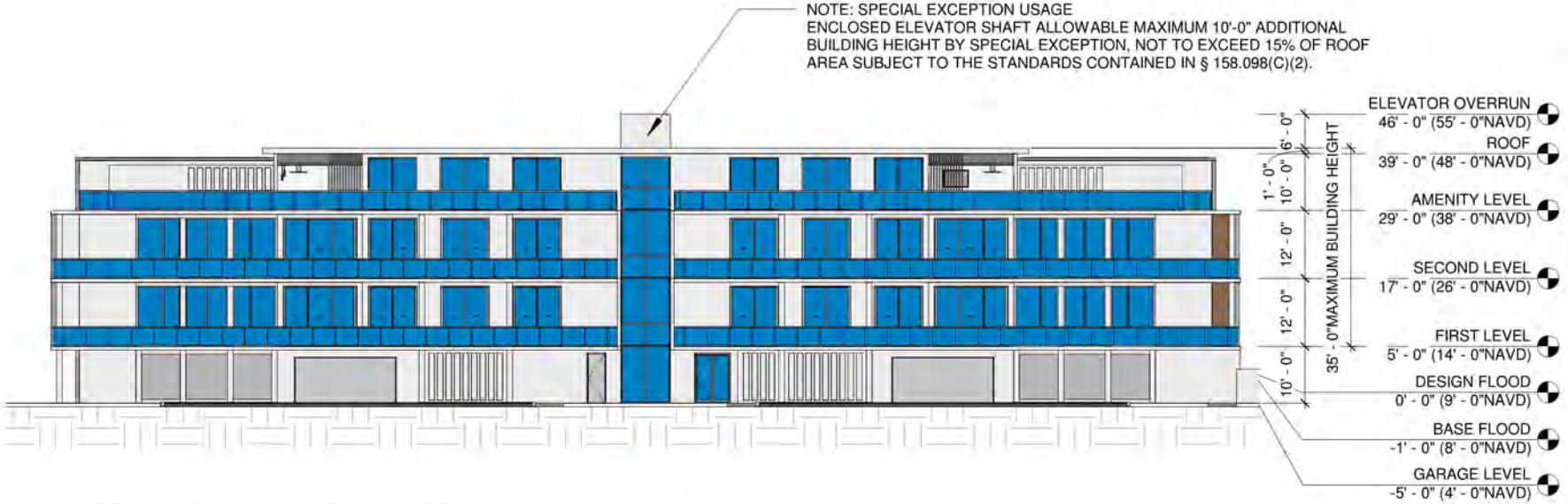
SHEET NUMBER: ARCHITECTURAL EXHIBIT G

DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536



1 BUILDING ELEVATION - EAST



2 BUILDING ELEVATION - NORTH

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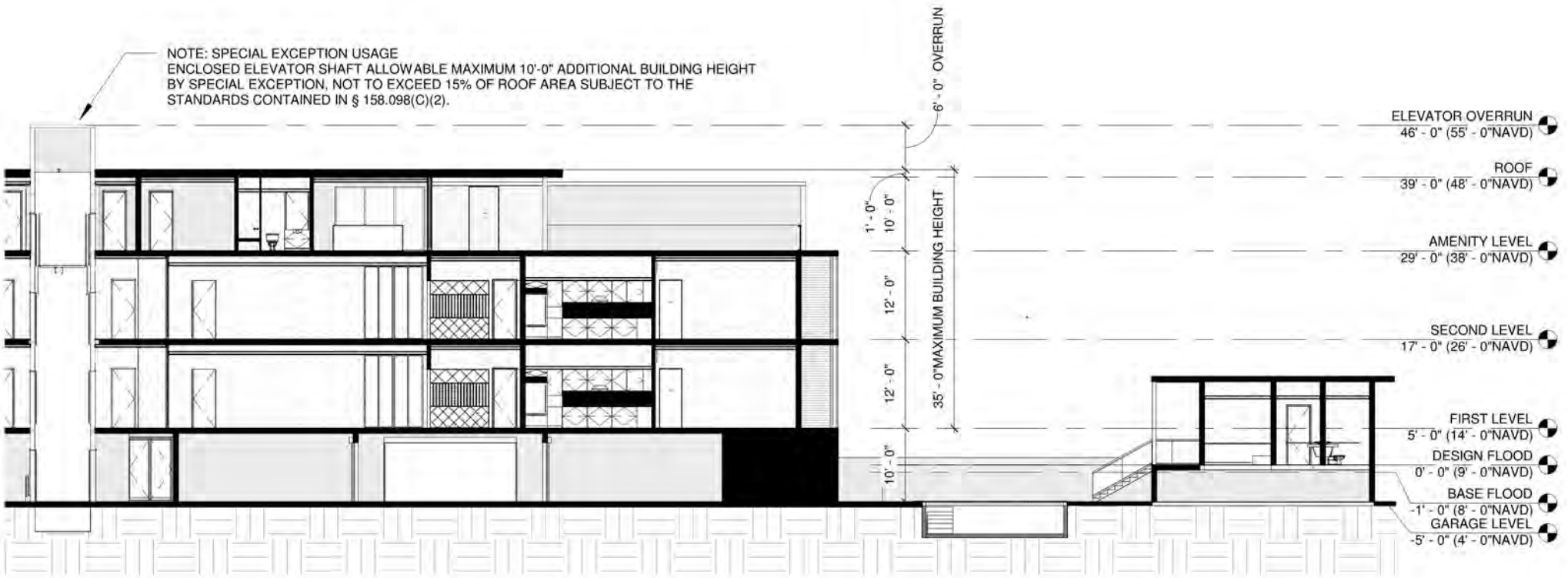
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SHEET NAME: BUILDING ELEVATIONS

SHEET NUMBER: ARCHITECTURAL EXHIBIT H

DATE: 07-08-2022

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1 LONGITUDINAL BUILDING SECTION

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SHEET NAME: BUILDING SECTION

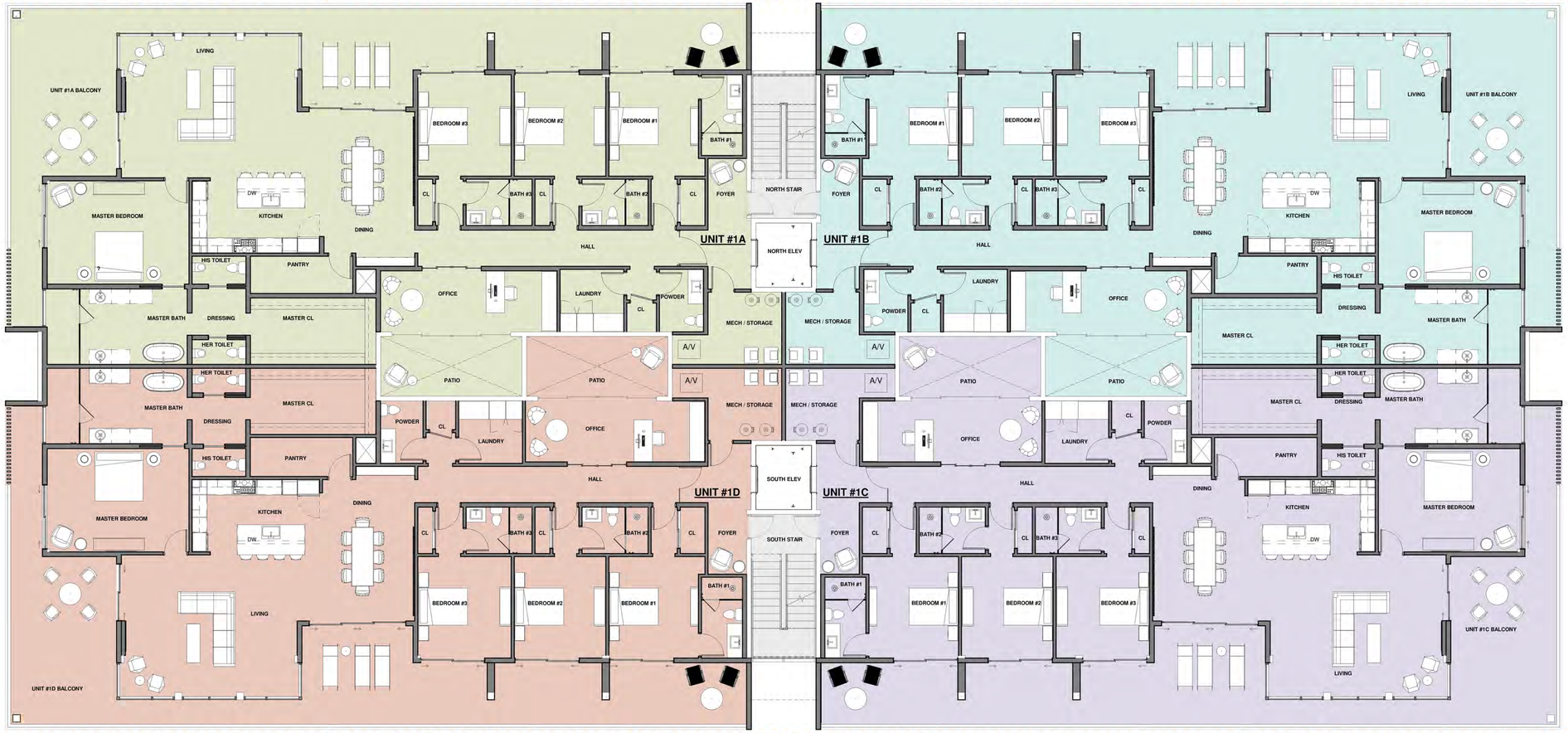
SHEET NUMBER: ARCHITECTURAL EXHIBIT J

DATE: 07-08-2022

Mark E. Sultana, AIA
AR 94536

UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D



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

NORTH

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REVISIONS
No. Date

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SCHEMATIC DESIGN

OVERALL FLOOR PLAN - FIRST LEVEL

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A1.10

UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D



NORTH

1 OVERALL FLOOR PLAN - ROOF LEVEL
1/8" = 1'-0"

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REVISIONS
No. Date

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OVERALL FLOOR PLAN - ROOF LEVEL

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A1.30

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1 VIEW FROM TARAWITT DRIVE LOOKING TO GULF OF MEXICO DRIVE
3" = 1'-0"

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SHEET NAME: RENDERING

SHEET NUMBER: ARCHITECTURAL EXHIBIT K

DATE: 07-08-2022

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1 VIEW FROM POOL DECK LOOKING TO THE EAST

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SHEET NAME: RENDERING

SHEET NUMBER: ARCHITECTURAL EXHIBIT L

DATE: 07-08-2022

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AR 94536



SITE DEVELOPMENT PLANS
FOR

PORTO LONGBOAT KEY RESIDENCES

LOCATED IN: SECTION 25 & 26, TOWNSHIP 35 SOUTH, RANGE 16 EAST
5630 GULF OF MEXICO DRIVE
LONGBOAT KEY, MANATEE COUNTY, FLORIDA

CIVIL ENGINEER: AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FL 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 33105

ARCHITECT: DSDG ARCHITECTS
1348 FRUITVILLE ROAD
SUITE 204
SARASOTA, FLORIDA 34236
(941)-955-5645
www.dsdginc.com

LANDSCAPE ARCHITECT: DWJA LANDSCAPE ARCHITECTS
630 S. ORANGE
SUITE 202
SARASOTA, FL 34236
(941)-366-3159

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
C-100	COVER
C-200	GENERAL NOTES
C-300	AERIAL, EX. CONDITIONS & DEMOLITION PLAN
C-400	MASTER SITE PLAN ⚠
C-401	VEHICLE TURNING MOVEMENT PLAN
C-500	PAVING, GRADING & DRAINAGE PLAN
C-700	MASTER UTILITY PLAN

LEGAL DESCRIPTION

PARCEL 1 (OFFICIAL RECORDS BOOK 1671, PAGE 2983)

BEGIN AT THE INTERSECTION OF THE EASTERLY R/W LINE OF GULF OF MEXICO DRIVE (100.00 FEET WIDE) AND THE NORTH LINE OF LOT 5, SUBDIVISION ON LONGBOAT KEY OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 EAST, RECORDED IN PLAT BOOK 7, PAGE 16, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N. 50 DEGREES 00' E., ALONG THE NORTH LINE OF SAID LOT 5, 453.65 FEET; THENCE S. 40 DEGREES 00' E., 100.00 FEET TO THE SOUTH LINE OF SAID LOT 5, THENCE S. 50 DEGREES 00' W., ALONG SAID SOUTH LINE OF LOT 5, 0.86 FEET; THENCE S. 40 DEGREES 00' E., 100.00 FEET TO THE SOUTH LINE OF LOT 6, THENCE S. 50 DEGREES 00' W., ALONG SAID SOUTH LINE OF LOT 6, 450.00 FEET TO THE EASTERLY R/W LINE OF GULF OF MEXICO DRIVE; THENCE N. 40 DEGREES 48' W., ALONG SAID R/W LINE. 200.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2 (OFFICIAL RECORDS BOOK 1329, PAGE 2768)

A PORTION OF LOT 6 OF A SUBDIVISION ON LONGBOAT KEY OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 EAST, RECORDED IN PLAT BOOK 7, PAGE 16, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 6 AND THE EASTERLY RIGHT-OF-WAY LINE OF GULF OF MEXICO DRIVE (STATE ROAD NO. 780) (100 FEET R/W); THENCE N 50°00' E ALONG THE SAID SOUTHEASTERLY LINE OF LOT 6, 450.0 FEET FOR A POINT OF BEGINNING; THENCE N 40°00' W, 100.0 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE N 50°00' E ALONG SAID NORTHWESTERLY LINE OF LOT 6, 143.0 FEET; THENCE S 40°00' E, 100.0 FEET TO SAID SOUTHEASTERLY LINE OF LOT 6; THENCE S 50°00' WEST ALONG SAID SOUTHEASTERLY LINE OF LOT 6, 143.0 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT RIGHT-OF-WAY FOR TARAWITT DRIVE OVER THE SOUTHEASTERLY 10 FEET THEREOF, AND SUBJECT TO EASEMENT FOR CANAL OVER THE NORTHWESTERLY 20 FEET THEREOF.

AM ENGINEERING, LLC.

SURVEY LEGEND

● CALCULATED POINT	BACKFLOW PREVENTER	IRRIGATION HAND HOLE	SECTION LINE
(IRC) IRON ROD & CAP FOUND	CABLE HAND HOLE	LIGHT POLE	CENTER LINE
(IR) IRON ROD FOUND	CABLE MANHOLE	MB MAILBOX	FENCE
5/8" IRON ROD & CAP SET, LB 7343	CABLE PEDESTAL	MITERED END SECTION	OVERHEAD LINES
(IP) IRON PIPE FOUND	CLEANOUT	SANITARY SEWER MANHOLE	OAK TREE
(IPC) IRON PIPE & CAP FOUND	ELECTRIC BOX	SEWER VALVE	PALM TREE
● NAIL FOUND	ELECTRIC HAND HOLE	SIGN	PINE TREE
(N&D) NAIL & DISK FOUND	ELECTRIC METER	STORM SEWER MANHOLE	FIG TREE
(N&D) NAIL & DISK SET, LB 7343	ELECTRIC TRANSFORMER	TELEPHONE MANHOLE	SEA GRAPE TREE
(CM) 3"X3" CONCRETE MONUMENT FOUND	ELECTRIC VAULT	TELEPHONE PEDESTAL	ASPHALT PAVEMENT
(CM) 4"X4" CONCRETE MONUMENT FOUND	GAS PEDESTAL	TRAFFIC SIGNAL HAND HOLE	CONCRETE
(CM) 6"X6" CONCRETE MONUMENT FOUND	GAS VALVE	CONCRETE UTILITY POLE	DIRT/ SAND
(BM) BENCHMARK	GRATE INLET	WOOD UTILITY POLE	BRICK PAVER
LB LICENSED BUSINESS	GUY ANCHOR	VERIZON HAND HOLE	
PSM PROFESSIONAL SURVEYOR & MAPPER	FIRE HYDRANT	VERIZON PEDESTAL	
PRM PERMANENT REFERENCE MONUMENT	IRRIGATION CONTROL VALVE	WATER VALVE	
FDOT FLORIDA DEPT OF TRANSPORTATION	IRRIGATION CONTROL BOX	WM WATER METER	
R/W RIGHT-OF-WAY			
O.R.B. OFFICIAL RECORDS BOOK			
L1 LINE NUMBER - SEE LINE TABLE DATA			
C1 CURVE NUMBER - SEE CURVE TABLE DATA			
PC POINT OF CURVATURE			
PT POINT OF TANGENCY			
(P) PLAT			
(M) MEASURED			
(D) DEED			



LOCATION MAP
NOT TO SCALE
LATITUDE: 27°24'54.4"N LONGITUDE: 82°39'38.1"W

REVISIONS

BY	DATE	DESCRIPTION
CD	6/22/22	⚠1 REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS
BRC	8/23/22	⚠2 REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS

BOBBI R. CLAYBROOKE
LICENSE No. 80804 STATE OF FLORIDA PROFESSIONAL ENGINEER
BOBBI R. CLAYBROOKE 8/23/22
FLORIDA P.E. No. #80804

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SITE DATA:

PID #	PARCEL 1: 7938400004, PARCEL 2: 7938410052
PROJECT ADDRESS:	5630 GULF OF MEXICO DRIVE
LOT AREA:	PARCEL 1: 81,218 SF = 1.87 AC PARCEL 2: 9,943 SF = 0.23 AC
COMBINED LOT AREA:	91,161 SF = 2.09 AC
ZONING:	LBK-R-4MX
FLOOD ZONE:	AE
PROPOSED USE:	RESIDENTIAL CONDOMINIUM
PARKING REQUIRED:	1.5/ UNIT + 1/ 5 UNITS OR PORTION THEREOF TOTAL REQ'D. = 14 PS
PARKING PROVIDED:	49 PS INCLUDES 4 HC PS
IMPERVIOUS AREA:	43,690 SF
PERVIOUS AREA:	47,471 SF ⚠1
TOTAL FLOOR AREA:	15,703 + 22,010 x 2 FLOORS = 59,723 SF
GROUND FLOOR =	15,703 SF
SECOND FLOOR =	22,010 SF
THIRD FLOOR =	22,010 SF
TOTAL # BLDG. LEVELS =	3
PROPOSED FF ELEV:	5
BUILDING COVERAGE:	22,010 SF
LOT COVERAGE PROVIDED = 24.1%	
SETBACK REQUIRED:	
MIN. FRONT =	40 FT
MIN. SIDE =	15 FT, COMBINED TOTAL 35 FT
MIN. REAR =	25 FT
CANAL =	20 FT
SETBACKS PROPOSED:	
MIN. FRONT =	42.4 FT
MIN. SIDE =	39.7 FT, MIN.
MIN. REAR =	25 FT
CANAL =	74.3 FT

MAX. BUILDING HEIGHT ALLOWED = 35 FT
MAX. BUILDING HEIGHT PROPOSED = 35 FT + ELEVATOR SHAFT BY SPECIAL EXCEPTION

GENERAL NOTES:

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY: WB LONGBOAT KEY RESIDENCES, LLC

2. **CHARACTER AND INTENDED USE STATEMENT:**
THE CURRENT USE IS VACANT LAND. PROPOSED USE IS FOR MULTI-FAMILY CONDOMINIUMS WITH SITE AMENITY FEATURES.

3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**
THE WB LONGBOAT KEY RESIDENCES, LLC IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND DRIVEWAYS.

4. **ZONING/PROPERTY ID:**
RC-RESIDENTIAL, COMBINATION (0009042011 & 0009042001-0009042010)

5. **FLOOD ZONE:**
ZONE "AE" (EL 8 FT.), AND "AE" (EL 9 FT.) PER FIRM MAP PANEL NO. 12081C0291F, LONGBOAT KEY EFFECTIVE DATE AUGUST 10, 2021.

6. **SITE COVERAGES:**

DRIVEWAY/ SIDEWALKS:	21,680 S.F. = 0.50 AC.	⚠1
BUILDING:	22,010 S.F. = 0.50 AC.	
OPEN SPACE:	47,471 S.F. = 1.09 AC.	
TOTAL IMPERVIOUS:	43,690 S.F. = 1.00 AC.	
TOTAL AREA:	91,161 S.F. = 2.09 AC.	

7. **CONSTRUCTION NOTES:**
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF LONGBOAT KEY LAND DEVELOPMENT REGULATIONS.

B. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.

C. ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE", FAC 1997 EDITION, (FLORIDA STATUTES, SECTION 553.501 – 553.513).

D. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE ALKYD THERMOPLASTIC 90 MILS IN THICKNESS, OTHER THAN THE EDGE LINES, WHICH ARE 60 MILS AND THE BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS IN ACCORDANCE WITH MUTCD AND 709-4.2, 710-4.2 AND 711-4.2 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION -2007 ED.

E. A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS AND RETENTION AREAS SHALL BE SODDED TO THE NORMAL WATER LEVEL, OR LANDSCAPED PER THE APPROVED LANDSCAPE PLANS.

F. ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304. WITH TRUNCATED DOMED DETECTABLE WARNINGS.

G. VEGETATION REMOVED DURING CLEARING AND GRUBBING SHOULD BE DISPOSED OFF-SITE TO AN APPROVED LANDFILL. MATERIAL MAY BE USED ONSITE IF IT IS MULCHED AND MIXED TO A 75% SOIL/25% MULCH RATIO. THIS MATERIAL MAY BE USED IN LAKE BANKS, AND LANDSCAPE AREAS OUTSIDE OF LOTS, PROVIDED IT IS PLACED ABOVE THE SEASONAL HIGH WATER LEVEL. THIS MATERIAL CANNOT BE PLACED ON LOTS. IF THE MATERIAL MEETS THE 75% SOIL/25% MULCH RATIO, THE MATERIAL MAY BE PLACED BELOW THE SEASONAL HIGH WATER LEVEL IN THE LITTORAL SHELF AND LAKE BANK.

H. IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION AND VEGETATIVE DEBRIS BEFORE FINAL PAYMENT IS RECEIVED. ANY FILL REMAINING ONSITE SHALL BE STOCKPILED IN ACCORDANCE WITH COUNTY REQUIREMENTS INCLUDING HEIGHT, SLOPE AND SILT FENCES.

I. USE OF PAVER BLOCK EITHER IN TRAVELWAYS OR WALKWAYS SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SPECIFICATION 526 AND 523 FOR PATTERNED/TEXTURED PAVEMENT.

11. **FORTUITOUS FINDS STATEMENT:**
THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES:

A. IF EVIDENCE OF THE EXISTENCE OF CULTURAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND TO MITIGATE ANY ADVERSE EFFECTS SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.

B. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THAT PARTICULAR AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

12. **VERTICAL DATUM NAVD 1988:**
A. BENCH MARK USED: NGS BENCHMARK DESIGNATION WITH A PUBLISHED ELEVATION OF 8.07' (NAVD 1988) REFERENCED WITH A GPS NETWORK FROM BOTH FPRN AND TRIMBLE VRS NETWORKS, AND TWO SITE TEMPORARY BRNCHMARKS (TBM) "A", FOUND 5/8" IRON ROD WITH NO ID WITH AN ELEVATION OF 5.74' (NAVD 1988) AND TBM "B", A 1/2" IRON ROD AND CAP "GFY LB 021" WITH AN ELEVATION OF 6.08' (NAVD 1988).

B. FOR NAVD-88 TO NGVD-29 VERTICAL DATUM CONVERSION THE CONVERSION EQUATION IS:
NAVD-88 + 1.004 FT = NGVD-29.

13. **LANDSCAPE NOTES:**
A. PLANTINGS SHALL BE LOCATED OUTSIDE OF THE FLOWLINE OF SWALES.

B. TREES SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS. HEDGES AND BERMS MAY BE WITHIN EASEMENTS.

C. IF OVERHEAD POWER LINES ARE WITHIN 30' OF A BUFFER OR LANDSCAPED AREA, UNDERSTORY TREES SHALL BE SUBSTITUTED FOR CANOPY TREES.

D. THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE PRACTICES. THIS PERTAINS TO IRRIGATION DESIGN AND PLANT SELECTION.

E. A TREE REMOVAL AND PROTECTION PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.

18. **LIGHTING STANDARDS:**
THE DEVELOPMENT IS SUBJECT TO LONGBOAT KEY ORDINANCE 100.03 LIGHTING STANDARDS FOR NEW DEVELOPMENT.

19. **ENVIRONMENTAL NOTES:**
A. IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIRREL, BURROWING OWL, GOPHER TORTOISE, GOPHER FROG, AND EASTERN INDIGO SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND /OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESOURCE PROTECTION SERVICES PRIOR TO RESUMING WORK.

B. IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM RESOURCE PROTECTION SERVICES. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE UNINCORPORATED AREAS OF MANATEE COUNTY, THE RECEIVING PROPERTY(S) SHALL POSSESS AUTHORIZATION IN THE FROM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL PLASTIC, ETC.). FILL MAY BE BURIED WITHIN OR OUTSIDE OF APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT ENVIRONMENTAL PERMITTING AT (941)861-5000. IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS, THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO LAND DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL.

△REV. No.	REV. DATE	REVISION DESCRIPTION	BY	△REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	06/22/22	REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS	CD				

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ISSUE DATE: 04/06/22 ISSUED BY: BRC

ISSUE DESCRIPTION:
SITE DEVELOPMENT PLAN

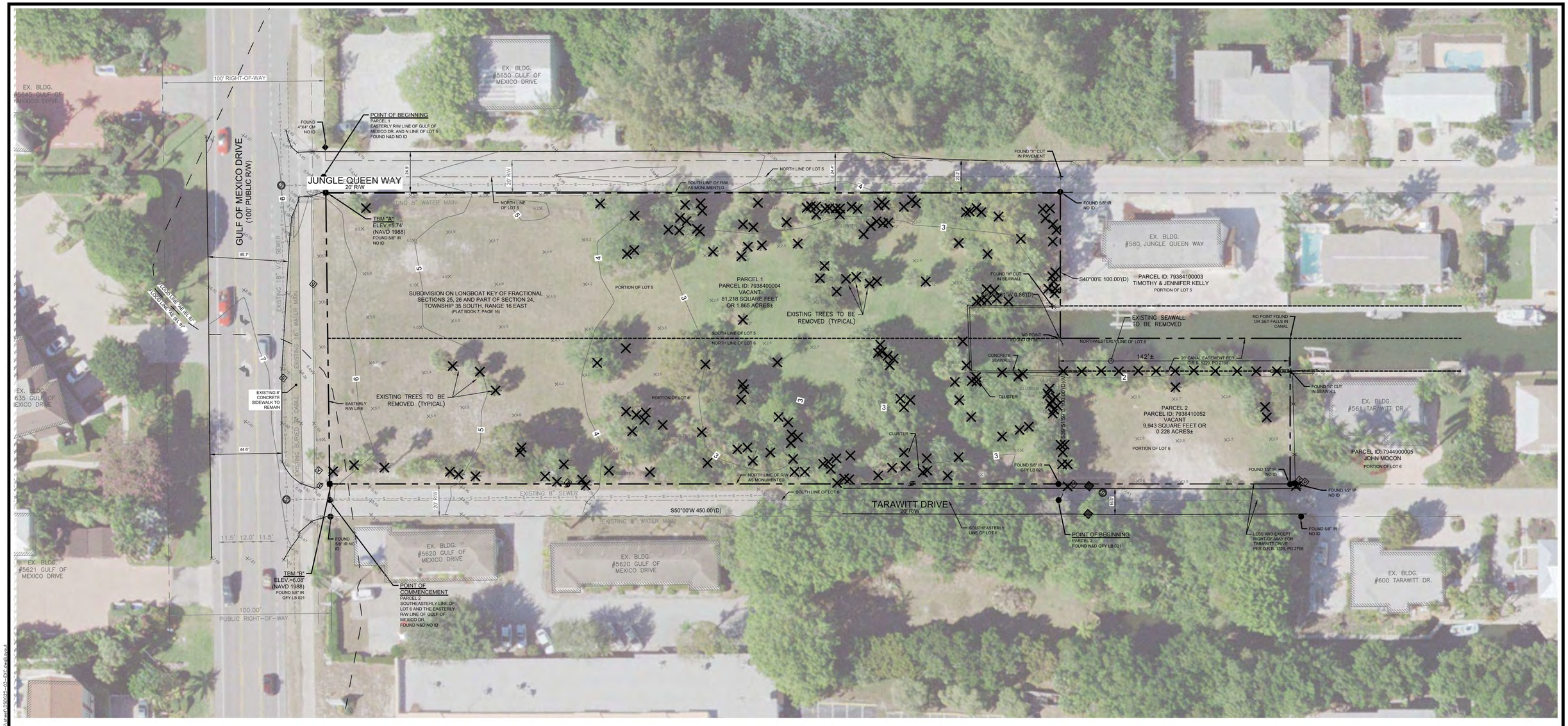
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Civil Engineering | Land Surveying
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Phone: (941) 377-9178 | www.amengfl.com
CA #33105 | LB #4334

CLIENT: PORTO LONGBOAT KEY RESIDENCES, LLC
PROJECT: PORTO LONGBOAT KEY RESIDENCES
TITLE: GENERAL NOTES

HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
VERTICAL DATUM: N/A
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-200

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE LICENSE NO. 80604 STATE OF FLORIDA PROFESSIONAL ENGINEER
BOBBI R. CLAYBROOKE 08/23/22
FLORIDA P.E. NO. 0080604

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STORMWATER NOTE: ⚠

ALL EXISTING STORMWATER PIPE PASSING THROUGH THE EXISTING WALL TO BE REMOVED SHALL BE REPLACED IN-KIND (I.E., PIPE SIZE AND PIPE INVERT ELEVATION).

SURVEY LEGEND

CALCULATED POINT	BACKFLOW PREVENTER	IRRIGATION HAND HOLE	SECTION LINE
(IRC) IRON ROD & CAP FOUND	CABLE HAND HOLE	LIGHT POLE	CENTER LINE
(IR) IRON ROD FOUND	CABLE MANHOLE	MAILBOX	FENCE
5/8" IRON ROD & CAP SET, LB 7343	CABLE PEDESTAL	MITERED END SECTION	OVERHEAD LINES
(IP) IRON PIPE FOUND	CLEANOUT	SANITARY SEWER MANHOLE	OAK TREE
(IPC) IRON PIPE & CAP FOUND	ELECTRIC BOX	SEWER VALVE	PALM TREE
NAIL FOUND	ELECTRIC HAND HOLE	SIGN	PINE TREE
(N&D) NAIL & DISK FOUND	ELECTRIC METER	STORM SEWER MANHOLE	FIG TREE
(N&D) NAIL & DISK SET, LB 7343	ELECTRIC TRANSFORMER	TELEPHONE MANHOLE	SEA GRAPE TREE
(CM) 3"X3" CONCRETE MONUMENT FOUND	ELECTRIC VAULT	TELEPHONE PEDESTAL	
(CM) 4"X4" CONCRETE MONUMENT FOUND	GAS PEDESTAL	TRAFFIC SIGNAL HAND HOLE	ASPHALT PAVEMENT
(CM) 6"X6" CONCRETE MONUMENT FOUND	GAS VALVE	CONCRETE UTILITY POLE	CONCRETE
(BM) BENCHMARK	GRATE INLET	WOOD UTILITY POLE	DIRT/ SAND
LB LICENSED BUSINESS	GUY ANCHOR	VERIZON HAND HOLE	BRICK PAVER
PSM PROFESSIONAL SURVEYOR & MAPPER	FIRE HYDRANT	VERIZON PEDESTAL	
PRM PERMANENT REFERENCE MONUMENT	IRRIGATION CONTROL VALVE	WATER VALVE	
FDOT FLORIDA DEPT OF TRANSPORTATION	IRRIGATION CONTROL BOX	WATER METER	
R/W RIGHT-OF-WAY			
O.R.B. OFFICIAL RECORDS BOOK			
L1 LINE NUMBER - SEE LINE TABLE DATA			
C1 CURVE NUMBER - SEE CURVE TABLE DATA			
PC POINT OF CURVATURE			
PT POINT OF TANGENCY			
(P) PLAT			
(M) MEASURED			
(D) DEED			

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2	08/23/22	REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS	BRC
1	06/22/22	REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS	CD

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ISSUE DESCRIPTION: SITE DEVELOPMENT PLAN

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CLIENT: PORTO LONGBOAT KEY RESIDENCES, LLC

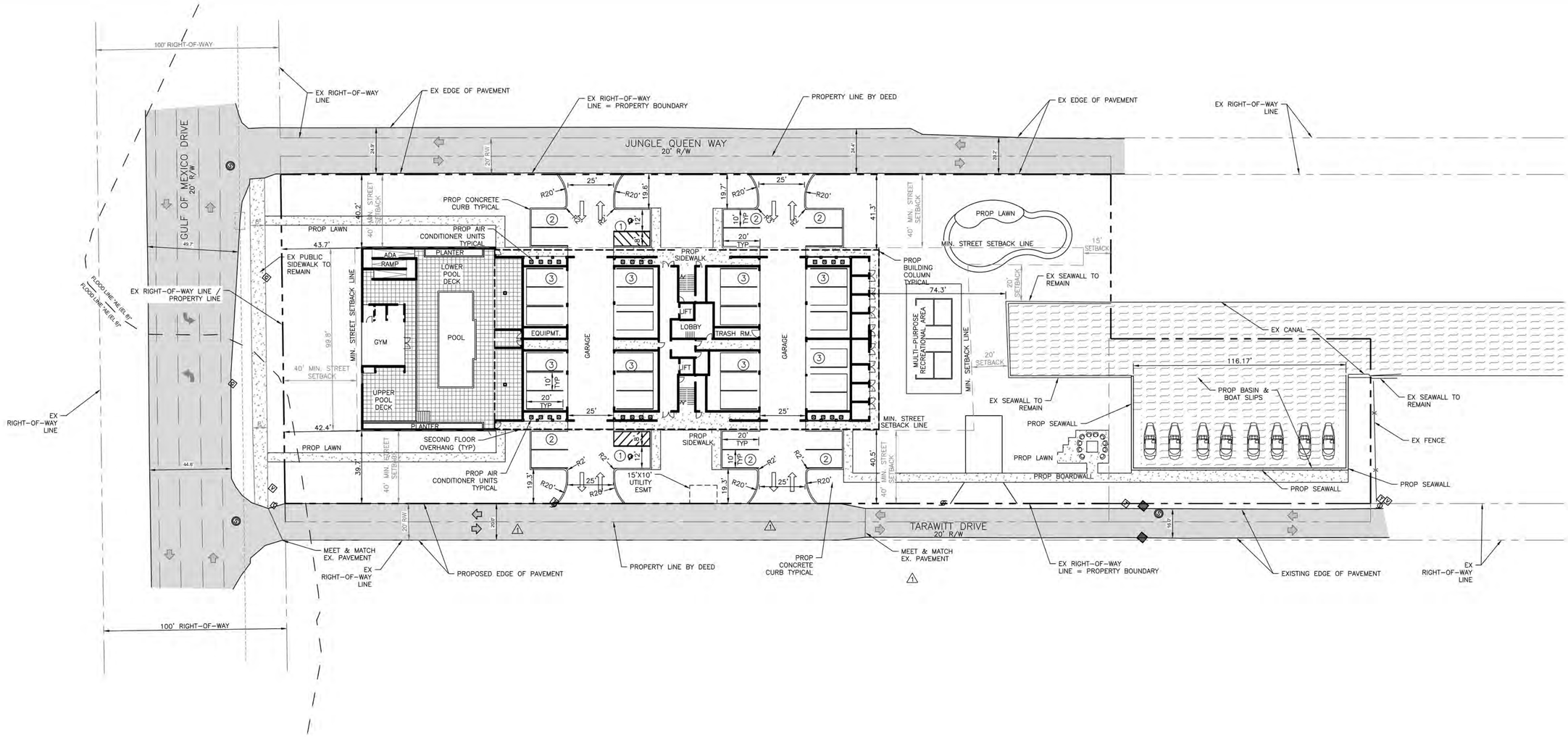
PROJECT: PORTO LONGBOAT KEY RESIDENCES

TITLE: AERIAL, EXISTING CONDITIONS & DEMOLITION PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-300

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE LICENSE No. 90804 STATE OF FLORIDA PROFESSIONAL ENGINEER
BOBBI R. CLAYBROOKE, P.E. 08/23/22
FLORIDA P.E. No. 90804

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ISSUE DESCRIPTION: SITE DEVELOPMENT PLAN

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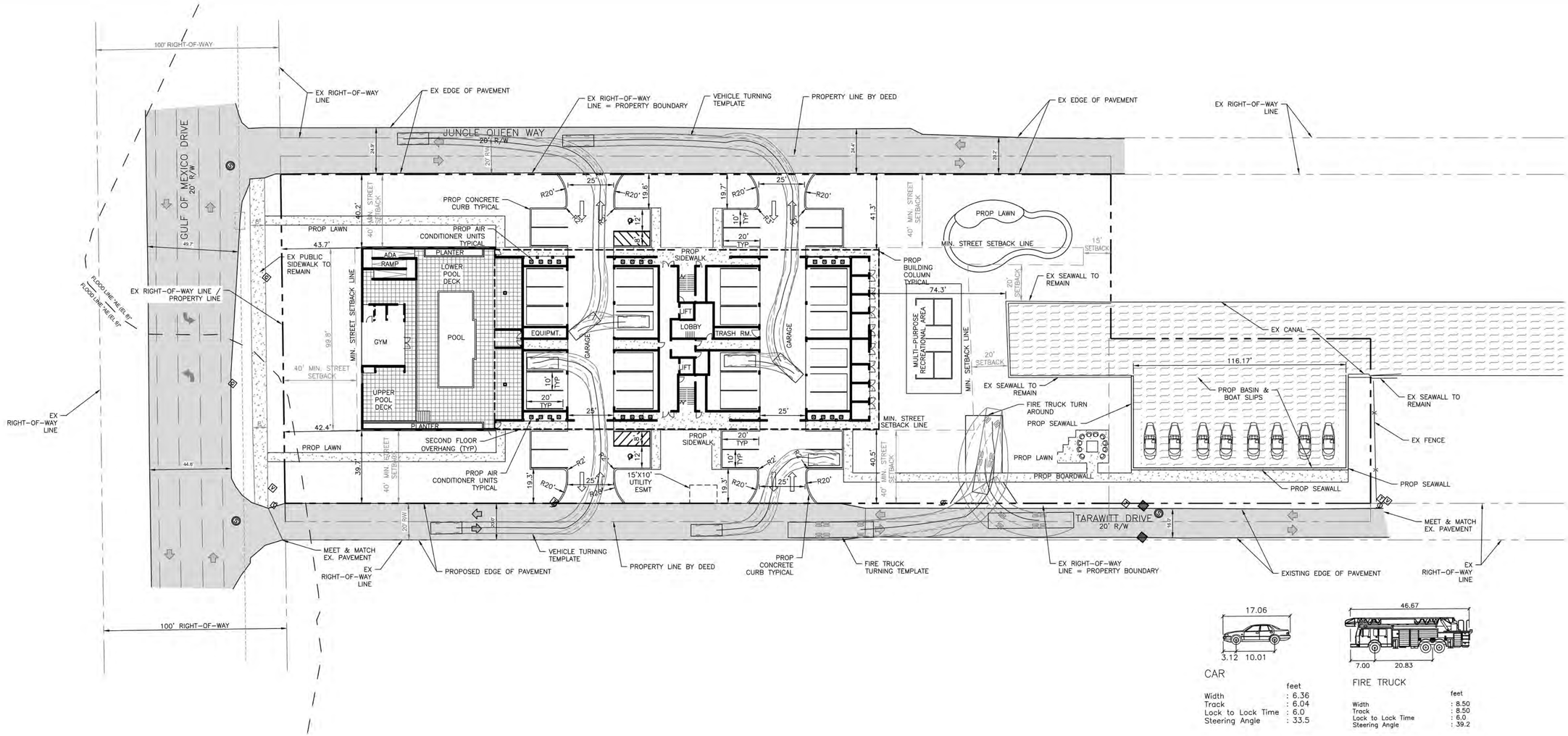
PROJECT: PORTO LONGBOAT KEY RESIDENCES

TITLE: MASTER SITE PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-400

PROJECT ENGINEER:
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BOBBI R. CLAYBROOKE
FLORIDA P.E. No. 0086804
8/23/22

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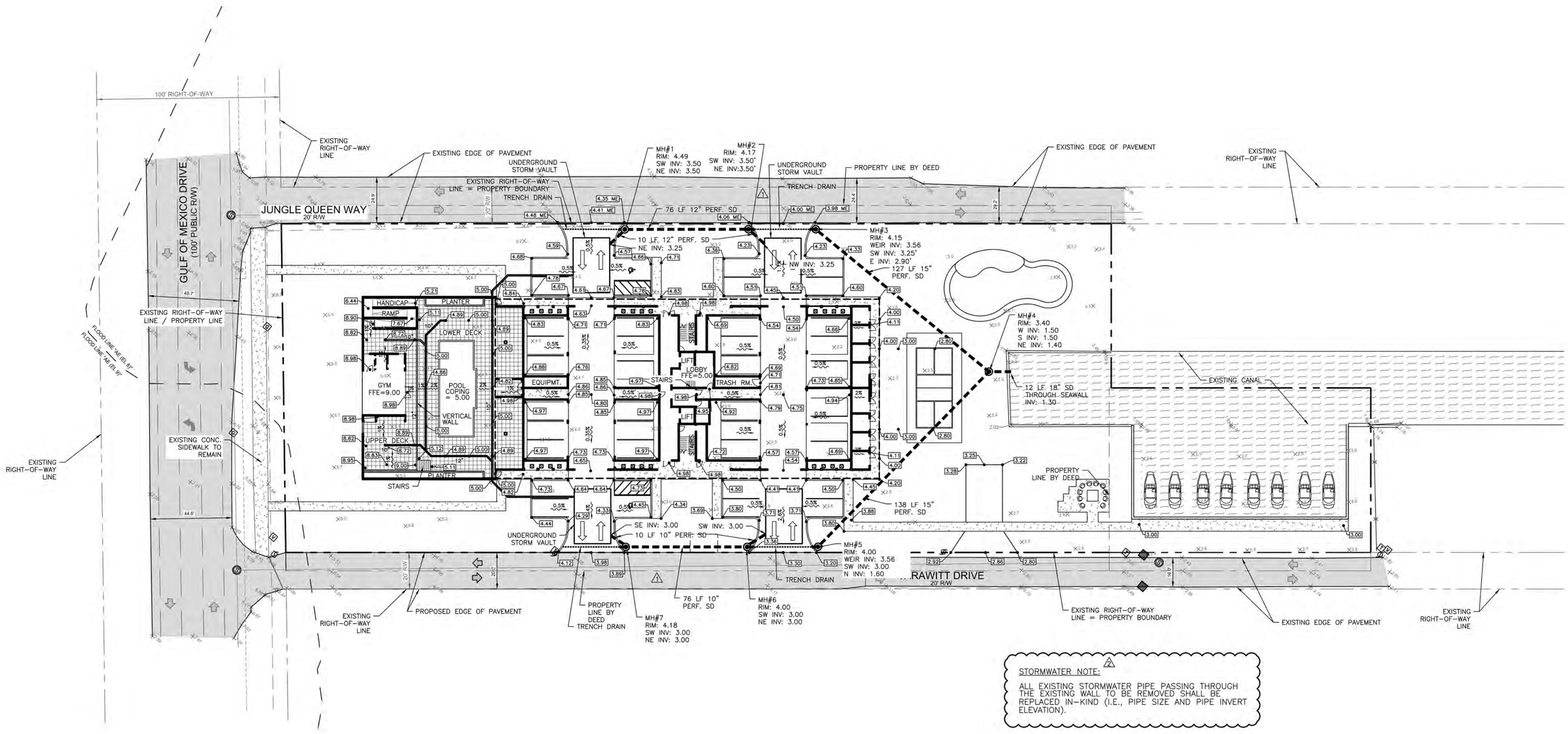
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SCALE IN FEET

CLIENT: PORTO LONGBOARD KEY RESIDENCES, LLC
PROJECT: PORTO LONGBOARD KEY RESIDENCES
TITLE: VEHICLE TURNING MOVEMENT PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-401

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE LICENSE No. 80804 STATE OF FLORIDA PROFESSIONAL ENGINEER
BOBBI R. CLAYBROOKE
FLORIDA P.E. No. 0080804
8/23/22



STORMWATER NOTE: ⚠2

ALL EXISTING STORMWATER PIPE PASSING THROUGH THE EXISTING WALL TO BE REMOVED SHALL BE REPLACED IN-KIND (I.E., PIPE SIZE AND PIPE INVERT ELEVATION).

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
2	08/23/22	REVISIONS PER TOWN OF LONGBOAT KEY COMMENTS	BRC
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CLIENT: PORTO LONGBOAT KEY RESIDENCES, LLC

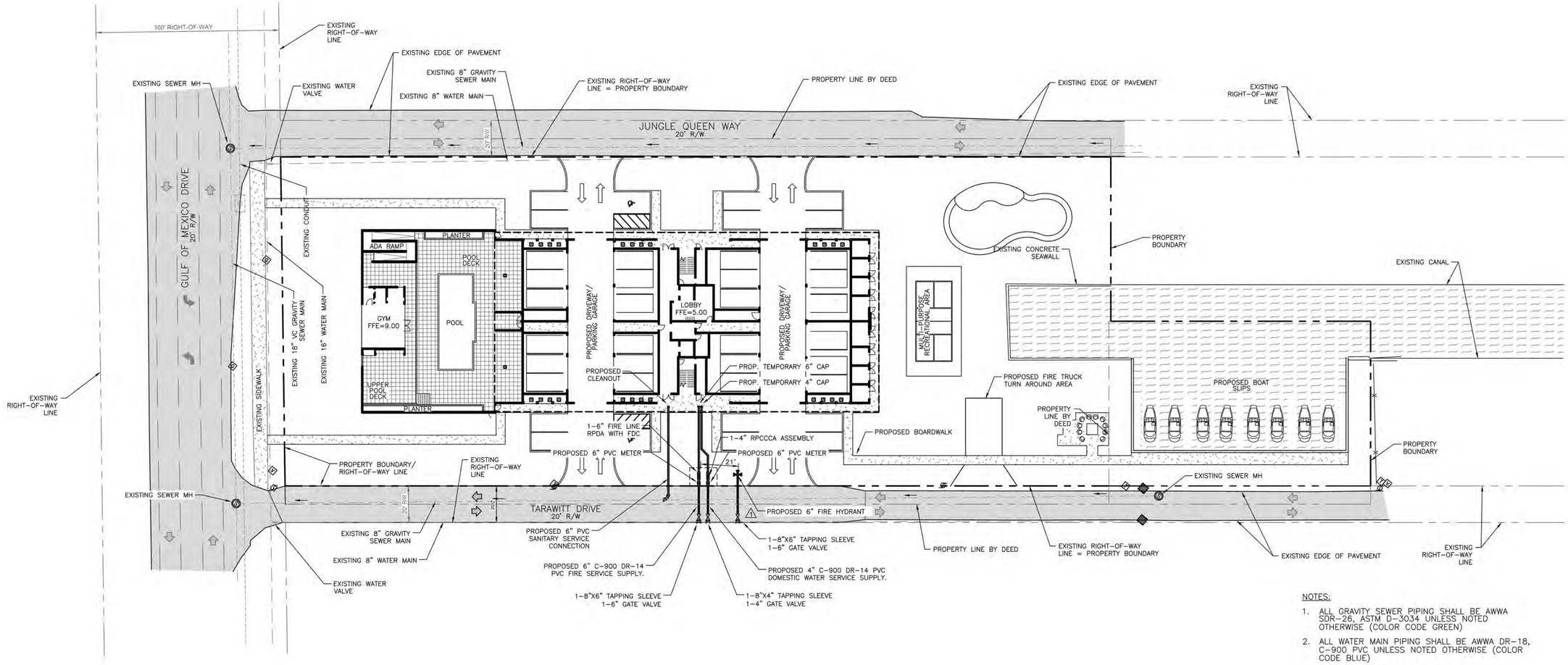
PROJECT: PORTO LONGBOAT KEY RESIDENCES

TITLE: PAVING, GRADING & DRAINAGE PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-500

PROJECT ENGINEER:
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NOTES:

1. ALL GRAVITY SEWER PIPING SHALL BE AWWA SDR-26, ASTM D-3034 UNLESS NOTED OTHERWISE (COLOR CODE GREEN)
2. ALL WATER MAIN PIPING SHALL BE AWWA DR-18, C-900 PVC UNLESS NOTED OTHERWISE (COLOR CODE BLUE)
3. ALL PUBLIC MAINTAINED UTILITIES SHALL BE PLACED IN THE EXISTING UTILITIES EASEMENTS AS SHOWN ON THESE PLANS.
4. FDC SHALL BE LOCATED WITHIN 100 FEET OF A FIRE HYDRANT.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
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0 15 30 60
SCALE IN FEET

CLIENT: PORTO LONGBOAT KEY RESIDENCES, LLC

PROJECT: PORTO LONGBOAT KEY RESIDENCES

TITLE: MASTER UTILITY PLAN

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: N/A
VERTICAL DATUM: NAVD 1988
PROJECT NUMBER: DSDG0025
SHEET NUMBER: C-600

PROJECT ENGINEER:
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EXISTING TREE LEGEND

EXISTING	CODE	BOTANICAL / COMMON NAME
	E-BR	Beaucarnea recurvata / Ponytail palm
	E-CF	Cassia fistula / Cassia
	E-CU	Coccoloba uvifera / Seagrape
	E-XD	Dead Tree or Palm
	E-DR	Delonix regia / Poinciana
	E-FM	Ficus microcarpa / Chinese bayan
	E-CU2	Juniperus silicicola / Southern Red Cedar
	E-PD	Phoenix dactylifera / Date Palm
	E-PR	Phoenix reclinata / Reclinata Palm
	E-SP	Sabal palmetto / Cabbage Palm
	E-SP2	Sabal palmetto / Cabbage Palm
	E-SR	Syagrus romanzoffiana / Queen Palm
	E-WR	Washingtonia robusta / Washingtonia Palm

SEE SHEET L-02A FOR TREE MITIGATION CALCULATIONS

NOTE: RELOCATION AND MAINTENANCE OF ALL TRANSPLANTED TREES WILL FOLLOW PER ANSI 300 STANDARDS

PALM BUD TO BE CHEMICALLY DRENCHED WITH LINDANE AT TIME OF TRANSPLANT AND AGAIN IN (-) WEEKS AFTER PLANTING.

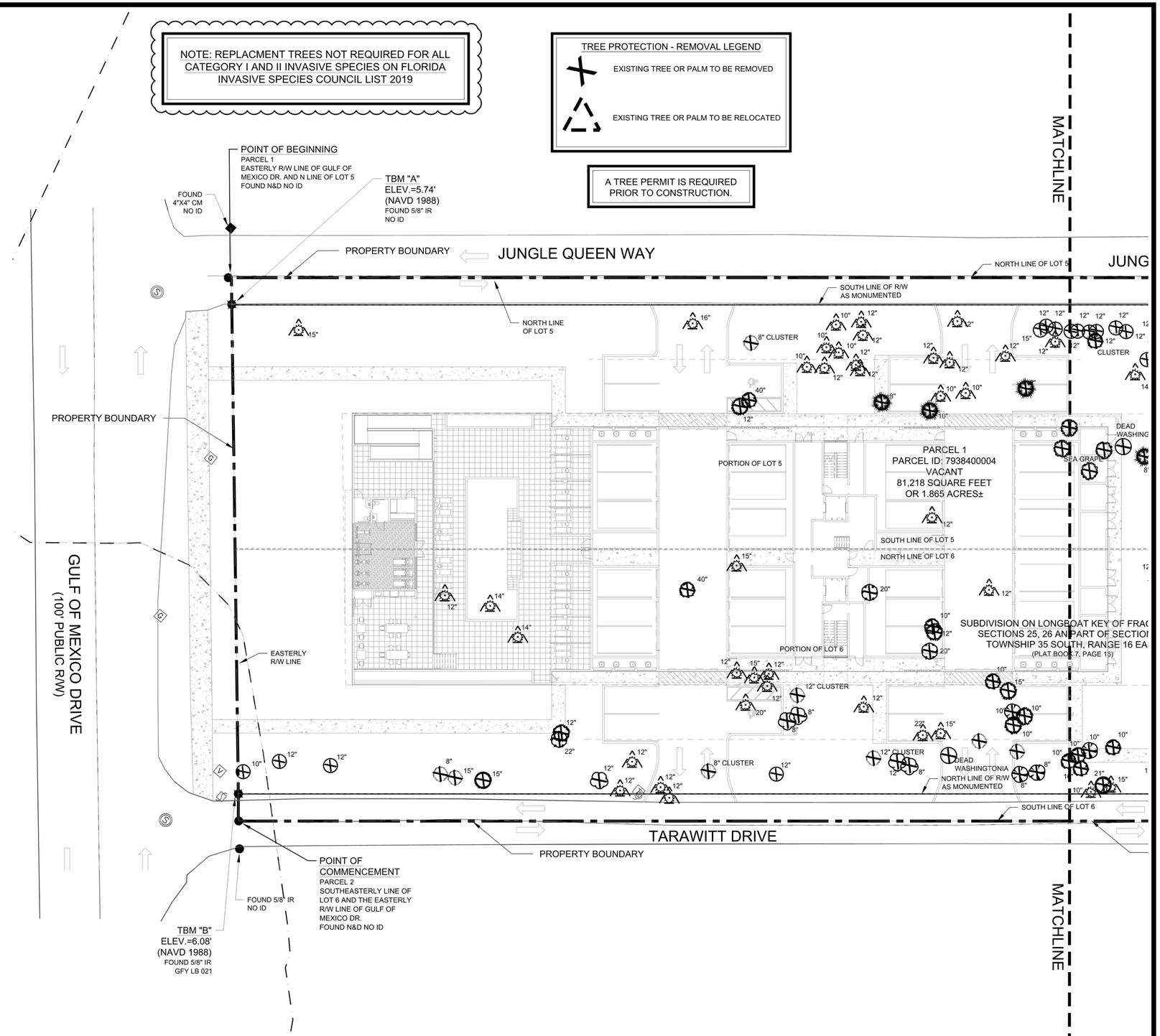
NOTE: REPLACMENT TREES NOT REQUIRED FOR ALL CATEGORY I AND II INVASIVE SPECIES ON FLORIDA INVASIVE SPECIES COUNCIL LIST 2019

TREE PROTECTION - REMOVAL LEGEND

EXISTING TREE OR PALM TO BE REMOVED

EXISTING TREE OR PALM TO BE RELOCATED

A TREE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.



0 20 40

FULL SIZE (22"X34") SCALE : 1"=20'
HALF SIZE (11"X17") SCALE : 1"=40'

CALL 48 HOURS BEFORE YOU DIG
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SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

PROJECT NO.	2022-04
SCALE	AS SHOWN
DATE	02-24-2022
DRAWN BY	PJS
ISSUED	05-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1.	REV. PER TOWN COMMENTS 07-11-2022	KJ			

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

TREE PROTECTION / REMOVAL PLAN

L-01

ACAD.DWG

TREE PROTECTION - REMOVAL LEGEND

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EXISTING TREE OR PALM TO BE RELOCATED

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MATCHLINE

JUNGLE QUEEN WAY

NORTH LINE OF LOT 5

PROPERTY BOUNDARY

FOUND "X" CUT IN PAVEMENT

FOUND 5/8" IR NO ID

PARCEL ID: 79384100003
TIMOTHY & JENNIFER KELLY

PORTION OF LOT 5

CLUSTER

DEAD WASHINGTONIA

SEA GRAPE

FOUND "X" CUT IN SEAWALL

MULTI-PURPOSE RECREATIONAL AREA

NO POINT FOUND OR SET

PROPERTY BOUNDARY

NORTHWESTERLY LINE OF LOT 6

NO POINT FOUND OR SET FALLS IN CANAL

CONCRETE SEAWALL

20' CANAL EASEMENT PER O.R.B. 1329, PG 2768

/ISION ON LONGBOAT KEY OF FRACTIONAL
CTIONS 25, 26 AND PART OF SECTION 24,
OWNSHIP 35 SOUTH, RANGE 16 EAST
(PLAT BOOK 7, PAGE 13)

PARCEL 2
PARCEL ID: 7938410052
VACANT
9,943 SQUARE FEET OR
0.228 ACRES±

FOUND "X" CUT IN SEAWALL

PARCEL ID: 7944900005
JOHN MOCON

PORTION OF LOT 6

PORTION OF LOT 6

ONIA
F R/W
TED

FOUND 5/8" IR GFY LB 021

FOUND 1/2" IR NO ID

FOUND 1/2" IP NO ID

SOUTH LINE OF LOT 6

TARAWITT DRIVE

PROPERTY BOUNDARY

POINT OF BEGINNING
PARCEL 2
FOUND N&D GFY LB 021

LESS AND EXCEPT RIGHT-OF-WAY FOR TARAWITT DRIVE PER O.R.B. 1329, PG 2768

FOUND 5/8" IR NO ID

MATCHLINE

EXISTING TREE LEGEND

EXISTING	CODE	BOTANICAL / COMMON NAME
	E-BR	Beaucarnea recurvata / Ponytail palm
	E-CF	Cassia fistula / Cassia
	E-CU	Coccoloba uvifera / Seagrape
	E-XD	Dead Tree or Palm
	E-DR	Delonix regia / Poinciana
	E-FM	Ficus microcarpa / Chinese bayan
	E-CU2	Juniperus silicicola / Southern Red Cedar
	E-PD	Phoenix dactylifera / Date Palm
	E-PR	Phoenix reclinata / Reclinata Palm
	E-SP	Sabal palmetto / Cabbage Palm
	E-SP2	Sabal palmetto / Cabbage Palm
	E-SR	Syagrus romanzoffiana / Queen Palm
	E-WR	Washingtonia robusta / Washingtonia Palm

SEE SHEET L-02A FOR TREE MITIGATION CALCULATIONS

NOTE: RELOCATION AND MAINTENANCE OF ALL TRANSPLANTED TREES WILL FOLLOW PER ANSI 300 STANDARDS

PALM BUD TO BE CHEMICALLY DRENCHED WITH LINDANE AT TIME OF TRANSPLANT AND AGAIN IN (-) WEEKS AFTER PLANTING.

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ACAD DWG

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PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

TREE PROTECTION / REMOVAL PLAN

L-02

EXISTING TREE LEGEND

EXISTING	CODE	BOTANICAL / COMMON NAME	D.B.H.	REMARKS	ACTION	MITIGATION REQUIRED	QTY
	E-BR	Beaucarnea recurvata / Ponytail palm	Existing		Remove	No	6
	E-CF	Cassia fistula / Cassia	Existing		Remove	Yes	5
	E-CU	Coccoloba uvifera / Seagrape	Existing		Remove	Yes	5
	E-XD	Dead Tree or Palm	Existing	Dead	Remove	No	2
	E-DR	Delonix regia / Poinciana	Existing		Remove	Yes	4
	E-FM	Ficus microcarpa / Chinese bayan	Existing	Invasive - Category I	Remove	No	16
	E-CU2	Juniperus silicicola / Southern Red Cedar	Existing		Remove	Yes	3
	E-PD	Phoenix dactylifera / Date Palm	Existing		Remove	Yes	4
	E-PR	Phoenix reclinata / Reclinata Palm	Existing	Invasive - Category II	Remove	No	11
	E-SP	Sabal palmetto / Cabbage Palm	Existing		Relocate	No	80
	E-SP2	Sabal palmetto / Cabbage Palm	Existing		Remove	Yes	6
	E-SR	Syagrus romanzoffiana / Queen Palm	Existing	Invasive - Category II	Remove	No	4
	E-WR	Washingtonia robusta / Washingtonia Palm	Existing	Invasive - Category II	Remove	No	42

NOTE: REPLACMENT TREES NOT REQUIRED FOR ALL CATEGORY I AND II INVASIVE SPECIES ON FLORIDA INVASIVE SPECIES COUNCIL LIST 2019

TREE REMOVAL LEGEND	SIZE NOTED ON PLANS	
CEDAR TREES	3	
FICUS TREES	16*	
SEA GRAPE TREES	5	
POINCIANA TREES	4	
CASSIA TREES	5	
TOTAL	33	
SABAL PALMS	6	
DATE PALMS	4	
WASHINGTONIA	*42	
QUEEN	*4	
RECLINATA	*11	
PONYTAIL PALM	**6	
DEAD PALM	2	
TOTAL PALMS	75	

REPLACEMENT REQUIRED	TOTAL
3" CALIPER TREES AT 2:1	34
PALMS 2:1	20

NOTE: QTY (80) EXISTING CABBAGE PALMS PROPOSED TO BE RELOCATED ON SITE.

* INVASIVE SPECIES - REPLACEMENT NOT REQUIRED

** NOT A CLASSIFIED TREE - REPLACEMENT NOT REQUIRED

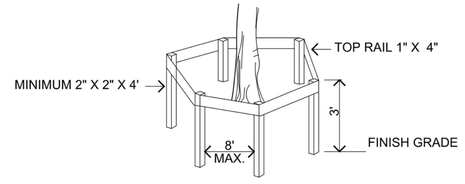
TREE PROTECTIVE BARRIER

PROTECTIVE BARRIER REQUIREMENTS

1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYSICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER; ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL OR TEMPORARY SOIL DEPOSITS NOT ALLOWED INSIDE BARRIER AREA.

PROTECTIVE BARRIER SPECIFICATIONS

1. UPRIGHTS SPACED AT 4'-5' INTERVALS OF NO LESS THAN 2" X 2" LUMBER WITH 1" X 4" TOP RAIL. BARRICADE SHALL BE INSTALLED NO CLOSER THAN THE DRIPLINE OF THE TREE. BARRICADES MAY BE PLACED (3) THREE FEET FROM THE TRUNK OF PALMS.
2. BARRIERS TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED.
3. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. REMOVE ALL TURF IN BARRIER AND INSTALL 3" DEPTH OF RECYCLED MELALEUCA MULCH WITHIN BARRIER AREA.



TREE BARRIER DETAIL

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ACAD DWG:

SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

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PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

TREE PROTECTION / REMOVAL PLAN

L-02A

GENERAL NOTES:

1. All areas not planted or mulched shall be sodded with solid Seashore Paspalum sod. (This includes the entire R.O.W. adjacent to this property.)
2. All plant material proposed is native OR drought tolerant as required by code.
3. No more than 25 percent of the site may be sod or non drought tolerant plant species.
4. The owner is required to provide an adequate maintenance program for all newly planted material by hand watering , pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
5. This plan illustrates general landscape intent to meet required code. This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation.
6. A 100% coverage automatic irrigation system shall be installed. Plans for the automatic irrigation system will be submitted prior to building permit issuance and shall follow chapter 55.04 TLBK code.
7. Lighting Note: Exterior landscape lighting installed shall meet the requirements of DEP Marine Turtle lighting.

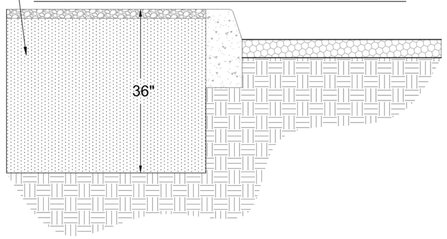
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NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER CH. 54, ART XVIII, SECTION 54-888 (1) (B) OF THE SARASOTA COUNTY CODE.

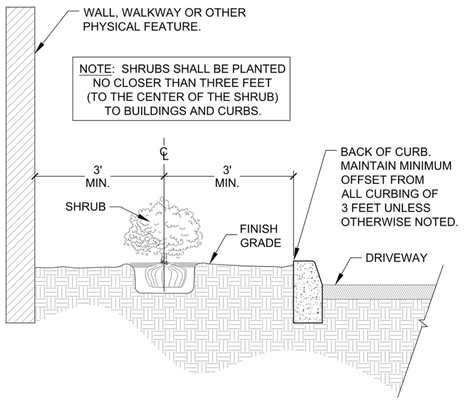
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PER SARASOTA COUNTY ORDINANCE SEC. 124-122. (s)(2)g.1., CONTRACTOR TO REPLACE FILL SOIL IN ALL PARKING LOT PLANTING AREAS RECEIVING TREES WITH UNCOMPACTED COURSE LOAM TO A DEPTH OF 36". ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROAD BASE SHALL BE REMOVED. UNDER NO CIRCUMSTANCES SHALL MEDIAN SOILS WITH GREATER THAN FIVE PERCENT OR LESS THAN 0.5 PERCENT ORGANIC MATTER BE ACCEPTED. SOIL SHALL BE REPLACED WITHIN THE ENTIRE ISLAND, MEDIAN OR AREA RECEIVING TREES, NOT JUST THE IMMEDIATE ROOTBALL AREA.

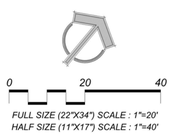
CONTRACTOR MUST SUBMIT SOIL SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL.



SOIL REPLACEMENT DETAIL FOR NEW PARKING LOT PLANTING AREAS
N.T.S.



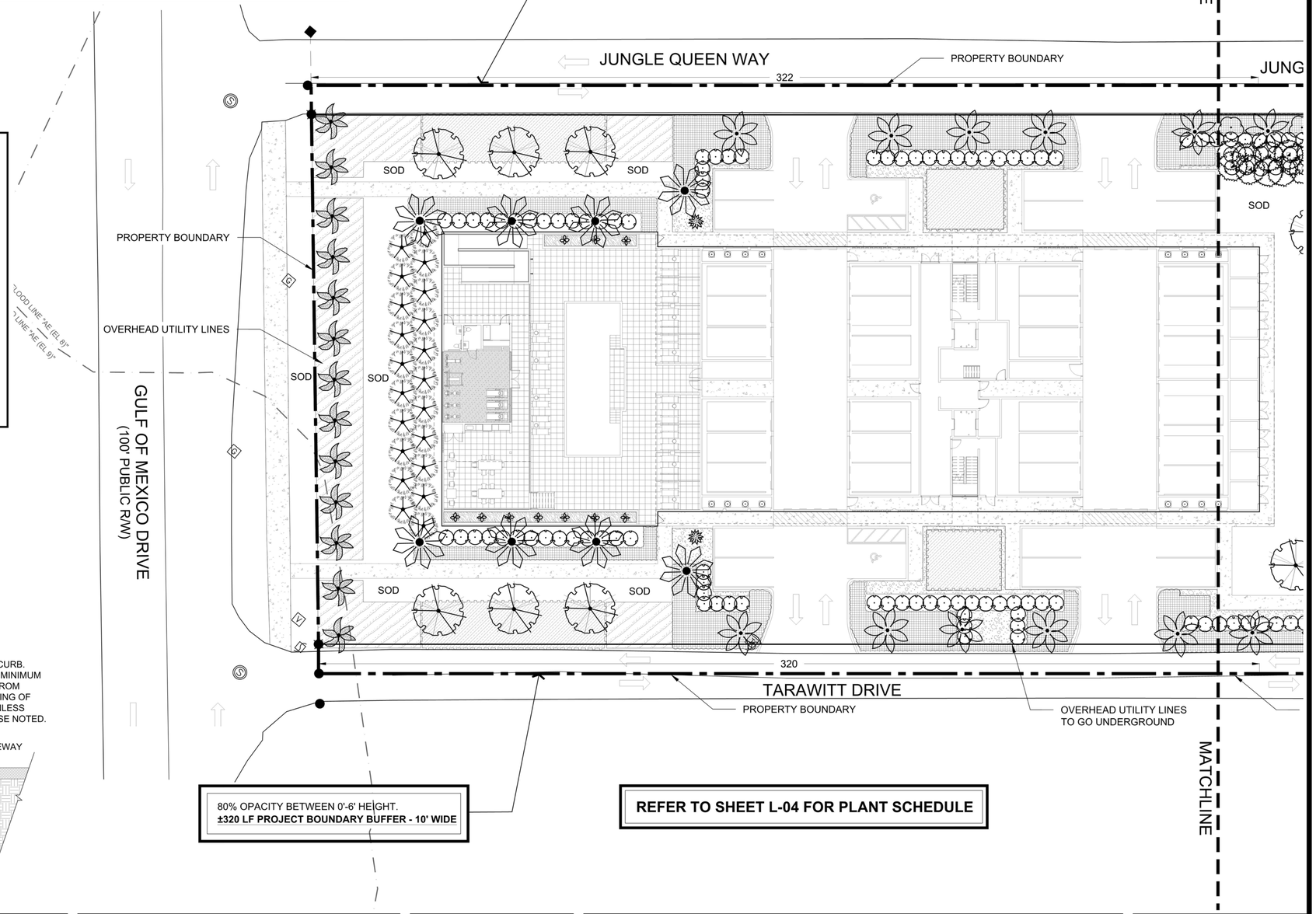
SHRUB SPACING DETAIL
NOT TO SCALE



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±322 LF PROJECT BOUNDARY BUFFER - 10' WIDE
80% OPACITY BETWEEN 0'-6' HEIGHT.



80% OPACITY BETWEEN 0'-6' HEIGHT.
±320 LF PROJECT BOUNDARY BUFFER - 10' WIDE

REFER TO SHEET L-04 FOR PLANT SCHEDULE

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ACAD DWG

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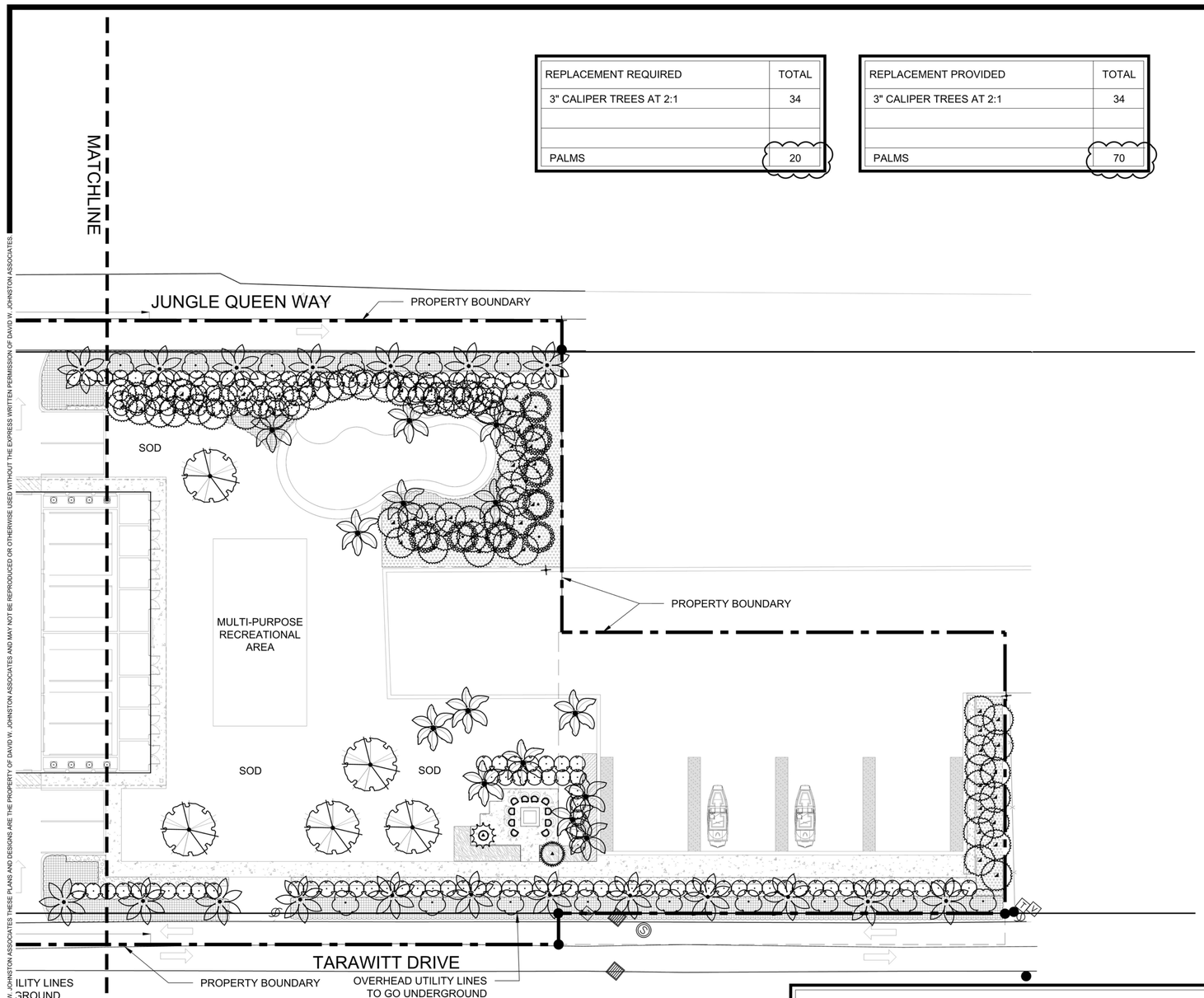
dwja LANDSCAPE ARCHITECTS
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630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

PLANTING PLAN

L-03

REPLACEMENT REQUIRED	TOTAL
3" CALIPER TREES AT 2:1	34
PALMS	20

REPLACEMENT PROVIDED	TOTAL
3" CALIPER TREES AT 2:1	34
PALMS	70



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	BB	Bucida buceras `Shady Lady` / Shady Lady Black Olive	B & B	5"Cal	14` x 7` Spr.	No	11
	CA	Clusia rosea / Autograph Tree STANDARD	65 gal	3"Cal	12` x 4` Spr.	Yes	15
	CU	Coccoloba uvifera / Sea Grape MULTI - TRUNK, BUSH FORM At least one stem must be a minimum of 3" cal.	B & B	Multi-Stem	8` x 3`	Yes	8

EXISTING	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	E-SP	Sabal palmetto / Cabbage Palm To Be Relocated	Existing	Relocated			80

PALMS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	AE	Arenga engleri / Dwarf Sugar Palm	B & B		12` x 6` Spr.	No	21
	BR	Beaucarnea recurvata / Pony Tail Palm Specimen, Multi-heads	B & B		6` - 8` OA	No	1
	CN	Cocos nucifera `Green Malayan` / Coconut Palm	B & B	6` OF WOOD	16`,18`,20` O.A.H. Staggered	Yes	14
	PM2	Phoenix dactylifera `Medjool` / Date Palm Matched	B & B		12` C.T.	No	8
	PR2	Phoenix roebelenii / Pigmy Date Palm Multi-Trunk	B & B	Triple Trunk	6` O.A.H.	No	1
	PS2	Pseudophoenix sargentii / Buccaneer Palm	B & B	Matched	6` C.T.	Yes	13
	RE	Roystonea elata / Florida Royal Palm 18" Caliper Min. Matched	B & B	6` GREYWOOD	32` O.A.H.	Yes	27

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	HT. X SPR.	NATIVE	SPACING	
	AP	Agave protamericana 'Silver Surfer' / Silver Surfer	30 gal	3` x 3`	No	60" o.c.	2
	AI	Alcantarea imperialis / Giant Bromeliad	30 gal.	2` x 2`	No	36" o.c.	10
	CR5	Clusia rosea / Pitch Apple	30 gal	5` x 4`	Yes	60" o.c.	222

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE		
	CE2	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum 8" x 10"	1 gal.	Yes	24" o.c.	1,554
	FG	Ficus microcarpa `Green Island` / Green Island Ficus 18" x 18"	3 gal	No	30" o.c.	26
	SR3	Serenoa repens 'Silver' / Silver Saw Palmetto 24 X 24	30 gal	Yes	42" o.c.	200
	ZP	Zamia pumila / Coontie 16" x 16"	7 gal	Yes	36" o.c.	379

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE		
	LIR	Liriope desnifoliai ` Big Blue` / Big Blue Liriope	1 gal	No	16" o.c.	321
	MB	Mexican Beach Pebble Full Coverage, 2" Depth. 4"	.			2,099 sf
	TC2	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	1 gal	No	18" o.c.	1,872

NOTE: ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION. **SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION (CALL 941-366-3159)**

NOTE: RELOCATION AND MAINTENANCE OF ALL TRANSPLANTED TREES WILL FOLLOW PER ANSI 300 STANDARDS

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PLANTING PLAN

L-04

LANDSCAPE NOTES:

1. ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS ESTABLISHED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
2. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
4. THE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT, SUNSHINE ONE, AND THE CITY OF SARASOTA UTILITIES FOR LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK.
5. ALL SOD SHALL BE SEASHORE PASPALUM UNLESS OTHERWISE NOTED ON PLANTING PLAN OR SOD PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION.
6. CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE
7. ANY EXCESS SOIL OR DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND TAKEN TO THE COUNTY LAND FILL OR OTHER LOCATION AS APPROVED.
8. MULCH ALL NEW PLANTING WITH MIN. 3" (OR AS NOTED OTHERWISE ON PLAN) OF FLORIMULCH EUCALYPTUS MULCH OR SIMILAR SUSTAINABLY HARVESTED MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED THE LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
10. ALL TREES AND PALMS WITHIN SOD AREAS SHALL BE MULCHED WITH 4' MIN. DIAMETER RING 3" DEEP STAKES WHENEVER POSSIBLE SHALL BE WITHIN MULCH RINGS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
12. CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
14. CONTRACTOR SHALL STAKE ALL TREES AS PER DETAILS.
15. ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDING TO THE FERTILIZATION CHART.
16. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A SANITARY LANDFILL OR OTHER APPROVED LOCATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
18. THE 90-DAY MAINTENANCE PERIOD SHALL BEGIN ONCE SUBSTANTIAL COMPLETION HAS BEEN MADE AND AGREED TO BY THE OWNER.
19. FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
20. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100% COVERAGE ON ALL NEW PLANT MATERIAL.
21. MYCOR-TREE AS MANUFACTURED BY PLANT HEALTH CARE, INC. (1-800-421-9501) SHALL BE MIXED INTO THE UPPER 10" OF BACKFILL OR SOIL MEDIA AT THE TIME OF PLANTING AND WATERED IN COMPLETELY AFTER USE. INSTALLATION SHALL BE AS FOLLOWS:
    - INSTALL 1 - 3 OUNCE PAK PER INCH CALIPER FOR TREE OF PALM.
    - INSTALL 1 - 1 OUNCE APPLICATION FOR ALL 3 GALLON CONTAINER MATERIAL.
    - INSTALL 1 - 5 GRAM APPLICATION FOR ALL 1 GALLON MATERIAL.

MAINTENANCE PROGRAM:

UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR 90-DAYS.

PLANTING:

A. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS.
B. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
C. SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.

IRRIGATION:

A. MAINTAIN THE INSTALLED IRRIGATION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.
B. CHECK FOR LINE BREAKS AND CLEAN BUBBLERS OF DEBRIS SO THAT THEY PROVIDE UNIFORM WATER DISTRIBUTION AT ALL TIMES.

REPORTS:

A. PROVIDE BIWEEKLY REPORTS DETAILING MAINTENANCE WORK COMPLETED AND OTHER PERTINENT INFORMATION. REPORT SHALL BE SUBMITTED TO THE OWNER WITH COPIES TO THE LANDSCAPE ARCHITECT.

ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20-10-15 PLANTING TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

21 GRAM TABLET						10 GRAM TABLET	10 GRAM TABLET
1 GALLON CAN PLANTS	3 GALLON CAN PLANTS	5 GALLON CAN PLANTS	7 GALLON CAN PLANTS	LARGE TREES OR B & B TREES	MATURE PALMS	WELL ROOTED LINERS	SMALL GROUNDCOVERS OR PERENNIALS
1 TABLET	2 TABLETS	3 TABLETS	4 TABLETS	TREES: 5 TABLETS/EA. 1/2" OF CALIPER SHRUBS: 1 TABLET FOR EA. 1' OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS EACH	1 TABLET EACH

AGRIFORM 20-10-5 PLANTING TABLETS AS MANUFACTURED BY:
SIERRA CHEMICAL COMPANY
1001 YOSEMITE DRIVE
MILPITAS, CA 95035

NOTE: LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

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811 Know what's below. Call before you dig.
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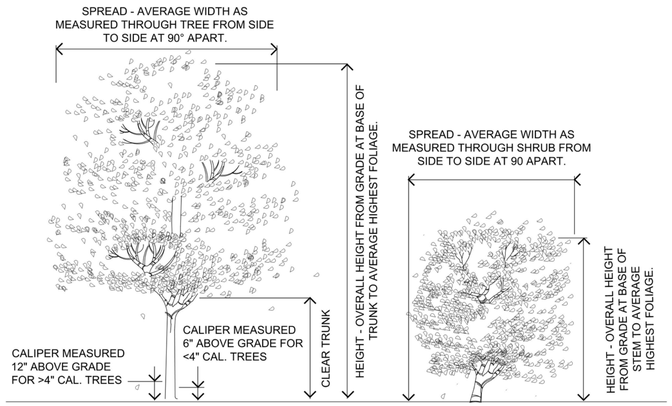
NOTE:

1. THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, SHALL CONFORM TO A FLORIDA NO. 1 AS TO: 1. HEALTH AND VITALITY, 2. CONDITION OF FOLIAGE, 3. ROOT SYSTEM, 4. FREEDOM FROM PEST OR MECHANICAL DAMAGE, 5. HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES OR SPORT.
3. AT THE CONCLUSION OF THIS PLANTING, IF THE LANDSCAPE ARCHITECT OR OWNER HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGRADING INSPECTION BY THE DIVISION OF PLANT INDUSTRY, AND SUCH EVIDENCE WILL BE THE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION TAKEN BY THE DIVISION OF PLANT INDUSTRY ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.

NOTE: ALL PLANT SIZES INDICATED ARE MINIMUMS. ALL PARTS OF THE SPECIFICATION INCLUDING CALIPER SIZES MUST BE MET AT INSTALLATION.

FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE



TREES WITH SHARP 'V' SHAPED BRANCHING AT THE TRUNK SHALL NOT BE ACCEPTED.

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.
EXAMPLES:
HEIGHT x SPREAD
HEIGHT x SPREAD - CALIPER

IMPORTANT NOTE:

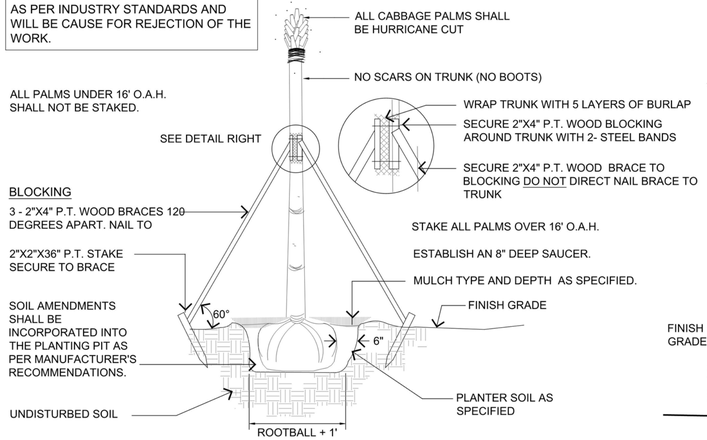
ALL TREES, PALMS AND B&B MATERIAL SHALL BE PLANTED AS FOLLOWS:

1. DIG HOLE.
2. SPRINKLE SPECIAL AMENDMENTS EVENLY OVER BACKFILL SOIL NEXT TO HOLE SO THAT THEY WILL THOROUGHLY MIX WITH SOIL DURING BACKFILLING OPERATIONS.
3. BACKFILL WITH 4" OF SOIL AND PREPARE SHELF FOR ROOTBALL TO SET ONTO.
4. PLACE ROOTBALL IN HOLE AND STRAIGHTEN TREE.
5. BACKFILL 25% OF DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
6. BACKFILL TO 50% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
7. BACKFILL TO 75% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
8. BACKFILL THE REST AND THOROUGHLY WATER IN TREE MAKING SURE THE TRUNK IS DIRECTLY PERPENDICULAR TO THE FINISHED GRADE.

NOTE:
ANY DEVIATION FROM THE ABOVE PROCESS WILL NOT BE CONSIDERED AS PER INDUSTRY STANDARDS AND WILL BE CAUSE FOR REJECTION OF THE WORK.

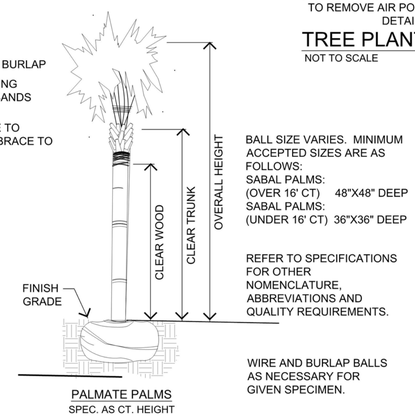
TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE



PALM PLANTING AND STAKING DETAIL

NOT TO SCALE



BALL SIZE VARIES. MINIMUM ACCEPTED SIZES ARE AS FOLLOWS:
SABAL PALMS: (OVER 16' CT) 48"X48" DEEP
SABAL PALMS: (UNDER 16' CT) 36"X36" DEEP

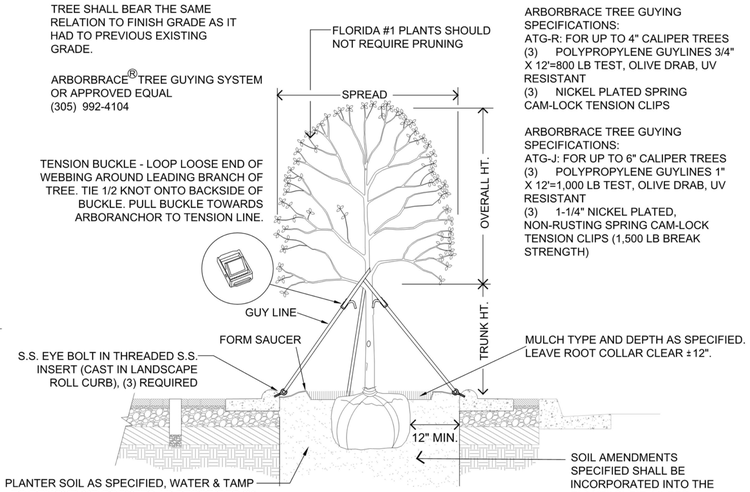
REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.

WIRE AND BURLAP BALLS AS NECESSARY FOR GIVEN SPECIMEN.

PALMATE PALMS
SPEC. AS CT. HEIGHT

PALM SIZING SPECIFICATIONS

NOT TO SCALE

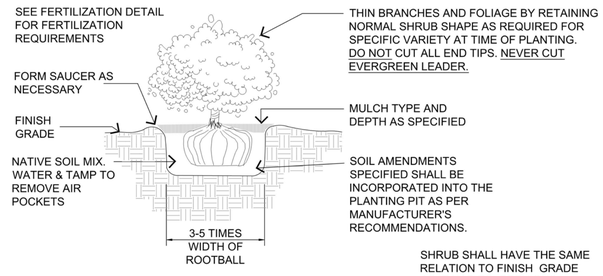


ARBORBRACE TREE GUYING SPECIFICATIONS:
ATG-R: FOR UP TO 4" CALIPER TREES
(3) POLYPROPYLENE GUYLINES 3/4" X 12'=800 LB TEST, OLIVE DRAB, UV RESISTANT
(3) NICKEL PLATED SPRING CAM-LOCK TENSION CLIPS

ARBORBRACE TREE GUYING SPECIFICATIONS:
ATG-J: FOR UP TO 6" CALIPER TREES
(3) POLYPROPYLENE GUYLINES 1" X 12'=1,000 LB TEST, OLIVE DRAB, UV RESISTANT
(3) 1-1/4" NICKEL PLATED, NON-RUSTING SPRING CAM-LOCK TENSION CLIPS (1,500 LB BREAK STRENGTH)

TREE PLANTING, STAKING AND PRUNING

NOT TO SCALE



SHRUB SHALL HAVE THE SAME RELATION TO FINISH GRADE AS IT HAD TO PREVIOUS EXISTING GRADE.

SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

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SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

PROJECT NO.	2022-04
SCALE	AS SHOWN
DATE	02-24-2022
DRAWN BY	PJS
ISSUED	05-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1.	REV. PER TOWN COMMENTS 07-11-2022	KJ			

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

PLANTING DETAILS

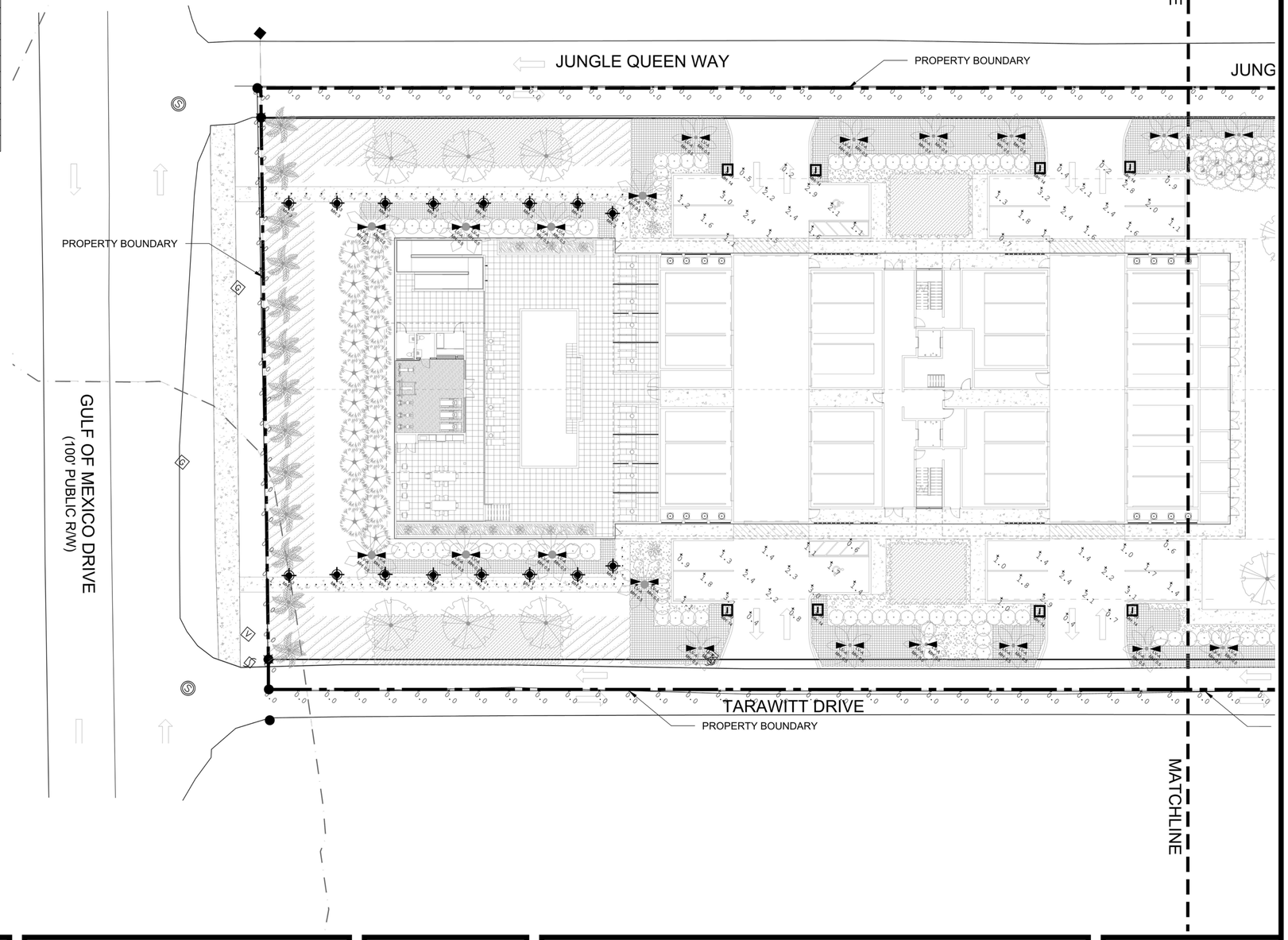
L-05

ACAD DWG

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	S-3H	Single	Lumenpulse	BLDS-SD-120_277-CSL-S40-40K-CRI 80-3 BLS	1.000	1842	36	288
	22	BL-3	Single	Lumenpulse	BLDB-TM1-120_277-FSL-N03-40K-CRI 80-3 This file was modified by Lumenpulse to re	1.000	133	3	66
	56	LV-A	Single	FX LUMINAIRE	NP-9LED	1.000	359	11.16	624.96

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
NORTHWEST WALK	Illuminance	Fc	0.82	1.7	0.2
PARKING NE	Illuminance	Fc	1.61	3.2	0.2
PARKING NW	Illuminance	Fc	1.70	3.0	0.2
PARKING SE	Illuminance	Fc	1.57	3.1	0.4
PARKING SW	Illuminance	Fc	1.59	3.1	0.4
PROPERTY BOUNDARY	Illuminance	Fc	0.00	0.1	0.0
SEATING AREA	Illuminance	Fc	1.26	4.7	0.2
SOUTHWEST WALK	Illuminance	Fc	0.90	2.1	0.2

REFER TO ARCHITECTURAL FOR ALL INGRESS AND EGRESS LIGHTING.



0 20 40

FULL SIZE (22"X34") SCALE : 1"=20'
HALF SIZE (11"X17") SCALE : 1"=40'

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SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

PROJECT NO.	2022-04
SCALE	AS SHOWN
DATE	02-24-2022
DRAWN BY	PJS
ISSUED	05-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1.	REV. PER TOWN COMMENTS 07-11-2022	KJ			

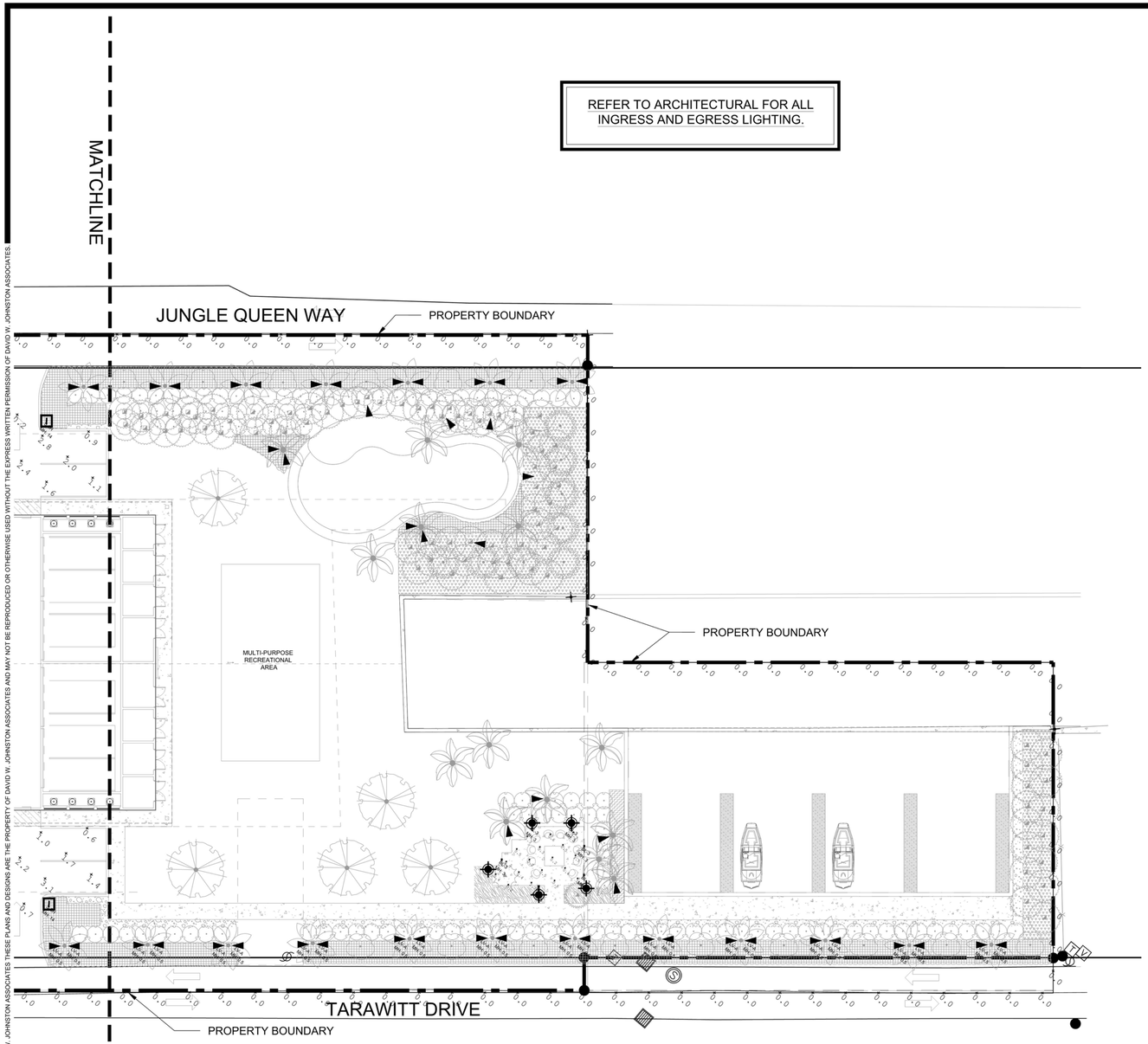
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LIGHTING PLAN

L-06

REFER TO ARCHITECTURAL FOR ALL INGRESS AND EGRESS LIGHTING.



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	S-3H	Single	Lumenpulse	BLDS-SD-120_277-CSL-S40-40K-CRI 80-3 BLS	1.000	1842	36	288
	22	BL-3	Single	Lumenpulse	BLDB-TM1-120_277-FSL-N03-40K-CRI 80-3 This file was modified by Lumenpulse to re	1.000	133	3	66
	56	LV-A	Single	FX LUMINAIRE	NP-9LED	1.000	359	11.16	624.96

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
NORTHWEST WALK	Illuminance	Fc	0.82	1.7	0.2
PARKING NE	Illuminance	Fc	1.61	3.2	0.2
PARKING NW	Illuminance	Fc	1.70	3.0	0.2
PARKING SE	Illuminance	Fc	1.57	3.1	0.4
PARKING SW	Illuminance	Fc	1.59	3.1	0.4
PROPERTY BOUNDARY	Illuminance	Fc	0.00	0.1	0.0
SEATING AREA	Illuminance	Fc	1.26	4.7	0.2
SOUTHWEST WALK	Illuminance	Fc	0.90	2.1	0.2

0 20 40

FULL SIZE (22"X34") SCALE : 1"=20'
HALF SIZE (11"X17") SCALE : 1"=40'

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ACAD.DWG

SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

PROJECT NO.	2022-04
SCALE	AS SHOWN
DATE	02-24-2022
DRAWN BY	PJS
ISSUED	05-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1.	REV. PER TOWN COMMENTS 07-11-2022	KJ			

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LIGHTING PLAN

L-07

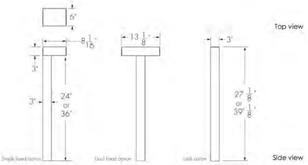
Specification Sheet

lumenblade
Bollard
BLD5

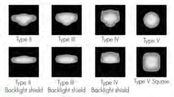
Project Name _____ Qty _____

Type _____ Catalog / Part Number _____


Single head option shown



Distributions



Colors and Color Temperatures



Control

ON/OFF 0-10V LT

Ratings

IP66(optical chamber) IK06(lens) IK10*(frame)
*IK10 polycarbonate lens option available, consult factory.

Certifications

VRBO

Description

The Lumenpulse Lumenblade Bollard is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Options include: heights of either two feet or three feet, with a Single or Dual head, its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment with low output/s and with a BUG rating of 0.

Features

Mounting	Single head, Dual head, Unilit bollard
Height	2 ft, 3 ft
Color and Color Temperature	Amber, 2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type V, Type V square
Optical Option (factory installed)	Louver
Vibration Rating	Meets ANSI C136.31-2018 vibration rating for Bridge & Overpass applications
Options	Vibration Rated for Bridge and Overpass, Corrosion-resistant coating for hostile environments, Surge protector, Photoelectric Cell Button Type, Ground Fault Duplex Receptacle, Duplex receptacle with USB A and USB C
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 200lm (single head)/ Maximum 2000lm (dual head)
Efficacy	Up to 86 lm/W (N10 lumen output, 4000K, CRI 70+, Type III)
Color Rendering	3 SDCM for CRI 70+, 2 SDCM for CRI 80+ and CRI 90+
Lumen Maintenance	TM-21 L70 > 145,000 hrs (reported, Ta 25 - 50 °C (77 - 122 °F))

lumenpulse™ 1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CA. T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 F 514.937.6288
info@lumenpulse.com www.lumenpuke.com www.lumenpuke.com/products/2323

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SA - R0

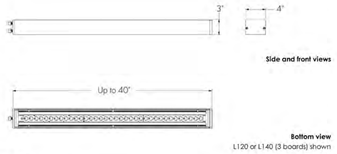
Specification Sheet

lumenblade
Small
BLD5

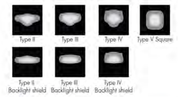
Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

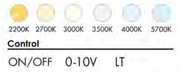

1 board shown



Distributions



Colors and Color Temperatures



Control

ON/OFF 0-10V LT

Motion detector options



Rating

IP66 (optical chamber)

Certifications

5 YEAR
3G TRANSMISSION RATING

Description

The Lumenpulse Lumenblade Small is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The Lumenblade Small is available in several lengths, a number of distributions and output options, and provides a stellar quality of light that brings the night to life.

Features

Mounting	Side mounting
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square
1.5G Vibration Rated	Meets 1.5G ANSI C136.31 - 2010 vibration standard for Roadway applications
Options	3G ANSI C136.31-2010 Vibration Rating for bridge applications. Corrosion-resistant coating for hostile environments, Surge protector, 3-Pin Receptacle with or without shorting cap, 5-Pin Receptacle with or without shorting cap, 7-Pin Receptacle with or without shorting cap, Motion detector
Pole Mounting Adaptor	Straight pole and Muffet pole adaptor (round and square pole): 4 in, 5 in and 6 in Lumentech pole adaptor (square and round pole): 5 in (round pole only) and 6 in
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 4000lm (1 board) / Maximum 14000lm (3 boards)
Efficacy	Up to 95 lm/W (Type 5 square, 4000K, M80 lumen output)
Color Rendering	3 SDCM for CRI 70+, 2 SDCM for CRI 80+ and CRI 90+

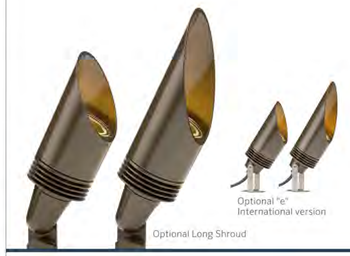
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info@lumenpulse.com www.lumenpuke.com www.lumenpuke.com/products/2315

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SA - R2

FXLuminaire

LED Up Lights



PROJECT

CATALOG #

TYPE

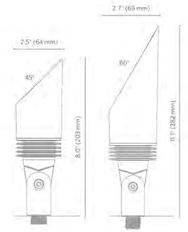
NOTES

NP Up Light DESIGNER PLUS

Expertly engineered with 45° or 60° shroud options to illuminate a variety of spaces in 3, 6, or 9 LED. An RGBW version is also available for use with **Luxor® ZDC** systems.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

FXLuminaire

LED Lighting Controller



PROJECT

CATALOG #

TYPE

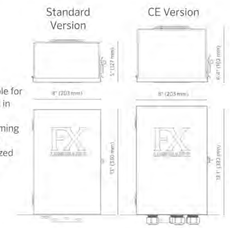
NOTES

LUXOR® Controller

The Luxor lighting controller offers zoning, dimming, and RGBW color creation capabilities, plus optional Wi-Fi control.

Quick Facts

- 250 independent lighting zones in any wiring configuration
- Adjust intensity from 0-100%
- 30,000 color options per zone
- Event-based scheduling options
- Optional cloud-based iOS® or Android™ app control
- Luxor Linking compatible for a single point of control in larger installations
- Built-in astronomical timing
- 304 stainless steel and powder-coated galvanized construction
- ETL and CE certified



LANDSCAPE & ARCHITECTURAL LIGHTING

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ACAD DWG:

SITE DEVELOPMENT PLANS FOR:

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL

PROJECT NO.	2022-04
SCALE	AS SHOWN
DATE	02-24-2022
DRAWN BY	PJS
ISSUED	05-04-2022

REVISIONS

NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
1.	REV. PER TOWN COMMENTS 07-11-2022	KJ			

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 S. ORANGE AVE. SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

LIGHTING CUTSHEETS

L-08



A NEW CONDOMINIUM
PORTO LONGBOAT KEY RESIDENCES

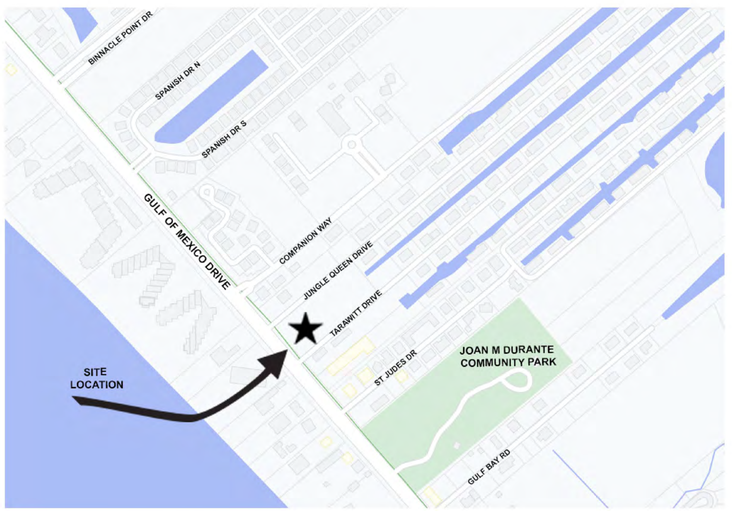
5630 GULF OF MEXICO DRIVE **LONGBOAT KEY, FL 34228**



VICINITY MAP
NOT TO SCALE

SHEET INDEX - ARCHITECTURE

SHEET NUMBER	SHEET NAME
A0.00	COVER
A0.10	ARCHITECTURAL SITE PLAN
A0.20	SITE PLAN (WEST - AMENITIES)
A0.21	SITE PLAN (EAST - GARAGES)
A1.10	OVERALL FLOOR PLAN - FIRST LEVEL
A1.20	OVERALL FLOOR PLAN - SECOND LEVEL
A1.30	OVERALL FLOOR PLAN - ROOF LEVEL
A2.10	FLOOR PLAN - UNIT A (TYPICAL)
A2.20	FLOOR PLAN - UNIT B (TYPICAL)
A2.30	FLOOR PLAN - UNIT C (TYPICAL)
A2.40	FLOOR PLAN - UNIT D (TYPICAL)
A2.50	FLOOR PLAN - ROOF LEVEL - UNITS A & B (TYPICAL)
A2.60	FLOOR PLAN - ROOF LEVEL - UNITS C & D (TYPICAL)
A3.00	BUILDING ELEVATIONS
A3.10	BUILDING ELEVATIONS
A9.10	3D VIEWS
A9.20	3D VIEWS
A9.30	3D VIEWS



LOCATION MAP
NOT TO SCALE

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REVISIONS

No.	Date

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DS DG

PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

COVER

PROJECT: EVOLVE LBK
DRAWN BY: ACK
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A0.00

BUILDING DENSITY

OVERALL BUILDING AREA	
ENCLOSED / AIR CONDITIONED:	42,800 SF
OUTDOOR BALCONIES:	24,700 SF
TOTAL AREA:	67,500 SF
SHARED / COMMONS (LOBBY / GARAGES / ELEVATORS / STAIRS)	
ENCLOSED / AIR CONDITIONED:	8,540 SF
OUTDOOR BALCONIES:	1,240 SF
TOTAL AREA:	9,780 SF
SHARED / COMMONS (GYM)	
ENCLOSED / AIR CONDITIONED:	540 SF
OUTDOOR BALCONIES:	165 SF
TOTAL AREA:	705 SF
SHARED / COMMONS (POOL DECK / CABANAS)	
INDIVIDUAL CABANAS (NON-CONDITIONED):	1,150 SF TOTAL FOR (8) CABANAS
SHARED DECK + BALCONY:	5,415 SF BI-LEVEL POOL DECK
TOTAL AREA:	6,565 SF POOL AREA AMENITIES

PORTO LONGBOAT KEY RESIDENCES AT 5630 GULF OF MEXICO DRIVE CONDOMINIUM

PARCEL INFORMATION

PARCEL ID: 7938400059
91,161 SQUARE FEET, OR 2.093 ACRES±

ZONING AND DENSITY

ZONING: LBK_R-4MX
FLOOD ZONE: AE

ALLOWABLE DENSITY: (4) UNITS / ACRE	PROPOSED DENSITY: (8) DWELLING UNITS / 2.093 ACRE±
ALLOWABLE BUILDING COVERAGE MAXIMUM: 30% OF 91,170 SF = 27,351 SF	PROPOSED BUILDING COVERAGE: 22,010 SF (equal to 24%, 6% less than maximum allowable)
MINIMUM OPEN SPACE REQUIRED: 50% OF 91,170SF = 45,585 SF	PROPOSED OPEN SPACE: 47,471 SF (equal to 52%, 2% higher than minimum requirements) IMPERVIOUS COVERAGE: 43,690 SF (equal to 48%, 2% less than maximum allowable)
REQUIRED SETBACKS: STREET: 40'-0" SIDE: 35'-0" TOTAL, 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"	PROPOSED SETBACKS: STREET: 40'-0" SIDE: 15'-0" MINIMUM REAR: 25'-0" CANAL: 20'-0"
SECTIONS 158.100(I)(2)(A):	*A MAXIMUM OF 30 PERCENT OF A REQUIRED OR NONREQUIRED STREET YARD MAY BE USED FOR OFF-STREET PARKING*
	PARKING AREA WITHIN THE STREET SETBACKS (3,240 SF) / STREET SETBACK TOTAL AREA 48,310 SF) = 7%

BUILDING HEIGHT + SPECIAL EXCEPTIONS

MAXIMUM BUILDING HEIGHT: 35'-0" ALLOWABLE
MAXIMUM BUILDING HEIGHT: 35'-0" PROPOSED, EXCLUDING ELEVATOR SHAFT AS NOTED IN SPECIAL EXCEPTION USE #3:

SPECIAL EXCEPTION: SECTIONS 158.098(C)(2)(A) THROUGH (B):
FOR STRUCTURES OTHER THAN SINGLE-FAMILY, ENCLOSED ELEVATOR SHAFTS AND VESTIBULES, ENCLOSED STAIRWELLS AND LANDINGS, AND ENCLOSED MECHANICAL EQUIPMENT AREAS MAY BE ALLOWED BY SPECIAL EXCEPTION BY THE PLANNING AND ZONING BOARD AND SHALL CUMULATIVELY NOT EXCEED 15% OF THE ROOF AREA AS MEASURED FROM A HORIZONTAL PLANE AND SHALL NOT EXCEED THE HEIGHT REGULATIONS BY MORE THAN 10'-0" FEET OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

NOTE: THE PROPOSED ELEVATOR OVERRUN IS ONLY 1.5% OF THE ROOF AREA, LESS THAN 13.5% OF THE MAXIMUM ALLOWABLE UNDER THIS SPECIAL EXCEPTION, AND ONLY (6'-0) ABOVE ALLOWABLE BUILDING HEIGHT, WHICH IS 4'-0" LESS THAN THE MAXIMUM ALLOWABLE.

OFF-STREET PARKING REQUIREMENTS MULTI-FAMILY DWELLINGS

OFF-STREET PARKING SPACES REQUIRED:
(1.5) PER DWELLING UNIT PLUS (1) PER EACH (5) UNITS OR PORTION THEREOF = (1.5) X (8) DWELLING UNITS + (1) PER EACH (5) UNITS = (14) REQUIRED

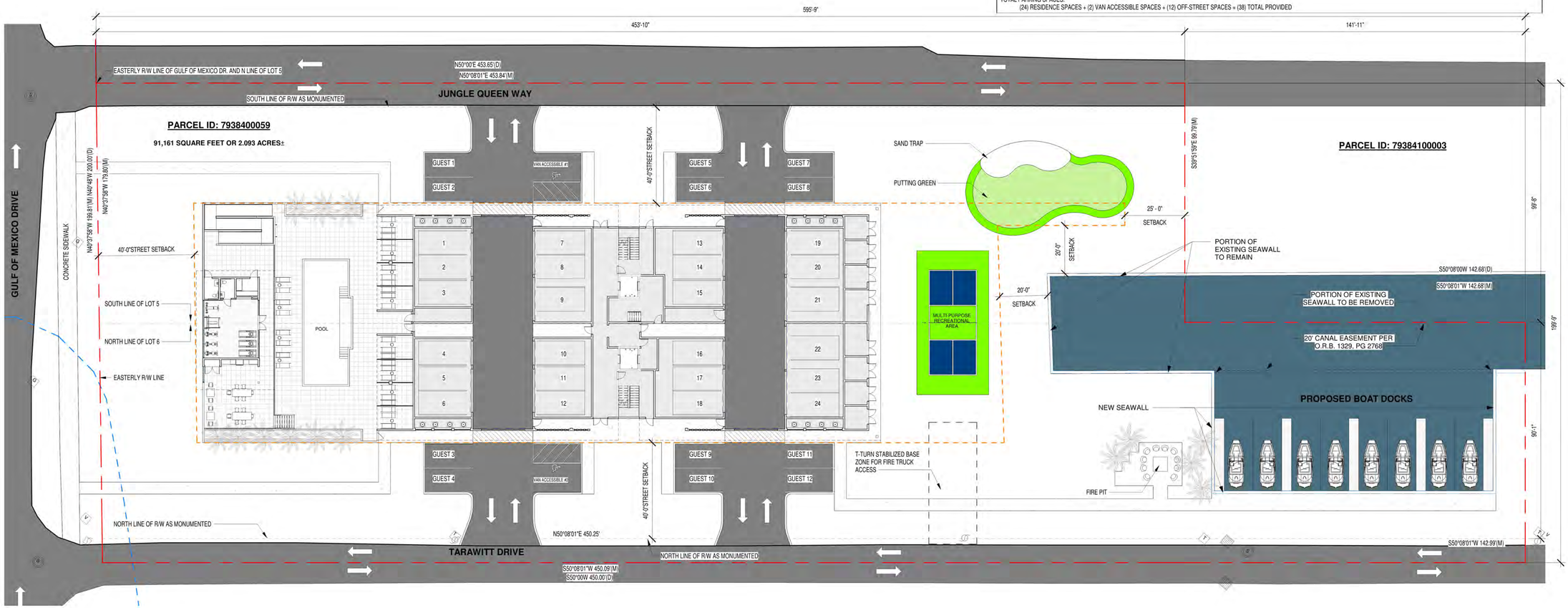
OFF-STREET PARKING SPACES PROVIDED:
(12) GUEST OFF-STREET PARKING SPACES PROVIDED + (2) ACCESSIBLE SPACES = (14) TOTAL PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED:
TOTAL PARKING IN LOT UP TO 25: (2) ACCESSIBLE SPACES REQUIRED, , (1) MUST BE VAN DESIGNATED WITH (5'-0" WIDE AISLE)

ACCESSIBLE PARKING SPACES:
(2) REQUIRED, WITH A MINIMUM OF (1) VAN ACCESSIBLE, (2) VAN ACCESSIBLE PROVIDED

RESIDENCE PARKING SPACES:
(1.5) x (8) DWELLING UNITS= (12) STANDARD SPACES REQUIRED, (24) PROVIDED

TOTAL PARKING SPACES:
(24) RESIDENCE SPACES + (2) VAN ACCESSIBLE SPACES + (12) OFF-STREET SPACES = (38) TOTAL PROVIDED



1 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

NORTH

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

ARCHITECTURAL SITE PLAN

PROJECT: EVOLVE LBK
DRAWN BY: ACK
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A0.10



BUILDING DENSITY	
OVERALL BUILDING AREA	
ENCLOSED / AIR CONDITIONED:	42,800 SF
OUTDOOR BALCONIES:	24,700 SF
TOTAL AREA:	67,500 SF
SHARED / COMMONS (LOBBY / GARAGES / ELEVATORS / STAIRS)	
ENCLOSED / AIR CONDITIONED:	8,540 SF
OUTDOOR BALCONIES:	1,240 SF
TOTAL AREA:	9,780 SF
SHARED / COMMONS (GYM)	
ENCLOSED / AIR CONDITIONED:	540 SF
OUTDOOR BALCONIES:	165 SF
TOTAL AREA:	705 SF
SHARED / COMMONS (POOL DECK / CABANAS)	
INDIVIDUAL CABANAS (NON-CONDITIONED):	1,150 SF TOTAL FOR (8) CABANAS
SHARED DECK + BALCONY:	5,415 SF BI-LEVEL POOL DECK
TOTAL AREA:	6,565 SF POOL AREA AMENITIES

UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D

1 SITE PLAN (WEST - AMENITIES)
1/8" = 1'-0"

NORTH

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PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228

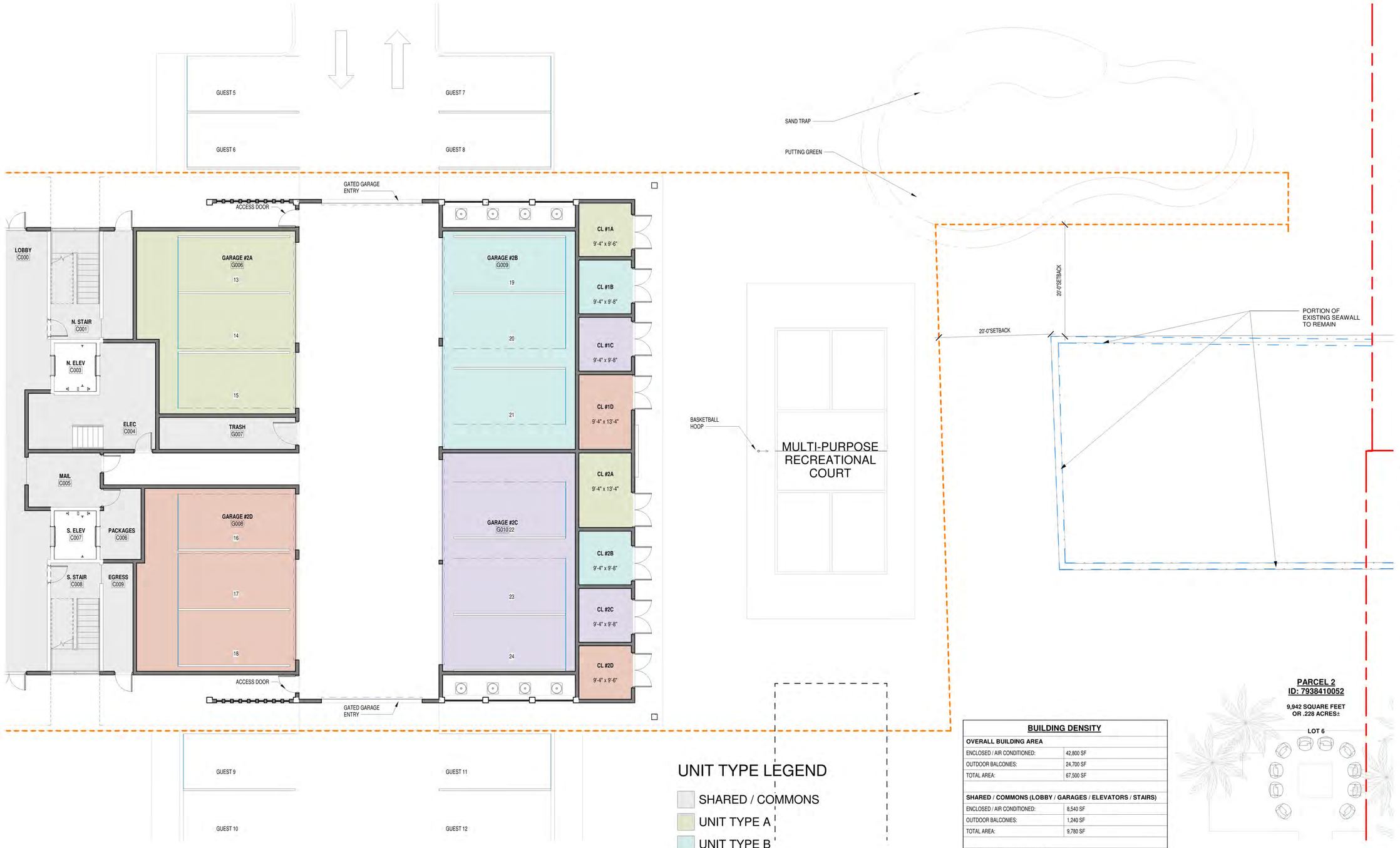
SCHEMATIC DESIGN

SITE PLAN (WEST - AMENITIES)

PROJECT: EVOLVE LBK
DRAWN BY: ACK
CHECKED BY: MES
DATE 07-08-2022

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UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D

1 SITE PLAN (EAST - GARAGES)
1/8" = 1'-0"

NORTH

PARCEL 2
ID: 7938410052

9,942 SQUARE FEET
OR .228 ACRES±

LOT 6

BUILDING DENSITY

OVERALL BUILDING AREA	
ENCLOSED / AIR CONDITIONED:	42,800 SF
OUTDOOR BALCONIES:	24,700 SF
TOTAL AREA:	67,500 SF
SHARED / COMMONS (LOBBY / GARAGES / ELEVATORS / STAIRS)	
ENCLOSED / AIR CONDITIONED:	8,540 SF
OUTDOOR BALCONIES:	1,240 SF
TOTAL AREA:	9,780 SF
SHARED / COMMONS (GYM)	
ENCLOSED / AIR CONDITIONED:	540 SF
OUTDOOR BALCONIES:	165 SF
TOTAL AREA:	705 SF
SHARED / COMMONS (POOL DECK / CABANAS)	
INDIVIDUAL CABANAS (NON-CONDITIONED):	1,150 SF TOTAL FOR (8) CABANAS
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TOTAL AREA:	6,565 SF POOL AREA AMENITIES

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

SITE PLAN (EAST - GARAGES)

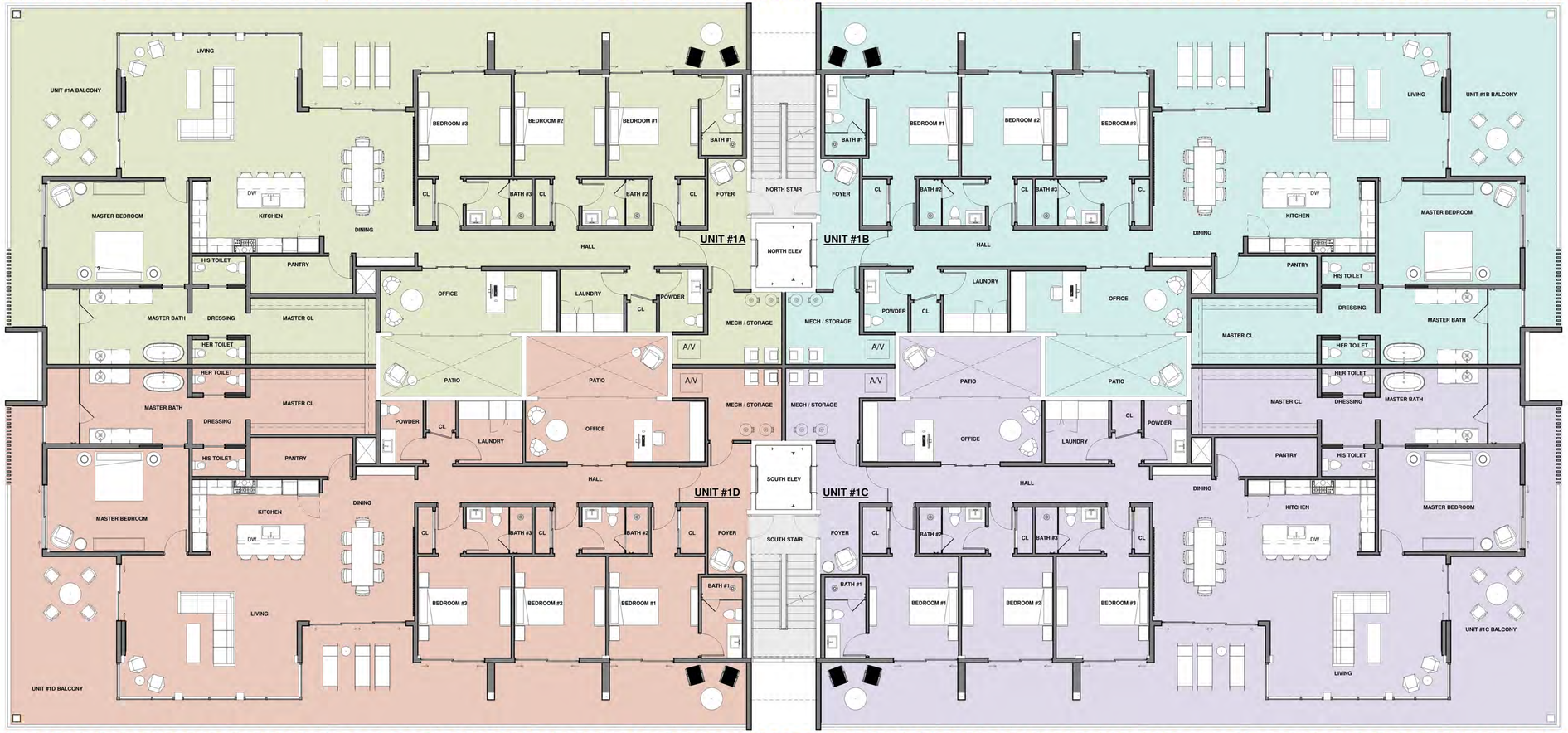
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SHEET NO.
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UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D



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

NORTH

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

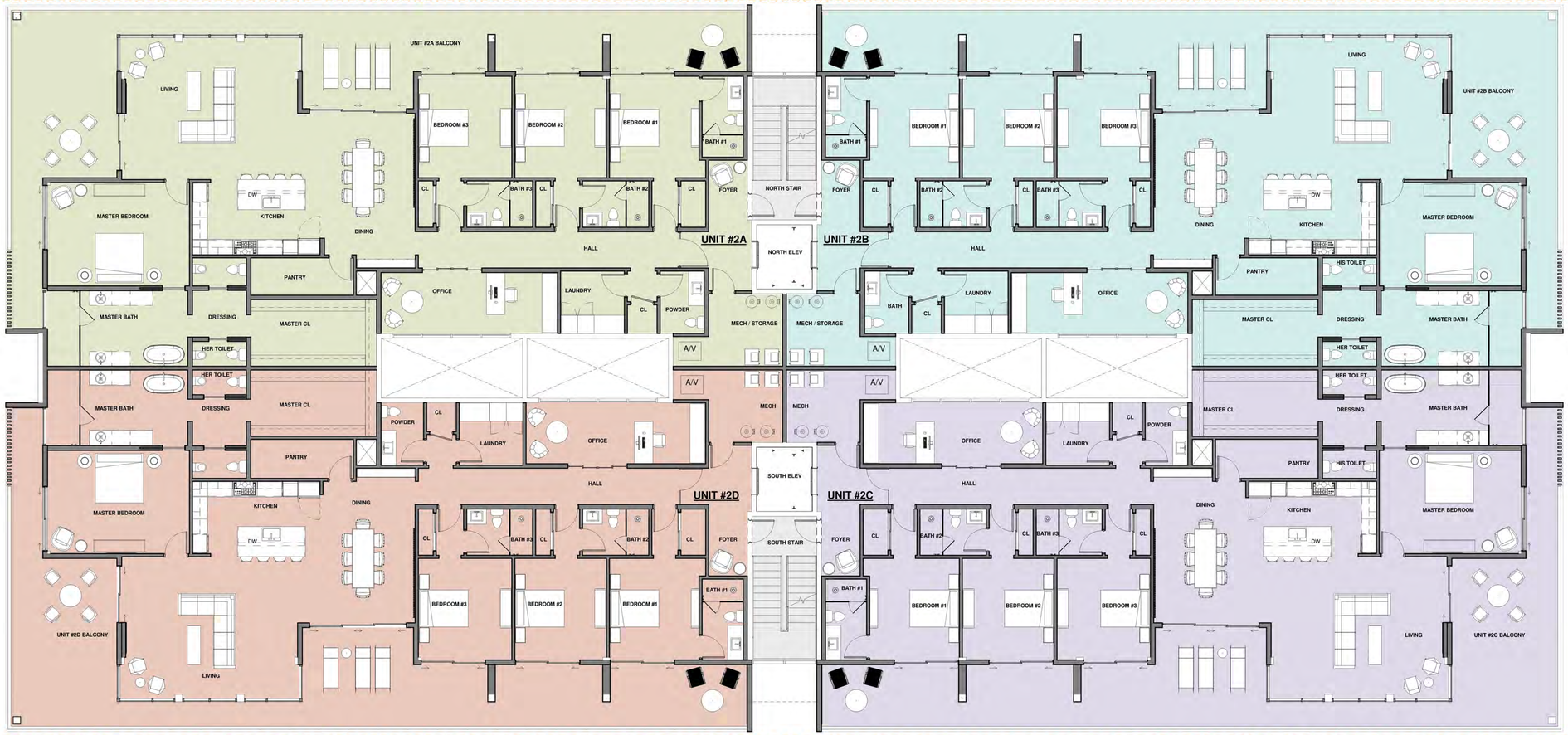
OVERALL FLOOR PLAN - FIRST LEVEL

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A1.10

UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D



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

NORTH

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

OVERALL FLOOR PLAN - SECOND LEVEL

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A1.20

UNIT TYPE LEGEND

- SHARED / COMMONS
- UNIT TYPE A
- UNIT TYPE B
- UNIT TYPE C
- UNIT TYPE D



NORTH

1 OVERALL FLOOR PLAN - ROOF LEVEL
1/8" = 1'-0"

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REVISIONS
No. Date

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SCHEMATIC DESIGN

OVERALL FLOOR PLAN - ROOF LEVEL

PROJECT: EVOLVE LBK
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SHEET NO.
A1.30

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2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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REVISIONS
No. Date

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

BUILDING ELEVATIONS

PROJECT: EVOLVE LBK
DRAWN BY: Author
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DATE 07-08-2022

SHEET NO.
A3.00

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2 BUILDING ELEVATION - WEST
1/8" = 1'-0"



1 BUILDING ELEVATION - EAST
1/8" = 1'-0"

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PORTO LONGBOAT KEY RESIDENCES
5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228
SCHEMATIC DESIGN

BUILDING ELEVATIONS

PROJECT: EVOLVE LBK
DRAWN BY: Author
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DATE 07-08-2022

SHEET NO.
A3.10







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PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228

SCHEMATIC DESIGN

3D VIEWS

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE: 07-08-2022

SHEET NO.
A9.10









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AA 0003661

DS DG

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228

SCHEMATIC DESIGN

3D VIEWS

PROJECT: EVOLVE LBK
DRAWN BY: ACK
CHECKED BY: MES
DATE 07-08-2022

SHEET NO.
A9.20







ⓒ 2022 DSDG ARCHITECTS DO NOT SCALE DRAWING. TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAW OF FLORIDA.

NOT FOR CONSTRUCTION

REVISIONS

No.	Date

DSDG ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
CONSTRUCTION MANAGEMENT
1348 FRUITVILLE ROAD, SUITE 204
SARASOTA, FLORIDA 34236
Tel (941) 955-5645
Fax (941) 955-7354
www.dsdginc.com
AA 0003661

DS DG

PORTO LONGBOAT KEY RESIDENCES

5630 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228

SCHEMATIC DESIGN

3D VIEWS

PROJECT: EVOLVE LBK
DRAWN BY: Author
CHECKED BY: MES
DATE: 07-08-2022

SHEET NO.
A9.30

TOWN OF LONGBOAT KEY
NOTICE OF PUBLIC HEARINGS
OCTOBER 18, 2022

ZONING CHANGE (QUASI-JUDICIAL)
SPECIAL EXCEPTION (QUASI-JUDICIAL)
SITE DEVELOPMENT PLAN (QUASI-JUDICIAL)
AND
COMPREHENSIVE PLAN AMENDMENT (LEGISLATIVE)

Please take notice that public hearings of the Town of Longboat Key's Planning and Zoning Board will be held at the request of Bruce Franklin, Land Resource Strategies, Inc., Authorized Agent, on behalf of WB Longboat Residences, LLC, Property Owner. Specifically, the applicant is requesting:

1. **A Rezoning to rezone the property from C-1 (Limited Commercial) and R-4SF (Single-Family Medium-Density Residential District 4 units/acre) to R-4MX (Medium Density Mixed Residential 4 units per acre);**

2. **A Special Exception to increase height for elevator overruns; and**

3. **A Site Development Plan to permit an 8-unit multi-family residential condominium.**

The quasi-judicial public hearings before the Planning and Zoning Board on the Applicant's Rezoning, Special Exception and Site Development Plan requests will be held on **October 18, 2022, at 9:15 a.m**., or as soon thereafter as may be heard, in the Town Commission Chambers at Town Hall, 501 Bay Isles Road, Longboat Key, Florida. **This hearing will be held in accordance with established quasi-judicial procedures.**

All interested persons may appear and be heard with respect to the request for Rezoning, Special Exception, and Site Development Plan proposals submitted by the Applicant. Copies of the Applicant's proposals and related material associated with the requests may be viewed at the Planning, Zoning & Building Department, 501 Bay Isles Road, between 8:30 a.m. and 5:00 p.m. weekdays prior to the hearing. Questions may be directed to the Planning, Zoning & Building Department at 316-1966.

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, Florida Statutes). In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-316-8719.

Pursuant to Florida Statutes 163.3184, the above referenced zoning change request by WB Longboat Residences, LLC, is contingent upon a comprehensive plan amendment becoming effective that changes the designation of 5630 Gulf of Mexico Drive on the Future Land Use Map from CL Limited Commercial and RM-4 Medium Density Single-Family Mixed Residential, 4 units per acre to RM-4 Medium Density Single-Family Mixed Residential, 4 units per acre. WB Longboat Residences LLC., is requesting a comprehensive plan amendment that will also be considered by the Planning and Zoning Board on October 18, 2022, at 9:15 a.m., or as soon thereafter as may be heard, at the Town Commission Chambers, Town Hall, 501 Bay Isles Road, Longboat Key, Florida.

David Green, Chair
Longboat Key Planning and Zoning Board


SITE:
5630 GULF OF MEXICO DRIVE
Jungle Queen Way
Companion Way
Tarawitt Dr
Gulf of Mexico Dr
789
0 25 50 100 Feet
N
Esri Community Maps Contributors, Manatee County Government, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar, Microsoft

CERTIFIED MAIL LIST

Owners within 500 ft. of 5630 Gulf of Mexico Drive

LOCATION	OWNER	SECOND OWNER	MAILING ADDRESS	MAILING ADDRESS 2	CITY	STATE	ZIP	COUNTRY
5660 GULF OF MEXICO DR	ABBOTT C STEVEN	ABBOTT, C STEVEN REVOCABLE TRUST DTD 07/09/2004		10411 SPOONBILL RD W	BRADENTON	FL	34209	
COMPANION WAY	AMIRIAN LENA J M	WHITE, NAIMA P		5660 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
540 COMPANION WAY	CANNON PATRICIA E	CANNON, BRADLEY J		185 HIGH ST	NEWBURYPORT	MA	01950	
530 COMPANION WAY	BRIDGE DAVID C	BRIDGE, LAURA M		1073 SPINNING WHEEL DR	APOPKA	FL	32712	
580 COMPANION WAY	NGUYEN THAO			68305 ROLLING ACRES DR	SAINT CLAIRSVILLE	OH	43950	
590 COMPANION WAY	WILSON DANA			8147 PINE CREEK W	GERMANTOWN	TN	38138	
620 COMPANION WAY	MONTONYE MARTIN G	DONAHUE SOLEIL, JOANNA		106 WASHINGTON AVE	NORTHAMPTON	MA	01060	
630 COMPANION WAY	WIENHOLT THOMAS LAWRENCE			3931 MILLER RD	KINGSVILLE	MD	21087	
642 COMPANION WAY	FOUT GEOFFREY	FOUT, PAMELA		2721 BLUEBILL DR	VIRGINIA BEACH	VA	23456	
652 COMPANION WAY	LEWIS JENNIFER			8997 LILLY DR	LOVELAND	OH	45140	
651 JUNGLE QUEEN WAY	BLUE INTERNATIONAL GROUP LLC			651 JUNGLE QUEEN WAY	LONGBOAT KEY	FL	34228	
619 JUNGLE QUEEN WAY	POTTHAST THOMAS W JR	POTTHAST, GENEVIEVE M		425 BUTLER ST	WINDERMERE	FL	34786	
635 JUNGLE QUEEN WAY	MATTEUCCI LUIGI			6115 PEBBLEWOODS DR	GREELY	ON	K4P OA1	CANADA
605 JUNGLE QUEEN WAY	DONAHUE SOLEIL JOANNA	MONTONYE, MARTIN G		106 WASHINGTON AVE	NORTHAMPTON	MA	01060	
5650 GULF OF MEXICO DR	HEALY PROPERTIES LLC			5650 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
589 JUNGLE QUEEN WAY	HAYS TONI	HAYS, TARRY		589 JUNGLE QUEEN WAY	LONGBOAT KEY	FL	34228	
580 JUNGLE QUEEN WAY	KELLY JENNIFER J	KELLY, JENNIFER J TRUST DTD 05/24/2021		58 TYLER DR	SARATOGA SPRINGS	NY	12866	
600 JUNGLE QUEEN WAY	RANDOLPH PAUL FREMONT	LAROCHE-RANDOLPH, ALISE		606 N IVY ST	ARLINGTON	VA	22201	
618 JUNGLE QUEEN WAY	FORAN DAVID	FORAN, SHARON		618 JUNGLE QUEEN WAY	LONGBOAT KEY	FL	34228	
636 JUNGLE QUEEN WAY	DUERFAHRD JANET A			5 HILLTOP RD	DOVER	MA	02030	
654 JUNGLE QUEEN WAY	SAID STEVE M	SAID, DIANNE A		3190 WHITE BLVD	NAPLES	FL	34117	
672 JUNGLE QUEEN WAY	KOLIN LOUISE			672 JUNGLE QUEEN WAY	LONGBOAT KEY	FL	34228	
561 TARAWITT DR	IDA LLC	561 TARAWITT DR LAND TRUST DTD 6/14/22		1741 E 141ST AVE	THORNTON	CO	80602	
573 TARAWITT DR	ANDREWS MAUREEN T	ANDREWS FAMILY TRUST U/T/D 7/10/18		573 TARAWITT DR	LONGBOAT KEY	FL	34228	
585 TARAWITT DR	CUMMINGS JOHN F JR			3122 W BRECKEN	METAMORA	MI	48455	
655 TARAWITT DR	ROGERS PAMELA SUE	UNDER REVOCABLE TRUST AGREEMENT DATED MARCH 27 200		655 TARAWITT DR	LONGBOAT KEY	FL	34228	
673 TARAWITT DR	CLAEYS JAY V	CLAEYS, JAY V TRUST DTD 11/4/2021		673 TARAWITT DR	LONGBOAT KEY	FL	34228	
5620 GULF OF MEXICO DR	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
600 TARAWITT DR	SNOWSHOE PROPERTIES LLC			2365 LAKE BIRCH CT NE	GRAND RAPIDS	MI	49525	
612 TARAWITT DR	SONTAG RICHARD O	SONTAG, ANNETTE T		612 TARAWITT DR	LONG BOAT KEY	FL	34228	
636 TARAWITT DR	MODUGNO ANTHONY A	MODUGNO, JANICE P		636 TARAWITT DR	LONGBOAT KEY	FL	34228	
656 TARAWITT DR	CITRUS HOMES/MEADOWOOD HOMES OF FLORIDA INC			6030 ULMERTON RD	CLEARWATER	FL	33760	
676 TARAWITT DR	BERGENHOLTZ ERIK M	BERGENHOLTZ, KAREN F		14 TOLKIEN	MEDFORD	NJ	08055	
615 SAINT JUDES DR N	HAMILTON SHAWN	HAMILTON, DIANE		1206 MONA RD	MISSISSAUGA	ON	L5G 2Z7	CANADA
5610 GULF OF MEXICO DR	NORTH KEY PLAZA			5430 PROCTOR RD	SARASOTA	FL	34233	
5610 GULF OF MEXICO DR STE 1	PARADISE ISLE PROPERTIES LP			615 ST JUDE'S DR N	LONGBOAT KEY	FL	34228	
637 SAINT JUDES DR N	CRICK DANIEL B	RIVERA, MARTA M		3407 W BEAUMONT ST	TAMPA	FL	33611	
627 SAINT JUDES DR N	MANATEE COUNTY RURAL HELATH SERVICES FOUNDATION IN			101 RIVERFRONT BLVD STE 710	BRADENTON	FL	34205	
755 SAINT JUDES DR N	LACKEY LARRY A JR	LACKEY, TINA A		755 ST JUDES DR N	LONGBOAT KEY	FL	34228	
759 SAINT JUDES DR N	LB KEY LLC			3657 CORTEZ RD W STE 100	BRADENTON	FL	34210	
5570 GULF OF MEXICO DR	CHRISTENSON HAROLD R	CHRISTENSEN, HAROLD R LIVING TRUST U/A/D 6/24/99		525 ST JUDES DR	LONGBOAT KEY	FL	34228	
5600 GULF OF MEXICO DR	CONTINENTAL KITCHENS INC			525 ST JUDES DR	LONGBOAT KEY	FL	34228	
549 SAINT JUDES DR	SAND KATHRYN M			549 ST JUDES DR	LONGBOAT KEY	FL	34228	
601 SAINT JUDES DR	FLASHBACK PROPERTIES LLC			8453 EAGLE PRESERVE WAY	SARASOTA	FL	34241	
611 SAINT JUDES DR	WATSON MARK	CHILLINGWORTH, LISA		611 ST JUDES DR	LONGBOAT KEY	FL	34228	
619 SAINT JUDES DR	LACROIX RAYMOND F	LACROIX, MURIEL E		619 ST JUDES DR	LONGBOAT KEY	FL	34228	

CERTIFIED MAIL LIST

Owners within 500 ft. of 5630 Gulf of Mexico Drive

LOCATION	OWNER	SECOND OWNER	MAILING ADDRESS	MAILING ADDRESS 2	CITY	STATE	ZIP	COUNTRY
631 SAINT JUDES DR	SANTILLI FRANK D			631 ST JUDES DR	LONGBOAT KEY	FL	34228	
641 SAINT JUDES DR	THOMISON DENNIS	THOMISON, ASHLIE R		641 SAINT JUDES DR	LONGBOAT KEY	FL	34228	
750 SAINT JUDES DR N	BYLER PHILIP	BYLER, CATHY		750 SAINT JUDES DR N	LONGBOAT KEY	FL	34228	
572 SAINT JUDES DR	COTTERMAN ANDREW G JR	COTTERMAN, EVA G		572 ST JUDES DR	LONGBOAT KEY	FL	34228	
584 SAINT JUDES DR	IERULLI NICHOLAS F			1808 STANFORD LN	SARASOTA	FL	34231	
600 SAINT JUDES DR	STEWART EDWARD N			418 E IRIS DR	NASHVILLE	TN	37204	
608 SAINT JUDES DR	ANCHOR JEMM LLC			4000 RIVERVIEW BLVD	BRADENTON	FL	34209	
624 SAINT JUDES DR	SINNAMOND GREGORY W			297 HIDDEN VALLEY RD	MCMURRAY	PA	15317	
644 SAINT JUDES DR	MCQUADE SCOTT	MCQUADE, MARGARET A		1281 GULF OF MEXICO DR 205	LONGBOAT KEY	FL	34228	
5581 GULF OF MEXICO DR	WICKER INN LLC			5581 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
5601 GULF OF MEXICO DR	PRESIDENT	5601 GULF OF MEXICO DRIVE APARTMENTS	C/O HARRY C HOLLERAN	6010 CORTEZ RD W	BRADENTON	FL	34210	
	SECRETARY	5601 GULF OF MEXICO DRIVE APARTMENTS	C/O HARRY C HOLLERAN	6010 CORTEZ RD W	BRADENTON	FL	34210	
5591 GULF OF MEXICO DR	PRESIDENT	CONTINENTALS SEA CLUB III	C/O SANJAY YATHIRAJ	5360 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
	SECRETARY	CONTINENTALS SEA CLUB III	C/O SANJAY YATHIRAJ	5360 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
CEDARS WEST CONDOMINIUM	PRESIDENT	CEDARS WEST OF LONGBOAT KEY INC		5655 GULF OF MEXICO DRIVE	LONGBOAT KEY	FL	34228	
	SECRETARY	CEDARS WEST OF LONGBOAT KEY INC		5655 GULF OF MEXICO DRIVE	LONGBOAT KEY	FL	34228	
CEDARS EAST CONDOMINIUM	PRESIDENT	CEDARS EAST CONDOMINIUM ASSOCIATION INC		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
	SECRETARY	CEDARS EAST CONDOMINIUM ASSOCIATION INC		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
647 CEDARS CT	PRESIDENT	CEDARS EAST SECTION ONE		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
	SECRETARY	CEDARS EAST SECTION ONE		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
FOREST WAY	PRESIDENT	CEDARS EAST SECTION TWO		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
	SECRETARY	CEDARS EAST SECTION TWO		4134 GULF OF MEXICO DR #203	LONGBOAT KEY	FL	34228	
5645 GULF OF MEXICO DR	PRESIDENT	SEA TWIG CONDOMINIUM ASSOCIATION	C/O GUNNAR KLINTBERG	4030 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
	SECRETARY	SEA TWIG CONDOMINIUM ASSOCIATION	C/O GUNNAR KLINTBERG	4030 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
5635 GULF OF MEXICO DR	PRESIDENT	LONGBOAT SANDPIPERS OWNERS		5635 GULF OF MEXICO DR STE 105	LONGBOAT KEY	FL	34228	
	SECRETARY	LONGBOAT SANDPIPERS OWNERS		5635 GULF OF MEXICO DR STE 105	LONGBOAT KEY	FL	34228	
5621 GULF OF MEXICO DR	PRESIDENT	SALTY ACRES CONDOMINIUM ASSN	C/O THE LAW OFFICES OF KEVIN T WELLS, PA	1800 SECOND ST STE 808	SARASOTA	FL	34236	
	SECRETARY	SALTY ACRES CONDOMINIUM ASSN	C/O THE LAW OFFICES OF KEVIN T WELLS, PA	1800 SECOND ST STE 808	SARASOTA	FL	34236	
5611 GULF OF MEXICO DR	PRESIDENT	AVIGNON VILLAS CONDOMINIUM	C/O PIER PROPERTY MANAGEMENT	2168 WEBBER ST	SARASOTA	FL	34239	
	SECRETARY	AVIGNON VILLAS CONDOMINIUM	C/O PIER PROPERTY MANAGEMENT	2168 WEBBER ST	SARASOTA	FL	34239	
571 SAINT JUDES DR	PRESIDENT	ST JUDES CONDOMINIUMS	C/O DAVID WOODS	12129 WHISPER LAKE DR	BRADENTON	FL	34211	
	SECRETARY	ST JUDES CONDOMINIUMS	C/O DAVID WOODS	12129 WHISPER LAKE DR	BRADENTON	FL	34211	
~~573 JUNGLE QUEEN WAY~~	~~HEALY PROPERTIES LLC~~			~~5650 GULF OF MEXICO DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1906~~	
~~578 COMPANION WAY~~	~~NGUYEN THAO~~			~~68305 ROLLING ACRES DR~~	~~SAINT CLAIRSVILLE~~	~~OH~~	~~43950~~	
~~750 SAINT JUDES DR N UNIT A~~	~~BYLER PHILIP~~	~~BYLER, CATHY~~		~~750 SAINT JUDES DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1824~~	
~~750 SAINT JUDES DR N UNIT B~~	~~BYLER PHILIP~~	~~BYLER, CATHY~~		~~750 SAINT JUDES DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1824~~	
~~525 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~535 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~547 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~536 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~548 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~560 SAINT JUDES DR~~	~~CONTINENTAL KITCHENS INC~~			~~525 ST JUDES DR~~	~~LONGBOAT KEY~~	~~FL~~	~~34228-1809~~	
~~5610 GULF OF MEXICO DR STE 2~~	~~PARADISE ISLE PROPERTIES LP~~			~~615 ST JUDE'S DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228~~	
~~5610 GULF OF MEXICO DR STE 3~~	~~PARADISE ISLE PROPERTIES LP~~			~~615 ST JUDE'S DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228~~	
~~5610 GULF OF MEXICO DR STE 4~~	~~PARADISE ISLE PROPERTIES LP~~			~~615 ST JUDE'S DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228~~	
~~5610 GULF OF MEXICO DR STE 5~~	~~PARADISE ISLE PROPERTIES LP~~			~~615 ST JUDE'S DR N~~	~~LONGBOAT KEY~~	~~FL~~	~~34228~~	

CERTIFIED MAIL LIST
Owners within 500 ft. of 5630 Gulf of Mexico Drive

LOCATION	OWNER	SECOND OWNER	MAILING ADDRESS	MAILING ADDRESS 2	CITY	STATE	ZIP	COUNTRY
551 TARAWITT DR	WB LONGBOAT KEY RESIDENCE LLC			7331 HADDINGTON COVE	BRADENTON	FL	34202	
5630 GULF OF MEXICO DR	WB LONGBOAT KEY RESIDENCE LLC			7331 HADDINGTON COVE	BRADENTON	FL	34202	
636 JUNGLE QUEEN WAY UNIT A	DUERFAHRD JANET A			5 HILLTOP RD	DOVER	MA	02030	
5620 GULF OF MEXICO DR UNIT 5	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5620 GULF OF MEXICO DR UNIT 2	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5620 GULF OF MEXICO DR UNIT 3	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5620 GULF OF MEXICO DR UNIT 1	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5620 GULF OF MEXICO DR UNIT 4	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5620 GULF OF MEXICO DR UNIT 6	KPASSA LBK LLC			6177 FOXWOOD COURT	NEWBURGH	IN	47630	
5621 GULF OF MEXICO DR APT 101	BRANDT JASON	BRANDT, MELINDA ANN		9 DEVON HILL RD UNIT B2	BALTIMORE	MD	21210-1046	
5621 GULF OF MEXICO DR APT 102	LOPEZ REENIE			5621 GULF OF MEXICO DR APT 102	LONGBOAT KEY	FL	34228	
5621 GULF OF MEXICO DR APT 103	DANIELS CHRISTOPHER	DANIELS, JOY		4068 GREYSTONE DR	HARRISBURG	PA	17112-1093	
5621 GULF OF MEXICO DR APT 201	SANCHEZ ROLANDO	PHILLIPS, CATHERINE A		837 S BOULEVARD	TAMPA	FL	33606-2948	
5621 GULF OF MEXICO DR APT 202	PAPA BEATRICE C	PAPA, BEATRICE C REV TRUST DTD 9/16/2014		24 E BLVD	GLOVERSVILLE	NY	12078	
5621 GULF OF MEXICO DR APT 203	LESSER JASON K	LESSER, MARSHA		29750 U S HWY 19 N SUITE 211	CLEARWATER	FL	33761	
5611 GULF OF MEXICO DR UNIT 1	KAPILA BARDEV	KAPILA, ELLEN M		40 HURLEY AVE	KINGSTON	NY	12401-3739	
5611 GULF OF MEXICO DR UNIT 2	MULLINS LORI N			11710 WROUGHT PINE LOOP	RIVERVIEW	FL	33569	
5611 GULF OF MEXICO DR UNIT 3	PARIKH NIRMAL K	PARIKH, PHYLLIS		26 ELAINE DR	KINGSTON	NY	12401-6142	
5611 GULF OF MEXICO DR UNIT 4	ROBSON ROGER E	ROBSON, ROGER E REVOCABLE TRUST AGREEMENT DTD 10-11-91		4201 BAYSHORE BLVD 801	TAMPA	FL	33611	
5611 GULF OF MEXICO DR UNIT 5	CRANDALL JAMES EDWARD			1636 ROXANNA RD	WASHINGTON	DC	20012	
5611 GULF OF MEXICO DR UNIT 6	GREENE DONALD G	GREENE, LISA J		4241 GULF OF MEXICO DR	LONGBOAT KEY	FL	34228	
5611 GULF OF MEXICO DR UNIT 7	JACOBS HARRY ALLAN III	HARRISON, SALLY WAYNE		127 WEST HIGHLAND AVE	PHILADELPHIA	PA	19118	
5611 GULF OF MEXICO DR UNIT 8	GUIDO HEATH C	GUIDO, LAURIE L		2316 DOVEWOOD ESTATES CT	VALRICO	FL	33594	
5601 GULF OF MEXICO DR APT 1	WEILER MARY ANN			1 WESTBOURNE APT 3C	BRONXVILLE	NY	10708-2621	
5601 GULF OF MEXICO DR APT 2	ZIMMERMAN JEAN WAGNER	ZIMMERMAN, JEAN WAGNER LIVING TRUST U/A DTD 04/14/99		108 ROTH CT	BELLEVUE	OH	44811-9068	
5601 GULF OF MEXICO DR APT 3	MALLON JOSEPH T	MALLON, CATHERINE M		5601 GULF OF MEXICO DR 3	LONGBOAT KEY	FL	34228-1925	
5601 GULF OF MEXICO DR APT 4	WILKER CHRISTOPHER J			1045 FAIRFAX ST	BIRMINGHAM	MI	48009	
5601 GULF OF MEXICO DR APT 5	EISCH THEODORE J JR			5601 GULF OF MEXICO DR 5	LONGBOAT KEY	FL	34228-1925	
5601 GULF OF MEXICO DR APT 6	SCHAERF ROMAN	HOENIG, KATHRIN		KAPELLENGASSE 2			A-2493	AUSTRIA
5601 GULF OF MEXICO DR APT 7	BRANNON DAVID	BRANNON, KIMBERLY		2900 GRETNA PL	VIENNA	VA	22181	
5601 GULF OF MEXICO DR APT 8	LEGLER KENNEDY III	SPENCER-LEGLER, MARY ANN (H/W)		120 40TH STREET CT NW	BRADENTON	FL	34209-2046	
5591 GULF OF MEXICO DR UNIT 1	TIESENGA ARDYTHE N	TIESENGA, ARDYTHE N TRUST		60 DEVONSHIRE	OAK BROOK	IL	60523-1763	
5591 GULF OF MEXICO DR UNIT 3	ACKERLY JON T	ACKERLY, CAROL J		2850 CR 664	BOWLING GREEN	FL	33834	
5591 GULF OF MEXICO DR UNIT 4	MORI JEAN C	MORI, GINO		1008 LILY LAKE RD	DALTON	PA	18414	
5591 GULF OF MEXICO DR UNIT 5	LONGBOAT KEY REAL ESTATE HOLDINGS LLC			9222 13TH AVENUE CIR NW	BRADENTON	FL	34209	
5591 GULF OF MEXICO DR UNIT 6	MARTIN ROBERT J			502 SALISBURY ST	HOLDEN	MA	01520-1424	
5591 GULF OF MEXICO DR UNIT 7	BARDEN WILLIAM MATTHEW	BARDEN, NINA A		4 WATERVIEW DR	AMHERST	NH	03031	
5591 GULF OF MEXICO DR UNIT 8	GOODMAN AMY LAURA	GOODMAN, JANE		2800 N LAKE SHORE DR APT 4009	CHICAGO	IL	60657-6255	
SAINT JUDES DR S	LONGBOAT KEY TOWN OF			501 BAY ISLES RD	LONGBOAT KEY	FL	34228-3196	

ITEMS DENOTED IN RED AND STRUCK THROUGH ARE DUPLICATES OR TOWN PROPERTIES-NO MAILING REQUIRED

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

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SEP 19 2022

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USPS 34230

09/19/2022

Sent To President Sea Twig Condo ASSN.
c/o Gunnar Klintberg
Street and Apt. No., or PO Box No. 4030 Gulf of Mexico DR
City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0627

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

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USPS 34230

09/19/2022

Sent To Secretary Cedars East Section Two
Street and Apt. No., or PO Box No. 4134 Gulf of Mexico DR # 203
City, State, ZIP+4® Longboat Key, FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0603

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Sarasota, FL 34239

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Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

Postmark Here

USPS 34230

09/19/2022

Sent To President Avignon Villas Condomin.
c/o Pier Property Management
Street and Apt. No., or PO Box No. 2168 Webber St
City, State, ZIP+4® Sarasota FL 34239

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0597

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bradenton, FL 34211

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

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USPS 34230

09/19/2022

Sent To Secretary St Judes Condominiums
c/o David Woods
Street and Apt. No., or PO Box No. 12129 Whisper Lake Dr
City, State, ZIP+4® Bradenton, FL 34211

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0658

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

Braden ton FL 34211

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

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SEP 19 2022

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09/19/2022

Sent To President St Judes Condominiums c/o David Woods

Street and Apt. No., or PO Box No. 12129 Whisper Lake DR

City, State, ZIP+4® Braden ton Fl 34211

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0641

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

Postmark Here

09/19/2022

Sent To President Cedars E Condo Assn.

Street and Apt. No., or PO Box No. 4134 Gulf of Mexico Dr #203

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0696

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

Postmark Here

09/19/2022

Sent To President Cedars East Section ONE

Street and Apt. No., or PO Box No. 4134 Gulf of mexico DR #203

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0672

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

Postmark Here

09/19/2022

Sent To President Longboat Sandpipers Owners

Street and Apt. No., or PO Box No. 5635 Gulf of Mexico Dr Ste 105

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0665

U.S. Postal Service™
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Sarasota, FL 34236

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

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SEP 19 2022

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09/19/2022

Sent To Secretary Salty Acres Condo Assn. c/o The Law Offices of Kevin T Wells, PA

Street and Apt. No., or PO Box No. 1800 Second St Ste 808

City, State, ZIP+4® Sarasota Fl 34236

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0634

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Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022

Postmark Here

09/19/2022

Sent To Secretary Cedars & Section ONE

Street and Apt. No., or PO Box No. 4134 Gulf of Mexico Dr #203

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0566

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Bradenton FL 34210

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Certified Mail Fee $4.00	0800
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To President 5601 Gulf of Mexico DR Apptmnts Harry Kolleran

Street and Apt. No., or PO Box No. 6010 Cortez Rd W

City, State, ZIP+4® Bradenton FL 34210

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0240

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To President Cedars East Section Two

Street and Apt. No., or PO Box No. 4134 Gulf of Mexico Dr #203

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0733

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To Secretary Seq Twig Condo Assn c/o Gunnar Klintberg

Street and Apt. No., or PO Box No. 4030 Gulf of Mexico Dr

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0764

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To Secretary Cedas East Condo Ass INC

Street and Apt. No., or PO Box No. 4134 Gulf of Mexico Dr #203

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0757

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To President Cedars West of LBK Inc.

Street and Apt. No., or PO Box No. 5655 Gulf of Mexico Dr

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0559

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	09/19/2022
$	

SARASOTA FL SEP 19 2022 USPS 34230

Sent To Secretary Continentals Sea Club III c/o Sanjay Sathiraj

Street and Apt. No., or PO Box No. 360 Gulf of Mexico DR

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

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SEP 19 2022

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09/19/2022

Sent To President Continentals Sea Club III
c/o Sanjay Jathiraj
Street and Apt. No., or PO Box No. 5360 Gulf of Mexico DR
City, State, ZIP+4® Longboat Key Fl 34228

7021 2720 0001 6210 0573

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

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SEP 19 2022

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09/19/2022

Sent To Secretary Cedars West of Long-boat Key INC
Street and Apt. No., or PO Box No. 5655 Gulf of Mexico DR
City, State, ZIP+4® Longboat Key, Fl 34228

7021 2720 0001 6210 0702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sarasota, FL 34239

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Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

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SEP 19 2022

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09/19/2022

Sent To Secretary Avignon Villas Condo
c/o Pier Property Management
Street and Apt. No., or PO Box No. 2168 Webber St
City, State, ZIP+4® Sarasota Fl 34239

7021 2720 0001 6210 0719

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sarasota, FL 34236

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Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

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09/19/2022

Sent To President Salty Acres Condo Assn
c/o The law Offices of Kevin T Wells PA
Street and Apt. No., or PO Box No. 1800 Second St Ste 808
City, State, ZIP+4® Sarasota Fl 34236

7021 2720 0001 6210 0726

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Longboat Key, FL 34228

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Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

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1230

09/19/2022

Sent To Secretary Longboat Sandpipers Own-ers
Street and Apt. No., or PO Box No. 5635 Gulf of Mexico Dr, Ste 105
City, State, ZIP+4® Longboat Key Fl 34228

7021 2720 0001 6210 0610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bradenton, FL 34210

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

Sent To Secretary 5601 Gulf of Mexico Dr Apptmnts c/o Kerry Kolleran
Street and Apt. No., or PO Box No. 6010 Cortez Rd W
City, State, ZIP+4® Bradenton FL 34210

7021 2720 0001 6210 0580

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0511

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To Sand Kathryn M
Street and Apt. No., or PO Box No. 549 St Judes Dr
City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0542

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Longboat Key, FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To Modugno Anthony/Janice
Street and Apt. No., or PO Box No. 636 Tarawitt Dr
City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0306

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For delivery information, visit our website at www.usps.com®.

Canonsburg, PA 15317

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To Sinnamond Gregory W
Street and Apt. No., or PO Box No. 297 Hidden Valley Rd
City, State, ZIP+4® Mc Murray PA 15317

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0535

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For delivery information, visit our website at www.usps.com®.

Tampa, FL 33611

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To Crick Daniel/Rivera Marta
Street and Apt. No., or PO Box No. 3407 W Beaumont St
City, State, ZIP+4® Tampa Fl 33611

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0450

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Clearwater, FL 33760

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To Citrus Homes/Meadwood Homes of Florida Inc
Street and Apt. No., or PO Box No. 6030 Ulmerton Rd
City, State, ZIP+4® Clearwater FL 33760

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0474

U.S. Postal Service™
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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	SEP 19 2022
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	09/19/2022
Total Postage and Fees $6.60	
$	

Sent To McQuade Scott/Margarette
Street and Apt. No., or PO Box No. 1281 Gulf of Mexico Dr 205
City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0351

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To Lackey Lacey / Tina

Street and Apt. No., or PO Box No. 755 St Judes Dr N

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 2720 0001 6210 0344

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Longboat Key FL 34228

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Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To Continental Kitchens Inc

Street and Apt. No., or PO Box No. 525 St Judes Dr

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 2720 0001 6210 0481

U.S. Postal Service™
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Nashville, TN 37204

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To Stewart Edward N

Street and Apt. No., or PO Box No. 418 E Iris DR

City, State, ZIP+4® Nashville TN 37204

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 2720 0001 6210 0498

U.S. Postal Service™
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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To Lacroix Raymond / Muriel

Street and Apt. No., or PO Box No. 619 St Judes DR

City, State, ZIP+4® Longboat Key Fl 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 2720 0001 6210 0504

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To Byler Philip / Cathy

Street and Apt. No., or PO Box No. 750 Saint Judes DR N

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7021 2720 0001 6210 0528

U.S. Postal Service™
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Bradenton, FL 34210

OFFICIAL USE

Certified Mail Fee $4.00	0300
$ $0.00	11
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	
$	
Total Postage and Fees $6.60	
$	

SEP 19 2022 — Postmark Here

09/19/2022

Sent To LB Key LLC

Street and Apt. No., or PO Box No. 3657 Cortez Rd W Ste 100

City, State, ZIP+4® Bradenton FL 34210

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To Christenson Harold R

Street and Apt. No., or PO Box No. 525 St Judes Dr

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0429

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To Thomison Dennis / Ashlie

Street and Apt. No., or PO Box No. 641 Saint Judes DR

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0313

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Longboat Key, FL 34228

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Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To Cotterman Andrew / Eva

Street and Apt. No., or PO Box No. 572 St Judes DR

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0405

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For delivery information, visit our website at *www.usps.com®*.

Sarasota, FL 34233

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To North Keys Plaza

Street and Apt. No., or PO Box No. 5430 Proctor Rd

City, State, ZIP+4® Sarasota FL 34233

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0467

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To Watson Mark, Chillingworth Lisa

Street and Apt. No., or PO Box No. 611 St Judes DR

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0320

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $2.00	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	SEP 19 2022
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	09/19/2022
$	
Total Postage and Fees $6.60	
$	

Sent To Paradise Isle Properties LP

Street and Apt. No., or PO Box No. 615 St Judes Dr N

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0368

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bradenton FL 34209

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Anchor Jemm LLC

Street and Apt. No., or PO Box No.: 9000 Riverview Blvd

City, State, ZIP+4®: Bradenton FL 34209

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0382

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Wicker Inn LLC

Street and Apt. No., or PO Box No.: 5581 Gulf of Mexico DR

City, State, ZIP+4®: Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0399

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Medford NJ 08055

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Bergenholtz Erik / Karen

Street and Apt. No., or PO Box No.: 14 Tolkien

City, State, ZIP+4®: Medford NJ 08055

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0375

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bradenton FL 34205

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Manatee County Rural Health Services Foundation or INC

Street and Apt. No., or PO Box No.: 101 Riverfront Blvd Ste 710

City, State, ZIP+4®: Bradenton FL 34205

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0443

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Santilli Frank D

Street and Apt. No., or PO Box No.: 631 St Judes DR

City, State, ZIP+4®: Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0412

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Sarasota FL 34231

OFFICIAL USE

Certified Mail Fee	$4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$2.00	
☐ Return Receipt (electronic)	$0.00	
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$6.60	

Postmark Here

SEP 19 2022

09/19/2022

Sent To: Ierulli Nicholas F

Street and Apt. No., or PO Box No.: 1808 Stanford Ln

City, State, ZIP+4®: Sarasota FL 34231

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0337

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Foran David / Sharon

Street and Apt. No., or PO Box No. 618 Jungle Queen Way

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0245

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Loveland, OH 45140

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Lewis Jennifer

Street and Apt. No., or PO Box No. 8997 Lilly Dr

City, State, ZIP+4® Loveland OH 45140

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0269

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Apopka, FL 32712

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Bridge David C / Laura M

Street and Apt. No., or PO Box No. 1073 Spinning Wheel Dr

City, State, ZIP+4® Apopka FL 32712

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0283

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Northampton, MA 01060

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Montonye Martin & Donahue Soleil Joanna

Street and Apt. No., or PO Box No. 106 Washington Ave

City, State, ZIP+4® Northampton MA 01060

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0274

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Hays Toni / Tarry

Street and Apt. No., or PO Box No. 589 Jungle Queen Way

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0252

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Sarasota, FL 34241

OFFICIAL USE

Certified Mail Fee	$4.00
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$ $2.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
$	
Total Postage and Fees	$6.60
$	

0300 11

SEP 19 2022 Postmark Here

USPS 34230 09/19/2022

Sent To Flashback Properties LLC

Street and Apt. No., or PO Box No. 8453 Eagle Preserve Way

City, State, ZIP+4® Sarasota FL 34241

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0340

7021 2720 0001 6210 0092

U.S. Postal Service™
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Germantown TN 38138

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To Wilson Dana

Street and Apt. No., or PO Box No. 8147 PINE CREEK W

City, State, ZIP+4® Germantown TN 38138

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0108

U.S. Postal Service™
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Newburyport MA 01950

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To CANNON Patricia / Bradley

Street and Apt. No., or PO Box No. 185 High Street

City, State, ZIP+4® Newburyport MA 01950

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0122

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To Rogers Pamela Sue

Street and Apt. No., or PO Box No. 655 Tarawith Dr

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4120 0129 7000 0001 6210 0214

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Newburgh IN 47630

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To Kpassa LBK LLC

Street and Apt. No., or PO Box No. 6177 Foxwood Court

City, State, ZIP+4® Newburgh IN 47630

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0221

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Metamora MI 48455

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To Cummings John F Jr

Street and Apt. No., or PO Box No. 3122 W Brecken

City, State, ZIP+4® Metamora MI 48455

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0238

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
$ $0.00	
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $ $2.00	
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	Postmark Here
$	
Total Postage and Fees $6.60	09/19/2022
$	

SEP 19 2022 SARASOTA FL USPS 34230

Sent To Kolin Louise

Street and Apt. No., or PO Box No. 672 Jungle Queen Way

City, State, ZIP+4® Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Andrews Maureen

Street and Apt. No., or PO Box No.: 573 Tarswitt Dr

City, State, ZIP+4®: Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0030

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Naples, FL 34117

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Said Steve/Dianne

Street and Apt. No., or PO Box No.: 3190 White Blvd

City, State, ZIP+4®: Naples, FL 34117

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0047

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Arlington, VA 22201

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Randolph Paul Fremont

Street and Apt. No., or PO Box No.: 606 N Ivy St

City, State, ZIP+4®: Arlington VA 22201

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0054

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Healy Properties LLC

Street and Apt. No., or PO Box No.: 5850 Gulf of Mexico Dr

City, State, ZIP+4®: Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0061

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Windermere FL 34786

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Potthast Thomas/Genevieve

Street and Apt. No., or PO Box No.: 425 Butler St

City, State, ZIP+4®: Windermere FL 34786

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0078

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Virginia Beach, VA 23456

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

Postmark Here

SEP 19 2022

09/19/2022

SARASOTA FL USPS 34230

Sent To: Fout Geoffrey / Pamela

Street and Apt. No., or PO Box No.: 2721 Bluebill Dr

City, State, ZIP+4®: Virginia Beach VA 23456

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0085

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Saratoga Springs NY 12866

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Kelly Jennifer J

Street and Apt. No., or PO Box No. 58 Tyler DR

City, State, ZIP+4® Saratoga Springs NY 12866

7021 2720 0001 6210 0153

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Northampton MA 01060

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Donahue Soleil Joanna

Street and Apt. No., or PO Box No. 106 Washington Ave

City, State, ZIP+4® Northampton MA 01060

7021 2720 0001 6210 0160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Kingsville MD 21087

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Wienholt Thomas Lawrence

Street and Apt. No., or PO Box No. 3931 Miller Rd

City, State, ZIP+4® Kingsville MD 21087

7021 2720 0001 6210 0177

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Amirian Lena J M

Street and Apt. No., or PO Box No. 5660 Gulf of Mexico Dr

City, State, ZIP+4® Longboat Key FL 34228

7021 2720 0001 6210 0207

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Saint Clairsville OH 43950

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Nguen Thao

Street and Apt. No., or PO Box No. 68305 Rolling Acres DR

City, State, ZIP+4® Saint Clairsville OH 43950

7021 2720 0001 6210 0184

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Longboat Key FL 34228

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$6.60

0300 11

SEP 19 2022

Postmark Here

09/19/2022

USPS 34230

SARASOTA FL

Sent To Claeys Jay

Street and Apt. No., or PO Box No. 673 Tarawitt DR

City, State, ZIP+4® Longboat Key FL 34228

7021 2720 0001 6210 0023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Grand Rapids, MI 49525

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: Snowshoe Properties LLC

Street and Apt. No., or PO Box No.: 2365 Lake Birch Ct NE

City, State, ZIP+4®: Grand Rapids MI 49525

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0115

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bradenton, FL 34209

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: Abbott C Steven

Street and Apt. No., or PO Box No.: 10411 Spoonbill Rd W

City, State, ZIP+4®: Bradenton FL 34209

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0290

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Longboat Key, FL 34228

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Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: Sontag Richard/Annette

Street and Apt. No., or PO Box No.: 612 Tarawitt DR

City, State, ZIP+4®: Longboat Key, FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0046

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Longboat Key, FL 34228

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: Blue International Group LLC

Street and Apt. No., or PO Box No.: 651 Jungle Queen Way

City, State, ZIP+4®: Longboat Key FL 34228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0191

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at *www.usps.com®*.

Brighton, CO 80602

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: IDA LLC

Street and Apt. No., or PO Box No.: 561 Tarawitt DR

City, State, ZIP+4®: 1741 E 141st Ave Thornton, CO 80602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0139

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Dover, MA 02030

OFFICIAL USE

Certified Mail Fee $4.00	0300 11
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	Postmark Here
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.60	SEP 19 2022
Total Postage and Fees $6.60	09/19/2022

SANTA MAIN OFFICE SARASOTA FL USPS 34230

Sent To: Duerfahrd Janet A

Street and Apt. No., or PO Box No.: 5 Hilltop Rd

City, State, ZIP+4®: Dover MA 02030

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 6210 0146

Registered No. RE112365301US

Date Stamp

0300
11

SEP 19 2022

SARASOTA FL
USPS 34230

To Be Completed By Post Office

Postage $ $1.40	Extra Services & Fees *(continued)*
Extra Services & Fees ☐ Registered Mail $ $18.25 ☐ Return Receipt *(hardcopy)* $ $0.00 ☐ Return Receipt *(electronic)* $ $0.00 ☐ Restricted Delivery $	☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $ **Total Postage & Fees** $ $19.65
Customer Must Declare Full Value $0.00 $	Received by 09/19/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

RE 112 365 301 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: SARASOTA, FL 34230

TO: Canada

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

Registered No. RE112365292US

Date Stamp

0300
11

SEP 19 2022

SARASOTA FL
USPS 34230

To Be Completed By Post Office

Postage $ $1.40	Extra Services & Fees *(continued)*
Extra Services & Fees ☐ Registered Mail $ $18.25 ☐ Return Receipt *(hardcopy)* $ $0.00 ☐ Return Receipt *(electronic)* $ $0.00 ☐ Restricted Delivery $	☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $ **Total Postage & Fees** $ $19.65
Customer Must Declare Full Value $0.00 $	Received by 09/19/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

RE 112 365 292 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: SARASOTA, FL 34230

TO: Canada

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

Registered No. RE112365301US

Date Stamp

0300
11

SEP 19 2022

SARASOTA FL
USPS 34230

To Be Completed By Post Office

Postage $ $1.40	Extra Services & Fees *(continued)*
Extra Services & Fees ☐ Registered Mail $ $18.25 ☐ Return Receipt *(hardcopy)* $ $0.00 ☐ Return Receipt *(electronic)* $ $0.00 ☐ Restricted Delivery $	☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $ **Total Postage & Fees** $ $19.65
Customer Must Declare Full Value $0.00 $	Received by 09/19/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

RE 112 365 301 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: SARASOTA, FL 34230

TO: Canada

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
For domestic delivery information, visit our website at *www.usps.com* ®

Registered No. RE112365292US

Date Stamp

0300
11

SEP 19 2022

SARASOTA FL
USPS 34230

To Be Completed By Post Office

Postage $ $1.40	Extra Services & Fees *(continued)*
Extra Services & Fees ☐ Registered Mail $ $18.25 ☐ Return Receipt *(hardcopy)* $ $0.00 ☐ Return Receipt *(electronic)* $ $0.00 ☐ Restricted Delivery $	☐ Signature Confirmation $ ☐ Signature Confirmation Restricted Delivery $ **Total Postage & Fees** $ $19.65
Customer Must Declare Full Value $0.00 $	Received by 09/19/2022

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

RE 112 365 292 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: SARASOTA, FL 34230

TO: Canada

PS Form **3806, Registered Mail Receipt** *Copy 1 - Customer*
April 2015, PSN 7530-02-000-9051 *(See Information on Reverse)*
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