

MICROFILMING INFORMATION SHEET

TO: VENDOR

FROM: Town of Longboat Key
Town Clerk Department
501 Bay Isles Road
Longboat Key, FL 34228

DATE: 08-10-2005

SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

7031 BAYSIDE DRIVE

The database should include the following fields:

SUB704

Roll# 15

Image# 6

This collection of records should be placed on the following film type:

 16 mm

 X 35 mm

Total number of pages in this collection: 46

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.

TOWN OF LONGBOAT KEY
SUBDIVISION APPROVAL APPLICATION

The undersigned hereby applies for Subdivision Approval and submits the following information in connection therewith.

Location: Southwest Corner of Russell Street/
Bayside Drive (7031 Bayside Drive)

Subdivision Name Vernan***
Section No. 15, 1355, R16E

Acres: .87 No. Lots: 2

Average Lot Area Lot 1 = 70,435 s.f./Lot 2 = 7,121 s.f.

Average Road Frontage per Lot: Lot 1 = 150' on
Russell/126.37' on Bayside Drive
Lot 2 = 60' on Russell

Owner/Applicant: W. Anthony and Jean C. Vernon, husband and wife

Address: 7031 Bayside Drive
Longboat Key, FL 34228

Phone No.: (215) 540-8485 Fax No.: (215) 540-8486

Reg. Engineer: Art Altendefor, PE

Address: 6230 Toner Lane, Sarasota, FL 34240

Phone No.: (941) 377-9178 Fax No.: (941) 378-3786

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY:

1. Is construction and development contemplated in near future? Yes
2. Approximate price range of houses contemplated? Lot 1 = \$1,500,000 / Lot 2 = \$700,000
3. Improvements to be installed by subdivider (list) N/A - Replat of existing lots
4. What lands will be offered for dedication? A public access and drainage easement over northwesterly
63.64' of Tract A
5. What lots are to be used for what uses other than single-family residential? None
6. State type and location of water supply Central water from Russell Street, Longboat Key
7. State type and location of sanitary waste disposal system Sanitary Collection System from Russell Street, Longboat Key
8. Zoning district in which property is located: "R-65"
9. Local zoning/subdivision regulation minimums for lot area 7000 s.f.
Width frontage 60' and setback 20' streets; 22/8' side; 10' rear

In addition to the preliminary plat, a boundary survey and title opinion are required. Fees and plans showing all public improvements are submitted with this application. Any additional plans or information required by the Public Works Department will be submitted promptly. The undersigned agrees to comply with all requirements of the Town of Longboat Key Subdivision Ordinance No. 74-27, as amended, and further agrees to execute contract, submit required bonds within stipulated time limit, and obtain all necessary permits in connection with the subject subdivision. Prior to recording ALL plats will be subject to review for compliance with Chapter 177, F.S., by an independent surveyor, the costs of which shall be borne by the applicant.

LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTY WITHIN A DISTANCE OF 500 FT. FROM THE OUTSIDE EDGES OF THE PROPERTY INVOLVED WILL BE PROVIDED BY THE TOWN TO THE APPLICANT FOR CERTIFIED MAILING

*** replat of Lots 1, 2, 3 and 4,
Block 2, Unit 1554, Beach
Subdivision in Plat B-15, 1,
Page 232/Manatee County, Florida

Revised 11/00

Signed: W. Anthony Vernon

W. Anthony Vernon Owner/Applicant

Jean C. Vernon
Jean C. Vernon

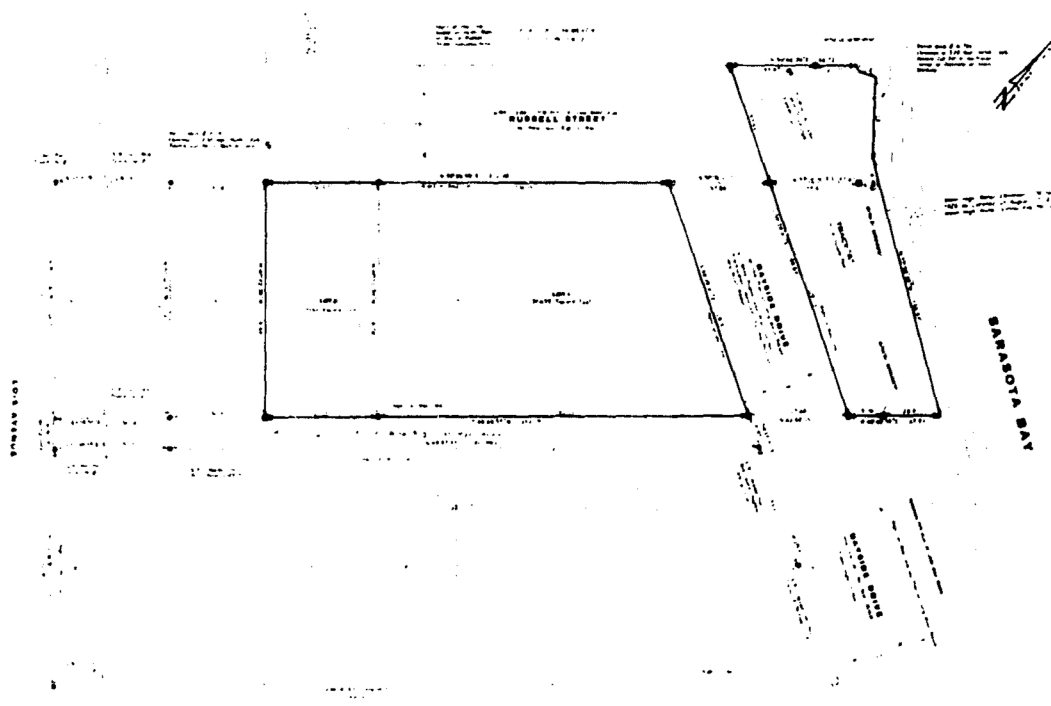


VERNON

PLAT BOOK

511

A REPLAT OF LOTS 1, 2, 3, & 4, BLOCK 2, LONG BOAT BEACH SUBDIVISION
RECORDED IN PLAT BOOK 1, PAGE 331, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
LYING IN FRACTIONAL SECTION 16, TOWNSHIP 35 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT KEY
MANATEE COUNTY, FLORIDA



VERNON

A REPLAT OF LOTS 1,2,3 & 4, BLOCK 2, LONG BOAT BEACH SUBDIVISION
RECORDED IN FLAT BOOK 1, PAGE 232, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
LYING IN FRACTIONAL SECTION 18, TOWNSHIP 36 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT KEY,
MANATEE COUNTY, FLORIDA

PLAT BK119
54

1669631

LOCATION MAP



THE STATE OF FLORIDA, COUNTY OF MANATEE, BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Subscribed and sworn to before me this _____ day of _____, 19____.

[Signature]
John R. [Name], Mayor

[Signature]
Carole H. [Name]

[Signature]

[Signature]

Subscribed and sworn to before me this _____ day of _____, 19____.

[Signature]



CERTIFICATE OF MORTGAGE AND DEPOSIT
DATE OF RECORD _____
BOOK _____ PAGE _____

W. Anthony Vernon, Jr. and Joan C. V.
Lance R. Payne, Trustee & Agent

STATE OF FLORIDA
COUNTY OF MANATEE

W. ANTHONY VERNON, JR. and JOAN C. V.
LANCE R. PAYNE, TRUSTEE & AGENT

DECEMBER 18, 1965

Florida
Comedia
Comedia

[Signature]
Lance R. Payne
Flalobi



ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS
2033 MAIN STREET SUITE 800
SARASOTA, FLORIDA 34237
FACSIMILE (841) 366 6384
TELEPHONE (841) 366 6100

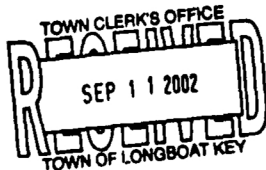
TAMPA TELEPHONE
(813) 821-2100
REPLY TO
P.O. BOX 4188
SARASOTA, FLORIDA 34230

MICHAEL J. FUREN

July 22, 2002

VIA HAND DELIVERY

Ms. Donna Chipman
Planning, Zoning and Building Department
Town of Longboat Key
561 Bay Isles Road
Longboat Key, FL 34228



Re: Vernon Subdivision

Dear Donna

As discussed, enclosed please find the following regarding the recording of the Vernon Subdivision Plat

- 1 Original Mylar Plat signed by the Vernons and Raghebs
- 2 Copy of Certificate of Consent to Plat and Dedication of by Mortgage Holder
- 3 Copy of paid tax bills
- 4 Check in the amount of \$45.00, which amount represents the recording fee

Please call me if you have any questions or need anything additional

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

Lauren Bray, Assistant to
Michael J. Furen

MJF:imb

Enclosures

cc Dr. & Mrs. Samir Ragheb (w/o enclosures)
Phillip A. Wolff, Esq. (w/o enclosures)

ENCLOSURE(S) DESCRIBE PLAT/PLAT/PLAT

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS
2033 MAIN STREET, SUITE 800
SARASOTA, FLORIDA 34237
FACSIMILE (841) 366-6384
TELEPHONE (841) 366-8100

TAMPA TELEPHONE
(813) 221-2100
REPLY TO
P O BOX 4198
SARASOTA, FLORIDA 34230

MICHAEL J FUREN

September 18, 2002

VIA HAND DELIVERY

Ms. Jo Ann Denay-Mixon
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Re: **Vernon Subdivision**

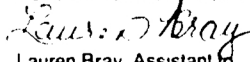
Dear Jo Ann:

Pursuant to our telephone conversation earlier this morning, in order to record the above-referenced plat, I understand you need the original Certificate of Consent to Plat and Dedication by Mortgage Holder. I am enclosing the original herewith.

If you have any questions or need anything additional, please do not hesitate to contact me

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P A



Lauren Bray, Assistant to
Michael J Furen

MJF/lmb

Enclosure

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER

STATE OF New York
COUNTY OF New York

EMIGRANT MORTGAGE COMPANY, INC., the holder of Mortgage dated March 15, 2001 recorded in Official Records Book 1572 at Page 3811 of the Public Records of Manatee County, Florida on March 29, 2001, does hereby consent to, ratify, approve and confirm this Plat and the dedication certificate thereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its F.V. President and attested by its Secretary, this 14th day of May, A.D., 2002.

EMIGRANT MORTGAGE COMPANY, INC.

ATTEST: D. Hickey

By: EMIGRANT MORTGAGE COMPANY, INC.

Name: Daniel Hickey

Name: Edmond Tang

Secretary

F.V. President

STATE OF New York
COUNTY OF New York

Before me, the undersigned Notary Public, personally appeared Edmond Tang, F.V. President, and Daniel Hickey, Secretary of EMIGRANT MORTGAGE COMPANY, INC., a New York Corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Consent to Plat and Dedication by Mortgage Holder, and they each duly acknowledged before me that they executed the same, as such officers, for and on behalf of said EMIGRANT MORTGAGE COMPANY, INC.

WITNESS my hand and official seal at New York County, NY this 14th day of May, A.D., 2002

Linda Young
Notary Public, State of NY at Large.
My Commission Expires: _____

LINDA YOUNG
Notary Public, State of New York
No. 01Y05067928
Qualified in Nassau County
Commission Expires October 28, 2008

2001 REAL ESTATE
" DUPLICATE "

Tax Dist. 0226

Parcel 776700059 Mtg Co Tax Value 586,818 Exempt Value 0 Taxable 586,818

Paid By

EMIGRANT MTG CO
5 EAST 42ND ST
NEW YORK, NY 10017ALL OF LOTS 1 AND 2 AND LOT 3 LESS
THE SWLY 10 FT THEREOF, AS MEASURED
AT RIGHT ANGLES TO THE SWLY LN OF
SD LOT 3, ALL IN BLK 2, OF LONG
BOAT BEACH SUB (PB 1/232); TOGETHER
WITH THAT CERTAIN PARCEL OR STRIP
SEE TAX ROLL FOR CONTINUATION

If Paid By.	NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
	10,890 72	11,013 26	11,128 76	11,240 33	11,353 87

Assessed to
VERNON, W ANTHONY
7250 WILLOW RD
AMBLER PA 19002KEN BURTON, JR E-11302001-P-009376 PAID \$10899 72 CHECK
<< DUPLICATE RECEIPT >>

RESHORT1

Tax Bill Number 124669

2001 REAL ESTATE

" DUPLICATE "

Tax Dist. 0226

Parcel

7767000109 Mrtg. Co.

Tax Value

6,600 Exempt Value

0 Taxable

6,600

Paid By

EMIGRANT MTO CO
5 EAST 42ND ST
NEW YORK, NY 10017

THAT PIECE OF LAND EXTENDING TO
SARASOTA BAY BEG AT RUSSELL ST AND
BAYSIDE DR (RUSSELL ST FKA MYRTLE
ST) LONGBOAT KEY, LONG BEACH SUB
(PB1/23) AND THAT STRIP OF LAND
EXTENDING FROM LOT 1, IN BLK 21, TO
SEE TAX ROLL FOR CONTINUATION

If Paid By:	NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
	122.59	123.87	125.15	126.42	127.70

Assessed to
VERNON W ANTHONY
7250 WILLOW RD
AMBLER PA 19002

KEN BURTON, JR E-11302001-P-008380 PAID \$122.59 CHECK
<< DUPLICATE RECEIPT >>

RESHORT1

Tax Bill Number 124670

2001 REAL ESTATE

" DUPLICATE "

Tax Dist. 0226

Parcel 7767400059 Mtg. Co.

Tax Value

53,739 Exempt Value

0 Taxable

53,739

Paid By

PROCESSED ON THE REMITTANCE PROCESSOR

LOT 4 AND THE SWLY 10 FT OF LOT 3,
BLK 2, REV LONGBEACH, APPEARS TO BE
SAME AS LOT 3 OF BLK 17 LONGBEACH
(O.R. 1672/3608) P19
PM77674 0006/0

# Paid By:	NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
	958.18	1,008.58	1,018.97	1,029.37	1,039.77

Assessed to:
VERNON, W ANTHONY
7250 WILLOW RD
AMBLER PA 19002

KEN BURTON, JR. H-11202001-P-034261 PAID \$998.18 CHECK
<< DUPLICATE RECEIPT >>

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY
P. O. BOX 25400 BRADENTON FL 34206

Thank You - Rec. # 42998846 -
42998846
Case No: 2002 BC 000009 - 2002 BC 000009
Rt./Pr./Doc. # 1771/292/1669631 -
1771/292/1669631
09/19/2002 08:41:41
00067 RECORDING CASH BOOK 45.00
CHECK/MONEY 51627
Total 45.00
Receipt(s) Amount 45.00
Change 0.00

RECEIPT # 1 OF # 1

ICARD, MERRILL ATTN DONNA SPENCER
PO BOX 4195
SARASOTA
FL 34230

PAYOR/MEMO: BK 01771 PG 0292
TYPE: PLAT Pages: 1

R1 RL 42098846 9/19/2002 R:15:54 AM \$006000000.00

RF	ADTL PAGES RECORD	001 000000341100	1	15.00
RF	RECORDING PLAT	001 000000341100	1	30.00

TOTAL 45.00

OFFICE HOURS *****8:30 AM - 5:00 PM
PROMPT AND COURTEOUS SERVICE IS OUR GOAL

THIS RECEIPT MUST BE VALIDATED
BY CENTRAL CASHIERING



D U P L I C A T E

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY
P. O. BOX 25400 BRADENTON FL 34206

RECEIPT # 1 OF # 1

ICARD, MERRILL ATTN DONNA SPENCER
PO BOX 4195
SARASOTA
FL 34230

PAYOR/MEMO: BK 01771 PG 0292
TYPE: PLAT Pages: 1

R1 RL 42098846 09/19/2002 R:15:54 AM \$006000000.00

RF	ADTL PAGES RECORD	001 000000341100	1	15.00
RF	RECORDING PLAT	001 000000341100	1	30.00

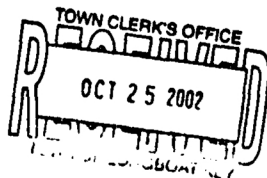
TOTAL 45.00

OFFICE HOURS *****8:30 AM - 5:00 PM
PROMPT AND COURTEOUS SERVICE IS OUR GOAL

THIS RECEIPT MUST BE VALIDATED
BY CENTRAL CASHIERING



D U P L I C A T E



MEMORANDUM

DATE: August 21, 2001

TO: Planning and Zoning Board

FROM: Jill A. Jeglie, AICP
Planning, Zoning and Building Director

RE: Vernon Subdivision, 7031 Bayside Drive

SUBJECT: Preliminary and Final Plat Application

APPLICANT: W. Anthony and Jean C. Vernon
7031 Bayside Drive
Longboat Key, FL 34228

AGENT: Michael J. Furen, P.A.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.

ENGINEER: Arthur W. Altendefter, P.E.
AM Engineering, Inc.

SITE LOCATION: 7031 Bayside Drive

EXISTING ZONING: R-6SF

EXISTING USE: Vacant

REQUEST: The applicant requests a preliminary plat and final subdivision approval to allow the replat of .87 acres into two (2) single family lots with a remaining Tract 'A'. The parcel was originally platted as four (4) lots, which have been developed as one parcel with a single-family residence located on it. Tract 'A' is to remain undeveloped with the exception of an existing dock utilized by Lot 1.

BACKGROUND

The proposed subdivision is to replat a .87 acre parcel that includes .63 acres located at 7031 Bayside Drive containing a single family residence and an additional 10,134 square foot tract of land (Tract 'A') extending from the corner of Russell Street south and east along Bayside Drive to Sarasota Bay. The property located at the southwestern corner of Bayside Drive and Russell Street

was originally platted as Lots 1,2,3, and 4 of Block 2, Long Boat Beach Subdivision (Plat Book 1, p. 232, Manatee County, Fl). The proposed subdivision will create Lot #1 which will have a lot area of 20,435 square feet; and, Lot #2 which will have a lot area of 7,191 square feet.

The subdivision will also include Tract 'A', created from the piece of land extending to Sarasota Bay beginning at Russell Street south up to 190 feet along Bayside Drive. The survey indicates the area of Tract 'A' as Parcel No. 2 per a final judgment recorded in Official Records Book 998, page 3721. The area of Tract 'A' is 10,134 square feet. It has an existing dock on it utilized by Lot #1. As proposed it will have a public access and drainage easement approximately 63 feet wide along its northwestern end.

The proposed subdivision is located in an R-6SF zoning district, which allows a density of up to 6 single family units per acre. The proposed density is 3.15 units per acre. The density is calculated based on the two lots on the 27,626 square foot parent parcel and exclusive of Tract 'A'. The subdivision density and lot areas comply with the minimum requirements for parcels located in the R-6SF zoning district (Section 158.145). Compliance with the minimum 7,000 square foot lot area, 30% maximum building coverage, 60 foot lot width and 90 foot lot depth has been demonstrated.

STAFF ASSESSMENT

Staff has determined that the preliminary plat and subdivision comply with the preliminary plat requirements and design standards of the Town Subdivision Regulations (Chapter 157), as well as all other applicable requirements of the Town Codes. Upon review of the subject preliminary plat/final plat application, staff has identified the following issues:

- **Life Safety**

Based on the written comments provided by the Town Fire Marshall, additional information identifying the location of proposed structures is required to determine whether installation of a fire hydrant is required (see attachment, Fire Protection Requirements in Private Water Systems).

- **Compliance with Subdivision Design Standards**

This parcel was originally platted as 4 lots, Lots 1, 2, 3, and 4 of Block 2 of Long Boat Beach Subdivision. It was developed as one parcel under single ownership. Therefore, subdivision was required to subdivide and reconfigure the parcel. The subdivision and each lot within meet the standard for legal access to a public street. The minimum area, length and width standards have been met. Lots are to be serviced by Town water and sewer service.

The applicant has included Tract 'A' with this subdivision in order to reflect the conveyance of this portion of the parcel to the present owners. The plat

provides that no buildings be erected or placed on or adjacent to Tract 'A'. In addition, Tract 'A' is not to be included in calculations to meet zoning and development criteria. Tract 'A' is vacant with the exception of a dock. Subdivision of this Tract 'A' would allow a dock to be constructed on the remaining parcel provided ownership was demonstrated.

Pursuant to Chapter 177 of the Florida Statutes, prior to approval by the Town, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, and evidence of such review must be placed on the plat.

• **Compliance with Zoning Code Requirements**

The preliminary plat demonstrates that the minimum lot width and length of each lot has been indicated as required for the district in which it is located (Section 158.147(A)). In addition, Lot #1 is conforming as to setbacks, impervious area, dimensions and coverage.

The proposed subdivision use and density are consistent with the future land uses as identified within the Future Land Use Element of the Town Comprehensive Plan. The single family subdivision will result in a net increase of one (1) dwelling unit for a total of 2 units on .63 acres (27,626 square feet) under the maximum allowed density of 3 units, at 6 units per acre. This is less than the 4 units allowed pursuant to the original Long Boat Beach plat.

FINDINGS OF FACT/CONCLUSIONS

The decision of the Town shall be based not only on conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of the approval with or without changes or conditions or in the case of disapproval. To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

- A. As proposed, the preliminary plat is consistent with the Comprehensive Plan and the purpose and intent of the R-BSF zoning district in which it is located.
- B. As proposed, the preliminary plat is in conformance with all applicable regulations of the zoning district in which it is located.
- C. The preliminary plat is in conformance with the Town's Subdivision Regulations, Chapter 157, the Zoning Code, Chapter 158, and all other applicable Town Code requirements, including development of the land designed to preserve the unique island character of the town and enacted in

order to protect, promote, and improve the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the people.

- D. The preliminary plat is 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.
- E. Finally, provided that the final plat is reviewed and found consistent with the requirements, all procedural and substantive requirements of Town Code regarding the subdivision application have been satisfied.

STAFF RECOMMENDATION

Based upon staff's review outlined above, staff is in a position to recommend favorable consideration of the subject Vernon Subdivision application by the Planning and Zoning Board with the following conditions:

- 1. The preliminary plat is to be revised to indicate compliance with requirements for fire protection as identified by written comments from the Town Fire Marshall.
- 2. The locations of water and waste service are to be approved by Public Works and shown on the revised preliminary plat.
- 3. Add a note to the preliminary plat stating that, "Tract 'A' shall at all times be owned and used exclusively by the Owner of Lot '1' of the Vernon Subdivision."
- 4. Prior to final approval by the Town, the final plat must be reviewed and determined to be in compliance with the requirements of Chapter 177, Florida Statutes by a professional surveyor and mapper in accordance with (Section 177.081, F.S.).

ATTACHMENTS

Attached, please find a copy of the Vernon Subdivision application 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 and Building Department.

Respectfully Submitted,



Jill A. Jogle, AICP
Planning, Zoning and Building Director

Vernon Subdivision
[jj01040.doc], p. #5

Attachments: Subdivision Application and Support Documentation
Comments from Town Departments and Divisions

CC:

David Persson, Town Attorney

[j001040.doc]

**TOWN OF LONGBOAT KEY
NOTICE OF PUBLIC HEARING
SEPTEMBER 11, 2001
(QUASIJUDICIAL)**

Please take notice that a public hearing will be held at the request of W. Anthony and Jean C. Vernon to consider a Preliminary and Final Plat Application to subdivide one lot into two lots and to reconfigure additional property between the principal parcel and Sarasota Bay located at 7031 Bayside Drive. This is a replat of Lots 1, 2, 3 and 4, Block 2, Longbeach Subdivision. Lot 1 will have a lot area of 20,423 square feet, Lot 2 will have a lot area of 7,191 square feet, and Tract "A" will be 10,134 square feet, not to be utilized for construction of a building.

A quasi-judicial public hearing before the Planning and Zoning Board on the proposal will be held on September 11, 2001 at 9:00 a.m., or as soon thereafter as may be heard, at the Town Commission Chambers, 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 proposed amendment. Copies of the proposed amendment and related material may be viewed at the Planning, Zoning & Building Department, 561 Bay Isles Road, between 8:30 a.m. and 5:00 p.m. weekdays. Questions may be directed to the Planning, Zoning & Building Department at 316-1966.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, a record of the proceedings will be needed. For such purpose that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Jerry Lee, Chairman
Planning and Zoning Board

MICHAEL J. FUREN, ESQ.

ICARD, MERRILL, CULLIS, TIMM,

FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS

2033 MAIN STREET, SUITE 800

POSTAL DRAWER 4198

SARASOTA, FLORIDA 34230

FORWARDING & ADDRESS CORRECTION REQUESTED



RECEIVED
AUG 29 2001

Dr. Ronald Fisher
Fairway Bay III Apts
2120 Harbourside Dr #654
Longboat Key, FL 34778

FISH120 342263026 1700 13 08/29/01
FORWARD TIME EXP RTN TO SEND
FISHER RONALD
111 N GULFSTREAM AVE APT 6C
SARASOTA FL 34230-2552

RETURN TO SENDER

342263-6175



7106 4575 1292 6014 8105

3 Service Type **CERTIFIED MAIL**

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Received by (Please Print Clearly) _____ B. Date of Delivery **07-01-01**

C. Signature _____ Agent Addressed

D. Is delivery address different from item 11? Yes No
If YES, enter delivery address below

GEEDING, RELMA E
789 BROADWAY STREET
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

2 Article Number

7106 4575 1292 6014 8174

3 Service Type **CERTIFIED MAIL**

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Received by (Please Print Clearly) **OLIVIA RAYMOND** B. Date of Delivery **6-27-01**

C. Signature **Olivia Raymond** Agent Addressed

D. Is delivery address different from item 11? Yes No
If YES, enter delivery address below

HAMILTON, RACHEL M
HAMILTON, RACHEL LIV TRUST
P.O. BOX 11099
MILWAUKEE, WI 53211

PS Form 3811, June 2000

Domestic Return Receipt

7106 4575 1292 6014 8174

3 Service Type **CERTIFIED MAIL**

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Received by (Please Print Clearly) **JAMES SEUFFERT** B. Date of Delivery **7/21/01**

C. Signature **J. Seuffert** Agent Addressed

D. Is delivery address different from item 11? Yes No
If YES, enter delivery address below

SEUFFERT, JAMES W
SEUFFERT, JANIE S
781 BROADWAY STREET
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

410
NO
T
T



7106 4575 1292 6014 8044

3. Service Type **CERTIFIED MAIL**
4. Restricted Delivery? (Extra Fee) Yes
1. Article Addressed to

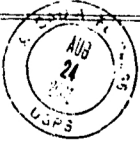
A. Received by (Please Print Clearly)
Dorothy Rule

B. Date of Delivery
AUG 21 2001

C. Signature
Dorothy Rule

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below No

Address



RULE, JAMES
RULE, DOROTHY L
2200 NW FLINT RD
ARCADIA, FL 34266

PS Form 3811, June 2000

Domestic Return Receipt

2. Article Number

7106 4575 1292 6014 8082

3. Service Type **CERTIFIED MAIL**
4. Restricted Delivery? (Extra Fee) Yes
1. Article Addressed to

A. Received by (Please Print Clearly)

B. Date of Delivery
8-22

C. Signature
Michael Thomas

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below No

Address

LIGHTFOOT, MICHAEL THOMAS
7030 LOIS ST
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

7106 4575 1292 6014 8129

3. Service Type **CERTIFIED MAIL**
4. Restricted Delivery? (Extra Fee) Yes
1. Article Addressed to

A. Received by (Please Print Clearly)

B. Date of Delivery
8/24/01

C. Signature
Gregory Garrison

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below No

Address

GARRISON, GREGORY
GARRISON, SHANNON
250 DEER CLIFT COVE
LAWRENCEVILLE, GA 30043

PS Form 3811, June 2000

Domestic Return Receipt



7106 4575 1292 6014 8150

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
<i>K Wallace</i>	8-24-01
C. Signature	<input type="checkbox"/> Agent Addressed
<i>K Wallace</i>	<input type="checkbox"/> Yes
D. Is delivery address different from item 11?	<input type="checkbox"/> No
If YES, enter delivery address below	

ATKINS, ROBERT MARSH
 ATKINS, KATHY S
 5670 CYPRESS GARDENS BLVD
 WINTER HAVEN, FL 33880

PS Form 3811, June 2000

Domestic Return Receipt



7106 4575 1292 6014 8150

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
<i>JEANNE BURNETT</i>	8-23-01
C. Signature	<input type="checkbox"/> Agent Addressed
<i>Jeanne Burnett</i>	<input checked="" type="checkbox"/> Yes
D. Is delivery address different from item 11?	<input type="checkbox"/> No
If YES, enter delivery address below	

BURNETT, ROBERT W
 BURNETT, JEANNE L
 7080 LONGBOAT DR E
 LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt



7106 4575 1292 6014 8150

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
<i>Margaret Walker</i>	8-23-01
C. Signature	<input type="checkbox"/> Agent Addressed
<i>MARGARET WALKER</i>	<input type="checkbox"/> Yes
D. Is delivery address different from item 11?	<input type="checkbox"/> No
If YES, enter delivery address below	

WALKER, PETER J
 WALKER, MARGARET A
 7081 LONGBOAT DRIVE E
 LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt



7106 4575 1292 6014 8228

3 Service Type CERTIFIED MAIL

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Recipient (Please Print Clearly) LEE	B. Date of Delivery 8-27-2011
C. Signature <i>[Signature]</i>	<input checked="" type="checkbox"/> Address <input type="checkbox"/> No
D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below	

KLL COMPANY
P.O. BOX 1080
LONGBOAT KEY, FL 34228

PS Form

epl

2 Article Number



7106 4575 1292 6014 8235

3 Service Type CERTIFIED MAIL

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Recipient (Please Print Clearly) Russell Chinnis	B. Date of Delivery 8-27
C. Signature <i>[Signature]</i>	<input checked="" type="checkbox"/> Address <input type="checkbox"/> No
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below	

CHINNIS, RUSSELL D
KILLEEN, CHRISTINE P
P.O. BOX 87
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

2 Article Number



7106 4575 1292 6014 8236

3 Service Type CERTIFIED MAIL

4 Restricted Delivery? (Extra Fee) Yes

1 Article Addressed to

A. Recipient (Please Print Clearly) JANIS FRAWLEY-HOLLER	B. Date of Delivery 8-23-01
C. Signature <i>[Signature]</i>	<input checked="" type="checkbox"/> Address <input type="checkbox"/> No
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below	

FRAWLEY-HOLLER, JANIS
751 RUSSELL STREET
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

7106 4575 1292 6014 8137

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
<i>Latice McKee 8-23-01</i>	
C. Signature	
<i>Latice McKee</i>	
D. Is delivery address different from item 11 If YES, enter delivery address below	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

MARVISTA GROUP INC
780 BROADWAY STREET
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

2. Article Number



7106 4575 1292 6014 80

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
<i>Robert Hicks 9-28</i>	
C. Signature	
<i>[Signature]</i>	
D. Is delivery address different from item 11 If YES, enter delivery address below	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

MOORE-HICKS LIMITED
PARTNERSHIP
800 BROADWAY STREET
LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

7106 4575 1292 6014 8112

3. Service Type CERTIFIED MAIL

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

A. Received by (Please Print Clearly)	B. Date of Delivery
	<i>8-29-01</i>
C. Signature	
<i>Ed Boland</i>	
D. Is delivery address different from item 11 If YES, enter delivery address below	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

BOLAND, EDWARD N
BOLAND, JANE G
38 TALL TREES CT
SARASOTA, FL 34232

PS Form 3811, June 2000

Domestic Return Receipt



TOWN OF
LONGBOAT KEY

Incorporated November 14, 1955

Town Hall
501 Bay Isles Road
Longboat Key, Florida 34228-3196
(941) 316-1999
SUNCOM 516-2760
Fax (941) 316-1656
www.longboatkey.org

January 17, 2002

Dr. Samir Ragheb
7031 Bayside Drive
Longboat Key, Florida 34228

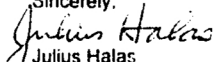
RE: Vernon Subdivision: Hydrant Requirement

Dear Dr. Ragheb:

Thank you for meeting with me and my staff on December 27, 2001 at the site of your property to discuss the requirement for a fire hydrant at the proposed Vernon Subdivision. Fire Marshal Mooneyhan has informed me of the background and the current status of this project, and reviewed your specific objection to installing a fire hydrant. Further, this project has already been fully processed by the Town, and was recently brought before the PZB Board and was approved with the fire hydrant requirement. As with other subdivisions, specific requirements have been set forth to establish life safety minimum standards/codes.

Therefore, at this time I am unable to waive this requirement. Your concerns regarding this project have been noted and I hope you can appreciate my position to support the determination of the Fire Marshal and the PZB Board in this regard. If you wish to further discuss this, please don't hesitate to contact my office.

Sincerely,


Julius Halas
Fire Chief

Cc: Jill Jeglie, Director of Planning, Zoning and Building
Randy Fowler, Codes Administrator/Building Official
File





LONGBOAT KEY FIRE RESCUE
M E M O R A N D U M

DATE: February 27, 2002

TO: File
FROM: C. Mooneyhan, Fire Marshal
SUBJECT: Fire Hydrant(s) Installation

This memo is to identify those deficient areas within the Town of Longboat Key that are in need of water supply for firefighting operations. Attached is a list of proposed hydrants and are listed in priority. The list is comprised of public type and private type hydrants and future installations. Below is a bullet list as to why hydrants were selected for the affected areas.

- Existing single-family areas were selected first, because most fires occur in these areas.
- Distances to access hydrants for firefighting operations are critical to save time.
- Accessing fire hydrants without crossing roads, such as GMD, is also critical so as not to block major roads.
- Private locations identified on map may have no hydrants, however, they have built-in standpipes and fire alarm systems.
- Hydrant installations were also selected based upon the underground main sizes. (minimum 6" inch service lines)
- For private installations, it is possible to have the Town provide the hydrants assemblies and have private parties pay to install.

Attached is additional information to assist in generalizing current and future fire hydrant installations.

PUBLIC FIRE HYDRANTS

1. 420 Firehouse Ct. - East of Triangle (Welcome Sign)
2. Poinsetta Avenue & Russell Street - 2" Line - Vicinity of:
3. Longboat Drive East & Russell Street
4. Linley Street & Poinsetta Avenue
5. 6750 GMD
6. 6700 GMD
7. 6701 GMD
8. Juan Anasco & GMD
9. Norton St. & General Harris St. (S12)
10. 6171 GMD
11. 5931 GMD
12. 5821 GMD
13. 5655GMD
14. 5621 GMD
15. 5331 GMD
16. 4475 GMD

PRIVATE FIRE HYDRANTS

1. Spanish Main North & Clubhouse Dr. # #
2. Spanish Drive South & Club House Dr. # #
3. 4850 GMD (Windward Bay Between Bldg B & C) # #
4. 4650 GMD (Windward Bay Between Bldg D & E) # #
5. 3806 GMD (Beach Harbor Club) # #
6. 3320 GMD (Longboat Arms) # #
7. 2525 GMD (Islands West)
8. 2425 GMD (Seagate)
9. 2295 GMD (Islander Club)

PROPOSED FIRE HYDRANTS

1. 620 Companion Way
2. Joan Durante Park
3. Southeast Corner of New Police Station (Steven King's House)
4. 5250 GMD (Middle of Banyon Bay Club)
5. 5055 GMD (Longboat Beach Club)
6. 4949 GMD (North End of Holiday Inn)

7. Move Existing Hydrant east to Bldg. A at Windward Bay
8. 4540 GMD (Windward Bay Bldg. F)
9. 4240 GMD (Pelican Harbor -- Midway into Property) # #
10. 4240 GMD (Entrance to Pelican Harbor)
11. 2000 GMD
12. 1300 GMD
13. 1040 GMD
14. 970 GMD
15. 800 GMD
16. 630 GMD
17. Schooner Lane & GMD
18. 300 GMD
19. 200 GMD (Bridge, Overlook Park & Quick Point Nature Preserve)
20. Sands Point Condominiums

FIRE PROTECTION REQUIREMENTS IN PRIVATE WATER SYSTEMS

I. Hydrant spacing and location:

- A. Hydrants to be located not more than 300' feet from far end of building protected. Distance-computed by way of road travel.
- B. Hydrants to be placed in a readily accessible location to facilitate Fire Department use.

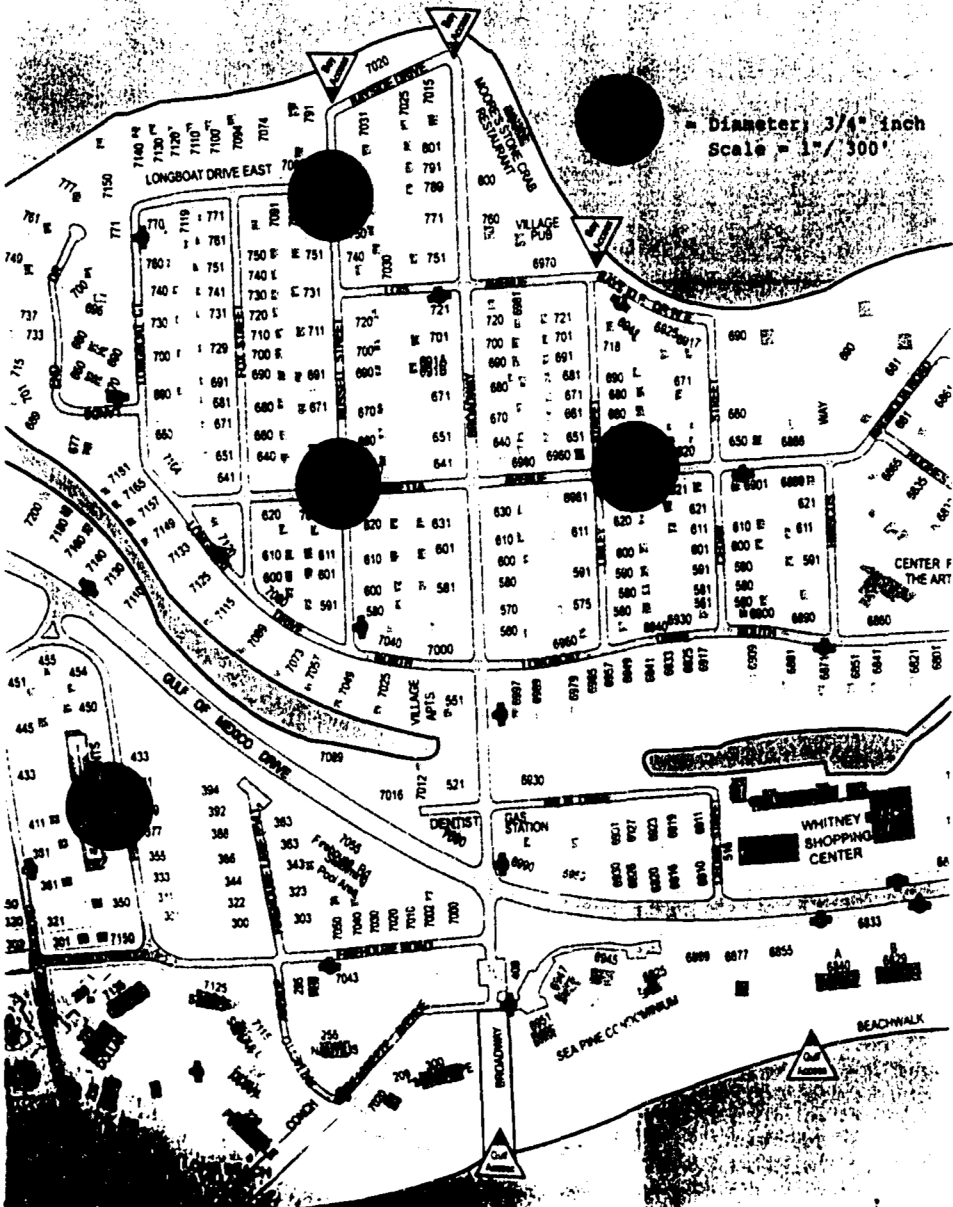
II. Main sizing and capacity:

- A. 6" pipe will be the minimum size acceptable for fire supply with the following limitations:
 1. Not to exceed 500' unless looped.
 2. When looped and serving 2 hydrants may be 1500' if flow requirements are met.
 3. When looped and serving 3 hydrants may be 1000' if flow requirements are met.
- B. Flow requirements are based on recommendations of the Insurance Services Office as outlined in their publication "Guide for Determination of Required Fire Flow", June 1972.
 1. There shall be sufficient hydrants to concentrate the required fire flow about any important building with no hose line exceeding 500' in length.
 2. Fire flow requirements are to be met with 20% residual pressure remaining in the system.

III. Water supply during construction:

- A. Water mains should be installed, completed, and made available for permanent use not later than the time that combustible materials are delivered to the site.
- B. An adequate water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of the required fire protection equipment.

Diameter: 3/4" inch
Scale = 1" / 300'



LEGEND



= Existing House



= Proposed Subdivision



= Existing Hydrants



= Proposed Town Fire Hydrants



= Code Distance Diameter per Hydrant Inst

• UNDERGROUND FIRE LINE



FAX

November 16/2001

To: Mr Carrol Mooneyhan
Fire Marshall, Town of
Longboat Key

Fax: 941: 316 1946

From: Samir Ragheb

Fax: 941 387753
Phone: 941 3834561

Subject: Vernon Subdivision

Pages: One

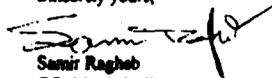
Dear Mr. Mooneyhan

Further to our phone conversation on November 14/2001 I would like to make clear to you that I have no problem with a fire hydrant as a fire prevention measure. The issue that I am having difficulty with is that if a fire hydrant is needed now for fire prevention, it was also needed last year and the year before. The density at that location is being decreased from three buildable lots to two buildable lots. Thus people density is decreasing not increasing. I also believe that this is a municipal function and that is why we pay taxes.

As I previously requested from you, please fax to me the technical and code requirements for the installation of a fire hydrant in subdivisions.

Thank you for your cooperation.

Sincerely yours,



Samir Ragheb
CC: Ms J Jeglic

Director, Planning Zoning and Building Dept
Town of Longboat Key 941 3161970

11-13-01

FAX

To: Mr Carroll Mooneyhan
Fire Marshall, Town of
Longboat Key

Fax 941 316 1946

From: Samir Ragheb

Fax: 941 3877753
Phone: 941 3834561

Subject: Vernon Subdivision

Pages: One

Dear Mr. Mooneyhan:

Thank you for taking the time this morning to discuss with me the rationale and possible different solutions in lieu of the requirement of a fire hydrant installation for the Vernon's subdivision

One possible solution that I suggested and was acceptable to you, is to require the new house that may be built on the newly platted lot to be sprinkled. You also suggested that I call the building department and set up a meeting to consider that option.

I am also requesting that you fax to me the technical and code requirements for a fire hydrant in subdivisions.

Thank you for your cooperation.

Sincerely yours,


Samir Ragheb



**LEVIN, TANNENBAUM, WOLFF
BAND, GATES & PUGH**

GREGORY S. BANGS
CLAY L. GATES
JEROME S. LEVIN
SCOTT B. MCKAY
TANNER B. MCKAY
MICHAEL J. PUGH
ALAN E. TANNENBAUM
PHILIP A. WOLFF

• Best Certified Real Estate Attorney
** LL.M. (Tax)
*** LL.M. (Planning and Compensation)
**** LL.M. (Real Property Development)

Attorneys at Law

www.sarasotalawyer.com

Sarasota Phone (941) 316-0111
Facsimile (941) 316-0315
WATS (888) 883-9441

Venice Phone (941) 412-0744

Sarasota Office
Century Bank Building
1680 Fruitville Road
Suite 102
Sarasota, Florida 34236

Venice Office
(By Appointment Only)
781 Ridgewood Avenue
Suite 103
Venice, Florida 34292

October 8, 2001

Via: Fax

Michael J. Furen, Esq.
2033 Main Street, Suite 600
P.O. Drawer 4185
Sarasota, FL 34230

Re: Ragheb/Vernon Resubdivision
Our File No. 2295.6892

Dear Mike:

As I indicated to you Telese McKay, Esq. of our Firm will attend the Town Meeting tonight at 7 pm. I don't expect any problems. For your information I have spoken with David Pearson, Esq., Town Attorney, regarding my concerns dealing with the third condition on the Plat. We discussed this and he has stated there would be no problem inserting the following language after the word "Occupants" in Condition 3: "including their guests and invitees". Accordingly this is a condition for our client's approval of the Plat.

In addition, as I review the documents, no costs are to be incurred by Mr. and Mrs. Vernon in the Platting process. Accordingly the costs that will be incurred in installing a fire hydrant or any other related required subdivision improvements to cause the Plat to be approved are to be borne exclusively by Dr. and Mrs. Ragheb and not by my clients. We are proceeding with the processing of the Plat on behalf of our clients on this understanding.

Sincerely,


Phillip A. Wolff
PAW:maw

cc: Mr. and Mrs. Vernon

8P:\Data\8999\Vernon_Avon_87.rpt

APPLICANT'S SUGGESTED REVISIONS TO CONDITION OF APPROVAL #3

- "3. Add a note to the preliminary plat stating that: "Tract 'A' shall at all times be owned by the Owner(s) of Lot 1 of the Vernon Subdivision and used exclusively by the Owner(s) and/or occupants including their guests and invitees of Lot '1' of the Vernon Subdivision."

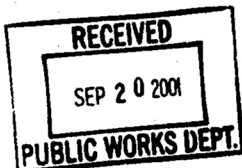


Consulting Engineers - Surveyors

6320 Tower Lane, Sarasota, FL 34240-8809 Telephone (941) 377-9178
Facsimile (941) 378-3786

September 19, 2001

Mr. Juan J. Florensa
Public Works Director
Town of Longboat Key
600 General Harris Road
Longboat Key, FL 34228



RE: VERNON SUBDIVISION
7031 Bayside Drive

Dear Mr. Florensa:

During the hearing on the above referenced subdivision the Planning Commission approved a stipulation that requires that the location of the new water and sewer service for proposed lot 2 be approved by the Town's Public Works Department.

I am forwarding two copies of our preliminary plat for the proposed subdivision. I have highlighted the proposed water and sewer services. Please review the proposed service locations and note any changes that may be required. Upon receipt of your comments we will modify our plan as required.

Our hearing before the Town Commission is October 8th and we have to resubmit revised copies of the preliminary plat to the Town on Friday, September 21st, 2001, so I would appreciate your prompt attention in this matter.

Very truly yours,

09-21-01

A M ENGINEERING, INC.

Arthur W. Altenderfer, P.E.

AWA:smb

Enclosures

cc: Mike Furen, Esq.
w/Enclosure

The location of the Proposed Water and Sewer Service for the Proposed lot 2 in the Vernon Subdivision 7031 Bayside Dr. is acceptable to the Town of Longboat Key Public Works department.

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

AD NUMBER 018VBC0040

TOWN OF LUNGBOAT KEY
ATTN: TOWN CLERK
501 BAY ISLES ROAD
LUNGBOAT KEY, FL 34228

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED
MOYA NEVILLE, WHO ON OATH SAYS SHE IS THE ADVERTISING
DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY
NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY
FLORIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT
THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN
THE MATTER OF: TOWN OF LUNGBOAT KEY
VERNON

IN THE COURT, WAS PUBLISHED IN SARASOTA EDITION
OF SAID NEWSPAPER IN THE ISSUES OF:

SEP 4, 2001

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-
TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID
SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER
HAS THEREFORE BEEN CONTINUOUSLY PUBLISHED IN SAID
SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN
ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN
SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, FOR A
PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION
OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER
SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON,
FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR
REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR
PUBLICATION IN THE SAID NEWSPAPER.

SIGNED

Moya Neville

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4TH DAY OF
SEPTEMBER A.D., 2001 BY MOYA NEVILLE WHO IS
PERSONALLY KNOWN TO ME.

(SEAL)

Robbie J. Clark
OFFICIAL NOTARY SEAL
ROBBIE J. CLARK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC969094
MY COMMISSION EXP. OCT. 11, 2004

NOTARY PUBLIC

NOTICE OF PUBLIC HEARING
TOWN OF LUNGBOAT KEY
COUNTY OF SARASOTA, FLORIDA

Notice is hereby given that a Specialized Public Hearing will be held at the request of Mr. Anthony and Jean C. Vercillo to consider a Site Plan Amendment Application for residential use for Lots 1a, 1b and 1c and to rezone additional property between the present canal and Canals 1b, 2, 3 and 4, Block 2, Longboat Subdivision, Lot 1 will have a lot area of 26,428 square feet, Lot 2 will have a lot area of 7,191 square feet, and Lot 3a will be 10,154 square feet, and to be utilized for construction of a building.

The Planning & Zoning of the Town of Longboat Key Florida will hold a Specialized public hearing on September 11, 2001 at 10:00 AM in an open hearing on 1st floor meeting room at the Town Commission Chambers, Town Hall, 601 Bay Isles Road, Longboat Key, Florida 34228. Hearing will be held in accordance with established governmental procedures.

All interested persons may appear and be heard with respect to the proposed amendment. Copies of the proposed amendment and related reports may be viewed at the Planning & Zoning Department, 601 Bay Isles Road, between 9 AM and 5 PM Monday-Free Friday. Persons may be contacted at the Planning, Zoning & Building Department at 935-1100.

If any person desires to request any changes made by the Board will request to any matter presented by the Board, a request of the proceedings will be needed. For more information, persons may need to ensure that a written request of the proceedings is made either report includes the testimony and evidence upon which the appeal is to be based.

Jerry Lee, Chairman
Anthony and Jean Vercillo
Planning and Zoning Department
601 Bay Isles Road
Published September 4, 2001



ENGINEERING INC.

Consulting Engineers - Surveyors

4320 Tower Lane, Sarasota, FL 34240-8809 Telephone (941) 377-9178
Facsimile (941) 378-3786

VERNON SUBDIVISION
Lot 1 - 7831 Bayside Drive

I. Tabulation of Building Coverage (existing house on reduced lot)

Total Lot Area = 20,434.8 SF

1.	Base Foot Print of house	4317.5 SF
2.	Cantilever Decks	12.0 SF
		32.0 SF
		32.0 SF
3.	Stairs	<u>68.15 SF</u>
	Total	4461.65 SF

% Coverage $4461.65/20,434.8$ SF = 21.83%

Allowable coverage without pool deck = 30%

$21.83\% < 30\%$ Meets Requirements

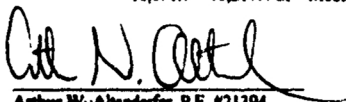
II. Tabulation of Impervious Area

1.	Base House Foot Print	4317.5 SF
2.	Stairway	68.15 SF
3.	Walk	57.6 SF
4.	Pool Deck	2145.2 SF
5.	Ramp	53.82 SF
6.	Concrete Slab (south apron)	337.34 SF
7.	Pool Equipment Slab	24.0 SF
8.	Concrete Slab (east apron)	470.1 SF
9.	Entry	50 SF
10.	Gravel Drive Front - Bayside Drive)	1392 SF
11.	Gravel Drive (Side - Russell Street)	<u>1176 SF</u>
	Total Impervious Area	10,091.7 SF

Allowable Impervious Area = 50%

50% of 20,434.8 SF = 10,217.4 SF

$10,091.7 < 10,217.4$ SF Meets Requirements



Arthur W. Alexander, P.E. #21394



RGHB0001
08/20/2001

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS
203 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
FACSIMILE (941) 366-9386
TELEPHONE (941) 366-8100

MICHAEL J. FUREN

TAMPA TELEPHONE
813-221-2100
REPLY TO
P.O. BOX 4195
SARASOTA, FLORIDA 34230

August 14, 2001

**VIA FACSIMILE (316-1970)
AND FIRST CLASS MAIL.**

Jill Jeglic, Director of Planning, Zoning and Building
Planning, Zoning & Building Department
Town of Longboat Key
561 Bay Isles Road
Longboat Key, FL 34228

**Re: Description of Subdivision Approval Application for "Vernon" Subdivision
7031 Bayside Drive, Longboat Key, Florida 34228**

Dear Jill:

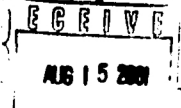
You have requested that we, on behalf of the Applicants who have filed the above referenced Application for subdivision approval, (a) describe the purpose of the Application for Subdivision Approval, and (b) discuss the history of Tract "A" and the reason it is being included in the proposed plat for "Vernon" Subdivision as a separate Tract.

(a) Purpose of Application for Subdivision Approval. The Applicants acquired and own all of the property included within the proposed plat including the property depicted on the plat as Tract "A". The property included within the plat consists of four (4) old platted lots in Long Boat Beach Subdivision and the northerly portion of a bayfront strip or parcel on the east side of Bayside Drive that was reserved by the original developer of Long Boat Beach Subdivision and that is now owned by the Applicants

The old platted lots consist of Lots 1, 2, 3 and 4, Block 2, Long Boat Beach Subdivision.

Lots 1 and 2 are conforming lots under the present lot standards of the Longboat Key Zoning Code and Lots 3 and 4 are non-conforming lots under the present lot standards of the Longboat Key Zoning Code.

An existing residence and its amenities, *i.e.* a pool and deck, landscaping, etc. are located on Lots 1 and 2 and the easterly 50 feet of Lot 3.



The remaining part of Lot 3, *i.e.* its westerly 10 feet \pm , and all of Lot 4 are basically vacant and unused and are also unnecessary to meet all of the Town's zoning and development standards and criteria for the existing residence and its amenities. Simply stated, these existing areas of Lots 3 and 4 are vacant but developable areas that are not being used and therefore are areas whose economic value are being wasted and serve no real purpose.

The purpose of the Application for Subdivision Approval is therefore to create two (2) conforming lots from the existing four (4) old platted lots in order to avoid the economic waste of Lot 3 and that portion of Lot 4, both of which are not necessary to meet the Town's lot, yard and bulk requirements for the existing residence and its amenities.

(b) **History of Tract "A" and Reason for Including It In Plat.** Tract "A" is a portion of a tract or parcel located easterly of the Bayside Drive right-of-way adjacent to Sarasota Bay that was reserved by and remained in the ownership of the original developer of the Long Boat Beach Subdivision.

Subsequently the original developer of Long Boat Beach Subdivision conveyed those portions of the tract or parcel that is reflected as Tract "A" on the plat to the predecessors in title of the Applicants. These conveyances occurred in the 1950's, many years prior to the Town's present Subdivision Regulations. Today Tract "A" is owned by the Applicants and is appurtenant to the Applicant's property this is being platted as new Lots 1 and 2 of the proposed Vernon Subdivision.

Tract "A" is being shown on the proposed plat for Vernon Subdivision as a separate tract so that it can, in the future, be properly conveyed as an appurtenance to these Lots pursuant to the Town's present Subdivision Regulations.

The plat of Vernon Subdivision, of course, clearly prevents Tract "A" from ever being developed and unequivocally provides that:

- (1) No building shall be constructed, erected or placed on or adjacent to Tract "A", and
- (2) Tract "A" shall not be included in any calculation or utilized in any fashion to meet zoning and development criteria and standards for Lots 1 and 2 including, but not limited to, permitted density, required open space or maximum building coverage.

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AUG 15 2001

**ENGINEERING INC.****Consulting Engineers - Surveyors**

6320 Tower Lane, Sarasota, FL 34240-8809 Telephone (941) 377-9178

Facsimile (941) 378-3786

MEMORANDUM

DATE: July 20, 2001

TO: Ms. Jill Jeglie
Longboat Key Planning & Zoning **Via Fax @ 316-1970**

FROM: Arthur W. Altenderfer, P.E.

SUBJECT: **RAGHED PROPERTY**
RUSSELL STREET & BAYSIDE DRIVE SUBDIVISION

Mr. Furen will be submitting the preliminary and final plats for the Ragheb property on Tuesday. Attached are copies of the special notes that currently appear on my preliminary plat. The notes relate to grading around the pool, stormwater runoff and the restrictions on Tract "A".

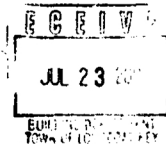
Please review these notes and notify me of any changes that should be made prior to submittal.

AWA:smb

Attachments

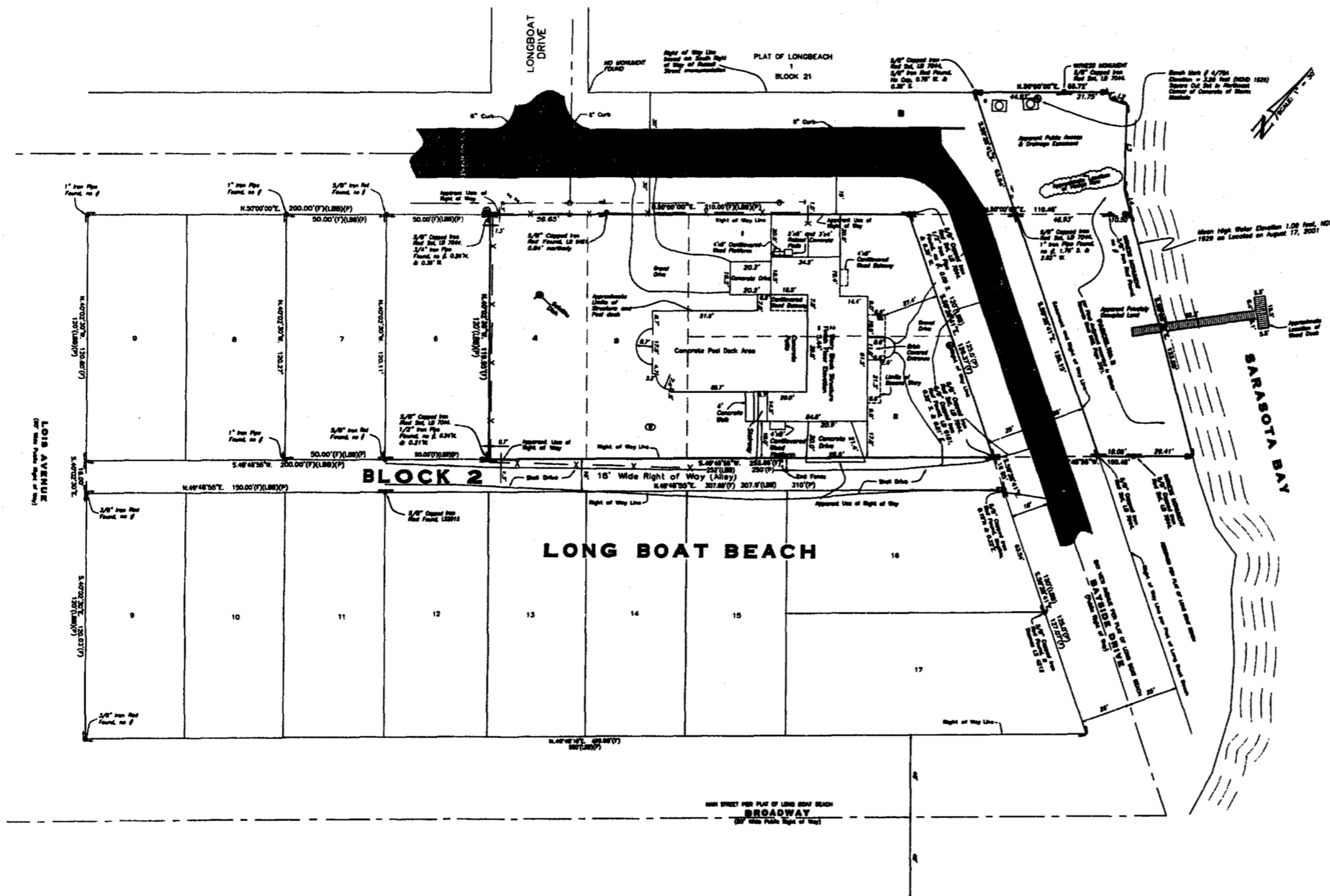
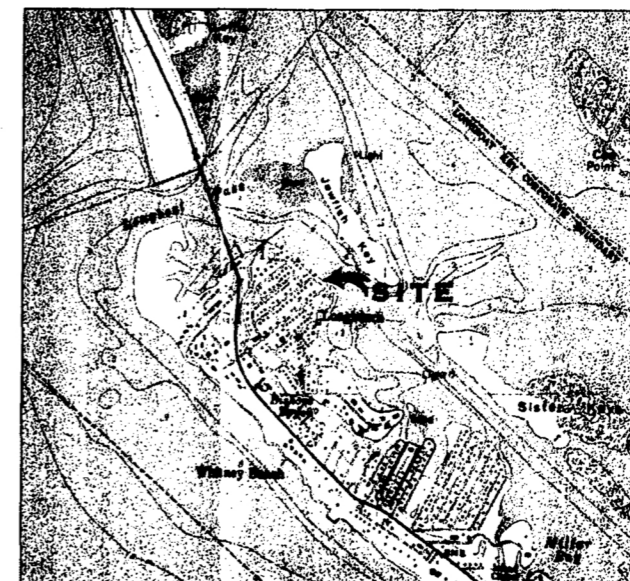
faxcc: Mike Furen
366-6384

RGHB0001



MEAN HIGH WATER AND BOUNDARY SURVEY

LOCATION MAP



Data Sources:

1. Plat of Long Boat Beach, recorded in Plat Book 1, Page 232, Public Records of Manatee County, Florida.
2. Plat of Longbeach recorded in Plat Book 4, Page 6, Public Records of Manatee County, Florida.
3. A copy of a Boundary & Mean High Water Survey by Jerry T. Wheeler, dated 9/30/1996.
4. Special Warranty Deed recorded in Official Records Book 1524, Page 7197, Public Records of Manatee County, Florida.
5. Final Judgment recorded in Official Records Book 998, Page 3721, Public Records of Manatee County, Florida.
6. Bench Mark data was furnished by Department of Environmental Protection, Beaches & Coastal Systems.
7. No other information was researched or furnished.

Apparent Physical Use:
Residential

Inconsistencies:

1. Inconsistencies in boundary dimensions are due to found monumentation within the block and are in harmony with each other.
2. The Plats of Long Boat Beach and Longbeach (resubdivision of Long Boat Beach) lot dimensions differ on particular lots.
3. The width of the Right of Way of Bayside Drive formally known as Bay View Avenue.
4. The furnished deed calls to the "deep water channel in the waters of Sarasota Bay". MSB Surveying, Inc. has no recorded or knowledge of the submerged lands described being conveyed by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.
5. The furnished deed description includes the portion of the platted right of way of Bayside Drive formally known as Bay View Avenue. MSB Surveying, Inc. has no record or knowledge of Bayside Drive being vacated from the plat of Long Boat Beach or Longbeach although a furnished Final Judgment states the right of way width will be 50 feet. The right of way lines have been shown hereon based upon the furnished data only but does not determine the width of the actual right of way line.

Easements:

1. 50' Wide easement and right of way described in Final Judgment recorded in Official Records Book 998, Page 3721, Public records of Manatee County, Florida.
2. No other easements were researched or furnished.

NOTES:

1. This plat represents a boundary survey.
2. This Map represents a Mean High Water Survey.
3. Bearings shown herein refer to an assumed meridian. The South Right of Way Line of Russell Street, being N.50°00'00"E.
4. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
5. Description shown hereon was furnished by Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. 6. Subject to easements and rights of way of record, if any.
7. This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
8. Elevations shown hereon refer to Department of Natural Resources Brass Disk "13 84 808", Department of Environmental Protection published elevation = 4.15 feet (N.G.V.D. 1929)
9. Elevations indicated hereon are in feet and decimals referenced to NGVD 1929.

Revision: Added Mean High Water File No., September 7, 2001
 Revision: Confirm Previous location of Mean High Water line, August 17, 2001
 Revision: Change Labeling, Amend Report, May 31, 2001
 Revision: Added Labeling, Added Additional Boundary, May 23, 2001

LEGEND

- (F) - Denotes Field Measurements
- (P) - Denotes Dimensions of the Plat of Longbeach
- (LBB) - Denotes Dimensions of the Plat of Long Boat Beach
- ◆ - Denotes Water Backflow Preventer
- ⊠ - Denotes Storm Junction Box
- - Denotes Storm Gate Inlet
- ⊙ - Denotes Water Meter
- ◇ - Denotes Fire Hydrant
- ⋈ - Denotes Water Gate Valve
- ⊕ - Denotes Sanitary Manhole
- ⊖ - Denotes Wood Utility Pole
- - Denotes Guy Anchor
- ⊕ - Denotes Telephone Rise
- ⊖ - Denotes Well
- — — - Denotes Overhead Utility Wires
- - - - - Denotes Chainlink Fence
- ⊙ - Denotes Sign
- - Denotes PVC Pipe

LINE TABLE

Line	Bearing	Distance
L1	S.59°08'39"E.	3.72'
L2	N.66°22'57"E.	8.90'
L3	S.38°30'27"E.	41.94'
L4	S.55°08'39"E.	12.48'

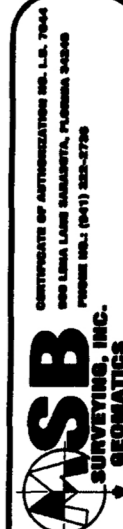
DESCRIPTION: (Official Records Book 1524, Page 7197, Public Records of Manatee County, Florida)

Lots 1, 2, 3, and 4, in Block 2, of LONG BOAT BEACH SUBDIVISION as per plat of same on file and of record in the Public Records of Manatee County, Florida, together with that certain parcel or strip of land lying adjacent to and in front of and between the said Lots 1 and 2 and extending to the deep water channel in the waters of Sarasota Bay, together with all riparian rights appertaining thereto, being the property and all the property conveyed by that certain deed that now appears of record in Deed Book 345, at Page 522, of the Public Records of Manatee County, Florida.

Also, that piece of land extending to Sarasota Bay beginning at Russell Street and Bayside Drive (Russell Street formerly known as Myrtle Street) Longboat Key, Long Boat Beach Subdivision, Plat Book 1, at Page 232, of the Public Records of Manatee County, Florida; together with all riparian rights appertaining thereto and that strip of land extending from Lot 1, in Block 21, to strip of land in front of Lot 1, Block 17, also known as Lot 2, in Block 2, as shown in Old Plat Book 1, at Page 232, between the foot of Russell Street (formerly Myrtle Street) and Sarasota Bay, all in Manatee County, Florida.

Being the same premises conveyed to Tempotech Industries, a Michigan corporation, by King L. Williams, Jr. and Margaret Williams, his wife, by Warranty Deed dated February 09, 1981, in Official Records Book 1003, at Page 3652, of the Public Records of Manatee County, Florida.

The Mean High Water Survey depicted hereon complies with Chapter 177, Part II, Florida Statutes and is recorded in the repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File No. 2712



Map & Plat
 MSB SURVEYING, INC.
 1000 LINDA LANE, SUITE 100, TAMPA, FLORIDA 33604
 PHONE (813) 288-4778

CERTIFIED TO: W. ANTHONY VERNON & JEAN C. VERNON
 SHARIE BACHER & CORINNE A. BACHER AS TRUSTEE & INDIVIDUALLY
 ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
 TOWN OF LONGBOAT KEY, FLORIDA

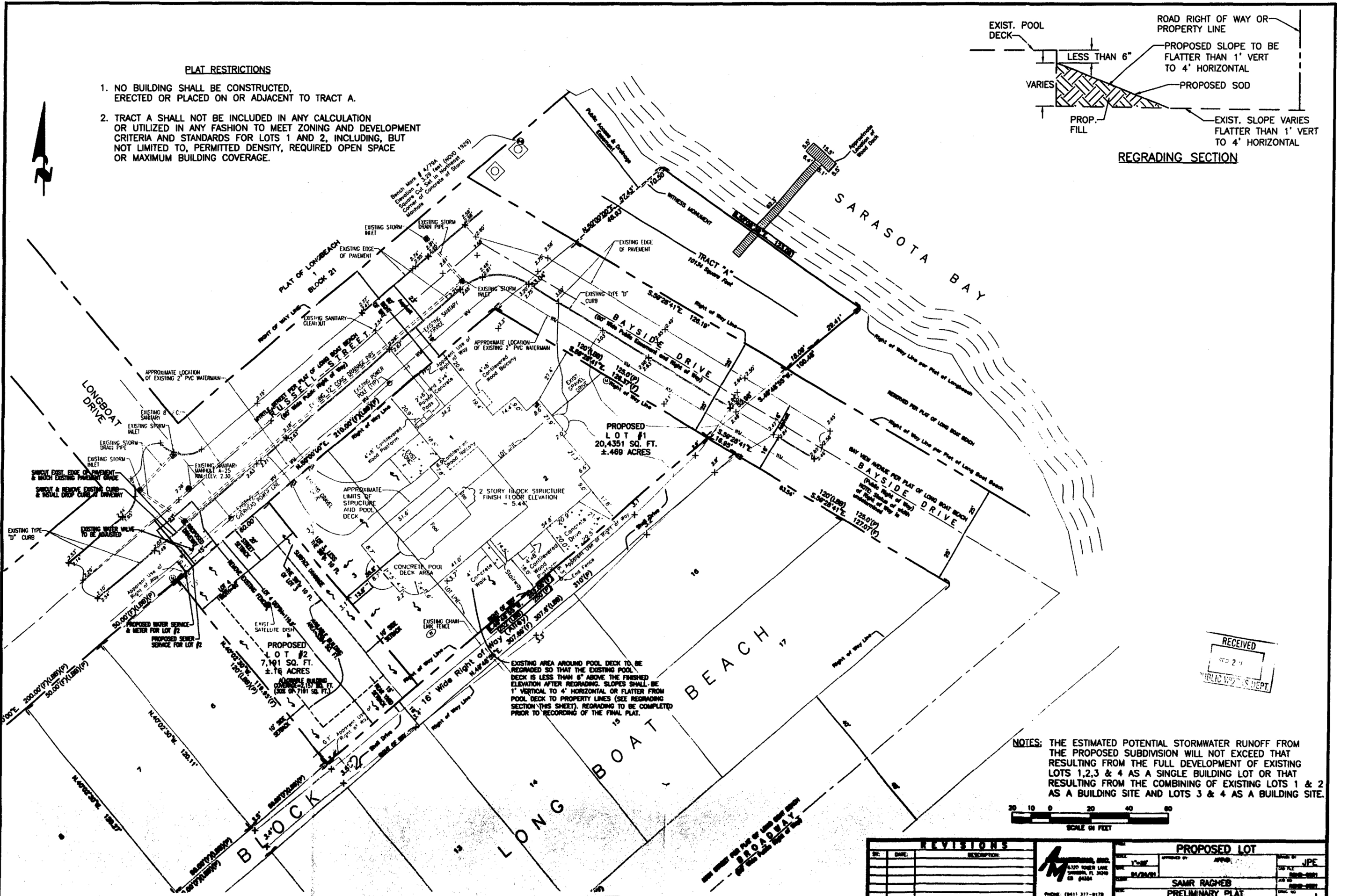
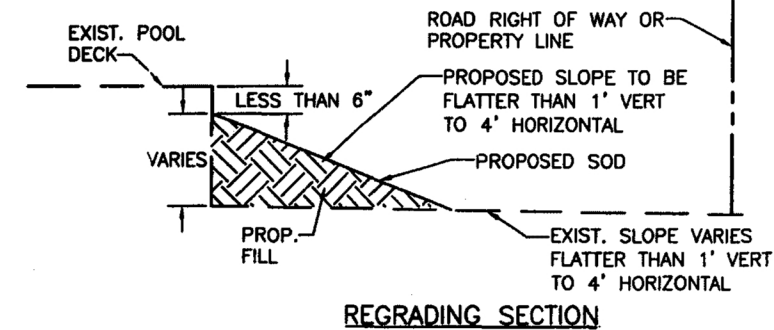
DATE OF SURVEY: March 22, 2001 FIELD BOOK: 4 PAGE: 77-82



010214
 JOB NUMBER

PLAT RESTRICTIONS

1. NO BUILDING SHALL BE CONSTRUCTED, ERECTED OR PLACED ON OR ADJACENT TO TRACT A.
2. TRACT A SHALL NOT BE INCLUDED IN ANY CALCULATION OR UTILIZED IN ANY FASHION TO MEET ZONING AND DEVELOPMENT CRITERIA AND STANDARDS FOR LOTS 1 AND 2, INCLUDING, BUT NOT LIMITED TO, PERMITTED DENSITY, REQUIRED OPEN SPACE OR MAXIMUM BUILDING COVERAGE.



EXISTING AREA AROUND POOL DECK TO BE REGRADED SO THAT THE EXISTING POOL DECK IS LESS THAN 6" ABOVE THE FINISHED ELEVATION AFTER REGRADE. SLOPES SHALL BE 1' VERTICAL TO 4' HORIZONTAL OR FLATTER FROM POOL DECK TO PROPERTY LINES (SEE REGRADE SECTION THIS SHEET). REGRADE TO BE COMPLETED PRIOR TO RECORDING OF THE FINAL PLAT.

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 FEB 2 11
 PUBLIC WORKS DEPT.

NOTES: THE ESTIMATED POTENTIAL STORMWATER RUNOFF FROM THE PROPOSED SUBDIVISION WILL NOT EXCEED THAT RESULTING FROM THE FULL DEVELOPMENT OF EXISTING LOTS 1, 2, 3 & 4 AS A SINGLE BUILDING LOT OR THAT RESULTING FROM THE COMBINING OF EXISTING LOTS 1 & 2 AS A BUILDING SITE AND LOTS 3 & 4 AS A BUILDING SITE.



REVISIONS			PROPOSED LOT	
NO.	DATE	DESCRIPTION	BY	DATE

PREPARED BY: JPE DATE: 01/20/01 CHECKED BY: SAMR RAGHEB DATE: 01/20/01 TITLE: PRELIMINARY PLAT	APPROVED BY: [Signature] DATE: 01/20/01 TITLE: [Title]
--	--

Handwritten signature and date: 9/19/01