



PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: BROOKE ENTERPRISES LLC c/o Max Villalobos
B. Mailing Address: 4359 COUNTY LINE RD
City: CHALFONT State: PA Zip: _____
C. Telephone No.: (813) 463-6948 E-mail Address: mvillalobos@cprankin.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: Speeler Foundation, Inc.
B. Address: 6111 142nd Ave. N.
City: Clearwater State: FL Zip: 33760
C. Telephone No.: (727) 535-5735 E-mail Address: Heather@speeler.com

III. AGENT INFORMATION (if different from Contractor):

A. Name: Al Carrier and Tina Underwood - Transystems
B. Address: 565 S Hercules Ave
City: Clearwater State: FL Zip: 33764
C. Telephone No.: _____ E-mail Address: acarrier@Transystems.com + tunderwood@Transystems.com

IV. SITE INFORMATION:

A. Construction Site Address: 691 W HARBOR ISLAND
City: Clearwater Zip Code: 33767
B. Site Parcel ID Number: 05 / 29 / 15 / 43456 / 073 / 020
C. Incorporated: Unincorporated:
D. Affected Water Body: Clearwater Harbor
E. Previous Permits: WND-H-4902-69 and WND-23-00464

F. Date applicant assumed property ownership: 07/07/2022
month/year

G. Obstructions: (Dogs, Fences, etc.) none

H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):

A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes No

Amount of deviation: Length: _____

Width: _____

Setbacks: Left: _____ Right: _____

Other: _____

❖ **Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.**

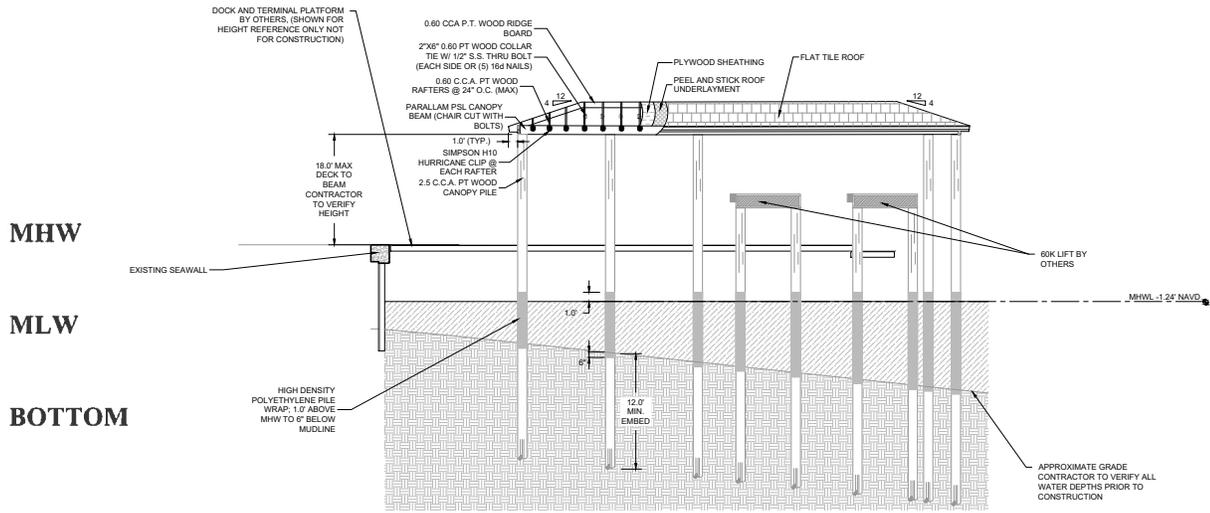
BROOKE ENTERPRISES LLC c/o Max Villalobos

691 W HARBOR ISLAND

Owner Name: _____

Site Address: _____

Profile View Drawing



VI. CONTRACTOR INFORMATION:

I, Speeler Foundation, Inc., a Marine contractor,
whose contractor license # C-8853 expires on 09/30/2024,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct. I agree to either remove the Project or correct the deficiency.

Signed:  Date: 7/30/24

- **You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.**

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: Max Villalobos Digitally signed by Max Villalobos
Date: 2024.07.30 15:33:56 -04'00' Date: _____

Max Villalobos

LETTER OF NO OBJECTION

Left Lot Owner's Name JENNIFER L ANDERSON

Mailing Address 703 HARBOR ISLAND Zip 34689

I certify that I am the owner of 703 HARBOR ISLAND which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

691 W HARBOR ISLAND

I have seen the County permit application - including plans or drawings - for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or online notarization this _____ day of _____, 20__ by

personally known OR produced identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20__

Notary Public

My commission expires: _____

Right Lot Owner's Name MARCIA L COXHEAD FAMILY TRUST

Mailing Address 685 HARBOR ISLAND Zip 34689

I certify that I am the owner of 685 HARBOR ISLAND which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

691 W HARBOR ISLAND

I have seen the application - including plans or drawings - for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: Marcia Coxhead Date 9-5-24

NOTARY: PENNSYLVANIA BUCKS

STATE OF ~~FLORIDA~~, ~~PINELLAS~~ COUNTY, the foregoing instrument was acknowledged before me by means of

physical presence or online notarization this 5TH day of September, 2024 by

Personally Known OR Produced Identification

Type of Identification Produced _____

Witness my hand and official seal this 5TH day of September, 2024

[Signature]
Notary Public

My commission expires: May 8, 2026

Commonwealth of Pennsylvania - Notary Seal
Kevin J. Leahy, Notary Public
Bucks County
My commission expires May 8, 2026
Commission number 1332765

Member, Pennsylvania Association of Notaries

Consent to Use State-Owned Submerged Lands

DO YOU LIVE OR DO BUSINESS ON THE WATER?

If so, you may need authorization to use the lands under the water from the owners of those lands. This authorization is in addition to any city, county, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, or Water Management District permit.

WHAT LANDS ARE WE TALKING ABOUT AND WHO OWNS THEM?

Sovereign submerged lands are all those submerged lands waterward of the ordinary or mean high water line under navigable fresh and salt water bodies. The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, hold title to all of those lands below navigable waters which have not been previously conveyed into private ownership. Portions of these submerged lands have been designated as "aquatic preserves" and because of their unique biological, aesthetic or scientific value, they are held and managed to a higher degree of care. Since the State owns these lands, both public and private entities must obtain consent to use them.

WHY IS CONSENT NECESSARY AND BY WHAT AUTHORITY IS IT REQUIRED?

These lands are held in trust for the use and benefit of the people of the State, as set forth in the State Constitution; therefore, the private use of these lands must be balanced with the need to conserve and protect the scientific value and beauty of those lands. The intent of the regulations is to ensure that all sovereign submerged lands are managed primarily for the propagation of fish and wildlife, and public recreation. The legislative origins of the procedures employed in the review of applications to use sovereignty submerged lands are contained within Chapters 253 and 258 of the Florida Statutes. These statutes are implemented through rules which are contained within Chapters 18-14, 18-18, 18-20 and 18-21 of the Florida Administrative Code. It is important to contact the Department of Environmental Protection before you use these lands.

WHAT TYPE OF ACTIVITIES REQUIRE AUTHORIZATION?

Uses that require authorization must be approved before they are conducted. The most commonly requested uses are the construction of docks, the placement of riprap, dredging for access or channels, mangrove trimming, bridge and utility crossings, and beach renourishment projects.

WHAT DO YOU HAVE TO DO AND IS THERE A FEE?

The form of consent that is required depends upon the type of activity that is proposed. Forms of consent include letters, easements, use agreements, management agreements, and leases. The type of activity proposed also determines the amount of fees; however, commercial uses will always require payment of fees.

WHAT HAPPENS IF YOU DO NOT RECEIVE AUTHORIZATION TO USE THESE LANDS?

Alterations to, or structures discovered on, sovereignty submerged lands without authorization are subject to lease fees in arrears, with interest, and fines. In some cases, removal of structures may also be required.

WHO DO YOU CONTACT TO INQUIRE ABOUT THE USE OF THESE LANDS?

The Department of Environmental Protection Division of State Lands field office listed below.

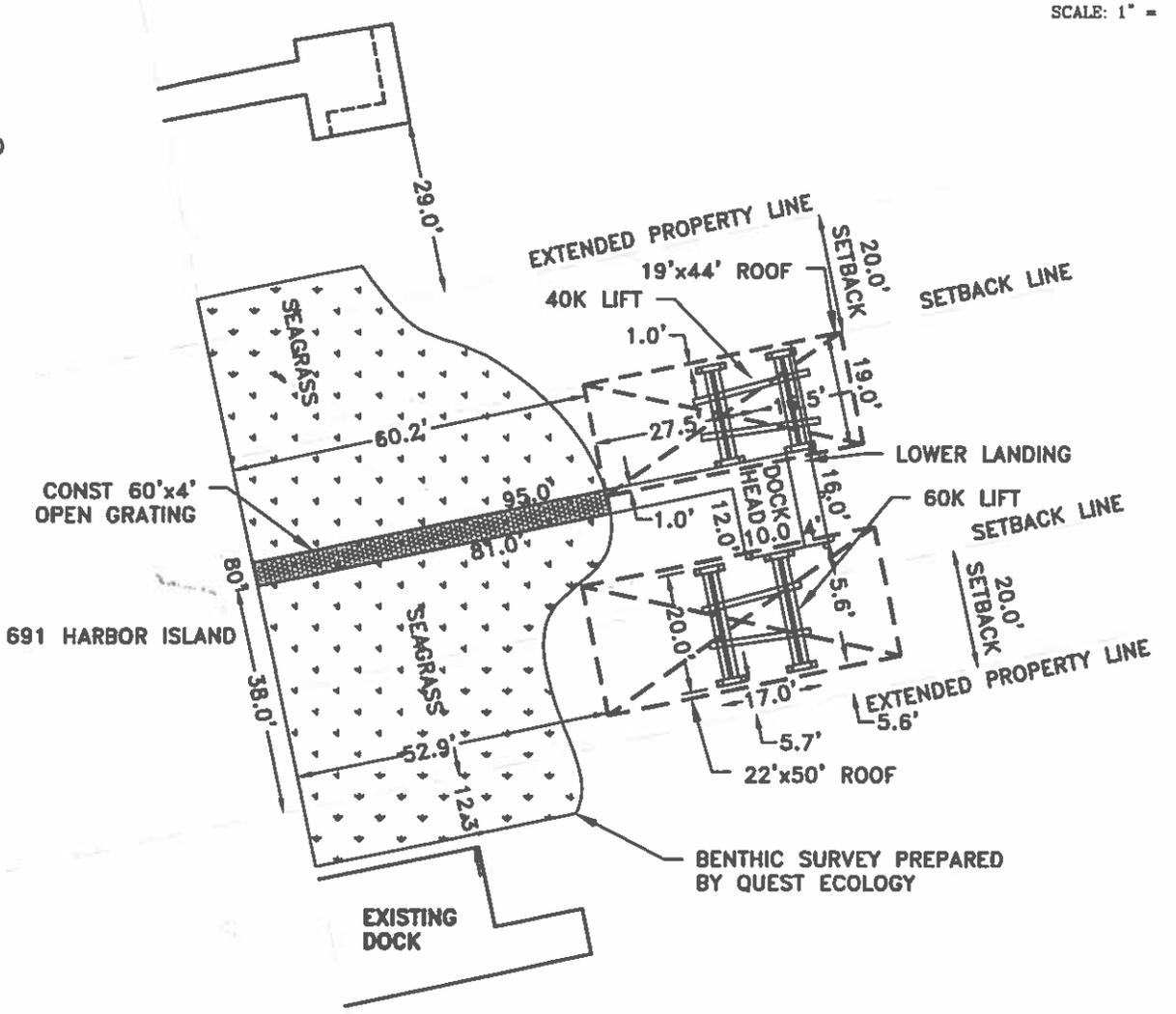
Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637
Phone: (813) 632-7600
Fax: (813) 632-7665

SLAND

ISLAND



0' 30'
SCALE: 1" = 30'



691 HARBOR ISLAND

685 HARBOR ISLAND

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM

Marcia Coyhead
7-25-24

DOCK PLAN
691 HARBOR ISLAND
CLEARWATER
FLORIDA

WORK ORDER	314240029
DATE:	4/8/2024
DRAWN:	TBM
SCALE:	1"=30'
SHEET NO.	1 OF X

Flexible Development Application

Residential Docking Facility

691 Harbor Island

City of Clearwater

Brooke Enterprises, LLC is requesting a construction permit from the City of Clearwater to build a dock with Two (2) boat lifts and roof over lifts structures at their property at 691 Harbor Isle, Clearwater. The Flexible Development Application includes a request to deviate the dock length due to the location of seagrasses and setback to the south. The proposed dock, boat lift and roof structure meet the side setback on the north. The proposed south boat lift and roof structure encroach the south side setback and the adjacent south property owner has provided a signed and notarized statements of no objection.

Project site

The proposed project site is located at 691 Harbor Island adjacent to Big Mangrove Key/Diamond Island. The land use is single-family residential, and the Brooke Enterprises, LLC are currently constructing a new residence at this location and wish to construct a new docking facility. The surrounding residences all have docks and/or boat lift facilities. Having a dock and boat is one of the attractions to this area.

The proposed dock and boat lifts were designed to minimize environmental impacts and visual impacts to the adjoining neighbors. The boat lifts would be set to lie perpendicular to the shoreline, reducing the amount of the impact on their neighbor's view of the bay.

Necessity for Longer Docking Facility

The subject property had a 38 foot long dock that became in disrepair and was removed in 2020. The dock and boat lifts proposed to replace the existing dock will extend 95 feet as measured from the seawall. A benthic survey prepared by Quest Ecology that identified existing seagrass extended approximately 60 feet from the seawall.

In order to avoid impacts to the seagrass bed, the new 4 foot wide walkout will be constructed with open grating to allow sunlight to penetrate the water column and allow the seagrass to survive. The boat lifts and roof structures have be placed outside the seagrass foot print to reduce any shading of the seagrass. The Benthic Survey is submitted with this application.

Flexible Development Level II Application Responses to General Applicability Criteria

- 1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density, and character of adjacent properties in which it is located.**

Response: The proposed dock, boat lifts and roof structures will be in harmony and conformity with the surrounding residences and land uses. The majority of the homes in the neighborhood have a similar dock and boat lifts. The proposed structure will be in character with the adjacent properties.

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.

Response: The proposed dock will not hinder or discourage the development and use of the adjacent land, nor will it diminish the values of the surrounding properties. In fact, the developed parcel and the improved dock facilities will increase the value of the property and surrounding properties.

3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

Response: The proposed dock will not adversely affect the health or safety of persons residing in the neighborhood. The proposed dock is a private residential dock for use of the upland home.

4. The proposed development is designed to minimize traffic congestion.

Response: The proposed dock will be for use by the upland resident, therefore, there will not be any adversely affect traffic or the capacity of the adjoining roadways.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

Response: Many properties in the immediate area have single family residential dock. As noted above, the dock is comparable in size and location to newly constructed docks due to avoidance of the of seagrass and environmentally sensitive areas that are typically located along the seawall. The proposed dock is similar in character and number of slips as existing facilities in the immediate area.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

Response: The proposed dock and boat slips are comparable in size, character and number of slips as existing facilities in the immediate area. The proposed dock and boat lifts are located a further distance from the seawall to avoid environmental impacts.

Flexibility Criteria or Use Specific Criteria

Provide complete responses to the applicable flexibility criteria (or use specific criteria in US 19 and Downtown Zoning Districts). These criteria are specific to the use and the Zoning District of the subject property and are part of the Community Development Code available online at [municode.com](https://library.municode.com/fl/clearwater/codes/community_development_code) https://library.municode.com/fl/clearwater/codes/community_development_code

If you need help finding the criteria or standards please contact a Development Review Planner at the Zoning Line 727-562-4604. Use additional sheets as necessary:

Level II Flexible
Development
application As per code
CDC 3-601.C.1.g.ii:

ii) No dock shall be allowed to deviate from the length requirements specified in Section 3-601.C.1.b. by more than an additional 50 percent of the allowable length or project into the navigable portion of the waterway by more than 25 percent of such waterway, whichever length is less, except as stipulated in Section 3-601.C.1.g.iii. and iv. below.

iii) Deviations for dock length in excess of that which is permitted in Section 3-601.C.1.g.ii. above may be approved through a Level Two (flexible development) approval process only under the following conditions:

a) A dock of lesser length poses a threat to the marine environment, natural resources, wetlands habitats or water quality; and

The proposed docking facilities were designed to completely avoid the seagrass bed present in front of the property. The waterfront length of the property is 80 feet allowing a dock length of 40 feet, (1/2 of the water front length). The seagrass extends approximately 60 feet, at its farthest point, from the seawall. The proposed dock, boatlifts and roof structures have been placed to avoid and shading of the existing seagrass bed. The seagrass bed does not extend beyond 60 feet from the seawall. The main walkout is limited to 4 foot wide and will be constructed of open grating material to prevent any shading over the seagrass bed.

(b) A literal enforcement of the provisions of this section would result in extreme hardship due to the unique nature of the project and the applicant's property; and

The applicants bought the property on the assumption that they could house their boat on a dock in the rear of their property and use the boat at their discretion from this location. The seagrass bed location requires the boatlift and dock be placed past the seagrass, farther out than 60 feet. If the boat is kept in closer to the shoreline, the seagrass bed would be impacted, as would the benthic bottom.

(c) The deviation sought to be granted is the minimum deviation that will make possible the reasonable use of the applicant's property; and

The requested variance would solely allow the subject property owners to keep their boat at this location. The allowed dock length per code without deviation is 1/2 of the waterfront length or 1/2 of 80 feet, or 40 foot overall length. The presence of seagrasses requires that the boat be docked farther out from the seawall than the 1/2 of the waterfront length or 1/2 of 80 feet, (40 foot). The overall length of the dock is 95 feet as measured from the seawall. The seagrass extends 60 feet from the seawall. The length of the usable portion of the dock and boat lifts is 60 feet.

(d) The granting of the requested deviation will be in harmony with the general intent and purpose of this section and will not be injurious to the area involved or otherwise detrimental or of adverse effect to the public interest and welfare.

The proposed variance would in fact help preserve and protect the natural resources at the subject location and assist in maintaining the quality of the surrounding waters, as well as the environment and ecology of the water associated natural community. By allowing the dock facilities to be placed in the requested location, will not be detrimental to the welfare of the area, and would in fact be in the best public interest.



This application is **REQUIRED** for all Level One Flexible Standard Development (FLS) and Level Two Flexible Development (FLD) applications. All applications must be submitted online at: **epermit.myclearwater.com**

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date submittal calendar. The applicant, by filing this application, agrees to comply with all applicable requirements of the Community Development Code. Additional information on submittal requirements including worksheets and handouts, etc.

FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE:	\$200 (not applicable for detached dwelling or duplexes)
----------------------------------------------------------	-----------------------------------------------------------------

APPLICATION FEES:	\$100 (FLS – accessory structures associated with a single-family or duplexes)
	\$200 (FLS – detached dwellings or duplexes)
	\$475 (FLS – attached dwellings, mixed-use, and nonresidential uses)
	\$300 (FLD – detached dwellings, duplexes, and their accessory structures)
	\$1,205 (FLD – attached dwellings, mixed-use, and nonresidential uses)

Property Owner (Per Deed): BROOKE ENTERPRISES LLC c/o Max Villalobos
 Phone Number: 813-463-6948
 Email: mvillalobos@cprankin.com

Applicant/Primary Contact Name: Max Villalobos
 Company Name: N/A
 Phone Number: 813-463-6948
 Email: mvillalobos@cprankin.com and acarrier@transystems.com

Address of Subject Property: 691 W HARBOR ISLAND

Parcel Number (s): 05-29-15-43456-073-0200

Site Area (Square feet and Acres): _____
 Zoning: Single-family residential
 Future Land Use: Single-family residential

Description of Request (must include **use**, requested flexibility, parking, height, etc) : Construct 81' x 4' walkout platform 16' x10' and a 4'x16' lower landing with 2 boat lift (40k & 60k). Total SF of dock 561.



PLANNING AND DEVELOPMENT DEPARTMENT
FLS & FLD APPLICATION

General Information

Provide the following general information on the proposed project. If not applicable mark N/A. The maximum permitted or required amounts are listed in the Zoning District in the Community Development Code which is available online at: https://library.municode.com/fl/clearwater/codes/community_development_code

Dwelling Units:

A dwelling unit is a building or portion of a building providing independent living facilities for one family including the provision for living, sleeping, and complete kitchen facilities.

Max. Permitted: Proposed: N/A

Hotel Rooms:

A hotel room is an individual room, rooms or suite within an overnight accommodations use designed to be occupied, or held out to be occupied as a single unit for temporary occupancy.

Max. Permitted: Proposed: N/A

Parking:

List parking spaces. Parking spaces must meet the requirements of the Community Development Code (CDC) including location, materials and dimensions. Back out parking is prohibited for most uses.

Required: Proposed: N/A

Floor Area Ratio (FAR):

Do not include parking garages, carports, stairwells and elevator shafts. Area is found by multiplying the length times the width dimension for each floor and should be expressed in square feet. Do not include parking garages, carports, stairwells and elevator shafts. FAR is not required for residential only projects unless in US 19 Zoning District.

Max. Permitted: Proposed: N/A

Impervious Surface Ratio (ISR):

ISR means a measurement of intensity of hard surfaced development on a site, basically any surface that is not grass or landscaped areas on private property. An impervious surface ratio is the relationship between the total impervious versus the pervious areas of the total lot area. Link to additional information including ISR worksheet.

Max. Permitted: Proposed: N/A
Please list percentage % and square feet.



**PLANNING AND DEVELOPMENT DEPARTMENT
FLS & FLD APPLICATION**

General Applicability Criteria

Provide complete responses to each of the six (6) General Applicability Criteria of Community Development Code Section 3-914.A.1 through 6, explaining how, **IN DETAIL**, the criteria is met. Use additional sheets as necessary:

1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.
See attached narrative.

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.
See attached narrative.

3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
See attached narrative.

4. The proposed development is designed to minimize traffic congestion.
See attached narrative.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.
See attached narrative.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic, and olfactory and hours of operation impacts, on adjacent properties.
See attached narrative.



Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

1. Provide names of all property owners on deed – PRINT full names:
BROOKE ENTERPRISES LLC - Craig Rankin _____

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
Parcel ID: 05-29-15-43456-073-0200 _____
3. That this property constitutes the property for which a request for (describe request):
Construct 81' x 4' walkout platform 16' x 10' and a 4'x16' lower landing with 2 boat lift (40k & 60k).
Total SF of dock 561. _____
4. That the undersigned (has/have) appointed and (does/do) appoint:
Al Camer (acamer@transystems.co) and Tina Underwood (tunderwood@transystems.com) of Transystems, Inc.
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such
petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on
 the above-described property;
6. That site visits to the property are necessary by City representatives in order to process this application
 and the owner authorizes City representatives to visit and photograph the property described in this
 application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.
Max Villalobos _____
 Property Owner Property Owner

 Property Owner Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON
 THIS 30th DAY OF JULY 2024 PERSONALLY APPEARED
Max Villalobos DL# V 441553682070 WHO HAVING BEEN FIRST DULY SWORN
 DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE
 SIGNED.



RACHEL H. MAXWELL
 MY COMMISSION # HH 233292
 EXPIRES: February 27, 2026

Rachel H. Maxwell
 Notary Public Signature

My Commission Expires: February 27, 2026

Notary Seal/Stamp

BENTHIC SURVEY SUMMARY REPORT

**691 Harbor Island
Clearwater, FL
Pinellas County**

Submitted To:

CP Rankin Inc.
16556 US Highway 19N
Clearwater, Florida 33764

Submitted By:



QUEST
ecology

735 Lakeview Dr.
Wimauma, FL 33598
(813) 642-0799

June 13, 2024

**691 Harbor Island
Clearwater, FL
Pinellas County**

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- Figure 2 Benthic Resources

ATTACHMENTS

- Attachment A Photographic Documentation

691 Harbor Island, Clearwater, FL

Benthic Resources Survey June 2024

1.0 INTRODUCTION

Quest Ecology Inc. (Quest) performed a benthic resource survey on behalf of CP Rankin Inc. on a property located at 691 Harbor Island on June 4th, 2024. The purpose of the survey was to determine the presence and, if applicable, the type(s) of benthic resources present within the project area adjacent to this property in Clearwater, Pinellas County, Florida (**Figure 1 - Project Location**). The proposed project will consist of a covered, two slip dock with boat lifts.

2.0 EXISTING CONDITIONS

The survey area is located directly east of the parcel boundary associated with 691 Harbor Island and is within Clearwater Harbor, part of the Pinellas County Aquatic Preserve, an Outstanding Florida Water (OFW). The survey area connects to the Gulf of Mexico via Pope Channel and Hurricane Pass to the north and through Clearwater Harbor and Clearwater Pass to the south. At the time of survey, depths varied from approximately four to ten feet, becoming deeper to the east. The approximately 0.21-acre survey area consisted of open water with good visibility within the water column at the time of survey. The western extent of the survey area is bordered by a seawall.

3.0 METHODS

Preliminary plan drawings were provided, and a survey area was defined by extending the northern and southern parcel boundaries waterward 100 feet. Survey transects were placed 15 feet apart within this survey area as depicted in **Figure 2 – Benthic Resources**. The survey area boundary and transects were uploaded onto the Avenza IOS mapping application to ensure all field survey data was located within the designated survey area. During the survey, benthic resource data was collected via direct visual observation with standard snorkeling equipment, and digital photographs were taken with a high-resolution underwater camera.

Quantitative sampling methodology was then utilized to collect data within 0.25 square meter (50cm x 50 cm) quadrats located at 15-foot intervals along each transect via standard snorkel gear. When encountered, the presence and density of benthic resources, including coral, seagrass, macrophytic algae, and/or bivalves were recorded within the quadrats. The location of each survey quadrat was recorded within the Avenza application with an accuracy of 6-10 feet during the survey.

SAV species density and distribution were recorded using a modified Braun-Blanquet Cover Density scale. Scoring on this scale ranges from “0” for absence of taxa in a quadrat to “5” for 75-100% coverage of seagrass as depicted in **Table 1** below.

Table 1. Braun-Blanquet Cover Class (BBCC).
Each Seagrass Species is scored in each quadrat according to this scale (Fourqurean et al. 2001)

BBCC	INTERPRETATION
0	SPECIES ABSENT FROM QUADRAT
0.1	SPECIES REPRESENTED BY A SOLITARY SHOOT. < 5% COVER
0.5	SPECIES REPRESENTED BY A FEW (<5%) SHORT SHOOTS, <5% COVER
1	SPECIES REPRESENTED BY MANY (>5%) SHORT SHOOTS, <5% COVER
2	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS 5%-25% COVER
3	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 25%-50% COVER
4	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 50%-75% COVER
5	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 75%-100% COVER

4.0 RESULTS

The survey was conducted under clear cloudy skies on June 4th, 2024, during a falling tide.

Benthic Resources

The benthic survey at 691 Harbor Island covered approximately 0.21-acres. Resources encountered include seagrass, coral, and macrophytic drift algae within the survey area. Most of the survey area contains bathymetry elevations estimated shallower than eight feet. This, combined with the suitable substrate of mixed sand, silt, and shell provides adequate conditions to support seagrass. As a result, seagrass was present in 21 of the 56 survey quadrats. Only one species of seagrass, manatee grass (*Syringodium filiforme*), was encountered during the survey. The substrate within the survey area consisted mostly of a sandy shell mix with isolated concentrations of clay near the seawall. The sandy shell mix transitioned gradually into a silty mud at deeper elevations.

The presence of other benthic resources such as oysters, coral, and macrophytic drift algae was also assessed along the transects. Coral (*Porites sp.*) was observed in two of the 56 survey quadrats, and macrophytic drift algae was observed in 17 of the 56 survey quadrats. No bivalve species such as oysters were observed. Occurrences of all resources within the survey area are shown in **Figure 2 - Benthic Resources**. Additionally, one crab pot and buoy were located within the survey area and a single stone crab (*Menippe sp.*) was inside.

Wildlife observed within the survey area consisted of crustaceans and fish, including sheepshead (*Archosargus probatocephalus*), threadfin herring (*Opisthonema oglinum*), mangrove snapper (*Lutjanus griseus*), striped mojarra (*Eugerres plumieri*), sand perch (*Diplectrum formosum*), striped mullet (*Mugil cephalus*), gulf toadfish (*Opsanus beta*), and stone crab.

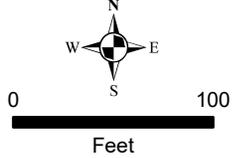
Photographs of observed seagrasses, benthic composition, macrophytic drift algae, and observed corals are included in **Attachment A - Photographic Documentation**.

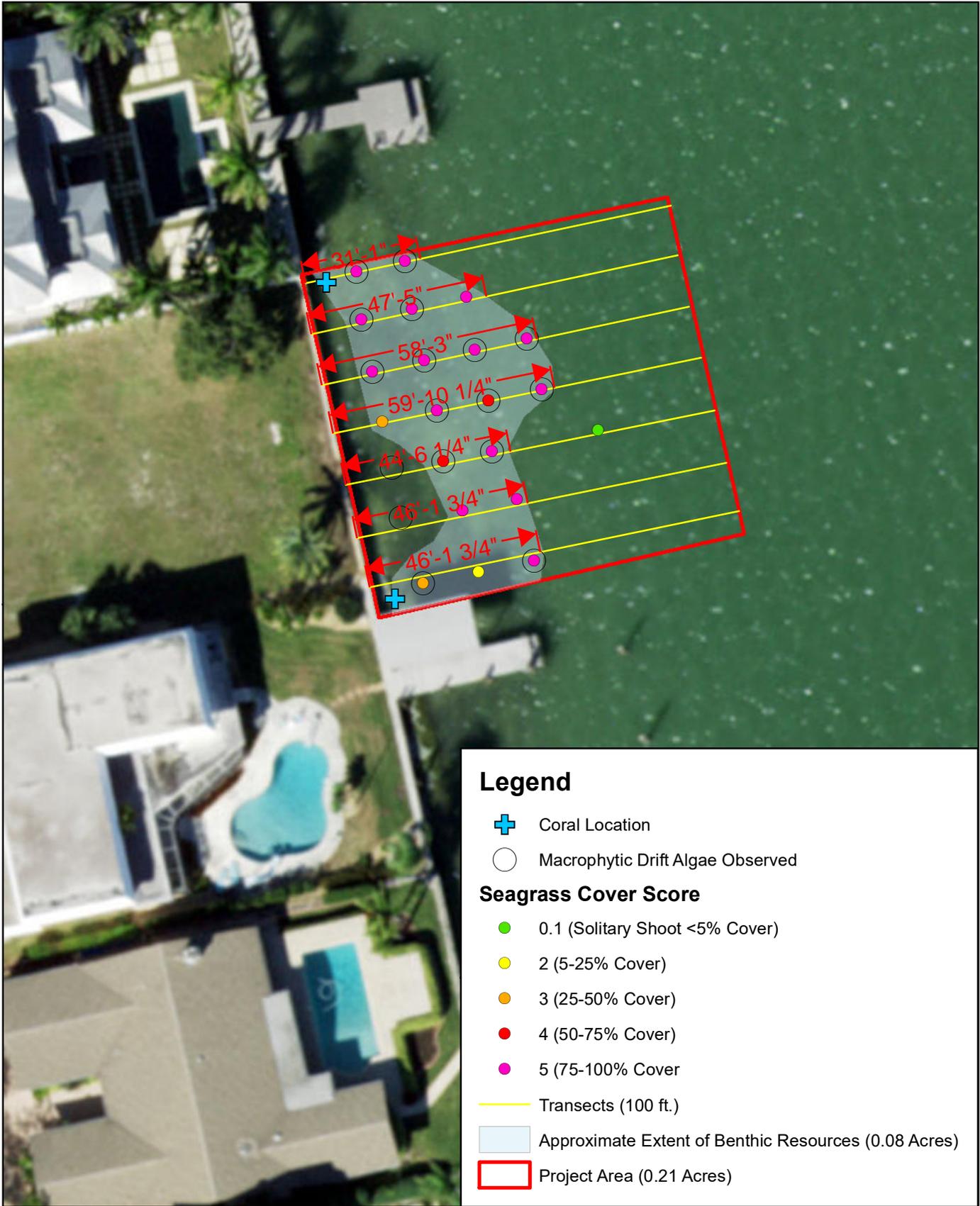


Path (E:\Mapping\CPR-2401 Harbor Island Seagrass\Figure 1 - Location.mxd) By: CK Date: 6/11/2024



Figure 1 - Project Location
Benthic Resources Survey
691 Harbor Island
Pinellas County, Florida





Legend

- + Coral Location
- Macrophytic Drift Algae Observed

Seagrass Cover Score

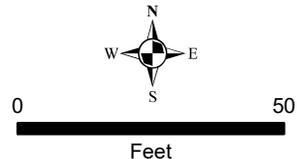
- 0.1 (Solitary Shoot <5% Cover)
- 2 (5-25% Cover)
- 3 (25-50% Cover)
- 4 (50-75% Cover)
- 5 (75-100% Cover)

- Transects (100 ft.)
- Approximate Extent of Benthic Resources (0.08 Acres)
- Project Area (0.21 Acres)

Path (E:\Mapping\CPR-2401 Harbor Island Seagrass\Figure 2 - Benthic Resources.mxd) By: CK Date: 6/12/2024



Figure 2 - Benthic Resources
Benthic Resources Survey
691 Harbor Island
Pinellas County, Florida



ATTACHMENT A

Photographic Documentation



Typical on-site substrate conditions in the project area include a sandy shell mixture supporting manatee grass (*Syringodium filiforme*).



Portions of the project area support manatee grass with a Braun-Blanquet Cover Class score of 5 (75%-100% cover).



This location supported manatee grass with a Braun-Blanquet Cover Class score of 5 (75%-100% cover). Macrophytic drift algae was also present in the project area.



This location supported manatee grass with a Braun-Blanquet Cover Class score of 5 (75%-100% cover) adjacent to bare sandy shell substrate. Macrophytic drift algae was also present.



Manatee grass with epiphytic algae within the survey area.



Coral (*Porites* sp.) living in the substrate, near the seawall.



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DRC-PERMIT COMMENTS AND RESPONSES
CASE NUMBER: FLD2024-07017 -- 691 HARBOR ISLAND
September 5, 2024

ENGINEERING - General Comments (Acknowledge):

Comment 1: Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.

Response 1: Acknowledged

Comment 2: Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.

Response 2: Acknowledged

ENVIRONMENTAL - Prior to Building Permit

Comment 1: A dock/dredge and fill permit is required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.

Response 1: Acknowledged.

HARBOR MASTER - Prior to CDB: Revisions Required

Comment 1: I would not approve of the proposed dock due to the length being over 100 feet. There is limited navigable water in that location. I would approve the proposed dock with the furthest point of the structure being 60 feet (including any future tie pilings) from the seawall which is in line with other neighbors as long as it meets all other code requirements and flexibilities.

Response 1: The natural resource (seagrass) is shown in the Benthic Survey prepared by Quest Environmental. The seagrasses extend approximately 60 feet from the seawall preventing the boat lifts to be located any closer to the seawall. State and County avoidance rules prevents any vessels to moor in or above seagrasses. There are no tie poles proposed.

PLANNING - Prior to CDB: Findings of Fact Applicant to verify

Comment 1: The 0.257-acre subject property is located on the east side of Harbor Island approximately 650 feet north of Harbor Passage and features 80 feet of waterfront property along the east side.

Response 1: Per the subdivision plat and the county property appraiser, the side property lines are 140 feet, the right of way frontage is 80.74 feet and the rear waterfront is 80 feet.



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Comment 2: The subject property is located within the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District and the consistent Residential Urban (RU) Future Land Use category.

Response 2: Acknowledge.

Comment 3: The request is for a two-slip dock consisting of an 81-foot by 4-foot walkout to a 14-foot by 16-foot dock head with two covered boatlifts.

Response 3: Yes. The walkout is 81'x 4' and dock head is 16' x 10' and lower landing is 4'x16' = 548 square feet.

Comment 4: Quest Ecology Inc. performed a benthic resource survey on June 4, 2024, where it was found that seagrass beds extend 60 feet from the seawall into the waterway as detailed in Figure 2 – Benthic Resources.

Response 4: In the Benthic report page 6, shows the quadrant of what was measurement of the seagrass and the distance of the grasses.

Comment 5: CDC Section 3-601.C.1.b, provides that the maximum dock length is 25 percent of the width of the waterway or half of the width of the property measured at the waterfront property line, whichever is less, up to a maximum of 250 feet, which would permit a maximum dock length of 40 feet and would disturb the seagrass beds.

Response 5: Yes. Per state regulation and Pinellas County requires no impact between recourses and vessels, have a minimum clearance 1.5 feet between vessels and resources. Pinellas County Code of Ordinances 58-543(f) and per FDEP Chapter 18-20.019 Pinellas County Aquatic Preserves. The Bathymetric survey shows the depth needed for the dock facility.

Comment 6: CDC Section 3-601.C.1.g.ii., provides that no dock shall be allowed to deviate from the length requirements specified in Section 3-601.C.1.b. by more than an additional 50 percent of the allowable length or project into the navigable portion of the waterway by more than 25 percent of such waterway, whichever length is less, which would permit a maximum dock length of 60 feet and would disturb the seagrass beds.

Response 6: Per FDEP Chapter 18-20.019 Pinellas County Aquatic Preserves describes the resources, ie., seagrass bed needs to meet the minimum required depths between vessel and resources. To achieve this we need meet the depth requirement and have adequate sunlight for the seagrass bed.

Comment 7: CDC Section 3-601.C.1.g.iii.(a-d), provides Deviations for dock length in excess of that which is permitted in Section 3-601.C.1.g.ii. above may be approved through a Level Two (flexible development) approval process.

Response 7: Acknowledge.

Comment 8: The proposed dock length of 95 feet is required to allow boat access to the two-slip



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dock without impacting the environmentally sensitive seagrass beds which extend 60 feet from the seawall into the waterway impacting the waterfront property consistent with CDC Section 3-601.C.1.g.iii(a-d).9.

Response 8: Acknowledge

Comment 9: The proposed boatlift setback of 5.6 feet from the south property line to the boatlift along the southern side of the dock where a minimum setback of 10 feet is required consistent with CDC Section 3-601.C.1.a.

Response 9: The neighbor to the south has signed off on the dock plan on the Pinellas County application, Letter of No Objection.

Comment 10: The applicant has obtained signatures of the adjacent property owners consistent with CDC Section 3-601.C.1.g.i), where deviations may be granted as a Level One, minimum standard approval.

Response 10: The neighbor is difficult to reach for the signature since she travels often. However, we do meet the setback for the north neighbor.

PLANNING - Prior to CDB: Pinellas County Application

Comment 1: Provide the properly executed and notarized signatures of no objection by each adjacent property owner.

Response 1: See attached Letter of No Objection document for the south neighbor, sign & notarized.

PLANNING - Prior to CDB: Potential Return to DRC

Comment 1: Staff recommends that the applicant consider revising their proposal. As both of the adjacent neighbors have agreed to no objections with the project, there may be other design options for the project. Staff reserves the right to have the application return to DRC.

Response 1: Acknowledge.