

BENTHIC RESOURCE SURVEY SUMMARY REPORT

125 Island Way
Clearwater, FL 33767
Pinellas County

Submitted by

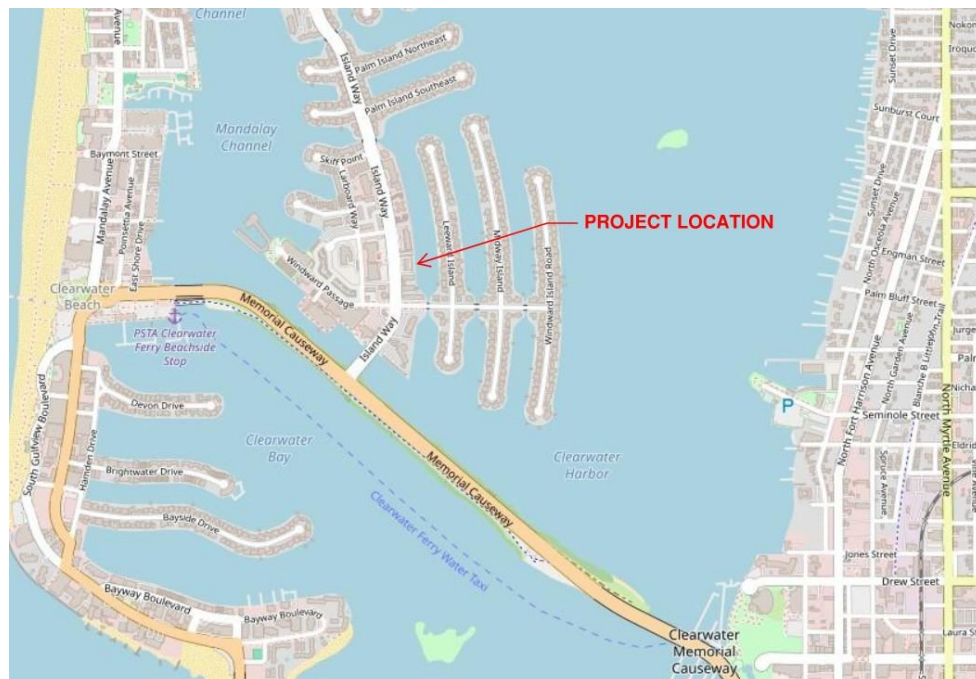


11722 Walker Ave
Seminole Fl, 33772
727-686-0095

al@terramareconsulting.com

1. Introduction

Terra Mare Consulting conducted a benthic survey on the property located at 125 Island Way, Clearwater, Pinellas County, Florida. The survey occurred on 10/16/2025. The purpose of the benthic survey is to support city, county and state permitting requirements for the construction of boat lifts in the most northern and southern wet slips.



2. Existing Conditions

The survey area is located on the western side of a dredged channel that is lined with multi-use docks. The channel is west of Clearwater Harbor and the intracoastal waterway. The focus area of the benthic survey is located at the two existing wet slips of the existing 10 slip marina. The other 8 slips have boat lifts. At the time of the survey the water depths ranged from 2.5 feet along the seawall to approximately 8 feet in the wet slip areas.

Methods

In planning of the survey, a desktop analysis was conducted utilizing historical aerials, the SWFWMD Florida Land Use Cover and Classification System (FLUCCS) and the Southwest Florida Water Management Surface Water Improvement and Management (SWIM) 2024 Maps. In addition, Environmental Consulting and Technology, Inc. (ETC) conducted a submerged aquatic vegetation survey on April 21, 2021. This report was referenced prior to

commencing the field work. The in-water field survey was to identify and locate any seagrass beds, macroalgae, corals, and oyster beds. Survey transects were established approximately 10 feet apart, through the two existing wet slips. Transects were monitored via free diving (mask, snorkel, and fins) to identify the benthic resources available. Organisms were identified via visual observation and captured with a high-resolution underwater camera. Two 200' transect tapes and a measuring stick (inches) were used to help approximate scale and location of the organisms. The transects, boundaries and locations of organisms were then established on AutoCAD to ensure accuracy.

Quantitative sampling methodology was utilized to collect data within 0.25 m² -(50cm by 50cm quadrats) at 20-foot intervals along each transect. The presence and density of benthic resources was then recorded into AutoCAD. Quadrats without any benthic resources were not recorded.

When classifying submerged aquatic vegetation (SAV), a Braun-Blanquet Cover Class (BBCC) is used. Each Seagrass Species is scored in each quadrat according to this scale below (Fourqurean et al. 2001).

BRAUN-BLANQUET COVER CLASS

SCORE	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.Results

The survey occurred on 10/16/2025, during a high tide, wind was 8-10 knots, and water visibility was approximately 2 feet. Sky was clear and sunny, ambient temperature was 84 degrees, and water temperature was 81 degrees. Within the existing wet slip areas, there were no notable benthic resources observed.

Survey concluded that there is present seagrass in the same location as identified in the ETC seagrass study, as shown on the Benthic Resource Map. The seagrass was sparse Turtle Grass (*Thalassia testudinum*) with a 5 – 25% coverage, BB 2. Small corals were observed along the base of the seawall attached to debris. The seagrass and corals do not extend into the existing

wet slip areas. All transect quadrats with benthic resources present were reported. Organisms are classified on the Observed Organism list. Photo documentation for quadrats with benthic organisms are labelled and mapped below.



Map of the Benthic Resource Survey for 125 Island Way



Starlet Coral, (Siderastrea sidereal)



Porites porites (each polyp was about 1 to 2 cm each in diameter) about a 70-100 cm structure from top to bottom.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

[Previous On List](#)[Next On List](#)[Return to List](#)

dolphin Harbour

Search

No EventsNo Name History

Detail by Entity Name

Florida Not For Profit Corporation

DOLPHIN HARBOUR COMDMINIUMS OF ISLAND ESTATES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N23000009333
FEI/EIN Number	93-2969174
Date Filed	08/03/2023
State	FL
Status	ACTIVE

Principal Address

251 WINDWARD PASSAGE SUITE F

CLEARWATER, FL 33767

Changed: 10/02/2025

Mailing Address

251 WINDWARD PASSAGE SUITE F

CLEARWATER, FL 33767

Changed: 10/02/2025

Registered Agent Name & Address

Condo Management Plus

19535 GULFBLVD., SUITE E

INDIAN SHORES, FL 33785

Name Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title President

La Voie , Fred

Po Box 86507

Madeira Beach, FL 33738

Title VP

Snider, Ian, II

Po Box 86507

Madeira Beach, FL 33772

Title Treasurer

Maceda, Jason

PO Box 86507

Madeira Beach, FL 33772

Title Secretary

Shmykov, Andrey

PO Box 86507

Madeira Beach, FL 33738

Title Director

Guarino, Vito

PO Box 86507

Madeira Beach, FL 33738

Annual Reports

Report Year	Filed Date
2024	04/04/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/04/2024 -- ANNUAL REPORT	View image in PDF format
08/03/2023 -- Domestic Non-Profit	View image in PDF format

[Previous On List](#)[Next On List](#)[Return to List](#)

dolphin Harbour

Search

No EventsNo Name History

Florida Department of State, Division of Corporations



TarraMareConsulting
11722 Walker Avenue
Seminole, FL 33772
Tel (727) 686-0095
www.TerraMareConsulting.com

October 6, 2025

Austen Dole
Planner II
City of Clearwater
100 South Myrtle Avenue
Clearwater, FL 33758

RE: FLD2025-10025 – 125 Island Way
Letter of Incompleteness

Dear Austen:

Please find the below supporting information for the Letter of Incompleteness dated 10/02/2025 for the above referenced case.

1. On page 1 of the FLS/FLS application, under "Description of Request," please revise the text and include a proper reference to the applicable code section: CDC 3-601(C)(a-k).

RESPONSE: Please see revised application with code section reference.

2. On page 1 of the FLS/FLS application, under "Zoning," please retain the existing HDR/Preservation designation and revise to also include the special zoning district overlay: Island Estates Neighborhood Conservation Overlay District.

RESPONSE: Please see revised application with added special zoning district overlay.

3. On page 5 of 5 of the application, under "Affidavit to Authorize gent/Representative," the listed owner matches the Pinellas County Property Appraiser records but does not appear to be registered on SunBiz. Please verify the ownership and registration information and resubmit accordingly.

RESPONSE: Please see attached screen shot of the SunBiz website showing Fred La Vole as President of Dolphin Harbour Condominiums of Island Estates Condominium Association, Inc.

4. Please provide signed and sealed survey of property.

RESPONSE: See attached Land Survey, signed and sealed, from 2021.



5. Please provide a seagrass survey, analysis, or report. A similar report was submitted with the 2021 FLD application, and staff requires an updated version for the current application.

RESPONSE: The recent windy weather has made the water very cloudy. When the water has cleared, a benthic report will be submitted. Please allow the case to move forward, we will submit the benthic report as soon as possible.

If you have any additional comments or questions, please do not hesitate to contact me.

Sincerely,
Terra Mare Consulting

A handwritten signature in black ink, appearing to read "Albert Carrier".

Albert Carrier, P.E., PSM
Principal



TerraMareConsulting
11722 Walker Avenue
Seminole, FL 33772
Tel (727) 686-0095
www.TerraMareConsulting.com

November 13, 2025

Austen Dole
Planner
City of Clearwater
Planning & Development Department
100 S Myrtle Ave
Clearwater, FL 33756

RE: 125 Island Way
Case Number: FLD2025-10025

Ms. Dole,

Below are the responses to the Development Review Comments for the above referenced Community Development Board case.

ENVIRONMENTAL - Prior to issuance of Building Permit

Issue created by Sarah Kessler on 10/13/2025 2:20:16 PM

sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plans to ensure protection for construction or erosion debris during installation.

RESPONSE: Acknowledged, Please see sheet 3 of 3 on the submitted dock construction plans.

FIRE - Acknowledge prior to CDB - Fire Comment

Issue created by Walter Ramos on 10/17/2025 1:15:42 PM

Issue is attached to Plans on sheet 10

walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line

Underground work. Please acknowledge and describe on plans.

RESPONSE: Acknowledged. The existing dock has a fire suppression system with fire extinguishers

PLANNING - General Comments (Acknowledge)

Issue created by Austen Dole on 10/28/2025 1:36:07 PM

austen.dole@myclearwater.com - 727-444-7351



Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required. All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

In order to be reviewed by the Community Development Board (CDB) on December 16, 2025, electronic copies of all updated materials must be submitted no later than 12:00pm on November 14, 2025.

RESPONSE: Acknowledged.

PLANNING - Prior to CDB (Acknowledge): Flood Zone

Issue created by Austen Dole on 10/28/2025 1:35:48 PM
austen.dole@myclearwater.com - 727-444-7351

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.



RESPONSE: Acknowledged.

If you have any questions, please do not hesitate to contact me, 727-686-0095.

Sincerely,
Terra Mare Consulting

A handwritten signature in black ink, appearing to read "Albert Carrier".

Albert Carrier, P.E., PSM
Principal