



**Town of Longboat Key
Planning, Zoning and Building Department**

501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 FAX

AMENDED

APPEAL OF DECISION OF AN ADMINISTRATIVE OFFICIAL

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

APPLICANT IS REQUIRED TO SUBMIT THIRTEEN (13) INDIVIDUAL, COLLATED SETS OF THIS APPLICATION, SUPPORTING PLANS AND DOCUMENTS ALONG WITH ONE (1) DIGITAL COPY OF ALL MATERIALS.

APPLICATION FEE: \$1,000.00 deposit

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

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

OFFICE USE ONLY:

Date Filed: _____ Receipt No. _____ Petition# _____

APPEAL REQUEST:

(I) (We) Morgan Bentley, Esq. on behalf of Robert Halliday and Michael Leone

Mailing Address 582 Ranger Lane & 592 Ranger Lane

City: Longboat Key State: Florida Zip: 34228

Request that a determination be made by the (check one) Town Commission Zoning Board of Adjustment

of the Town of Longboat Key on the following appeal from the ruling of an Administrative Official made on August 14 2024.

This appeal concerns Section(s) 151.03, _____, _____,
Paragraph(s) (E), (B)(3)(a) of the Town of Longboat Key Code of Ordinances.

Subject property is located at: 582 Ranger Lane, Longboat Key, Florida 34228 & 592 Ranger Lane, Longboat Key, Florida 34228

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

Subdivision or Plat: _____

Or LOT 7 BLK C COUNTRY CLUB SHORES UNIT 4 & LOT 6 BLK C COUNTRY CLUB SHORES UNIT 4
(if otherwise legally described)

PROPERTY DESCRIPTION:

Lot Size: 10,013 sq. ft. Present Zoning Classification: R4SF Present Use: Single Family Detached

Present Structure(s) type and improvements upon the land: Home, pool, and seawall.

If this appeal is granted, the effect will be to: complete construction of the seawall on the property.

(I) (We) believe that the appeal should be granted because (state below the grounds for the administrative appeal; use additional sheets if necessary): Please see attach ed.

LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTY WITHIN A DISTANCE OF 500 FEET FROM THE OUTSIDE EDGES OF THE PROPERTY INVOLVED WILL BE PROVIDED BY THE TOWN.

SIGNATURE OF PROPERTY OWNER(S)/AGENT

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

Signature of Owner [Signature]
Printed/Typed Name of Owner Robert Halliday (Robert Halliday)
Phone: 941-553-9030 Email: mbentley@bgk.law
Mailing Address: 783 South Orange Avenue, Suite 300
City: Sarasota State: Florida Zip: 34236

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

Signature of Agent [Signature]
Printed/Typed Name of Agent Morgan Bentley, Esq. (Morgan Bentley, Esq.)
Company/Firm: Bentley Goodrich Kison, P.A.
Phone: 941-553-9030 Email: mbentley@bgk.law
Mailing Address: 783 South Orange Avenue, Suite 300
City: Sarasota State: Florida Zip: 34236

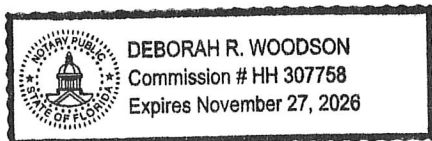
NOTARIZATION OF OWNER'S SIGNATURE

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization , this 11th day of September 2024

By Robert Halliday
Signature of Notary Public [Signature]
Printed/Stamped Name of Notary Public Deborah R. Woodson

Personally known OR produced identification Type of ID: U.K. Driver's License



(I) (We) believe that the appeal should be granted because (state below the grounds for the administrative appeal; use additional sheets if necessary): Please see attached.

LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTY WITHIN A DISTANCE OF 500 FEET FROM THE OUTSIDE EDGES OF THE PROPERTY INVOLVED WILL BE PROVIDED BY THE TOWN.

SIGNATURE OF PROPERTY OWNER(S)/AGENT

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

Signature of Owner *Michael Leone*

Printed/Typed Name of Owner Michael Leone

Phone: 941-553-9030 Email: mbentley@bgk.law

Mailing Address: 783 South Orange Avenue, Suite 300

City: Sarasota State: Florida Zip: 34236

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

Signature of Agent *Morgan Bentley*

Printed/Typed Name of Agent Morgan Bentley, Esq.

Company/Firm: Bentley Goodrich Kison, P.A.

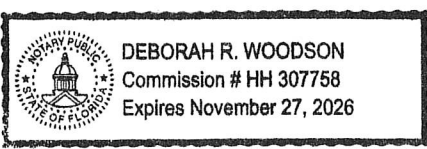
Phone: 941-553-9030 Email: mbentley@bgk.law

Mailing Address: 783 South Orange Avenue, Suite 300

City: Sarasota State: Florida Zip: 34236

NOTARIZATION OF OWNER'S SIGNATURE

State of Florida
County of Sarasota



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

notarization this 17th day of September 2024

By Michael Leone

Signature of Notary Public *Deborah R. Woodson*

Printed/Stamped Name of Notary Public Deborah R. Woodson

Personally known OR produced identification Type of ID: Florida Driver's License



A COMMERCIAL LITIGATION LAW FIRM

MORGAN R. BENTLEY
Managing Shareholder
Board Certified Business Litigation

BRIAN D. GOODRICH
Shareholder

AMANDA R. KISON
Shareholder
Board Certified Business Litigation

CAROLEEN B. BREJ

CORINNA S. COSER

KATLYN N. CRAIG

ASHLEY E. GAILLARD

KAYLIN M. HUMERICKHOUSE

MADELINE A. SALAMONE

DAVID A. WALLACE
Board Certified Appellate Law
and Fla. Certified Mediator

August 19, 2024

VIA: US Mail & Email: aparsons@longboatkey.com

Allen Parsons, Director
Town of Longboat Key
Planning, Zoning and Building Department
501 Bay Isles Road
Longboat Key, Florida 34228

**RE: Appeal of Denial of Shoreline Construction Departure Request
582 & 592 Ranger Lane**

Dear Mr. Parsons,

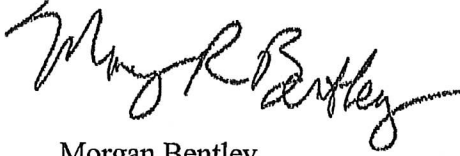
This Firm represents Bobby Halliday, the owner of 582 Ranger Lane ("Property"), and Florida Shoreline and Foundation, the contractor for the seawall project at the Property (collectively, the "Applicant") with regard to the August 14, 2024, denial of the Departure Request for the seawall construction at the Property (the "Denial").

The seawall at the Property is in severe condition and is in need of immediate replacement. The initial plan was to remove the pin piles and install new sheet panels immediately in front of the existing wall. Upon mobilization to the site and further inspection of the seawall, the Applicant discovered that the concrete panels were cracked and broken, with the pin piles being the only structure keeping the seawall in place. To prevent wall failure into the canal, and preserve the upland, the Applicant submitted the Departure Request on June 28, 2024, which kept the pin piles in place and extended the seawall past the existing seawall no more than 12 inches. This Departure Request was denied on August 14, 2024.

Pursuant to the Town of Longboat Key Code Section 151.07, the Applicant hereby petitions the Town Commission for review of the Denial. The new seawall has no negative effect on the neighbors or on navigation. However, without approval, significant damage will result to the Property, the canal itself, and likely the adjoining properties.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan Bentley". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Morgan Bentley
For the Firm

cc: Town Commission
Bobby Halliday
Florida Shoreline and Foundation
Bruce Franklin



June 28, 2024

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

Re: Departure request for Seawall Construction – 582 & 592 Ranger Lane – Permit No. PB23-0253

Dear Allen;

I am writing as Agent for Mr. Robert Halliday, Owner of 582 Ranger Lane (PID No. 0010-02-9998) Mr. Michael J. Leone, TTEE, Owner of 592 Ranger Lane (PID No. 0009-16-0031) to submit a request for Departure from the Zoning Code. As you know this project was proceeding under a valid and proper building permit (See attached permit No. PB23-0253) for 582 Ranger Lane issued by the Town. The construction extended 32 inches onto the Leone property, at their request, in order to close the gap between the Leone's cap and seawall and their neighbor's (Halliday). Nobody considered another permit was needed.

Following receipt of a complaint a stop-work order was issued on May 13, 2024, citing a violation of Section 151.B.3.a of the Town Code as follows:

3.) The repair or replacement of existing seawalls within an existing subdivision or developed area shall be permitted as follows:

- a.) Construction, inclusive of a buttress and seawall cap, shall not protrude more than 12 inches seaward of the existing seawall or seawall cap. Notwithstanding the foregoing, if there are two existing seawalls abutting the subject replacement seawall of differing seaward projections, then the subject replacement seawall shall be further limited to a seaward projection distance of no more than either equal to the immediately abutting seawall with the least projection or a total seaward projection of 12 inches, whichever is less.

This request is for a departure of 15.25 "(27.25" – 12" = 15.25").

The existing wall was constructed around 60 years ago when Country Club Shores was developed. The seawall design/construction at the time was inadequate to stand the test of time and somewhere around 1999 wooden 'pinpilings' were installed to stabilize the failing wall panels without a permit which was a common

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

Mr. Allen Parsons, Director

June 28, 2024

Page 2

practice all over Country Club Shores, according to the contractor. In this case the contractor for the new seawall was aware of the pinpilings and assumed they would remove them once construction began as they have been able to do in other instances. However, when they mobilized, they found the existing wall panels to be in such defective condition they had the Engineer evaluate the installation and he determined that the pinpilings could not be removed as they were integral to the existing seawall system, structurally, and if removed, the wall would completely fail, and the upland yard and pool would slide into the canal. Therefore, the contractor submitted revised plans and a letter of explanation, with the Engineer's certification, to your Department showing the pinpilings remaining and the new wall installation not to exceed 12" from them (See attached Exhibits). (Note; The dimensions of the pinpilings was not shown because they varied between 8" and 10" and meandered along the length of the existing wall rendering a consistent measurement impossible. Additionally, the pinpilings were not evenly spaced and therefore could not be located within the corrugated configuration of the new wall form.)

The revised permit drawings were approved by Building on April 12, 2024, and by Zoning on April 19, 2024. Notwithstanding the general note on the permit of the Zoning Code Section 151 B.3.a. cited above, the wall section provided with the May 9 letter clearly shows the "neighbor's sea wall panel", the Halliday failed wall, the pinpilings and the maximum 12" for the new wall, as do the actual revised stamped, approved permit drawings. Thereafter, construction continued in good faith and in reliance until a complaint was filed and your Department issued a stop-work order. The project sits at 90% complete with only the seawall cap to be poured and landscaping to be installed. See attached photographs of the current condition. Also see the plan view drawing dated revised 6/17/24 showing the 32" dimension of the wall and cap extending onto the Leone property. Again, notwithstanding there is a condition noted on the permit requiring compliance with Section 153.B.3.a., the contractor assumed that the construction pursuant to the approved permit was in all ways compliant. He had no reason to believe otherwise.

This existing installation system is not isolated, is common throughout the Longboat canals and should be considered as the "existing wall" (Wall panel + pinpiling) when applying Section 151.B.3.a. To be honest, it is also in the public interest since, if old walls were to fail, not only would there be significant impacts on adjacent property owners, but also establish a precedent for variances having to be filed, administrative/delay costs, Town enforcement, potential litigation, etc. Furthermore, we have documented numerous instances on Longboat of new seawall construction which exceeds the 12" threshold yet which were permitted, presumably (one of them is currently under construction). I have suggested the Town consider simply determining the existing installation, including the pinpilings, defines the "existing wall" from which the 12' dimension is to be measured.

You have indicated you have the administrative authority to grant a departure pursuant to the following:

151.03 - Permit required; application.

(E) Any request for a departure from the requirements of this Code, or any dispute as to structural integrity of any structure proposed under this Code, shall be resolved by the town manager or designee. Any expertise necessary to assist the town manager or designee in

Mr. Allen Parsons, Director

June 28, 2024

Page 3

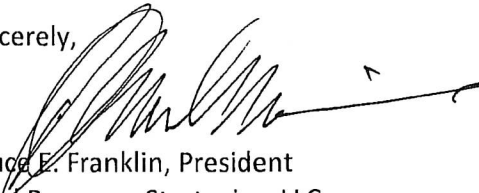
making that decision shall be at the applicant's expense. In making the determination as to whether to grant a departure, the town manager or designee must determine that the proposed design meets the intent of this chapter

So, the contractor issued revised plans effectively requesting the Town for a 'departure' from the code and was, effectively, granted the 'departure' (The Building Department is a designee of the Town Manager) by stamping the revised plans approved on April 12, and 19, 2024. If you and Patti are not authorized to grant such approval, how was the contractor to know that? Although not technically a request for departure, the submittal of the revised plans effectively amounted to departure request from the cited Code section. Upon resubmittal your staff, evidently, asked some clarifying questions of the contractor, granted the approval and construction continued until the stop-work order was issued.

If the Town had denied the revised plans to install the new wall in front of the existing pin piles before construction began, a request for a departure or variance would have been applied for at that time. Approval of the revised plans indicated a variance was not required or that a 'departure' had been granted administratively. Evidently, the Town changed its position, or has recognized they improperly approved the plans placing an undue burden on the property owners, now necessitating this request. We recognize an after-the-fact permit application is required for 592 Ranger Lane and that will be forthcoming. Additionally, please apply the prior Variance Application filing fees to the costs associated with this request.

Allen, I believe the foregoing and materials included provide you with the information required to process this request. Also attached is the filing fee of \$1,000.00. If upon receipt you require anything additional, please do not hesitate to contact me. Thank you very much for your assistance.

Sincerely,



Bruce E. Franklin, President
Land Resource Strategies, LLC

cc: Morgan Bentley, Esq.



PERMIT

PERMIT NUMBER:
PB23-0253

PERMIT TYPE:
**BUILDING -
DOCK/SEAWA
LL/LIFT**

ISSUED: 04/20/2023

ADDRESS: 582 RANGER LN

USE: RESIDENTIAL

WORK DESCRIPTION: INSTALL NEW SEAWALL

OWNER: HALLIDAY ROBERT

CONTRACTOR: Florida Shoreline & Foundation Experts LLC

CONTRACTOR PHONE: (941) 927 1410 LICENSE: CBCI 260841

STIPULATIONS: Seawall construction height shall not exceed a maximum height of 4.5-foot elevation (NAVD 1988) inclusive of the seawall cap.

Construction, inclusive of a buttress and seawall cap, shall not protrude more than 12 inches seaward of the existing seawall or seawall cap. Notwithstanding the foregoing, if there are two existing seawalls abutting the subject replacement seawall of differing seaward projections, then the subject replacement seawall shall be further limited to a seaward projection distance of no more than either equal to the immediately abutting seawall with the least projection or a total seaward projection of 12 inches, whichever is less.

Note: Contractors/owners please contact your community association prior to start of any work.

IT IS THE RESPONSIBILITY OF PERMIT HOLDERS OF EACH PHASE OF WORK TO PROCURE INSPECTIONS AS REQUESTED AND TO VERIFY APPROVALS PRIOR TO PROCEEDING TO NEXT PHASE.

INSPECTIONS:

Building - Dock/Seawall/Lift Inspections (PERMIT REQUIRED)				
Permit Number:				
TYPE	STATUS	INSPECTOR	DATE	COMMENTS
Tieback Anchor/Deadman				
NPDES				
Cap Steel				
Final Building				
Other				

NOTICE (Fla. Statute 553.79(10)): In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from this or other governmental entities such as water management districts, state or federal agencies.

PERMITS FOR DEMOLITIONS OR RENOVATIONS OF AN EXISTING STRUCTURE: This is notification of the owners or owner's representative's responsibility to comply with provisions of s. 469.003 Florida Statutes printed below, regarding Asbestos Abatement and to notify the Department of Environmental Protection of your intentions to remove asbestos, when applicable, in accordance with the state and federal law.

F.S. 469, Asbestos Abatement. 469.003 License Required

- (1) No person may conduct an asbestos survey, develop an operation and maintenance plan, or monitor and evaluate asbestos abatement unless trained and licensed as an asbestos consultant as required by this chapter.
- (2) No person may prepare asbestos abatement specifications unless trained and licensed as an asbestos consultant as required by this chapter.
- (3) No person may contact the department under this chapter as an asbestos contractor, except as otherwise provided in this chapter.

~~WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.~~

130.02(C) Unreasonable Sound Prohibited

(2)(f) Construction and demolition. Engaging in construction or demolition on Sunday, on any holiday, or between the hours of 5:00 p.m. and 8:00 a.m. Monday through Saturday except for emergency work by a public service utility or by other permit approved by the town. This sub section shall not apply to the use of domestic power tools as specified in subsection (i) of this section.

PARKING INFORMATION

For properties along Gulf of Mexico Drive:

Parking along the entire length of Gulf of Mexico Drive is prohibited. Vehicles that are parked along either side of Gulf of Mexico Drive are subject to a \$75 parking citation.

For properties in the Village:

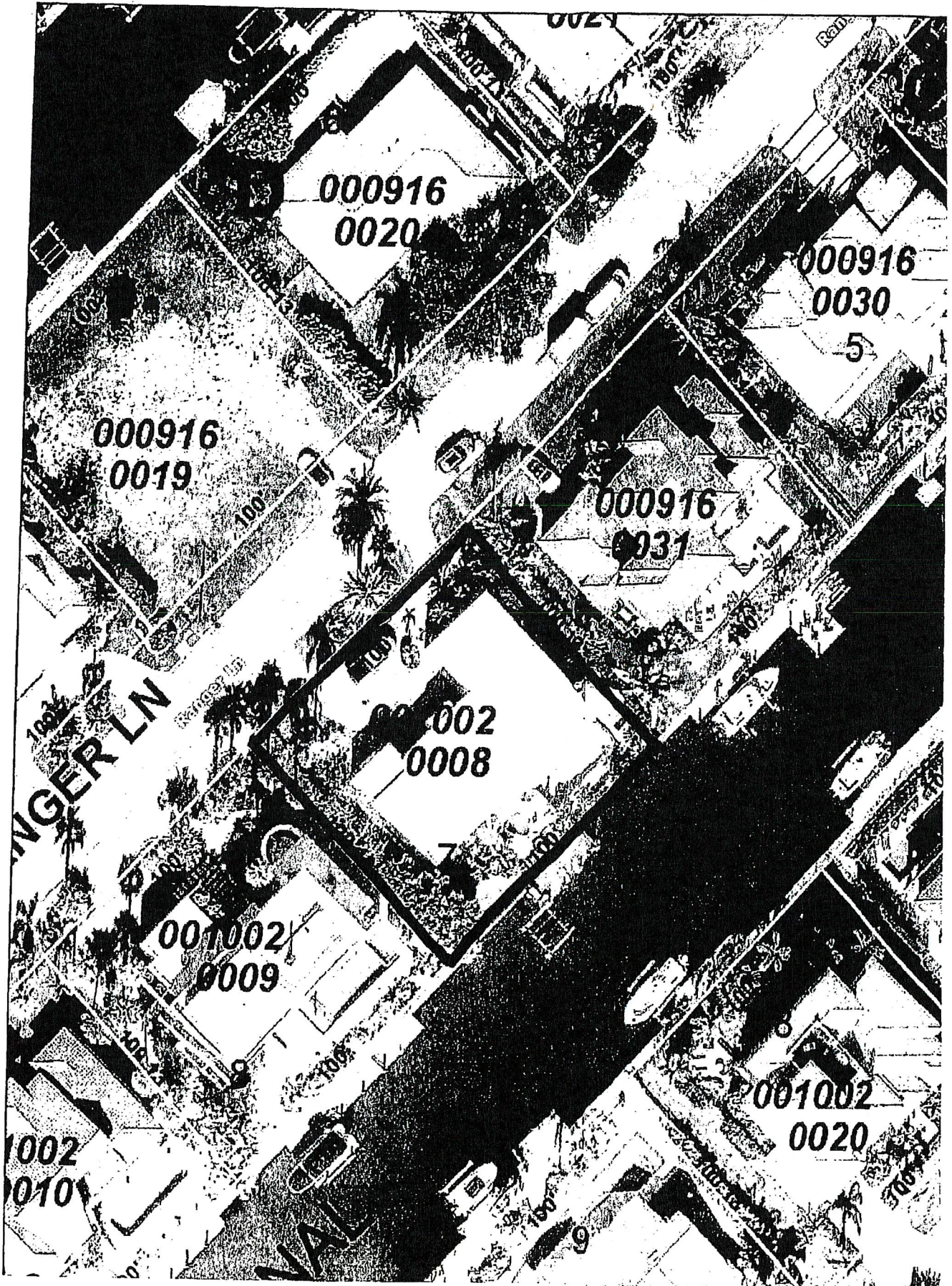
Service Vehicles (a "vehicle with a business sign or logo owned and operated by a person, firm or corporation actively engaged in a service or business activity at the home of Resident within the Resident-Only Parking Permit area") can park on Village streets that allow Resident-Only Parking. Service vehicles are encouraged to use Resident-Only spaces rather than parking in the limited publicly available parking spaces.

**PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION VIEWABLE FROM ROAD.
INSPECTION REQUESTS REQUIRED AT LEAST 24 HOURS IN ADVANCE.
REQUESTS: 941-316-1966**

Town of Longboat Key - Planning, Zoning & Building - 501 Bny Isles Road, Longboat Key, FL 34228 - 941-316-1966 F: 941-316-1970

RECEIVED
Date of Payment by
Planning, zoning & Building
5/23/2017 12:29:00 AM

Sarasota County Property Appraiser



Halliday 100' +/-

Legend
📍 582 Ranger Ln

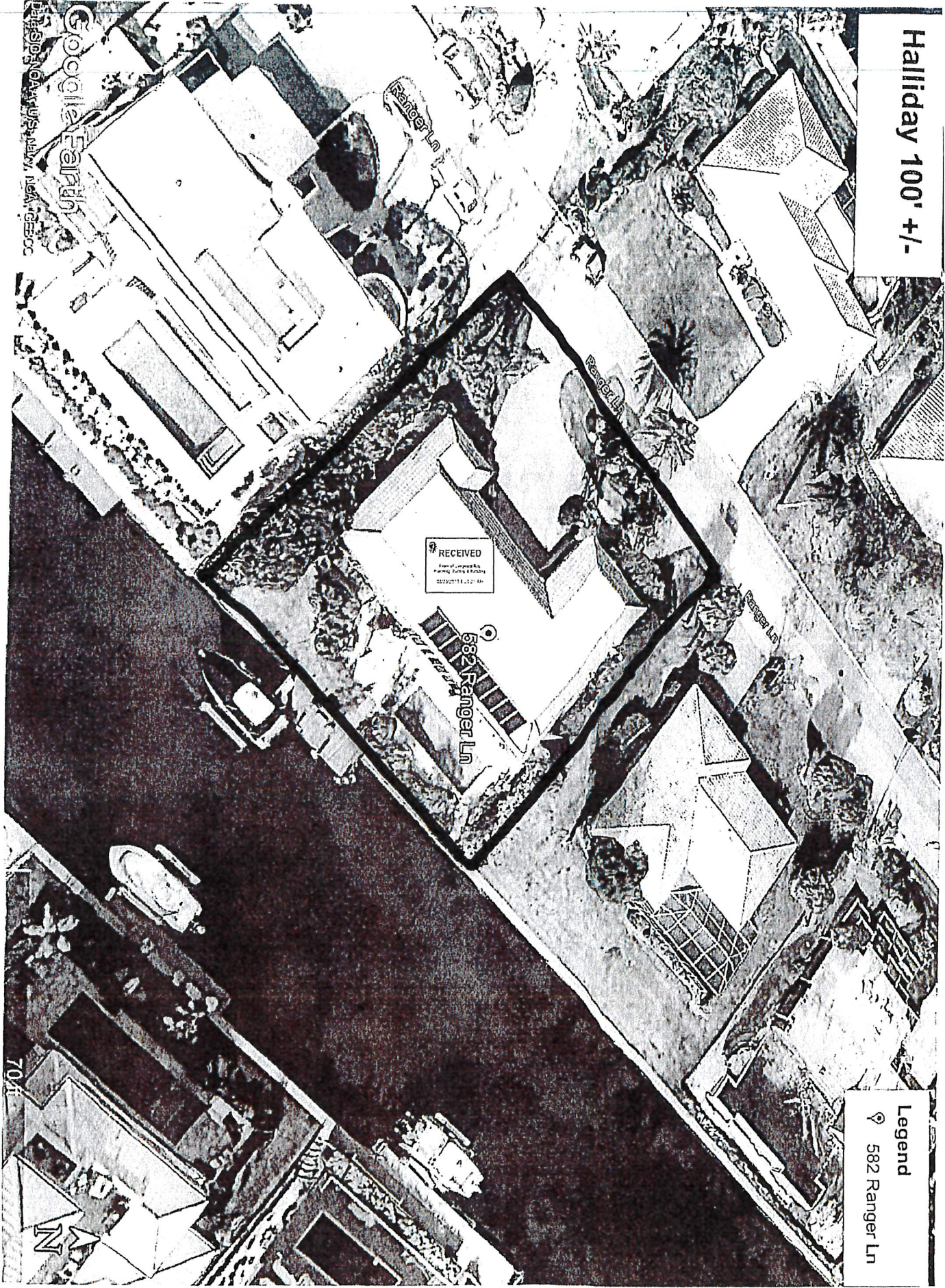
RECEIVED
From: [unreadable]
To: [unreadable]
Date: [unreadable]

582 Ranger Ln

Google Earth

© 2008 Google

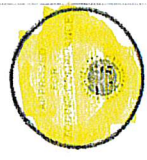
704



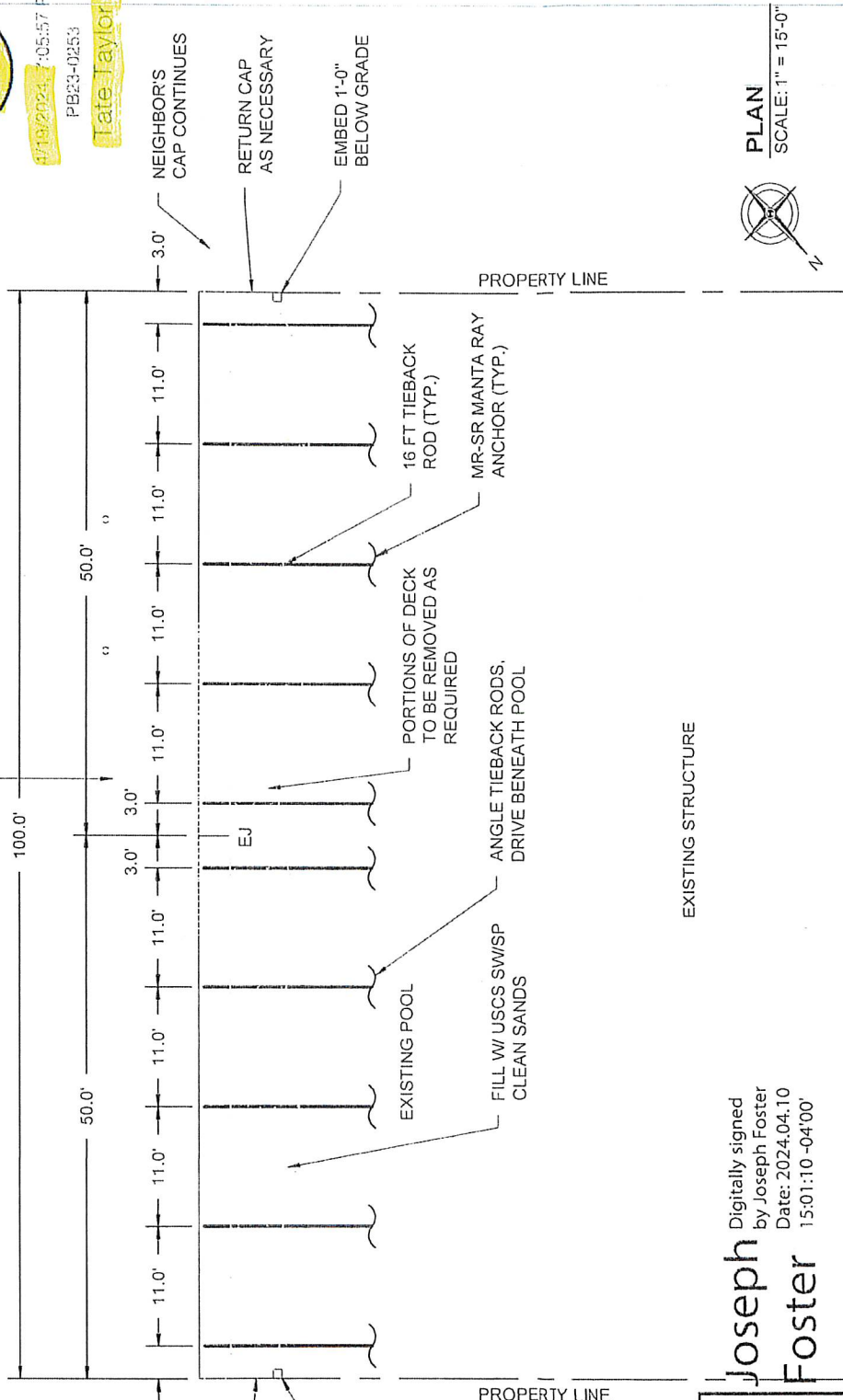
NOTE: MANTA-RAY OPTION SHOWN.
DEADMAN ANCHORS TO BE USED AS REQUIRED.

MANTA-RAY ANCHORS

NOTE: EXISTING TIMBER PIN PILES TO REMAIN. PROPOSED WALL TO BE INSTALLED DIRECTLY IN FRONT OF PIN PILES.

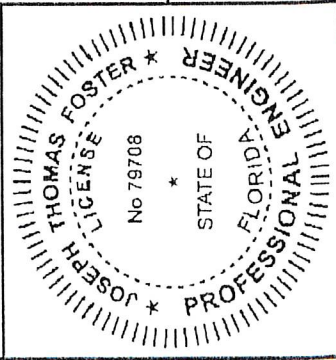


1/19/2024 7:05:57 PM
PB23-0253
Jonathan Taylor



Joseph Foster
Digitally signed
by Joseph Foster
Date: 2024.04.10
15:01:10 -04'00'

NOT VALID UNLESS SIGNED & SEALED



PLAN
SCALE: 1" = 15'-0"



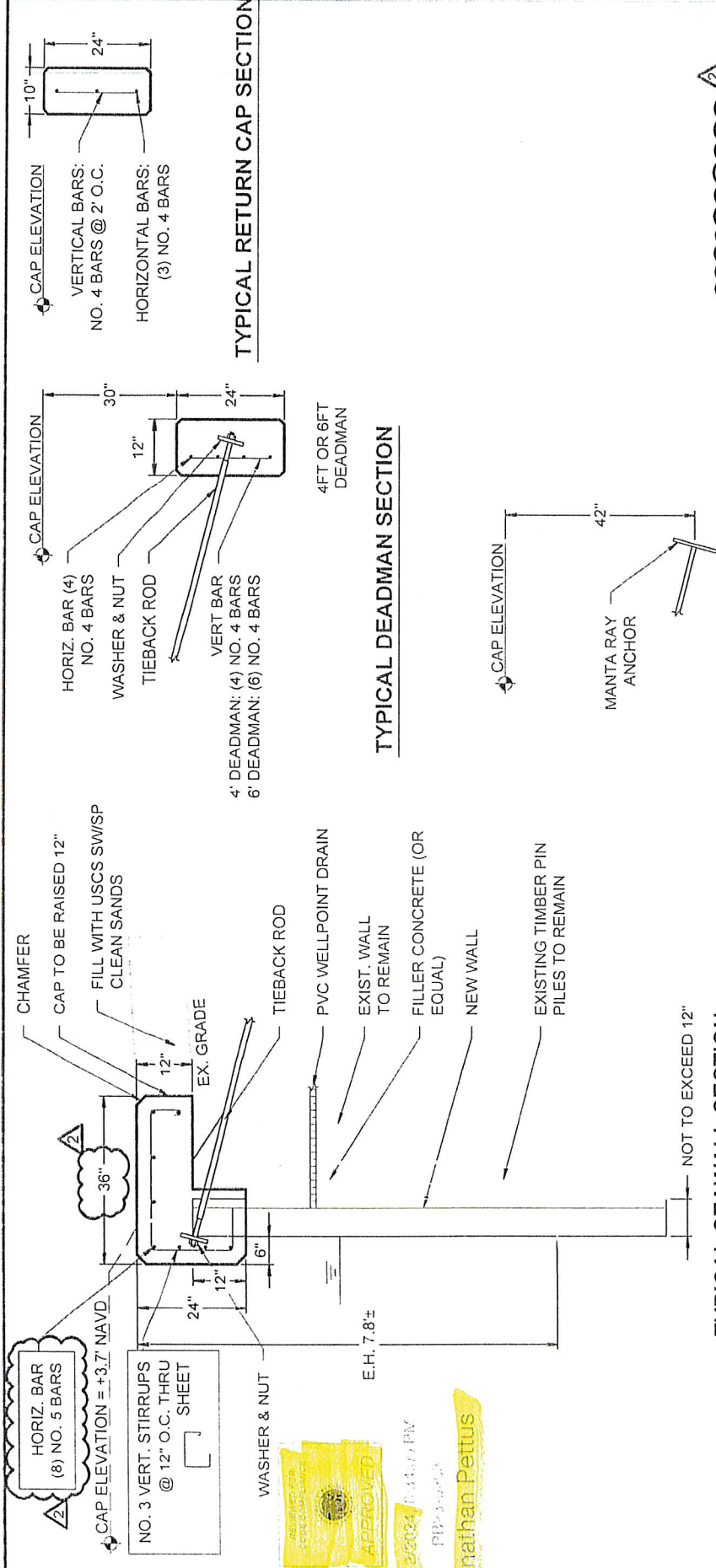
DATE:	03/15/23	FILE:	23092
DRAWN BY:	SIP	SHEET:	01 OF 02
CHECKED BY:	JTF	SCALE:	AS NOTED
			01

582 RANGER LN
LONGBOAT KEY, FLORIDA

SEAWALL PLAN

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 - NJ LIC. # 24GED05181200 - TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

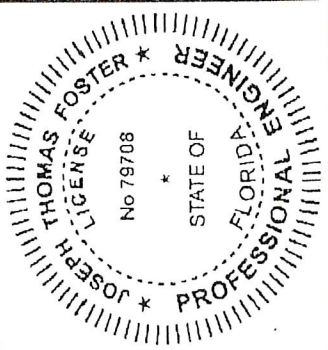




REVISION 2: 04/10/2024

Joseph Foster
 Digitally signed by Joseph Foster
 Date: 2024.04.10 15:01:25 -04'00'

NOT VALID UNLESS SIGNED & SEALED



CONSTRUCTION NOTES:

1. CONCRETE - 5000 PSI (CAP) & 3500 PSI (FILLER) AT 28 DAYS
2. SHEETS - 14 FT LONG VINYL SHEET PILE (CL - 9900, ESP 6-5, SG - 550, TW - 70, TRULINE*, OR VANGUARD STD). *TRULINE CONTACT E.O.R FOR ADDITIONAL SPECS.
3. TIEBACK RODS - 1" x 16 FT PVC ENCASED TIEBACK ROD WITH (2) HDG 6" x 6" x 1/2" PLATE WASHERS & NUTS AT EACH END WITH CONCRETE DEADMAN OR 1" x 16 FT HDG TIEBACK ROD W/ (1) HDG PLATE WASHER & NUT CONNECTED TO MR-SR MANTA RAY ANCHORS TENSIONED TO 13000#.
4. REBAR - GRADE 60, PLAIN.
5. DRAINS - 1.25" DIA. X 4 FT LONG SLIT TYPE PVC WELL POINT DRAINS THROUGH BOTH WALLS AT 6' CENTERS 6" ABOVE THE BARNACLE LINE.
6. MEETS FBC 2020 - 7TH EDITION

	FOSTER CONSULTING FL PROFESSIONAL ENGINEER NO. 79708 DE LIC. # 18618 - NJ LIC. # 24GE05181200 - TX LIC. # 133648 FL CERTIFICATE OF AUTHORIZATION NO. 32050 WWW.JFOSTERCONSULTING.COM P: (727) 821-1949 P.O. BOX 7370, ST. PETERSBURG, FL 33734		DATE: 03/15/23 DRAWN BY: SIP CHECKED BY: JTF SCALE: AS NOTED	FILE: 23092 SHEET: 02 OF 02 REV:
	582 RANGER LN LONGBOAT KEY, FLORIDA		SECTIONS 02	



May 9, 2024

Mr Tate Taylor
Town of Longboat Key

Re: 582 Ranger Lane, Permit #PB23-0253

Dear Mr. Taylor

As discussed, please accept this letter as a follow up to our discussion regarding the construction of the new seawall at 582 Ranger Lane, and an explanation of what existed before we began work and what the end result will be.

The seawall at 582 Ranger Lane is an original concrete seawall which was constructed approximately 60+ years ago. Some time after the initial construction, wood "pinpilings" were installed in front of the existing wall. These pinpiles were installed in front of seawalls which were experiencing rotation of the panels due to not enough panel embedment into the canal (a common problem in Country Club Shores). Many of these pin piles were installed before I started in the marine construction industry in 1999 so I estimate the pilings at 582 Ranger Lane were installed pre-1999. The pinpiles became an integral part of the seawalls. Without the pinpiles many seawalls in Country Club Shores, including this one, would have failed long ago. To prevent the need for pinpilings, new sheet panel seawalls are constructed with 40% or more of the panel length embedded into the canal bottom.

When we applied for the permit to build the new wall at 582 Ranger Lane the initial plan was to remove the pinpiles and install the new sheet panels immediately in front of the existing wall. Upon mobilization to the site and further inspection of the wall it was discovered just how bad of condition the wall was in. The concrete panels were cracked and broken. The only thing keeping the wall in place and vertical was the pinpiles. Removal of the pinpiles would most certainly result in immediate failure of the seawall, and due to the close proximity of the pool, the pool would suffer significant damage as well. Foster Consulting prepared a letter summarizing the issues, followed by engineered plans showing the pinpiles to remain and the new panels to be no more than 12" waterward of these piles.

4561 Clark Road • Sarasota, FL 34233 • 941.927.1410 • shorelineandfoundation.com

CBC1260841 • SCC131151783



The new seawall at 582 Ranger Lane will not have any negative affect to the neighbors nor to navigation, and I believe meets the plans submitted. Without the approval of the pin piles staying in place, it would have resulted in significant and unnecessary damage to this property and most probably the adjoining properties as well. Attached is a sketch showing in more detail the dimensions of the wall in relation to the neighboring wall to the east.

I hope this helps clarify what is being built and why it is being built the way it is. If you have any questions please do not hesitate to call.

Respectfully submitted,

Scott Liebel
Florida Shoreline and Foundation

February 2nd, 2024

Florida Shoreline & Foundation
4561 Clark Rd.
Sarasota, FL 34233

Re: Seawall replacement at 582 Ranger Ln. Longboat Key, FL 34228

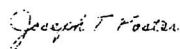
To Whom It May Concern,

The seawall at the subject property is in severe condition and is in need of replacement. The concrete panels have buckled near the mudline and are kicking out waterward. Timber pin piles were installed at some time in the past in an effort to stabilize the wall. Removal of the pin piles may allow the wall to fail completely, allowing the upland sediment to displace into the water, decreasing water quality in the canal. Furthermore, a failure of the wall, or removal of the failed concrete slabs, would put the upland structures, including the pool, at severe risk of damage and movement. For these reasons, it is recommended to install the new vinyl seawall panels waterward of the timber pin piles to prevent a wall failure and preserve the upland.

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

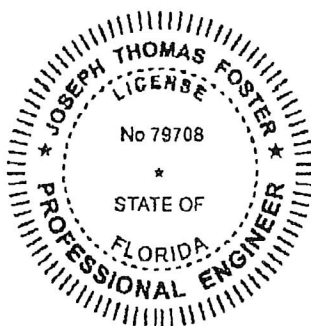
Sincerely,

Foster Consulting



Joseph T. Foster, P.E.

FL Lic No. 79708
NJ Lic No. 24GE05181200
DE Lic No. 18618



Joseph
Foster

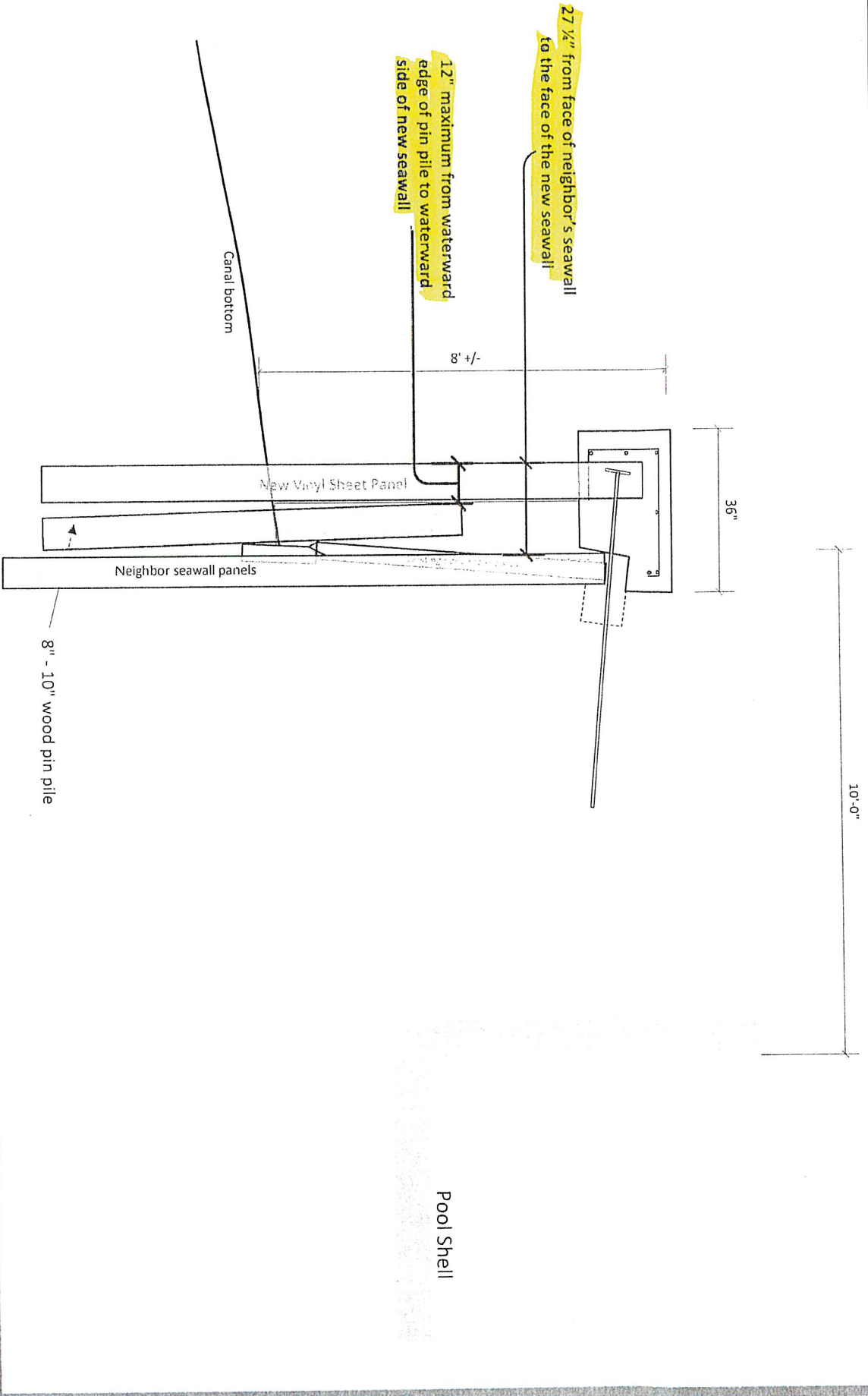
Digitally signed
by Joseph
Foster
Date:
2024.02.02
09:39:05 -05'00'

Prepared By: Florida Shoreline and Foundation
4561 Clark Rd., Sarasota, FL 34233
www.shorelineandfoundation.com
941-927-1410 CBC 1260841



Scale: 3/8" = 1'
Date:
May 9, 2024

582 Ranger Lane



Rich and Marsha Kolb
572 Ranger Ln
Longboat Key, FL 34228

June 3, 2024

Bobby and Jacqueline Halliday
582 Ranger Lane
Longboat Key, FL 34228

Dear Bobby and Jacqueline,

We have been following the construction of your new seawall very closely since it began. We have done so visually as well as through the Town's permitting website (reviewing submitted documents). We have also had conversations with your contractor to ensure that the work being done will only impact the stability of our seawall positively. We are confident that the work being done is of a high quality and will protect you and your neighbors as intended. We hope that the seawall can be completed as soon as possible.

We are very upset that the town has halted construction. With hurricane season approaching we feel much less secure with an unfinished wall. Requiring removal of your wall would further risk the stability of our wall as well as your other neighbor's wall and is unacceptable.

It is also strange that documents that we had previously viewed, which approved placement of the wall, are no longer visible on the website.

We have also heard that the HOA has indicated that you need approval to complete the seawall. We know of at least 3 seawalls on Ranger Ln. that proceeded without HOA approval and that the HOA specifically was not reviewing plans for seawalls in the past. We hope that the HOA is not selectively enforcing its rules and regulations in this situation.

We are happy to assist you in any way to expedite the completion of this seawall.

Very truly yours,

Rich and Marsha Kolb

Cc: Bruce Franklin

June 2, 2024

Bobby and Jacqueline Halliday
582 Ranger Lane
Longboat Key, FL 34228

Dear Bobby and Jacqueline,

We have been watching the construction progress of your new seawall diagonally across the canal from us, and were surprised and perplexed to learn that the project had been stopped when it is essentially completed except for pouring the concrete cap. Our understanding is that the project, after an initial redesign to address the problem with the exiting pinpiles, had been submitted, approved, and permitted by the Town of Longboat Key and was being built to current code requirements.

As we look along our canal's seawalls, no two walls are the same because they were rebuilt at different times by different contractors and perhaps slightly different building codes. There are differences in the width and height of the seawalls and their vertical members and caps. One of the seawalls abutting our property, installed just last year, is 8-9 inches higher than ours or our neighbors on our other side. The structural integrity of all seawalls along the canal are important to every property owner, and the fact that yours is being constructed fully to code requirements satisfies any of our concerns. Your seawall looks just fine from our perspective across the canal.

In short, we support the completion of your seawall project without reservation and hope it can be finished without further delay.

Sincerely,



Rodney A. Erickson



Sharon L. Erickson

573 Halyard Lane
Longboat Key FL 34228

Cc: Bruce Franklin

Michael and Karen Leone
592 Ranger Lane
Longboat Key, FL 34228

June 2, 2024

Bobby and Jacqueline Halliday
582 Ranger Lane
Longboat Key, FL 34228

Dear Bobby and Jacqueline,

As per your request, we are writing in support of your seawall construction at 582 Ranger Lane, Lot 7, Block C, Country Club Shores. Our understanding is that the seawall construction completed by Florida Shoreline and Foundation was built 28" seaward of the existing seawall (with code and permits allowing for 12" seaward extension). As we both know and have agreed, we have a particular interest in the seawall being built to code and/or being approved with a variance by the Town of Longboat Key since 32" of this seawall crosses onto our property (592 Ranger Lane, Lot 6, Block C, Country Club Shores).

Again, we have no objection to the seawall construction that has been completed on your property. We also understood that the seawall construction would extend onto our property by 32" and be built to code. As you seek a variance for the seawall construction that has been completed, we want to be sure that if/when approved, this variance covers the entirety of the wall which spans both of our properties (Lot 7 & Lot 6, Block C, Country Club Shores).

As a property owner on Longboat Key, Karen and I want to be sure that any construction on our property is done to code, and therefore creating no future negative impact for our property.

We sincerely hope that you can get this accomplished so that your seawall construction can be completed.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Michael Leone and the bottom signature is for Karen Leone. Both are written in a cursive, flowing style.

Michael and Karen Leone

Please note, here is historical information regarding why 32" of your seawall construction falls on our property.

As we understand (we did not own the property at the time), several years ago when the contractor replaced the seawall at 592 Ranger Lane, Lot 6, Block C, Country Club Shores, they were forced to stop short of the property line so as not to jeopardize the integrity of your adjacent failing seawall.





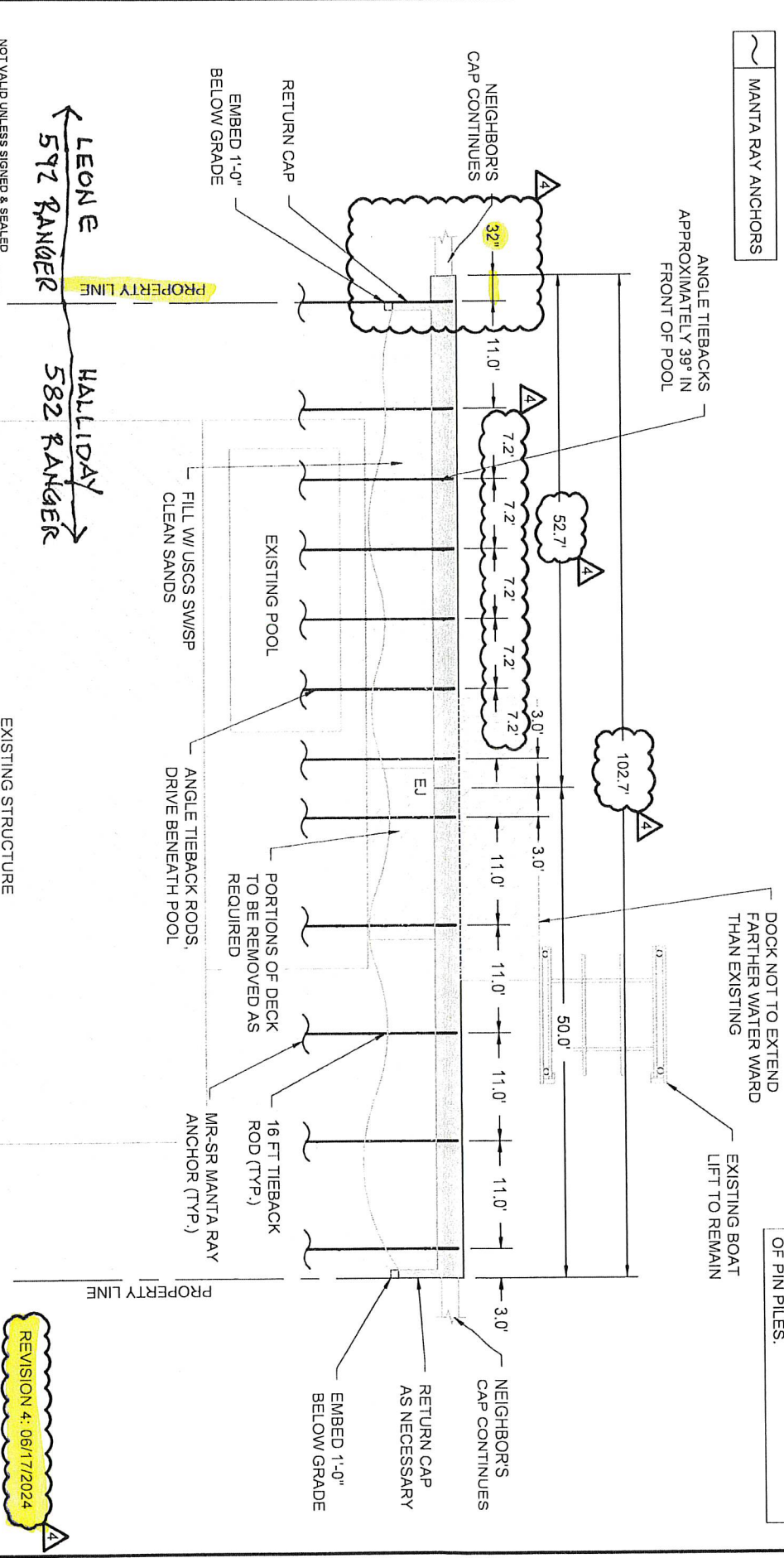




NOTE: MANTA RAY OPTION SHOWN.
DEADMAN ANCHORS TO BE USED AS REQUIRED.

MANTA RAY ANCHORS

NOTE: EXISTING TIMBER PIN PILES
TO REMAIN. PROPOSED WALL TO
BE INSTALLED DIRECTLY IN FRONT
OF PIN PILES.



NOT VALID UNLESS SIGNED & SEALED

STATE OF FLORIDA
PROFESSIONAL ENGINEER
JOSEPH THOMAS FOSTER
No 79708

Joseph Foster
Digitally signed by Joseph Foster
Date: 2024.06.17 15:08:37 -04'00'

FOSTER CONSULTING

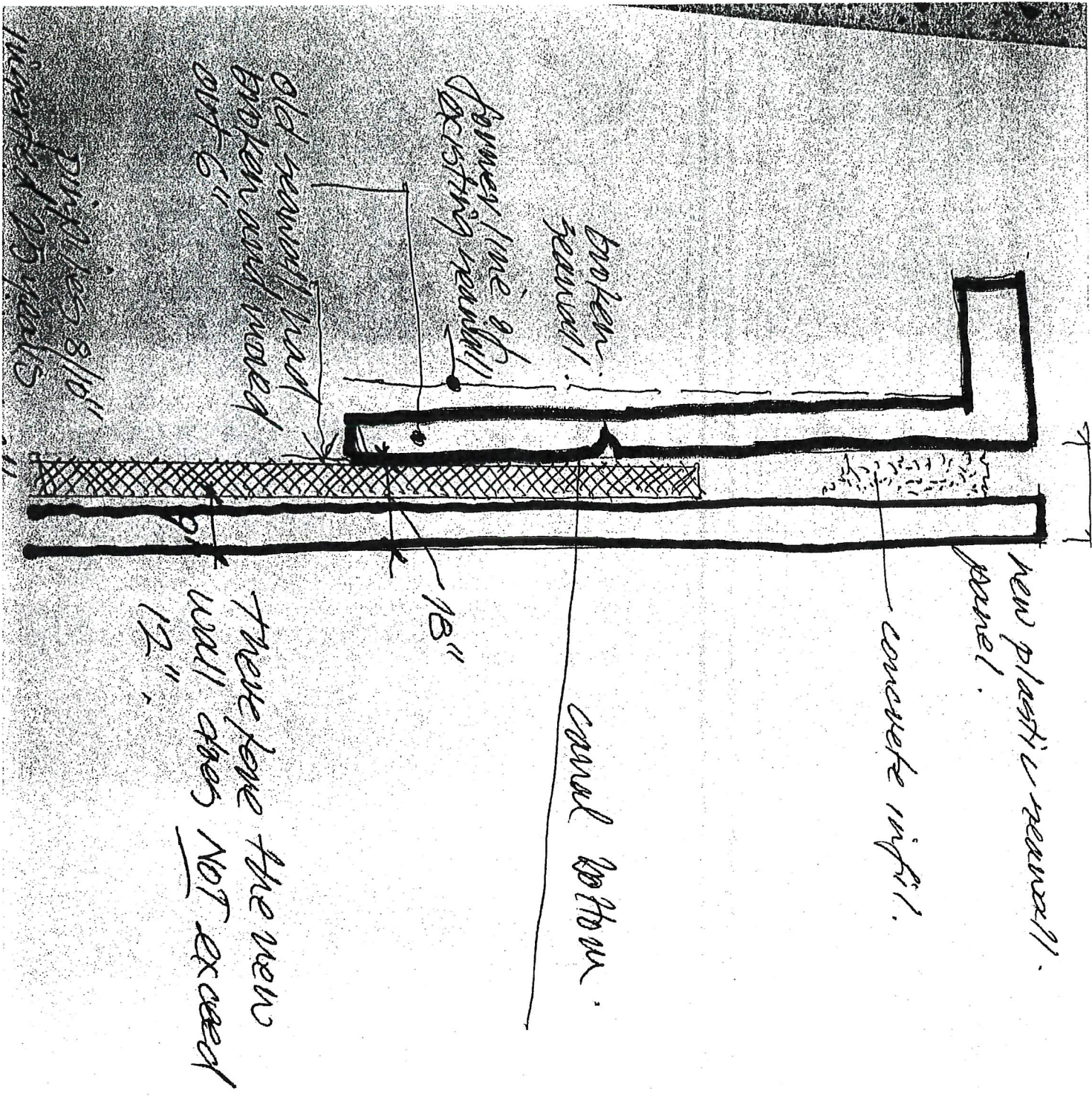
FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE09181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
P.O. BOX 7370, ST. PETERSBURG, FL 33734

582 RANGER LN
LONGBOAT KEY, FLORIDA
SEAWALL PLAN

PLAN
SCALE: 1" = 15'-0"

REVISION 4: 06/17/2024

DATE:	03/15/23	FILE:	23092	REV:	4
DRAWN BY:	SIP	SHEET:	01 OF 02		
CHECKED BY:	JTF				
SCALE:	AS NOTED				



new plastic reswall panel.

concrete infil.

canal bottom.

18"

there fore the new wall does NOT exceed 12"

broken reswall!

lower line of existing reswall

old reswall had broken and moved out 6"

drill holes 8/10" inserted 15 yards

Bruce franklin

From: Bobby Halliday <bobby@bobbyhalliday.co.uk>
Sent: Monday, June 3, 2024 8:39 PM
To: Bruce franklin
Subject: FW: Your seawall
Attachments: Halliday Plans.pdf

Bruce, this is quite interesting.....the plan is stamped approved by tate taylor.....shows the pin piles and the dimension of 12' from those pinpiles.
bobby

From: Jay Johnson <jay@shorelineandfoundation.com>
Date: Sunday, 12 May 2024 at 12:37
To: Bobby Halliday <bobby@bobbyhalliday.co.uk>, Scott Liebel <scott@shorelineandfoundation.com>
Subject: RE: Your seawall

Good afternoon, Bobby!

I struggled with whether to share this email with the entire chain below, or not. Obviously, this is my decision, and if you decide to share some of it with the community, that is entirely up to you. I'm not sure why everyone in your community is so persistent that the wall isn't constructed according to the plans submitted to the town of LBK, and approved by the town of LBK. What was brought to my attention when I was at your property late Friday afternoon getting measurements per Tate's, request was in reference to the 12" measurement "not to exceed".

It took me multiple times to finally get your neighbors on the east side of you to understand, and see that they were reading the plans wrong. They were insisting that the 12" measurement was in reference to your existing failed concrete wall. After multiple times of telling them they were looking at the plans wrong, and that the measurement in question was from the waterward face of the exiting timber pin piles, not the existing failed concrete seawall panel. Before I left, they fully understood that they had been looking at the plans wrong this entire time. I assume this is the same case with Lynn, and the Board members associated with your community.

The wall is being built per the plans approved by the town of LBK. Even though your wall is going to project out further than both your neighbors, it isn't going to affect the width of the navigable channel that is there now. Your lift is remaining in the same location, and your new dock when reinstalled will be 2' plus narrower than the existing dock you had.

My plan is to have guys on sight Monday morning to move the return on the east side over approximately 32". The new cap will still meet up with your neighbors. I explained this to them Friday afternoon, and they were good with that plan. I assured them that we would fill the hole back in, and supply whatever sod is needed. There are still some loose ends that need to be tightened up Monday, and part of Tuesday before the new wall will be ready for the new concrete cap. Are you okay with me proceeding forward with my plan while we continue working with Tate?

Regards,