



# ICARD MERRILL

ATTORNEYS & COUNSELORS

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Suite 600  
Sarasota, FL 34237  
941.366.8100  
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icardmerrill.com

September 6, 2023

Zoning Board of Adjustment  
Planning and Zoning Department  
Town of Longboat Key  
501 Bay Isles Road  
Longboat Key, FL 34228

Re: Application for Variance  
Reduction of 150 Foot Gulf Waterfront Yard Setback by 61 feet to  
Allow Construction of a Residential Addition to an Existing Single-  
Family Residence 89 Feet From the Erosion Control Line at 6529  
Gulfside Road

Dear Honorable Board Members:

The attached Application For Variance is being submitted by Karmen Kamla and Jeff Nalin, owners of an existing single-family residence located at 6529 Gulfside Road which was constructed in 1989. The purpose of the addition is to accommodate extended visits by their family.

The following is a detailed narrative stating how the six Variance Criteria provided in Section 158.020(A), Town of Longboat Key Code, will be satisfied.

***(1) Special Conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.***

In 1991, as part of the Town of Longboat Key's application for permits associated with its proposed beach nourishment project, Dr. Robert G. Dean of the University of Florida, prepared "An Independent Evaluation of the Longboat Key Beach Nourishment Project With Recommendations." Dr. Dean reported that the erosion experienced by the northern part of Longboat Key (which includes the area of Gulfside Road) was primarily caused by the Longboat Pass Inlet, and not sea level rise or storms.

According to Dr. Dean's report, the longshore transport of sand, generally from a north to south direction, is intercepted by the Longboat Pass Inlet. This results in the historic shoreline recession experienced on the northern part of the Key.

01758717-1

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.  
Offices in Sarasota, Manatee, and Charlotte Counties  
Established 1953

G. Matthew Brockway  
Kelly Pflugner Causey  
W. Andrew Clayton, Jr.  
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Bradley J. Ellis  
Michael L. Foreman  
Worth S. Graham  
Thomas F. Icard, Jr.  
Todd D. Kaplan  
N. Macaire King  
Jason A. Lessinger  
David M. Levin, LL.M.  
Robert G. Lyons  
Anthony J. Manganiello, III  
Bianca N. Manos  
William W. Merrill, III  
Lindsey A. Meshberger  
Robert E. Messick  
Alyssa M. Nohren  
Meghan E. O'Connell  
J. Geoffrey Pflugner  
Nicole M. Price  
Stephen D. Rees, Jr.  
Jordan J. Riccardi  
Patrick C. Seidensticker  
Jaime L. Wallace  
John J. Waskom  
Richard S. Webb, IV  
Telese L. Zuberer

Of Counsel  
Michael J. Furen

Prior to coastal development, the segment of beach in the vicinity of what is now Gulfside Road, reacted fairly uniformly as a geomorphic unit in response to the recessional trend. Attached hereto as Exhibit "A" is a composite of aerial photographs taken in 1940 and 1951 which includes the area of Gulfside Road, identified by the thin red lines. Measurements taken from the aerials suggest that between 1940 and 1951, the beach accreted in the area of Gulfside Road. Such accretion appears uniform within said area.

Attached hereto as Exhibit "B" is a composite of aerial photographs taken in 1951 and 1973. It is immediately apparent that the north end of Longboat Key, including the area of Gulfside Road, experienced a considerable amount of erosion during that time period.

Attached hereto as Exhibit "C" is an enlargement of the 1973 aerial. The Gulfside Road geomorphic unit is bounded on the north by the northwest corner of a large seawall (Point A), and on the south by the southwest corner of a seawall that fronts 8 properties (Point B). As shown in Exhibit "C", the shoreline in the vicinity of Gulfside Road was substantially modified since 1951 by the construction of numerous seawalls and coastal structures called "groins."

The structures installed along the shore within the Gulfside Road geomorphic unit significantly impacted the ability of the shoreline to respond uniformly to the natural coastal processes.

A report prepared by Applied Technology and Management, Inc. entitled "Preliminary Environmental Assessment of Longboat Key Beach Restoration Project," was submitted by the Town of Longboat Key in 1992 as part of its application for its Beach Nourishment Project. On Page 76, said report noted, "in areas of a retreating shoreline such as Longboat Key, the existence of a structure tends to rob the natural beach and nearshore profile of its upland supply of sand for cross-shore transport."

Said report, on Page 77, further noted that properties downdrift of seawalls, "if not hardened, are starved of sand required to maintain a healthy profile. In extreme cases, such as is occurring in Reach B [the area of Gulfside Road], the seawalled property with adjoining return walls may eventually act like a groin, providing major blockage of longshore transport to downdrift structures....Lastly, structures, especially seawalls, are prone to a phenomena called flanking. This is erosion caused by the wrapping (refraction and diffraction) of wave energy around the ends of a structure subjecting the sides of a property or adjacent properties to increased erosion....Flanking can have unfortunate effects on adjacent property if its shoreline is not protected in a similar manner."

Attached hereto as Exhibit "D" is a 1991 aerial photograph Gulfside Road geomorphic unit. The phenomena described in the Applied Technology and Management, Inc. report is clearly evident at Points A and B on Exhibit "D." The properties downdrift of the seawalls at those points have experienced the "unfortunate effects" of increased erosion caused by the adjacent structures.

As noted in the Applied Technology and Management, Inc. report, such effects could have been

avoided had a seawall similar to that in the lower right hand corner of Exhibit "D" been constructed extending from Points A to C. Clearly, however, such was never done. The Applicant's property is identified with the "X" on Exhibit "D."

In 1992, the Town of Longboat Key applied to the State of Florida for permits to undertake a major beach nourishment project north and south of 6529 Gulfside Road. Pursuant to the provisions of Section 161.161, Florida Statutes, as part of the beach nourishment permitting process, the Town was required to survey the "pre-fill" mean high water line. Attached hereto and incorporated herein as Exhibit "E" is the mean high water line survey conducted in 1991 on behalf of the Town of Longboat Key which includes the area north and south of 6529 Gulfside Road.

The Board of Trustees of the Internal Improvement Fund of the State of Florida, pursuant to the provisions of Section 161.161, Florida Statutes, approved the 1991 mean high water line survey as the Erosion Control Line for the Town's pending beach nourishment project. It should be noted that Section 161.161(6), Florida Statutes provides that the Board of Trustees, in locating the Erosion Control Line, "shall be **guided** by the existing line of mean high water, bearing in mind the requirements of proper engineering in the beach restoration project, the extent to which erosion or avulsion has occurred, **and the need to protect existing ownership of as much upland as is reasonably possible.**" (Emphasis Added).

Thus, the Erosion Control Line is not required to be precisely congruent with the surveyed mean high water line, but is intended to take into consideration reasonable consequences of the establishment of such line. Such considerations may explain some of the strange twists and turns of the established Erosion Control Line in the area of 6529 Gulfside Road. Attached hereto and incorporated herein as Exhibit "F" is a 1991 aerial the area in the vicinity of and including 6529 Gulfside Road (outlined in blue) with the 1991 approved Erosion Control Line superimposed thereon.

Several points are worth noting from what is depicted on Exhibit "F." It will be observed that in the area of Gulfside Road, as previously noted, a number of seawalls have preserved the adjacent uplands, but have caused significant erosion to the neighboring unprotected properties. It will also be observed that the properties protected by seawalls have the benefit of the Erosion Control Line being in a more waterward location than those properties which have lost land due to effects of the neighboring seawalls.

Attached hereto and incorporated herein as Exhibit "G" is an enlargement of that area depicted on Exhibit "F" in the vicinity of 6529 Gulfside Road. It will be observed that at points "A," "B," and "C," the Erosion Control Line was drawn "**to protect existing ownership of as much upland as is reasonably possible.**" However, the same "courtesy" was not afforded to the owners of the uplands between points "A" and "B," nor the owners between points "B" and "C." The result was to deprive the owners of the properties downdrift of the seawalls at points "A" and "B" of the opportunity to regain the lands lost due to the erosional impacts of the adjacent updrift properties.

The manner in which the Erosion Control Line was drawn was unfair to the owner of 6529

Gulfside Road.

The dashed blue line depicted on Exhibit "H," attached hereto and incorporated herein, represents the location of where the Erosion Control Line should have been drawn to be consistent with the location at points "A," "B," and "C," and to be fair and equitable to the owner of 6529 Gulfside.

Attached hereto and incorporated herein as Exhibit "I" is a comparison of the 150 foot Gulf Waterfront Yard setback as established (the red lines), and the more fair and equitable location of the 150 foot Gulf Waterfront Yard setback had the Erosion Control Line been properly drawn (the blue lines).

It is recognized that the Town of Longboat Key Zoning Board of Adjustment does not have the lawful authority to modify the location of the Erosion Control Line established by the State of Florida. However, said Board does have the authority to grant a Variance where owing to special conditions, a literal enforcement of the 150 foot Gulf Waterfront Yard setback from the Erosion Control Line will result in unnecessary and undue hardship. It is respectfully submitted that the inaccurate, unfair, and inequitable manner by which the State established the Erosion Control Line in the vicinity of 6529 Gulfside Road clearly justifies the granting of the requested Variance to avoid unnecessary and undue hardship.

Attached hereto and incorporated herein as Exhibit "J" is the location of the proposed residential addition in relation to the location of the 150 foot setback had the Erosion Control Line been properly established as depicted on Exhibit "I." Had the Erosion Control Line been established taking into consideration **the need to protect existing ownership of as much upland as is reasonably possible** with respect to 6529 Gulfside Road, no Variance would have been necessary.

Attached hereto and incorporated herein as Exhibit "K" is the location of 6529 Gulfside Road and the proposed residential addition in relation to existing structures along Gulfside Road in the vicinity of 6529. It will be observed that the structures proposed by this Variance request are located consistent with most of the existing structures in the area. In particular, it will be observed that the majority of structures located south of the seawall adjacent to 6529 Gulfside Road are located behind a seawall structure that was used to set the location of the Erosion Control Line in relation to those upland structures. Accordingly, the foregoing special Conditions and circumstances peculiar to 6529 Gulfside Road, are not applicable to the majority of other lands in the same zoning district.

***(2) The special conditions and circumstances do not result from the actions of the applicant.***

The inaccurate, unfair, and inequitable manner by which the State established the Erosion Control Line in the vicinity of 6529 Gulfside Road, and which has created the need for a Variance, did not result from the actions of the applicant.

***(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 158 to other lands, buildings, or structures in the same zoning district.***

As noted above, when the Board of Trustees of the Internal Improvement Fund of the State of Florida established the Erosion Control Line for the Town's pending beach nourishment project, it was required to take into consideration the protection of existing ownership of as much upland as is reasonably possible.

The granting of the requested Variance to allow construction at 6529 Gulfside Road would not confer on the Applicant "any special privilege," but would simply grant to the Applicant the same privilege that has already been conferred upon the majority of owners south of the seawall adjacent to 6529 Gulfside Road. Unlike the Applicant's property, the majority of such properties had the location of the Erosion Control Line set in such a manner as to protect existing ownership of as much upland as is reasonably possible.

***(4) Literal interpretation of the provisions of Chapter 158 would deprive the applicant rights commonly enjoyed by other properties in the same zoning district under the terms of Chapter 158 and would work unnecessary and undue hardship on the applicant.***

As noted above, the majority of the properties south of the seawall adjacent to 6529 Gulfside Road had the Erosion Control Line set in such a manner as to protect existing ownership of as much upland as is reasonably possible. On the other hand, because there was no functioning seawall protecting 6529 Gulfside Road from the erosion caused by the adjacent seawall, 6529 Gulfside Road was "penalized" by locating the Erosion Control Line significantly landward of the majority of properties in the area.

Thus, to deny Applicant a Variance from the literal interpretation of the provisions of Section 158.094( C)(1), Town of Longboat Key Code to improve the single-family residence waterward of the 150 foot Gulf Waterfront Yard Setback, and to align with the majority of existing structures south of the seawall adjacent to 6529 Gulfside Road, will deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district, and will work unnecessary and undue hardship on the Applicant.

***(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

To ascertain what constitutes "the reasonable use of the land," it is necessary to consider what is viewed as the reasonable use of comparable properties in the vicinity of 6529 Gulfside Drive. To conduct a fair analysis of "comparable properties," the properties east and west of Gulfside Drive were selected for comparison purposes. Also to be representative of the reasonableness of use, new residences constructed since 2000 were selected.

Finally, the ratio of residential living area to parcel land area was selected for comparative

purposes. Eight residences fit the foregoing criteria. Based upon data obtained from the Manatee County Property Appraiser, the following reports the ratio of residential living area to parcel land area:

6553 Gulfside Drive (built 2010): 5.12  
6517 Gulfside Drive (built 2017): 3.98  
6477 Gulfside Drive (built 2002): 4.93  
6525 Gulf of Mexico Drive (built 2020): 3.71  
6473 Gulf of Mexico Drive (built 2001): 6.92  
6461 Gulf of Mexico Drive (built 2003): 5.55  
6430 Gulf of Mexico Drive (built 2017): 4.82  
6381 Gulf of Mexico Drive (built 2021): 5.68

While not yet constructed, on May 19, 2022 the Zoning Board of Appeals granted a Variance for the construction of a new residence at 6489 Gulfside Drive. The ratio of residential living area to parcel land area for that proposed residence is 6.60.

The ratio of residential living area to parcel land area for the subject property after the construction of the proposed residential addition will be 4.15, on the low end of the ratios reported above. Accordingly, if the ratio of residential living area to parcel land area represents "the reasonable use of the land," the proposed construction may be found to be the minimum variance that will make possible the reasonable use of the land.

***(6) The grant of the variance will be in harmony with the general intent and purpose of Chapter 158, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.***

In view of the fact that the proposed expanded single-family residence will align with the majority of residential structures south of the seawall adjacent to 6529 Gulfside Road, and will be greater than 150 feet from the Erosion Control Line if said line had been accurately, fairly, and equitably established, the grant of the requested Variance will be in harmony with the general intent and purpose of Chapter 158, and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based upon the foregoing, it is respectfully requested that the Zoning Board of Adjustment grant the requested Variance.

Sincerely,



David M. Levin



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

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

**APPLICATION FOR VARIANCE**

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.**

**VARIANCE APPLICATION FEE: \$1,000.00 deposit**

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

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

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

**OFFICE USE ONLY:**

Date Filed: \_\_\_\_\_ Receipt No. \_\_\_\_\_ Petition# \_\_\_\_\_

**PETITION REQUEST:**

( I ) (We) KARMEN KAMLA and JEFF NALIN

Mailing Address 12155 SW 89TH AVENUE

City: MIAMI State: FL Zip: 33176-5101

Request a Variance from Section (s) 158.094(C)(1)

of the Town of Longboat Key Zoning Ordinance to ALLOW THE CONSTRUCTION OF A RESIDENTIAL ADDITION WITH AN ENCLOSED GARAGE TO AN EXISTING SINGLE-FAMILY RESIDENCE 89.0' INSTEAD OF 150' FROM THE ECL AND A BALCONY  
(brief description, i.e., to reduce side yard from 20 feet to 15 feet) ADDITION 143.3' FROM THE ECL.

Subject property is located at: 6529 GULFSIDE ROAD, LONGBOAT KEY, FLORIDA

The legal description is as follows: Lot(s) 32 Block \_\_\_\_\_

Subdivision or Plat: SLEEPY LAGOON

Or \_\_\_\_\_

(if otherwise legally described)

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.

**VARIANCE CRITERIA:**

**PLEASE ATTACH A DETAILED NARRATIVE STATING HOW EACH OF THE FOLLOWING SIX (6) CRITERIA ARE FACTUALLY PRESENT IN YOUR VARIANCE REQUEST.**

( I ) (We) believe that the Zoning Board of Adjustment should grant this Variance pursuant to Section 158.020 of the Town of Longboat Key Code of Ordinances because **ALL** of the following criteria are factually supported in this petition:

- (1) Special Conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

- (2) The special conditions and circumstances do not result from the actions of the applicant.
- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 158 to other lands, buildings, or structures in the same zoning district.
- (4) Literal interpretation of the provisions of Chapter 158 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of Chapter 158 and would work unnecessary and undue hardship on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- (6) The grant of the variance will be in harmony with the general intent and purpose of Chapter 158, and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**SIGNATURE OF PROPERTY OWNER(S)/AGENT**

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

Signature of Owner

Printed/Typed Name of Owner KARMEN KAMLA

JEFF NALIN

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

Signature of Agent

Printed/Typed Name of Agent DAVID M. LEVIN, ESQ.

Company/Firm: ICARDMERRILL

Phone: 941.366.8100

Fax: 941.366.6384

Email: dlevin@icardmerrill.com

Mailing Address: 2033 MAIN STREET, SUITE 600

City: SARASOTA

State: FL

Zip: 34237

**NOTARIZATION OF OWNER'S SIGNATURE**

State of FLORIDA

County of MIAMI-DADE

The foregoing instrument was acknowledged before me this

5th day of

Sept

2023

By

Karmen Kamla, Jeff Nalin

Signature of Notary Public

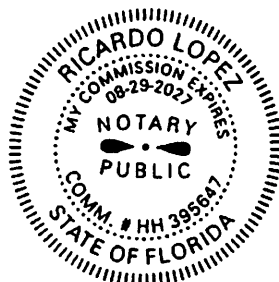
Printed/Stamped Name of Notary Public

RICARDO LOPEZ

Personally known ☐ OR produced identification ☒

Type of ID:

DR. LICENSE





**TOWN OF LONGBOAT KEY  
PLANNING, ZONING & BUILDING DEPARTMENT  
CREDIT CARD AUTHORIZATION FORM**

Please download and complete the form. Once complete, please submit to the Town.

I hereby authorize the Town of Longboat Key to charge the designated credit card below for payment of \_\_\_\_\_  
(Please note permit number, application number, etc.)

The Town of Longboat Key only accepts Visa and Mastercard. A maximum of \$5,000 per transaction per card is allowed. We do not allow using more than one credit card per transaction.

Please complete the following information. Any incomplete authorization forms will not be accepted.

Company Name: BRISCA HOMES (w/ ICARD/MERRI)

Cardholder Name: JEFF NALIN

Cardholder Signature: [Signature]

Cardholder Phone: (323) 314 - 9333

Credit Card No.: 5122 - 3041 - 7486 - 9584

Expiration Date: 09 / 2026 CVV# 156 (Three digits on back of card)

Billing Address for this credit card (include zip code):

12155 SW 89th AVE  
Miami, FL 33176

Please note: These are NOT kept on file. You will be required to submit a separate form each time you pay by credit card.



1940



1951

GULFSIDE ROAD

EXHIBIT A



**1951**



**1973**

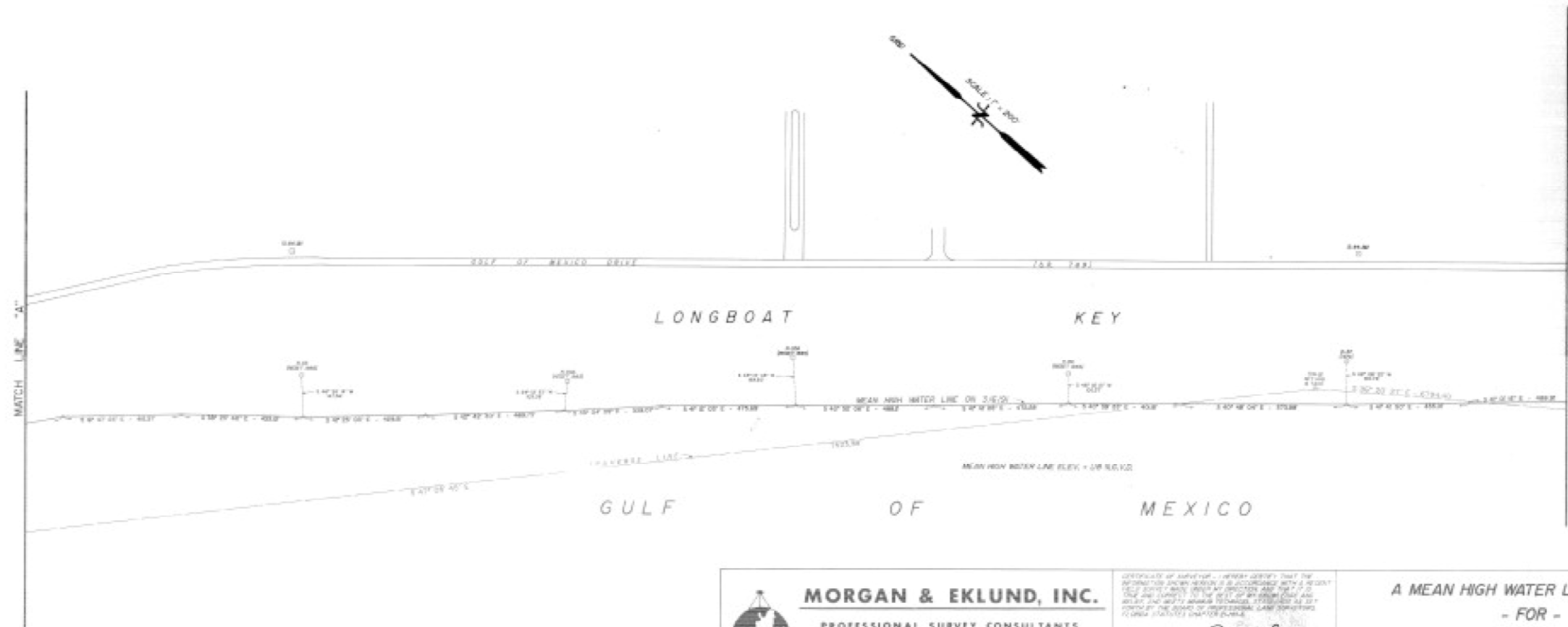
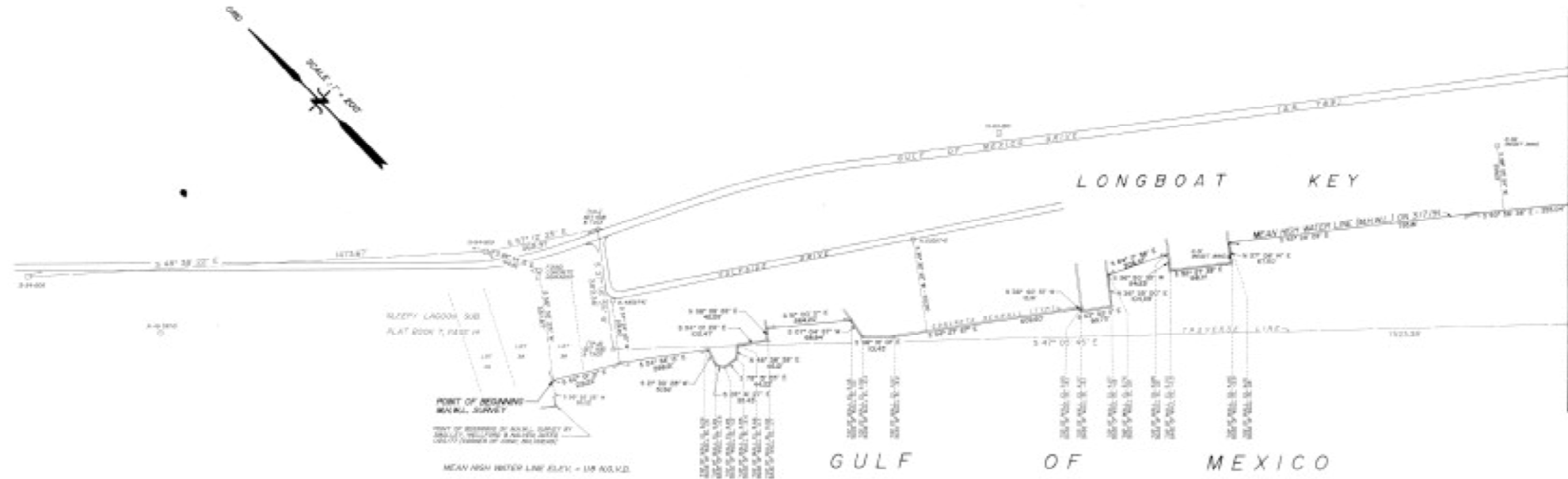
**EXHIBIT B**



**EXHIBIT C**



**EXHIBIT D**



**MORGAN & EKLUND, INC.**  
PROFESSIONAL SURVEY CONSULTANTS  
4515 20th STREET, SUITE 202, VERO BEACH, FL 33966  
407-249-3316  
407-249-3485-368

1100 S.E. 1/4 CORNER, SUITE 202, BERTFIELD BEACH, FL 33441  
407-621-6883

3340 BARBECUE ST. SE, SUITE 207, PALM BAY, FL 32909  
407-931-7300

CERTIFICATE OF SURVEY NO. 1, 1998-0001, THAT THE INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH A RECENTLY SURVEYED AND CORRECTED MAP AND PLAN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*J. Morgan*  
J. Morgan  
REGISTERED LAND SURVEYOR NO. 11412 OF FLORIDA

A MEAN HIGH WATER LINE SURVEY  
- FOR -  
THE TOWN OF LONGBOAT KEY, FLORIDA  
EROSION CONTROL LINE

Drawn by: W.B.Z.  
Checked by: JRM  
Field Notes & Pls: LBN 1, 1-18  
LBN 2, 1-18  
Date of Survey: 2/27/91 - 3/7/91

COMMISSION NO.: 2886.00  
DATE: 3/02/91  
SCALE: 1" = 200'  
SHEET 2 OF 3

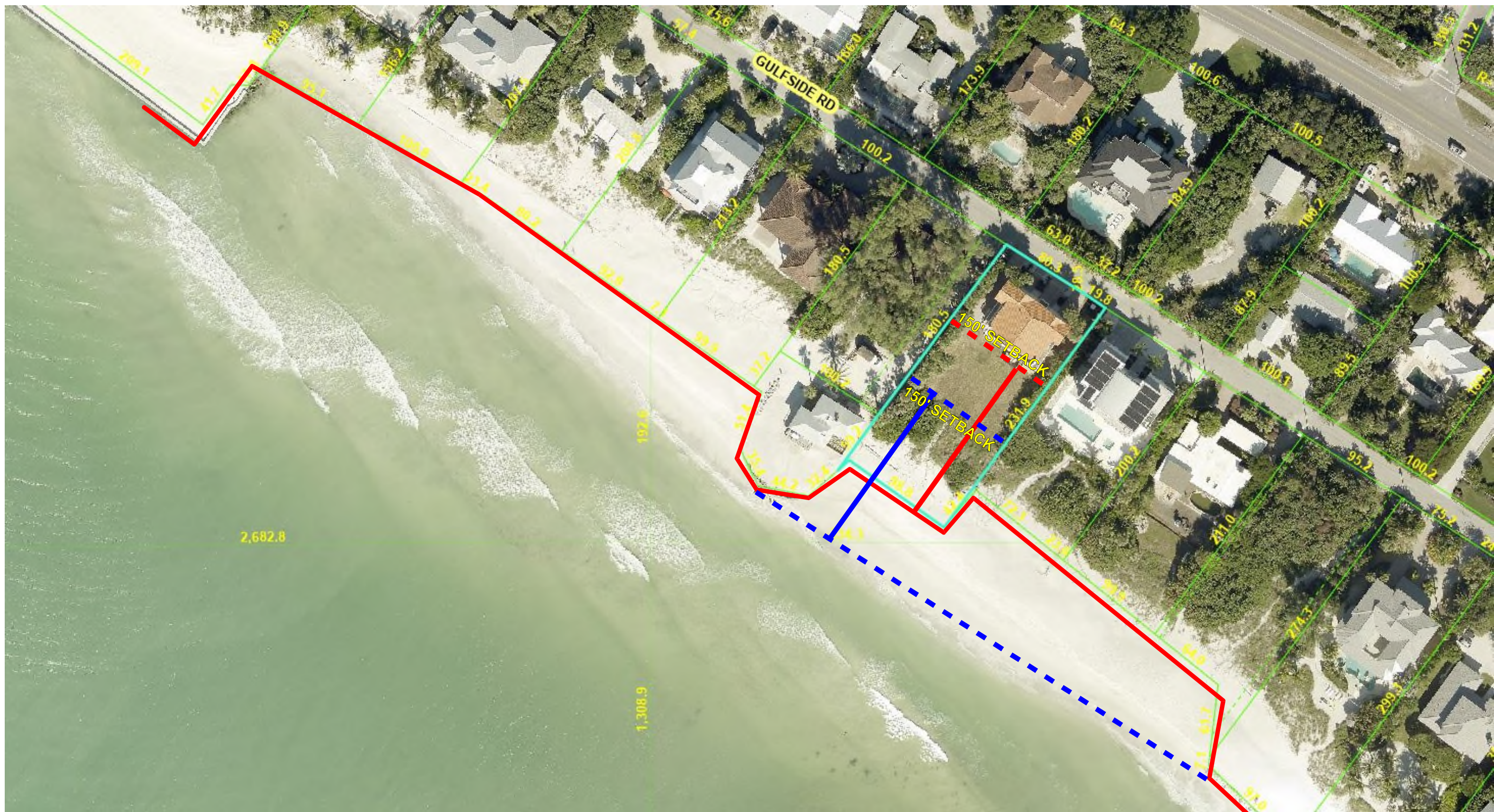
# 1991

# EXHIBIT F





**EXHIBIT H**



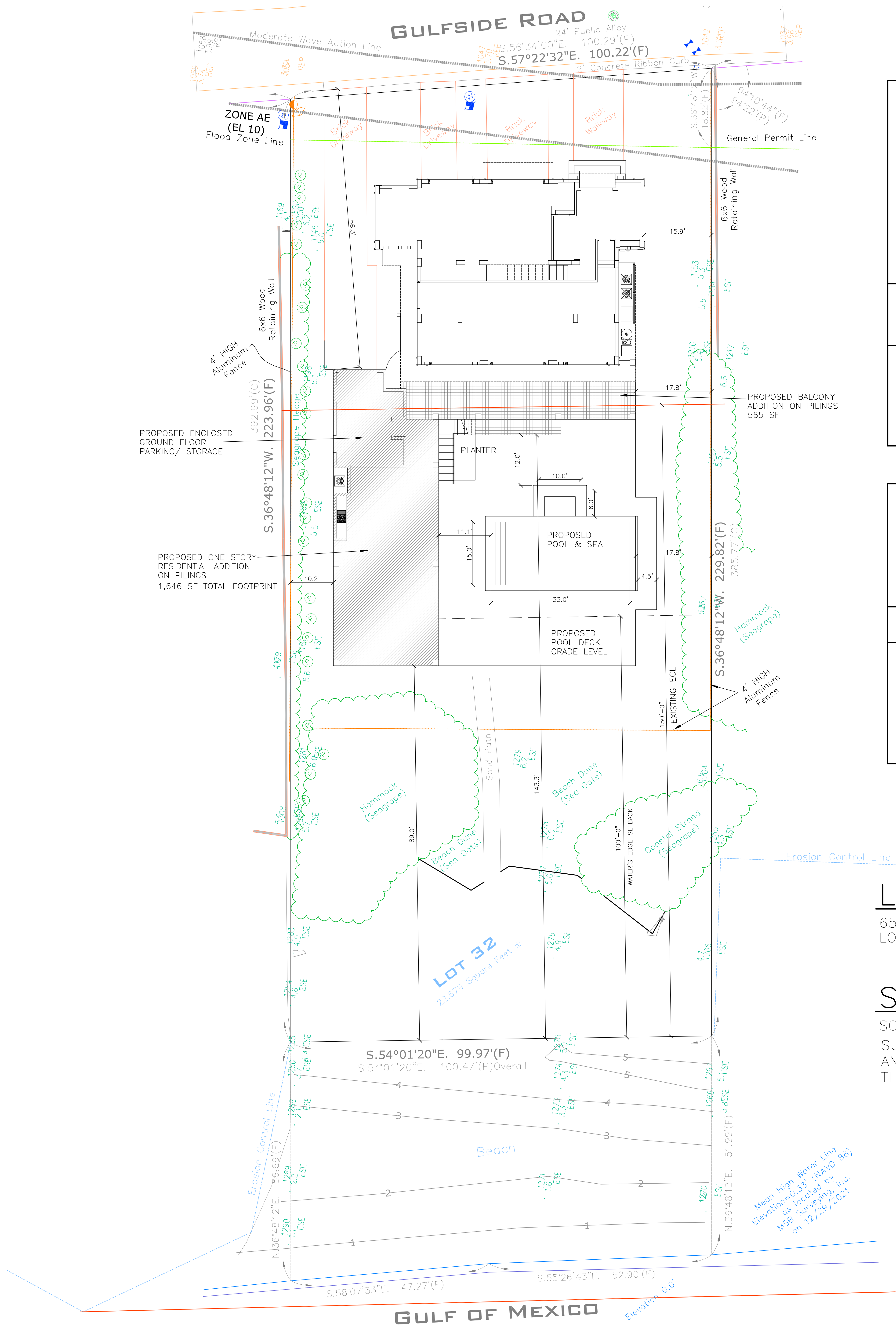
**EXHIBIT I**



**EXHIBIT J**



**EXHIBIT K**



LOT COVERAGE CALCULATIONS:

NEW GARAGE- GROUND FLOOR	373 SF
NEW RESIDENTIAL ADDITION	1,000 SF
NEW LOGGIA- GROUND FLOOR	1,273 SF
NEW BALCONY	646 SF
EXIST'G DRIVEWAYS	1,493 SF
NEW POOL & DECK	2,785 SF
ADD'L PATIO- GROUND FLOOR	601 SF
ADD'L UPPER DECK	565 SF
NEW HIGH BALCONY	795 SF
TOTAL NEW CONSTRUCT.	8,040 SF

TOTAL LOT AREA	22,679 SF
22,679 x 25% = ALLOWABLE COVERAGE	5,670 SF

EXIST'G FOOTPRINT	2,836 SF
ADD'L GROUND FLR COVERAGE	2,247 SF
TOTAL NEW COVERAGE	5,083 SF
PERCENT COVERAGE	22.4%

NOTE: ALL NEW WORK SHALL CONFORM TO:  
Florida Building Code R- 2020 (7TH EDITION)  
ASCE 7-16 & Sect R322 Flood Resistant Construction  
Long Boat Key Amendments  
Manatee County Amendments  
Level of Alteration- 2  
R-3SF Occupancy

Flood Zone: Zone AE ( BFE 11')

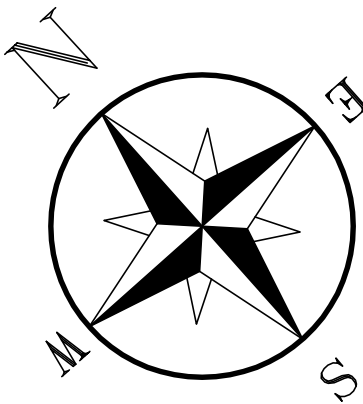
Basic Wind Speed (wind velocity) = 150 mph  
Exist'g Building Design = Enclosed Structure  
Internal Pressure Coefficient = +/- .18  
Exposure D, Risk Category II  
ASD Factor for wind = 0.6  
Mean Roof Height = 22'-0"

LEGAL

6529 GULFSIDE ROAD  
LONGBOAT KEY, FL 33428

SITE PLAN

SCALE: 3/32" = 1'-0"  
SURVEYOR SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION  
AND SHALL NOTIFY CONTRACTOR IMMEDIATELY OF ANY DISCREPANCY TO  
THE CONSTRUCTION DOCUMENTS.



PHASE 2

SITE PLAN

SEGO & SEGO  
STRUCTURAL ENGINEER  
1614 HANSEN ST  
SARASOTA, FL  
941-778-8204

CHARLES SEGO, PE  
FL REG 59173

SP-1

REVISIONS

COMMISSION

21-012

DATE

08/17/23

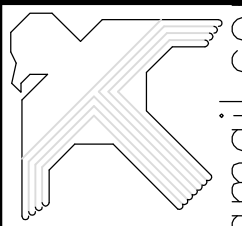
SHEET TITLE

A CUSTOM REMODEL FOR  
THE NALIN/ KAMLA RESIDENCE  
LONGBOAT KEY, FLORIDA

OWNER

DESIGN/ DRAWN BY:  
LYNN McCOLL, LLC

561.239.5389 lynnmcollp@gmail.com



6529 GULFSIDE ROAD  
LONGBOAT KEY, FL  
34228

Return to:  
Koontz & Assoc.

②

Prepared By & Return To:  
Jo Ann M. Koontz, Esquire  
Koontz & Associates, PL  
1613 Fruitville Road  
Sarasota, Florida 34236

File Number: 5475-4472

Purchase Price: \$3,450,000.00

## General Warranty Deed

Made this December 17, 2020 A.D. By **Mary Ellen MacIsaac**, whose post office address is: 160 wildwood Ct., Greeneville, TN 37745-0410, hereinafter called the Grantor, to **Jeff Nalin, as Co-Trustee of the Nalin Kamla Family Trust dated June 21, 2008, as amended, and Karmen Kamla, as Co-Trustee of the Nalin Kamla Family Trust dated June 21, 2008, as amended**, whose post office address is: 6529 Gulfside Rd., Longboat Key, Florida 34228, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Manatee County, Florida, viz:

**Lot 32, Sleepy Lagoon Subdivision, as per plat thereof recorded in Plat Book 7, Page 14, of the Public Records of Manatee County, Florida.**

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2020 and all subsequent years.

Peter A. Reardon and Mary Ellen MacIsaac were married continuously from a time prior to the acquisition of title to the property described above, through the date of death of Peter Reardon. This conveyance is to a bona fide purchaser for full and adequate consideration, which is equal to the value of the property.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon nor on any property contiguous thereto.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

Parcel ID Number: **7845300008**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared By & Return To:  
Jo Ann M. Koontz, Esquire  
Koontz & Associates, PL  
1613 Fruitville Road  
Sarasota, Florida 34236

File Number: 5475-4472

Purchase Price: \$3,450,000.00

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Alice Carmen Burgos 

Witness Printed Name Alice Carmen Burgos

Mary Ellen MacIsaac 

(Seal)

Mary Ellen MacIsaac

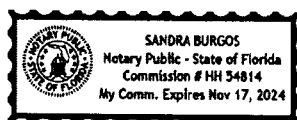
Sandra Burgos 

Witness Printed Name Sandra Burgos

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of [ ] physical presence or ☒ online notarization, this 16th day of December, 2020, by Mary Ellen MacIsaac, who is personally known to me or who has produced US Passport as identification.



Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Sandra Burgos 

Notary Public  
Print Name: Sandra Burgos

My Commission Expires: 11/17/2024