



February 22, 2019

Boulder Pointe of Manasota Key Condominium Association, Inc.
899 Woodbridge Drive
Venice, FL 34293

Subject: Manasota Key Beach Restoration Project
Parcel ID: #411902626000 (SPN106)

Dear Owners:

Charlotte County has embarked on the 10-year Beach Management Plan for Manasota Key. The County has established the following goals and objectives for the Project.

Goals:

- Restore and maintain critically eroding beaches using high quality sand
- Provide storm damage reduction benefits along developed shoreline through "engineered beach design"
- Enhance recreational opportunities
- Provide environmental protection and enhancement for threatened and endangered species

This letter is to request action by you to support implementation of the Project – by execution of the attached Beach Restoration Easement for your property as routinely required whenever a public agency places sand on a private beach as part of a beach restoration project. Also attached is "Exhibit A" which depicts the limits of the proposed Beach Restoration Easement. Construction on your private property requires your permission to occur.

Project construction is proposed to occur on State-owned submerged lands and on your private property. An Erosion Control Line (ECL) will be established between now and the commencement of construction anticipated to be November 1, 2019. The ECL demarks the boundary between State-owned lands and your private property. Where the ECL is not established, the boundary exists between the approximate mean high water line (MHWL) and private property. Sand is proposed to be placed on State-owned submerged lands to partially restore the beach to historical conditions. Sand is proposed to be placed on your property to partially restore the beach system to historical conditions. Proposed fill on your property will be placed from the ECL/MHWL (were appropriate) east to: (a) the established continuous line of vegetation; (b) existing armoring; or (c) the +7ft. contour as shown on the attached Exhibit, whichever is further landward. The Beach Restoration Easement area will cover only that portion of your property which is shown on "Exhibit A".



The Beach Restoration Easement is the legal document which allows the County to place fill on your property and conduct state and federal permit required maintenance and monitoring such as tilling of the beach, leveling of escarpments, and monitoring surveys for the life of the issued permits. It will not grant any access to, or over other portions of your property, or inhibit your right to quiet enjoyment of your property.

The Project is currently under review by the FL Department of Environmental Protection (FDEP) and US Army Corps of Engineers (USACE). Upon permits being issued, the County intends to move forward with the initial construction of the Project. Future nourishment projects will be included in the permits. Placement of sand on each beach fill for initial as well as future construction will be subject to fiscal constraints, permit constraints, beach conditions, erosion rates, and environmental conditions.

The County respectfully requests that you review and execute the enclosed Beach Restoration Easement form, and return it to the Charlotte County Real Estate Services Division for processing and recording, in the enclosed pre-addressed, stamped envelope provided for your convenience.

The Project will provide storm damage reduction benefits, increase the economic value of the beaches as a recreational asset, and increase the habitat available for sea turtle nesting and shorebirds. Your cooperation with the beach restoration effort is greatly appreciated.

If you have any questions related to the project, please feel free to contact Matthew Logan at the following: Email: matthew.logan@charlottecountyfl.gov; Phone: (941) 575-3610.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Kipa", is positioned above the typed name and title.

Stephen Kipa
Real Estate Services Coordinator
Real Estate Services Division
stephen.kipa@charlottecountyfl.gov