

LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

BOAT DOCK LICENSE

The Board of Supervisors of the Lake Padgett Estates Independent Special District ("District"), after review by its District Engineer and District Counsel who have confirmed that the undersigned applicant's boat dock request is in compliance with the District's boat dock policy (as approved June 17, 2021, and attached hereto as Exhibit "A"), does hereby grant to the undersigned Applicant, and its successors and assigns, a license to construct a boat dock on and over the District's lake bottom adjacent to the following described residential lot which is owned by the undersigned applicant: _____,

provided said dock and related facilities are in strict compliance with the boat dock plans as approved by Pasco County, Florida (Attached hereto as Exhibit "B").

The Applicant acknowledges and agrees that this is a license and not a conveyance by the District of any ownership rights or easements regarding property owned by the District.

Note: Failure of the Applicant, or the Applicant's successor's and assigns, to: 1.) maintain insurance coverage as required by District policy; 2.) construct the boat dock and related facilities in strict compliance with the District's boat dock policy and the permitted boat dock plans; or, 3.) maintain the boat dock and related facilities as permitted, shall immediately result in the termination of this license.

The District makes this license conditional upon the finding that this proposed boat dock as approved is not a hinderance to navigation and/or safety on this waterway; if in the future it is determined by any governmental regulatory agencies to be otherwise then the District hereby retains full authority to revoke this license by giving the applicant ninety (90) days prior notice of intent to terminate this license, during which time the Applicant shall have sixty (60) days to appeal such decision to the District's Board of Supervisors for a final determination.

A copy of this license, along with the Applicant's proof of insurance, shall remain on file with the District's property management company.

APPLICANT: _____
Print Name: _____

Legal Description: _____

Approved by the LPEISD Board of Supervisors this ____, day of _____, 20__.

Chairperson: _____

Policy for new boat docks located on LPEISD lake bottom as per adoption by LPEISD Board of Supervisors on September 19, 2017, Board meeting:

1. Applicant must have all appropriate county and state (SWFWMD or FLDEP) permits in hand prior to the commencement of any dock construction;
 2. Applicant must submit their request to LPEISD property management company along with a copy of the dock plans and all permits obtained to date by Applicant;
 3. Once the request has been made to the LPEISD property management company the matter shall be scheduled for review and approval at a future LPEISD monthly meeting;
 4. If approved by the LPEISD Board (majority vote) Applicant shall be required to provide to LPEISD property management company "a declaration sheet insuring LPEISD as an additional insured for the dock" prior to commencing any dock construction on LPEISD property.
 5. Any requests to LPEISD for a "Letter of Permission" for dock construction must be submitted in writing thirty (30) days prior to LPEISD Board review and consideration*;
 6. Applicant's request must be in writing with a complete set of dock plans and all county and state permits that have been obtained to date by Applicant;
 7. Failure of Applicant to provide a copy of the Pasco County Building permit for the dock construction with Applicant's request shall be deemed an incomplete request and will be rejected automatically by the LPEISD property management company;
 8. Any approval of the submitted dock plans by the LPEISD Board of Supervisors will be in strict compliance with County and State permits. No revisions or alterations will be approved;
 9. Failure of the Applicant to construct the dock in strict compliance with approved plans shall result in the immediate withdrawal and termination of LPEISD approval;
 10. Once approved, and construction of the dock completed, the Applicant, and all future owners of the benefited lot, shall be required to maintain LPEISD as a co-insured and maintain the dock in a safe condition and in conformity with the original construction permit.
 11. Failure of the Applicant, or future owners of the benefited lot, to maintain the dock in good repair shall result in the automatic withdrawal of LPEISD's prior Letter of Permission and revocation of this license agreement.
 12. Issuance of a "Letter of Permission" by the LPEISD Board of Supervisors shall not result, or be construed, as a grant of easement or the conveyance of a property interest from LPEISD to the Applicant. The Letter of Permission is merely a license for which LPEISD reserves the right to revoke if Applicant, or any future owners of the benefitted lot, fail to abide the terms of the Letter of Permission.
- Note: This will allow adequate time for LPEISD District Engineer and District Legal Counsel to review the plans and the permits prior to the Board's consideration