

MANATEE COUNTY HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
HPB/COA-03-08

RECORDED FOR RECORD
R. B. SHORE

2004 FEB -3 AM 9: 51

PROJECT NAME: ADAM ELLIS AND MARIANNE NORMAN-ELLIS

LOCATION: 4518 123RD STREET COURT WEST, CORTEZ, FL

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on February 2, 2004, and reviewed the request for the above-named project.

The Board found the construction of a 10' x 15' room addition to be attached to the original structure to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow 10' x 15' room addition to be attached to the original structure is APPROVED, subject to the following stipulation.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.
2. The siding of the addition will match the existing wood lap siding and color of existing structure.
3. The roof will be constructed of metal to match the existing roof.
4. Two sets of 'double-hung' windows shall be placed on the east side of the room and will be aligned with the other windows located on the front side of the house. A single 'double-hung' window will be place on the north and west side.

APPROVED THIS 2nd DAY OF FEBRUARY, 2004.

HISTORIC PRESERVATION BOARD
MANATEE COUNTY, FLORIDA

ATTEST:

BY: Allen H. Bell

Chairman

R. B. Shore
Clerk of the Circuit Court

Susan Blomire
Deputy Clerk



HPB/COA-03-08

HP20040202DOC003

2/4/04 copy J. Salsburg / Planning
JS

HISTORIC PRESERVATION BOARD

DATE: FEBRUARY 2, 2004

**STAFF REPORT FOR FILE NO. HPB/COA - 03 - 08
BUILDING PERMIT APPLICATION # N/A**

REQUEST: The addition of a 10' x 15' room to be attached to the original structure.

BP Application = N/A
Property Owner: Adam Ellis and Marianne Norman-Ellis

PROPERTY INFORMATION: Location: 4518 123rd Street Court West, Cortez Village

Zoning: RSF-6
Future Land Use Category: RES-6

YEAR BUILT: 1935

FLORIDA MASTER SITE FILE: Yes

NATIONAL REGISTER: No

RECOMMENDED MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to construct a 10 feet by 15 feet attached addition to the structure located at 4518 123rd Street Court West in Cortez Village with stipulations #1 through #3.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.
2. The siding of the addition will match the existing wood lap siding and color of existing structure.
3. The roof will be constructed of metal to match the existing roof.

DISCUSSION:**General Criteria for Granting Certificates of Appropriateness**

In approving or denying applications for Certificates of Appropriateness for alterations, new construction, demolition, or relocation, the Historic Preservation Board shall use the following general guidelines:

- (1) The effect of the proposed work on the Historical and Archaeological Overlay District or historic landmark upon which such work is to be done:
- (2) The relationship between such work and other structures in the Historical and Archaeological Overlay District or on the historic landmark:
- (3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the historic landmark or Historical and Archaeological Overlay District will be affected:
- (4) Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property;
- (5) Whether the plans may be reasonably carried out by the applicant.

Additional Guidelines for Alterations

In approving or denying applications for Certificates of Appropriateness for alterations, the Historic Preservation Board shall also use the following additional guidelines which are based on the United States Secretary of the Interior's Standards for Historic Preservation projects.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The home has been used as a Single Family Residence since 1935. It has been kept in excellent condition, maintaining defining characteristics and remaining as an important historical structure. The proposed addition to the structure is consistent with the historical use as a residential property.

- (2) The historic characters of a property shall be retained and preserved. The removal of historic materials of alteration of features and spaces that characterize a property shall be avoided.

APPLIES: Yes**MEETS GUIDELINE: Yes****COMMENTS:**

The proposed addition to the structure will not effect the historic characteristics of the property and will be retained and preserved. Removal of historic material is not proposed.

- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.

APPLIES: Yes**MEETS GUIDELINE: Yes****COMMENTS:**

The proposed addition is consistent with the historical nature of the house. No conjectural features are being added to the house.

- (4) Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.

APPLIES: No**MEETS GUIDELINE: N/A****COMMENTS:**

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

APPLIES: Yes**MEETS GUIDELINE: Yes****COMMENTS:**

Retention of distinguishing architectural features will be retained.

Horizontal wood siding is the predominant exterior feature of residential buildings in Cortez. Consideration will be placed on size, width of exposure and trim detail. The applicant is proposing the use of wood lap siding to match the existing siding.

The structure currently has a crimped metal roof that will be continued over the additional room. Crimped metal roofs are historic in nature as defined by the "Cortez Design Guidelines". The roof will consist of new 2 inch by 6 inch joists to match the pitch of the existing roof. Continuation of the roof pitch lowers the roof-line from the original structure which helps to distinguish the new addition from the original structure.

The proposed room will be constructed with three 'sets' of windows. Three grouped 'double-hung' windows are proposed for the rear of the room. These windows will be constructed at a higher elevation than the other windows due to the applicant's request to construct the room with vaulted ceilings. Two grouped 'double-hung' windows are proposed for the front of the proposed room which will be aligned with the other windows located on the front of the house. A single 'double-hung' window is proposed on the north side. Solids to voids will be retained.

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

APPLIES: No
COMMENTS:

MEETS GUIDELINE: N/A

- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

APPLIES: No
COMMENTS:

MEETS GUIDELINE: N/A

- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

APPLIES: Yes
COMMENTS:

MEETS GUIDELINE: Yes

There are no known archeological resources affected by the project. Stipulation #1 shall apply if any archeological resources are uncovered.

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

APPLIES: Yes
COMMENTS:

MEETS GUIDELINE: Yes

The proposed addition does not destroy historic materials which characterize the property.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The addition to the structure will be constructed to insure the historic property and its environment will be unimpaired. The addition would require the removal of the north wall of the original bedroom; however would be able to replaced with similar material if the addition was removed in the future.

Additional Guidelines for New Construction

In approving or denying applications for Certificates of Appropriateness for new construction, the Historic Preservation Board shall also use the following additional guidelines:

- (1) The height of the proposed building or structure shall be visually compatible with adjacent buildings and structures.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The height of the proposed structure will be visually compatible with the adjacent buildings and structures. The roof pitch is proposed to match the existing roof pitch and will have a mean roof height of 11 feet, 3 inches. This height is approximately 3 feet, 2 inches lower than the original structure. To create vaulted ceilings, the applicant has proposed to pitch the roof upward from the front of the structure to the extent of the room.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The width of the proposed addition is compatible with the existing structure and adjacent buildings. As stated above, the roof pitch is approximately 3 feet, 2 inches lower than the original structure and will change the front profile of the structure.

- (3) The relationship of the width of the windows to the height of the windows in a building shall be visually compatible with buildings and places to which the building is visually related.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

In order to fulfill the Cortez Guideline requirements and to insure solids to voids are maintained, the applicant will be constructing the addition with 'double-hung' windows as those on the original structure.

- (4) The relationship of solids and voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The front of the house, including the addition, will maintain its current distance to the road. The new windows will be placed in a way that will maintain solids to voids on the structure.

These changes follow the Cortez Design Guidelines.

- (5) The relationship of the building or structure to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The building does get closer to the side lot; however, the historic relationship of the building to open space is maintained due to its large lot size. Although a secondary structure is located on the north side of the building, open space and setback requirements will be fulfilled.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible to the buildings and places to which it is visually related.

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

- (7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The structure will include wood lap siding which is similar to the original siding and is compatible with the nearby homes and many historic homes that contribute to the National Registry districts.

- (8) The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

APPLIED: Yes **MEETS GUIDELINE: Yes**
COMMENTS:

The metal roof shape and front facade will change with the new addition; however, it remains compatible with other homes in Cortez. Due to the continued roof pitch, the addition will be constructed with a lower roof-line than the original structure, but will provide a distinguishing transition from the original structure. Varied roof pitches are prevalent throughout Cortez Village.

- (9) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.

APPLIED: No **MEETS GUIDELINE: N/A**
COMMENTS:

- (10) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

APPLIED: No **MEETS GUIDELINE: N/A**
COMMENTS:

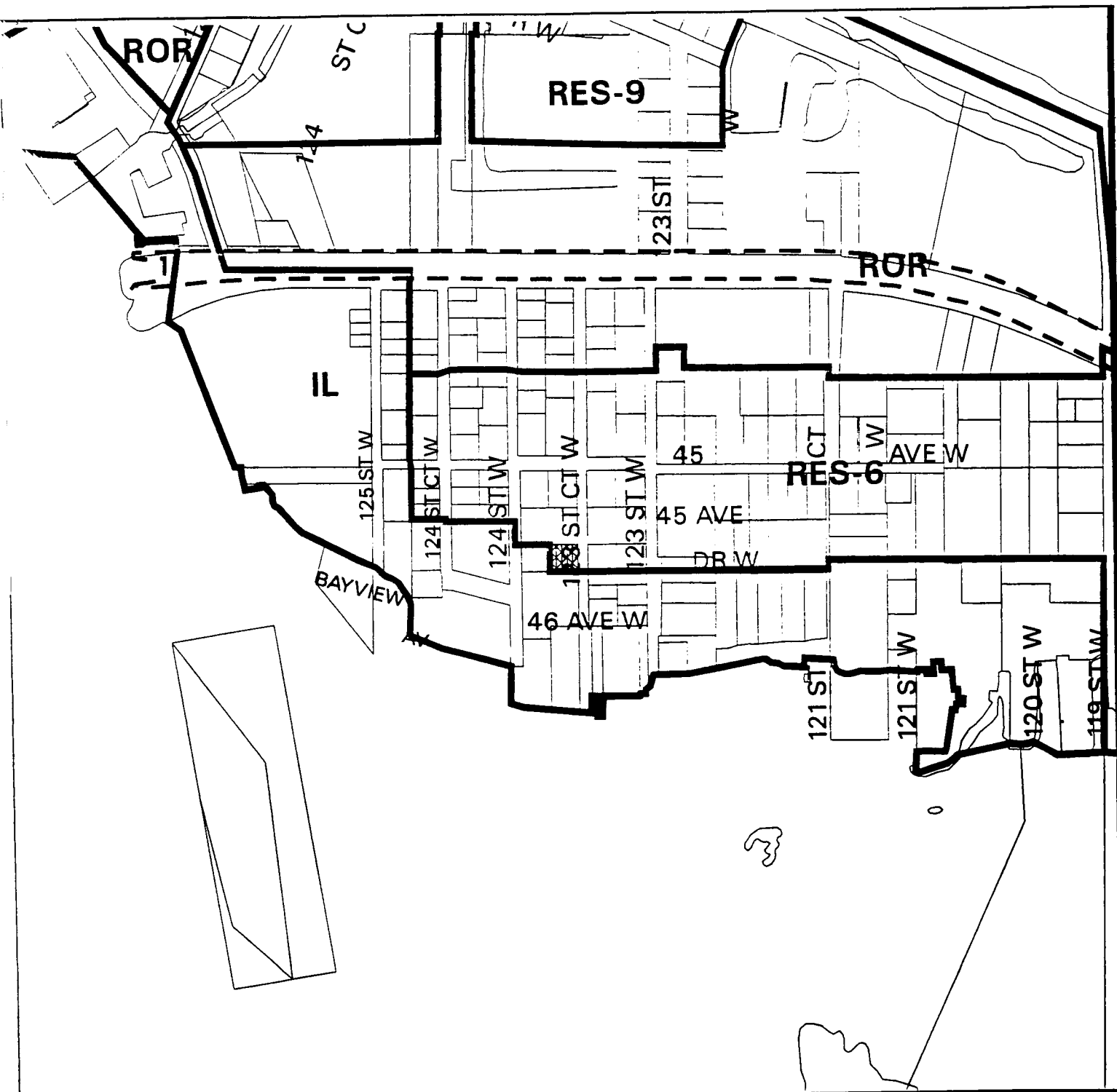
- (11) A building shall be visually compatible with the buildings and places to which it is visually related in the directional character, whether this be vertical character, horizontal character or nondirectional character.

APPLIED: Yes **MEETS GUIDELINE: Yes**
COMMENTS:

The addition to the structure will be visually compatible to the existing structure. It does not change the directional character of the building; however, the room addition does change the facade of the building since the addition is visible to the front of the street. This change does not effect the directional character of the structure.

Attachments:

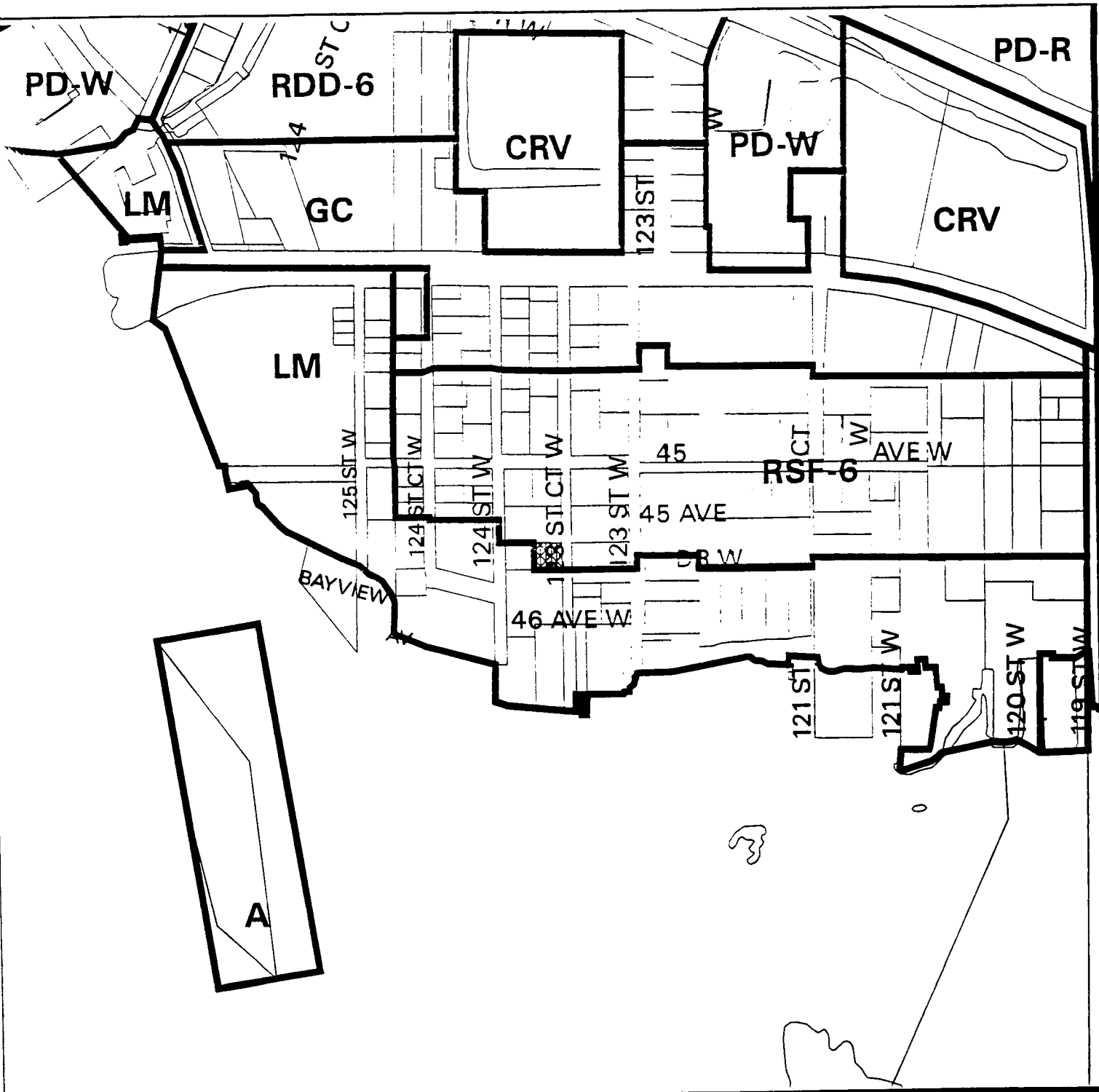
1. Certificate of Appropriateness Application # COA-03-08
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness



Project Number: HPB/COA 03-08
Proposed Use: ADDITION
Proposed FLUC: N/A
Existing Zoning: RSF-6
Existing FLUC: RES-6
Flood Zone: AE
Floodway: NO
Acreage: 0.15
Drainage Basin: SARASOTA BAY
Commissioner: Jane von Hahmann
Map Prepared: January 20, 2004
Requested By: ADAM ELLIS
Section: 3 Township: 35 Range: 16

Tax I.D.: 768950000

**Manatee County
 Future Land Use
 Staff Report Map**
 1 inch = 400'
Overlays:
 ST,AI,HA,WR,RV: HA
 Watershed: NONE
 Coastal Hazard: YES
 Special Areas: NONE
 State? NO
 Coastal High Hazard Line



Project Number: HPB/COA 03-08
Proposed Use: ADDITION
Proposed Zoning: N/A
Existing Zoning: RSF-6
Existing FLUC: RES-6
Flood Zone: AE
Floodway: NO
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Drainage Basin: SARASOTA BAY
Commissioner: Jane von Hahmann
Map Prepared: January 20, 2004
Requested By: ADAM ELLIS
Section: 3 Township: 35 Range: 16

Tax I.D.: 768950000

**Manatee County
 Zoning
 Staff Report Map**
1 inch = 400'
Overlays:
 ST, AI, HA, WR, RV: HA
 Watershed: NONE
 Coastal Hazard: Not Available
 Special Areas: NONE
 State? NO
 Coastal High Hazard Line

Adam Ellis & Marianne Norman-Ellis
P. O. Box 805
Cortez, FL 34215

10/20/03

Re: Addition to Residence

Property Address: 4518 123rd St. Ct. W., Cortez

To whom it may concern,

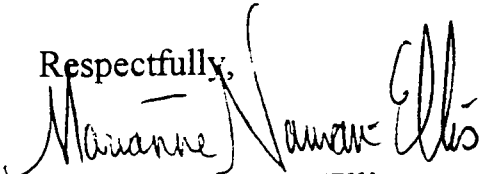
My husband, our three-year-old son and I live in an old house in the historic village of Cortez. We bought the home several years ago & have spent much time restoring the wooden floors, bead-board ceilings, and original character of the house.

We have much affection for older structures and wish to maintain the historic look of our home. Now that our son is not an infant we would like more space in his bedroom. Presently we cannot fit more than a twin size bed in his room. There isn't even enough room for a dresser.

My son's bedroom is 7' x 11' with a 2' x 2' closet. We have plans showing a 10' x 15' addition. This addition would be in the same character as the current structure. The building materials would be wood siding and a metal roof. Our builder, Don Meilner, can tie the addition in so that it looks as if it were original.

This addition will allow more storage, a closet, room for a dresser and a desk. We love the Village of Cortez and hope to remain in our home until our final years. This addition will provide enough space for our growing little boy.

Thank you for your time.

Respectfully,

Marianne Norman-Ellis

MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION
AFFIDAVIT

FILE NUMBER: _____

ADAM & MARIANNE ELLIS

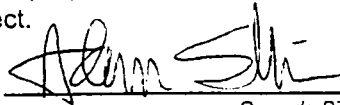
P O BOX 805 CORTER FL 34215

(print) PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: 4518 123RD ST. Ct W
2. That this property constitutes the property for which a request for A ROOM ADDITION

(Type of Application Approval Requested).
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint _____ as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.



Owner's Signature/Print Title

Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10/27/03 by _____
(date)

ADAM ELLIS who is personally known to me or who has (name of
(name of person acknowledging)

person acknowledging) produced _____ as identification.
(type of identification)

My Commission Expires: _____
Signature of Person Taking Acknowledgment

Commission Number: _____
Name

Title or Rank

Serial Number, if any

**MANATEE COUNTY GOVERNMENT
 PLANNING DEPARTMENT
 LAND DEVELOPMENT APPLICATION
 SUPPLEMENTARY INFORMATION
 FOR APPLICATIONS
 FOR HISTORIC PRESERVATION CERTIFICATES OF APPROPRIATENESS**
 (To be filed in conjunction with applications for Preliminary Site Plan, Final Site Plans, Building Permits)

FOR STAFF USE ONLY	
FILE NUMBER:	FILE NAME:

1. Location of Property

Historic Vista Protection Areas (LDC Section 720)

Desoto National Memorial Park Yes No
 Gamble Plantation State Historical Site Yes No

Historical and Archaeological Overlay District (LDC Section 604.6 These implement Historic Resources Overlay Districts of the Comprehensive Plan 2.2.2.5

Cortez Fishing Village Yes No
 Palma Sola Park Yes No
 Whitfield Estates Yes No
 Terra Ceia Yes No
 Other Yes No

Is the subject property/site a Historic Landmark? Yes No (Note: The answer may be yes whether or not it is located within a Historic Vista Protection Area or a Historic and Archaeological Overlay District).

2. Existing Conditions

- a. Please describe the character of the building or site in its present condition, include the date structure was built, condition of roof, treatment of windows, ceilings and note whether significant alterations have occurred since the original construction (include black/white photo of existing exterior elevations and appropriate architectural drawings). If parts of the structure were constructed at different times, please indicate when each part was built. Also, please indicate if the current structure has been constructed on a historic foundation. Or, if site is archaeological, include a list of cultures associated with the site and describe the current conditions of the site including any disturbances (Attach separate sheets if necessary)

WOOD FRAME HOUSE IN EXCELLENT CONDITION. BUILT IN 1935 ACCORDING TO
TAX ROLL, BUT PROBABLY OLDER. RESTORED TO ORIGINAL STATE WITH
TONGUE + GROOVE CEILING, IMPROVED FLOORS, UPDATED KITCHEN, BATHS, ELECTRICAL,
AND PLUMBING. GALVANIZED ALUMINUM ROOF (NEW)

- b. Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) Unknown If so, please attach a copy of the Florida Master Site File form as recorded at the Florida Department of State, Division of Historical Resources.

- c. Is the structure, property, or part thereof eligible for list or listed on the National Register of Historic Places? (Yes/No/Unknown) Unknown If so, please attach a copy of the nomination to the National Register of Historic Places.

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ File Number: _____
File Name: _____

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

TYPE OF APPROVAL DESIRED: PERMIT FOR ADDITION
LIST CASE NUMBERS OF PREVIOUS APPROVALS: _____

A. Property Information

1. Legal Description: LOT 5 OF LOT 12 OF THE SUB. OF LOTS 11 + 12 OF CIVIL LOT 3 IN SEC. 5
2. D. P. Number(s): 176895000012
3. Section: 03 Township: 35 S Range: 16 E
4. Subdivision Name (if Platted): EB CAMPS SUB PB 1/181
5. Lot: _____ 6. Block: _____
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
4518 123rd St. Ct. W.
OSPREY, FL 34215
8. Present Zoning Classification: A/CIT
9. (If Rezone) Proposed Zoning Classification: _____
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: _____
11. Future Land Use Category: _____
12. Flood Zone Category: _____ Map/Panel Numbers: _____
13. Property Size (to the nearest tenth of acre or sq. ft.): 6640 SQ FT. (80' x 83')
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):
SINGLE FAMILY RESIDENCE
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: VACANT LOT / CHURCH c. East: _____
b. South: VACANT LOT d. West: SINGLE FAMILY RESIDENCE
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
ROOM EXPANSION APPROXIMATELY 10' x 15'

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: MARIONNE NORMAN ELLIS PO BOX 805
Address: 4516 123RD ST. ST. W. GREGG FL CRESTVIEW, FL 34218
Zip: 34215 Telephone: 778-3070 Fax: 778-3104
Internet Address: _____

2. Name of Property Owner: ADAM ELLIS (HUSBAND)
Address: SAME
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

3. Name of Agent: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

4. Name of Engineer: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

5. Name of Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

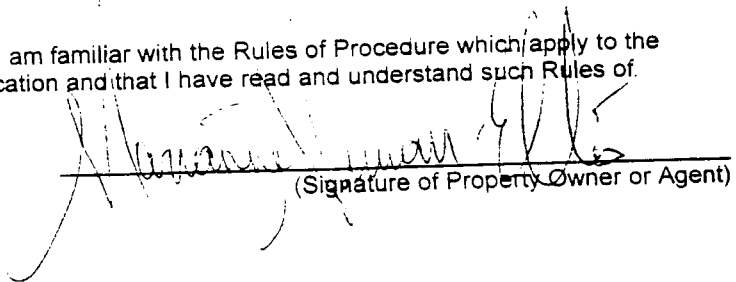
6. Name of Landscape Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.



(Signature of Property Owner or Agent)

D. Pre-Application Conference

The purpose of these meetings is to discuss the proposed development and to become familiar with Code requirements and approval procedures.

Pre-Application conferences with representative from Community Planning, Growth Management and the Plan Implementation Divisions of the Planning Department shall be required for the following types of development applications:

- Special Permits
- Private Streets
- Rezones to Planned Development
- Preliminary Plats (Major Subdivision)
- Final Plats (without Preliminary Plat Approval)

Section 902.2.3 proof of ownership/option to purchase subject property. All other development applications shall be optional, unless a pre-application conference is required for concurrency purpose by the Growth Management Division.

If the proposed development takes access on a State Highway, a Pre-Application Conference is suggested with the Florida Department of Transportation (FDOT). In addition, the local fire district for the proposed project should be contacted.

E. Completeness Review

This review shall determine whether the application is complete and in conformance with the land uses, density and intensity allowed by the Future Land Use Category. If application is deemed incomplete, the applicant shall be given a **Notice of Deficiency** which shall specify all additional information required for completeness and all modifications necessary for conformance. No further action shall be taken on the application until all required information is submitted. The application is automatically void if deficiencies have not been remedied within thirty (30) days. Applicant shall be notified when application is determined to be complete.

A determination of completeness shall not constitute a determination of compliance with the requirements of the Land Development Code or Comprehensive Plan.

F. Development Review Committee

After the application is deemed to be complete, it is reviewed by the Development Review Committee (DRC). Comments will be available from the DRC members at the Zoning Counter on the date provided on the completeness verification letter. It is the applicant's responsibility to address the concerns of the DRC members individually. If the applicant believes a formal DRC meeting is needed to address interdepartmental concerns, a request to the case planner should be made relaying those concerns and requesting a hearing date. The Planning Department will then provide the applicant with a DRC date and time.

3. **Proposed Changes**

Please describe the change to be made/work to be done. At a minimum, the information must include drawings of the proposed work showing elevations, and information about the building materials and colors to be used. Construction drawings should be submitted if applying for a building permit.

ROOM EXTENSION, APPROXIMATELY 10X15', WITH SAME ELEVATION AS ORIGINAL
STRUCTURE. W/ WOOD SIDING + METAL ROOF. SAME EXTERIOR COLOR -
WHITE. HARWOOD FLOORS IN ADDITION.

4. **Additional Required Information:**

Please describe the historical or archaeological resources located within a 1000 ft. radius of the subject property. (Attach separate sheets if necessary).

LEO MILLS-PSM 1735
 620 8TH AVE WEST
 PALM BEACH, FL 33421
 PHONE: 941-722-2460
 FAX: 941-722-9640

Leo Mills & Associates, Inc.

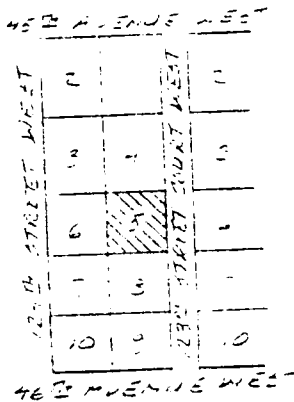
LICENSED BUSINESS NO. 613
 LAND PLANNING - SURVEYING
 MEMBER
 FLORIDA SURVEYING AND MAPPING SOCIETY
 MANASOTA CHAPTER SURVEYING AND MAPPING SOCIETY

LEO MILLS, JR. - PSM 3513
 22 N. POLK AVE.
 ARCADIA, FL 34266
 PHONE: 863-993-4141
 FAX: 863-993-2646

LOTS Block
 Subdivision
 According to the Plats thereof recorded in Plat Book No. Page
 Section Township South, Range East
 Public Records of County, Florida
 For the exclusive use of

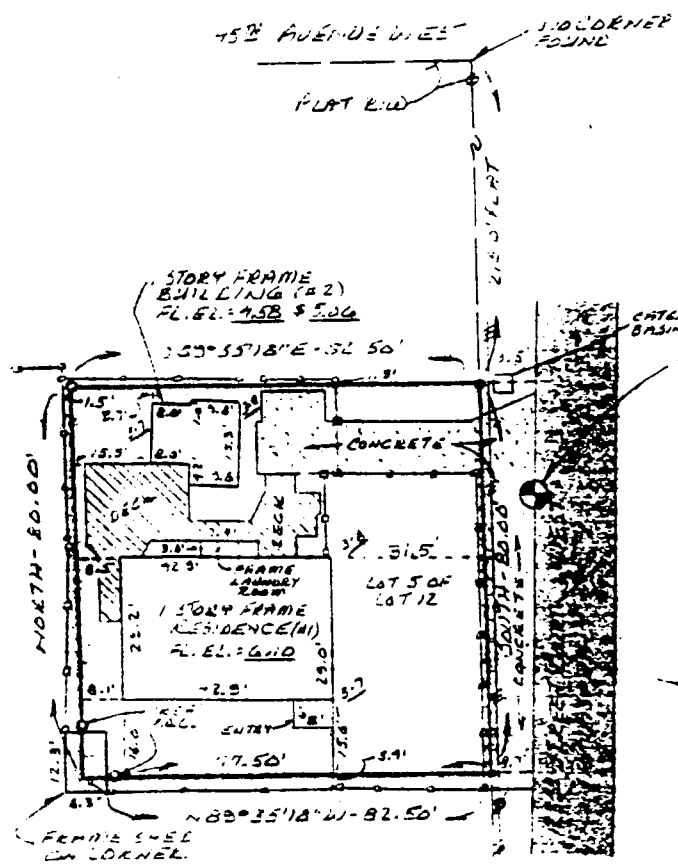
SURVEYOR'S CERTIFICATION
 By Leo Mills, Jr.
 Registered State of Florida Professional
 Surveyor and Mapper No. 10000
 Date 03-26-03
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER.

LOCATION SKETCH



COMMUNITY SURVEY
 HEADERS:
 15 BULLOCK STREET
 COURT WEST
 PALM BEACH, FL 33420
 SUB TO PARCEL I.D.
 # 76 525.000012

NOTES
 1. REFERENCE TO THE WEST END LINE OF 12344
 STREET COURT WEST BEING ASSUMED AS SOUTH
 JURISDICTION OF EACH OF THE AGENCIES IMPROVEMENTS
 OTHER THAN THE ABOVE SHOWN. MANY NOT LOCATED
 FOR PURPOSE OF THIS SURVEY.
 2. SUBJECT SHALL USE 2006 A-13 (BASE
 FLOOD ELEVATION) OF THE FLOOD
 INSURANCE RATE MAP, COMMUNITY PANEL
 #12015-0308-D DATED 07-15-02. SUBJECT
 TO VERIFICATION.
 3. ELEVATIONS SHOWN HEREON REFER TO ANTIQUA
 GEOD. VERTICAL DATUM 1929 AND ARE
 UNADJUSTED.
 4. SUBJECT TO EASEMENTS, DEDICATIONS, AND
 RESTRICTIONS OF RECORD.



BENCH MARK: NORTH
 END OF MANHOLE:
 ELEVATION = 3.49.

- LEGEND**
- = 1/2" IRON PIPE FOUND
 - = TAB SET - LB #613
 - = 1/2" IRON ROD SET - LB #213
 - = RIGHT-OF-WAY
 - LB = LICENSED BUSINESS
 - REF = REFERENCE POINT
 - P.O.L. = POINT ON LINE
 - = WOOD FENCE
 - = CHAIN LINE FENCE
 - FL. EL. = FLOOR ELEVATION
 - = UTILITY POLE & OVERHEAD WIRES

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-7.
SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME MARIANNE NORMAN-ELLIS		For Insurance Company Use: Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 4518-123RD STREET COURT WEST		Company NAIC Number	
CITY BRADENTON	STATE FLORIDA	ZIP CODE 34210	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 5 OF LOT 12: SUBD. OF LOTS 11 & 12 OF GOV'T. LOT 3 IN SECTION 3			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL: BUILDING #1			
LATITUDE/LONGITUDE (OPTIONAL) (##-##-## or ##.####)		HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	
		SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER MANATEE COUNTY 120153		B2. COUNTY NAME UNINCORPORATED AREAS	B3. STATE FLORIDA
B4. MAP AND PANEL NUMBER 120153-0308	B5. SUFFIX C	B6. FIRM INDEX DATE 06-30-99	B7. FIRM PANEL EFFECTIVE/REVISED DATE 07-15-92
		B8. FLOOD ZONE(S) A-13	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 1.72

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe):

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe):

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings Building Under Construction Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number **5** (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete items C3.a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum **NGVD'29** Conversion/Comments **NONE**

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure) <input type="checkbox"/> b) Top of next higher floor <input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only) <input type="checkbox"/> d) Attached garage (top of slab) <input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.) <input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG) <input type="checkbox"/> g) Highest adjacent (finished) grade (HAG) <input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0 <input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h 0 sq. in. (sq. cm)	Does the elevation reference mark used appear on the FIRM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <table style="width: 100%;"> <tr><td style="text-align: right;">6.1</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">N/A</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">N/A</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">N/A</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">N/A</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">3.7</td><td>ft(m)</td></tr> <tr><td style="text-align: right;">3.8</td><td>ft(m)</td></tr> </table>	6.1	ft(m)	N/A	ft(m)	N/A	ft(m)	N/A	ft(m)	N/A	ft(m)	3.7	ft(m)	3.8	ft(m)
6.1	ft(m)														
N/A	ft(m)														
N/A	ft(m)														
N/A	ft(m)														
N/A	ft(m)														
3.7	ft(m)														
3.8	ft(m)														

Leo Mills

P.S.M. #1735

06-26-03

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME LEO MILLS	LICENSE NUMBER # 1735
TITLE PROF. SURVEYOR & MAPPER	COMPANY NAME LEO MILLS & ASSOCIATES
ADDRESS 620-BTH AVENUE WEST	CITY PALMETTO
SIGNATURE <i>Leo Mills</i>	STATE FL
	ZIP CODE 34221
	TELEPHONE 941-722-2460
	DATE 06-26-03

C-3009 1 OF 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 4518-123RD STREET COURT WEST		Policy Number	
CITY BRADENTON	STATE FLORIDA	ZIP CODE 34210	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS
 C3) BENCHMARK USED: NORTH MANHOLE RIM: ELEVATION = 3.44
 C3-e) NO EXTERNAL MACHINERY.

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1. through E5. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number ____ (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ____ ft. (m) ____ in. (cm) ____ above or ____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ____ ft. (m) ____ in. (cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is ____ ft. (m) ____ in. (cm) ____ above or ____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME _____

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

SIGNATURE _____ DATE _____ TELEPHONE _____

COMMENTS _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft. (m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft. (m) Datum: _____

LOCAL OFFICIAL'S NAME _____ TITLE _____

COMMUNITY NAME _____ TELEPHONE _____

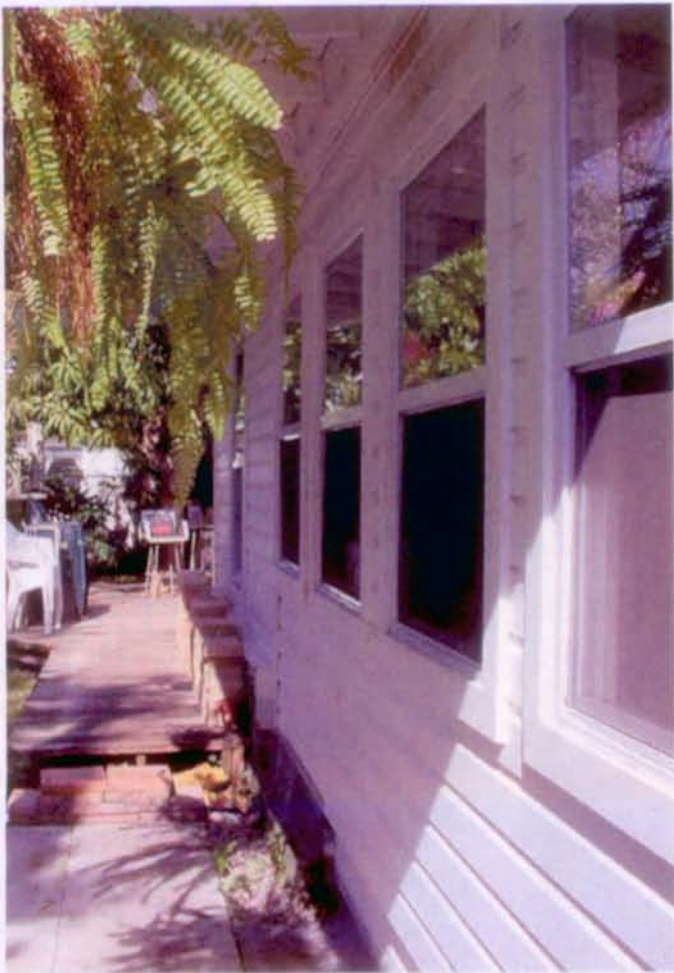
SIGNATURE _____ DATE _____

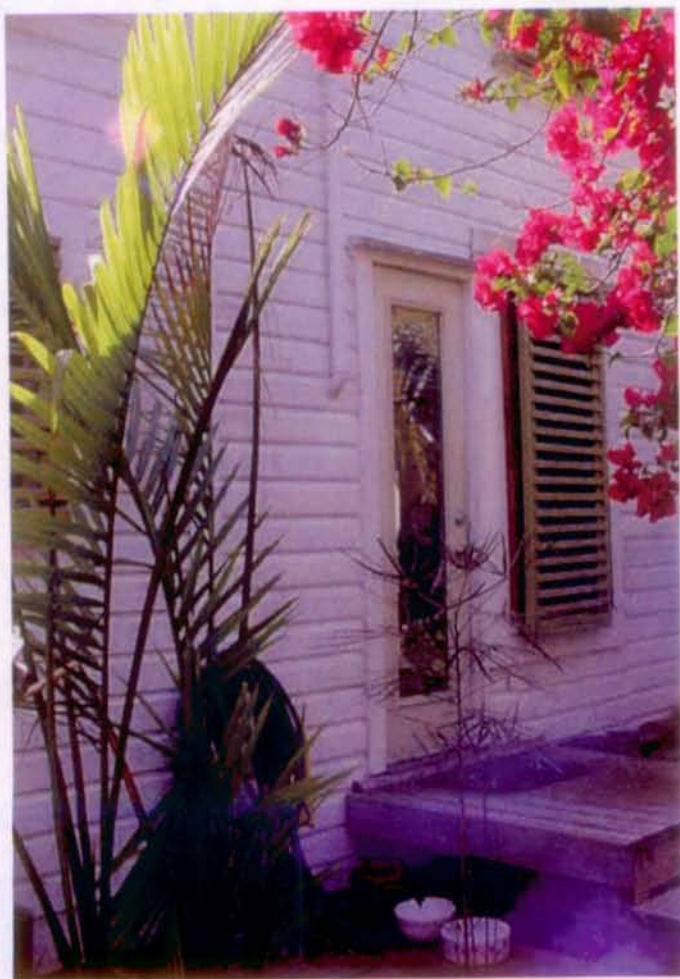
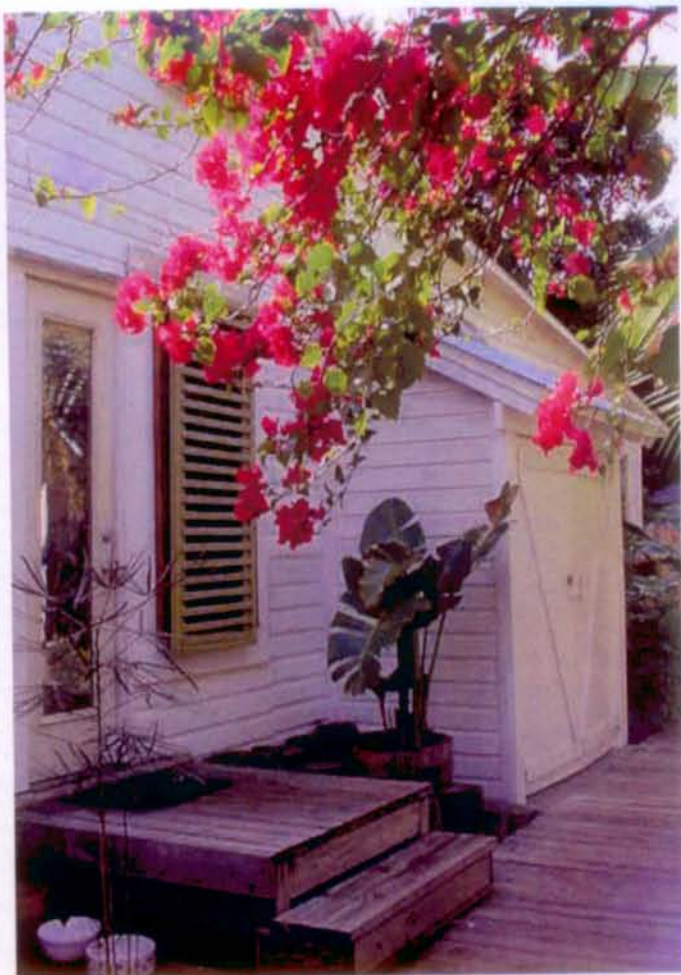
COMMENTS _____

Check here if attachments



labbies
EXHIBIT TS
HP 0115
COA-03-08
Photos 2/10/04

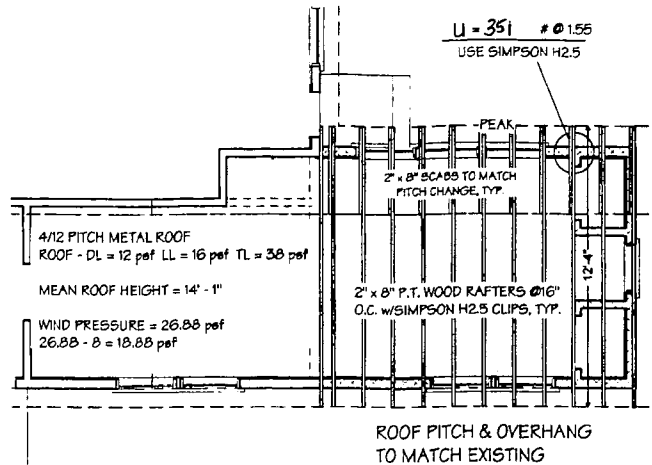






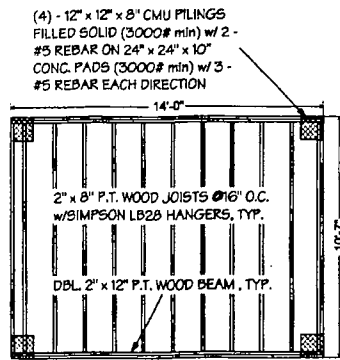
Contractor to verify all dimensions, specifications & conditions prior to construction. All construction shall comply with all local building codes & ordinances as well as established building practices. Due to minor alterations and distortions from reproduction methods, DO NOT SCALE PLANS.

Scope of Work	
FOUR CONCRETE PADS FOR ADDITION & LAY 12" CMU FOUNDATION PILING	
FRAME NEW 2" x 10" P.T. FLOOR JOISTS	
FRAME NEW 2" x 4" WALLS TO EXISTING STRUCTURE PER PLAN	
ADD NEW 2" x 6" ROOF JOISTS TO MATCH EXISTING ROOF (CATHEDRAL CEILING)	
REMOVE CEILING IN EXISTING BEDROOM TO MATCH IF POSSIBLE	
APPLY METAL ROOF TO MATCH EXISTING	
UPDATE ALL BEDROOMS w/ SMOKE DETECTORS & AFI OUTLETS	



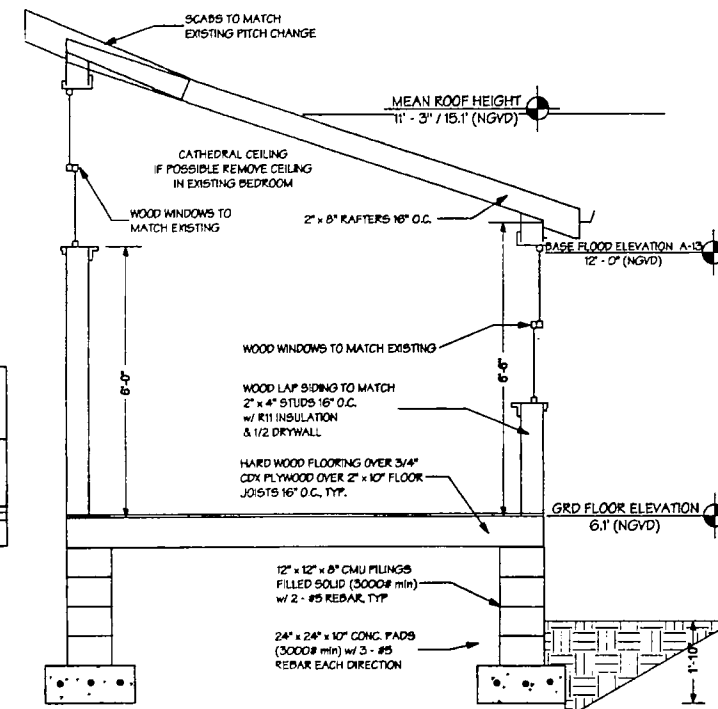
Roof Framing

SCALE: 1/4" = 1' - 0"



Floor Joist Plan

SCALE: 1/4" = 1' - 0"



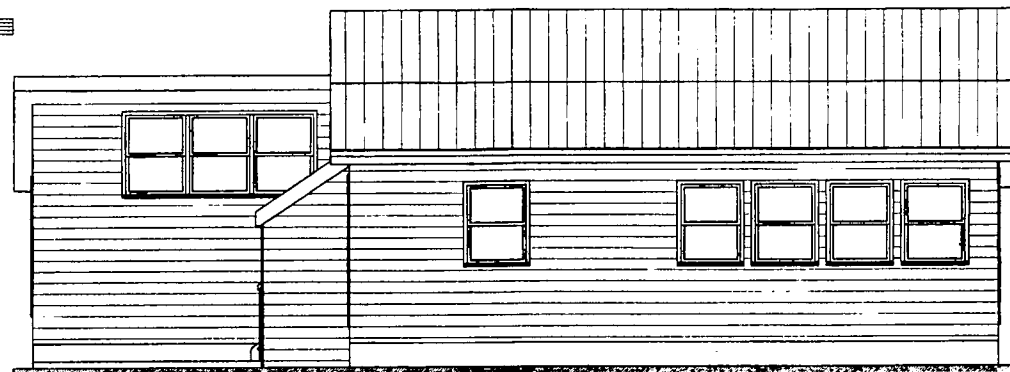
Typical Wall Section

SCALE: 1/2" = 1' - 0"



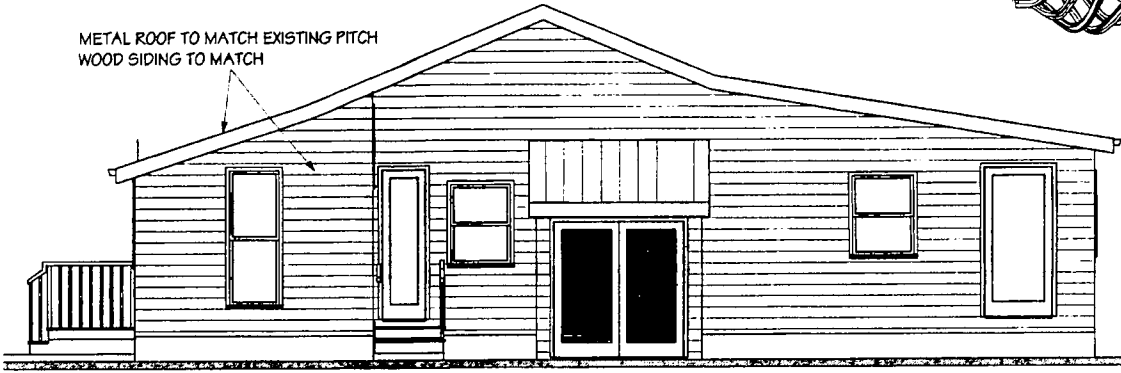
Front Elevation

SCALE: 1/4" = 1' - 0"



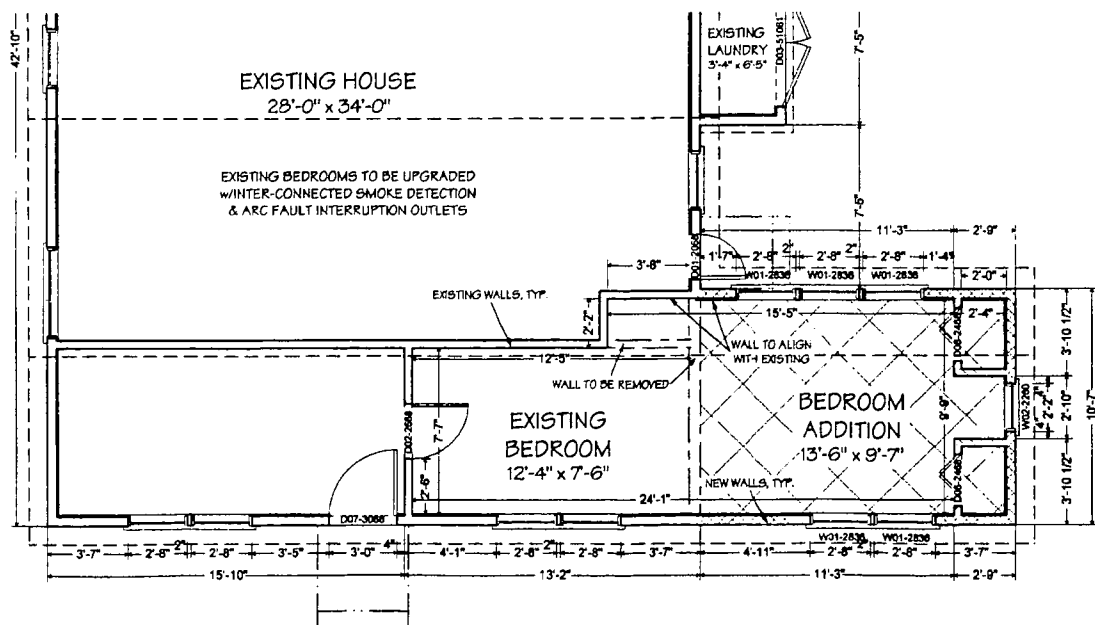
Rear Elevation

SCALE: 1/4" = 1' - 0"



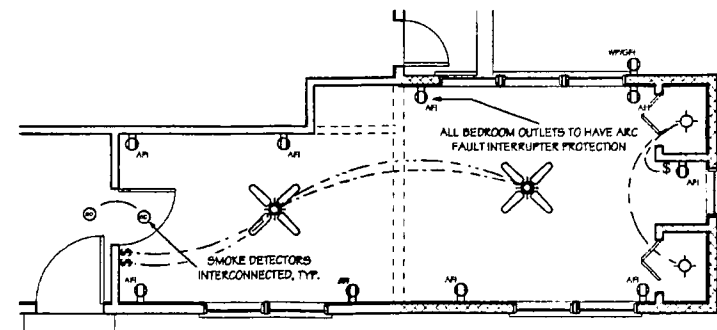
Right Elevation

SCALE: 1/4" = 1' - 0"



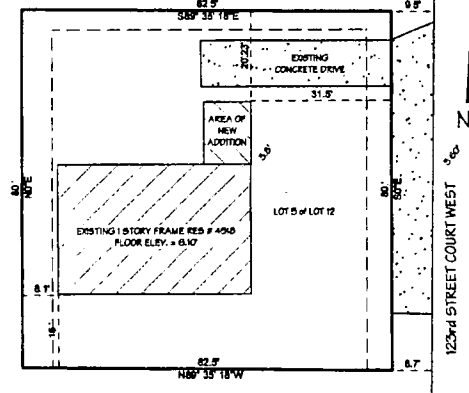
Floor Plan

SCALE: 1/4" = 1' - 0"



Electrical Plan

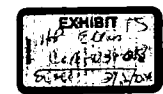
SCALE: 1/4" = 1' - 0"



Sketch of Survey

SCALE: 1" = 20'

FLOOR AREA	sq ft
Existing Living Area	= 1267
Bedroom Addition	= 151
Total A/C Area	= 1418
Total Gross Area	= 1418



FRED C. JONES, P.E.
 Professional Engineer
 FL # 54478 PA # 24206 HW # 4799
 2259 U.S. Hwy 90N Pkwy E. Suite 6
 Bradenton, Florida 34208
 Mobile - (941) 545-7194 Office - (941) 708-8566
 E-Mail - FJ2259@aol.com Fax - (941) 721-8961

Floor Plan

REVISIONS
 SIGN & DATE

**DON MEILNER & SON
 CONSTRUCTION, INC.**

(941) 778-3875

A New Addition For:

Adam & Marianne Ellis

4518 123rd St. Ct. W. - Cortez

Sept 27, 2003
 1 of 1

RECOMMENDED CHANGE TO MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to construct a 10 feet by 15 feet attached addition to the structure located at 4518 123rd Street Court West in Cortez Village with stipulations #1 through #4.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.
2. The siding of the addition will match the existing wood lap siding and color of existing structure.
3. The roof will be constructed of metal to match the existing roof.
4. Two sets of 'double-hung' windows shall be placed on the east side of the room and will be aligned with the other windows located on the front side of the house. A single 'double-hung' window will be placed on the north and west side.

