

HISTORIC PRESERVATION BOARD

DATE: 7/19/04

**STAFF REPORT FOR FILE NO. HPB/COA - 04 - 02
BUILDING PERMIT APPLICATION # N/A**

REQUEST: Certificate of Appropriateness to construct a 397 square foot (67 feet long) boat dock on Miguel Bay.

BP Application # N/A
Property Owner: Mel and Sandra Wach

PROPERTY INFORMATION: Location: 1397 Bayshore Drive, Terra Ceia

Zoning: PDR/HA/CH
Future Land Use Category: Res-1/HA

YEAR BUILT: N/A

FLORIDA MASTER SITE FILE: N/A

NATIONAL REGISTER: N/A

APPROVAL MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the 2020 Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to allow the construction of a dock approximately 397 square feet (extending 67 feet from the shoreline) in area with boat lift with stipulation #1.

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.

DENIAL MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the 2020 Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to DENY the Certificate of Appropriateness to allow the construction of a dock approximately 397 square feet (extending 67 feet from shoreline) in area with boat lift for failing to

HP20040719DOC003

meet the following criteria for a Certificate of Appropriateness request:

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.
2. A structure shall be visually compatible with the structures and places to which it is visually related in the directional character, whether this be vertical character, horizontal character or nondirectional character.
3. Insert any additional criteria for failing to meet the Certificate of Appropriateness requirements.

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 structure and its site and environment.

APPLIES: Yes

MEETS GUIDELINE: Somewhat

COMMENTS:

The proposed dock is approximately 397 square feet in area and extends approximately 75 feet from the shoreline. According to the Land Development Code (LDC) Section 514.2.2, No person may...build any waterfront structure in excess of two hundred (200) square feet in area without first obtaining a Certificate of Appropriateness (COA).” Due to the square footage of this project, a COA is required before obtaining a Building Permit.

The applicant is also proposing the construction of a “catwalk” approximately 8 feet in width and 16 feet in length (128 square feet) be constructed at the end of the dock. Approximately 20 pilings are proposed for the dock, each extending 3 feet (36 inches) above the planks.

Historically, docks with square footage greater than 200 are not a characteristic of Terra Ceia; however, requests are slowly being received by the Building Department for approval.

The applicant is also requesting approval to construct a 10,000 pound vertical boat lift approximately 12 feet in width with 2 pilings on each side (4 total). To minimize sight obstructions, Staff would recommend against a boat lift at the proposed length from the shoreline. If approved, the applicant must also obtain permits from the Building Department and Department of Environmental Protection.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

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

APPLIES: No
COMMENTS:

MEETS GUIDELINE: N/A

None

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

APPLIES: Yes
COMMENTS:

MEETS GUIDELINE: Yes

The structure located on the subject property was built in 2001 and is not considered historic. Stipulation #1 shall apply if any archeological resources are uncovered.

- (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

None

- (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

None

- (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: N/A

There are no known historical or 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

MEETS GUIDELINE: Yes

COMMENTS:

The material that is being proposed for the dock is consistent with the construction material and techniques that are used for similar docks in the Terra Ceia area.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

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 dock is proposed to be 21± inches from the mean high water line to the lower joist and 30± inches from the mean high water line to the top plank. This height is consistent existing docks approved in this area.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

None

- (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:

None

- (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 construction material of the proposed dock is consistent with docks within the Terra Ceia area.

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

APPLIED: No

MEETS GUIDELINE: N/A

COMMENTS:

- (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:

None

- (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:

None

- (11) A structure shall be visually compatible with the structures 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: Somewhat

COMMENTS:

The proposed dock is somewhat consistent to docks in the area due to its height and material; however, it extends further into the water than other docks located in Terra Ceia. To minimize the dock profile, staff does not recommend the inclusion of a roof to the boat lift, if approved.

Attachments:

1. Application # COA-04-02
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness

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.

PLANNING

MAY 19 2004

TYPE OF APPROVAL DESIRED: _____

LIST CASE NUMBERS OF PREVIOUS APPROVALS: _____

DEPARTMENT

A. Property Information

1. Legal Description: _____

2. D. P. Number(s): 21877 - 0000 - 6

3. Section: 34 Township: 33 Range: 17

4. Subdivision Name (if Platted): Skyway Acres

5. Lot: 1 6. Block: _____

7. Address or Location of Property (See Address Coordinator, if physical address is needed):
1397 Bayshore Drive
Terra Ceia, FL 34250

8. Present Zoning Classification: _____

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.): _____

14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):
Residence

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.): _____

a. North: _____ c. East: PARK and vacant beyond that

b. South: _____ d. West: Residence

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Storage and access of a boat.

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.

x 
(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.

G. Public Hearings

MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP / AGENT AUTHORIZATION
AFFIDAVIT

FILE NUMBER: _____

Mel and Sandra Wach

1397 Bayshore Drive

(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: 1397 Bayshore Drive Terra Ceia, FL 34250
2. That this property constitutes the property for which a request for a dock and boatlift
3. That the undersigned has (have) appointed and does (do) appoint Custom Dock & Davit, Inc 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.

Signatures of Mel Wach and Sandra Wach with titles 'Owner'.

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this May 17, 2004 by Mel and Sandra Wach

who is personally known to me or who has (name of person acknowledging) produced as identification.

Signature of Person Taking Acknowledgment: Misty D. Greenwell
Name: Misty D. Greenwell



Misty D. Greenwell
Commission # DD102290
Expires April 26, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires:
Commission Number:

Serial Number, if any

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Mel E. Wach
Address: 1397 Bayshore Drive
Zip: 34250 Telephone: _____ Fax: _____
Internet Address: _____

2. Name of Property Owner: Sandra K. Wach
Address: 1397 Bayshore Drive
Zip: 34250 Telephone: _____ Fax: _____
Internet Address: _____

3. Name of Agent: Misty Greenwell - Custom Dock & Davit
Contact Person: _____
Address: _____
Zip: _____ Telephone: 923-1522 Fax: _____
Internet Address: Customdockdavit@aol.com

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

**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 <input type="checkbox"/> No <input type="checkbox"/>
Palma Sola Park	Yes <input type="checkbox"/> No <input type="checkbox"/>
Whitfield Estates	Yes <input type="checkbox"/> No <input type="checkbox"/>
Terra Ceia	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Madera Bickel Mound)
Other	Yes <input type="checkbox"/> No <input type="checkbox"/>

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)

Existing single family residence

b. Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) U 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) U If so, please attach a copy of the nomination to the National Register of Historic Places.

3. **Proposed Changes**

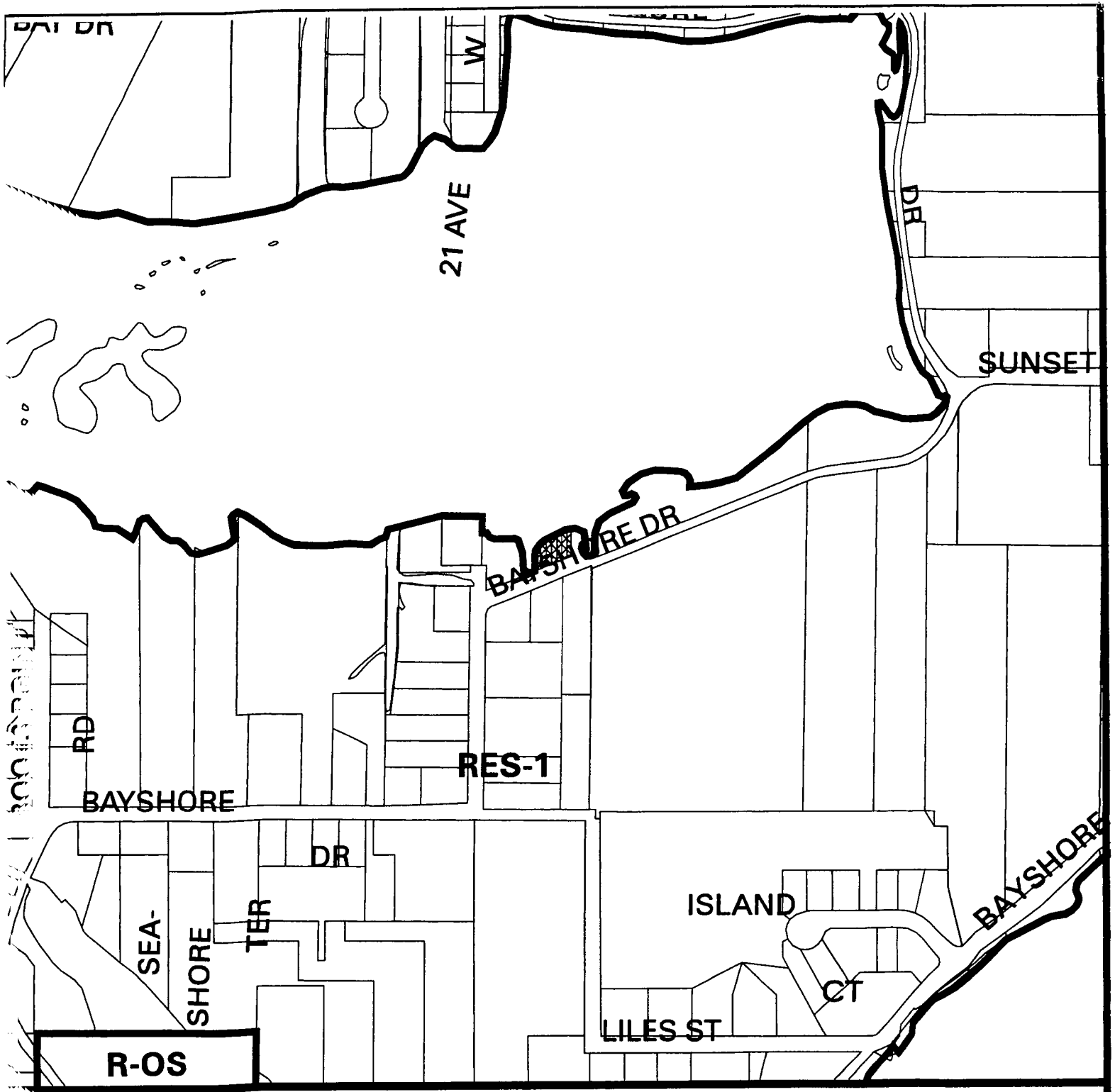
Please describe the change to be made/work to be done. At a minimum, the information must include drawings of the proposed work showing elevations, and information about the building materials and colors to be used. Construction drawings should be submitted if applying for a building permit.

Construct one 4'x67' access ramp, one 8'x16' dock
Supply and install one 10,000 lb. boatlift

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).

Madira Bickel Mound - State Archaeological Site



Project Number: HPB/COA 04-02
Proposed Use: WACH DOCK
Proposed FLUC: N/A
Existing Zoning: PD-R
Existing FLUC: RES-1
Flood Zone: AE
Floodway: NO
Acreage: 0.21
Drainage Basin: TPA_TERRA DIRECT
Commissioner: Amy Stein
Map Prepared: July 14, 2004
Requested By:
Section: 34 **Township:** 33 **Range:** 17

Tax I.D.: 218770000

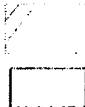
**Manatee County
 Future Land Use
 Staff Report Map**
1 inch = 410'
Overlays:
ST, AI, HA, WR, RV: HA
Watershed: NONE
Coastal Hazard: YES
Special Areas: NONE
State? NO
**Coastal
 High Hazard
 Line**



Proposed Wach dock / HPB/COA- 04 - 02



Proposed dock
67' length



Property of interest

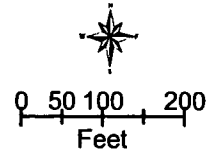
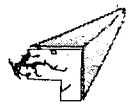


Parcel boundaries



Proposed dock

Map Author: Edith
Creation Date: 7/13/2004
Map Document Name: HPB_0402.mxd

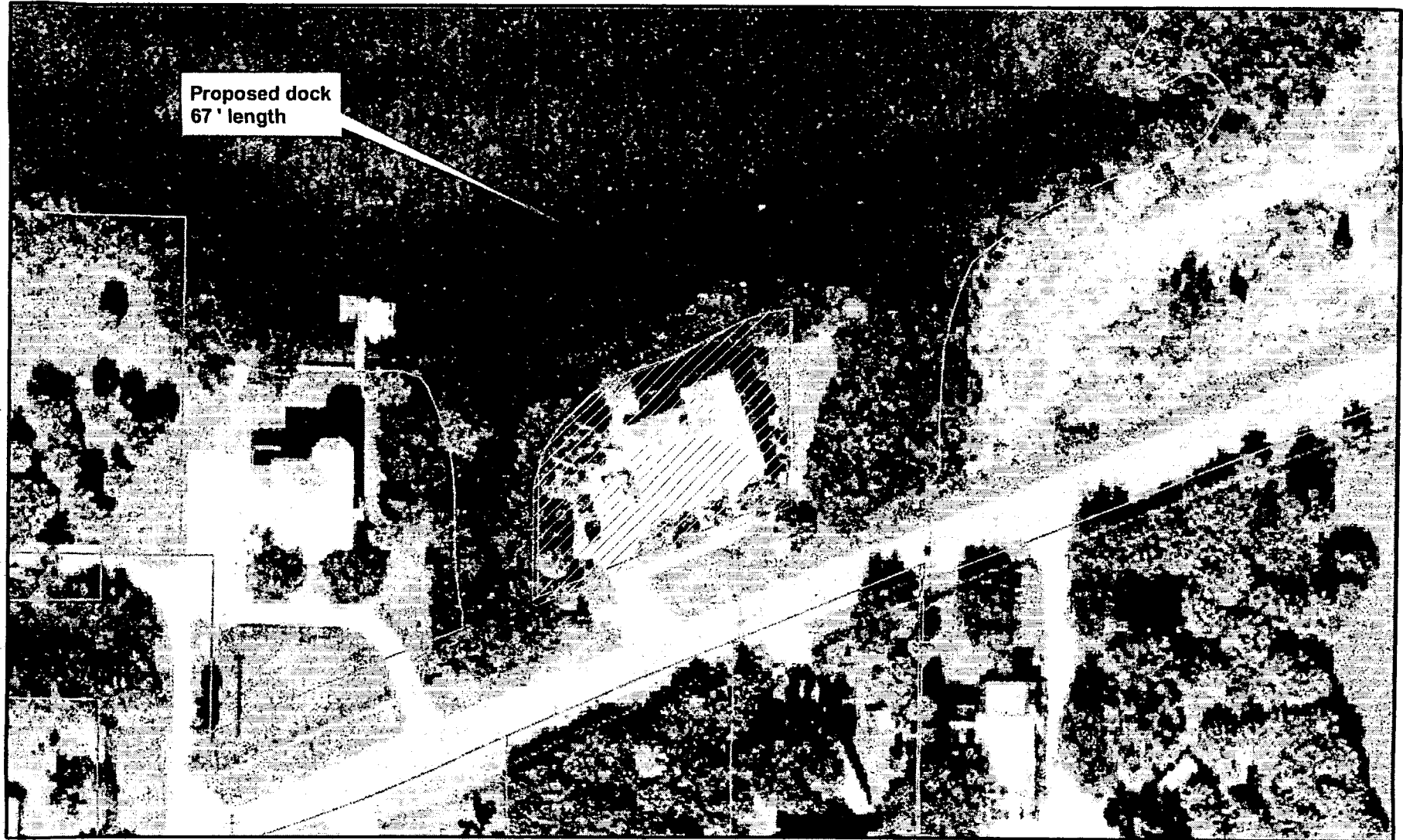


This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

Projection: State Plane Florida West (U.S. Feet)
Coordinate System: Transverse Mercator
Datum: North American 1983
False Easting: 656196.656567
False Northing: 0 000000
Central Meridian: -82.000000
Scale Factor: 0.999941
Latitude of Origin: 24.333333



Proposed Wach dock / HPB/COA- 04 - 02



Proposed dock
67' length



Property of interest

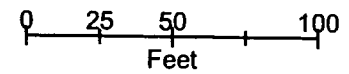


Parcel boundaries



Proposed dock

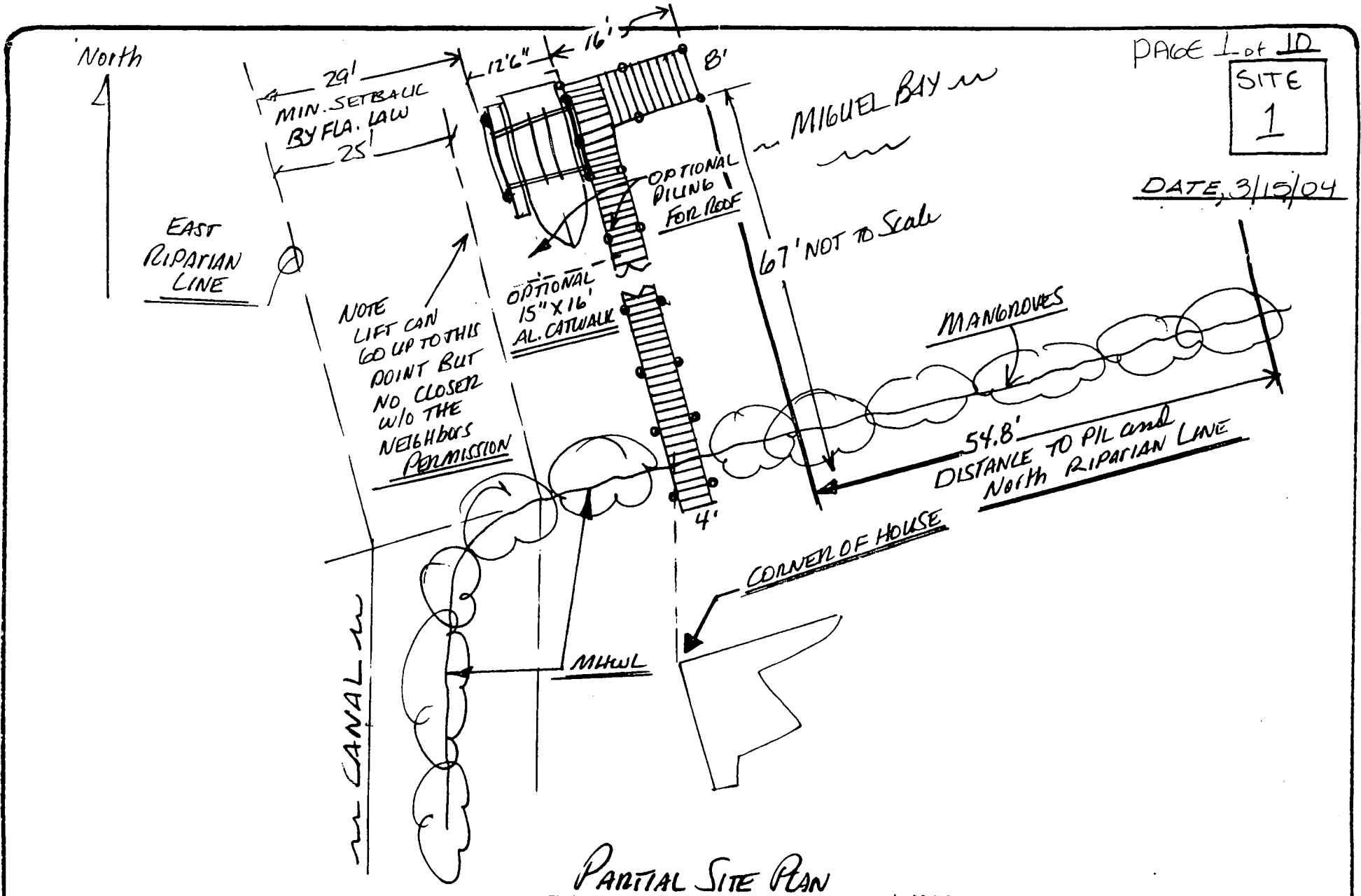
Map Author: Bab
Creation Date: 7/13/2004
Map Document Name: HPB_0402.mxd



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Projection: State Plane Florida West (U.S. Feet)
Coordinate System: Transverse Mercator
Datum: North American 1983
Prime Meridian: 85° 00' 00" W
False Northing: 0.000000
Central Meridian: -82.000000
Scale Factor: 0.999941
Latitude of Origin: 24.333333





PAGE 1 of 10

SITE
1

DATE, 3/15/04

PARTIAL SITE PLAN

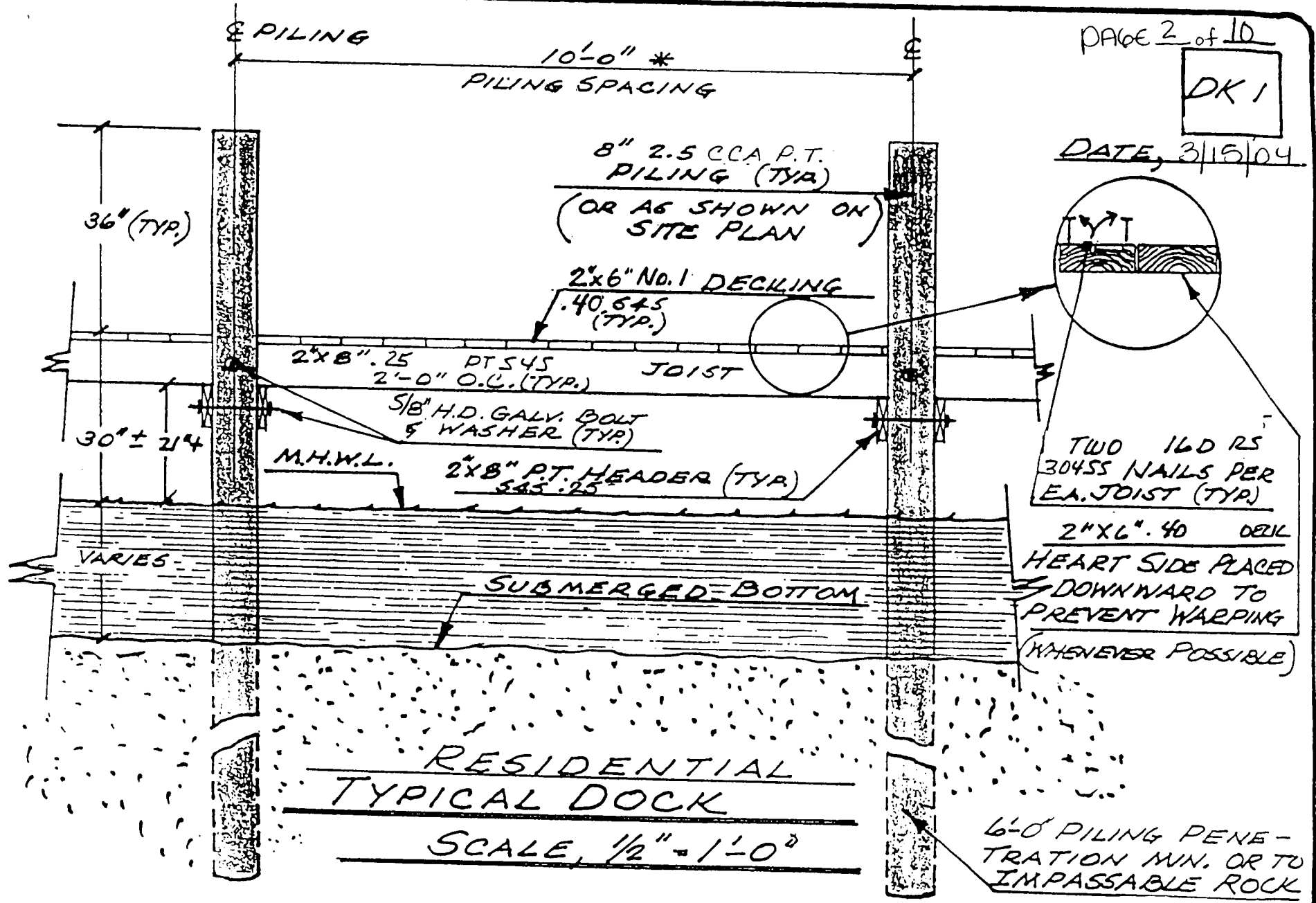
Scale 1" = 20'

NAME MEL E. WACH	
ADD. 1397 BAYSHORE DR.	
CITY Bradenton, FL. 34217	
TEL.	FAX

custom dock/davit, inc.

DK 1

DATE, 3/15/04



* OR AS SHOWN

CUSTOM DOCK & DAVIT, INC.

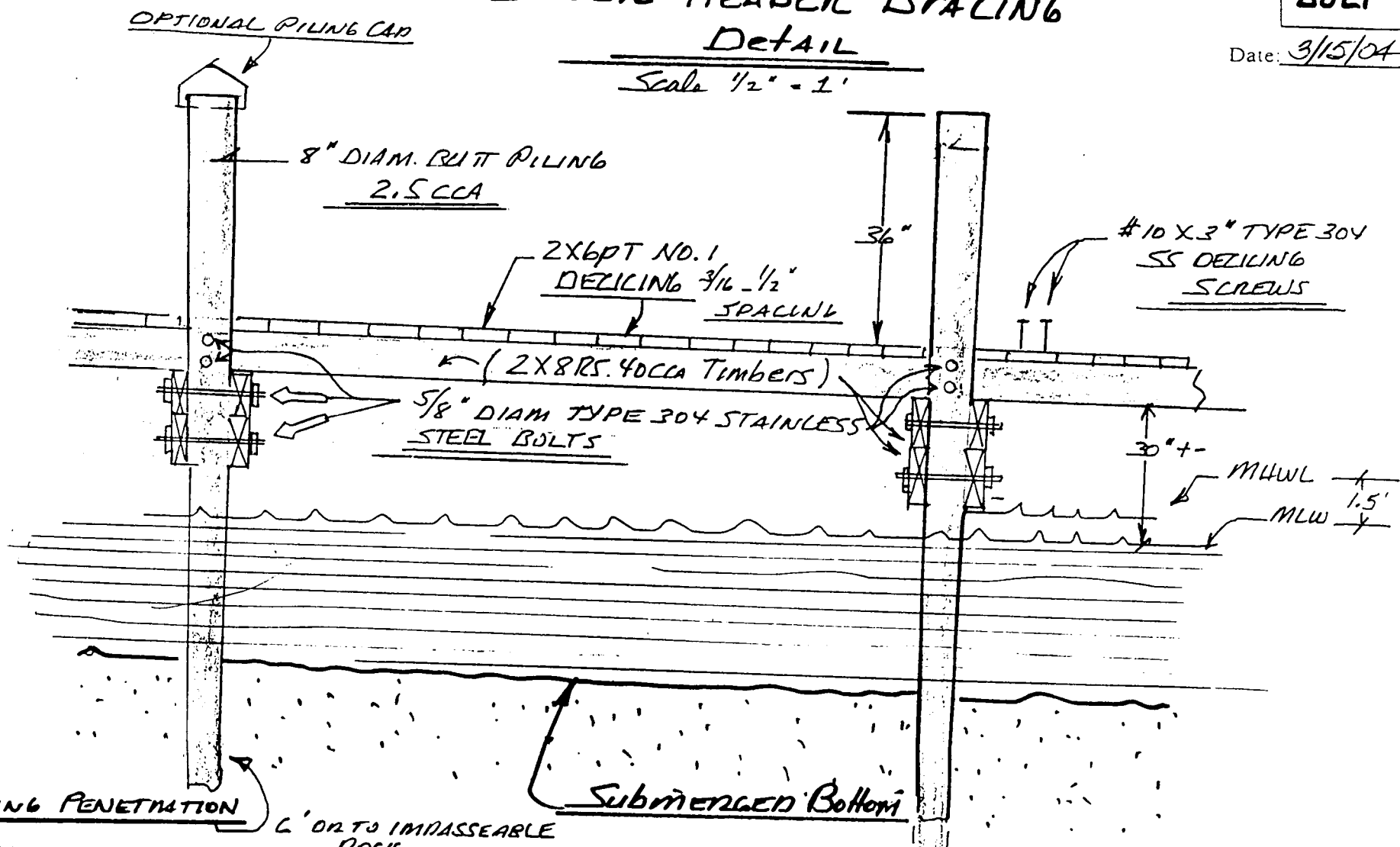
NAME	Mel Wach
ADD.	1397 Bayshore Dr.
CITY	Bradenton, FL. 34217
TEL.	
FAX.	

RS
DBL
BOLT

Date: 3/15/04

"Double Header Bracing" Detail

Scale 1/2" = 1'



CUSTOM DOCK & DAVIT, INC.
 PH. (941) 923-1522 / FAX (941) 921-3702

Name: <i>Mr. E. Wach</i>	DEP File#:
Add: <i>1397 Bayshore Dr.</i>	ACOE File#:
City: <i>Bradenton, FL 34217</i>	Tel:
County: <i>Sct. Twn. Rng.</i>	Fax:
Notes:	

LIFT No. 1 — VERTICAL LIFT

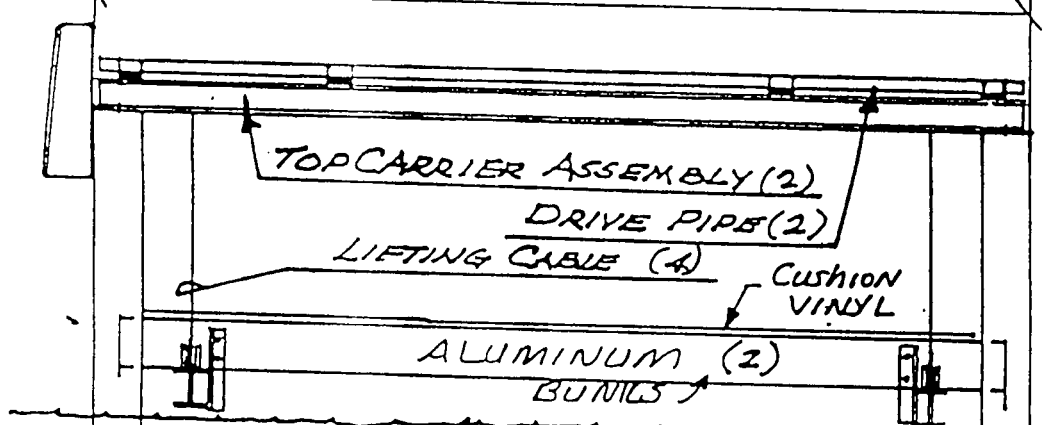
LFT
1

DATE: 3/15/04

PILING

12'-0" ±

PILING



3'-0" MIN. WATER DEPTH

SUBMERGE BOTTOM

MANUFACTURER

CAPACITY

<input checked="" type="checkbox"/>	I. M. M.
<input type="checkbox"/>	ACE
<input type="checkbox"/>	DAVIT MASTER
<input type="checkbox"/>	
<input type="checkbox"/>	

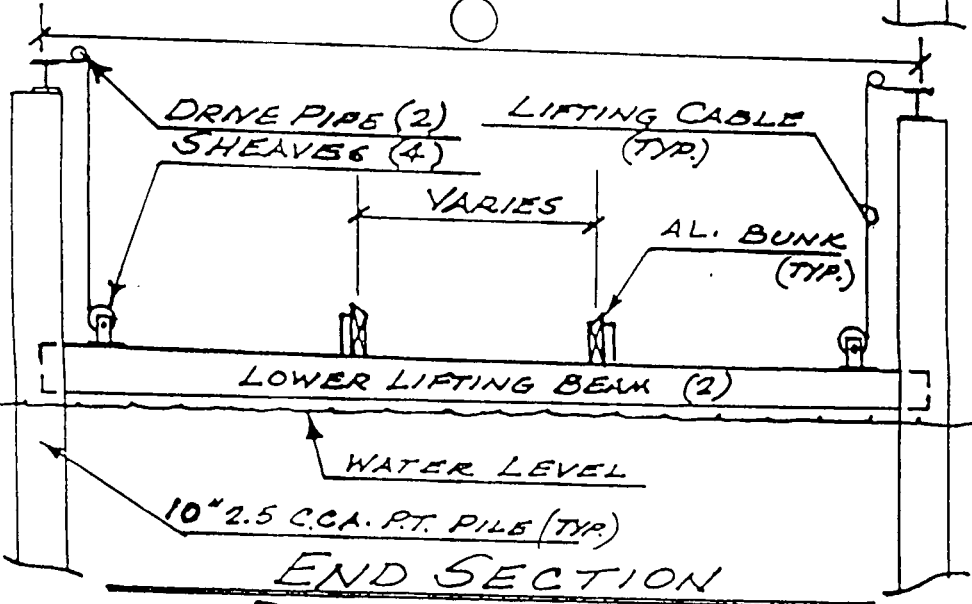
<input type="checkbox"/>	4,500	<input type="checkbox"/>	13,500
<input type="checkbox"/>	6,000	<input type="checkbox"/>	16,000
<input type="checkbox"/>	8,000	<input type="checkbox"/>	20,000
<input checked="" type="checkbox"/>	10,000	<input type="checkbox"/>	

DRIVES

<input checked="" type="checkbox"/>	PLATE
<input type="checkbox"/>	GEAR

MATERIAL

<input type="checkbox"/>	ALL GALV.
<input type="checkbox"/>	1/2 GALV., 1/2 ALUM.
<input checked="" type="checkbox"/>	ALL ALUM./S.S.



10" 2.5 CCA. PT. PILE (TYP.)

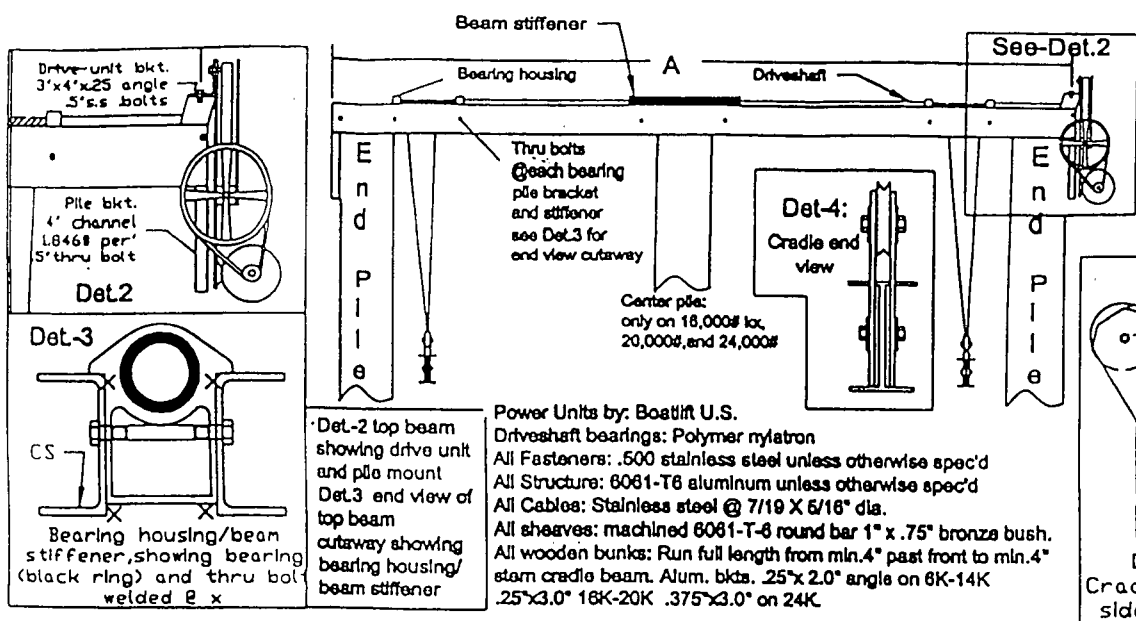
END SECTION

CUSTOM DOCK & DAVIT, INC.

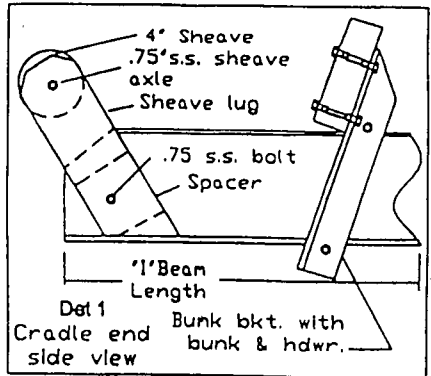
NAME Mel Wach
 ADD. 1397 Bayshore Drive
 CITY Bradenton, FL 34217
 TEL. _____ FAX: _____

LFT.
SPEC.

Date: 3/15/04



Specifications:
6000# thru 24,000#
BOATLIFT



Capacity	6000#	8000#	10,000#	12,000#	14,000#	16,000#	18,000# KX	20,000#	24,000#
'A' Beam Length	126"	126"	126"	126"	126"	126"	16"	15"	15"
Beam stiffener	None	None	None	24"	90.75"	90.75"	Center pile	Center pile	Center pile
Qty steel Driveshaft	Sch 40	Sch 40	Sch 60	Sch 60	Sch 60	Sch 60	Sch 60	Sch 60	Sch 60
Driveshaft I.D. x O.D.	1.9 x 1.810	1.9 x 1.810	1.9 x 1.5	1.9 x 1.5	1.9 x 1.5	1.9 x 1.5	1.9 x 1.5	1.9 x 1.5	2.375 x 1.909
Cable size	.313"	.313"	.313"	.313"	.313"	.313"	.313"	.313"	.313"
Cable length	15'	15'	30'	30'	30'	30'	30'	45'	45'
Cable configuration	1-Part	2-Part	2-Part	2-Part	2-Part	2-Part	2-Part	3-Part	3-Part
'CS' Chen. section	6" @ 2.212 #per'	6" @ 2.212 #per'	6" @ 2.534 #per'	6" @ 2.534 #per'	6" @ 2.534 #per'	6" @ 2.534 #per'	6" @ 4.030 #per'	6" @ 4.030 #per'	6" @ 6.484 #per'
T-beam section	6x4" @ 4.030 #per'	6x4" @ 4.700 #per'	6x5" @ 6.181 #per'	6x5" @ 7.023 #per'	6x5" @ 7.023 #per'	10x6" @ 7.023 #per'	10x6" @ 8.650 #per'	10x6" @ 8.650 #per'	10x6" @ 10.266 #per'
T-beam length	11'	11'	12' 6"	12' 6"	12' 6"	15'	15'	15'	15'
Drive capacity	2 @ 3000#	2 @ 3000#	2 @ 3000#	2 @ 4000#	2 @ 4000#	2 @ 4000#	2 @ 4000#	2 @ 4000#	2 @ 7000#
Drive HP	2 @ 3/4 hp	2 @ 3/4 hp	2 @ 3/4 hp	2 @ 1 hp	2 @ 1 hp	2 @ 1 hp	2 @ 1 hp	2 @ 1 hp	2 @ 1.5 hp
Bunks	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n	2x6x12" n
Sheave Lugs	.25"x 4"x 10.375"	.25"x 4"x 10.375"	.375"x 4"x 11.75"	.375"x 4"x 11.75"	.375"x 4"x 11.75"	.375"x 4"x 14.25"	.375"x 4"x 14.25"	.500"x 4"x 18.75"	.500"x 4"x 18.75"

I.M.M. Boatlifts 5940 Youngquist Rd. Ft. Myers, FL. 33912 1-941-454-7020 fax 1-941-454-8641 toll free 1-800-669-3515

CUSTOM DOCK & DAVIT, INC.
PH.(941)923-1522/FAX(941)921-3702

Name: Mel Wach	DEP File#:
Add: 1397 Bayshore Drive	ACOE File#:
City: Bradenton, FL. 34217	Tel:
County: Sct. Twn. Rng.	Fax:
Notes:	

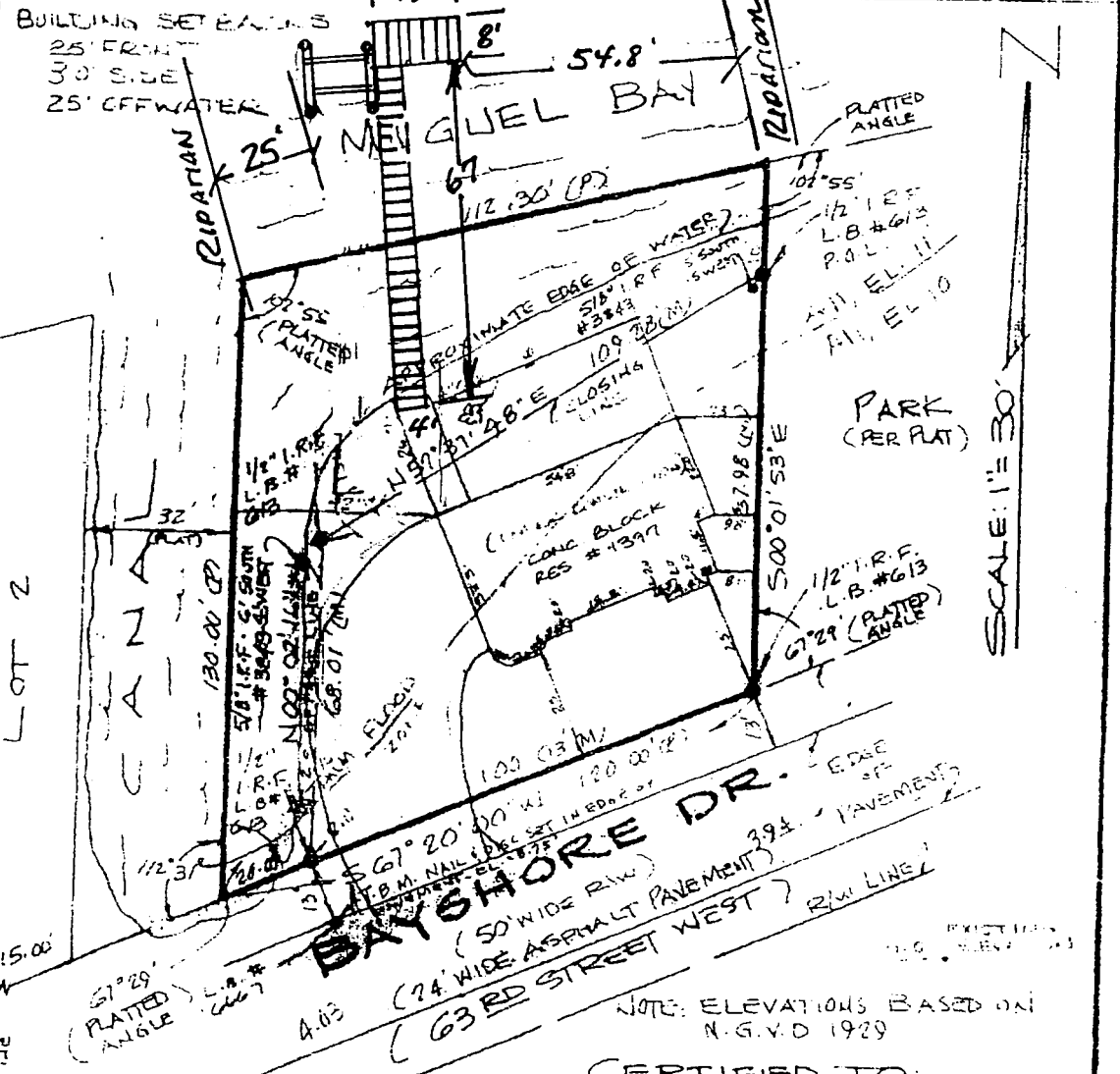
Survey

MEMBER
 Florida Society of Professional Surveyors & Mappers
 Municipal Chapter of Surveyors

CLEMENTS SURVEYING, INC.
 509 8th Avenue West
 SUITE 140
 MIAMI, Florida 34221
 Phone: 729-6690
 Fax: 729-7580

Boundary
 Map page
 Revision Date
 Construction Status
 Subdivisions

BOUNDARY SURVEY OF LOT 2 SUBDIVISION SKYWAY ACRES
 SECTION 34 TOWNSHIP 33 SOUTH RANGE 17 EAST AS RECORDED IN PLAT BOOK 9 PAGES 30
 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA 1397, BAYSHORE DR., TERESA CEIA, FLORIDA



NOTES:
 BEARINGS ARE BASED ON THE NORTHERLY LINE OF BAYSHORE DRIVE BEING: $567^{\circ}20'00"W$ (PLAT)
 PROPERTY LIES WITHIN FLOOD ZONES
 ALL ELEVATIONS ARE TO BE REFERRED TO PER FIRM PAPER NO. 120153-01190.00 AS 92 (SUBJECT TO VERIFICATION)

CERTIFIED TO:
 WILLIAM L. ANTONI
 HITCHCOCK
 124 E. HULLAS TITLE
 COMPANY
 LAWYERS TITLE INSURANCE CORPORATION
 400 N. STATE ST. TAMPA, FL

NO. 79424
 FB 75 PC 01
 Date of Survey: 5-21-99
 Date of Plat: 7-12-00

CERTIFICATION OF SURVEYOR
 BY: [Signature]
 JAMES E. CLEMENTS, P.S.M. # 4091

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND P.O.B. = POINT OF BEGINNING
 P.M. = MEASURED
 D. = DEAD
 F. = FIELD
 R/W = RIGHT OF WAY
 ● = IRON ROD FOUND (RIF)
 ○ = IRON ROD SET (RS) FOUND
 ● = IRON PIPE FOUND (IPF)
 ▲ = NOT A DISC FOUND
 △ = NOT A DISC FOUND
 T = TEMPORARY BENCH MARK
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 C.M.F. = CONCRETE MONUMENT FOUND
 C.M.S. = CONCRETE MONUMENT SET #600
 P.M. = PERMANENT REFERENCE MONUMENT
 P.C. = POINT OF CURVE

Received 7/19/04

PAGE 6 of 10

DATE 3/15/04

ELEC
LBK

* Note: PANEL IS ON DOCK SIDE

SWITCH PANEL
2 - DRUM SWITCHES
* SHOWN THIS SIDE FOR ILLUSTRATION PURPOSES

ELEC. TO HOUSE
30A - GFI
CIRCUIT

DOCK

110V
PLUG &
UL - GFI

NYLON TIES
W.P. BOX

FLEXIBLE
CONDUIT

PLUG INTO COIL
BEAM UPPER

3/4 HP
MOTOR

To Drum
Switch

3/4 HP
MOTOR
(OUTSIDE)
AWAY FROM
DOCK

To Drum
Switch

WATERLINE

1/2" RIGID PVC
CONDUIT No. 14 - 5 WIRE Tray Cable

1/2" COREX
PVC Conduit

90° SWEEP

MUDLINE
20 FT OM

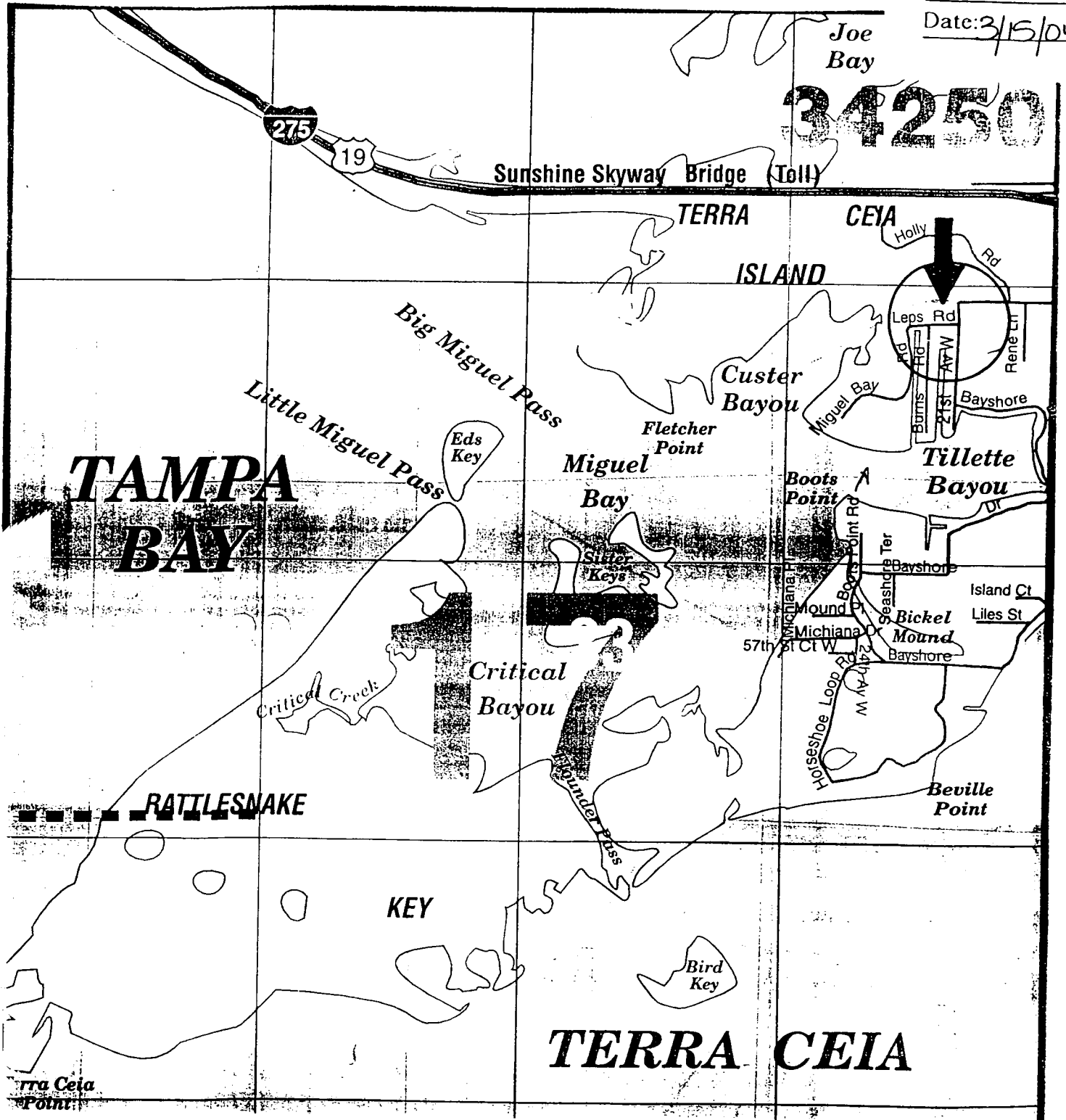
" ELECTRICAL LIFT "
WIRING DIAGRAM

NAME	Mel Wach
ADD.	1397 Bayshore Drive
CITY	Bradenton, FL. 34217
TEL.	FAX

custom dock/davit, inc.

VICINITY MAP

Date: 3/15/04

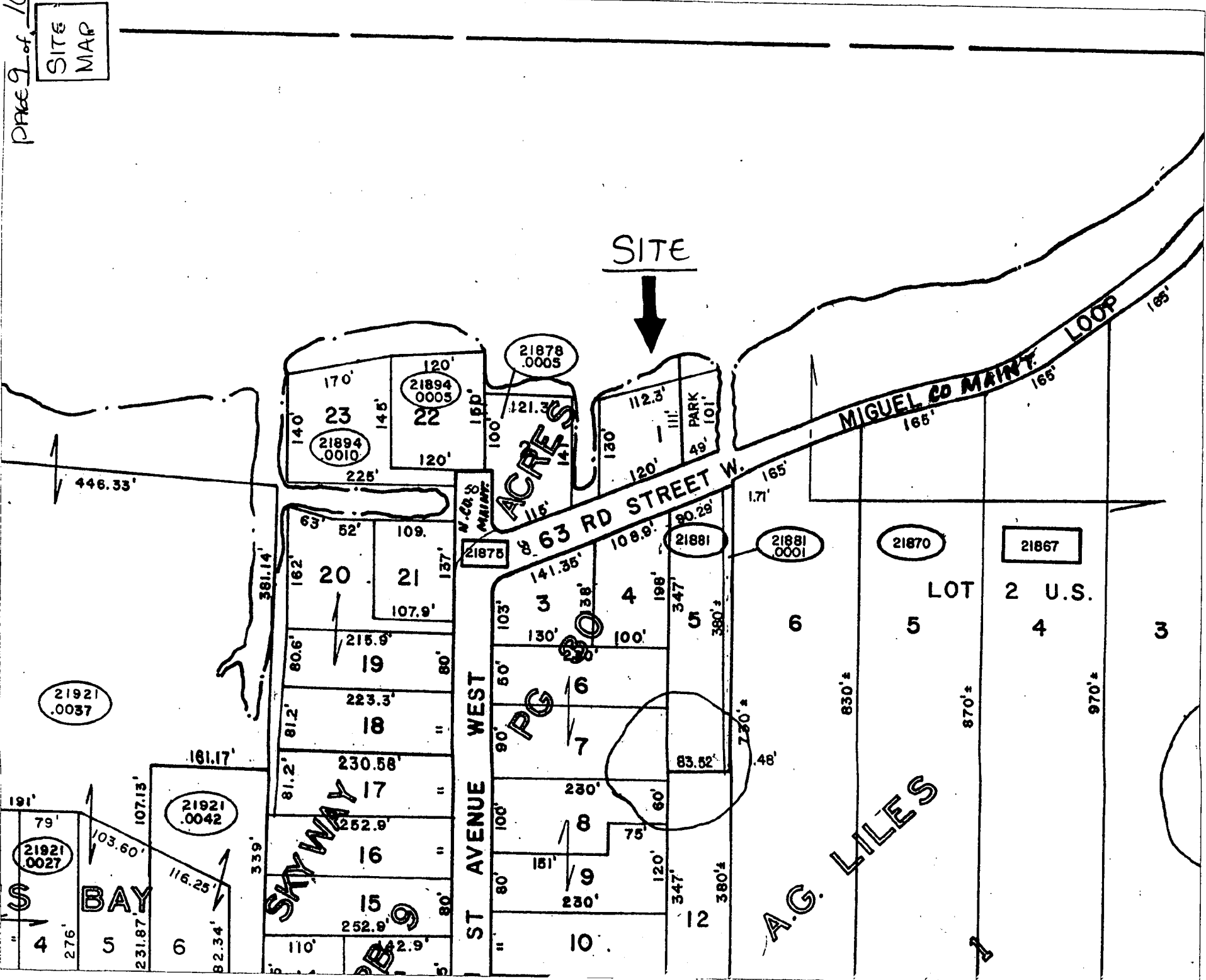


CUSTOM DOCK & DAVIT, INC. (941) 923 - 1522

Name: Mel Wach	DEP File#:
Address: 1397 Bayshore Drive	ACOE File#:
City: Bradenton, FL 34217	Tel: Fax:
County: Sct. Twn. Rng.	Notes:

SITE MAP

SITE
↓



Return to: Gerry Ruffino
Name: Manatee Pinellas Title
Address: 6210 Manatee Avenue West
Suite 203
Bradenton, Florida 34209

BK 1917 PG 2934 DOC STAMPS \$5879.30 DKT # 1939821
FILED AND RECORDED 4/16/2004 8:23:42 AM 1 of 1
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

Deed

This Instrument Prepared:
Gerry Ruffino
Manatee Pinellas Title
6210 Manatee Avenue West
Suite 203
Bradenton, Florida 34209

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2187700006
Grantee(s) S.S.#(s):
File No: 35677

WARRANTY DEED

This Warranty Deed Made the 14th day of April, 2004, by William L Hutchison and G. Leslie Hutchison, husband and wife, , hereinafter called the grantor, whose post office address is: 748 Oakford Road, Sarasota, Florida 34240

to Mel E Wach Jr and Sandra K Wach, husband and wife whose post office address is: 1397 Bayshore Drive, Terra Ceia, Florida 34250, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 1, SKYWAY ACRES, according to the plat thereof recorded in Plat Book 9, page 30 of the Public Records of Manatee County, Florida.

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 2003, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: Geraldine Ruffino

[Signature]
William L Hutchison

Witness Signature: [Signature]
Printed Name: Kindra M. Koek

[Signature]
G. Leslie Hutchison

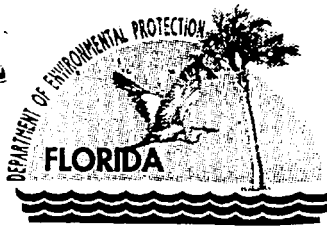
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 14th day of April, 2004, by William L Hutchison and G. Leslie Hutchison, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

[Signature]
Geraldine Ruffino
Notary Public
Serial Number





Department of Environmental Protection

Jeb Bush
Governor

Southwest District
3804 Coconut Palm Drive
Tampa, Florida 33619

David B. Struhs
Secretary

OCT 23 2000

William Hutchinson
c/o Denis H. Lambillotte
Custom Dock & Davit, Inc.
PO Box 21149
Sarasota, FL 34276

File No.: 41-01757843-001, Manatee County

Dear Denis H. Lambillotte:

Thank you for your request to the Department for authorization to construction of a 328 square foot dock (consisting of a 4x67 access walkway and a 8x16 terminal platform); along with, the construction of a 10,000 lb boat lift. The project site is located at 1397 Bayshore Dr., Bradenton, FL, Section 34, Township 33 South, Range 17 East, Manatee County, in Miguel Bay within the Terra Ceia Aquatic Preserve, a Class II Outstanding Florida Water.

This type of activity requires a regulatory authorization for construction and operation of the project pursuant to Part IV, Chapter 373, F.S., unless otherwise exempt by statute or rule, proprietary authorization to use state-owned submerged lands Chapters 253 and 258 F.S., and federal authorization for works in waters of the United States through the State Programmatic General Permit (SPGP) program. Your request has been reviewed for all three authorizations. The authorizations you have been granted are listed below. Please read each section carefully. Your project may not have qualified for all three authorizations. If your project did not qualify for one or more of the authorizations that specific section will advise you how to obtain it. You may NOT commence your project without all three authorizations. If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

REGULATORY REVIEW - APPROVED

Pursuant to Part IV, Chapter 373, Florida Statutes (F.S.), and based upon the forms, drawings, and documents submitted on October 05, 2000, the proposed project appears to qualify as an activity which is exempt from the need for a Department Environmental Resource regulatory permit under 40D-4.051(12)(c), Florida Administrative Code. A copy of the applicable language for this exemption is attached. This determination is based solely on the information provided to the Department and the statutes and rules in effect when the application was submitted and is effective only for the specific activity proposed. This determination shall automatically expire if site conditions materially change or the governing statutes or rules are amended. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required. In any event, this determination shall expire after one year.

This determination that your activity qualifies for an exemption does not relieve you from the need to comply with all applicable water quality standards during the construction and operation of the facility. Activities conducted under this exemption must be constructed and operated using appropriate best management practices and in a manner which does not cause water quality violations, pursuant to Rule 62-302, Florida Administrative Code (F. A. C.).

The determination that your project qualifies as an exempt activity pursuant to Rule 40D-4.051(12)(c), F.A.C. may be revoked if the installation is substantially modified, or if the basis for the exemption is determined to be materially

"More Protection, Less Process"

Printed on recycled paper.

incorrect, or if the installation results in water quality violations. Any changes made in the construction plans or location of the project may necessitate a permit or certification from the Department. Therefore, you are advised to contact the Department before beginning the project and before beginning any work in waters or wetlands which is not specifically described in your submittal.

PROPRIETARY REVIEW - APPROVED

This letter is your authorization to use state-owned submerged land (if applicable) for the construction of your project, as required by Chapter 253.77, Florida Statutes, and Chapters 18-20 and 18-21, Florida Administrative Code.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, Florida Statutes and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

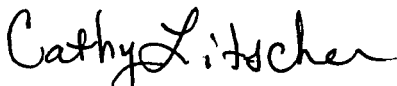
SPGP REVIEW - APPROVED

Your project has been reviewed for compliance with a State Programmatic General Permit (SPGP). Your proposed activity, as outlined on the attached drawings, is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, if attached. No further permitting for this activity is required by the Corps. The authority granted under this SPGP expires December 17, 2003. Your project must be completed prior to this expiration date.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

Please see the copies of the exemption attached to this letter and note that all specific conditions in the rule must be met in order to qualify for this exemption. If you have any questions, please contact me at (813) 744-6100 extension 322. When referring to this project, please use the file number listed above.

Sincerely,



Cathy Litscher
Environmental Specialist I
Environmental Resource Management



Wayne Richardson
Environmental Specialist II

Enclosures:
40D-4.051 (12)(c)
Notice Of Rights Of Substantially Affected Persons
General Consent Conditions
General Conditions for Federal Authorization for SPGP III-R1
Standard Manatee Construction
Conditions Attachment "A" For Discretionary Publication

WACH DOCK (HPB/COA 04-02)
Revised Approval Motion with Additional Stipulations

APPROVAL MOTION:

After consideration of comments made and evidence presented during the consideration of this matter, the 2020 Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to allow the construction of a dock approximately 397 square feet (extending 67 feet from the shoreline) in area with boat lift 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. To minimize the length of the dock, the construction of a catwalk and boat lift with roof will not be allowed.
3. Department of Environmental Protection (DEP) approvals, which includes Regulatory Review and State Programmatic General Permit (SPGP) must be obtained prior to construction activities.

PLEASE NOTE: Additional stipulations are underlined.

Received 7/19/04

Proposed Wach dock / HPB/COA- 04 - 02



Proposed dock
67' length



Property of interest

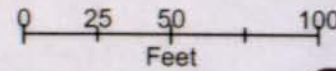


Proposed dock



Parcel boundaries

Map Author: Bach
Creation Date: 7/13/2004
Map Document Name: HPB_0402.mxd



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from data inaccuracy or omissions from different sources may exist. The Manatee County GISD shall be held harmless for inappropriate or unintended uses of the information.

Projection: State Plane Florida West (U.S. Feet)
Coordinate System: Transverse Mercator
Datum: North American 1983
False Easting: 656386.000000
False Northing: 0.000000
Central Meridian: -82.000000
Scale Factor: 0.999941
Latitude of Origin: 24.523333



HP EXHIBIT TS
WACH
HPBCOA-04-02
Team Aerial 7/19/04



HP EXHIBIT TS
WACH
HPBCOA-04-02
PHOTOS 1/19/04



Licensed Professional Marine Contractors
P.O. Box 21149 • Sarasota, Florida 34276
Bonded & Insured • License #RR0030300

SCOTT KOENREICH

Contractor/President

T (941) 923-1522

F (941) 921-3702

C (941) 915-3592

E customdockdavit@aol.com

- DOCKS
- BOAT LIFTS
- DAVITS
- SEA WALLS
- SEAWALL CAPS
- RETAINING WALLS
- DREDGING
- SERVICE & REPAIRS
- ROCK REVETMENTS
- PILING
- CUSTOM DESIGN
- PERMITTING

MANATEE COUNTY HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
HPB/COA-04-02

Continued

PROJECT NAME: MEL AND SANDRA WACH
LOCATION: 1397 BAYSHORE DRIVE, TERRA CEIA

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on July 19, 2004, and reviewed the request for the above-named project.

The Board found the construction dock approximately 397 square feet in area with boat lift to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow a dock approximately 397 square feet in area with boat lift 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. To minimize the length of the dock, the construction of a catwalk and boat lift with roof will not be allowed at the requested distance.
3. Department of Environmental Protection (DEP) approvals, which includes Regulatory Review and State Programmatic General Permit (SPGP) must be obtained prior to construction activities.

APPROVED THIS 19TH DAY OF JULY, 2004.

HISTORIC PRESERVATION BOARD
MANATEE COUNTY, FLORIDA

ATTEST:

BY: _____
Chairman

R. B. Shore
Clerk of the Circuit Court

Deputy Clerk

HPB/COA-04-02