

New Staff Report

**HISTORIC PRESERVATION BOARD**

**DATE: November 29, 2004**

**STAFF REPORT FOR FILE NO. HPB/COA - 04 - 03  
BUILDING PERMIT APPLICATION #02081133**

*only the first five  
pages of staff report  
replaced - the  
remaining pages are  
correct.*

**REQUEST:**

Construction of a 483 square foot "U" shaped dock parallel to the shoreline, 26.4 feet wide and 28.4 feet long, with a boat lift.

BP Application #02081133

Property Owner: Frank & Yvonne Alfonso

**PROPERTY INFORMATION:**

Location: 1803 Bayshore Drive  
Terra Ceia, Florida

Zoning: PD-R, HA, CH

Future Land Use Category: RES-1

**YEAR BUILT:**

N/A

**FLORIDA MASTER SITE FILE:**

No

**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 for construction of a 483 square foot dock with boat lift on the property located at 1803 Bayshore Drive in Terra Ceia with Stipulations #1 through #3.

**STIPULATIONS:**

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 dock will be constructed at a height no greater than three (3) feet above mean high water.
3. No handrails shall be constructed at any part of the dock to minimize visual impacts.

*May make  
correction.*

*New page*

- 4. The dock shall be constructed and remain of a natural wood finish.

**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 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 dock is proposed to be no greater than three feet above the water line and will maintain a low profile. The applicant proposes the dock be constructed parallel to the shoreline at a length of 28.4 feet and width of 26.4 feet. The applicant proposes two (2) five (5) foot wide platforms and one (1) ten (10) foot platform that will be constructed in a "U" shape. According to the Land Development Code (LDC) Section 514.2.2, No person may...build any waterfront**

*new page*

structure in excess of two hundred (200) square feet in area without first obtaining a Certificate of Appropriateness (COA)." At the proposed length, width, and area, the dock will be approximately 483 square feet, with 305.5 square feet being constructed within the identified canal. Due to the square footage of this project within the canal, a COA is required before obtaining a Building Permit.

The width of the canal is 60 feet. According to the Land Development Code 734.2.1, "Private residential waterfront structures shall not extend waterward of the mean or ordinary high water line more than twenty-five (25) percent of the width of the waterbody." The proposed dock extends 14.3 feet into the canal, which is 0.7 feet shorter than the greatest allowable length.

A 10,000 pound aluminum boat lift is proposed for the center of the dock and will be supported by 10-inch diameter 2.5 Chromated Copper Arsenate (CCA) marine grade pilings which will be submerged 10 feet into the canal. The applicant has obtained permits from the Manatee County Building Department and Florida Department of Environmental Protection.

- (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:**

Many docks have been built within the Terra Ceia area within the last five years for the purpose of boat docking. Terra Ceia Estates was platted in 1959 and the canal dredged for the purpose of watercraft use in the late 1970's.

- (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:**

- (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:**

- (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:**

**As stated above, many docks have been built within the Terra Ceia area within the last five years for the purpose of boat docking. The dock platform is proposed to be constructed at a height not greater than three (3) feet above mean high water and will maintain a low profile. Additionally, railings are not proposed for this project. Side setbacks will be maintained.**

- (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 dock platform and planks will maintain a natural wood finish.**

- (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:**

**This dock will be constructed without a roof which will decrease its visual profile.**

- (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: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The visual impact of this structure will be minimal due to its height and width.**

- (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:**

**Because the dock will be constructed parallel to the shoreline and low on the horizon, it will maintain visual compatibility with the surrounding area. The dock platform is proposed to be constructed at a height no greater than three (3) feet above mean high water which will also minimize any visual obstructions and will be consistent with other docks located in the canal.**

Attachments:

1. BP Application #COA-04-03
2. Request Letter to the Historic Preservation Board
3. Army Corps of Engineers Permit Documentation (#02120548)

# Attachment #1

**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)

<b>FOR STAFF USE ONLY</b>	
<b>FILE NUMBER:</b>	<b>FILE NAME:</b>

**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)

NEW CONSTRUCTION. SEE APPROVED PLAN  
PERMIT # 02081133

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

Historic Preservation Certificates of Appropriateness  
Page 2

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.

CONSTRUCTION OF A NEW 2-STORY HOME WITH  
A NEW 380 SF DOCK AND 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).

\_\_\_\_\_  
\_\_\_\_\_

Revised 2/10/94

*Frank Alfonso*  
*Dock PERMIT # 02081133*  
*Sept 22, 2004*



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: \_\_\_\_\_

LIST CASE NUMBERS OF PREVIOUS APPROVALS: \_\_\_\_\_

A. Property Information

1. Legal Description: LOT 13, TERRA CEIA ESTATES UNIT 1

2. D. P. Number(s): 2150810204

3. Section: 27 Township: 33 SOUTH Range: 17 EAST

4. Subdivision Name (if Platted): TERRA CEIA ESTATES UNIT 1

5. Lot: 13 6. Block: —

7. Address or Location of Property (See Address Coordinator, if physical address is needed):  
1803-BAYSHORE DRIVE

8. Present Zoning Classification: PDR/CH/HA

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: A-11 Map/Panel Numbers: FIRM/PANEL No. 120153-0179C

13. Property Size (to the nearest tenth of acre or sq. ft.): 10,200 sq. ft.

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

- NEW two story 3200 sq. ft home

- CURRENTLY UNDER CONSTRUCTION

- NEW dock & boatlift

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

a. North: VACANT LOT c. East: TILLET BAYOU

b. South: RESIDENCE d. West: ARTIFICIAL WATERWAY & VACANT PROPERTY

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):  
CONSTRUCTION OF A NEW HOME (3,200 sq ft)  
AND A NEW 380 sq ft. DOCK AND BOATLIFT.  
DOCK AND BOATLIFT WILL BE SIMILAR  
TO OTHERS IN THE ARTIFICIAL WATERWAY  
(CANAL) AND THE ADJACENT CANAL ON  
BURNS Rd. THE DOCK PLANS HAVE BEEN  
APPROVED BY PCOE AND REVIEWED BY  
DEP

LAND DEVELOPMENT APPLICATION  
Page 2

**B. Names/Addresses**

List all person(s) having ownership in subject property

1. Name of Property Owner: FRANK ALFONSO  
 Address: 1801- BAYSHORE DR. TERRACE / P.O. Box 167  
 Zip: 34250 Telephone: 813-886-1529 Fax: 941-723-2227  
 Internet Address: YALFONSO@aol.com
  
2. Name of Property Owner: YVONNE L. ALFONSO  
 Address: JANE AS ABOUR  
 Zip: SAME Telephone: SAME Fax: SAME  
 Internet Address: SAME
  
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 Frank Alfonso

MARATEE COUNTY

Page 1 of 1

MISCELLANEOUS INVOICE

Case # 01  
 Date 09/29/2004  
 09/29/2004 1124184  
 40200 100 PERMITTING CASH BOOK  
 100 POSTCARD 102217  
 Total 65.00  
 Receipt # Amount 65.00  
 0.00

INVOICE # : 413742  
 INVOICE DATE : 09/29/2004

PRINT DATE : 09/29/2004  
 PRINT TIME : 14:57:53  
 OPERATOR : lindag  
 COPY # : 1

RECEIVED BY : lindag  
 REC'D. FROM : YVONNE ALFONSO  
 UDF 106.1 :  
 UDF 106.2 :

CASH DRAWER: CASHIER

NOTES : HISTORIC APPLICATION & REVIEW

FEE ID	AMOUNT	THIS RCPT	BALANCE
HPB	65.00	65.00	0.00
TOTALS:	65.00	65.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
OTHER	65.00	7004
TOTAL INVOICE :	65.00	

## Attachment #2

**FRANK ALFONSO**

September 22, 2004

Historical Preservation Board  
Terra Ceia Historical and Archaeological Overlay District  
Manatee County

**RE: Dock Permit #02120548 – Project Site: 1803 Bayshore Dr., Terra Ceia, FL**

Dear Board Members:

My wife, Yvonne and I are currently building a new 3,200 sq. ft. home at the above referenced address (Permit #02081133). We are now seeking a Certificate of Appropriateness to construct a 380 square feet residential dock and boatlift for our personal use. The dock will be consistent with other existing docks in the same man-made canal, the adjacent canal and throughout Tera Ceia.

This dock project has already been reviewed and approved by the Army Corps of Engineers and the State Department of Environmental Protection. The Manatee Building Department has copies of these approvals. It should be clearly noted that the dock will not extend more than 25% of the artificial waterway.

The dock will be supported by 8-inch diameter 2.5 C.C.A. pressure treated marine grade pilings which will be submerged 6 feet into the canal bottom. The pilings will be cut off approximately 48 inches above the new dock level.

The 10,000 pound aluminum boatlift will be supported by 10-inch diameter 2.5 C.C.A. marine grade pilings which will be submerged 10 feet into the canal.

The stringers and headers will be constructed of 2"x8" pressure treated timbers and will be bolted to each piling with 5/8" diameter stainless steel bolts. The decking will consist of 2"x6", #1 grade .40 C.C.A. hand select Pro-Deck timbers and will be attached with stainless steel screws; two per connection. All exposed edges of the dock will be beveled to prevent splintering and for appearance. The dock will not contain railings of any type.

Should you need additional information, please call me at 941-723-2227 or 813-886-1529.

Your consideration for approval will be greatly appreciated.

Sincerely,



Frank Alfonso

cc: Dan Mygrant, Contractor

P.O. Box 167  
Terra Ceia Island, Florida 34250

Phone: 813-886-1529  
Fax: 941-723-2227  
Cell: 813-416-0194  
Email: yaifonso@aol.com

# Attachment #3



DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT CORPS OF ENGINEERS  
TAMPA REGULATORY OFFICE  
P.O. BOX 19247  
TAMPA, FLORIDA 33686-9247

Received  
6-20-02  
29.

June 19, 2002

Regulatory Division  
West Permits Branch  
Tampa Regulatory Office  
200203511 (GP-Modification #1)

Mr. Frank Alfonso  
8012 Fountain Avenue  
Tampa, FL 33615

Dear Mr. Alfonso:

Reference is made to your request and our telephone conversation, to extend a Department of the Army permit.

The U.S. Army, Corps of Engineers has reauthorized permits SAJ20 and SAJ33. The permits were in effect 1 May 2002. The extended permits, which we have been operating under, expired on 1 June 2002. The criteria specified in those permits have been superceded by the criteria in the newly reauthorized permits, as noted in the table on our web site: <http://www.saj.usace.army.mil/permit>.

Existing authorizations under the prior versions of SAJ20 and SAJ33 will be valid until 1 June 2003.

The expiration date of newly issued SAJ20's and SAJ33's will be 1 May 2007.

If you have any questions concerning the Corps' policy, please contact me in writing at the letterhead address, by telephone at 813-840-2908, extension 233, or by electronic mail at Mary.L.Saunders@saj02.usace.army.mil.

Sincerely,

Mary L. Saunders  
Legal Instruments Examiner  
Tampa Regulatory Office  
REVIEWED FOR CODE COMPLIANCE  
WITH THE FLORIDA BUILDING CODE  
MANATEE COUNTY BUILDING DEPARTMENT

PERMIT NO: 02120548  
REVIEW COMPLETED: DEC 19 2002  
PLANS EXAMINER: CMC



# Department of Environmental Protection

Jeb Bush  
Governor

Southwest District  
3804 Coconut Palm Drive  
Tampa, Florida 33619

744-6100

David B. Scrubs  
Secretary

July 19, 2001

Frank & Yvonne Alfonso  
8012 Fountain Avenue  
Tampa, FL 33615

File No.: 41-01851803-001, Manatee County

Dear Mr. Alfonso:

Thank you for your request to the Department for authorization to construct a 453 square foot private dock. The project site is located at 1803 Bayshore Drive, Section 27, Township 33 South, Range 17 East, Terra Ceia, Manatee County, within a Class III Waterbody (canal), adjacent to Terra Ceia Aquatic Preserve.

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 June 4, 2001, 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 incorrect, or if the installation results in water quality violations. Any changes made in the construction

REVIEWED FOR CODE COMPLIANCE  
FLORIDA ADMINISTRATIVE CODE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

PERMIT NO: 02120548  
"More Protection, Less Process"  
REVIEW COMPLETED: DEC 19 2002  
PLANS EXAMINER: *CDM*

Revised as required below



Wendy Hershfeld 233

Applicant: Alfonso, Frank & Yvonne  
File No.: 41-01851803-001  
Page 2 of 6

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**

A review of the location of your proposed project indicates that it is not on state-owned submerged lands. Therefore, your project is exempt from the further requirements of Chapter 253, Florida Statutes.

**SPGP REVIEW - NOT APPROVED**

SEE ATTACHED LETTER

A copy of your application also has been sent to the U.S. Army Corps of Engineers (USACOE) for review. The USACOE may require a separate permit. Failure to obtain this authorization prior to construction could subject you to enforcement action by that agency. For further information, you should contact the USACOE Tampa Regulatory Field Office at (813) 840-2908.

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 George Molinaro at (813) 744-6100 extension 418. When referring to this project, please use the file number listed above.

Sincerely,

*George Molinaro*

George Molinaro  
Environmental Specialist I  
Environmental Resource Management

*Wendy E. Hershfeld*

Wendy Hershfeld  
Environmental Specialist II  
Environmental Resource Management

**Enclosures:**

Notice Of Rights Of Substantially Affected Persons  
Pertinent exemption language 40D-4.051(12)(C)  
Attachment "A" For Discretionary Publication

JANNA MILLER

Dep

REVIEWED FOR CODE COMPLIANCE  
WITH THE FLORIDA BUILDING CODE  
MANATEE COUNTY BUILDING DEPARTMENT

PERMIT NO: 02120548

REVIEW COMPLETED: DEC 19 2002

PLANS EXAMINER: CM

Applicant: Alfonso, Frank & Yvonne  
File No.: 41-01851803-001  
Page 5 of 6

ATTACHMENT "A" FOR DISCRETIONARY PUBLICATION OF NOTICE OF DETERMINATION OF QUALIFICATION FOR AN EXEMPTION

In the Matter of an Application  
for a Determination of Qualification  
for an Exemption by:

Frank & Yvonne Alfonso  
8012 Fountain Avenue  
Tampa, FL 33615

DEP File No.: 41-01851803-001

County: Manatee

The Department of Environmental Protection gives notice that it has received a request for authorization to construct a 453square foot private dock, at 1803 Bayshore Drive, Terra Ceia, Manatee County by Frank & Yvonne Alfonso. The Department has determined that the project qualifies for an exemption established under 40D-4.051(12)(c), Florida Administrative Code.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Mediation is not available.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with rule 28-106.205 of the Florida Administrative Code.

In accordance with rules 28-106.111(2) and 62-110.106(3)(a)(4), petitions for an administrative hearing must be filed within 21 days of publication of the notice or receipt of written notice, whichever occurs first. Under rule 62-110.106(4) of the Florida Administrative Code, a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 prior to the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Upon motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect, the Department may also grant the requested extension of time.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition for an administrative hearing within the appropriate time period shall constitute a waiver of that right.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

02120548  
DEC 19 2002

# Leo Mills & Associates, Inc.

620 8TH AVE WEST  
PALMETTO, FL 34221

LAND PLANNING - SURVEYING

22 N. POLK AVE.  
ARCADIA, FL 33821

PHONE: 813-722-2460  
FAX: 813-722-9640

MEMBER  
FLORIDA SOCIETY PROFESSIONAL LAND SURVEYORS    MANASOTA CHAPTER PROFESSIONAL LAND SURVEYORS

PHONE: 813-993-4141  
FAX: 813-993-2646

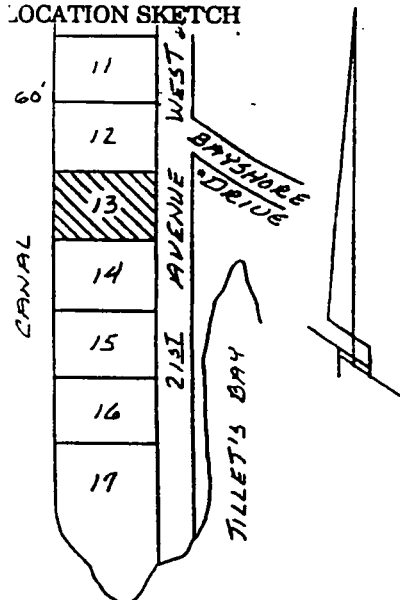
LOTS 13 BLOCK         
Subdivision TERRA CEIA ESTATES - UNIT 1  
According to the Plats thereof recorded in Plat Book No. B Page 86  
Section 27, Township 33 South, Range 17 East  
Public Records of MANATEE County, Florida  
For the exclusive use of: FRANK ALFONSO & YVONNE LEWIS ALFONSO

**SURVEYOR'S CERTIFICATE:**

I, The Undersigned Registered Land Surveyor, do hereby certify that this Plat is a true representation of the lands described and shown hereon to the best of my knowledge and belief and meets the minimum technical standards for surveying in the state of Florida. (Chapter 61G17-6, F.A.C.)

By Leo Mills  
Registered State of Florida Professional Land Surveyor No. 1735  
Date 9-28-94

**NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL**  
**BOUNDARY SURVEY**



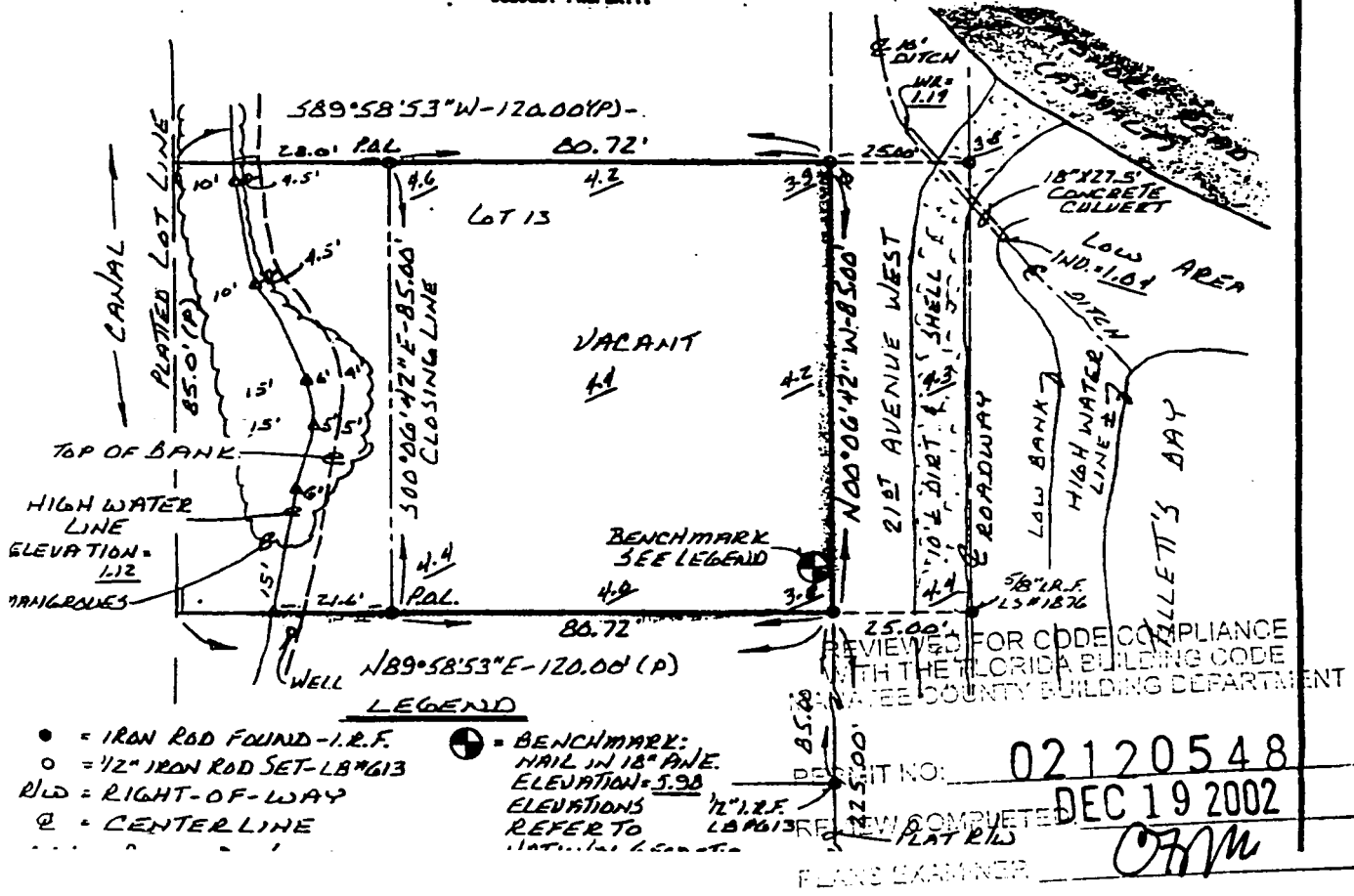
CERTIFIED TO

- FRANK ALFONSO  
- YVONNE LEWIS ALFONSO  
- CHICAGO TITLE INSURANCE COMPANY

07-06-01: REVISED ELEVATION 1.12 LINE, TOP OF BANK, MANGROVES ON W. LY. SIDE OF LOT.

**NOTES**

1. BEARINGS REFER TO THE WEST RIGHT-OF-WAY LINE OF 21ST AVENUE WEST BEING  $N00^{\circ}06'42''W$  BY RECORD PLAT.
2. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSE OF THIS SURVEY.
3. SUBJECT LAND LIES IN ZONE "A-11" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 120133-0179-C (DATED 4-17-84). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCROACHMENTS ON THE SUBJECT PROPERTY.
5. EXCEPTION IS MADE HEREON REGARDING THE LOCATION OR EXISTENCE OF JURISDICTIONAL VEGETATION OR WETLANDS, WHICH IF PRESENT, COULD AFFECT THE ABILITY TO USE THE SUBJECT PROPERTY.



- LEGEND**
- = IRON ROD FOUND - I.R.F.
  - = 1/2" IRON ROD SET - LB#613
  - R/W = RIGHT-OF-WAY
  - ⊙ = CENTERLINE

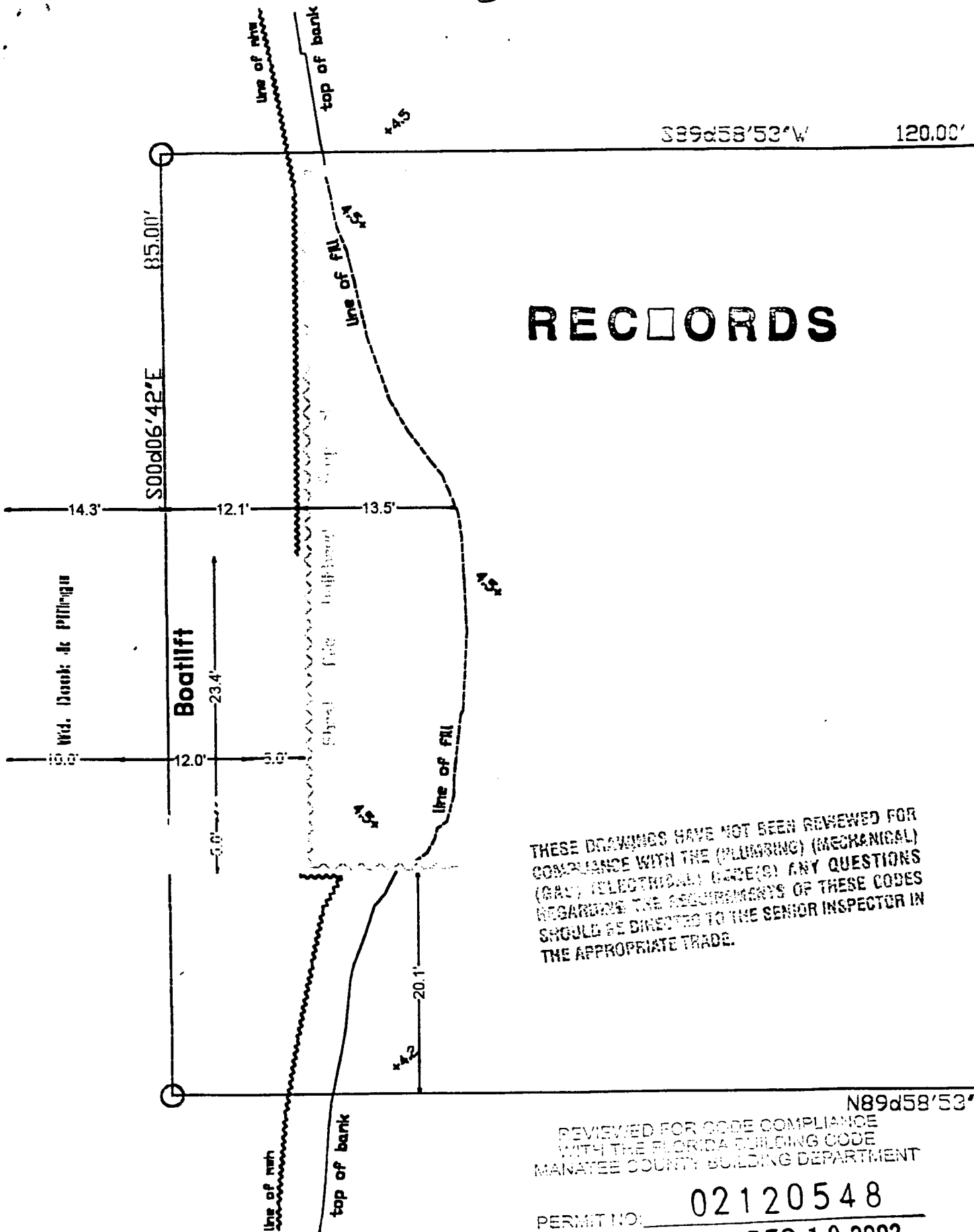
- ⊙ = BENCHMARK: NAIL IN 18" ANGLE ELEVATION = 5.90
- = 1/2" I.R.F. ELEVATIONS REFER TO LB#613

REVIEWED FOR CODE COMPLIANCE WITH THE FLORIDA BUILDING CODE BY MANATEE COUNTY BUILDING DEPARTMENT

DEPOSIT NO: 02120548  
DATE: DEC 19 2002  
PLANS EXAMINER: CFM

See Attached Letters

60' W. Canal



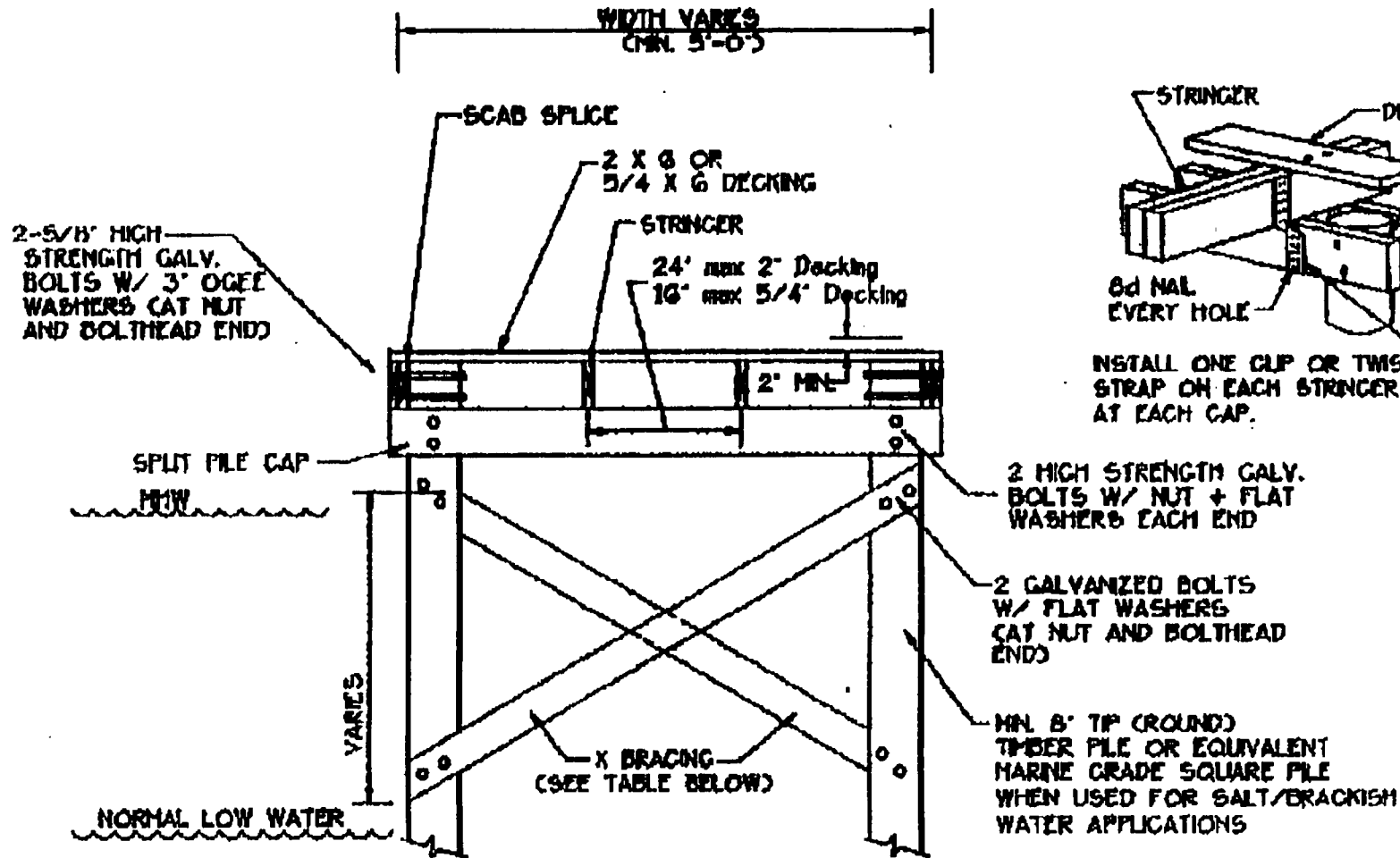
# RECORDS

THESE DRAWINGS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE (PLUMBING) (MECHANICAL) (GAS) (ELECTRICAL) CODE(S). ANY QUESTIONS REGARDING THE REQUIREMENTS OF THESE CODES SHOULD BE DIRECTED TO THE SENIOR INSPECTOR IN THE APPROPRIATE TRADE.

REVIEWED FOR CODE COMPLIANCE WITH THE FLORIDA BUILDING CODE  
 MANATEE COUNTY BUILDING DEPARTMENT

PERMIT NO: 02120548  
 REVIEW COMPLETED: DEC 19 2002  
 PLANS EXAMINER: CFM

N89d58'53"E



REVIEWED FOR OCEE COMPLIANCE WITH THE FLORIDA BUILDING CODE  
 MANATEE COUNTY BUILDING DEPARTMENT

PERMIT NO. 02120548  
 DEC 19 2002

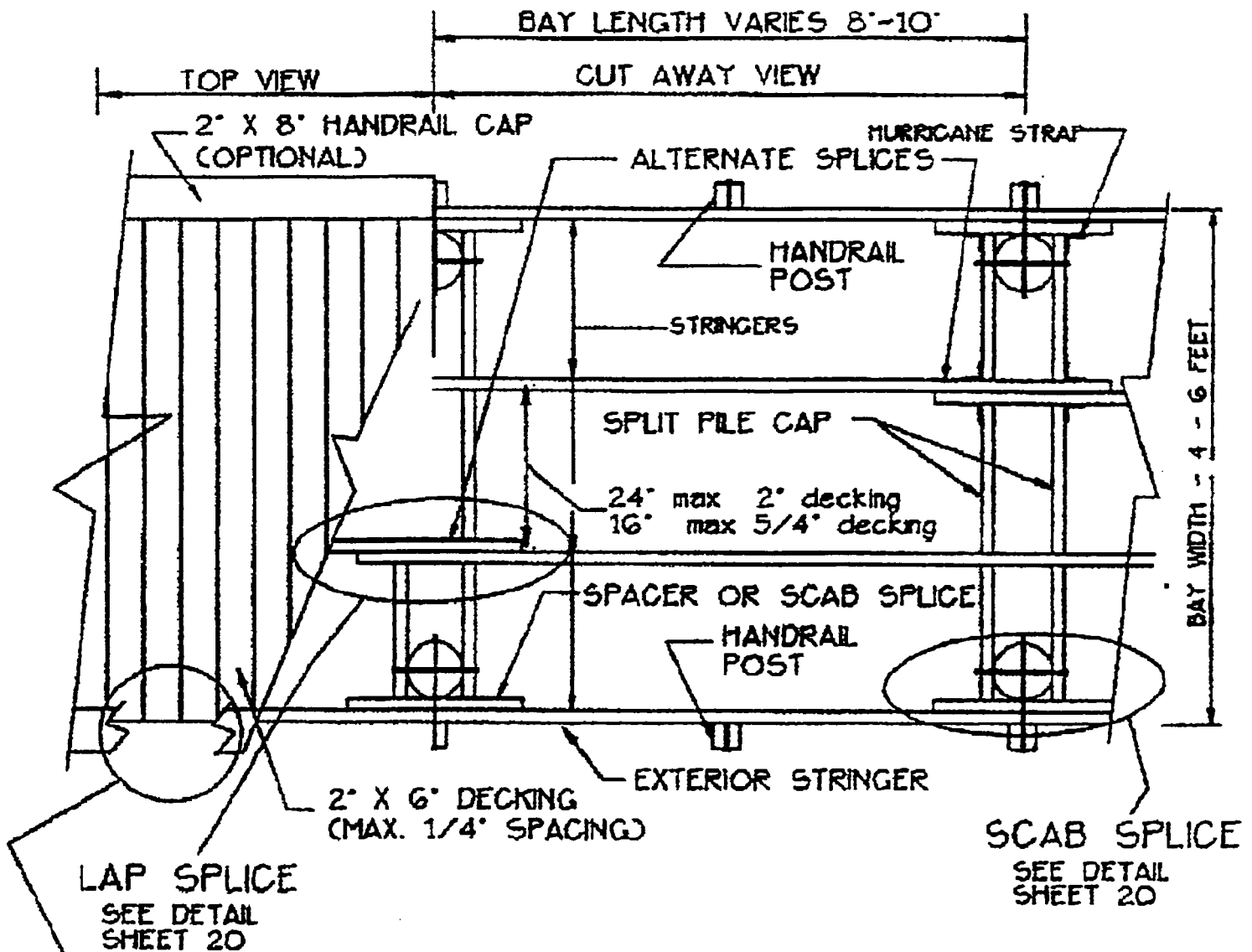
REVIEW COMPLETED  
 PLAYS ENGINEER

The following chart provides guidance on the selection of pile caps, transverse bracing, stringers and the sizing of connectors:

BAY SIZE (v x l)	X-BRACING SIZE (CONNECTORS)	PILE CAP SIZE (CONNECTORS)	STRINGER SIZE (CONNECTORS)
4 x 8	2 x 6 (2-5/8" X 8" Bolts)*	2 x 6 (2-5/8" Bolts)	2 x 6 (Toe Nail/MS)**
4 x 10	2 x 6 (2-5/8" X 8" Bolts)*	2 x 6 (2-5/8" Bolts)	2 x 6 (Toe Nail/MS)
6 x 8	2 x 8 (2-3/4" X 8" Bolts)*	2 x 8 (2-5/8" Bolts)	2 x 8 (Toe Nail/MS)
6 x 10	2 x 8 (2-7/8" X 8" Bolts)*	2 x 8 (2-5/8" Bolts)	2 x 8 (Toe Nail/MS)

\* Could use a single bolt with split grid single connector. Use ogee washers on bolt head side with 4 x 4-1/8" cut washer or ogee washer on nut side.

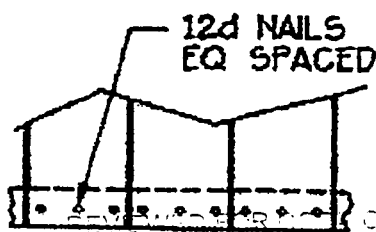
\*\* Toe Nail with 2-30D ring shank nails - use hurricane straps in addition to toe nail in hurricane or heavy tornado areas.



LAP SPLICE  
SEE DETAIL SHEET 20

SCAB SPLICE  
SEE DETAIL SHEET 20

**Nailing Notes**



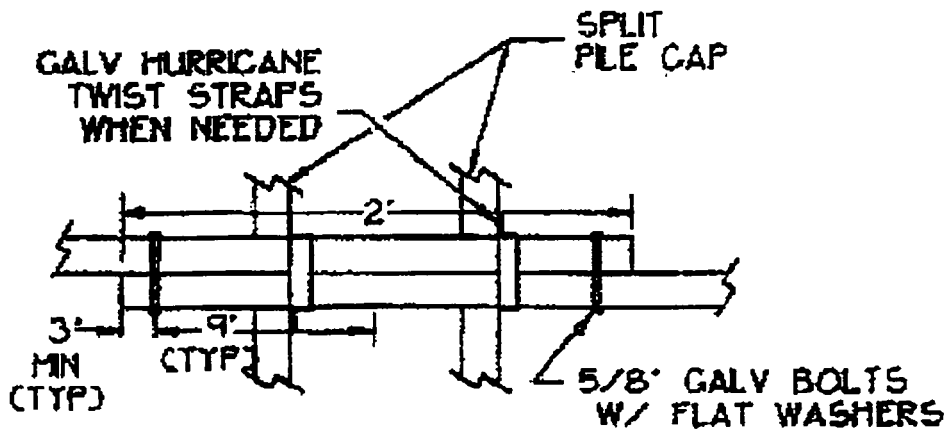
COMPLIANCE WITH THE FLORIDA BUILDING CODE  
MANATEE COUNTY BUILDING DEPARTMENT

DECKING SHALL BE INSTALLED USING THE FOLLOWING SCHEDULE:

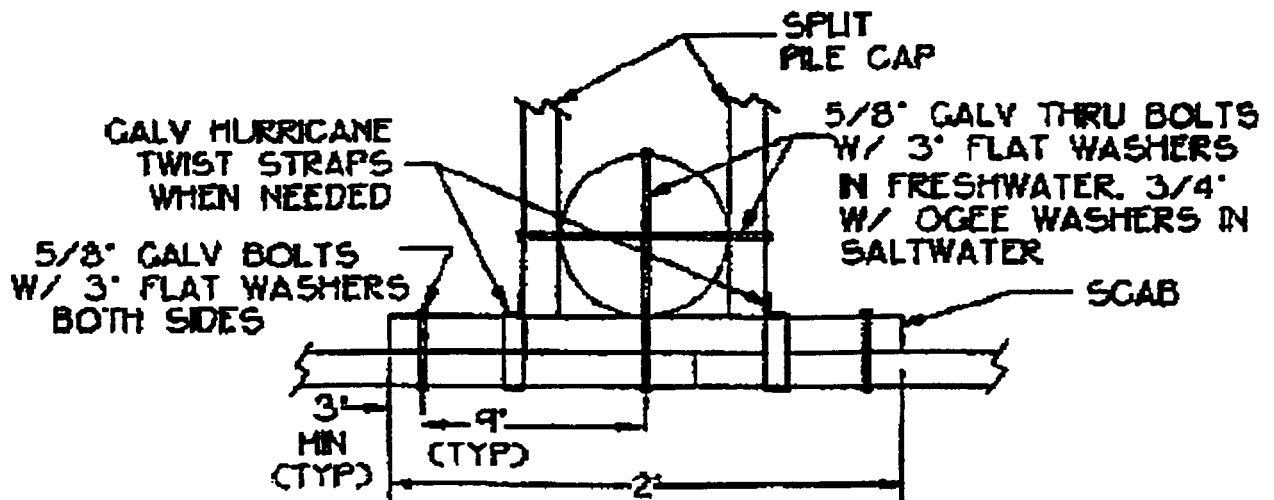
- 2 X 4    2 - 12d (3 1/4")
- 2 X 6    3 - 12d (3 1/4")
- 2 X 8    4 - 12d (3 1/4")

NAILS SHALL BE RING OR SPIRAL SHANK STAINLESS STEEL OR GALVANIZED. PREDRILL PILOT HOLES FOR NAILS (1/16" LESS THAN NAIL DIAMETER).

PERMIT NO: 02120548  
 REVIEW COMPLETED: DEC 19 2002  
 PLANS EXAMINER: CM



**Lap Splice Detail (Plan View)**



**Scab Splice Detail (Plan View)**

REVIEWED FOR CODE COMPLIANCE  
WITH THE FLORIDA BUILDING CODE  
MANATEE COUNTY BUILDING DEPARTMENT

PERMIT NO: 02120548

REVIEW COMPLETED: DEC 19 2002

PLANS EXAMINER: CRW

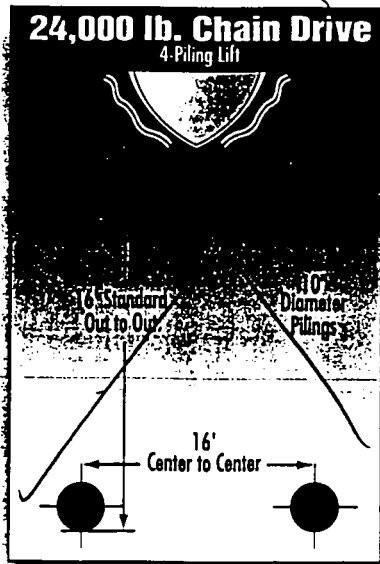
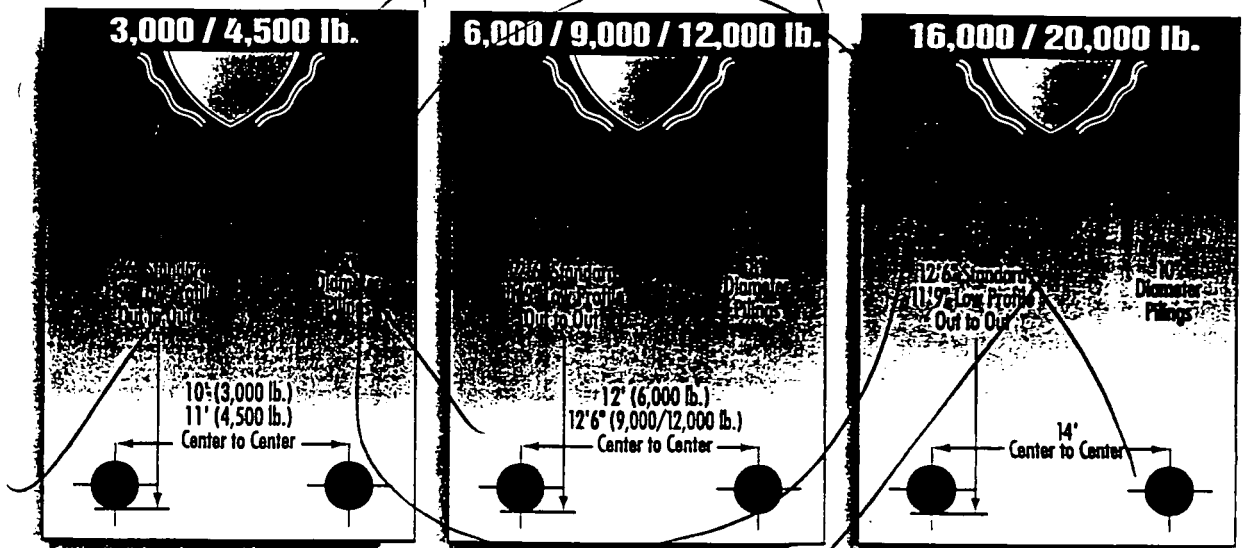
# Hi-Tide Rolifts™

## WIRE SPECIFICATIONS

MOTOR HP.	100 FEET		200 FEET		300 FEET		400 FEET	
	120V	240V	120V	240V	120V	240V	120V	240V
(2) 1/2	#10	#12	#8	#12	#6	#10	#4	#10
(2) 3/4 or 1	#8	#10	#6	#10	#4	#10	#2	#8
(4) 3/4 or 1	-	#10	-	#10	-	#6	-	#4

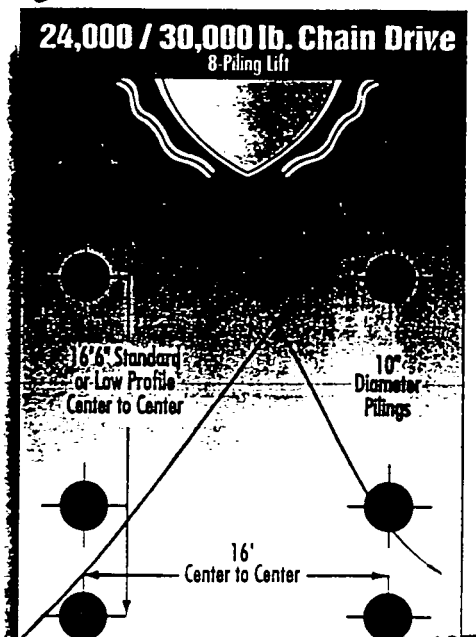
### Piling Setting Dimensions

**Standard:** Gear reducer and motor up, above top carrier beams.  
**Low Profile:** Gear reducer and motor down, below top carrier beams and along side of piling.



**Note:**  
 ROLIFT™  
 Top Carrier Beams are designed to fit pilings up to 12" in diameter. Please notify Hi-Tide if concrete pilings will be used.

**Specify Standard or Low Profile with order.**



**NOTE:** ROLIFT™ Lifter Beams are designed to lift on centerline of support pilings. If dock edge overlaps centerline of pilings, adjustment should be made to increase piling spacing side to side, shorten lifter beams, or notch deck boards to accommodate lifter beams. Check with Hi-Tide Sales as needed.

REVIEWED FOR CODE COMPLIANCE WITH THE FLORIDA BUILDING CODE  
 MANATEE COUNTY BUILDING DEPARTMENT

02120548

*The Best Warranty In The Industry Backed By Product Liability Insurance*

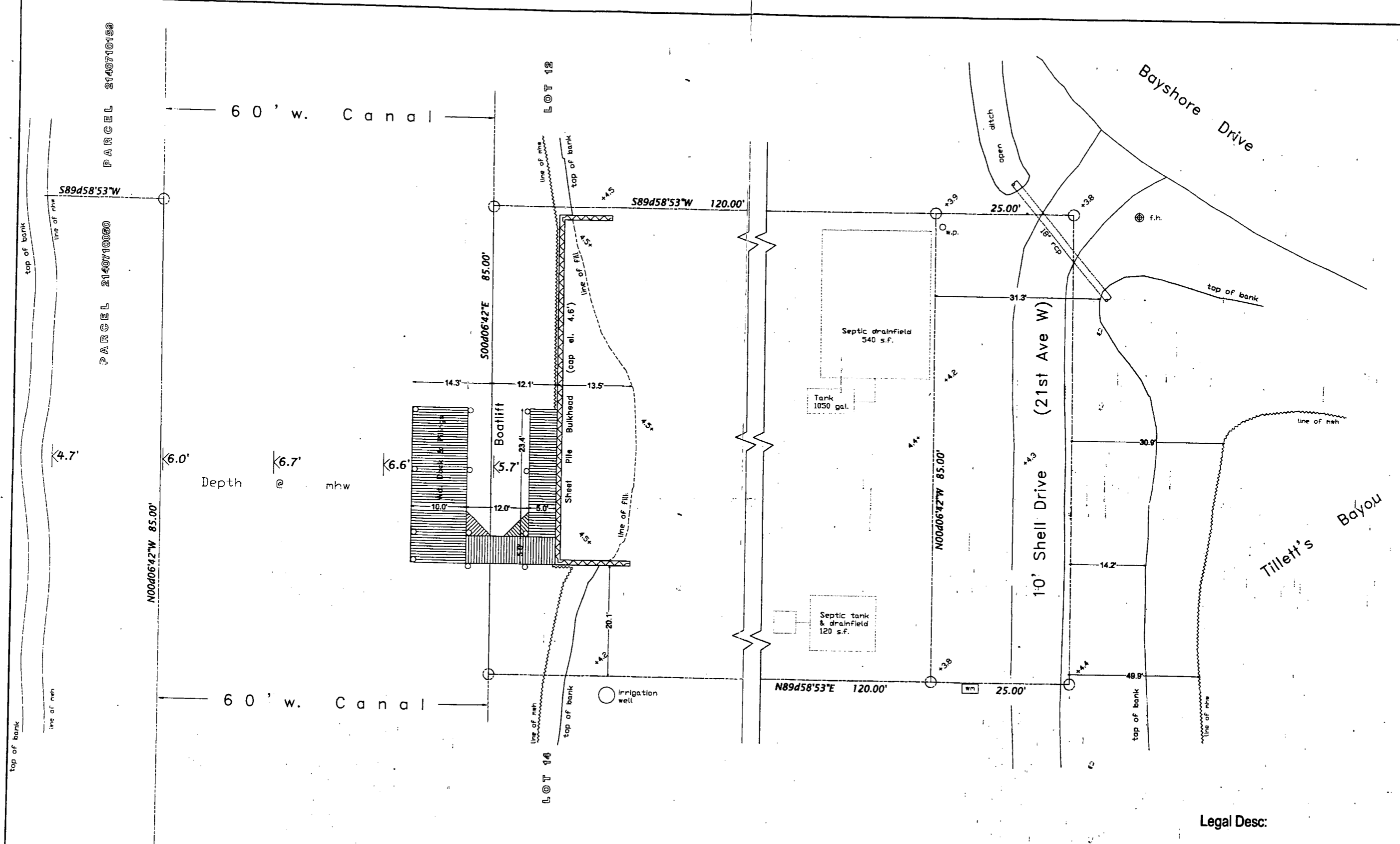
**1-800-544-0735**

DATE COMPLETED:

DEC 19 2002

*Chm*





**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**Legal Desc:**  
 Lot 13, Terra Ceia Estates Unit 1  
 Sec 27, Twp 33S, R 17E  
 Frank & Yvonne Alfonso  
 1803 Bayshore Dr.

Parcel lies in Flood Zone  
 designation A-11 as shown on  
 F.I.R.M. Panel No. 120153-0179C  
 revised 7-15-92

REVISIONS	DATE

**FRYDAY**  
 CORPORATION  
 BUILDING CONTRACTOR  
 TAMPA, FL  
 P.O. BOX 262233  
 (813) 259-6444

**Alfonso Residence**  
 Terra Ceia, FL  
 1803 Bayshore Drive  
**WATERFRONT PLAN**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECK BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 JOB NO.: \_\_\_\_\_

SHEET  
**C-2**  
 OF 2

HPC00A-CH-03

**Alfonso Dock  
Certificate of Appropriateness  
Application**

**HBP/COA 04-03  
November 29, 2004**

# Applicant Request

The approval of a 483 square foot “U” shaped dock parallel to the shoreline, 26.4 feet wide and 28.4 feet long, with a boat lift.

# Changes in the Staff Report

- Page 1 – REQUEST
  - 350 square foot dock should read 483 square foot “U” shaped dock.
- Page 1 – Recommended Motion (New Language)
  - After consideration of comments made...I move to APPROVE the COA for construction of a 483 square foot dock with boat lift on the property located at 1803 Bayshore Drive in Terra Ceia with Stipulations #1 through #3.

# Changes in the Staff Report

## ■ Page 2 – Criteria #1

- Comments: “The applicant proposes...at a length of 28.4 feet and width of 26.4 feet.” The underlined measurement was 27 feet.
- 2<sup>nd</sup> Paragraph: “At the proposed length...the dock will be approx. 483 square feet, with 305.5 square feet being constructed...” The underlined measurement were 486 and 309.

















# Measurements

- Dock Area: 483 square feet
- Dock Area on Parcel: 177.5 square feet
- Dock Area in Canal: 305.5 square feet

# Added Stipulations

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historic 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.

# Added Stipulations

2. The dock will be constructed at a height no greater than three (3) feet above the mean high water.
3. No handrails shall be constructed on any part of the dock to minimize visual impacts.
4. The dock shall be constructed and remain of a natural wood finish.

# Staff Recommendation

Staff Recommends approval of this Certificate of Appropriateness for the following reasons:

- The dock is proposed parallel to the shoreline providing visual compatibility with surrounding docks.
- The canal is “man-made” and dredged for the purpose of boat docking.
- Similar docks currently exist within the canal.
- The proposed height of the dock will minimize visual obstructions.



**End of Presentation**

*New agenda pkg provided.*

**HISTORIC PRESERVATION BOARD**

**DATE: November 29, 2004**

**STAFF REPORT FOR FILE NO. HPB/COA - 04 - 03  
BUILDING PERMIT APPLICATION #02081133**

**REQUEST:**

Construction of a <sup>should be 483</sup>350 square foot "U" shaped dock parallel to the shoreline, 26.4 feet wide and 28.4 feet long, with a boat lift.

BP Application #02081133  
Property Owner: Frank & Yvonne Alfonso

**PROPERTY INFORMATION:**

Location: 1803 Bayshore Drive  
Terra Ceia, Florida

Zoning: PD-R, HA, CH  
Future Land Use Category: RES-1

**YEAR BUILT:**

N/A

**FLORIDA MASTER SITE FILE:**

No

**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 with Stipulation #1.

**STIPULATIONS:**

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.

**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 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 dock is proposed to be no greater than three feet above the water line and will maintain a low profile. The applicant proposes the dock be constructed parallel to the shoreline at a length of 28.4 feet and width of 27 feet. The applicant proposes two (2) five (5) foot wide platforms and one (1) ten (10) foot platform that will be constructed in a "U" shape. 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)." At the proposed length, width, and area,

the dock will be approximately 486 square feet, with 309 square feet being constructed within the identified canal. Due to the square footage of this project within the canal, a COA is required before obtaining a Building Permit.

The width of the canal is 60 feet. According to the Land Development Code 734.2.1, "Private residential waterfront structures shall not extend waterward of the mean or ordinary high water line more than twenty-five (25) percent of the width of the waterbody." The proposed dock extends 14.3 feet into the canal, which is 0.7 feet shorter than the greatest allowable length.

A 10,000 pound aluminum boat lift is proposed for the center of the dock and will be supported by 10-inch diameter 2.5 Chromated Copper Arsenate (CCA) marine grade pilings which will be submerged 10 feet into the canal. If approved, the applicant must also obtain permits from the Manatee County Building Department and Florida Department of Environmental Protection.

- (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:**

Many docks have been built within the Terra Ceia area within the last five years for the purpose of boat docking. Terra Ceia Estates was platted in 1959 and the canal dredged for the purpose of watercraft use in the late 1970's.

- (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:**

- (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:**

- (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:**

As stated above, many docks have been built within the Terra Ceia area within the last five years for the purpose of boat docking. The dock platform is proposed to be constructed at a height not greater than three (3) feet above mean high water and will maintain a low profile. Additionally, railings are not proposed for this project. Side setbacks will be maintained.

- (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 dock platform and planks will maintain a natural wood finish.

- (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:**

This dock will be constructed without a roof which will decrease its visual profile.

- (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:** Yes

**MEETS GUIDELINE:** Yes

**COMMENTS:**

The visual impact of this structure will be minimal due to its height and width.

- (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:**

**Because the dock will be constructed parallel to the shoreline and low on the horizon, it will maintain visual compatibility with the surrounding area. The dock platform is proposed to be constructed at a height no greater than three (3) feet above mean high water which will also minimize any visual obstructions and will be consistent with other docks located in the canal.**

Attachments:

1. BP Application #COA-04-03
2. Request Letter to the Historic Preservation Board
3. Army Corps of Engineers Permit Documentation (#02120548)

*New doc provided*

**MANATEE COUNTY HISTORIC PRESERVATION BOARD  
CERTIFICATE OF APPROPRIATENESS  
HPB/COA-04-03**

**PROJECT NAME: FRANK AND YVONNE ALFONSO**  
**LOCATION: 1803 BAYSHORE DRIVE, TERRA CEIA**

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on November 29, 2004, and reviewed the request for the above-named project.

The Board found the construction of a 350 square foot "U" shaped dock parallel to the shoreline, 26.4 feet wide and 28.4 feet long, with a 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.

*X Addl. Steps 2-4*

**APPROVED THIS 29TH DAY OF NOVEMBER, 2004.**

**HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA**

**ATTEST:**

**BY: \_\_\_\_\_  
Chairman**

**R. B. Shore  
Clerk of the Circuit Court**

\_\_\_\_\_  
**Deputy Clerk**

**HPB/COA-04-03**

MANATEE COUNTY HISTORIC PRESERVATION BOARD  
CERTIFICATE OF APPROPRIATENESS  
HPB/COA-04-03

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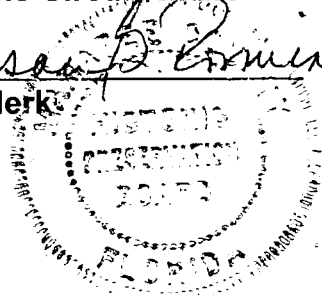
HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA

BY: Allen H. Bell  
Chairman

ATTEST:

R. B. Shore  
Clerk of the Circuit Court

By: Joselyn D. Exum  
Deputy Clerk



HPB/COA-04-03



Copy to:  
May Johnson

12/1/04  
pu

