



**BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM
BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921**

**WEDNESDAY, JULY 10, 2013
10:00 AM**

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 5-8-13 Minutes**
- 3. Public Hearing on Special Certificates of Appropriateness (COA) Cases**
(For public review, plans for the COA cases are available at the Johann Fust Community Library, 1040 W 10th Street, Boca Grande, starting July 3, 2013.)
 - A. COA2013-00078 Hunter Buchanan Trust 450 Tarpon Ave, Boca Grande, FL 33921**
The proposed project entails the demolition of an existing non-contributing (non-historic) residence and the new construction of a residence in its place.
- 4. Items by the Public; Committee Members; Staff**
- 5. Adjournment – Next Meeting Date: to be determined**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Contact the Lee County Division of Planning at 239-533-8583 for further information on obtaining a record. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. Contact Janet Miller at 533-8583.

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MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
MAY 8, 2013

MEMBERS PRESENT:

Bill Caldwell III, Chair
Paul Eddy
Richard Robb
Dana Robinette
Tim Seibert
William Winterer

STAFF PRESENT:

Janet Miller, Recording Secretary
Gloria Sajgo, Principal Planner, Planning

MEMBERS ABSENT:

Rebecca Paterson, Vice Chair

Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication

Mr. Caldwell called the meeting to order.

Ms. Miller, Recording Secretary, noted she had gotten a response from the Attorney's office stating the ad for this meeting was sufficient.

Agenda Item 2 – Approval of 4-10-13 Minutes

Mr. Winterer made a motion to approve the 4-10-13 meeting minutes, seconded by Mr. Robb. The motion was called and passed 6-0.

Before beginning the public hearing portion, Mr. Caldwell reviewed the procedural rules.

Agenda Item 3 – Public Hearing on Special Certificates of Appropriateness (COA)

A. COA2013-00014 Gasparilla Inn Sprott Dorm Bldg., 351 Palm Avenue, Boca Grande, FL 33921 – The proposed project entails the replacement of the existing fences on the north, west, and south with new 6-ft high wood (shadow box) fences.

Ms. Sajgo reviewed the staff report and recommendations (attached).

Mr. Caldwell asked if the applicant or applicant's representative wished to add any comments.

Mr. Leo Pfliger from Leo Pfliger Construction stated his clients wanted to replace the fence because the old fence is falling apart to the point that it has become a hazard. The replacement fence will be in the exact place as the old one.

Mr. Caldwell opened this item for public comment.

Ms. Beverly Furtado stated that since she lived next door to this residence she was approached by the Inn regarding the fence application. Ms. Furtado stated she was in favor of the new fence as the old one had been there for a long time.

Ms. Dana Robinette stated she was in favor of this proposal but made reference to the front fence (which was not part of this case). She noted the front fence was a split rail fence, which stylistically is the least compatible fencing design for the area according to the Boca Grande Design Guidelines. She hoped at some point the Inn would consider replacing the front portion.

Ms. Sajgo stated the front fence was not part of this case.

Mr. Winterer was in favor of the new fence design and understood the reasons why it was necessary. He also noted that the Inn does so much for the community and, therefore, should be accommodated.

Mr. Robb made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Mr. Winterer. The motion was called and passed 6-0.

B. COA2013-00039 Glerum Residence at 151 Palm Avenue, Boca Grande, FL 33921

The proposed project entails the construction of a 6-ft high wood (shadow box) fence at the rear (west) of the property.

Ms. Sajgo reviewed the staff report and recommendations (attached).

Mr. Caldwell asked if the applicant or applicant's representative wished to add any comments.

Mr. Tim Krebs did not have any additional comments and felt staff covered it well.

Mr. Caldwell opened this item for public comment. No public input was received.

Mr. Seibert noted the other houses along that area had similar fences, so he felt it was an appropriate proposal.

Mr. Winterer made a motion to approve the project as presented by the applicant and make a finding that the proposed project had been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Mr. Eddy. The motion was called and passed 6-0.

C. COA2013-00041 Residence at 307 3rd St., W, Boca Grande, FL 33921

The proposed project entails the construction of a 6-ft masonry wall fence along 3rd St W.

Ms. Sajgo reviewed the staff report and recommendations (attached).

Mr. Caldwell asked if the applicant or applicant's representative wished to add any comments.

Mr. Kirby Outerbridge from Kirby Outerbridge Construction did not have any additional comments.

Mr. Caldwell opened this item for public comment. No public input was received.

Mr. Robb made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Ms. Robinette. The motion was called and passed 6-0.

Agenda Item 4 – Discuss issues related to the Gilchrist Avenue medians including the possibility of designating the medians as a historic resource under Chapter 22 of the Lee County Land Development Code.

Mr. Caldwell asked that public comment be limited to 3 minutes per person and that people refrain from calling out.

Ms. Sajgo referred to an e-mail from Mr. Seibert where he thought the Board would like to initiate the process to designate Gilchrist as a historic resource by directing staff to prepare a designation report. She reviewed the process for designating something as historic. She also read into the record a legal opinion submitted by Mr. John Fredyma, Assistant County Attorney (attached).

Mr. Caldwell stated it sounded as if the County Attorney was asking for more time in order to conduct further research. He noted Mr. Fredyma did recommend taking public input.

Mr. Seibert stated he had reviewed several documents and was not in agreement with waiting for the Attorney's Office to conduct further research. He did not see why the BGHPB could not move forward without approval by an attorney. He stated that if the Board agreed to move forward it could be feasible that public workshops could be held during the Fall when residents come back to the Island. He noted that, per the County Code, the Boca Grande Historic Preservation Board is empowered to determine the historical significance of a historical resource by requiring the issuance of a Certificate of Appropriateness and certification to dig before allowing operations to proceed with their work.

Mr. Caldwell opened it to the public for comment.

Staff clarified that the Board would be asking that staff prepare a designation report. The process would not start until the Board votes to file the report at one meeting and direct it to public hearing.

Mr. Seibert stated he was requesting that staff prepare the Designation Report.

Mr. Eddy read into the record Chapter 22-201 of the Land Development Code.

Public input was received from Mike Flanders, Tom Bowers, Lynn Seibert, Captain Sandy Melvin, Pastor Gary Beatty (First Baptist Church), Jay Whipple, Richie Edwards, Mark Spurgeon, Beverly Furtato, Kevin Hyde, VP Chamber of Commerce & Realtor, Robert Johnson, Elsie Bracken, and Bob Fletcher.

Ms. Sajgo updated the Board and public on a couple of meetings she had with Commissioner Manning stating his main concern was that the process of designating Gilchrist not be used as something where it turns into a fight. He will be supportive of it if it can be something positive.

Mr. Bill Winterer made a motion to initiate the historic designation report, seconded by Mr. Seibert.

Mr. Robb felt the Boca Grande Historic Preservation Board's responsibility should be clarified. If this is under the BGHPB's purview, then having staff prepare a designation report would be a good start which should be followed with a schedule of events. Ultimately, this Board could make a decision and the Fort Myers officials can simply endorse it.

Mr. Eddy felt there was a strong impetus to begin the process to get everyone involved on either side of the issue. He was in favor of getting as much public input in the Fall as possible and to get the process started.

Ms. Robinette asked if it would be possible or desirable to have a timeline.

Mr. Caldwell stated if staff proceeds with a Designation Report there will be a need for a timeline, source of funds, and public hearings.

Ms. Sajgo stated that once her report is finished, the Board will need to review it. There could be delays if the Board decides they want changes to it or if they want more information. Eventually, the Board will make a motion to file the designation. At that point, it would be directed to public hearing. A public hearing can take up to 70 days. At that point, some things will need to be sorted out because the County owns the land so we are dealing with a property owner. The only entity that can submit a Special Certificate of Appropriateness is the property owner. They would need to submit a proposal for the BGHPB's review.

Mr. Caldwell asked how we could get the County to submit something for this Board's review.

Ms. Sajgo stated this would need to be sorted out as part of the process.

The motion was called and passed 6-0.

Ms. Sajgo stated she would need to work with the County Attorney's office on the Designation Report. She stated she was not planning on having a June meeting since there are no cases that will be ready by then. Her plan was to meet in July or August after she has had time to meet with the County Attorney's Office. In the meantime, the people that have been working on various plans could continue working on them, so that as many of those issues can be resolved as possible.

At this juncture additional public input was received from: Andy Stengel, Barbara Edgerton, Davis Hammond, Corrina Hammond, Connie Gregg, Dick Nielsen, Lynn Seibert, and Lola Weir.

Agenda Item 5 – Items by the Public; Committee Members; Staff

No discussion took place for this segment.

Agenda Item 6 – Adjournment – Next Meeting Date: To Be Determined

Mr. Winterer made a motion to adjourn, seconded by Mr. Seibert.

The meeting adjourned at 11:45 a.m.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013-00014 Gasparilla Inn remove and replace (with same) fences 351 Palm Ave.,

HEARING DATE: May 8, 2013

SUMMARY:

This proposal calls for the removal of the existing 6-ft high wood fence and its replacement with a new 6-ft high wood fence on three sides of the existing Gasparilla Inn Dorm building on Palm Ave., a non-contributing property in the Boca Grande Historic District HD (District) 90-05-01. The subject property is located at 351 Palm Ave. Boca Grande FL 33921 (STRAP: 14 43 20 01 00014.0230). Staff analyzed the proposed project for compatibility with the Design Guidelines for the Boca Grande Historic District.

STAFF ANALYSIS

Existing Conditions: The subject dorm building is located on a parallelogram shaped lot (roughly 154-ft by 100-ft) with roughly 154-ft on Palm Ave (the front elevation) and on the alley (the rear elevation). Currently there is a 6-ft high wood privacy fence along the rear and north and south side property lines. On the sides the fence extends to the front property line (i.e.t the fence is not setback in line with the building.). The subject site is the location of the one of the Gasparilla Inn's dormitories, a 2-story concrete block building. Adjoining this dormitory on the north site is the 2-story Palmetto Inn -- which in the 1900s was built as a residence but by 1913 had become an inn. Adjoining the dormitory on the south side is single family house.

The proposal: The proposal calls for replacing the existing 6-ft high wood privacy fence with a new 6-ft high wood shadow box fence to be located on the same location as the existing. Like the existing fence, the new fence would run along the rear property line by the alley and along the north and south side property lines. The location and type of fence is designed to continue to provide privacy the residents of the Gasparilla Inn's dorm and also buffer the adjoining properties from the dormitory. Overall staff believes this is a well thought out project and is in keeping with the design guidelines of the Boca Grande Historic District.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure. N/A

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The property has well defined front and side yards. There is no fencing proposed on the front –only on the sides and rear to continue to buffer the dorm from the adjoining properties and the alley.

1.3 Additions should attempt to maintain the overall sense of size of the building. N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block. N/A

1.6 Maintain the traditional proportions of glass in building facades. N/A

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The proposal maintains the existing configuration and design of the fences, which are important as they provide privacy to the dorm residents and buffer the adjoining properties from the dorm.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces. N/A

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front façade. N/A

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback. N/A

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional. N/A

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges. N/A

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found. N/A

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

3.1 Additions should be compatible with the size, scale, color, material and character of the building and its environment. Additions may include porches and bay windows as well as entire wings and rooms. N/A

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district. N/A

4.2 Align the façade of the building with the historic setbacks of the block or district. N/A

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. N/A

4.4 Building and roof forms should match those used historically. N/A

4.5 Use similar building materials to those used historically for all major surfaces. N/A

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. N/A

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A

5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013-00039 Glerum 151 Palm Ave. Boca Grande Fl 33921

HEARING DATE: May 8, 2013

SUMMARY

The subject property is a vacant non-contributing property in the Boca Grande Historic District HD 90-05-01. The proposed project is for the construction of a 6-ft high wood shadow box fence along the rear property line and along the north and south property lines within 25-ft of the rear lot line. Staff analyzed the proposed project for compliance with the Boca Grande Design Guidelines. The STRAP number is: 14 43 20 07 00000 0040 the address is: 151 Palm Ave. Boca Grande Fl 33921.

STAFF ANALYSIS

The subject parcel is a parallelogram shaped lot roughly --108-ft x 250-ft. The lot has 108-ft frontage on Palm Ave. and at the rear adjoins the GICIA (Gasparilla Island Conservation and Improvement Association) Bike Path. On January 31, 2013 the Boca Grande Historic Preservation Board approved Certificate of Appropriateness COA 2012- 00143 Glerum for the construction of a single family house with 6-ft high concrete fence walls along both the north and south property lines extending up to (and not beyond) 25-ft from the rear (west) property line.

The proposed project is for the construction of a 6-ft high wood shadow box fence along the rear (west) property line and along the north and south side property lines within 25-ft of the rear (west) lot line. Staff believes this is a well thought out project. There are several 6-ft high fences buffering the back yards of the residences from the GICIA bike path. The property to the north of the subject property has a 6-ft high shadow box fence along its rear and side property lines.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure. N/A

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings. N/A

1.3 Additions should attempt to maintain the overall sense of size of the building. N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block. N/A

1.6 Maintain the traditional proportions of glass in building facades. N/A

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances. N/A

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

Enclosing the rear portion of the property with a 6-ft high wood shadow box fence is compatible with the rear fencing of the adjoining property to the north as it also features a 6-ft high wood shadow box

fence at the rear. In general many houses along the bike path have 6-ft high fences buffering them from the bike path and many of these fences are wood shadow box fences.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces. N/A

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front façade. N/A

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback. N/A

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.

N/A

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges. N/A

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found. N/A

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings N/A

3.1 Additions should be compatible with the size, scale, color, material and character of the building and its environment. Additions may include porches and bay windows as well as entire wings and rooms. N/A

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district. N/A

4.2 Align the façade of the building with the historic setbacks of the block or district. N/A

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. N/A

4.4 Building and roof forms should match those used historically. N/A

4.5 Use similar building materials to those used historically for all major surfaces. N/A

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. N/A

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A

5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013-00041 Middle Third LLC, 307 3rd St Boca Grande, Boca Grande Fl

HEARING DATE: May 8, 2013

SUMMARY

This is a non-contributing property in the Boca Grande Historic District HD (District) 90-05-01. The proposed project calls for reconfiguring a proposed 6-ft high wall along 3rd St W. The subject property is located at 307 3rd St. W, Boca Grande FL 33921 (STRAP: 14 43 20 01 00017.0090). Staff analyzed the proposed project for compatibility with the Design Guidelines for the Boca Grande Historic District.

STAFF ANALYSIS

The subject parcel is roughly 92-ft by 100-ft with 92-ft frontage on 3rd St W. It has an existing one story, single family house located on it. On April 11, 2012 the Boca Grande Historic Preservation Board approved Certificate of Appropriateness COA 2012-00026 Middle Third for the rehabilitation of the existing house and new construction to add a wing east of the existing house, a pool at the back and a staggered roughly 6-ft masonry wall and gate along 3rd St W.

Currently the rehabilitation of the existing house has been completed but the other proposed construction activities – except for the proposed new wall fence – have been canceled. The owner of the adjoining house to the west (at 301 3rd St W) plans to purchase the subject property and wants to install a wall fence along the street in a way that is reconfigured from what was originally approved.

As a result the applicant is requesting only approval for a new 6-ft masonry wall fence and gate along 3rd St W. with the following characteristics:

- The principal portion of the wall along 3rd St W. would be roughly 37-ft long and setback 3-ft from the south property line.
- On the east end the wall would wrap around the FPL transformer keeping a minimum of 3ft clearance to the west and north of the transformer.
- On the west end the wall will turn north for roughly 14 ½ ft and connect to 6-ft high double gate.

Overall staff believes this is a well thought out project that is in keeping with the design guidelines of the Boca Grande Historic District. There are several 6-ft high masonry walls in the area and the proposal would be compatible with those.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure. N/A

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings. N/A

1.3 Additions should attempt to maintain the overall sense of size of the building. N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block. N/A

1.6 Maintain the traditional proportions of glass in building facades. N/A

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances. N/A

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The proposed 6-ft high masonry wall is compatible with the other fencing in the area and similar to the fencing that the BGHPB previously approved. The lot has roughly 92-ft frontage along 3rd St W. and the main portion of the proposed fence would have roughly 37-ft frontage along the street and be setback 3-ft from the south property line. Generally, the overall impact of the fence is minimized.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces. N/A

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front façade. N/A

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback. N/A

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional. N/A

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges. N/A

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found. N/A

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings N/A

3.1 Additions should be compatible with the size, scale, color, material and character of the building and its environment. Additions may include porches and bay windows as well as entire wings and rooms. N/A

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district. N/A

4.2 Align the façade of the building with the historic setbacks of the block or district. N/A

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. N/A

4.4 Building and roof forms should match those used historically. N/A

4.5 Use similar building materials to those used historically for all major surfaces. N/A

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. N/A

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A

5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.

Sajgo, Gloria

From: Fredyma, John
Sent: Tuesday, May 07, 2013 5:45 PM
To: Sajgo, Gloria
Cc: Fraser, Andrea; Collins, Donna Marie; Gibbs, Mary; Loveland, David
Subject: Gilchrist Avenue as a Historic Resource under LDC Chapter 22

Gloria,

With respect to the meeting of the Boca Grande Historic Preservation Board on Wednesday, May 8, 2013, I am unable to be present for the meeting and I offer my apology for my absence. However, I would very much appreciate it if you would be kind enough to read this e-mail to the BGHPB when they are ready to discuss the above-referenced item on their agenda.

I believe it is premature at this time to consider a motion to initiate the process of designating Gilchrist Avenue as a Historic Resource under Lee County Land Development Code (LDC) Chapter 22.

It is not clear from reading the provisions in the Lee Plan, the LDC or the Administrative Code that a street or roadway can be considered a "site" such that it can be designated as a Historic Resource under LDC Chapter 22.

While I am not presently prepared to definitively tell the BGHPB it may be so designated, I am equally unwilling to tell the BGHPB that it may not. Consequently, I would like the BGHPB to refrain from making a motion to commence this process as this time.

Part of the concern is the Lee Plan, the LDC and the Administrative Code talks in terms of "buildings, structures and sites." They do not reference a street or roadway as this particular type of resource. Additionally, I do not believe we have ever had a street or roadway in unincorporated Lee County designated as a Historic Resource under LDC Chapter 22.

It would appear the closest "designation" (emphasizing the use of the word, though not necessarily as a matching term), such a designation of a street or roadway occurred in 1978 (at least 10 years before the adoption of LDC Chapter 22 and the formation of the first Lee County Historic Preservation Board).

In 1978, the Board of County Commissioners adopted LDC Section 34-2271. The referenced section of the LDC recites the following as a "designation:"

"McGregor Boulevard extending from its intersection with US 41 south to its intersection with College Parkway is hereby designated as a County historic and scenic boulevard." (

The LDC section does not call it a "historic resource."

There are also companion provisions in LDC Section 34-2272, Prohibited construction activities; removal of palm trees. These provisions govern certain uses or activities within or along this road corridor. This section of the LDC has provisions that are different than those found in LDC Chapter 22.

While I would respectfully request that the BGHPB not approve a motion to begin the process to obtain a designation report for Gilchrist Avenue, I would instead encourage the BGHPB to take public comment on this matter and save for another day this potential next step with respect to future of Gilchrist Avenue.

Thank you for your kind consideration.

Sincerely,

John

John J. Fredyma
Assistant County Attorney
Lee County Attorney's Office
P.O. Box 398
Fort Myers, Florida 33902
(2115 Second Street - 33901)
Tel. 239/533-2236
Fax 239/485-2106
E-mail: JFredyma@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

COA No. <u>COA2013-00078</u>	Designation No. <u>HD 90 05 01</u>	Date Filed: <u>June 2013</u>
------------------------------	------------------------------------	------------------------------

<input type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
---------------------------------------	--	---	---

Name of Project: Hunter Buchanan Trust

Location: 450 Tarpon Ave. Boca Grande Fl

STRAP No.: 14-43-20-01-00023.0040

Name of Applicant or Agent*: David Kondroski, Velocity Coastal Home Planning

(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: P. O. Box 3103

City, State, Zip: Placida, Fl 33946

Phone Number: 941 661 5607 Fax Number: _____

Email Address: dave@velocityplans.com

Name of Historic District (if applicable): Boca Grande Historic District

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Demolition and removal of existing non-contributing ranch style residence and structures. Construction of new single story residence styled with features and porches to fit the surrounding neighborhood.

Change in Use: No Yes

If yes, explain. _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? No Yes

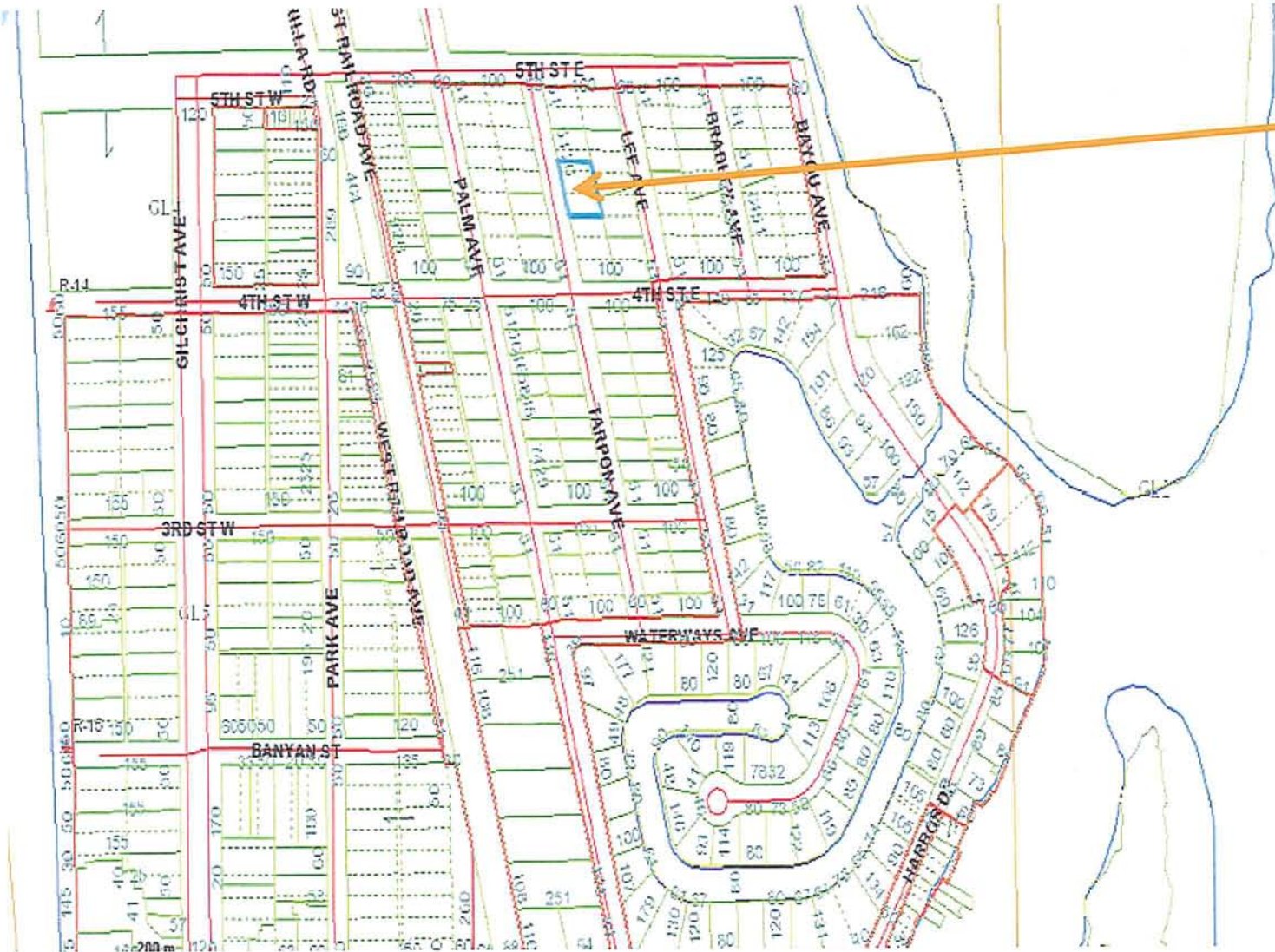
If yes, explain. _____

Has a development order or exemption been applied for prior to or concurrent with this application? No Yes

If yes, explain. _____

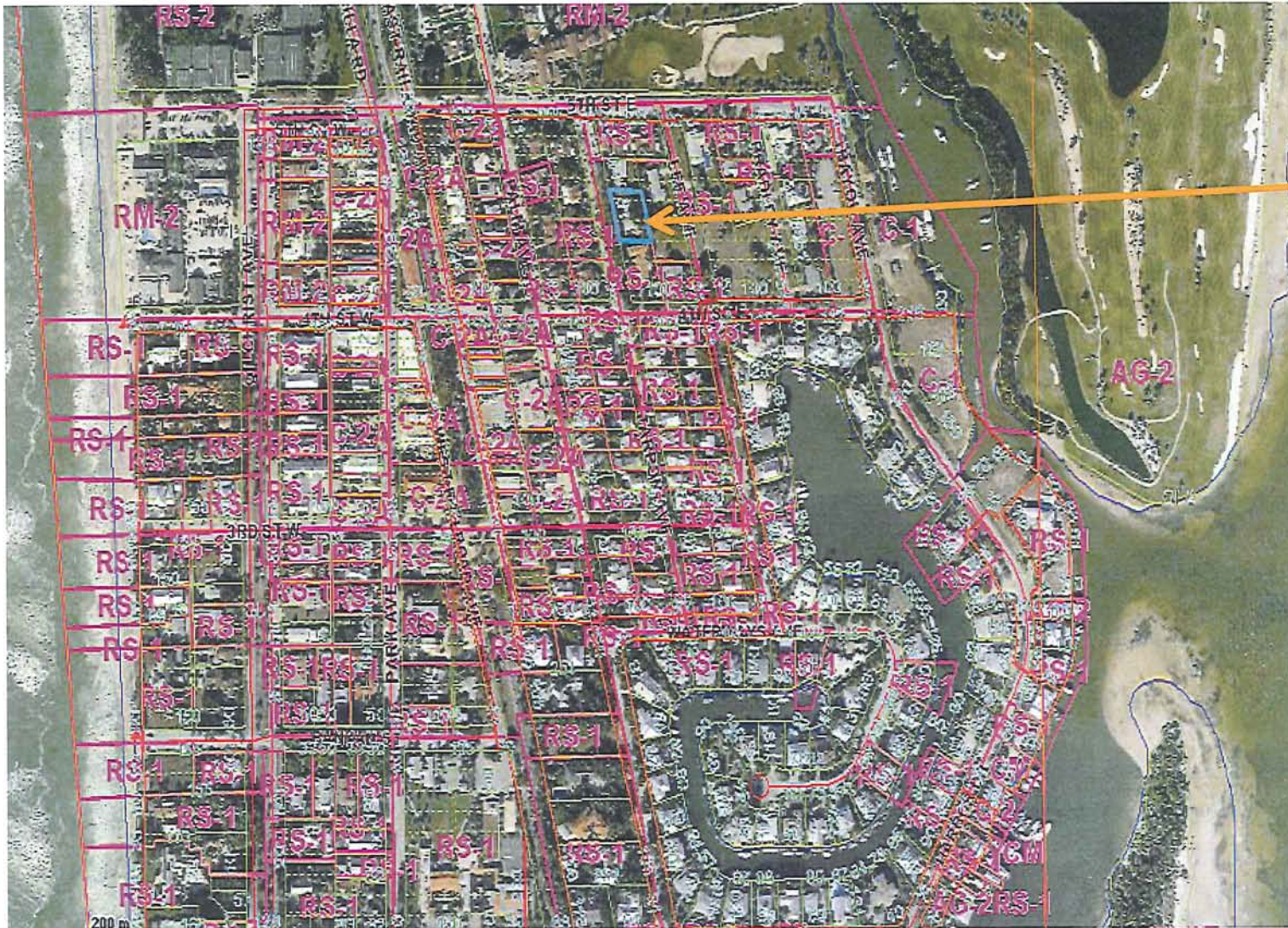
***** FOR STAFF USE ONLY *****			
Date Issued:		<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED*
Certified by:			
<i>*Explanation attached</i>			

COA2013-00078 Hunter Buchanan – 450 Tarpon Ave. Boca Grande



Subject Property
450 Tarpon Ave.

COA2013-00078 Hunter Buchanan – 450 Tarpon Ave. Boca Grande



Subject Property
450 Tarpon Ave.

BOCA GRANDE HISTORIC PRESERVATION BOARD

STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013 –00078 Hunter Buchanan Trust 450 Tarpon Ave, Boca Grande Fl

HEARING DATE: July 10, 2013

SUMMARY:

The proposed project entails the demolition of a non-contributing property and the construction of a new a single family residence in the Boca Grande Historic District HD (District) 90-05-01. The STRAP number is 14 43 20 01 00023 0040; the address is 450 Tarpon Ave, Boca Grande, Florida, 33921. The subject lot is located at the east side of Tarpon Ave. Staff analyzed the proposed project for compliance with Chapter 22 of the Lee County Land Development Code and the Boca Grande Design Guidelines.

STAFF ANALYSIS:

The subject parcel is parallelogram shaped and roughly 100-ft by 128-ft. -- with roughly 128-ft frontage on Tarpon Ave. The proposal calls for the demolition of the existing non-contributing residence and its replacement with a contemporary single story cottage style building. The building would feature horizontal hardi plank siding and a complex metal roof. The windows will be multi-light windows mostly in pairs or ribbons of three or four windows. Many of the windows will feature transoms.

The proposed house features metal roofs with exposed, decorative rafter tails on the front (east), side (south) and rear (east) elevations. Generally the roof form is complex featuring a series of roofs – instead of large roof. This approach helps to break up the roof mass of the building and provides variable roof heights and types. Additionally the front elevation of the house features a façade that is divided into three distinct and staggered wings – again this design breaks up the mass of the house and provides complexity of design.

The proposed house has frontage on Tarpon Ave of roughly 103-ft. It has roughly 2,767 sq ft of A/C area, 741 sq ft of garage and storage area, 977 sq ft porches and balconies. See below.

Sq Footage	Location
2767	living area under A/C
741	Garage and storage
512	Screen porch
317	Entry Porch
83	Dinning balcony
65	Guest balcony
4,885	Total

The house will conform to the required setbacks; it will also feature a pool and deck on the back yard.

Due to FEMA regulations the house has to be elevated 5-ft 8-in from existing grade. The house will be on pilings with decorative lattice infill. Additionally fill dirt will be used to landscape the site -- especially by the front entrance – in order to moderate the impact of elevating the house to meet flood requirements.

It should be noted that to obtain a building permit the Building Department will have to approve the applicant's proposed drainage plan.

Front (West) elevation on Tarpon Ave. The main façade is divided into three staggered wings: the entry, the central and the garage wings.

- **The entry wing:** This is the south wing; it has a roughly 55-ft 8-in façade on Tarpon St and is setback 25-ft from the front property line.

It features a flat topped, metal hip roof that is roughly 25-ft high from grade to roof peak (or about 19-ft 4-in from base flood to roof peak). The impact of the roof is minimized by 2 symmetrically placed gable dormers and by the roof terminating in a “broken eave” where the more steeply pitched hip roof transitions into the gentler slope of a shed roof. The front elevation features a central front door with sidelights, ribbons of large multi-light windows and a wraparound porch with railings. This elevation will be accessed by steps incised under the porch.

- **The central wing:** This wing has a roughly 25-ft 10-in façade on Tarpon St and setback roughly 31-ft 4-in from the front property line. It features a small, high, flat-topped, metal hip roof with broad, lower roofs at either side. The taller, smaller hip roof is roughly 26-ft high from grade to roof peak (or about 20-ft 4-in from base flood to roof peak) and its effect is tempered with lower, more expansive roofs at either side – these are roughly 23-ft high (or roughly 17-ft 4 from base flood to roof peak). In addition the impact of these roofs is minimized at the street level by a small front facing gable roof over the guest bedroom which is flanked by a small shed roof over the guest deck.
- **The garage wing:** This is the north wing; it has a roughly 21-ft 6-in-ft façade on Tarpon St and is setback roughly 33-ft from the front property line. It features two single garage doors with lights at the top. This wing features a partial hip roof that is roughly 17 ft 6-in from grade to roof peak.

Side (South) elevation This elevation features a portion of the open porch that wrap-around from the front to the south side. An expansive rear screen porch takes up the balance of the south side. Under the porches the house features two single windows and clipped wall corners. An exterior chimney with a decorative stone finish is visible on the south side.

The required side setback is 7-ft 6-in. This is a parallelogram shaped lot and as a result the side lot lines taper. Along the south side of the house, the closest south side setback is by the front elevation at roughly 10-ft 9-in from south side property line. This setback increases until by the rear elevation it is roughly 18-ft by from the south side property line.

Side (North) elevation This elevation includes the garage and storage areas – no living areas open to this elevation. Along the north side of the house the closest north side setback is by the rear elevation; it meets the required at 7-ft 6-in from the north side property line. This setback increases until by the front elevation it is roughly 14-ft 8-in from the north side property line.

Rear (West) elevation –The rear elevation incorporates an expansive rear porch under the flat topped hip roof. Like in the front elevation this roof features a flat topped hip roof whose impact is minimized by 2 symmetrically placed gable dormers and by the hip roof terminating in a “broken eave” where the more steeply pitched hip roof transitions into the gentler slope of the shed roof.

The rear elevation also features the high central hip roofed wing over the master suite. Next to this wing are the lower roofs of the garage/storage area.

The rear elevation is setback about 22-ft from the property line. The southern half of the backyard features a deck with a pool and spa. This area is accessible from the expansive rear, screened porch.

Overall staff believes this is a well thought out project.

Design Guidelines for the Boca Grande Historic District

In evaluating the design guidelines also refer to the discussion above.

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

This is a single story house and it is located in an area that has many single story houses: both private residences and the Gasparilla Inn cottages. The proposal minimizes the roof height by using a variety of roofs that break up the mass and scale of the building.

In evaluating building height it is important to note that the house had to be elevated to meet FEMA flood regulations; the finished floor is 5-ft 8-in above grade.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The proposed project meets and often exceeds the required setbacks for the front (25-ft) sides (7-ft 6-in) and rear (20ft) elevations. The proposed setbacks provide a sense of openness that complements the area.

1.3 Additions should attempt to maintain the overall sense of size of the building. N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The house maintains the traditional alignment of horizontal and vertical elements.

1.6 Maintain the traditional proportions of glass in building facades.

The house maintains the traditional proportions of glass in the building facades.

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

The traditional alignment between rooflines, porch protrusions and entrances is maintained. This contemporary cottage features a traditional style.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

This is a parallelogram shaped parcel. The applicant has taken care to build so that the building is within the slanted lot lines and the side setbacks are maximized on the south side – where there are porches and minimized on the north side – where only the garage walls are located and there are no living areas.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The building maintains the traditional orientation; the proposed building has a façade that is parallel to the street on which it faces.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front façade.

The building maintains the vertical and horizontal proportions of the building.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

While the house features a variety of setbacks, the house maintains or exceeds the required setbacks for the front (25-ft) sides (7-ft 6-in) and rear (20ft):

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional. N/A

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

The proposed garage is located according to the traditional development pattern. It is located on the front elevation of the house – as other garages in the area are. The impact of the garage on the façade is minimized as it is under its own roof, which is lower than the roofs over the living areas in the house. The garage wing is staggered so that it is recessed behind the main façade of the house. The pool equipment has been located to the rear of the house – to a crawlspace below the house with access via the decorative lattice enclosure. The A/C condenser is also at the rear of the house and will have a lattice screening. The trash and recycling bins will be located by the north side elevation.

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.

The pool deck on the east rear and the south side is unobtrusive. Vertical porch railings are often found in the district. The pool will be fenced off by bronze aluminum fences that include railings that are similar to those in the district; the proposed bronze color was chosen to understate the presence of the fence. The applicant plans to install 6-ft high wood fences around the perimeter per regulations.

2.8 Paving materials and patterns should respect traditional patterns on the block.

A curved paved walkway will connect the garage with driveway with the front entrance.

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.

3.0 Additions to Existing Buildings

3.1 Additions should be compatible with the size, scale, color, material and character of the building and its environment. Additions may include porches and bay windows as well as entire wings and rooms. N/A

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.

The proposed contemporary cottage is harmonious in form, material and scale with the character of the block and the district. The house echoes the design of the contemporary cottage built in the district. As discussed above the form of the proposed building is such that it has a complexity of design which is harmonious with the block and district. It blends in with the streetscape by minimizing its impact on the streetscape. The proposed material is hardiplank horizontal siding and metal roofs – both of these materials are found throughout the district and the block. The height of the house is variable and the façade features variable setbacks. The mass of building is broken up by a complexity of design which includes projections and recessions and architectural features such as porches and secondary roofs. The scale of the proposed house is in keeping with the area. According to the Property Appraiser: the adjoining house to the south has a total area of 4550 sq ft of which 2,869 is listed as the living area and one of the Gasparilla Inn Cottages across the street has an area of 3321 sq ft. of which 2,611 is listed as the living area.

4.2 Align the façade of the building with the historic setbacks of the block or district.

The façade of the proposed building aligns with the historic setbacks of the block or district.

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.

The mass and scale of the building is similar to the structures in the block and surrounding area. As already noted the building features a complexity of design that minimizes its impact and increases its harmony with its surroundings.

4.4 Building and roof forms should match those used historically.

As discussed the building and roof forms match those used historically.

4.5 Use similar building materials to those used historically for all major surfaces.

The roof material is metal and the wall material is horizontal (hardi plank) siding. The windows are multiple light windows. These are very similar to those used historically.

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

The window sizes and proportions are similar to those used historically. To create larger surfaces of glass, the proposal combines several standard windows in a row.

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A

5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- 1) On the basis of staff analysis approve the project as presented by the applicant.
- 2) Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project as approved is in compliance with Chapter 22 of the LDC and the design guidelines for new construction.

COA2013-00078 Hunter Buchanan – 450 Tarpon Ave. Boca Grande



Front (East) elevation



Front (East) elevation



Front (East) elevation

COA2013-00078 Hunter Buchanan – 450 Tarpon Ave. Boca Grande

Adjoining property to the North



COA2013-00078 Hunter Buchanan – 450 Tarpon Ave. Boca Grande



Adjoining property to the South



Gasparilla Inn Cottages across the street from the subject property



Gasparilla Inn Cottages across the street from the subject property



Copyright ©2012 Pictometry International Corp.

SUBJECT PROPERTY





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SUBJECT PROPERTY



PARCEL #14-43-20-01-00023.0040

450 Tarpon Avenue
Boca Grande, FL 33921

Latitude 26°45'04.3" North
Longitude 82°15'35.0" West

DESCRIPTION

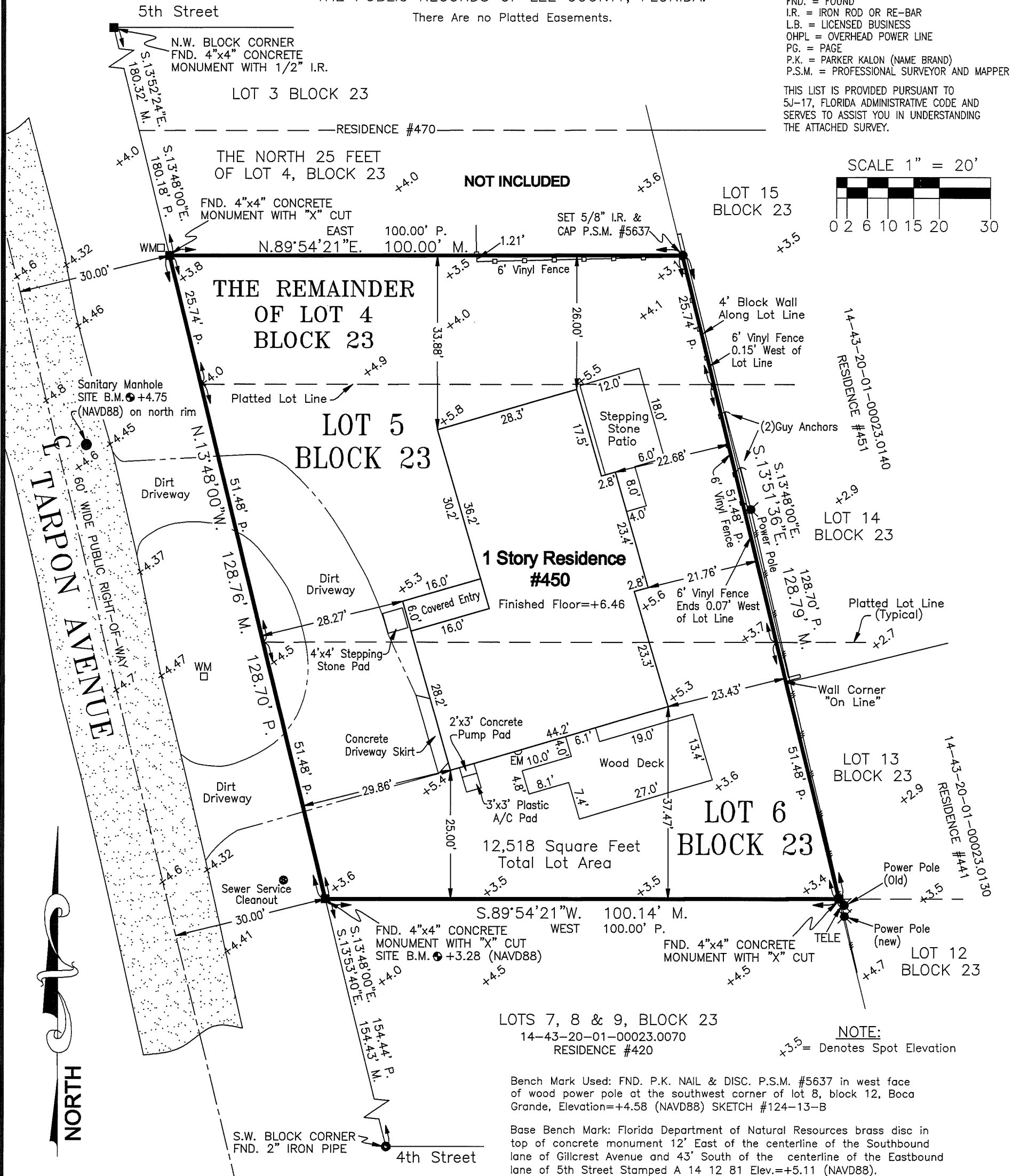
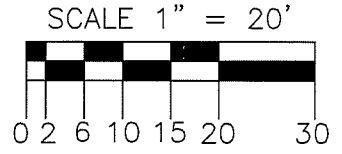
LOT 4, LESS THE NORTHERLY 25 FEET, AND ALL OF LOTS 5 & 6, BLOCK 23, ACCORDING TO THE "REVISED PLAT OF BOCA GRANDE" AS RECORDED IN PLAT BOOK 7, PAGES 1 & 1A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

There Are no Platted Easements.

ABBREVIATIONS OF SURVEYING TERMS

- M. = MEASURED DISTANCE OR ANGLE
- P. = PLAT DISTANCE OR BEARING\ANGLE
- C. = CALCULATED DISTANCE OR BEARING\ANGLE
- A/C = AIR CONDITIONER
- CL = CENTERLINE
- EM = ELECTRIC METER
- F.B. = FIELD BOOK
- FND. = FOUND
- I.R. = IRON ROD OR RE-BAR
- L.B. = LICENSED BUSINESS
- OHPL = OVERHEAD POWER LINE
- PG. = PAGE
- P.K. = PARKER KALON (NAME BRAND)
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

THIS LIST IS PROVIDED PURSUANT TO 5J-17, FLORIDA ADMINISTRATIVE CODE AND SERVES TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.



LOTS 7, 8 & 9, BLOCK 23
14-43-20-01-00023.0070
RESIDENCE #420

Bench Mark Used: FND. P.K. NAIL & DISC. P.S.M. #5637 in west face of wood power pole at the southwest corner of lot 8, block 12, Boca Grande, Elevation=+4.58 (NAVD88) SKETCH #124-13-B

Base Bench Mark: Florida Department of Natural Resources brass disc in top of concrete monument 12' East of the centerline of the Southbound lane of Gilcrest Avenue and 43' South of the centerline of the Eastbound lane of 5th Street Stamped A 14 12 81 Elev.=+5.11 (NAVD88).

NOTE:
x3.5 = Denotes Spot Elevation

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax. 423-4365
e-mail: shremshocksurveying@comcast.net

Title: Boundary & Topo. Survey
Prepared for: Hunter Buchanan Trust
Certified to: Hunter Buchanan Trust
Sketch No. 202-13-B Scale: 1" = 20'
Field Book: 122 Page: 56 & 57
Drawn By: D.B. Checked By: DAVE

FLOOD ZONE "AE"
BASE FLOOD EL. 11.0
COMMUNITY #125124
PANEL #0019 "F"
MAP #12017C00019F
DATED 8/28/08

Revision Number: _____	Date: _____	Revision Made: _____
Revision Number: _____	Date: _____	Revision Made: _____
Revision Number: _____	Date: _____	Revision Made: _____

NOTES:

1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
4. GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

SURVEYOR'S CERTIFICATE

This is to certify that a survey was made this day of the property as described and shown hereon, and that this survey and sketch are accurate and correct to the best of our knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 472.07, Florida Statutes.

SHREMSHOCK SURVEYING, INC. LB #7747
NO. 5637
BY: _____ DATE: 4/29/13
STATE OF FLORIDA
DAVID B. SHREMSHOCK
Registered Surveyor and Mapper
State of Florida
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

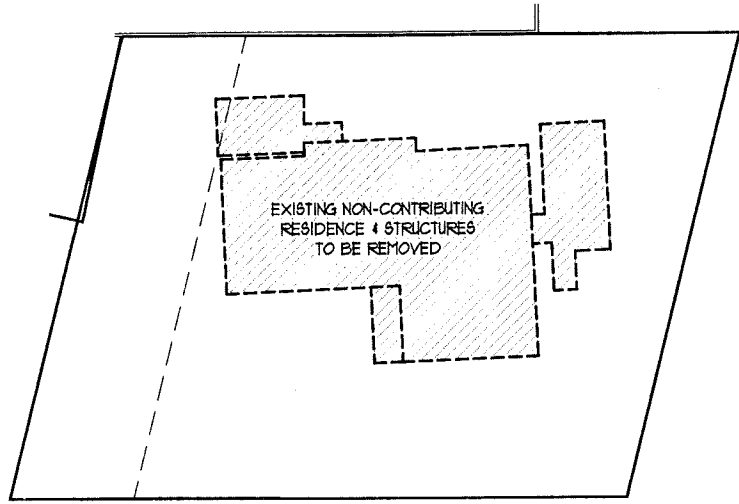
BUILT BY:

DRAWN BY:
 D. KONDRSKI

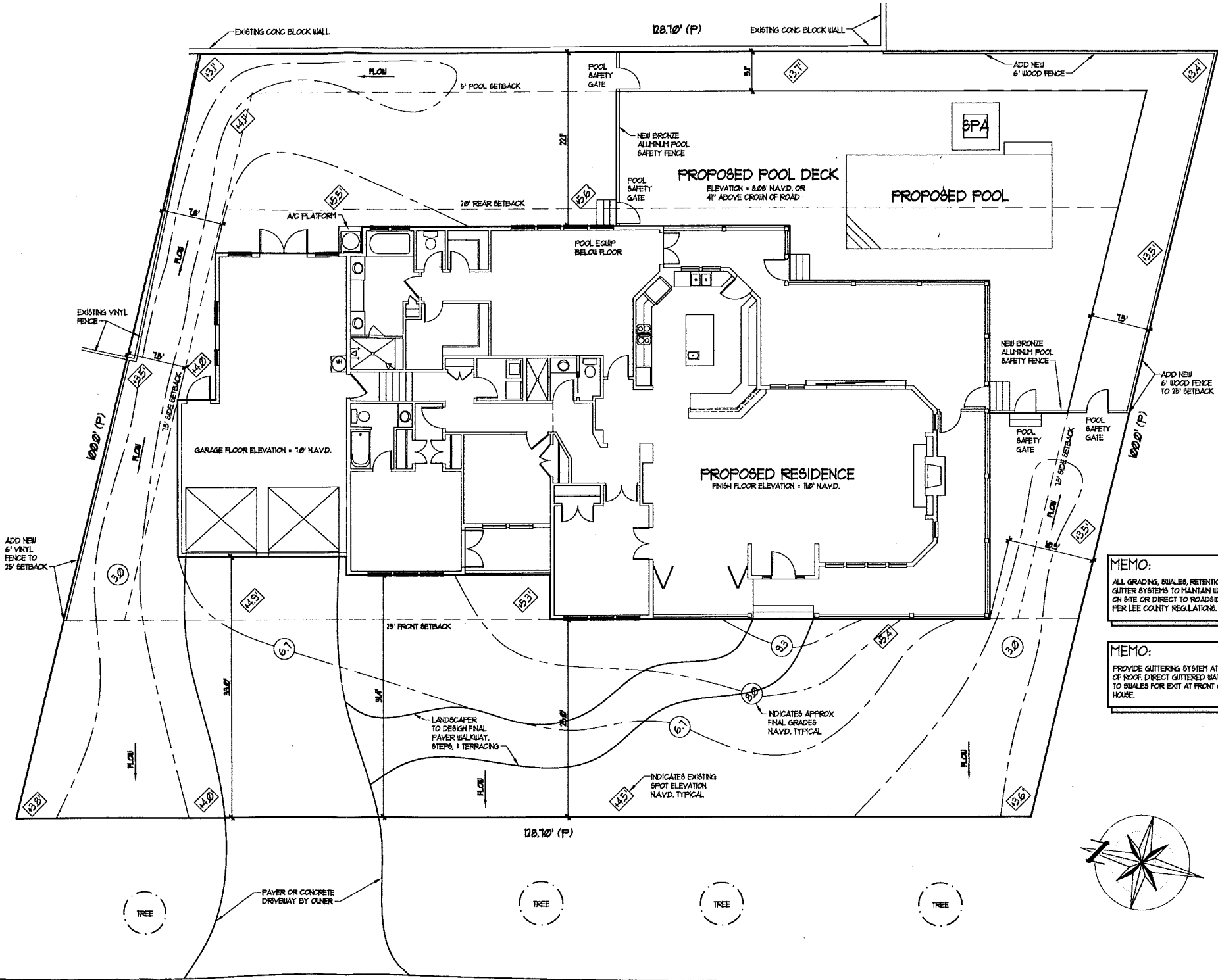
VELOCITY
 coastal home planning
 941.661.5607 Tel
 941.661.5607 Fax
 P.O. Box 3103
 Ft. Pierce, FL 33946
 Devel@velocityplans.com

DATE DRAWN:
 MAY 5, 2013

A RESIDENCE FOR
HUNTER BUCHANAN TRUST
 450 TARPON AVE., BOCA GRANDE, FL

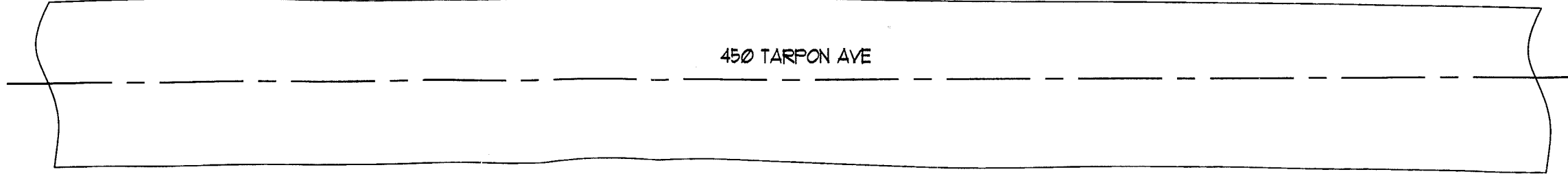
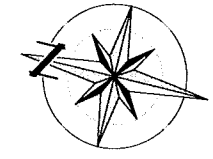


EXISTING SITE PLAN
 SCALE = 1/8" = 1'-0"



MEMO:
 ALL GRADING, SWALES, RETENTION & GUTTER SYSTEMS TO MAINTAIN WATER ON SITE OR DIRECT TO ROADSIDE PER LEE COUNTY REGULATIONS.

MEMO:
 PROVIDE GUTTERING SYSTEM AT REAR OF ROOF DIRECT GUTTERED WATER TO SWALES FOR EXIT AT FRONT OF HOUSE.

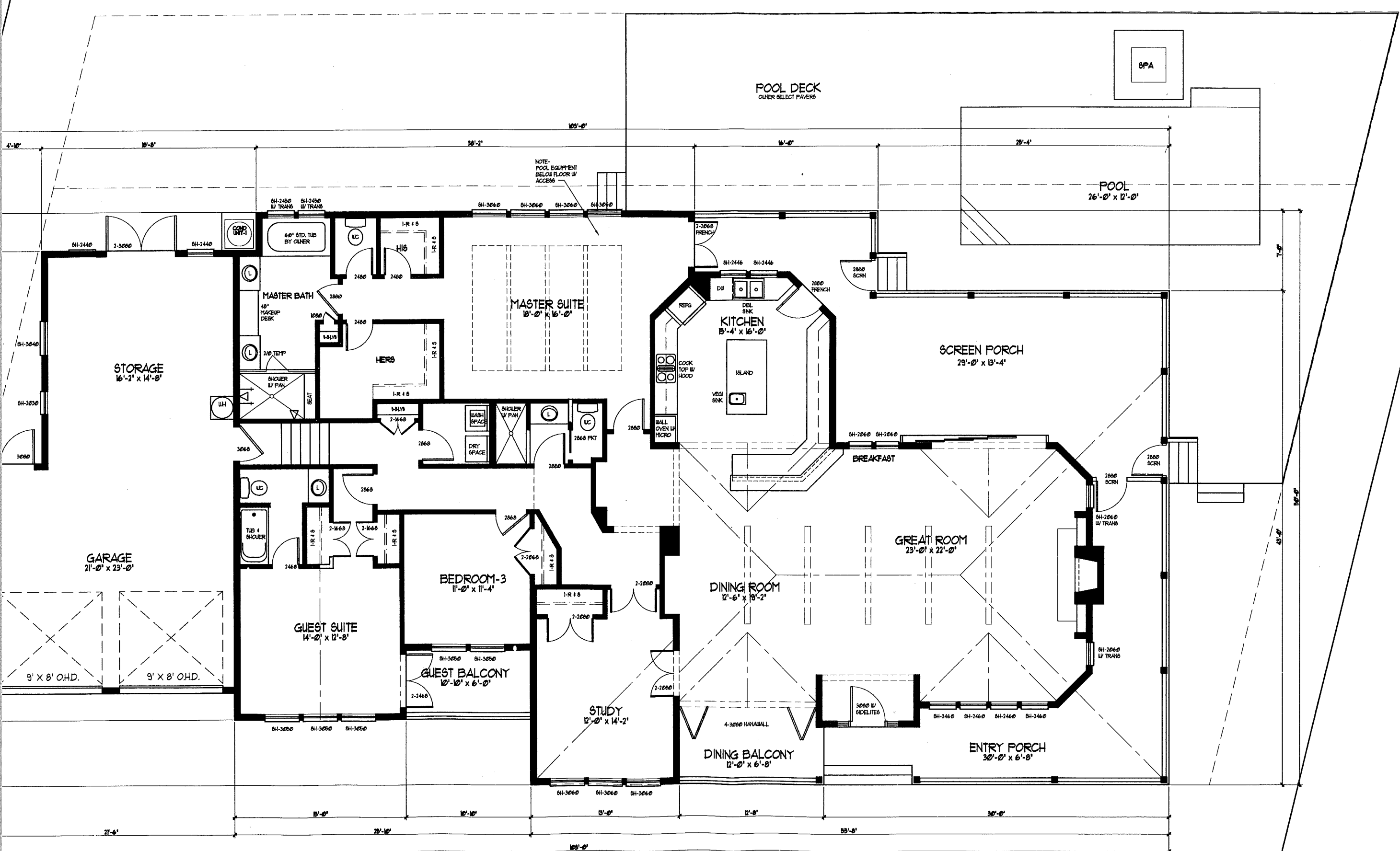


PROPOSED SITE PLAN
 SCALE = 1/8" = 1'-0"

DESCRIPTION:
 LOT 4, LESS THE NORTHERLY 25 FEET, AND ALL OF LOTS 5, 6 & BLOCK 23, ACCORDING TO

MEMO:

DATE REVISED:
MAY 21, 2013
MAY 24, 2013
JUNE 12, 2013
JUNE 21, 2013

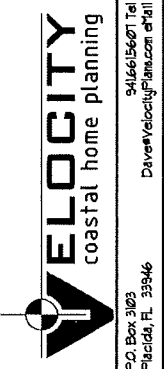


FLOOR PLAN
SCALE = 1/4" = 1'-0"

SQ. FTG. CATEGORIES:		SQ. FTG. CALCULATIONS:	
AIR CONDITIONED SPACE	2161	LIVING AREA	2161
NON A/C ENCLOSED SPACE	741	GARAGE/STORAGE	741
PORCHES & BALCONIES	911	SCREEN PORCH	512
		ENTRY PORCH	311

BUILT BY:

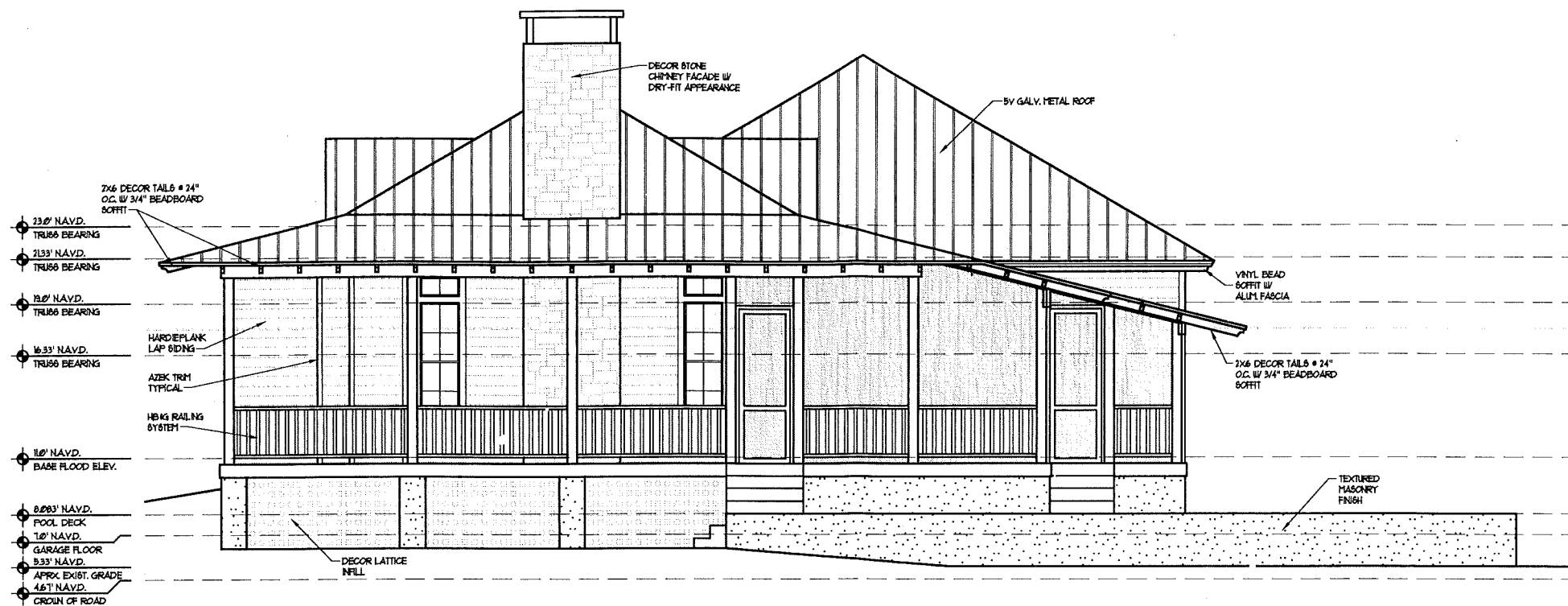
DRAIN BY:
D. KONDROSKI



DATE DRAWN:
MAY 5, 2013

A RESIDENCE FOR:
HUNTER BUCHANAN TRUST
450 TARPON AVE., BOCA GRANDE, FL

DATE REVISED:
MAY 21, 2013
MAY 24, 2013
JUNE 12, 2013
JUNE 21, 2013



SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



WEST ELEVATION
SCALE = 1/4" = 1'-0"

BUILT BY:

DRAWN BY:
D. KONDROSKI

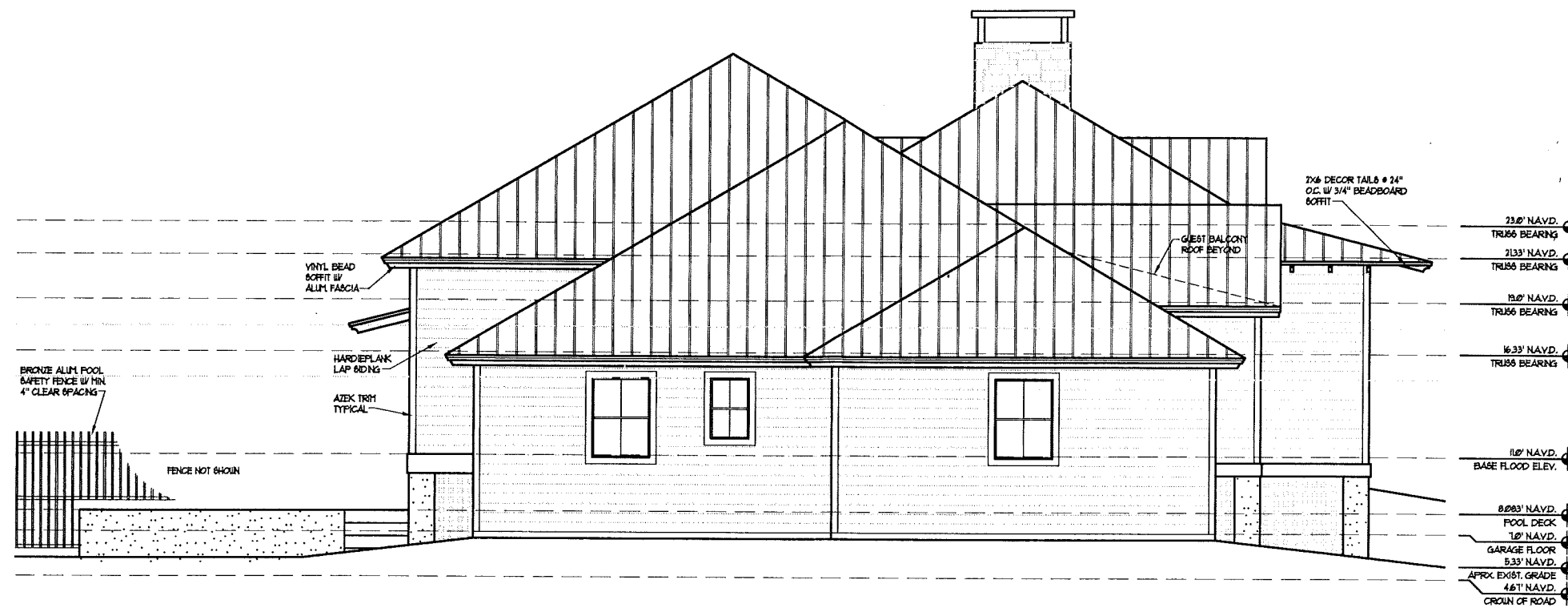
VELOCITY
coastal home planning
9456656071 Tel
Dover@velocityplans.com eMail
P.O. Box 3003
Palm Beach, FL 33466

DATE DRAWN:
MAY 5, 2013

A RESIDENCE FOR:
HUNTER BUCHANAN TRUST
450 TARPON AVE., BOCA GRANDE, FL

SHEET:

DATE REVISED:
MAY 21, 2013
MAY 24, 2013
JUNE 12, 2013



- 23.0' NAVD. TRUSS BEARING
- 21.33' NAVD. TRUSS BEARING
- 19.0' NAVD. TRUSS BEARING
- 16.33' NAVD. TRUSS BEARING
- 10' NAVD. BASE FLOOD ELEV.
- 8.083' NAVD. POOL DECK
- 1.0' NAVD. GARAGE FLOOR
- 5.33' NAVD. APRX. EXIST. GRADE
- 4.61' NAVD. CROWN OF ROAD

NORTH ELEVATION
SCALE = 1/4"=1'-0"



- 23.0' NAVD. TRUSS BEARING
- 21.33' NAVD. TRUSS BEARING
- 19.0' NAVD. TRUSS BEARING
- 16.33' NAVD. TRUSS BEARING
- 10' NAVD. BASE FLOOD ELEV.
- 8.083' NAVD. POOL DECK
- 1.0' NAVD. GARAGE FLOOR
- 5.33' NAVD. APRX. EXIST. GRADE
- 4.61' NAVD. CROWN OF ROAD

EAST ELEVATION
SCALE = 1/4"=1'-0"

BUILT BY:

DRAWN BY:
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