



**LEE COUNTY HISTORIC PRESERVATION BOARD
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET
FORT MYERS, FL 33901
EAST ROOM (2ND FLOOR)**

**WEDNESDAY, AUGUST 15, 2012
10:00 AM**

AGENDA

NOTE: (For public review, back-up materials for the cases will be available at the Pine Island Public Library, 10700 Russell Road NW, Bokeelia, FL 33922 starting August 9, 2012).

- 1. Call to Order/Review of Affidavit of Publication/Approval of 5/16/12 Minutes**
- 2. Request to File Historic Designations**

A. HDC2012-00001 Old Fish House, 4530 Pine Island Road, NW, Matlacha, FL 33993

B. HDC2012-00002 First Baptist Church of Matlacha, Inc., 3300 SW Pine Island Road, Cape Coral, FL 33991

- 3. Public Hearing on Special Certificates of Appropriateness (COA)**

Note: A summary of the zoning relief requests is provided for informational purposes only. The Lee County Zoning Division will make a determination after the Historic Preservation Board renders its decision.

A. COA2012-00061, Barnhill Fisheries, 4573 Pine Island Road, NW, Matlacha, FL 33993

The project entails review of an existing refrigerator building.

The request for Zoning Relief in the IM (Marine Industrial) zoning district from the Lee County Land Development Code is as follows:

1. Relief in the IM (Marine Industrial) Zoning District from the 25 foot minimum street setback (Pine Island Road) to allow an existing structure 10.9 feet per LDC Section 34-874 and LDC Section 34-2192.
2. Relief in the IM (Marine Industrial) Zoning District from the 10 foot minimum side setback for accessory structures to allow an existing structure 4.2 feet per LDC Section 34-874 and LDC Section 34-1174.

B. COA2012-00086, Williamson, 4567 Pine Island Road NW, Matlacha, FL 33993

The project entails the reconstruction of a contributing building destroyed by fire and the rehabilitation of an existing accessory contributing building for their adaptive re-use as a restaurant.

The request for Zoning Relief in the C-1 (Commercial) zoning district from the Lee County Land Development Code is as follows:

1. Relief in the C-1 (Commercial) Zoning District from the 25 foot minimum street setback (Pine Island Road) to allow proposed structure 10 feet per LDC Section 34-844 and LDC 34-2192.
2. Relief in the C-1 (Commercial) Zoning District from the 15 foot minimum side setback to allow proposed structures 10.5 feet (west property line) per LDC Section 34-844.
3. Relief in the C-1 (Commercial) Zoning District from the 25 foot minimum waterbody setback on the south property line (Canal) to allow proposed structure 14.4 feet per LDC Section 34-844 and LDC Section 34-2194.
4. Relief in the C-1 (Commercial) Zoning District from the 15 foot wide Type 'D' buffer, with five trees and a double staggered hedge, adjacent to all right-of-ways, to allow a 10 foot wide Type 'D' buffer with 100% palm trees along Pine Island Road per LDC Section 10-416(d)(4).
5. Relief in the C-1 (Commercial) Zoning District from the connection separation requirement of 660 feet on an arterial road to allow for a lesser distance of approximately 42 feet per LDC Section 10-285.

4. Items by the Public; Committee Members; Staff

5. Next Meeting Date: Wednesday, September 19, 2012; Adjournment

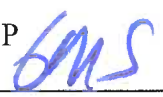
Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at (239) 533-8583.



MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

DATE: August 7, 2012

TO: Lee County Historic Preservation
Board

FROM: Gloria M. Sajgo, AICP
Principal Planner 

RE: HDC 2012 – 00001 - This designation petitions a change in status for a property in the Matlacha Historic District from non-contributing to contributing.

The owner of the Old Fish House at 4530 Pine Island Rd. Matlacha Fl 33993 STRAP 24 44 22 00 00024 0000 asked staff to review the status of the subject property in the Matlacha Historic District HD 90 10 01 and consider changing it from noncontributing to contributing.

Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct to public hearing a change in status from non-contributing to contributing for the subject property.

Sections 22-205 and 206 of Chapter 22 Historic Preservation (attached) authorize the Lee County Historic Preservation Board to take action to change the status of a property.

- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
 - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
 - (5) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historical significance.
 - (6) A building, structure, site or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.
- (Ord. No. 88-62, § 7D, 12-21-88)

Sec. 22-205. Removal of designation or change in status.

The removal of a historic resources designation or the change in a designation from contributing to non-contributing property (or the reverse) in a designated district may be initiated in one of three ways: (a) by written petition of the property owner; (b) by majority vote of the historic preservation board; or, (c) at the request of the Board of County Commissioners.

- (1) *Removal of designation or change in status initiated by owner.* The owner must file a written petition for removal of designation or change in status. The petition must state with specificity the reason for the request and include sufficient information to support investigation of the property in response to the request. The complete petition or subsequently requested report will be presented to the historic preservation board for action. At that time the historic preservation board may:
 - (a) accept a removal of designation petition and direct it to public hearing;
 - (b) direct that a removal of designation report be prepared by either the staff or the applicant for consideration by the board;
 - (c) reject a report submitted and state the specific reasons for the rejection; or,
 - (d) deny the removal of designation petition and state the reasons for denial.

Notice must be provided in accord with section 22-207 prior to action under this section.

- (2) *Removal of designation or change in status initiated by historic preservation board or Board of County Commissioners.* The historic preservation board has the authority to direct staff to prepare a removal of designation or change in status report based upon a recommendation of County staff, a request from the historic preservation board or direction by the Board of County Commissioners. Once completed, the requested report will be considered by the historic preservation board at a duly noticed meeting.
- (Ord. No. 09-23, § 6, 6-23-09)

Sec. 22-206. Removal of designation or change in status report.

Action by the historic preservation board to accept a removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) must be based upon a report prepared in accord with this section. The report must be in writing and provide specific and detailed information as to why the historic designation applicable to the property should be removed or changed from contributing to non-contributing (or the reverse).

Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation.
(Ord. No. 09-23, § 6, 6-23-09)

Sec. 22-207. Notice; action by board; recording.

- (a) *Notice to owner.* A notice to the property owner must be filed in accord with section 22-203(1).
- (b) *Notice of public hearing.* The county will provide written notice regarding the public hearing in accord with section 22-203(2).
- (c) *Decision deadlines.* After review of the report, the historic preservation board must take action in accord with section 22-203(3).
- (d) *Recording.* The board's written decision must be recorded as set forth in section 22-203(4).
(Ord. No. 09-23, § 6, 6-23-09)

Secs. 22-208—22-240. Reserved.

ARTICLE IV. MAINTENANCE AND REPAIR OF PREMISES

Sec. 22-241. Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance and repair of the exterior elements of any historic resource or any property within a designated historic district when such maintenance and repair do not involve a change of design, appearance (other than color) or material, and do not require a building permit.
(Ord. No. 88-62, § 9A, 12-21-88)

Sec. 22-242. Correction of deficiencies generally.

When the historic preservation board determines that the exterior of a designated historic resource, or a contributing property within a designated historic district, is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated historic resource or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated historic resource or historic district, the historic preservation board may request appropriate officials or agencies of the county government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.
(Ord. No. 88-62, § 9B, 12-21-88)

Sec. 22-243. Unsafe structures.

If the building official determines that any designated historic resource or contributing property is unsafe pursuant to the provisions of the applicable county ordinances, the building official will immediately notify the historic preservation board by submitting copies of such findings. Where appropriate and in accordance with applicable county ordinances, the historic preservation board shall encourage repair of the building or structure rather than demolition. The building official will, in these instances, take into consideration any comments and recommendations made by the historic preservation board. The historic preservation board may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures established in the applicable ordinances.
(Ord. No. 88-62, § 9C, 12-21-88)



HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

Date Filed:		FSF No.		Designation No.	HDC 2012-00001Change in status from non-contributing to contributing in the Matlacha Historic District HD 90 10 01
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic Name: Old Fish House

Other Names/Site Number: _____

Location

Street & Number: 4530 Pine Island Rd NW

City, State, Zip: Matlacha FL 33993

STRAP Number: 24 44 22 00 00024 00000

Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
X private	X building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	

Official Actions

Date of Petition for Designation: August 15, 2012

Date Designation Report filed with Historic Preservation Board: August 15, 2012

Date of Historic Preservation Board's written Resolution: _____

Resolution Number: _____

Date Designation was recorded: _____

Initiated by: _____

Designation

☐ Individual Historic Resource

☐ Individual Archaeological Site

X ☒ Historic District Change in status from non-contributing to contributing.

☐ Archaeological Zone

☐ Archaeological District

Staff Recommendation:

Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct to public hearing a change in status from non-contributing to contributing for the subject property.

Statement Attached		ATTACHMENTS
YES	NO	
		Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but no limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information.
X		Map attached
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Applicable Criteria (check all that apply)

Section 22-204(a)	X 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	X 4	<input type="checkbox"/> 5
Section 22-204(b)	<input type="checkbox"/> 1	X 2	<input type="checkbox"/> 3	X 4	<input type="checkbox"/> 5
Section 22-204(c)	X 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	X 4	<input type="checkbox"/> 5
Section 22-204(d)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Section 22-204(e)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Lee County Land Development Code (LDC)

Chapter 22 - Sec. 22-204. Criteria for Designation.

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
 - a. The site is intact and has had little or no subsurface disturbance; or
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.

See information provided by the applicant July 24, 2012 Memo from Toni Ferrell to Gloria Sajgo

LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.

See information provided by the applicant July 24, 2012 Memo from Toni Ferrell to Gloria Sajgo

Historically Matlacha is a fishing village that was established in the 1930s when squatters built houses along the causeway that was created to build bridges linking the mainland to Pine Island. Eventually the houses gained homestead rights and title to the land. The story of how squatters moved onto the land created to build the bridges was the inspiration for Richard P. Powell's book (published in 1959) *Pioneer, Go Home!*, which was later adapted into the movie (1962) *Follow that Dream*, starring Elvis Presley. (Attachment 1)

The parcel was acquired by the Futch family in 1961 from the State of Florida, who established a commercial fish house on the site. In general fish houses buy fish and then resell it for a profit. The operation is usually wholesale with retail components. Additionally fish houses provide ice and other supplies that commercial fisherman need.

The subject parcel was acquired from the state of Florida (the Trustees of the Internal Improvement Fund of the State of Florida) by Franklin B. Futch and Rose Nell Futch, his wife on June 22, 1961. In August 13, 1964 the Futch family sold the subject property to Claude Forbes and Viola Forbes, his wife the mortgage deed includes a legal description of the property as well as "That certain business known as the Island Fish Co. (not incorporated) together with all business furniture, fixtures, equipment, name and goodwill now in use by the said business. (Attachment 2)

By 1991 the name of this business changed to Quality Seafood. For land that included the subject parcel on June 10, 1991, the Lee County Board of County Commissioners approved resolution number Z-90-088 authorizing the rezoning from C-1 and MH-2 to the IM (Industrial Marine) zoning district. The back-up materials indicate that Quality Seafood is the fish house located on the subject site and that it would become a conforming use under the IM zoning.

The cultural significance of Quality Seafood and other fish houses in the Pine Island/Matlacha area is covered in *"FEEDING THE PEOPLE FROM GENERATION TO GENERATION AN ETHNOGRAPHY OF THE PINE ISLAND FISHERMEN"* by Linda Lampl on August 1986. (Attachment 3).

LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, or site

See information provided by the applicant July 24, 2012 Memo from Toni Ferrell to Gloria Sajgo

LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals

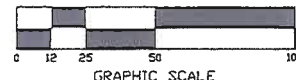
See information provided by the applicant July 24, 2012 Memo from Toni Ferrell to Gloria Sajgo. The building will be preserved including wholesale and retail commercial fishing business activities. However, future plans include for these business use activities to be expanded to restaurant uses.

LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct to public hearing a change in status from non-contributing to contributing for the subject property.

A. J. WATSON

SEA DATE STREET
ST. JAMES CITY, FLORIDA 33000
PHONE/FAX (850) 565-1616
SURVEYING, INC. L2 & 2000



PH-3.D.1

Curve number 1
Radius= 25.00
Delta= 102°27'26"
Arc= 44.71
Tangent= 31.13
Chord= 38.98
Chord Brg. N.76°15'16"E

Curve number 2
Radius= 40.00
Delta= 53°53'48"
Arc= 37.63
Tangent= 20.34
Chord= 36.25
Chord Brg. N.01°55'20"W

PROPERTY ADDRESS
4530 PINE ISLAND ROAD
MATLACHA, FL 33993

BOUNDARY SURVEY OF A PARCEL OF LAND DESCRIBED IN
D.R. 1247 PAGES 280 AND 281, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEING A LOT OR PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 24 ON LITTLE PINE ISLAND RUN N.2°14'00"W. ALONG THE WEST LINE OF SAID SECTION FOR 1054.40 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 78 (FORMERLY NO. 183) THENCE NORTHEASTERLY ALONG THE CENTERLINE TANGENTS OF SAID STATE ROAD 78 AS DESCRIBED IN EASEMENT DEEDS FROM TRUSTEES OF INTERNAL IMPROVEMENT FUND TO STATE ROAD DEPARTMENT RECORDED IN DEED BOOK 145 AT PAGE 137 AND DEED BOOK 165 AT PAGE 312 OF THE PUBLIC RECORDS OF LEE COUNTY, FOR 3215 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED FROM SAID POINT OF BEGINNING DEFLECT LEFT FROM SAID CENTERLINE TANGENT FROM NORTHEAST TO NORTHWEST 90°20'00" AND RUN NORTHWESTERLY FOR 340 FEET MORE OR LESS, TO THE WATERS OF MATLACHA PASS OR AN ARM THEREOF; THENCE RUN SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID WATERS TO AN INTERSECTION WITH SAID CENTERLINE TANGENT FOR 213.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING EXCEPT THAT PART OF THE HEREIN ABOVE DESCRIBED LANDS LYING WITHIN 30 FEET OF THE CENTERLINE OF SAID STATE ROAD

NOTE:
Bearings and Distances shown hereon are according
to the referenced DEED (D) or PLAT (P) unless otherwise
noted as measured (M).

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0240 F, FEDERAL FLOOD ZONE AE, ELEVATION 7'
ELEVATIONS BASED ON NAVD 88, BENCH MARK

This survey is in compliance with the minimum technical standards as set forth in Chapter 61C17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

FOR: JRM, LLC

JOB # 12-0026 F.B.L. 149-46

STRAP # 24-44-22-00-00024.0000

STRAP # 24-44-22-00-00025.0000

SKETCH OF SURVEY

SCALE 1" = 50'

DATE: FEBRUARY 3, 2012

DATE:

DATE:

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

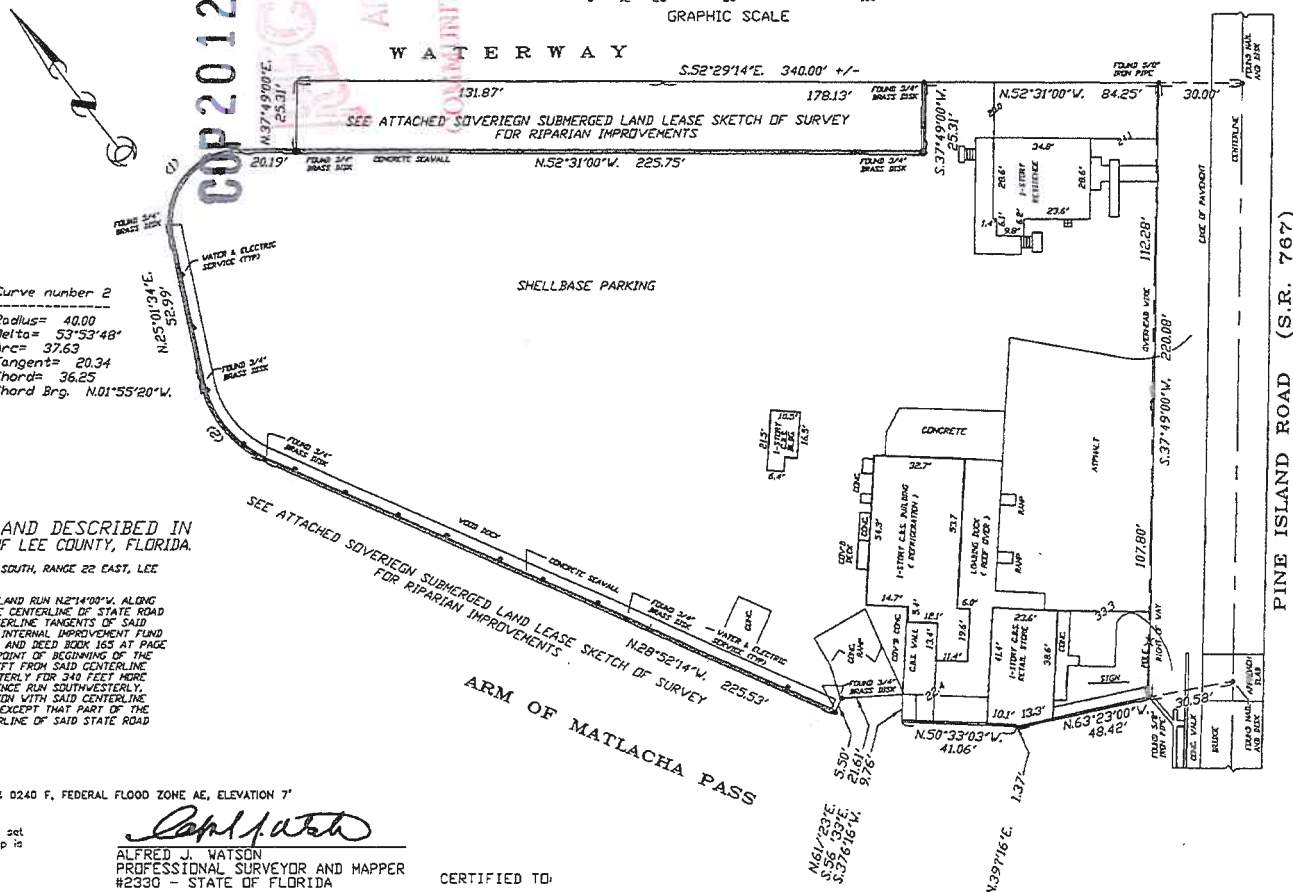
CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

FIDELITY NATIONAL TITLE OF FLORIDA, INC.

IGNITE FUNDING, INC., et al

JRM, LLC



HDC2012-00001 Old Fish House – 4530 Pine Island Rd, NW Matlacha



HDC2012-00001 Old Fish House – 4530 Pine Island Rd, NW Matlacha



Subject Property
4530 Pine Island Rd.







TRANSMITTAL

SUBJECT: Old Fish House, 4530 Pine Island Road, Matlacha Florida
REGARDING: Historical and Descriptive Data – maps and photographs
DATE: 24 July 2012

TO: Gloria Sajgo, Preservation Planner
FROM: Toni Ferrell, for JRM Fish House LLC

Please find the attached documents:

(DIGITAL COPY ONLY)

Final documents:

2012.07 Photos Part I – Old Fish

2012.07 Photos Part II – Old Fish

2012.07 Photos Part III – Old Fish

Digital images (see Index to Photographs for descriptions, dates, sources and titles)

(PRINT COPY ONLY):

Draft documents

Photographs, Historical and Descriptive Data – July 2012

Measured drawing of existing building plan for Old Fish House, 4530 Pine Island Road, Matlacha Florida

The documents transmitted herein are for the use of the addressee. Some documents are protected by copyright.

The Old Fish House
4530 Pine Island Road
Matlacha
Lee County
Florida

Designation HD 90-10-01

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Draft Copy

Prepared for JRM Fish House LLC by:

Toni Ferrell
PO Box 607
Fort Myers, FL 33902
(239) 851-8816

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Index to Photographs

<p>The Old Fish House 4530 Pine Island Road Matlacha Lee County Florida</p>	<p>Designation HD 90-10-01</p>
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<p>Toni Ferrell, Photographer Existing site and structures, with captions – color images</p>	<p>2012</p>	<p>pages 1 – 8</p>
<p>Florida Photographic Collection Construction of Pine Island Road – black and white image</p>	<p>1935</p>	<p>page 9</p>
<p>Florida Photographic Collection Mullet Fishers – black and white, and color images Windlass for winding fishing nets – color image</p>	<p>dates vary</p>	<p>pages 9 – 11</p>
<p>Photographer unknown Margie Gilliland fishing in Matlacha, provided by Gladys Cook – black and white image</p>	<p>date unknown</p>	<p>page 11</p>
<p>Photographer unknown View of Old Fish House and property from Matlacha Pass – color image</p>	<p>date unknown</p>	<p>page 12</p>
<p>United States Department of Agriculture S24 Aerial views of Porpoise Point Island, Matlacha – black and white images</p>	<p>dates vary</p>	<p>pages 13 - 15</p>
<p>Photographer unknown Aerial view of Matlacha, provided by Gladys Cook – color image</p>	<p>ca 1957</p>	<p>page 16</p>
<p>United States Geological Survey Map of Matlacha and surrounding area, indicating existing buildings – color drawing</p>	<p>1958</p>	<p>page 16</p>
<p>United States Department of Agriculture S24 Aerial photographs of Matlacha Florida – black and white images</p>	<p>dates vary</p>	<p>pages 17 – 21</p>
<p>Google maps Aerial view of Matlacha, north up – color image</p>	<p>2012</p>	<p>page 22</p>
<p>Google maps Aerial view of Porpoise Point Island, Matlacha, north up – color image</p>	<p>2012</p>	<p>page 22</p>

Project Location

4530 Pine Island Road
Matlacha
Lee County
Florida

The Old Fish House is located along Pine Island Road in unincorporated Lee County, Florida. The site is on the north side of Pine Island Road, occupying the southwest corner of Porpoise Point Island, a small island between the first and second bridges crossing Matlacha Pass. The Old Fish House is located within the core area of the Matlacha Historic District.

Project Description and Purpose

This project was initiated by a consultation with Lisa Dence, Site Manager for JRM Fish House LLC; JRM acquired the property in February 2012. Ms. Dence was seeking professional assessment and conceptual design for the rehabilitation of the Old Fish House. The primary goals identified were as follows: to maintain historic features of the existing structure – unique qualities recognized as interesting; to enhance the efficiency and functionality of the fish market, restaurant, fish processing and other pre-existing operations; to increase awareness of and appreciation for the cultural values of the industrial elements of Matlacha’s fishing industry; to expand the restaurant function through sensitive re-use of underutilized existing spaces.

This project required that the structure be researched and documented as thoroughly as possible utilizing available records. Analysis of the historic significance of the structure was suggested to evaluate the eligibility of the structure for inclusion as “contributing” in the Matlacha Historic District. If deemed contributing, the building might be rehabilitated without losing the integrity of the defining features, thereby extending the useful life of the structure. Field-measured floor plans were requested. Finally, recommendations for the appropriate rehabilitation of the structure for continued use was requested by the owner and included in the scope of work of this project.

Past Field Surveys

Individual sites and districts have been surveyed in unincorporated areas of Lee County. Matlacha Historic District was locally designated on November 19, 1990. The Old Fish House is not listed as a contributing structure within the district; however, county staff is studying fish houses in Matlacha, as important cultural assets to the area.

Project Methods

Work on this project was completed through a series of field inspections, interviews and research into various sources of historic data. Photographs and measurements were taken for reference, and to assist in the completion of field-measured building plans. Initial information provided to the consultant referred to the building as the Old Fish House Marina, Old Fish House, and Island Seafood with construction dates estimated 1935 – 1940.

Telephone conferences and personal meetings took place with active and retired fishermen and women of Matlacha, residents of Matlacha and Pine Island, volunteers from the Pine Island Museum, staff members of the Lee County Planning Division and the Florida

Division of Historic Resources. The Florida Master Site File Office confirmed the previously completed Florida Master Site File Form for the multiple resource nomination of Matlacha Historic District; a copy of the Matlacha Historic District nomination form was obtained from Lee County Planning Department.

Research on the ownership of the property and its history was undertaken utilizing a variety of publications and public records, including: Lee County Property Appraiser records, Lee County Deeds of Record, Fort Myers Historical Museum, Lee County Library, South Florida Water Management District, and other written records (exhaustive and generally futile). No written historic record has been found to establish the construction date or to verify the original and continued use of the building as a Fish House. A few records held by various agencies in Lee County provided the only written evidence found to date; oral histories provided more extensive evidence about specific use of the building and site. Subsequently, efforts were made to identify living persons that might have knowledge of the history of the structure and any records that might remain in possession of the previous owners or persons with relevant knowledge within the fishing community.

A few local fishermen were interviewed, including several men and women who worked at Old Fish House; these oral interviews provided interesting and graphically detailed information about the functional aspects of the building and the site. A search through the Florida Photographic Collection, state archives, and the United States Geological Survey aerials was productive. Several Section 24 aerial photographs were located, the oldest dating back to 1940 with structures in evidence at the Old Fish House site. The building appears to be in evidence on this aerial, in much the same configuration as it stands today.

Site

The subject site is relatively free of mature trees or vegetation. No other historic structures stand on the site or are located in the general vicinity. Aerials and photographs indicate vegetation on the northern half of the site, and along the shoreline prior to construction of the seawall.

Statement of Significance

The Old Fish House is the only remaining fish house in Matlacha that buys, processes and sells freshly caught fish directly from the boat. It is believed that the Old Fish House has been in continuous operation since its construction, estimated in the 1930s. A variety of other marine-based operations on site include wet slips, a deep-water boat ramp, fuel sales, bathhouse, retail and wholesale seafood markets, smokehouse, marine store with bait and sundry items, kayak rental, and a take-out restaurant. Small wooden smoke houses traditionally used for smoking mullet have been utilized on site for many years. While industrial marine services (boat repairs) are no longer offered, some industrial equipment remains on site at this time.

Architectural Description

The Old Fish House is a one-story L-shaped industrial building, a cluster of open and enclosed spaces consolidated under one roof: a large open-air shed faces the southern arm of Matlacha Pass, an enclosed insulated warehouse (including an apparent addition on the east end) adjoins the shed and extends east, an open loading dock extends the full length on the

south side of the warehouse facing Pine Island Road, and a small commercial storefront market juts toward Pine Island Road, creating the L-shape. On the west end of the loading dock, a wide open-air passage extends between the storefront market and an ice room into the open-air shed. Working docks and the boat ramp wrap the northwest corner of the open-air shed and are integral to the operation of the Fish House.

The north façade of the warehouse measures 54'-4"; near the center of this façade the roofline varies slightly in height and detail, indicating probable difference in construction dates. The east façade of the warehouse measures 32'-8" (building wall) plus 13'-6 ½" (loading dock); the south façade of the loading dock measures – feet to the point where it intersects with the market. The east façade of the market is 22'-9" and has a modern wood-framed shed roof covering a raised wood deck extending 18'-1" south from the loading dock; the south façade of the market is approximately 30'-8"; the west façade of the market is partially obscured by wood-framed additions, but is equal in measure to the east façade. The north façade of the open-air shed is a masonry wall built on the slope of the working floor, recessed south of the warehouse façade by 14'-6"; it measures approximately 32'-0" and is punctuated with evenly-spaced openings integral to former oyster processing operations. The recessed space on the north side of this façade is covered with a trapezoidal-shaped corrugated metal shed roof over a roughly constructed ramp that spans from northwest end of the shed, along the northern building wall to the eastern edge of the boat ramp. The western edge of the shed is formed by steel pipe columns supporting the roof edge, spanning approximately 32'-0"; near the ceiling there are sets of steel rails that are associated with former fish processing operations.

The building construction consists of concrete masonry and poured concrete bearing walls with intermediate round steel pipe columns. The structure appears to rest on poured concrete foundations; no excavation was made to determine the depth or breadth of the foundations. The section of the open-air shed along Matlacha Pass is constructed over pilings where it meets the water's edge. The concrete floors are generally level with the raised loading dock; one section of the warehouse floor has been elevated. The poured concrete floor of the open-air shed slopes toward the waterfront and is finished along the walls with a generous and smoothly formed coved base.

Low-slope (flat) roofs of varying height and pitch are supported by wood joists that span primarily north-to-south; the roofs slope in different directions. Some sections of roof framing are inaccessible. The north edge of the shed roof over the loading dock forms a parapet wall to the warehouse roof, and serves to hide some of the existing rooftop equipment. Exposed wood rafter tails extend beyond the exterior walls in some locations. The roof deck is exposed at the loading dock and in the open-air shed.

The original spaces have few interior walls, and all of the original interior walls are formed of concrete masonry or poured concrete. A few modern non-bearing wood frame walls partition the warehouse space and extend into the open-air shed space; the wood frame modern partitions are covered with plywood, pegboard, or plywood paneling on one or both sides. The eastern half of the warehouse, currently serving as a Ship's Store, has modern skip-trowel finish on the face of some masonry walls. Ceiling finishes vary.

Steel pipe columns, unevenly spaced, form the south edge of the loading dock, and provide an intermediate bearing line near the center of the warehouse; the interior columns are unpainted and covered with rust, and one is obscured by wood trim.

Original openings appear to have modern fenestration; nearly every door and window is unique, and a few openings are sealed with masonry or plywood. Two window openings in the

market (facing east and west respectively) are formed with curved block at the jambs; these are the only instances of this detail. The south façade of the market features an aluminum storefront door flanked by two aluminum awning windows; the west façade fenestration has been removed and the openings filled; the east façade has one horizontal-sliding aluminum window and one single-hung aluminum window; the north façade has one wood door with half-glass. The warehouse has a variety of doors: two pairs of wood with full glass (south façade), one wood with half-glass (north façade), one pair full glass aluminum sliding doors (north façade), a solid wood door (east façade), and insulated aluminum doors into the cold storage spaces facing the loading dock and the open-air passageway. The sole window in the warehouse is a modern divided-light single hung painted aluminum window, in the northwest corner on the west façade.

A physical evaluation of building materials and construction reveal a distinct joint near the center of the warehouse on the north and south façades. The simplistic styling inherent in the industrial building renders it difficult to date. Very little detail exists; finishes are mostly rough. A check with Lee County Property Appraiser as to the time of construction did not result in being able to more accurately date the building or to identify any possible additions. The exact date of construction has not been determined. The structure appears to have been built over a period of years, but this assumption cannot be confirmed or denied.



Retail Seafood Market and signage, 4530 Pine Island Road
2012 – View from Pine Island Road at foot of bridge



Take-Out Restaurant – order and pickup window queues
2012 – View from southeast, parking area



Loading Dock & Fish House (now Ship's Store)
2012 – View from southeast, parking area



Entrance to Fish House (now Ship's Store), at original Loading Dock
2012 – View from southeast, parking area



Open passage on west end of Loading Dock, north side of Fish Market
View from loading dock, looking toward Matlacha Pass (looking southwest)
2012 – Ice Room on far right side, door out of view



East end of Loading Dock, Take-out beyond
2012 – View from northeast, designated parking area (looking southwest)



Northeast side of Fish House and end of Loading Dock
2012 – View from parking area (looking west)



Contributing historic residential structure and parking beyond, 4520 Pine Island Road
2012 – View from northeast (looking west)



North side of Fish House, cluster blue crab & cold storage room (now Ship's Store)
2012 – View from shell drive, looking toward PI Road (looking southeast)



North side of Fish House processing room, (now office and cold storage access)
2012 – View from shell drive (looking south)



North side of Fish House, oyster processing wall, fresh catch in-take shed
2012 – View from shell drive, looking toward Pine Island Road & Matlacha Pass (looking south)



Southwest corner of Fish House, oyster processing wall, fresh catch take-in shed
2012 – View from dock west of boat ramp (looking east)



North side of Fish House, oyster processing wall, fresh catch in-take shed beyond
2012 – View from top of boat ramp, looking toward Pine Island Road & Matlacha Pass (looking south)



Interior view of oyster processing wall with counter, Ice Room to right side
2012 – View from fresh catch take-in shed (looking northeast)



South side of Bath House, picnic tables and storage unit beyond 2012 – View from shell drive, looking toward Matlacha Pass (looking west)



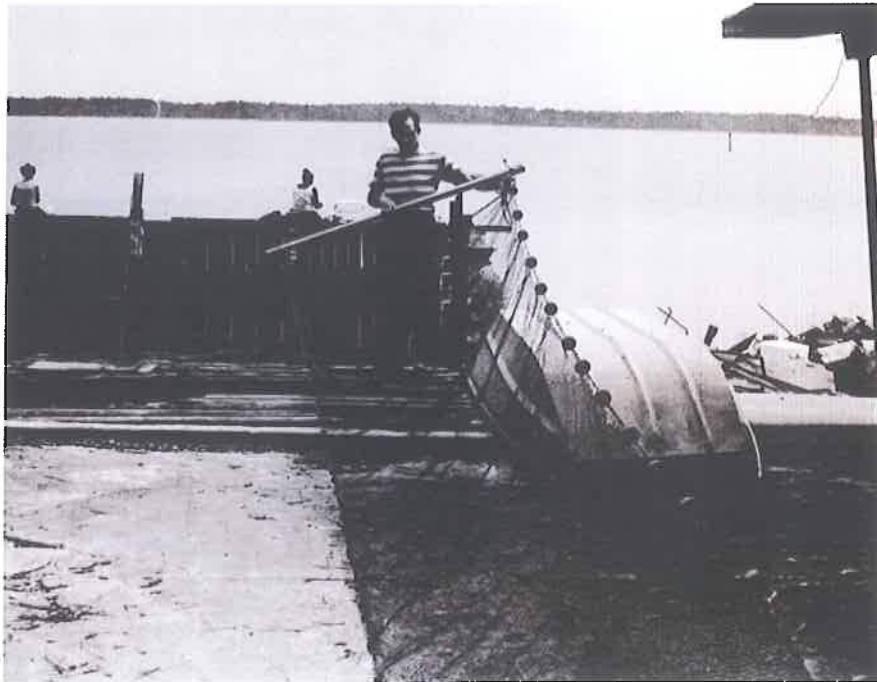
Interior view, Fish Market
2012 – Menu with sample products at retail market



Construction of Pine Island Road
ca 1935



Mullet Fishers
date unknown



Mullet Fishers net
date unknown



Mullet Fishers at Shell Point
date unknown



Windlass on Shell Point
date unknown



Margie Gilliland fishing in Matlacha
date unknown



View of Old Fish House structure and waterfront, from south arm of Matlacha Pass
date unknown



Matlacha – Porpoise Point Island
1940 – partial view of aerial image



Porpoise Point Island, Matlacha – 1944_aerial_Flight 1C_tile 43
1944



Porpoise Point Island, Matlacha – 1944_aerial_Flight 1C_tile 42
1944



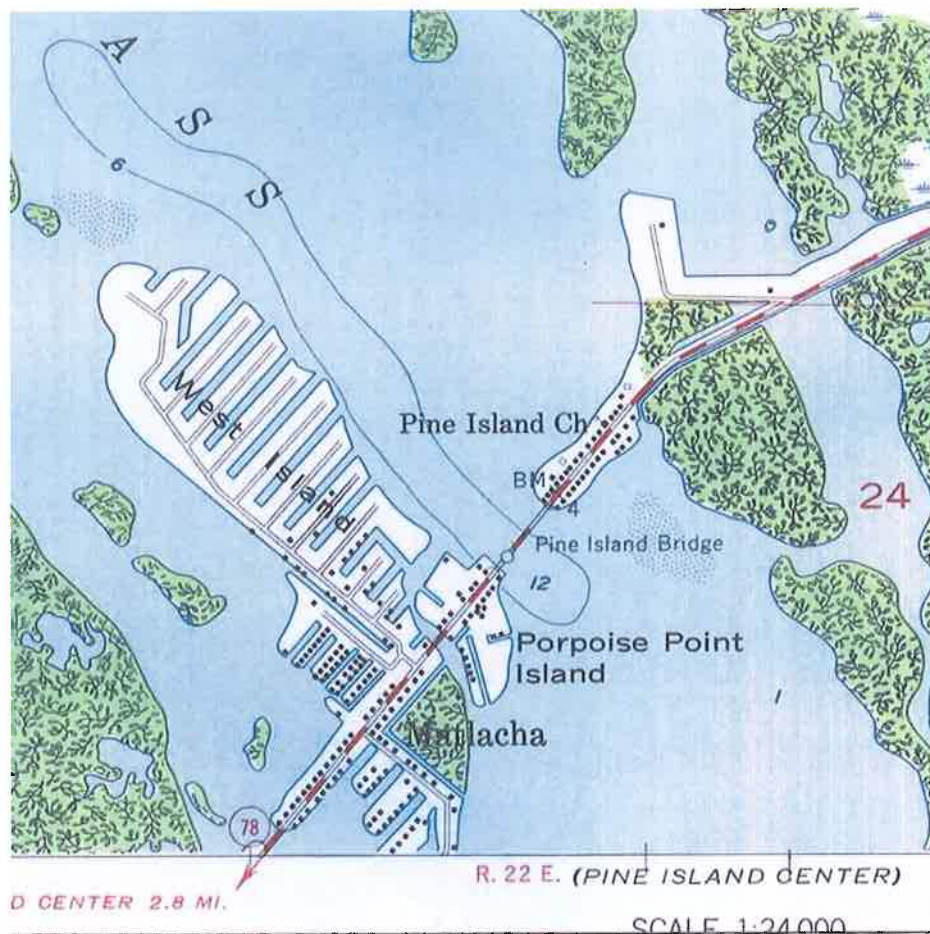
Porpoise Point Island, Matlacha – 1953_aerial_Flight 3H_tile 22
1953



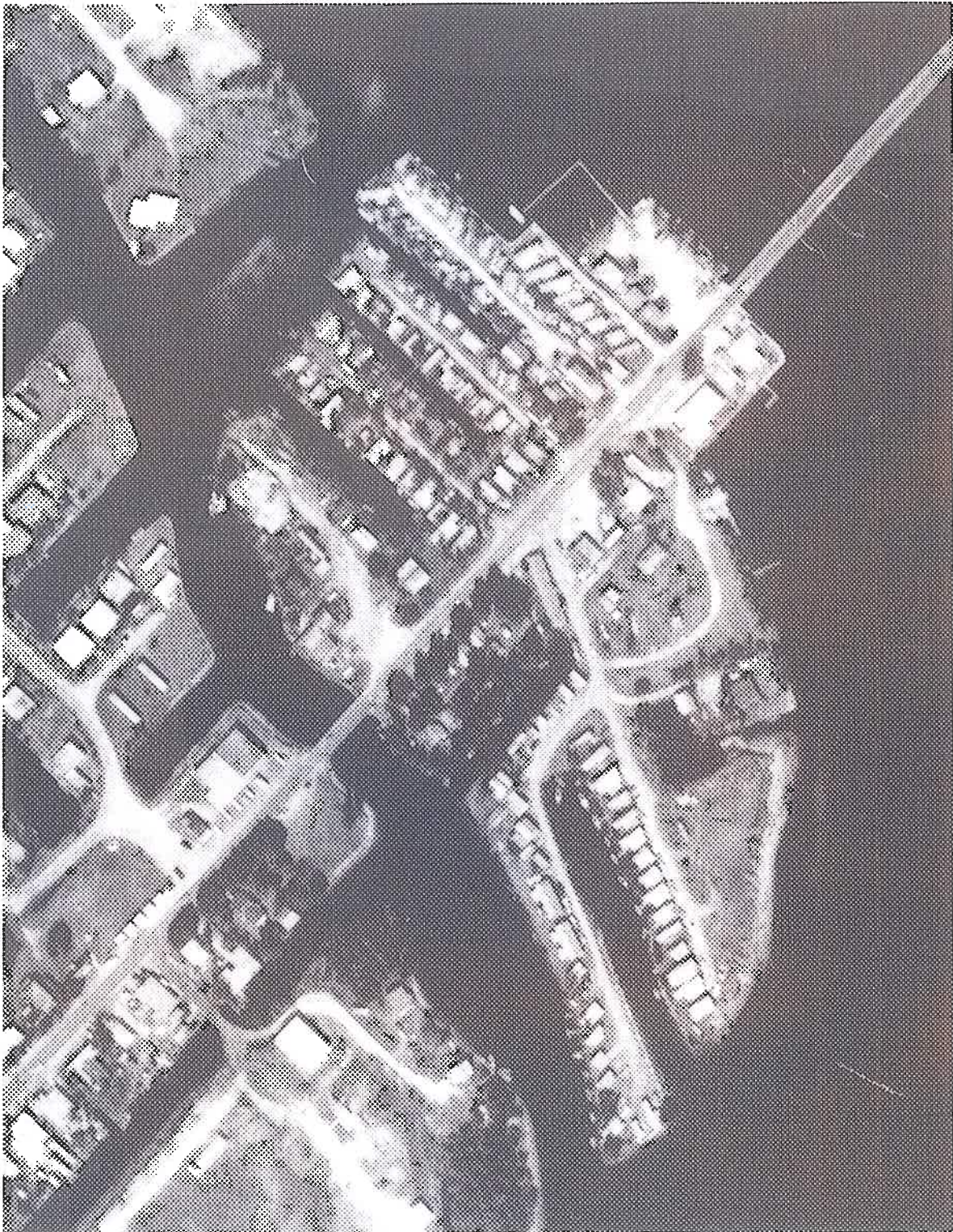
Porpoise Point Island, Matlacha – 1958_aerial_Flight 1V_tile 155
1958



Aerial view of Matlacha
ca 1957 (looking southeast)



United States Geological Survey map
1958



Porpoise Point Island, Matlacha – 44S-22E-24-1966
1966 – partial view of aerial image



Porpoise Point Island, Matlacha – 44S-22E-24-1968
1968 – partial view of aerial image



Porpoise Point Island, Matlacha – 44S-22E-24-1974
1974 – partial view of aerial image

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Porpoise Point Island, Matlacha – 44S-22E-24-1977
1977 – partial view of aerial image



Porpoise Point Island, Matlacha – 44S-22E-24-1980-2
1980 – partial view of aerial image

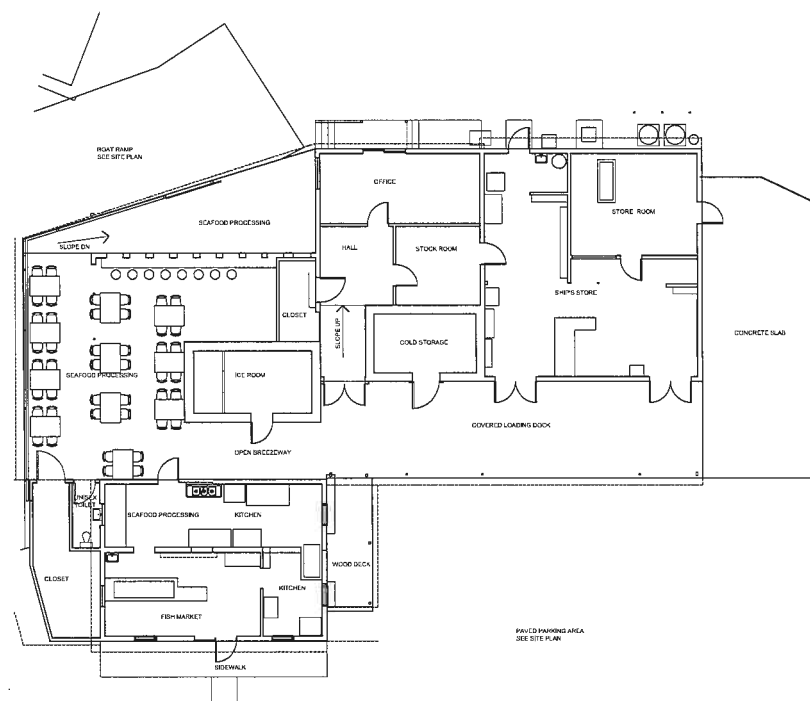
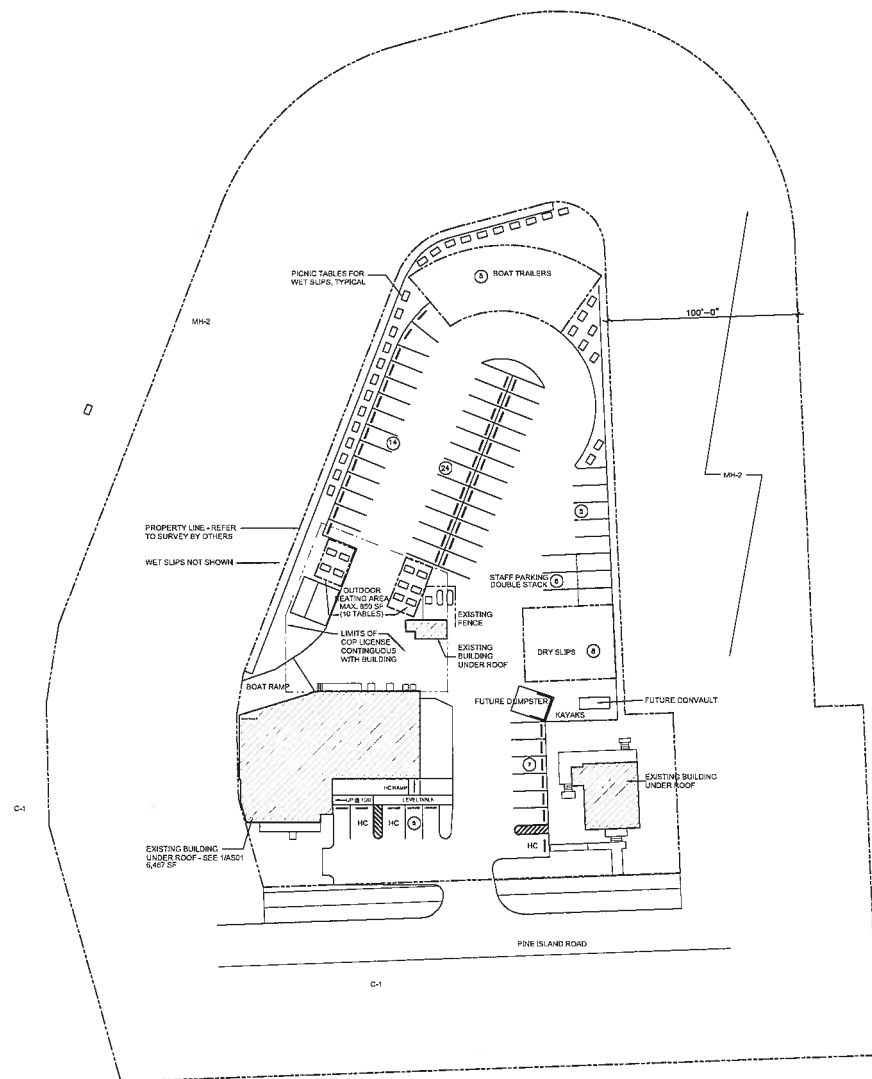
Toni Ferrell Architect PO Box 607 Ft Myers FL 33902



Google maps – Aerial view of Matlacha
ca 2012




Google – Aerial view of Porpoise Point Island, Matlacha Florida
ca 2012



Portions of this drawing are based on information taken from a professional survey by Alfred J. Watson dated 2-7-2012, as provided to JRM, LLC. Information regarding the zoning and use of neighboring sites was provided by Knott Ebellini Hart. This drawing is intended for conceptual planning only and is not a professional survey. Inclusion of site information on this drawing is not intended to replace, confirm, or contradict professional survey documents.

OLD FISH HOUSE MATLACHA
4530 PINE ISLAND ROAD, MATLACHA FLORIDA 33993



TONI LEE FERRELL
CONCEPTUAL DESIGN CONSULTING SERVICES
P.O. BOX 607 FORT MYERS, FLORIDA 33902

DATE 07-20-2012
PROJECT NO 505-4579-001
SHEET 1 OF 1 DNE

AS01

Pioneer, Go Home!

From Wikipedia, the free encyclopedia

Pioneer, Go Home! is a satirical novel by Richard P. Powell, first published in 1959. The novel follows a New Jersey family, The Kwimpers, who relocate to Columbiana, a fictional state that resembles Florida, and squat on the side of a highway where a new bridge is being built, outraging local officials. The book was adapted into a play by Herman Raucher and also an Elvis Presley movie, *Follow that Dream*.

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- 1 50th Anniversary Edition
- 2 Plot summary
- 3 Inspiration
- 4 Adaptation
- 5 References

Pioneer, Go Home!

Author(s)	Richard P. Powell
Country	United States
Language	English
Genre(s)	Satire
Publisher	Charles Scribner's Sons
Publication date	1959
Media type	Print
Pages	320 pp
ISBN	ISBN 0-89176-008-3
OCLC Number	4840153 (http://worldcat.org/oclc/4840153)

50th Anniversary Edition

In 2009 a 50th anniversary edition of *Pioneer, Go Home!* was released and includes a previously unpublished preface by the author.^[1]

Plot summary

The Kwimper family of Cranberry County, New Jersey is on a vacation in Columbiana when their car runs out of gas. Somewhere along the way, the Kwimpers had made a wrong turn and ended up on an unfinished highway. While waiting for assistance to arrive they set up shacks on the side of the road to live out of.

The Kwimper clan consists of Pop Kwimper who has lived his entire life off government welfare programs such as unemployment compensation and Aid to Families with Dependent Children, his happy-go-lucky son Toby Kwimper (whose "Strength is as the strength of ten because his heart is pure"), adopted identical twins Eddy and Teddy that nobody can tell apart (and whose parents "tried to beat a train to a crossing and only came out tied"), and the family baby sitter Holly Jones.

When confronted by state officials and treated poorly Pop Kwimper decides that the family will settle on the side of the highway permanently. Pop learns of old squatting statutes in the state and determines that he has a legal right to occupy the land.

The novel revolves around the family's comical battles with the government, as they establish their lives on the squatted land and are eventually joined by other squatters. The family also contends with social workers, their own poverty, a hurricane, and a group of gangsters that tries to squat on nearby land to run an illegal casino.^[2]

Of the novel's satire, in the first edition of the novel the publisher writes:

"It's possible that some readers may see woven into this comedy the theme of Little Man versus Big Government. They may also find it a study of the classic pioneering spirit and of its chances of survival in America today."

Inspiration

The novel is based on a true story. After World War II, Powell moved to Fort Myers, Florida. Powell learned that the state of Florida had just built a bridge to Pine Island. The fill used to build the bridge, inadvertently created a tract of land that did not exist on maps. A group of squatters moved onto the land, building shacks and starting small businesses, as in the novel. Eventually, the state granted property titles to the squatters.^[3]

Powell's previous novel was *The Philadelphian*, a serious novel about four-generations of a Philadelphia family as they navigate the city's complex social ladder. The book spent 6 months on the best-seller charts. Most observers expected Powell to follow-up with a similar book, but instead he wanted something different and wrote a comedy.^[4]

Adaptation

In 1962, the book was adapted into a movie starring Elvis Presley. Although the name *Pioneer, Go Home!* was considered for the film, it was ultimately named *Follow that Dream*. The film adaptation was a musical, scored by Hans J. Salter. Elvis played the role of Toby Kwimper. Arthur O'Connell played Pop Kwimper. The screenplay was written by Charles Lederer, who also wrote the original *Ocean's Eleven* and the Marlon Brando version of *Mutiny on the Bounty*.^[5]

Follow That Dream

From Wikipedia, the free encyclopedia

Follow That Dream is a 1962 musical film starring Elvis Presley made by Mirisch Productions. The movie was based on the 1959 novel *Pioneer, Go Home!* by Richard P. Powell. Producer Walter Mirisch liked the song *Follow that Dream* and retitled the picture.^[2] The movie reached #5 on the *Variety* weekly Box Office Survey, staying on the chart for three weeks, and finishing at #33 on the year end list of the top-grossing movies of 1962.

Contents

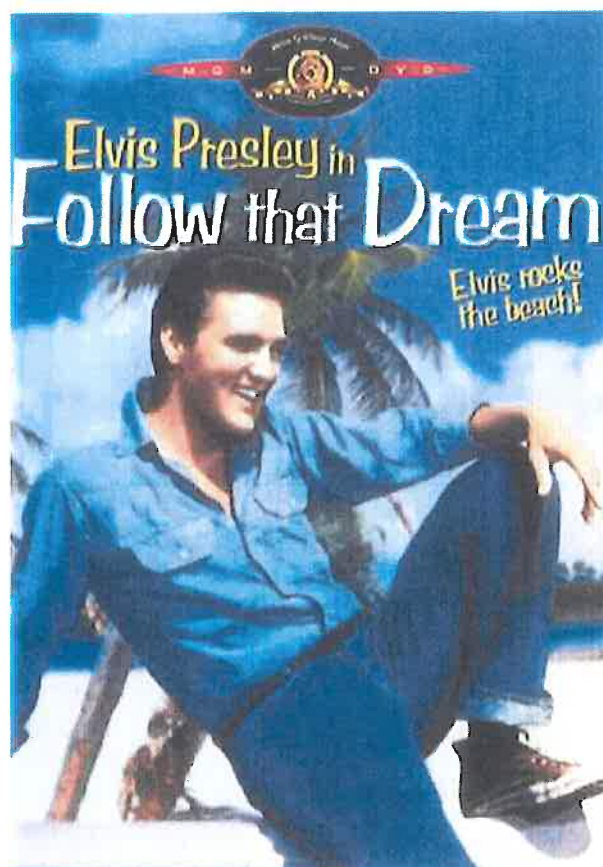
- 1 Synopsis
- 2 Primary cast
- 3 Background
- 4 Soundtrack
 - 4.1 Personnel
 - 4.2 Track listing
 - 4.2.1 Side one
 - 4.2.2 Side two
- 5 References
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 - 6.1 DVD Reviews

Synopsis

A vagabond family composed of Pop Kwimper (Arthur O'Connell), his son Toby (Elvis Presley), and various "adopted" children, including nineteen-year-old Holly Jones (Anne Helm), is traveling in Florida when Pop drives onto an as-yet-unopened section of highway. When the car runs out of gas, Holly persuades Pop to take up residence on the land next to the road. A chance encounter with an avid fisherman (Herbert Rudley) gives Holly an idea. They build a thriving business catering to sports fishermen.

Trouble soon follows. Toby rejects the advances of amorous social worker Alisha Claypoole (Joanna Moore), who goes to court to have the children taken away in revenge. Also, her

Follow That Dream



Written by	Richard P. Powell (novel) Charles Lederer (screenwriter)
Starring	Elvis Presley Anne Helm Arthur O'Connell
Music by	Hans J. Salter
Cinematography	Leo Tover
Editing by	William B. Murphy
Distributed by	United Artists
Release date(s)	April 11, 1962 (USA) ^[1]
Running time	110 minutes

ATTACHMENT #1 for HDC2012-00001

government official boyfriend considers the squatters' home to be an eyesore and wants to evict them. Finally, since the area is outside the jurisdiction of any law enforcement, two gamblers (Jack Kruschen and Simon Oakland) soon set up a casino in a trailer.

Language

English

In the end, Toby's earthy wits win over the judge and the family returns to its new land and home. Holly also gets Toby to recognize that she is a grown woman.

Primary cast

- Elvis Presley as Tobe.
- Anne Helm as Holly
- Arthur O'Connell as Pop
- Joanna Moore as Alisha
- Jack Kruschen as Carmine
- Simon Oakland as Nick
- Roland Winters as Judge
- Alan Hewitt as H. Arthur King
- Howard McNear as George
- Frank DeKova as Jack
- Herbert Rudley as Endicott

Background

The title *Follow That Dream* was chosen, allegedly, because the songwriters could not find a rhyme for "pioneer".^[3] At first, Powell was unhappy that Presley had been chosen for the role,^[3] but after seeing the finished film he thought Presley had done a good job.^[3]

It was filmed in Citrus, Marion, and Levy Counties, Florida, specifically Inverness, Ocala, Inglis and Yankeetown. The courtroom scene took place in the 1912 Citrus County Old Courthouse in Inverness which has been restored and is listed in the National Register of Historic Places. Part of the courtroom restoration can be directly attributed to the film in that it was the only record of the original courtroom configuration. Yankeetown memorializes his stay in the form of their major highway, Follow That Dream Parkway. The parkway was named due to the efforts of four Elvis fans. After months of meetings, the parkway had a grand opening under its new name, Follow That Dream Parkway, on July 27, 1996. The dedication and celebration was held in Inglis Florida. The bank scene was filmed in Ocala, Florida at a bank on Silver Springs Boulevard.

Soundtrack

Recording sessions took place on July 5, 1961, at RCA Studio B in Nashville, Tennessee. Six songs were recorded for the film, and a distressed Presley insisted that the worst song, "Sound Advice," be omitted from release when it came time to assemble a soundtrack.^[4] "Sound Advice" would be placed on the compilation *Elvis for Everyone*, and a sixth

Follow That Dream

ATTACHMENT #1 for HDC2012-00001

soundtrack song, "A Whistling Tune," would be saved for the next film *Kid Galahad*, the version recorded at these sessions later released on *Collectors Gold* in 1991.^[5] Presley sang a few lines of "On Top of Old Smokey" in the film, but the recording was made on the movie set. The issue of quality would continue to be a sore point in his soundtrack material for the remainder of his film career.

Issued as an extended play record, the *Follow That Dream* soundtrack EP was released in April 1962 to coincide with the film's premiere. The record sold very well, especially for an EP in the Sixties. The title song received Top 40 radio air-play and reached #15 on the Billboard Hot 100 singles chart.^[6]

Personnel

- Elvis Presley - vocals
- The Jordanares - background vocals
- Millie Kirkham - background vocals
- Boots Randolph - saxophone
- Scotty Moore, Hank Garland, Neal Matthews, Jr. - electric guitar
- Floyd Cramer - piano
- Bob Moore - bass
- D.J. Fontana, Buddy Harman - drums



EP by Elvis Presley

Released	April 1962
Recorded	July 2, 1961
Genre	Soundtrack
Length	8:36
Label	RCA Records
Producer	Hans Salter

Track listing

Side one

Track	Recorded	Song Title	Writers	Time
1.	7/2/61	Follow That Dream	Fred Wise and Ben Weisman	1:39
2.	7/2/61	Angel	Roy C. Bennett and Sid Tepper	2:39

Side two

Track	Recorded	Song Title	Writers	Time
1.	7/2/61	What A Wonderful Life	Sid Wayne and Jerry Livingston	2:27
2.	7/2/61	I'm Not The Marrying Kind	Sherman Edwards and Mack David	1:51

References

- [^] IMDb webpage.

2. ^ pp. 146-147 Mirisch, Walter *I Thought We Were Making Movies, Not History* Univ of Wisconsin Press, 2008
3. ^ ^{a b c} Victor, p.169
4. ^ Jorgensen, Ernst. *Elvis Presley A Life in Music: The Complete Recording Sessions*. New York: St. Martin's Press, 1998; p. 160.
5. ^ Jorgensen, op. cit., p. 159.
6. ^ Jorgensen, op. cit., p. 414.

External links

- *Follow That Dream* (<http://www.imdb.com/title/tt0055992/>) at the Internet Movie Database
- *Follow That Dream* (<http://www.allrovi.com/movies/movie/v18037>) at AllRovi
- *Follow That Dream* (<http://tcmdb.com/title/title.jsp?stid=17542>) at the TCM Movie Database

DVD Reviews

- Review of the movie collection "Elvis: MGM Movie Legends Collection (Follow That Dream, Kid Galahad, Frankie and Johnny, Clambake) (<http://www.dvdtalk.com/reviews/read.php?ID=29733>) by Paul Mavis at DVD Talk (<http://www.dvdtalk.com/>) , July 24, 2007.
- Review (<http://www.dvdtalk.com/reviews/read.php?ID=10864>) by Stuart Galbraith IV at DVD Talk (<http://www.dvdtalk.com/>) , May 25, 2004.

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Trustees of the Internal Improvement Fund
of the State of Florida

DEED NO. 22830 (951-36)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under authority of law, for and in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations, ~~DO hereby~~ to them in hand paid by Franklin B. Futch and Rose Nell Futch, his wife, of the County of Lee, State of Florida, have granted, bargained and sold, and do by these presents grant, bargain, sell and convey, unto the said FRANKLIN B. FUTCH and ROSE NELL FUTCH, his wife, and their heirs and assigns, the following described lands, to-wit:

A lot or parcel of land in the unsurveyed portion of Section 24, Township 44 South, Range 22 East, which lot or parcel is described as follows:

From the southwest corner of said Section 24 on Little Pine Island run North 2° 14' West along the west line of said section for 1,050.4 feet to a point on the center line of State Road No. 78 (formerly No. 183); thence northeasterly along the center line tangents of said State Road No. 78 as described in easement deeds from Trustees of Internal Improvement Fund to State Road Department recorded in Deed Book 145 at page 137 and Deed Book 165 at page 513 of the public records of Lee County, for 3,215 feet to the point of beginning of the lands herein described. From said point of beginning deflect left from said center line tangent from northeast to northwest 90° 20' and run northwesterly for 340 feet, more or less, to the waters of Matlacha Pass or an arm thereof; thence run southwesterly, southerly and southeasterly along said waters to an intersection with said center line tangent of State Road No. 78; thence run northeasterly along said center line tangent for 213 feet, more or less, to the point of beginning; EXCEPT that part of the hereinabove described land lying within 30 feet of the center line of said State Road No. 78.

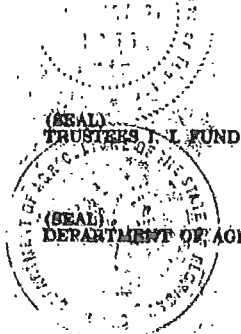
Containing XXXXXXX and lying and being in the County of Lee, in said State of Florida.

TO HAVE AND TO HOLD the above granted and described premises forever.

SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same.

OTHER RESERVATIONS: None

IN TESTIMONY WHEREOF, the said Trustees have hereunto subscribed their names and affixed their seal and have caused the seal of THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 22nd day of June, A. D. Nineteen Hundred and Sixty-One



Ad. Bussant (SEAL)
Comptroller
Ray E. Green (SEAL)
Comptroller
John H. Larson (SEAL)
Attorney General
Richard W. Pearson (SEAL)
Attorney General
Doyle B. Brown (SEAL)
Commissioner of Agriculture

As and On behalf of the
TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA

STATE OF FLORIDA, COUNTY OF LEE
FILED FOR RECORD
Day of June 1961 Record in OR
By W. L. Futch and Record Verified
U. I. FANCHER
Clerk Circuit Court
Deputy Clerk

Form 1105 Florida MORTGAGE DEED

243

354410

TUTTILANX REGISTERED IN THE PUBLIC OFFICE
Tuttle Law Firm, Tallahassee, Florida

OFF. 262 REG. 244

This Mortgage Deed.

(Whereas used herein the terms "mortgage" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Executed the 13th day of August A. D. 19 64,
by CLAUDE R. FORBES and wife, VIOLA K. FORBES

hereinafter called the Mortgagor, to FRANKLIN B. FUTCH and wife, ROSE NELL FUTCH

hereinafter called the Mortgagee,

Witnesseth, that for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all that certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Lee County, State of Florida, described as follows:

A lot or parcel of land in the unsurveyed portion of Section 24, Township 44 South, Range 22 East, which lot or parcel is described as follows:
From the southwest corner of said Section 24 on Little Pine Island run North 2 deg. 14 minutes West along the West line of said Section for 1,050.4 feet to a point on the center line of State Road No. 78 (formerly No. 183); thence northeasterly along the center line tangents of said State Road No. 78 as described in easement deeds from Trustees of Internal Improvement Fund to State Road Department recorded in Deed Book 145 at Page 137 and Deed Book 165 at Page 513 of the Public Records of Lee County, Florida, for 3,215 feet to the point of beginning of the lands herein described. From said point of beginning deflect left from said center line tangent from northeast to northwest 90 deg. 20 minutes and run northwesterly for 340 feet, more or less, to the waters of Matlacha Pass or an arm thereof; thence run southwesterly, southerly and southeasterly along said waters to an intersection with said center line tangent of State Road No. 78; thence run northeasterly along said center line tangent for 213 feet, more or less, to the point of beginning; EXCEPT that part of the hereinabove described lands lying within 30 feet of the center line of said State Road No. 78.

and

That certain business known as the Island Fish Co. (not incorporated) together with all business furniture, fixtures, equipment, name and goodwill now in use by the said business.

THIS IS A PURCHASE MONEY MORTGAGE.

Received \$1,000.00 in payment of Taxes due on Class C Intangible Personal Property pursuant to Chapter 20724, Laws of Fla. of 1941.
DANIELSON MORTGAGE CO.

Tax Collector, Lee County, Florida

To Have and to Hold the same, together with the covenants, tenements, hereditaments and appurtenances, unto the said Mortgagee in fee simple.

And said Mortgagor does covenant with said Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

REC: 262 14:245

Provided Always, that if said Mortgagor shall pay unto the said Mortgagee the certain promissory note, of which the following in words and figures is a true copy, to wit:

\$50,000.00

FORT MYERS, FLORIDA, August 13, 1964

For value received I, we or either of us promise to pay in lawful money of the United States of America to

FRANKLIN B. FUTCH and wife, ROSE NELL FUTCH
Matlacha Station, Florida

or order, at

the sum of FIFTY THOUSAND AND NO/100

DOLLARS,

with interest on the unpaid principal after ~~one~~ ^{one} at the rate of six percent per annum, payable monthly until paid. Payments to be applied first to interest and then to principal. In case the said installments, or any of them, are not paid when due, the whole of said sum then remaining unpaid shall forthwith become due and payable at the option of the holder of this note, and it is agreed by all parties hereto or hereon, that should this note be collected by legal process or by an attorney to pay all costs of the same and a reasonable attorney's fee. And each of us, whether maker, surety, guarantor, or endorser, hereby severally waives all rights of homestead exemption, and of intervention and demand for payment, protest, notice of dishonor, and consents that this note, or any part hereof, may be extended without further notice. Said sum payable as follows:

Interest on the unpaid balance payable monthly and in addition thereto payments on principal of \$50.00 per month on the 1st day of February, March, April, May, June and July, commencing 1965, during the life of this obligation; provided that in addition to the above payments, the makers agree to pay the sum of \$5,000.00 on or before five years from date and an additional sum of \$10,000.00 on or before ten years from date; provided that the entire unpaid balance, principal and interest, shall be paid on or before twenty years from date. The maker shall have the right to prepay any or all installments or amounts after one year from date provided that no more than \$10,000.00 applied to principal shall be prepaid in any calendar year. Any prepaid principal applications to be made without penalty interest. First interest payment commences February 13, 1965.

\$7500

STATE DOCUMENTARY STAMPS APPLIED:
ON ORIGINAL NOTE

(SEAL)

Claude R. Forbes

(SEAL)

(SEAL)

Viola K. Forbes

(SEAL)

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

And the said Mortgagor hereby covenants and agrees:

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and this deed, or either, promptly on the days respectively the same severally come due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said described property each and every, and if the same be not promptly paid the said Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of SIX per cent. per annum.

3. To pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee because of the failure on the part of the said Mortgagor to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either, and every such payment shall bear interest from date at the rate of SIX per cent. per annum.

4. To keep the building now or hereafter on said land insured in a sum not less than full value.

Dollars, in a company or companies to be approved by said Mortgagee, and the policy or policies held by and payable to said Mortgagee, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity lien or right under or by virtue of this mortgage, and may place and pay for such insurance or any part thereof, without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date at the rate of six per cent. per annum.

262 246

5. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within ^{TEN} days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith or thereafter at the option of the Mortgagee, as fully and completely as if the said aggregate sum of FIFTY THOUSAND AND NO/100 (\$50,000) Dollars was originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

8. The Mortgagee may, at any time while a suit is pending to foreclose or to reform this mortgage or to enforce any claims arising hereunder, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver of the premises and all other property covered hereby, including all and singular the income, profits, rents, issues and revenues from whatever source derived, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee, and without reference to the adequacy or inadequacy of the value of the property mortgaged or to the solvency or insolvency of said Mortgagor or the defendants, and such income, profits, rents, issues and revenues shall be applied by such receiver according to the lien of this mortgage and the practice of such court.

STATE OF FLORIDA, COUNTY OF LEE

FILED FOR RECORD
This 13th Day of August, 1964, Record in C.R.
Book 262, Page 244 and Record Verified.
D. T. FARABEE By E. W. Beck
Clerk Circuit Court Deputy Clerk

In Witness Whereof, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Witness, Sealed and Delivered in Presence of:

[Signature]
Dorothy W. Garrett

[Signature]
Claude R. Forbes
[Signature]
Viola K. Forbes

State of Florida,

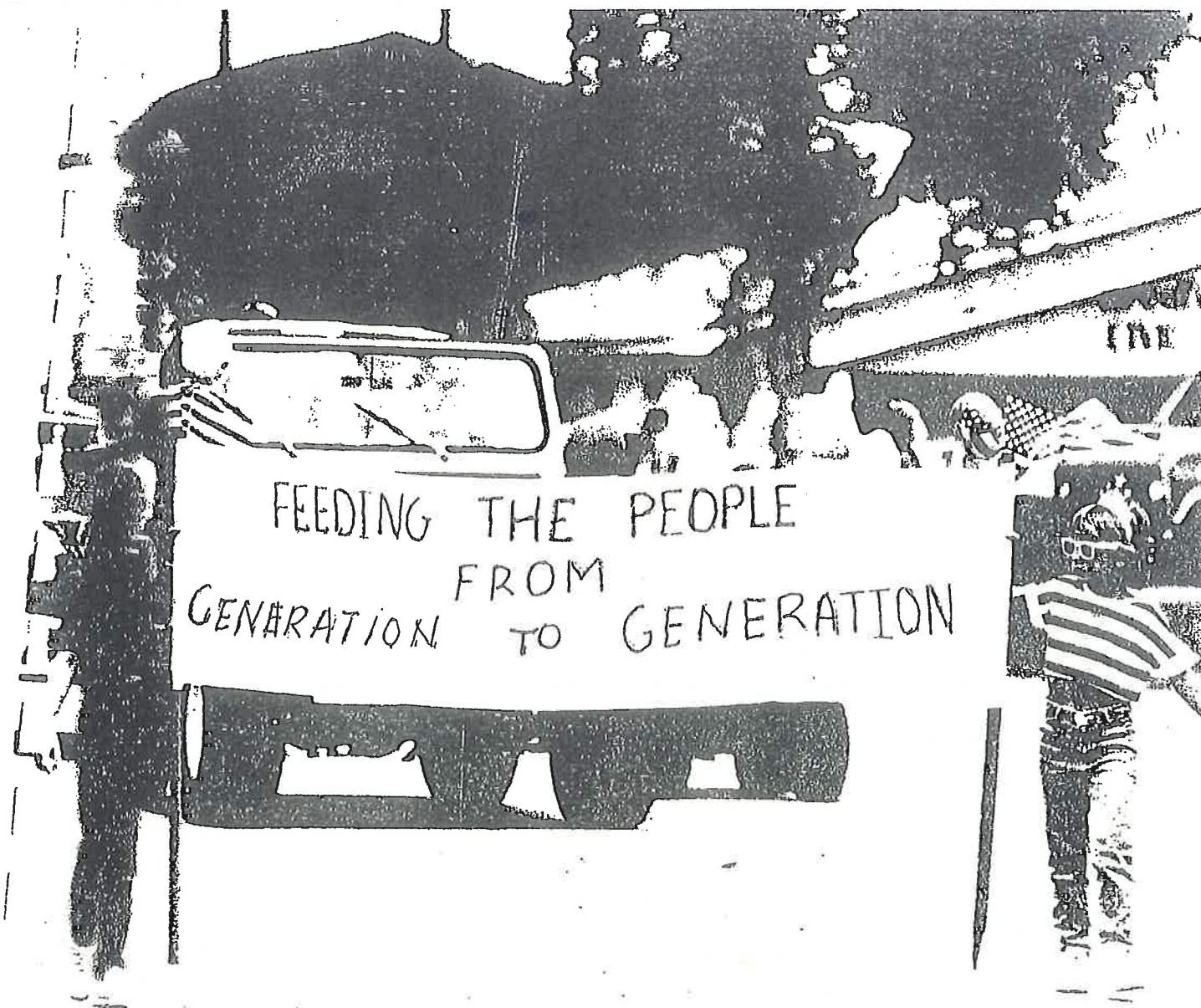
County of LEE

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that
CLAUDE R. FORBES and wife, VIOLA K. FORBES

to me personally known, this day acknowledged before me that they executed the foregoing mortgage, and I FURTHER CERTIFY that I know the said person^s making said acknowledgment to be the individual^s described in and who executed the said mortgage.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Fort Myers, said County and State, this 13th day of August, A. D. 1964

[Signature]
Notary Public
My Commission Expires 5/24/65



ATTACHMENT #3 for HDC2012-00001

FEEDING THE PEOPLE FROM GENERATION TO GENERATION
AN ETHNOGRAPHY OF THE PINE ISLAND FISHERMEN

By

Linda L. Lamp
Associate

T. A. HERBERT & ASSOCIATES, INC.
Resource Industry Consultants
P. O. Box 10129
Tallahassee FL 32302

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By

Linda L. Lamp1
Associate

T. A. HERBERT & ASSOCIATES, INC.
Resource Industry Consultants
P. O. Box 10129
Tallahassee FL 32302

For

Gulf & South Atlantic Fisheries Development Foundation, Inc.
5401 West Kennedy Boulevard, Suite 669
Tampa FL 33609

August 1986

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FEEDING THE PEOPLE FROM GENERATION TO GENERATION

AN ETHNOGRAPHY OF THE PINE ISLAND FISHERMEN

INTRODUCTION

Background

Sport and recreational fishermen currently land 88 percent of the redfish taken from Florida state waters; commercial fishermen harvest the remaining 12 percent for sale to the wholesale/retail market. The Florida Marine Fisheries Commission (MFC) intends to abolish the purchase or sale of redfish (red drum) harvested from state waters in an attempt to provide more fish with less restrictions for recreational users. As proposed, the rule will withhold access to this fishery from non-fishing consumers and commercial fishermen. The same rule will limit recreational catches to a five fish per day bag limit and impose a two month closed season on recreational fishermen. The rule will not affect sport fishermen who catch and release redfish.¹

According to Marine Fisheries Commission documents the decision to exclude commercial and non-fishing consumers from the resource rests on the belief that:

...where recreational fishermen harvest the vast predominance of the catch and must be severely limited in order to protect the resource, a bag limit is not likely to be sufficiently effective unless commercial fishing is prohibited...(because) enforcement of the bag limit becomes very difficult (MFC n.d.:3)

Enforcement problems focus on the possibility that recreational fishermen would circumvent the bag limit by paying \$25 to purchase a Florida Saltwater Products License (SPL). All commercial fishermen must hold a SPL from the Department of Natural Resources in order to sell their catch.

The Commission's overall analysis of the projected impacts associated with the rule change relies almost exclusively on economic data. The economic cost of the change is expected to effect the commercial fishing industry and the non-fishing consumer public more than the recreational fishing industry since redfish will be removed completely from the pool of commercially harvested species. The Marine Fisheries Commission's staff summary states:

...The loss will fall primarily on those involved in redfish harvesting and processing. Some marginal businesses may close with a loss of some jobs. Imported redfish can still provide market dealers and retail outlets with a supply. Consumers may pay higher prices and have less fresh redfish available in the retail markets (Dept. of State 1986:2595).

The staff review indicates that social impacts were considered in the decision; however, social impacts of the the proposed reallocation of the resource were not identified in the analysis, essentially leaving the MFC to set social policy for resource allocation without benefit of required social data.

The concept of social impacts came into focus at the national level with the National Environmental Policy Act of 1969 (NEPA). NEPA calls for the assessment of environmental impacts prior to approval of permits needed for major development projects or changes in public policy; both the human (social) and physical environments must be considered. At the state level under Chapter 380, Florida Statutes, major land development projects must consider social impacts under Florida Development of Regional Impact process. Likewise, the Marine Fisheries Commission is charged under Chapter 370.025(2)(b) to the use the best available information regarding "...biological, sociological, economic..." concerns when making resource management decisions.

The kinds of social impacts that may accompany a planned change vary according to the type of project or policy, the magnitude of the change, the community and the timing. For instance, large scale development projects might generate social impacts related to population increases, job opportunities, noise, community reactions, and land use changes. Reallocation of a marine resource, such as that proposed by the Marine Fisheries Commission, could cause social impacts related to health, aesthetics, community decline, disruption of work patterns, and disruption of long-term relations within traditional social groups. The commercial fishermen and fish processors, wholesale/retail marketers the non-fishing consumers, recreational fishermen and the service industry that provides for these users would all be expected to experience some degree of social change related to the proposed rule.

In the commercial fishing industry, the socio-economic costs associated with the loss of redfish are expected to fall disproportionately on the Charlotte Harbor area of Southwest Florida. Approximately 45 per cent of the 1983-84 commercial harvest of redfish from Florida waters was landed at fish houses in Lee and Charlotte Counties which border the harbor. Three fish houses on Pine Island in Lee County rank among the top 15 producers of redfish in the state; one of those fish houses ranks No. 1 in redfish production, another ranks No. 3.

In anticipation of the policy change, research was conducted to determine the socio-economic impacts that might be expected to accompany the loss of redfish. Pine Island was selected as the research site. Ethnographic field research was carried out from April 25-July 28, 1986, in the Greater Pine Island area, which encompasses the communities of Matlacha, Pine Island Center, Bokeelia, St. James and Pineland, Figure 1.² The study focused on the occupational community of fishermen who use nets to catch fin fish. The results of that research are presented here.

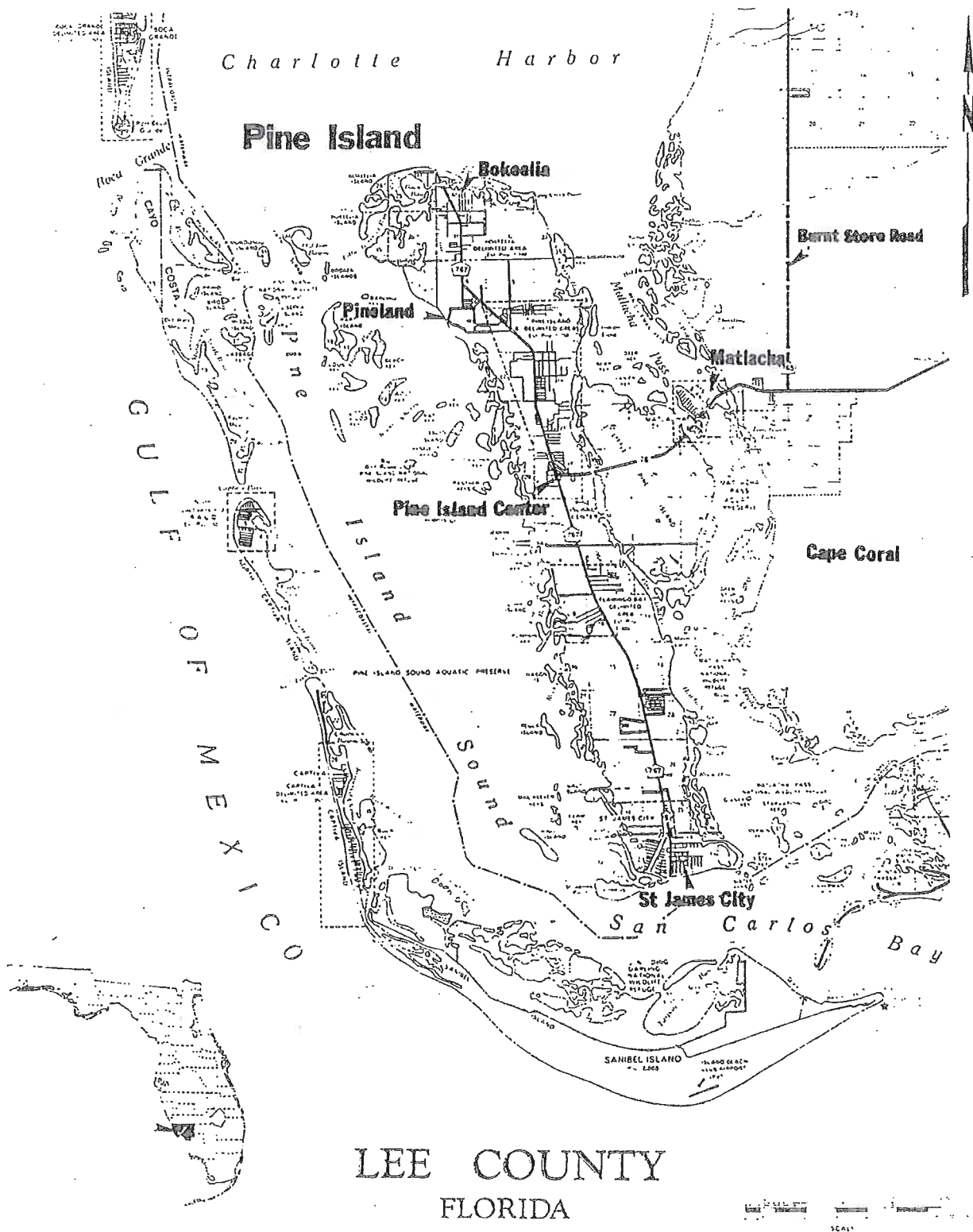


Figure 1 Location map of Greater Pine Island Area.

The Study Approach

As mentioned before, social impact assessment considers the potential for changes in the human condition that will be caused by planned development or policy changes. The researcher must learn what changes, if any, the potentially affected peoples believe will occur. Finsterbusch (1982:8-9) terms interviews as "the backbone" of the social impact assessment (SIA) process and notes that ethnography, "combines interviewing with extensive field observations and attempts to know a community inside and out." An ethnography is the study of a specific people and their way of life or, as Spradley (1980:03) writes: "Rather than study people, ethnography means learning from people." Newspapers, census materials and other written documents provide another source of data.

Field research for this project used the traditional anthropological methods of participant observation and informant interviewing. Participant observation requires that the researcher participate in the community to the fullest extent possible while maintaining the role of the observer. During the research period, participant observation techniques provided the opportunity to participate in the occupational community and, to a lesser extent, the community-at-large. Participation included regular visits to fish houses; fishing for mullet during the day, trout and pompano at night, and fishing for reds at dawn; family dinners; celebration of special family events and community events such as baby showers, Little League games and annual banquets, and a Fourth of July parade and festival. Community meetings and public settings were also considered a source of data, e.g. the Greater Pine Island Civic Association, the Greater Pine Island Chamber of Commerce, restaurants and shops.

Fishermen who target redfish and trout were interviewed to provide data on those individuals who specialize in what fish wholesalers and retailers call "fancy fish." Fifty-six fishermen and/or their families participated in other interviews, providing their views and expertise on life in the Pine Island fishery. A mini-survey was conducted to identify the socio-economic factors that connect the fishermen to their occupation and the community-at-large. The survey also sought to identify their perceptions of the Marine Fisheries Commission's proposed ban on redfish.³ Seven off-island fish wholesalers were interviewed to provide data on the marketing system. Interviews were also conducted with representatives of the Greater Pine Island non-fishing public and persons who are involved in the recreational and sportfishing industry. In all, 149 persons were interviewed.

The data were used to create 1) a profile of the occupational community in general 2) a comparative profile of the reds and trout fishermen. The profiles were merged with data gleaned from the other interviews and the researcher's observations to form the descriptive ethnography which presents the fishermen's view of their work and their world. The ethnography provides a basis for discussion of the social impacts that might be experienced by the Pine Island fishermen if the proposed redfish rule becomes law.

THE RESEARCH SETTING

The Physical Environment

The Greater Pine Island area is rural in character, with less than 5,000 year-round residents reported in the 1980 United States Census. The population is clustered in five unincorporated communities and in subdivisions and mobile home parks scattered over 29 square miles at Pine Island and on a series of smaller islands at Matlacha, Figure 1. Little Pine Island is uninhabited and separates Matlacha from Pine Island; the 6.9 square mile island is owned by the State of Florida and maintained as a nature preserve. Two-lane State Road 78 provides the only land access to Greater Pine Island from neighboring Cape Coral and other parts of Lee County. The main intersection on Pine Island proper, SR 78 and SR 767, is controlled by a four-way stop. Fast food and franchise or chain business operations have generally by-passed the area; two convenience stores and a supermarket are the exceptions.

Unlike Sanibel, the Captivas, and Cayo Costa to the west, the islands of the Greater Pine Island area are not barrier islands with sandy beaches; they are isolated limestone platforms, cut off from each other and the mainland by the rise in sea level during the last 10,000 years. The small islands at Matlacha were enlarged over the years by dredge and fill activities to accommodate homes and businesses; a smattering of mangroves still fringe the few areas not occupied by houses, mobile homes or small shops and restaurants. Vegetation on Little Pine Island is a mixture of mangroves that fringe tidal areas and non-native melaleuca trees and Australian pine on the uplands. Native slash pine, Australian pine and melaleuca dominate the larger Pine Island uplands; dense stands of mangrove fringe the island in most places.

The Human Dimension

The Population

According to the 1980 U.S. Census, 4,997 persons called the Greater Pine Island area home on a year-round basis; however, the number of residents varies widely according to time of year. Winter residents begin arriving from Ohio, Indiana, Illinois and other northern states in September; they leave sometime between March and early June. Short-term winter visitors arrive in early January and stay until March or April; tourists stay from one to three weeks. Recent estimates suggest that the Pine Island area experiences an 86 per cent seasonal population increase, bringing the total population to more than 9,000 during peak winter months (Ahlert 1982). U. S. Census figures indicate that only 12 percent of the year-around population is native to Pine Island.

The relatively low year-round population permits, however, a level of individual recognition and face-to-face contact not generally found in larger, more urban areas. Birthdays, anniversaries, new babies and "welcome back" notices routinely appear on one of three billboards located outside businesses at Pine Island Center. One sign was removed in May when the sponsoring-bank changed hands; it was replaced in July at community request. "That's what I like about it. There aren't too many places you can go and still know everybody," commented a Pine Island resident.

From April to July, three "donation jars" were set beside cash registers at Pine Island restaurants, bars, bait and tackle shops, and grocery stores to collect money for residents injured in boating or auto-related accidents. The progress of the victims and the amount of money collected were tracked in the weekly newspaper.

The importance of personal contact in the Pine Island value system is underscored by a notice published in the Pine Island Eagle during the research period:

Matlacha-Pine Island's Volunteer Fire Department will not benefit from the telephone solicitors raising money for firemen.

Local firemen would either approach you face to face or write a letter. They have never used telephone solicitation to raise money and they do not plan to use telephones in the future...(1986:01).

The age structure of the Greater Pine Island area suggests that a large portion of the year-round residents are retirees. Fifty-five percent of the year round residents are 55 years of age or older. The median age at Saint James City is 60.6; 57.8 at Matlacha, and 52.2 at Bokeelia. At the other end of the age spectrum, some 580 Pine Island children are enrolled in Lee County Schools. Three hundred sixty students attend Pine Island Elementary and Middle School located at the Center; approximately 200 high school students are bused to Cape Coral.

Government and Law Enforcement

The Greater Pine Island area is officially governed by the Lee County Board of County Commission from Fort Myers on the mainland. None of the residential areas at Pine Island is incorporated. The only local officials elected by Pine Islander's in a general election are the five commissioners who control the Matlacha-Pine Island Fire District. The districts of the Island's county commissioner, state representative and state senator each include other areas of Lee and Charlotte Counties. Island civic and property owner associations elect officers from paid memberships; the Greater Pine Island Water Association elects officers and directors from its user group.

The Greater Pine Island Civic Association (GPICA) and the Greater Pine Island Chamber of Commerce both act as liaisons to the Lee County Commission and other outside governmental agencies on issues regarding growth, public services, road access and evacuation routes. Over the years the two groups have been involved in issues related to the commercial fishing community. In 1983, the Chamber moderated a public forum on a dispute related to fishing in canals at a mobile home development at St. James City. Over the past 11 months, the GPICA passed two resolutions related to redfish; one resolution called for equal opportunity for the commercial and sportfishermen, the other urged the Governor and Cabinet to reject the Marine Fisheries Commission's proposed rule that would designate redfish as a gamefish. In June, 1986, Chamber members declined to support a member-sponsored motion that would have offered community support to the commercial fishermen.

The Lee County Sheriff's Department provides law enforcement services for Pine Island. Deputies are assigned on monthly rotation from the Cape Coral district office. Two deputies handle the Greater Pine Island area during peak population periods; a single deputy patrols the island most of the year. A Neighborhood Watch program is active in St. James. Authorities report that boat motor and marine-related thefts are the most frequently reported criminal activity. Limited road access to the Island and the face-to-face, close-knit community ties may tend to discourage major crimes. Some drug smuggling related arrests have been made at Pine Island in recent years, but one official pointed out that the level of this kind of activity is no greater than that in any other coastal community in the United States.

Entertainment and Recreation

Island-bound recreational opportunities are generally provided through church, school, county or other organizations. Commercial entertainment such as movie theaters, skating rinks and bowling lanes are available at Cape Coral and Fort Myers; a miniature golf course is located in Cape Coral. Pine Islander's can eat and drink at more than a dozen local restaurants and bars.

The Greater Pine Island area has nine churches, representing the Baptist, Church of God, Roman Catholic, Lutheran, and Episcopalian denominations. Hobby clubs and homemaker clubs meet weekly at community buildings in Matlacha, St. James and the Center. Bingo is offered one or more times a week at the American Legion, Veterans of Foreign Wars (VFW), and the Moose Lodge. Service clubs and occupational groups, e.g. Kiwanis, Lions, American Business Women's Association (ABWA), and Organized Fishermen of Florida (OFF) are also represented.

Little League and high school-age softball teams are popular; coed adult softball teams play year-round. A swimming pool and softball-baseball field are part of the Lee County recreational complex in Phillips Park; another lighted softball-baseball diamond is located

behind the Pine Island Elementary-Middle School. The Pine Island Branch of the Lee County Library is adjacent to Phillips Park. A public fishing pier, picnic facilities, shuffleboard courts, and a boat ramp are available at 13-acre Matlacha Park; private marinas provide boat ramp access for a fee. The only public sandy beach is located at a tiny (0.5 acre) Lee County park on Matlacha Pass north of St. James City. The beaches and waterfront restaurants at Sanibel, Captiva and Cayo Costa are accessible by boat.

Economy

Commercial fishing, agriculture, tourism and land development form the economic base of the Greater Pine Island area. Commercial fishing is said to be "the oldest and still most important industry on Pine Island." The Caloosa Indians harvested mullet from the Pine Island Sound and Charlotte Harbor area in the 18th century and sold the salted fish and roe to Spain by the ton (Jordan 1982). Five active fish houses are located at Matlacha, Bokeelia, St. James City and Piner's Point, just south of Pine Island Center, Figure 2; a sixth fish house closed its doors in Matlacha in early May. Two fresh fish and seafood markets are located in Matlacha.

Mangoes, citrus and ornamental plants have been grown at Pine Island for years; carambola, papaya and other exotic fruits are being added to form what some believe to be an emerging agriculture industry. The limited road access and the absence of sandy beaches may have forestalled the rapid development of tourism experienced by other Lee County islands such as Sanibel and Captiva where resort communities have developed during the last decade. Tourist-related businesses at Pine Island include bait and tackle shops, small motels and cottages, marinas and restaurants. Land development projects are small by comparison to mainland standards (Cape Coral has more than 68,000 acres, Figure 1); however, low-rise condominiums have been built at Bokeelia and St. James in recent years.⁴

The wholesale, retail and service segments of the economy can best be described by a "grand tour" of the Greater Pine Island area, Figure 1. Matlacha, at the east, offers a commercial area alongside two-lane SR 78. Businesses include a pharmacy, local food market, two retail fish markets, three bait and tackle shops, a barber shop, an auto part store, a contract U.S. Post Office, five restaurants (three specialize in seafood), an ice cream parlor, two poodle/dog grooming services, a shell novelty shop, a health food store, a bar and two motels/rooms for rent. A fourth bait and tackle shop and a marine service business opened in Matlacha in July. Three restaurants were open at St. James City from April to July; two bars, a U.S. post office, a general store, a combination gas station and hardware store, a marine supply store and a wholesale fish house are located at St. James. Bokeelia offers two restaurants, a U.S. post office, three marinas, three motels/rooms for rent, a grocery store and a wholesale fish house. A private golf course and a marina are located at Pineland.

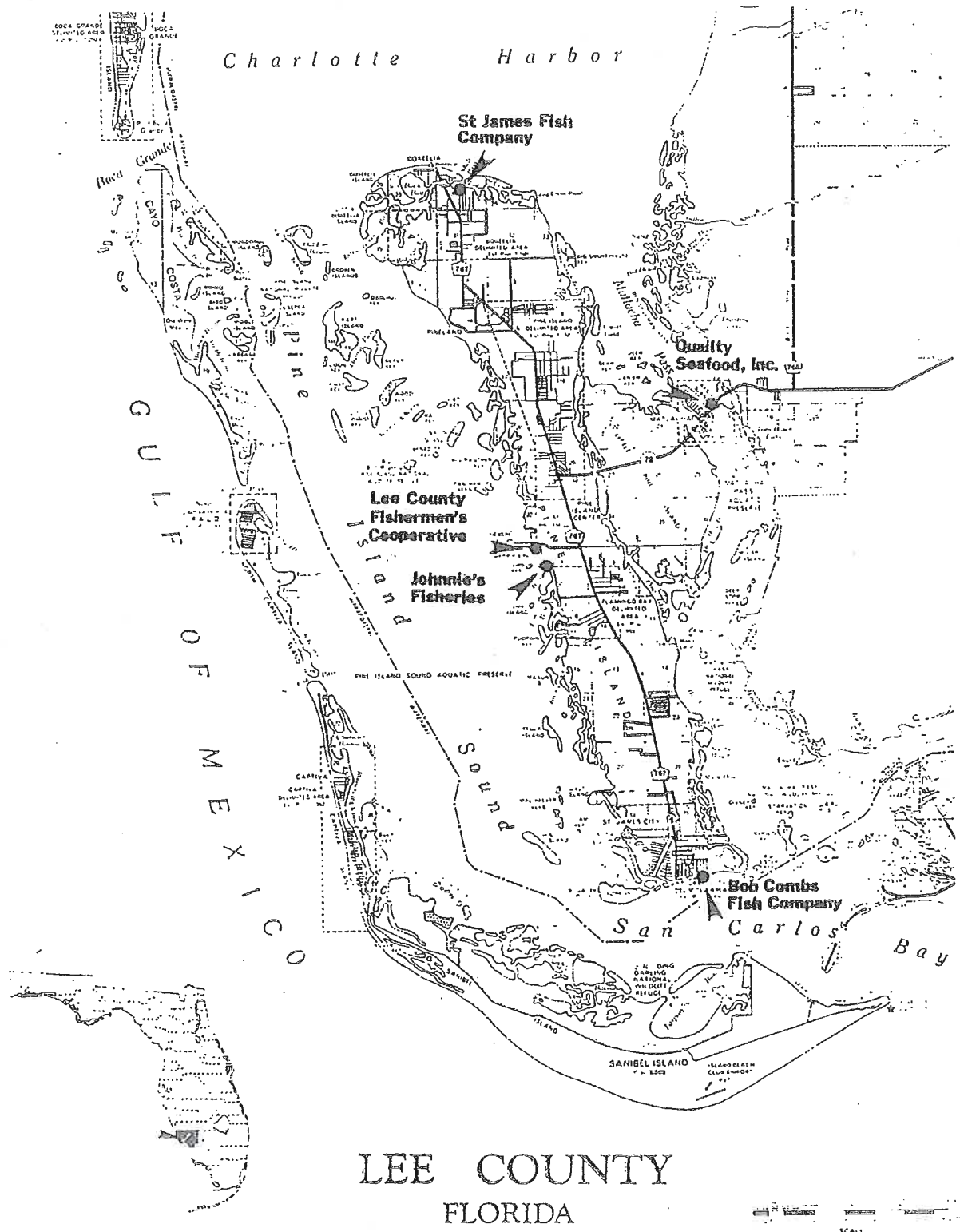


Figure 2 Location of active fish houses on Pine Island.

The Pine Island Shopping Center is located just south of Pine Island Center, or "the Center," which is the local designation for the geographic center of Pine Island. The supermarket, a restaurant, a savings and loan, video rental shop, laundromat and hair dresser are located in the shopping center. Pine Island supports three banks (two of which were purchased by the same outside financial institution during the research period) and two savings and loan associations. A veterinarian, a dentist and a boat works are tenants in an industrial park adjacent to the shopping center, ground was broken for a combination pharmacy-medical-dental office at Pine Island Center in July.

Other small, locally owned businesses are adjacent to the main intersection at the Center. Two physicians maintain separate offices in Matlacha; other physicians and chiropractors are located at the Center. The nearest hospital is located in Cape Coral; advanced life-support services and ambulance and helicopter transportation are provided by Lee County through the Pine Island-Matlacha Fire District. A private drug rehabilitation facility is operated at Pineland.

Commercial Fishing Industry ⁵

Nearly 400 persons are actively involved in the commercial fishing industry at Pine Island, according to an informal census conducted during the research period. The commercial fishermen can generally be categorized by the species they seek, the gear they use, where they fish and how/where they sell their catch. They may also be classified according to their reliance on fishing as a source of income.

One hundred and sixty-three fishermen use nets to catch fin fish such as mullet, trout and redfish "inshore" from Charlotte Harbor south to San Carlos Bay. The fishermen usually work alone or with a single crew member. Some of these same fishermen and crew members use nets to catch pompano in the "nearshore" areas of the Gulf of Mexico, approximately four to six miles off Sanibel, Captiva, Cayo Costa and Boca Grande. Seven other fishermen use long lines or hook and line tackle to take black and red grouper and red snapper, and other fin fish, 40 to 50 miles "offshore" in the Gulf of Mexico, again, they fish alone or with a single-member crew. For the most part, these men depend on the sale of their catch for their primary income. Two of the 163 fishermen work full-time fishery related jobs but fish at night or on weekends; three others are part-time fishermen who work full-time at jobs not related to the fishery.

Another group of net fishermen work full-time, land-based jobs but fish during "run season" in November and December when the roe mullet leave the canals and estuary to spawn in deeper water. These men fish inshore; they may fish alone or with a single member crew. The run season fishermen typically fish more than one man to a boat or band together with other fishermen to camp out on small islands or to live aboard houseboats. They are known locally, by year-round full-time fishermen, as "bean pickers or pea pickers" because of their transient participation in the fishery. The number of run season fishermen varies from year to year.

Other "part time" fishermen use hook and line gear to take trout and reds inshore. These fishermen are for the most part retirees who fish to supplement their pensions and Social Security incomes or tourist/vacationers who sell their catch to cover expenses. Some net fishermen labelled these men as "the bucket brigade" because the hook and liners pick up ice and return fish to the fish houses in five-gallon white or green plastic buckets. The bucket brigade fishermen usually fish alone, but some are believed to "pool" their fish for sale under a single Saltwater Products License.

"Shrimpers" use trawl nets to take shrimp. Gulf shrimpers take food shrimp from the Gulf of Mexico and Charlotte Harbor, depending on the time of year. The captain usually works with a one to three member crew. Food shrimp landed at Pine Island generally are sold to seafood markets, wholesaled off the island or to local retail outlets that sell shrimp "in season." Bait shrimpers take smaller shrimp from inshore waters. The boat is usually manned by a captain and a one or two-member crew. Bait shrimp are sold live to bait and tackle dealers located on the Island, Cape Coral and North Fort Myers or sold from bait stands operated independently on Pine Island, particularly during "season."

"Crabbers" use wood lath or wire traps to catch crabs. Stone crabs are harvested from mid-October to mid-May; blue crabs, all year. These men and women usually work alone or with a single-member crew and sell their catch to one of two active wholesalers now operating on Pine Island. Some crabbers hold a Lee County peddler's license which allows them to sell their catch independently from the back of a truck.

The total number of people who fish at Pine Island is difficult to calculate, in part because of seasonal fluctuations related to mullet run season and the influx of winter visitors/retirees. The number of people who fish for a living is also influenced by the natural abundance or scarcity of a given species. For example, several years ago more than 70 persons sold crabs to Pine Island fish houses and wholesalers; only 14 persons are now considered active crabbers at Pine Island.

Table 1 represents an approximation of the number of persons who sell fish to Pine Island fish houses or sell their shrimp or crabs through Pine Island wholesale and retail outlets. This census makes no attempt to account for those persons who live and fish at Pine Island but sell their catch to other Lee County fish houses off Pine Island.

To recapitulate, the commercial fishing industry at Pine Island includes nearly 400 individuals who actively fish for fin fish, shrimp and crabs. Fin fish, shrimp and crabs can be taken in the inshore waters of Charlotte Harbor, Matlacha Pass, Pine Island Sound, and San Carlos Bay. Fin fish and shrimp may also be taken in the Gulf of Mexico, both in what is known locally as "nearshore" and "offshore." Commercial fishermen use nets, long line and hook and line tackle, trawls or traps, depending on the species and the area fished. The product may be sold through one of five fish houses on the Island or

Table 1 Census of Pine Island Commercial Fishing Community

<u>FIN FISH</u>	<u>Number of Fishermen</u>
<u>NETTERS</u>	
Year Round ¹	163
Run Season ²	variable
<u>HOOK/LINERS</u>	
Year Round	14
"Season" ³	123
<u>LONG LINE GROUPE</u>	7
<u>DIVERS</u>	4
<u>SHRIMP</u>	
<u>SHRIMPERS⁴</u>	
Food	14
Bait	30
<u>CRABBERS⁵</u>	
<u>TRAPS</u>	14
<u>OTHER⁶</u>	
<u>MISCELLANEOUS</u>	23

TOTAL	392

NOTES

1 Includes 135 captains/28 crew; does not account for occasional crew, wife, son, or other family member.

2 Varies from year to year; influenced in part by weather, season elsewhere. For example, 1985 run season reportedly included fishermen from fish houses in the Apalachicola-Sarasota area who migrated because hurricanes disrupted their harvest.

3 Based on 1985-86 season "active" hook/liners; does not account for hook/liners believed to "pool" fish for sale under single Saltwater Products License.

4 At least five other boats/captains already counted w/ their grouper boats to take shrimp as the season, availability, market dictate; at least two other shrimpers work out of Pine Island during January-May.

5 Does not include those persons who operate independent of wholesalers and sell their catch with Lee County "peddler's" license; also does not include a grouper fisherman who is permitted to use fish traps.

6 Includes fish house operators, administrative personnel, persons who hang net.

through other wholesale/retail outlets. Commercial fishermen may consider fishing as a means of making a living or they may view the income as supplemental.

The Occupational Community

By local definition, the true fisherman is the man who earns his living by the sale of the fish he catches with a net.⁶ He owns, or fishes with a man who owns the tools of the trade -- boats, motors, nets and related gear. Of equal, if not greater importance, are the skills of the fisherman. If he is to be successful, he must possess an intimate knowledge of the wind, the weather, the tides, and the habits of the fish he seeks. He must know when to fish and how often to fish, what net to use to catch the fish he finds at the appropriate time of the year. He must be able to identify the fish in the water, judge the size of the individual fish and determine the number of fish in the pod, the fisherman's term for a small group of fish. He must be able to motivate himself to conduct a round of work-related activities that begin long before he ever leaves the dock and continue after he unloads his catch.

In his own words, the fisherman must decide if he needs to hang in a new piece of net or if he can make do with what he has; he must decide if he'll catch fish with gas or with patience, and he must know the daily market and the seasonal availability of the fish before he can choose to chase pompano, mullet, trout or reds. In the occupational vocabulary of the off-island corporate world, the fisherman is an independent businessman who is responsible each year for a multitude of financial decisions related to capital investments and operating budgets; on a daily basis he must make marketing decisions that will ultimately affect his return on those investments.

The fisherman is also a member of an occupational community. His life is embedded in his work. Salaman (1974:24) observed that:

Members of occupational communities live in their own separate world, a mental world composed of assumptions, attitudes, knowledge, expectations and shared history.

The term "occupational community" is simply an extension of the traditional concept of community that focuses on a group of people who share 1) a common social system and 2) the same physical/geographical territory (Pilcher 1972:1). In the case of the 163 fin fishermen, under consideration here, the occupational community is physically bounded by their fishing territories, by the Island fish houses where they sell their fish, Figure 2, and by their homes which are located at Bokeelia, Pine Island Center, St. James, Matlacha and mainland Lee County, Figure 3. The social system includes the fishermen and their families, the people who buy the fish from the fish houses, and the non-fishing public of the Greater Pine Island Area.

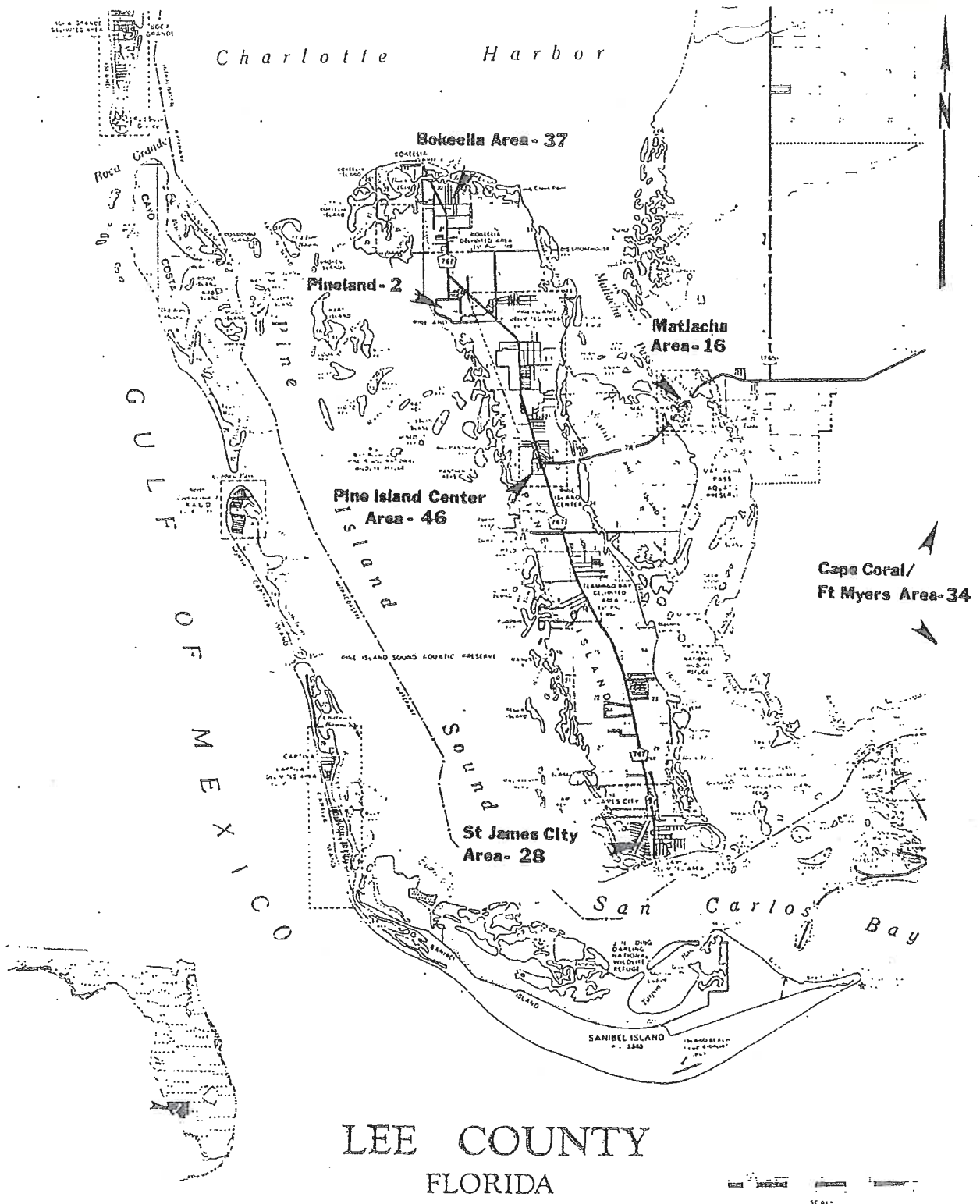


Figure 3 Distribution of net fishermen by residence.

THE FISHERY OF PINE ISLAND

An Historic Overview

The South Florida estuarine system has long provided humans with a source of food. Skeletal remains recovered from pre-historic middens located within the coastal Caloosahatchee region indicate that 17 species of fish as well as shark and rays were used by early residents (Milanich 1980:244). The Caloosa Indians traded salted mullet and roe to Spain in the 18th century. By 1877 "fish ranches" had been established on the outer islands, e.g. Cayo Costa, to harvest mullet from September to March for trade with Cuba (Gibson 1982).

At the turn of the century, with the advent of ice and rail access at Punta Gorda, a fresh fish industry began to develop in the Charlotte Harbor (Gibson 1982: 56). Gibson observed that:

An additional advantage of the availability of ice was the expanded market which it allowed. This was applicable not only regarding the quantity of fish which could be sold, but also regarding the variety of species which could be caught for sale.

The nascent fresh fish industry was based on a lay house-run boat system implemented by two fish companies that operated out of Punta Gorda. Lay houses served as living quarters for fishermen and pickup points for the run boats that delivered 300 pound blocks of ice and groceries for the fishermen on the outbound run from Punta Gorda and picked up fresh fish on the return trip. The wooden lay houses were built off the islands in the water atop stilts or on the islands that dot the Harbor and Pine Island Sound; several lay houses are still standing. "Lighters" or barge-like houseboats that could be towed were also used as floating fish houses. The lay house-run boat system eventually gave way to a land-based fish house-truck system as road access improved in coastal areas. The Charlotte Harbor seafood industry expanded by the 1940's and 1950's to include production of crabs, oysters, scallops, food shrimp and bait shrimp. Scallop production ended in 1964.

Pine Island Fin Fishery Today

Mullet is still considered Pine Island's "bread and butter" fish; however, the fishermen also catch trout and reds, pompano, jack, mackerel, bream and bottom fish such as sheepshead and spots, depending on the time of year and, as the fishermen say, "what shows up." The fisherman's goal is to "piece together a living" and "make a paycheck."

Older fishermen remember when mullet sold to the fish house for a cent-and-a-half. The price doubled to three cents a pound in the late 1940's when Florida fishermen joined a short-lived union. By 1976, mullet was priced at 20 cents a pound. Today, fishermen at Pine Island sell their mullet for 25 to 50 cents a pound, depending on the time of year, market conditions, and the fish house. Mullet produced

in the fall and in the November-December roe season bring as much as 50 cents a pound;⁷ mullet produced for the slack summer market may sell for as little as 25 cents a pound. In 1986, the price of mullet was 30 cents a pound in April and May; as the demand declined in June and July, the price dropped to 25 cents a pound. "Making a paycheck" from mullet became even more difficult on the days that fish house operators limited mullet production to 300-500 pounds per person per day. Some days fishermen were "cutoff" by the fish house, meaning they could not sell mullet at all.⁸

The versatile fisherman is able to shift from species to species to match the price and demand. "If the pompano's in, we'll leave something else and go for the 'gold,' even if it's redfish," reported a fisherman, referring to the local term for the high priced, yellow-finned fish. The fish houses pay from \$2 to \$2.10/pound for pompano under one pound, from \$3 to \$3.10/pound for pompano one pound or larger.

Trout sells for 90 cents to \$1.05 a pound, redfish 85 to 90 cents a pound, depending on the fish house and the current market. Five years ago fishermen averaged 75 cents a pound for trout and 65 cents a pound for redfish; 10 years ago fish houses paid an average of 50 cents a pound for trout and 30 cents a pound for reds.

The occupational profile developed from the mini-survey confirms the tendency to diversify, Table 2. Forty-five percent of the Pine Island fishermen regularly target four or more species, depending on the time of year, abundance and market conditions. Mullet, trout, reds and pompano are sought most frequently; some fishermen also target mackerel, jacks and sand bream when the fish are available and mullet production is limited or cutoff. Another 20 percent reported that they target three species, usually mullet, trout and reds or mullet, trout and pompano. Ten percent reported that they fish for only two species, mullet and pompano, or trout and reds. Ten percent seek mullet only, and five percent fish only for trout. Another 10 percent target trout (hook and line) or grouper. The grouper fisherman who participated in the survey is also equipped to take shrimp and, during run season, he leaves the offshore fishery to fish inshore as a partner-crew with a net fisherman.

By comparison, specialty fishermen report a similar level of diversity. Forty-six percent target mullet, trout, redfish and pompano; forty percent target mullet, trout and redfish only. Six percent fish for mullet, pompano and redfish, and another six percent focus strictly on redfish and trout.

The survey group reported an average annual income of \$17,000 gross; less approximately one-third for operating expenses, the average fisherman's after-expenses income was \$11,334. The lowest incomes were reported by fishermen who have less than 12 months experience and who, because of equipment and skill limitations, fish only for mullet at the present time. The highest incomes were reported by fishermen who target four or more species. By comparison, specialty fishermen average \$26,000 a year gross or \$17,600 net.

TABLE 2 Ability to Diversify - Based on Skills and Equipment

<u>Ability to Take</u>	<u>Occupational Survey</u>	<u>Specialty Fishermen Survey</u>
<u>4 or more Species</u>	45%	46%
mullet		
trout		
reds		
pompano		
mackerel		
jacks		
sand bream		
<u>3 Species</u>	20%	46%
mullet		
trout		
reds		
or		
mullet		
trout		
pompano		
<u>2 Species</u>	10%	6%
mullet		
pompano		
or		
trout		
reds		
<u>1 Species</u>	15%	
mullet		
or		
trout		
<u>Other</u>	10%	
grouper		
shrimp		
hook and line trout		

The Fishermen

Three features are considered critical to defining an occupational community (Salaman 1974:21): 1) the self-image of the members depends on their work 2) members tend to associate with other members of the work-based group 3) work activities are integrated with the members' non-working lives.

At Pine Island, the self-image of the fisherman is tied up with the what might be called the tools of the trade: nets, boats/motors, and skills. The fishermen primarily use gill nets and trammel nets to harvest fish. They use three types of boats to fish the inshore estuary and the nearshore waters of the Gulf of Mexico. The "kicker boat," an outboard-powered mullet skiff, is used for mullet, trout, reds and inshore pompano fishing; a motorless pole skiff provides access to extremely shallow areas when the fish move up into the mangrove roots from May to September. The launch, powered with an inboard motor, is used for nearshore pompano fishing.

The nets and boats are visible reminders to residents and visitors alike that the Greater Pine Island area has a fishing community. Nets billow out the backs of pickup trucks, nets are stacked beside canals and in yards and nets are stacked on the backs of the fishermen's boats. The nets, their storage and the perception of their catching efficiency are also the source of conflicts between the fishing and the non-fishing community.

The skills of the individual fishermen are less visible. But the knowledge of how to catch a fish, their seasonal habits, the gear and how to use it, the tides, the moon, the weather, the market and the law is what separates a fisherman from somebody who rides in a boat. Besides the water skills, fishermen must also have a working knowledge of the current marine laws regarding the minimum/maximum size requirements for various species, safety regulations and food production requirements. The fisherman's knowledge must be dynamic because, as one fisherman observed, "It changes out there on the water every year;" so does the legal environment.

The individual fisherman's level of skills are most visible at the fish house when he unloads his catch and, at the same time, reinforces his self-image as a fisherman. In reply to the question "what do you like most about your work," a reds fisherman said:

If I come in with a load of fish and somebody comes over and says, 'My goodness but you've got into 'em,' it makes my pride 10 feet tall.

On the other hand, another reds fisherman reported that, while he feels pride and happiness with a large catch, he also feels discomfort:

The problem is somebody comes in a fish house that's never been around one (fish house) before and they see a guy with a nice catch of fish...they think you took 'em all. You get so you don't want to come down in the daytime and unload, you feel like a criminal.

At Pine Island, fishermen can also be identified by their white or black boots. The rubber boots are worn by some fishermen on the boats to keep their feet dry, although some men go barefoot in the warmer months because the boats are hot. It is not uncommon to see a fisherman wearing white boots along with his jeans and tee-shirt in the grocery store or a restaurant. On the water, fishermen wear yellow or orange "oilers," the pants part of rain slicker sets, when they shuck fish from the nets to keep the fish slime off their clothes. They also use cotton gloves to protect their hands; skin infections are a potential problem.

Older fishermen remember when linen (flax) nets and cotton ropes were used at Pine Island. The cotton nets had to be "put on the spreads" (wooden racks) to dry and were limed regularly to prevent rot and extend the life of the material. Nylon nets were introduced in the 1950s; nylon did not have to be limed, but they were still spread to dry because of the cotton ropes or lines. The change to glass and plastic monofilament nets and polyethylene lines came in the mid 1960s as those hydrocarbon products became more plentiful. Monofilament nets do not require drying; however, they must be protected from the sun to prevent brittleness. Besides the reduced need for care, monofilament nets are believed to "catch" better because the twine is not seen by the fish. Nylon is still used for trammel nets because it is heavier; fishermen usually dye the nylon brown or green in hopes that the color change will camouflage the bunt.

Until the advent of the outboard motor, fishermen typically shared a launch, or inboard motor boat, and towed pole skiffs to their fishing areas each day or night. Nets were poled around the fish in a cooperative effort. Some nighttime trout fishermen still pole their boats when they put the net overboard; however most fishermen use their engines to encircle the fish.

Some fishermen are nostalgic about the old, pre-outboard motor style of fishing. These men believe that the noise of the outboard's underwater exhaust has changed the behavior of the fish and may be one factor missing from the statistics that are used to indicate diminished fish landings. "Would you come to the table to eat if somebody kept running across your plate?" was a frequently offered analogy: if fish feed on grass flats and if outboards run across the grass flats in ever increasing numbers, the fish will go elsewhere. Some fishermen also believe that the outboard motor allows less skilled fishermen to compete in the fishery.

The Fisherman's Tool Kit

Nets

Several terms must be defined before nets can be discussed. Each net consists of 1) the bunt and 2) the lines. The bunt is the net itself. Modern-day nets are made of monofilament, fiber glass materials. Fishermen talk about the bunt in terms of "twine size" and "meshes." Twine size refers to the strength of the monofilament or nylon and is akin to the term "test line" which is more familiar to sportfishermen. Meshes are the open spaces in the bunt. The mesh can be discussed in terms of "stretch mesh" size or "meshes deep." The stretch mesh is measured from knot to knot after the square mesh is pulled to a diamond shape. The mesh size is important because it determines the size of the fish that can be caught or allowed to pass through the net. Meshes deep refers to the number of meshes that hang between the cork and the lead lines; this measurement is relative to the depth of the water where the net will be used.

The polyethylene "lines" are sometimes called "ropes" because hemp was used for lines before the 1950s. The corks that keep the net afloat in the water are on the top line, the leads that make part of the net sink are located on the bottom line. The combined action, float and sink, stretches the bunt into a wall that can be hit by the fish, yet if hung correctly will be slack enough to catch the fish, Figure 4.

The gill net has a "single wall" or a single piece of bunt. The trammel net has two or three walls or two or three pieces of bunt; the inner wall is a smaller mesh than the outer walls. The differences in design are related to differences in function. With gill nets, fish are literally caught by the gills as they push through and try to escape the net-enclosed area. Fish that are smaller than the individual meshes swim through unharmed; fish that are too large to gill, bounce off to swim away once the net is pulled up. The trammel net captures fish in a pocket that is formed by the smaller mesh pushed through the larger mesh. Each fish must hit the smaller mesh to push through the larger mesh outer wall and form a pocket that catches, Figure 5.

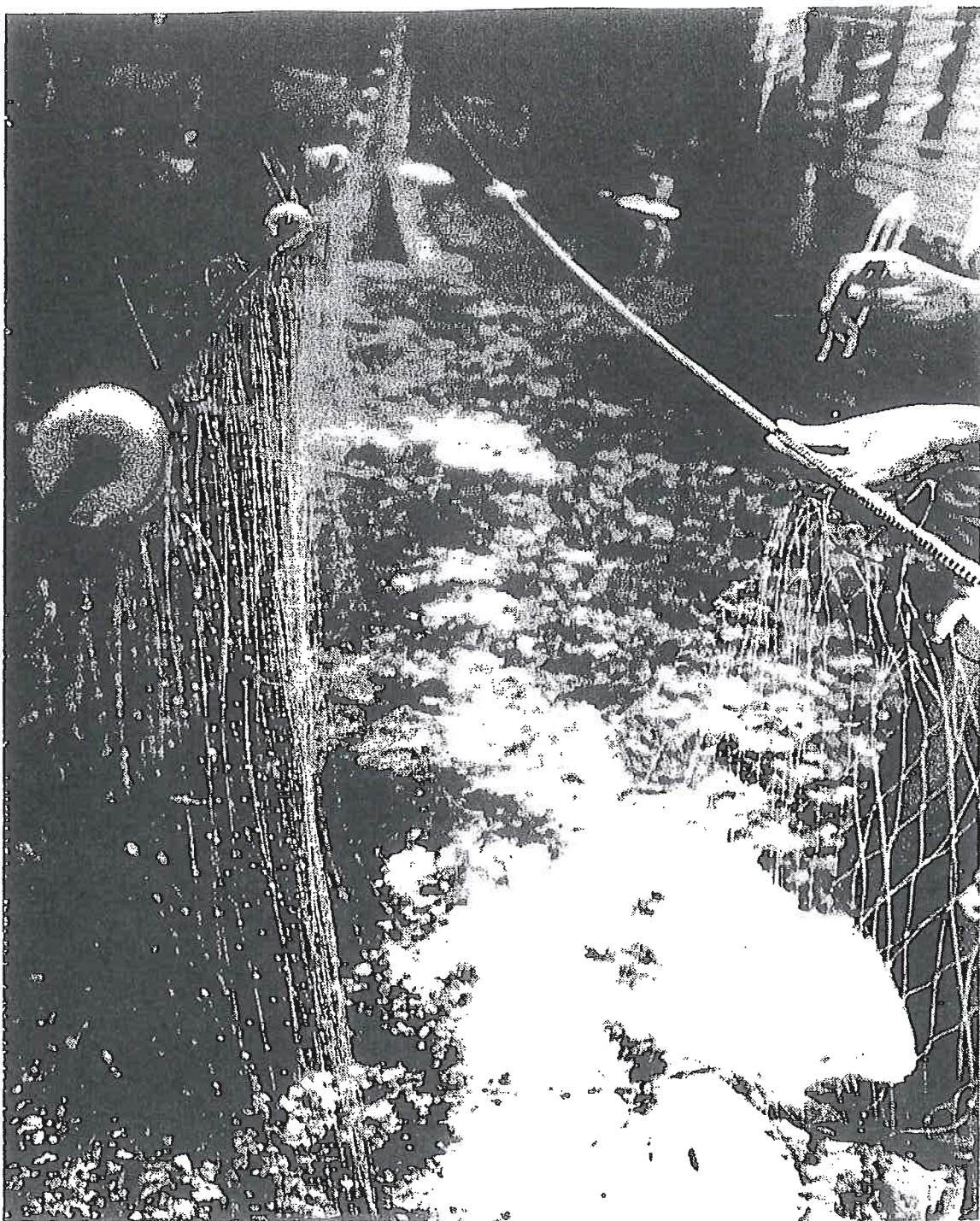


Figure 4 Hanging in a trammel net, the bunt hangs between the cork line, to the left, and the lead line, to the right.

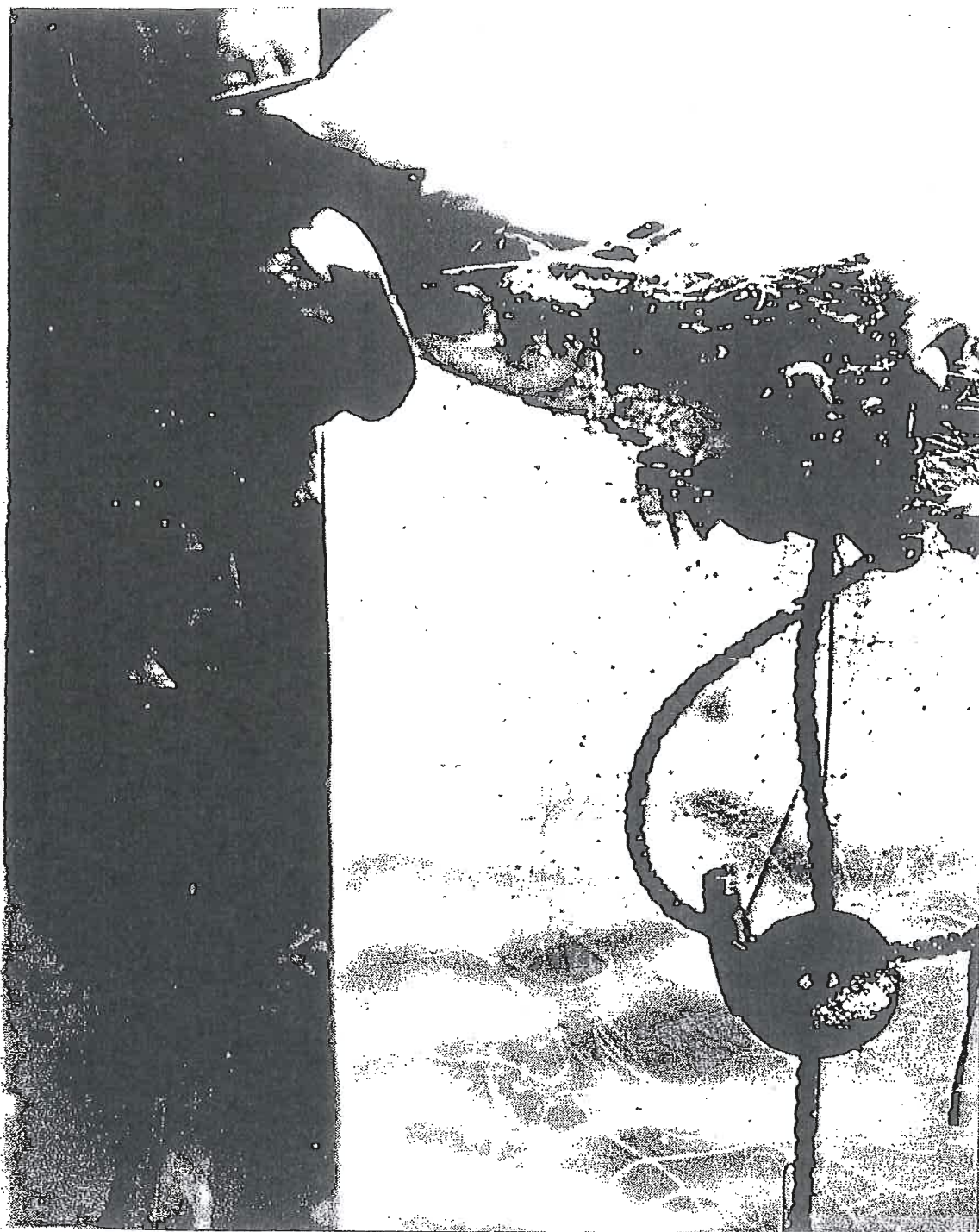


Figure 5 Shucking a mullet caught in the pocket of a monofilament trammel net.

When a fisherman needs a new net it must be "hung in." The person who "hangs net" literally hangs the bunt between the cork and lead lines, tying the edges of the bunt to each line with twine, Figure 4. Damaged nets are cut out and the old lines or "hangings" are recycled to reduce the cost of a replacement net, Figure 6. New bunt is purchased by the pound and hung in "shots" that measure 200 yards each. Spring mullet nets may be 500 to 600 yards long; fall, roe season nets, 1,000 yards.

Ten people hang in nets for hire in the Pine Island area. Fishermen pay from 40 to 60 cents a yard to have a straight net hung in; from 60 to 80 cents a yard for a double wall trammel net. Pompano nets, which sometimes have a "skirt" or extra piece of net attached to reduce the amount of trash pulled up with the fish, may cost an additional \$1 a yard. Many fishermen hang in their own nets; wives, sons, daughters, grandchildren or an older relative may also hang nets for the fishermen. The cost of nets can range from \$500 to \$2,500 depending on length, weight of netting and depth. Some new fishermen say they have less than \$5,000 invested in nets. Other, experienced fishermen value their nets from \$15,000 to \$30,000.

The kind of net, the size of the individual meshes, the length of the net and the depth of the total number meshes depends on the kind of fish the fisherman wants to catch, the time of year and the place he intends to fish. If the mesh size is too small, the fish will not gill and will escape; if the mesh is too large, the fish will swim through. If the net is not hung in correctly, the bunt will slip and the fish may not be able to gill or form a pocket. If the net is not deep enough for the area, the fish will swim under.

A fisherman who fishes exclusively for mullet may have as many as nine straight nets in order to catch fish throughout the year. Some fishermen use a "2 7/8" mesh of "104 (0.33 mm diameter) twine" in the spring when the mullet are small and lighter weight; others rarely use smaller than a 3 1/2 inch mesh made of 139 (0.40 mm diameter) twine any time of year. The size of the mesh and twine increase gradually over the spring and summer months until roe season in the late fall. Fishermen generally use nets with 4 to 4 1/4 inch meshes made of "177" twine to take the larger, heavier roe mullet.

Strategies vary from fisherman to fisherman; however, most fishermen use monofilament straight nets to take mullet. Nylon trammel nets are typically used to catch the stronger trout and redbfish, although some fishermen now use "glass" (monofilament) trammel nets for the same fish. Pompano nets are usually glass.

Nets can be stored in net houses, but rodents sometimes invade enclosed areas and damage the bunt and lines. Sometimes they are stacked in the fisherman's yard, but outdoor storage in residential areas is a source of conflict with non-fishing neighbors. Most nets are stored outside along canals, near the fisherman's boat and covered by a thin sheet of plastic to protect the monofilament bunt from the



Figure 6 Crew member cuts out damaged bunt to recycle cork and lead lines.

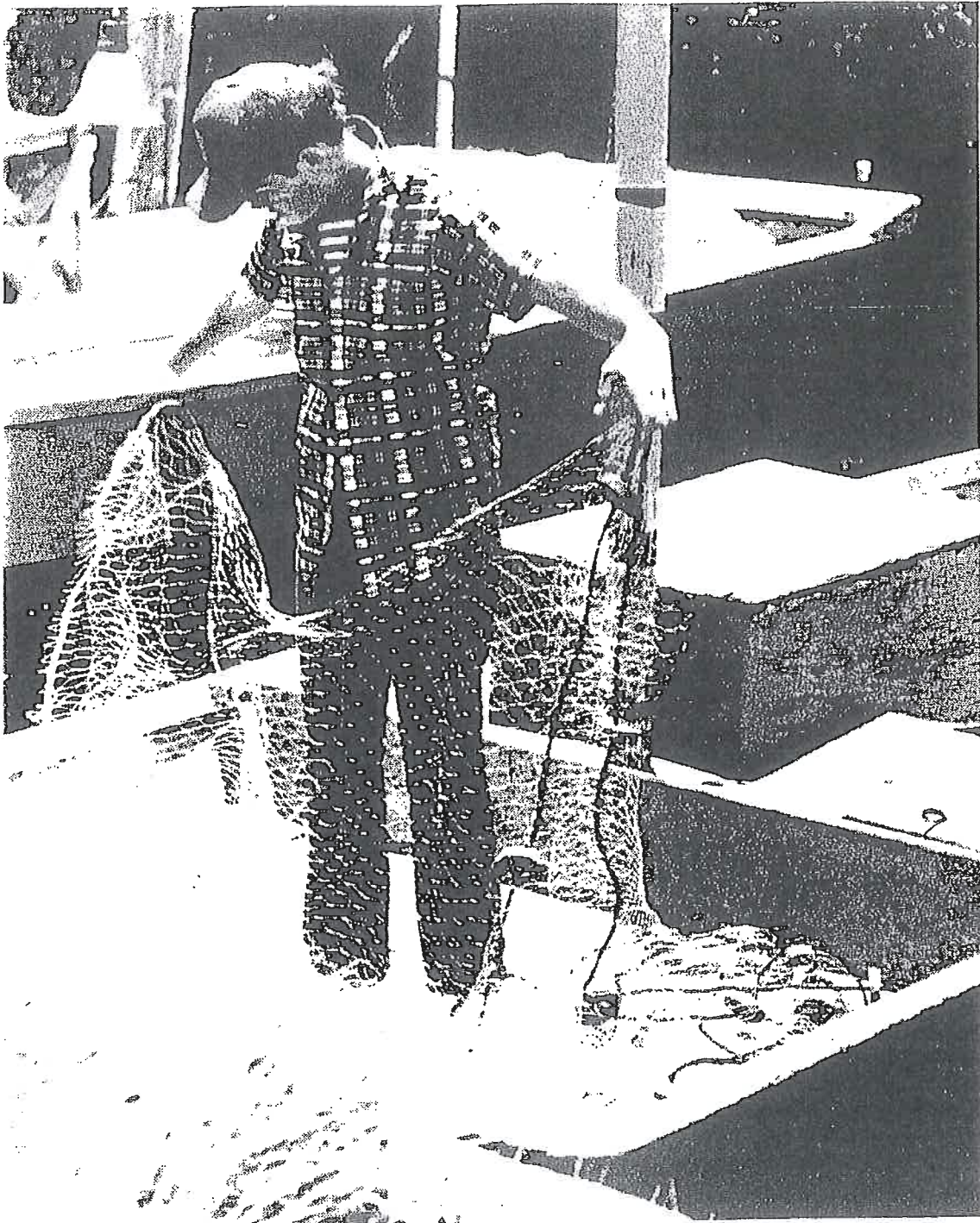


Figure 7 A fisherman's teenage son changes out net before a night's fishing.

sun. This is convenient since fishermen change nets frequently to keep up with the fish that are available, Figure 7. As one fisherman describes:

It's musical nets. If you discover that you need to be fishing deeper, then tomorrow you put on the deep net. If one day you see a lot of redbfish, then you may pull on a different net the next day.

A trammel net will catch mullet, but some fishermen believe trammels take more trash, e.g. catfish. Likewise, trout and reds can be taken with gill nets that are ordinarily used for mullet; however, the heavier redbfish are more likely to break or damage the light-weight, monofilament twine.

Boats

Fishermen in the Pine Island area typically own from one to three boats, a mullet skiff that ranges from 20 to 24 feet; a launch for inshore and offshore pompano fishing ranges from 20 to 30 feet; and a pole skiff, that ranges from 16 to 20 feet. The mullet skiffs are typically powered by 30 to 140 horsepower outboard engines; the launches are powered by inboard motors. Fisherman use poles to propel the smaller skiffs, Figure 8.

Mullet skiffs are powered with outboard motors. As with nets, the strategies for selection and use of motors varies from fisherman to fisherman. The men who fish for reds and trout generally use smaller engines, at least for the summer nighttime fishing; some use larger engines during the fall when they run for reds at dawn. Some mullet skiffs are made of wood; others are fiber glass. Mullet skiffs draw approximately six to eight inches of water and can be used in shallow areas of Pine Island Sound, Matlacha Pass and Charlotte Harbor. Fishermen estimate the value of mullet skiffs ranges from \$1,000 to \$4,000 depending on whether they are bought used or new. Motors may cost as much as \$5,500 new.

The basic mullet skiff is known locally as a "kicker boat" because of the kick of the outboard motor. The engine is mounted in the center of the boat, unlike the rear-mounted engines found in pleasure boats. The net table is usually located at the back of the boat, or stern, and the fish box is located in the center. Some fishermen sit atop "towers" made of aluminum tubing to improve their ability to determine what kinds of fish are in the area they are fishing. A dry box is located either on the tower or in the mid-section, Figure 9, and is literally used as a place for the fisherman to keep things dry.

The launches, sometimes known as pompano boats, range from 20 to 30 feet in length. The physical layout is generally the same, given differences for size of the boat and area to be fished, e.g. the tower is higher, the net table larger. Some pompano boats have a small cabin. Newer pompano boats are made of fiber glass; older boats are wood. Fishermen typically buy the fiber glass hull and finish out the boat to keep the costs down. Launches are powered by 100 to 200 horsepower inboard gas or diesel engines; some have 150-200 horsepower

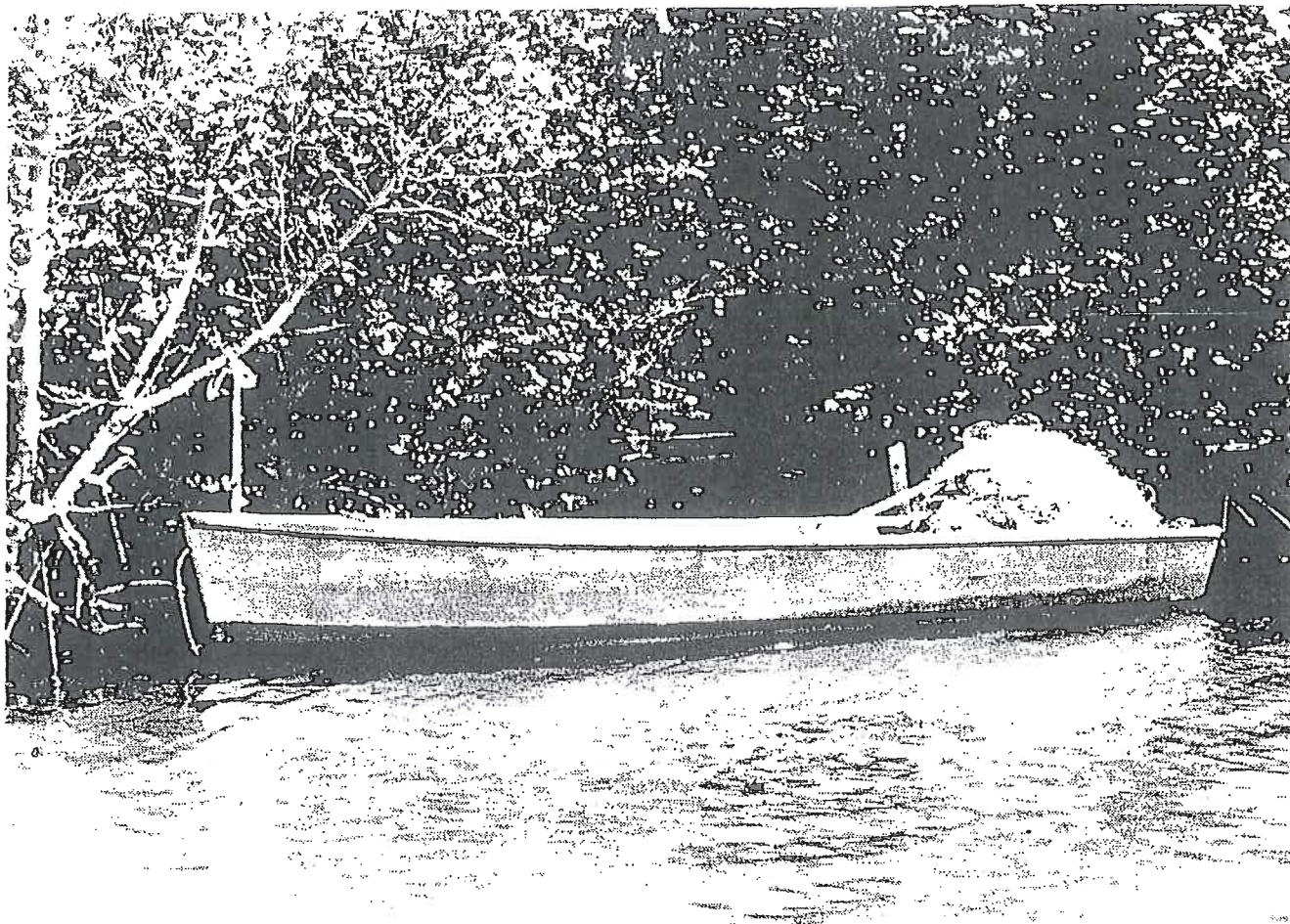


Figure 8 Wooden pole skiff.

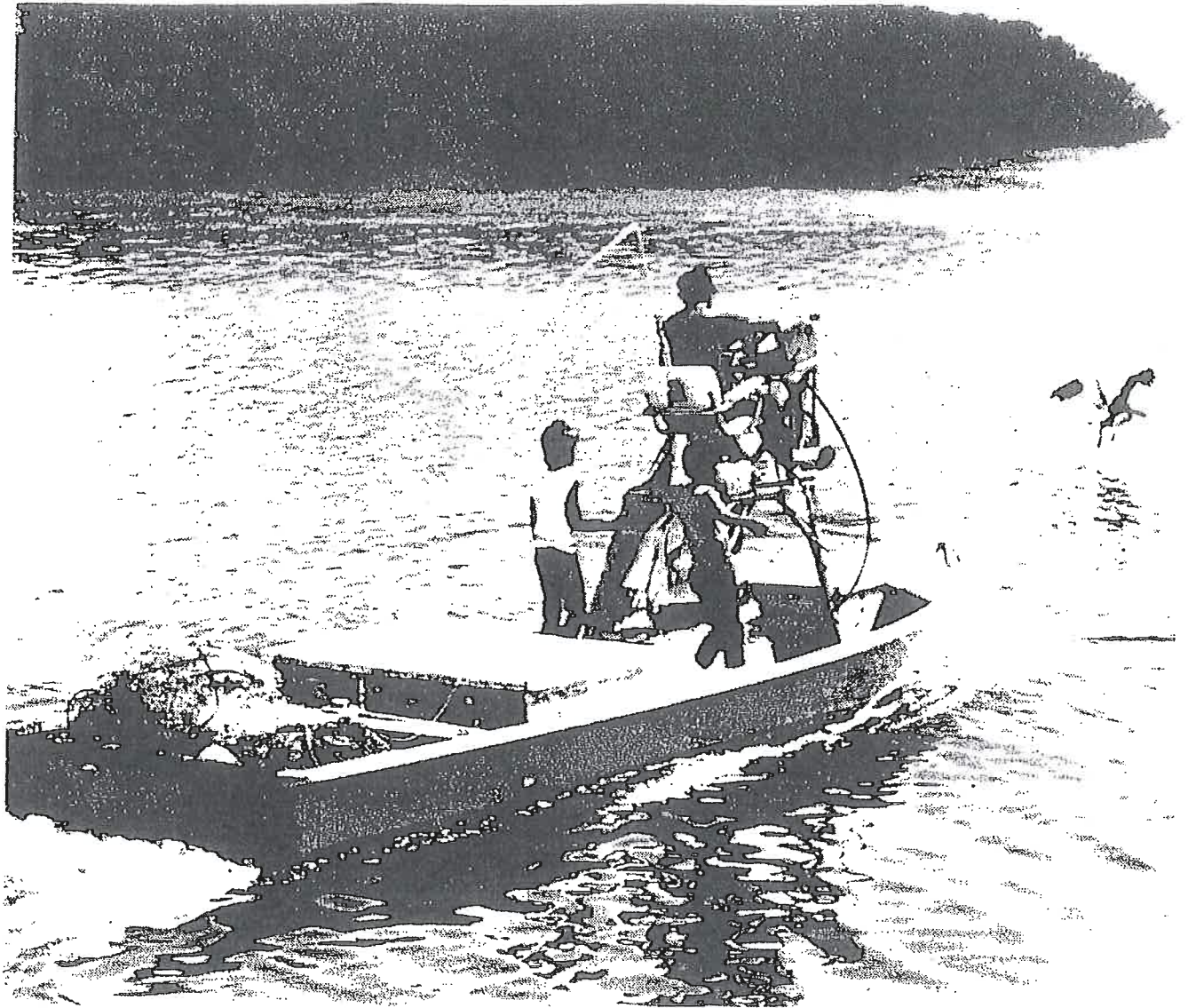


Figure 9 Father and sons set off for afternoon fishing in a kicker boat.

outboard engines. They draw twelve to 24 inches of water, Figure 10. Fishermen value pompano boats and motors at anywhere from \$15,000 to \$30,000, depending on age and condition.

Pole skiffs are flat-bottomed boats, under 20 feet in length and usually wood, although some are fiber glass over a wood hull. Pole skiffs do not have power engines. Pole skiffs are used from May to September by mullet and trout fishermen. Trout fisherman may tow a pole skiff behind a kicker boat, anchor the power boat and pole around the fishing area to reduce noise. Mullet fishermen use the same strategy to allow greater territorial flexibility; pole skiffs are particularly useful in shallow areas when the tides are very low. Pole skiffs usually draw less than an inch or two of water and can easily be pulled across dry areas by a fisherman. Some fishermen eliminate the need for a separate pole skiff by using a narrow, four-foot beam, kicker boat that can be poled by hand.

Skills

A fisherman needs to know how to find the fish, how to strike the fish, how to catch the fish and how to get the fish back to the fish house in good condition. New fishermen might be able to find and catch fish easily at certain times of the year, i.e. run season. However, once the fish "scarce up," the fishermen's term for the periodic absence of fish, the newcomer will not be able to make a living. A woman, who used to fish with her husband, observed:

They learn the hard way. You have to be able to tell the difference between a windshake on the water and the shake of the mullet.

Traditionally, the fishermen of Pine Island began fishing as children. Fifty-five percent of the fishermen interviewed in the random sample reported that they had been fishing "all my life;" 53 percent of the specialty fishermen volunteered the same response. They learned from their fathers, brothers, or uncles. The fishermen who live in Bokeelia, Pine Island Center, and St. James are more likely to have learned from a family member than the fishermen who live in Cape Coral, Fort Myers or its suburbs. Fifteen percent of the sample fishermen reported that they learned to fish as teenagers; 20 percent as adults. Twenty-six percent of the specialty fishermen started fishing when they were teenagers; 20 percent as adults. Specialty fishermen who began fishing as adults reported a minimum of 22 years of experience.

Newcomers, if they intend to stay in the fishery, attempt to "attach themselves" to men who have local knowledge. Two fishermen interviewed for the occupational profile have less than 12 months experience each; one man continues to crew with an experienced fisherman from time-to-time and fishes alone. Even with a teacher it is difficult to learn the skills fast enough to support a family, observed a non-fisherman:

Unless you're born into a fishing family, it's hard to accumulate the knowledge. With them it's easy, it comes with the cradle.

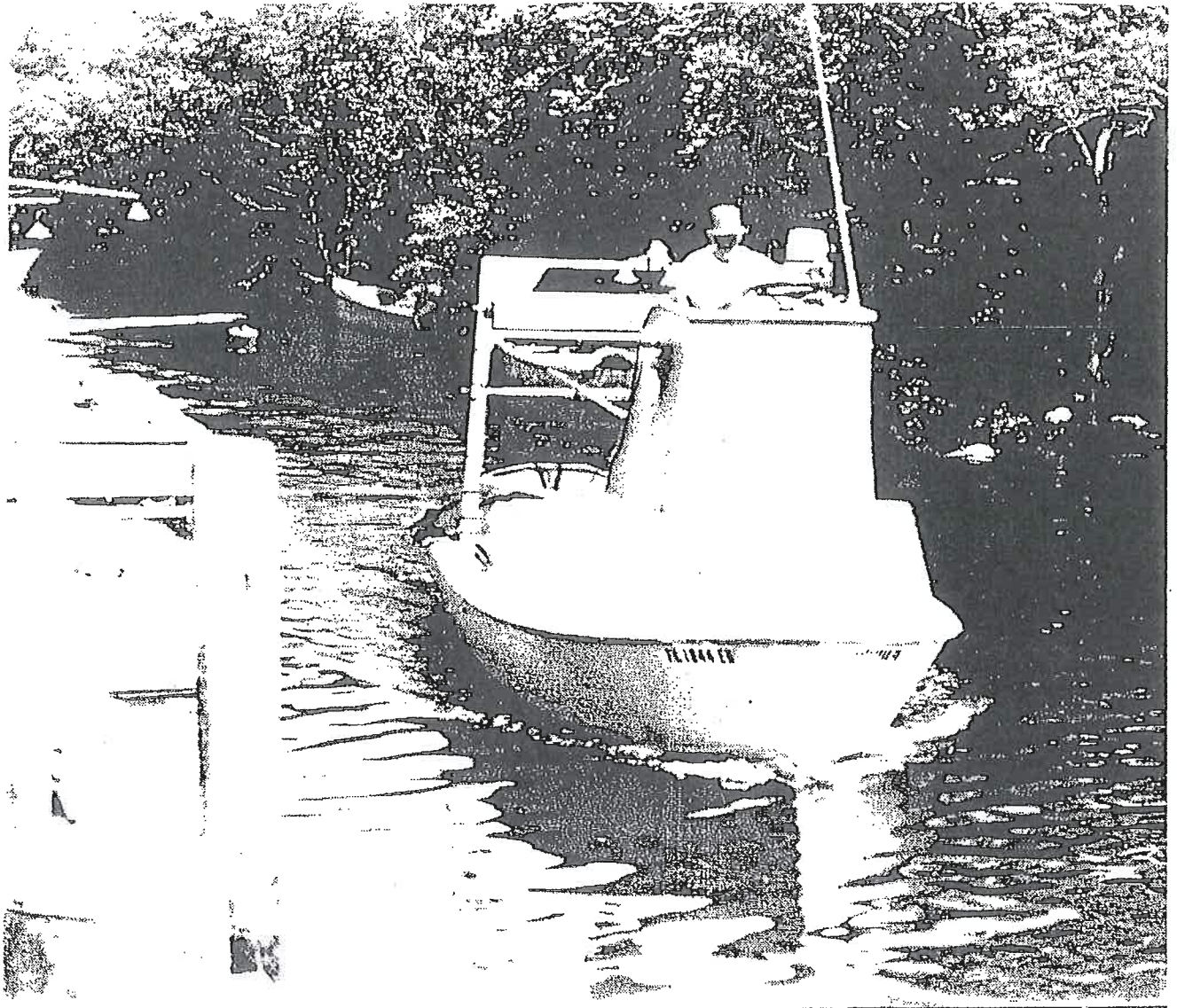


Figure 10 A pompano fisherman sets out in his inboard launch.

Like the sons, brothers and friends of other Pine Island fishermen, new fishermen want to learn the places where each species is likely to congregate, what tide is best to fish with which stage of the moon, what factors change by season, what are the short-term and long-term weather patterns, and how the gear can be used effectively. A fisherman with more than 45 years of experience on Pine Island waters described the skills in the following manner:

It looks like we're just out there running, but you have key points to check, where the fish gather. You have to come up in a certain way, know which way they'll run, you have to know sign; whether they're small or if there's a lot. You've got to know that whole bay bottom just like you know your house, if you get up in the middle of the night (in your house) you can walk around in the dark.

Fishermen rely on different senses according to the time of day and the time of year. Nighttime fishermen rely on their hearing, daytime fishermen, their sight. Trout are taken at night during the summer, during the day in winter. Two specialty fishermen reported that hearing disorders either limit their effectiveness or eliminate them all together from the summertime trout fishery.

The nighttime trout fishermen must be able to recognize the sounds of feeding fish and be able to distinguish between trout and catfish -- or he can expect to spend the next hour or two "picking cats" from his net. Catfish represent double trouble: the market for catfish is negligible and the time spent picking catfish is time lost from catching other, saleable fish. The fishermen can also identify the various species in the dark by sight when waterborne microorganisms produce a phosphorus that produces a light that is known as "fire in the water." He must be able to sit quietly, ignoring mosquitoes and sand gnats that chew at his ears; he must also be able to stay awake.

The reds fisherman generally fishes at first dawn, the time when the sun just begins to come up, or what is known as "dawn pink." The fisherman must be able to recognize the sign of the reds in the water, a change in the water surface that is described by some as "humped up water." He must also be blessed with the patience to find the fish or he must know how to fish with his engine so he can outrun the reds. Most reds in the Pine Island area are taken from July to November and from January to February; the time periods vary by the fisherman's preference. In the summer months, nighttime fishermen take reds along with trout.

Fishermen learn their occupational skills by observation and teach by example. They also learn by trial and error, combining their own experience with the information gleaned from other fishermen. One fisherman who fishes with his teenage son noted that:

A boy that goes with his Dad, then fishes on his own will have the skills that he's learned from me, and the skills he's learned on his own...He'll make one Hell of a fisherman.

Fishing as practiced at Pine Island is based on an oral tradition that appears to be perpetuated by the loose-knit social setting of the fishery and the fish house. Many fishermen reported that they had experienced problems in the formal education system and eventually dropped out. Sixty-five per cent of the fishermen interviewed for the occupational profile reported that they had not graduated from high school; 66 per cent of the fancy fishermen did not complete high school. Several of the fishermen reported that they had dropped out of school between the sixth and ninth grades. One fisherman, who grew up on Cayo Costa, said he dropped out in the seventh grade when his family moved to Pine Island after the "school boat" service from Cayo Costa to Boca Grande was discontinued the 1950's. He was unable to make the transition from the island community school that "counted fish" to the mainland school that "counted apples."

The Social Milieu

The Typical Day

Fishermen in the Pine Island area fish alone or with a crew or partner. Thirty percent of the fishermen interviewed for the occupational profile reported that they usually fish alone; 20 percent regularly fish with a crew, while another 20 percent report that they fish with a partner, usually a relative. Brother-brother and father-son partnerships were identified among the fishermen who participated in both sets of interviews. Fifty-three percent of the specialty fishermen regularly fish alone while twenty-six percent of these men fish partners with a relative. Twenty percent fish with a crew or a partner on an occasional basis.

The captain-crew relationship is tenuous. Several fishermen report that they always fish alone because they have lost fishing opportunities waiting for a late crew member or because it irritates them to "listen to the crew snore on the back of the boat." Island teenagers work as crew members in the summer; young adults and others with fewer years of experience in the fishery also work as crew.

Ideally, the crew member gets one-third of the money from the sale of the catch; this means that the crew member's income is directly related to the skill of the captain. Some crew members are also expected to help pay for new nets or provide the labor for hanging in the net. Some fishermen fish partners; income and expenses are split equally.

The fisherman's life -- and his crew's life -- is organized by the work. If it is summer and he fishes nights, he probably leaves for work just before dark, if the weather is good. If summer storms form at dark, he may be, as one fisherman noted, "weathered out for days." If he is fishing days, the fisherman may want to be on the water before sun-up or he may wait until mid-day, depending on the tides, the species he seeks, and his personal fishing strategy or habits. He may fish in the early morning, go home and have lunch with his wife,

then go back out again. Some fishermen refuse to fish nights; others never fish Sundays. Fishermen reported that they have stopped fishing on weekends because of the motor noise and competition from recreational boaters; others avoid the hot summer sun and its threat of skin cancer, which is a constant concern to daytime fishermen.

Getting Ready

If the fisherman is fishing nights, he probably watches the 6 o'clock news on television to find out about the weather, then goes outside to check the report against his own observations and experience. If the weather's good, he or his wife may make a sandwich and thermos of coffee to take along; he also needs bug repellent. The daytime fisherman follows much the same routine but may carry cold drinks or water in the summer.

If he fishes alone, the fisherman has to gas up the boat, which may be tied up at the fish house or along a nearby canal, and get ice. Fishermen can buy gas at some fish houses; at others they must haul gas or diesel fuel in tanks or drums in their trucks or buy fuel at a marina. Still other fishermen who dock their boats at home have their own fuel storage tanks. If he fishes with a partner or crew, he will wait; the crew will handle the chores. If the fisherman decides to chase a different fish than he sought the day or night before, then he has to pull off the old net and pull on the new, Figure 7. He may do that early in the day, or he may decide to wait and change the net just before he goes out fishing.

At Work

In general, a fishing trip will include: 1) running or poling 2) striking and clearing the net 3) unloading fish. These activities are described briefly below:

Running is the act of looking for fish, Figure 11. The captain either sits atop the tower and peers down into the water or stands on the bow of the boat and looks for fish; the crew member sits on the fish box or where needed for ballast. A variation of running is poling, Figure 12. In this case, the captain runs to a spot, cuts the engine to reduce noise, then poles quietly around the area until he decides to strike or move on. Running is sometimes called "chasing fish." Running and poling are solitary activities. The need for concentration discourages conversation; the noise of the engine makes verbal communication all but impossible.

Pompano fishermen who fish in the nearshore areas off Boca Grande, Captiva and Sanibel follow a variation of this activity; however, their run time includes 45 minutes to an hour just to get to the fishing grounds in the Gulf of Mexico.



Figure 11 Poised on the bow of his kicker boat, a fisherman runs and hunts for fish.

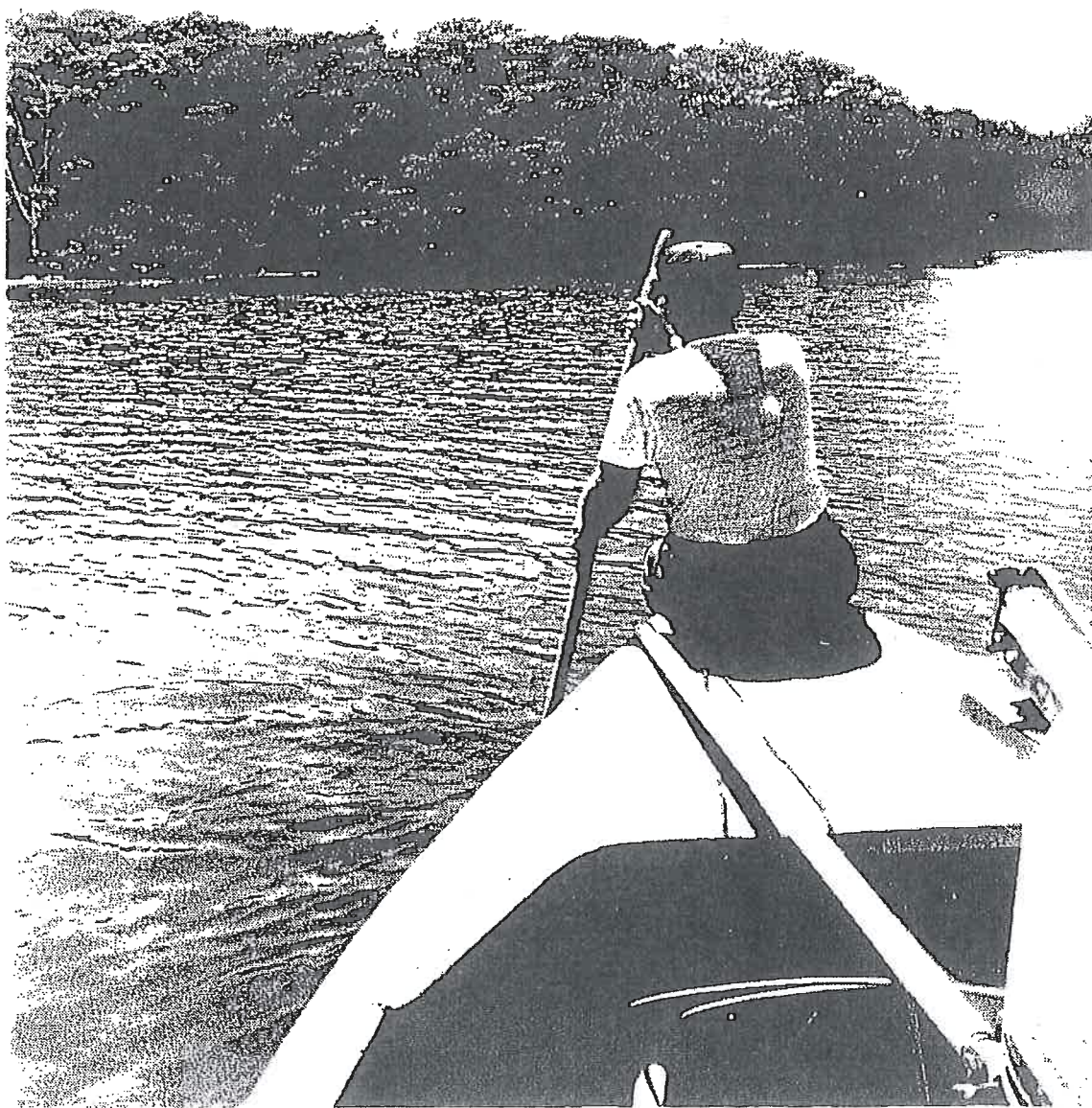


Figure 12 All's quiet as a fisherman poles his skiff into a shallow area to hunt for fish.

Striking includes several separate but related activities. The fisherman must throw the buoy or lead "let go"; make a compass, wait for the fish to hit the net, pick up the net, clear the net. Some captains use hand signals to tell a crew member when to throw the let go. Nighttime fishermen use a lighted buoy on the let go. The let go is a weight attached to the cork line. The opposing action of the let go and the moving boat pulls the net off the back of the boat into the water, Figure 13. As the net goes out, the fisherman steers the boat around to "make a compass," which is to move the boat so that the net runs out in an ever decreasing circle. Once the net is out, the fisherman waits until the fish stop striking the bunt, then begins the task of picking up the net and clearing the fish, if there are fish in the net, tossing the fish into the iced fish box and restacking net, Figure 14. The striking activities can be conducted alone or with a crew; clearing the net is also faster with an experienced crew. This process may be repeated several times in a day or night, or, if the fisherman does not find fish, he may never "get the net wet."

Fishermen sometimes have to "pull the net down" up against the mangroves when the mullet are scarce or when, in the spring of the year, the fish have "gone to the woods." This work calls for the fisherman to throw the let go in a shallow area near the mangroves, then run the boat out away from the woods, then run in towards the mangrove, forming a loose semi-circle. The fisherman and crew get in the water and pull the net toward shore, forcing the fish into a smaller area. This style of fishing is sometimes called "root bumpin'."

Unloading Fish includes the act of moving the fish from the fishbox to one of the fish house's wire baskets, weighing the fish, recording the catch and either vatted the fish or icing them down in baskets, Figure 15. If the fish are trout, redfish, flounder or mackerel, they must be gutted before they are placed in the cooler, Figure 16. Pompano must be weighed, or "graded," individually before the catch is tallied, Figure 17. If he fishes nights, the fisherman will handle the whole process alone. Fish house workers usually help unload fish in the daytime, lowering and raising the basket by electric hoist and handling the weigh in and ice details. If the fisherman fishes with a crew, he will have the crew handle the unloading. Unloading offers a number of opportunities for interaction with other fishermen, even for nighttime fisherman since the other men will probably return from their trips at about the same time.

Some fishermen fish more than once a day, depending as always on the availability of the fish, the weather, the tides and the personal need. If this is so, the same work process is repeated.



Figure 13 Corks rattle off the stern of a kicker boat as the captain makes a compass.

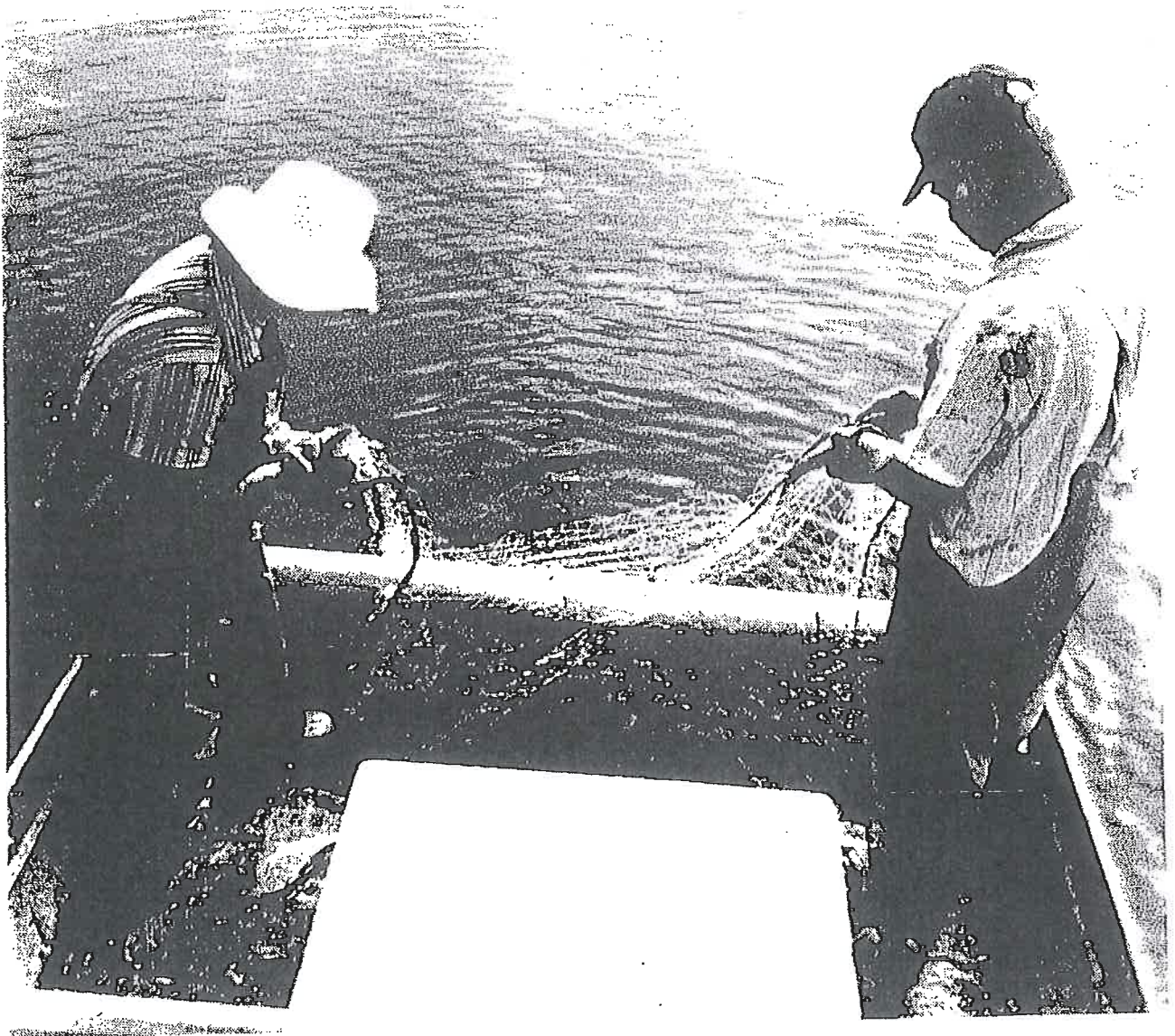


Figure 14 A fisherman and his wife clear the net.



Figure 15 A worker repacks fish from metal baskets to wooden boxes.



Figure 16 A trout fisherman guts his fish before weighing at the fish house.

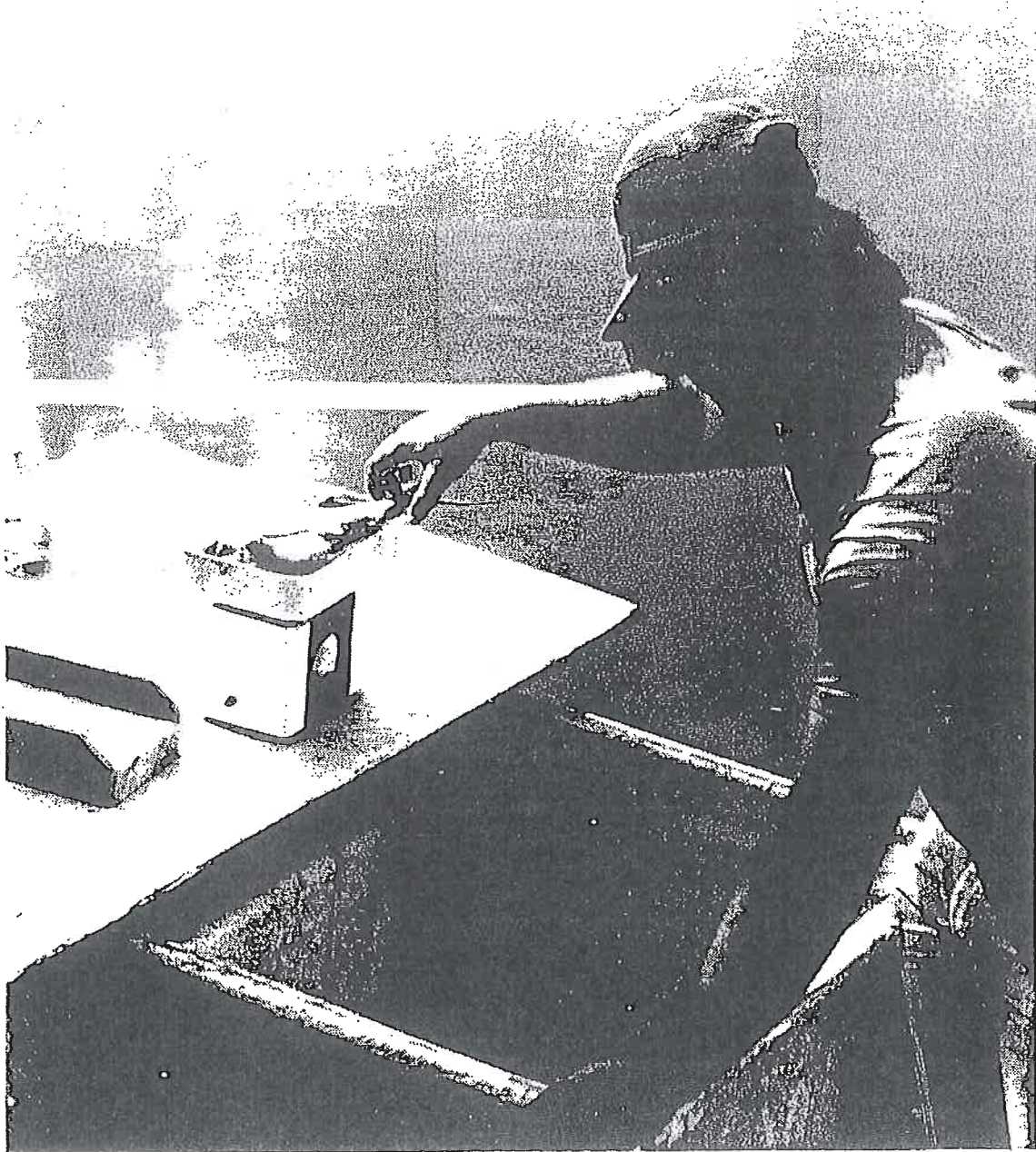


Figure 17 A crewmember checks to see if this pompano grades over a pound.

After Work

The fisherman's offwork hours are most likely consumed by the need to get ready for the next fishing trip or by family activities. They find it difficult to discuss their work lives separate from their non-working lives. Some fishermen fish several times a day. Others, who said they could not quantify the amount of time they spend caring for their equipment, changing out nets, or otherwise getting ready for work, were frequently observed in work-related tasks.

Many fishermen hang in their own nets to save money; few, however, report repairing nets unless the damaged net is new or finances are particularly tight. Wooden boats must be hauled out to dry several times a year, otherwise the water weight increases the amount of fuel needed to run. Boats have to be checked after rain storms to make sure that bilge pumps functioned correctly and the boat is still afloat; accidents and construction problems make boat repairs part of routine equipment care. Other fishermen build boats, for themselves or for other fishermen.

It is not uncommon to see a fisherman at a fish house with a young child in tow, a son or daughter or a grandchild. His work style is his life style: self-determined. He can work when he wants, play when he wants. If the fisherman wants to meet his wife for lunch, he can; if he needs to meet his children at the school bus because his wife's at work, he can.

Some fishermen spent part of their non-working hours participating in activities related to the Pine Island community-at-large. They are active in area churches, hold office, teach Sunday School and lead youth groups. Others organize and participate in softball programs and coach Little League teams. Few fishermen belong to lodges or clubs other than the Organized Fishermen of Florida (OFF). Two "fancy fishermen" said that they had belonged to the VFW or the American Legion but dropped out because they did not have time to participate in the groups' activities. Fishermen who do belong to non-fishing associations reported that they donate mullet for fish fries and other dinners, particularly during the summer when fish houses limit the sale of mullet.

Several fishermen and their wives are active in the Greater Pine Island Civic Association, although evening meetings make it difficult for nighttime fishermen to participate. Most of the fishermen belong to one of three Island chapters of the Organized Fishermen of Florida (OFF), a professional association formed in the late 1960's to fight the use of purse seines as gear for taking food fish. During the research period, one chapter participated in the Pine Island Fourth of July celebration, operating a fish sandwich booth and several drink concessions. The OFF puts on an annual seafood festival at Pine Island and the various chapters sponsor fish fries on the Island throughout the year.

Fishermen and their families generally stay on the Island for their everyday shopping needs, although several women report that they prefer to grocery shop "in town," the Island term for the area beyond Burnt Store road. Others reported a dread of going to town and make the trip only to handle official business or for entertainment.

Recreation may be a family trip to town on a Friday night for dinner and a movie or a game of "gorilla golf," a miniature golf course at Cape Coral. Some fishermen bowl, others like to roller skate. Many fishermen reported that fishing is their main form of recreation. When they take a vacation, fishermen usually travel with their family to one of Florida's attractions. Several people reported that they liked to visit Las Vegas for a vacation.

Alcohol is an afterwork outlet for some fishermen. One fisherman observed, "I like to drink beer, but I "pay" for it." The fishermen "pay" for their drinking in terms of lost income and social problems; fist fights are not uncommon. Older fishermen are inclined to believe the younger generation has more problems with marijuana than alcohol. "They get over there (home) and start smoking, then forget to go fishing."

Women and Children

To the casual observer, fishing is a male-dominated occupation at Pine Island; men control the boats, men possess the water knowledge. However, the women of Pine Island play the following key roles in the occupational community, they:

- act as crew for husbands, fathers, or brothers on a regular or occasional basis
- hang net for husbands, fathers, brothers and/or for hire
- act as partners/administrators with husbands who own/operate fish houses
- manage fish houses
- work as bookkeepers and dockhands at fish houses
- manage the books for their fishermen/husbands
- provide support for fishing group fund-raising events

Of equal importance are the incomes provided by the wives of the men who fish. Sixty-six percent of the women married to men interviewed for the occupational survey report that they work full-time outside the home; their annual gross incomes averaged \$17,800 while the average gross income for the fishermen husbands was \$16,192. One woman crews regularly for her husband; she does not take separate pay. In contrast, twenty percent of the women married to the specialty fishermen work full-time outside the home. Their outside incomes averaged \$9,533 compared to \$22,333 for their fishermen husbands. Twenty percent of the women married to specialty fishermen work part-time, their incomes are variable; one woman crews and hangs net for her husband on a part-time basis.

Historically, women have participated in the Pine Island fishery. Wives regularly fished as crew with their husbands, and women worked in the crab and scallop picking houses that operated at Matlacha during the 1940s, 1950s and early 1960s. Most fish houses on the Island were operated by husband-wife teams, the woman kept books and ran the fish house while the man fished and marketed the fish. Three of five fish houses and a retail fish market at Pine Island still follow this kin-based organizational pattern.

Several women report that they held after-school jobs picking crab meat from the shells in the 1940's. One woman remembers that it was her job to relieve her mother, who worked at the picking house in the mornings; her hours counted towards her mother's wages. Another woman remembers that she and her then-young son regularly harvested scallops from Pine Island Sound before the scallop industry failed in 1964, at which point she shifted to small scale bait shrimping, using a dip net, not the trawl net/drags used today.

The fisherman's wife of 1986 is more inclined to work at a job outside the fishery. Eighty-seven percent of the wives from the occupational survey who hold full-time jobs work outside the industry. Sixty-six percent of the specialty fishermen's working wives hold jobs outside the fishing industry.

If she works in a public setting, the fisherman's wife may have to deal with clients/customers who believe that "commercial fishing is not work" or that "commercial fishermen take all the fish." A young wife said:

I find it really hard to keep my mouth shut when (customers) are cussing the commercial fishermen and my father is a commercial fisherman and my husband a commercial fisherman.

The women and their husbands also produce -- or discourage -- the next generation of fishermen. Women throughout the fishing community commented that they do not want their sons to become fishermen because they believe government regulations will squeeze the fishermen out of business. They also resent the low status accorded to fishermen in the community and the state. Yet observation shows that teenage sons and daughters crew for their fathers or other fishermen, particularly in the summer, learning the skills for a trade they do not intend to practice. The wife of a fisherman explained that she tells her son:

You can fish and make money for school clothes and spending money but don't plan on it for a living, 'cause it isn't going to be there.

Other women are ambivalent about fishing careers for their sons, particularly if fishing is a family tradition. Twenty-five percent of the men interviewed for the occupational profile report that their wives have fathers and or brothers who fish or did fish for a living; 16 percent of the specialty fishermen's wives report brothers or other kin are active in fishing. Three of these women have fathers or

brothers who fish for redbfish at Pine Island or elsewhere in the Charlotte Harbor area. These women want their own sons to have the opportunity to fish but strongly encourage them to train for other, water-related occupations such as marine mechanics as well. However, one woman, who is from a fishing family, reported that she would never allow her children to consider fishing as an occupation, again because of regulatory pressure.

Some fishermen believe that a wife who comes from the fishing tradition can better cope with the boom-bust income cycles associated with making a living from a natural system. One fisherman commented that:

I don't see how some of these women who are used to being able to budget their money can make it when they marry a fisherman. You just can't depend on the money.

Three women from non-fishing families reported that they had not been able to handle the financial vagaries of fishing during the early days of their marriage and had insisted that their husbands take jobs. Eventually the men returned to the fishery to stay. Some women report that they work to provide a source of steady income when fish are scarce. One fisherman observed of his wife's salary: "It ain't a livin' but it's a nice supplement."

Unlike the fisherman, the wife's typical day is likely to be structured by a clock instead of the natural cycles of daylight and dark, the moon and the tides. She gets up with the children, if there are any, helps them get ready for school, prepares for work, if she holds a job outside the home, and handles other household tasks. She also participates in organized community activities such as the Girl Scouts, Concerned Parent-Teachers-Organization (CPTO), Little League, school volunteer programs and church work. In many families, the woman is also responsible for keeping the fisherman's accounts. A fisherman's wife frequently stops by the fish house to settle up the accounts and pick up the paycheck. If he fishes nights, she routinely protects his sleep; telephones are disconnected, notes are tacked to the front door to warn that the fisherman is asleep. Or, she may be roused from bed by 5 A.M. 'phone call pleading to "come help pick cats" (catfish from the net).

Some women believe that work activities cut into time that could be better spent with the wife and children; the fisherman spends so many hours getting ready or fishing that he is never home. Others, however, view fishing as a flexible occupation that provides more opportunity for the husband to be with his wife and children when they need him. Women who work with their fishermen/husbands even on an occasional basis tended to view fishing as an opportunity to be together, time for the couple to do something together that they both like to do.

Children participate in the fishery at an early age. Many of the men who fish in the Pine Island area report memories of going out fishing with their fathers when the fishermen were three or four years old.

These men repeat the same pattern with their own sons and daughters, taking them out on a routine basis once they are three or four years old, teaching them the names and habits of the fish. Boys get their first boat between the ages of 9 and 12, Figure 18. Daughters fish as crew but do not, as a rule, get boats.

The Fish House

The fishermen sell their catch to one of five active fish houses located at Matlacha, Bokeelia, St. James City or Piner's Point, just south of Pine Island Center, Figure 2. The smallest fish house handles three fishermen, the largest has more than 50. One of the fish houses is a cooperative that is owned by its fishermen members; however, non-member fishermen also fish out of this facility. One fish house is owner-operated; three are operated by husband-wife teams under management or lease arrangements with property owners.

Fishermen traditionally fish out of one fish house at a time, which means they commit their catch to that fish house. They generally pick a fish house because of the proximity to home or to their favorite or best known fishing grounds or because the fish house consistently pays higher prices. In exchange, the fish house operator sells the fish and provides ice. The fish house may also provide dock space, fuel facilities, and may act as a "store" for the fishermen who must buy gloves, boots, motor oil, and poling oars. Some fish house operators order and finance supplies such as bunt, corks and lead lines from wholesale dealers.

The relationship between the fish house and the fisherman is tenuous. Since fishermen are independent businessmen, they can theoretically change fish houses at will over prices or working conditions. However, if a fisherman changes fish houses because of a price dispute, chances are he will gain little; most Island fish houses pay within five to 10 cents a pound of each other on all species. The most frequently cited reason for fishermen to change fish houses was "(fish house) went out of business." By the same token, fish house operators can decline to take on more fishermen, particularly during summer months when the mullet market is slack; additional fishermen mean economic competition for the regular fishermen. Some fish houses will buy trout and redbait from anyone year-round who has a Florida Saltwater Products License; others will buy only trout or redbait from new fishermen in the summertime. Other fish house operators will buy fish from any fisherman "as long as I can make a profit."

The daily cycle at the fish house varies by management. Pine Island fish houses operate on a single shift most of the year. During run season hours are extended. Dockworkers handle the fish; some operators have only one dockhand and supplement the help with their own labor. Activities generally include unloading fish from the boat, weighing in the fish, boxing the fish and putting the boxes of iced down fish in the coolers for storage until the trucks arrive. The fish that were iced down and left in vats by nighttime fishermen must be boxed, re-iced and stored.

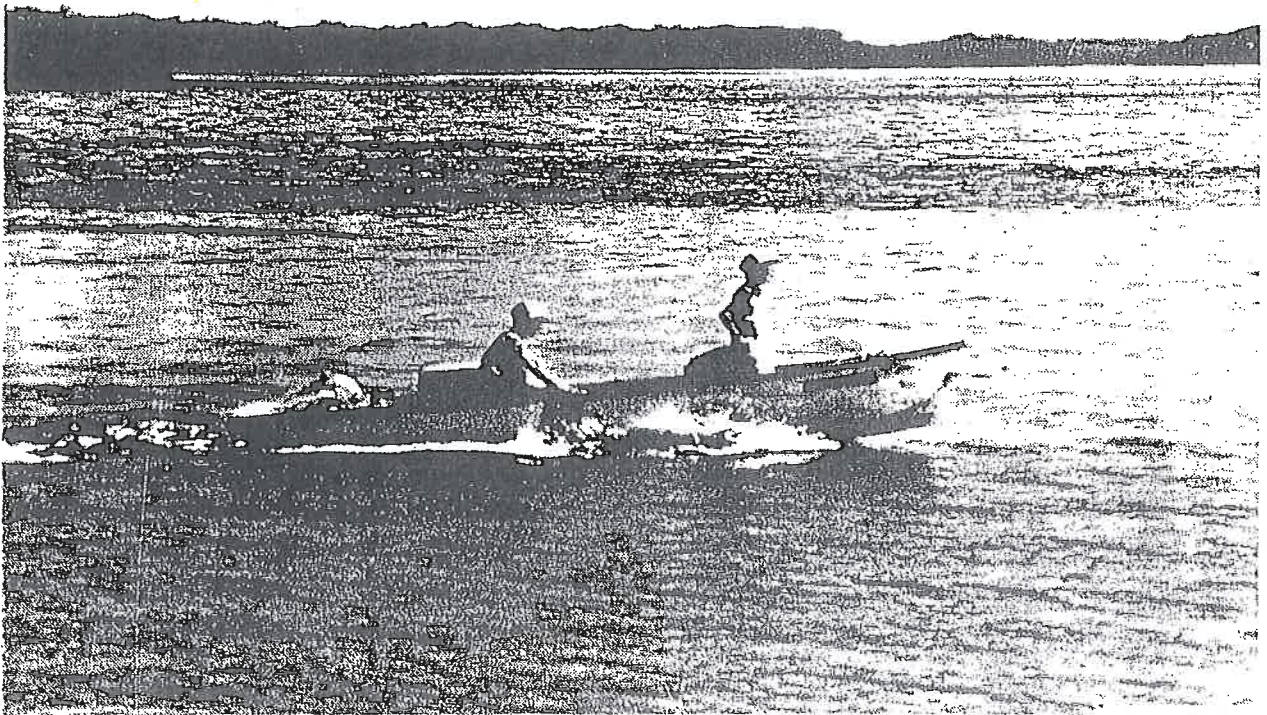
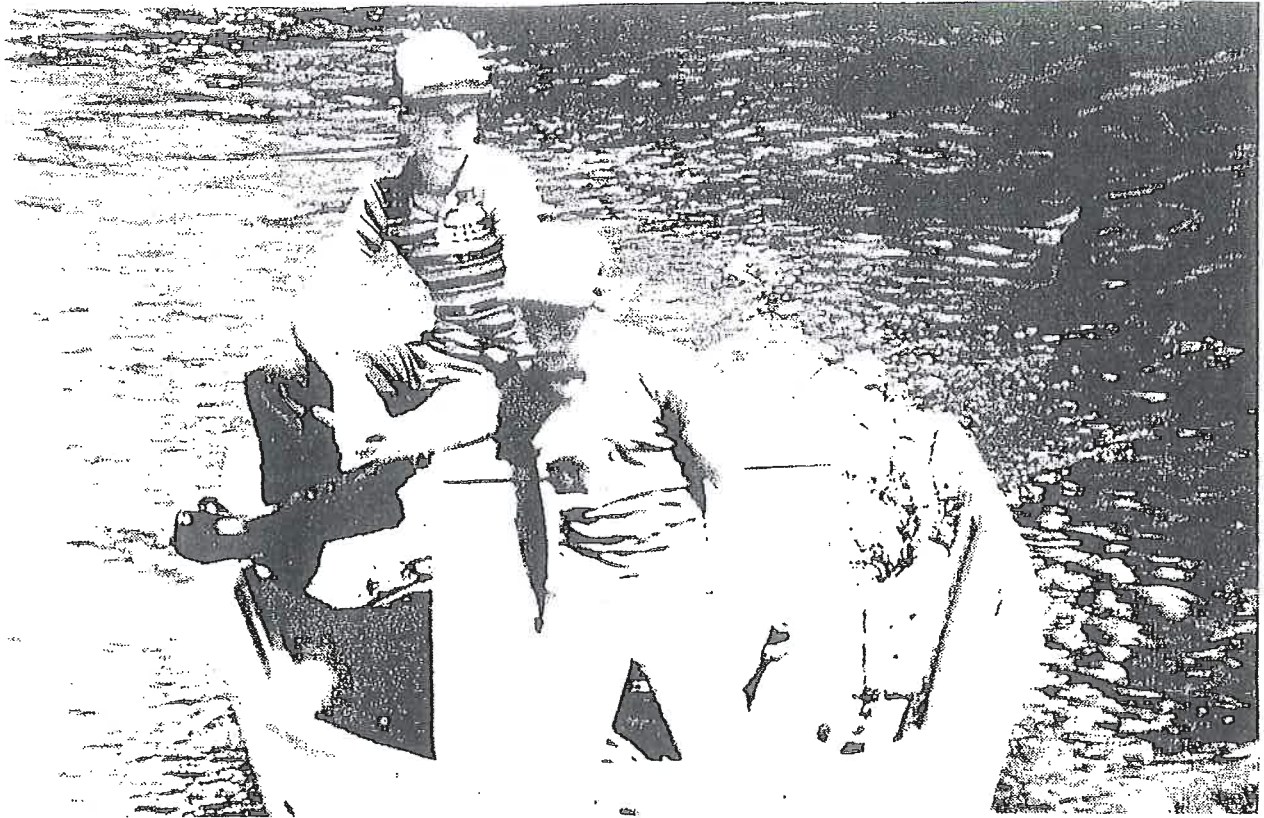


Figure 18 Island teenagers use fishing to earn summer money.

The fish are unloaded from the boats into heavy wire baskets (14 pounds a piece) that hold approximately 100 pounds of fish; after weigh in, the fish are transferred 100 pounds at a time to fish boxes, iced and stored in walk-in coolers until shipment. Dockworkers use gaff hooks to drag the heavy baskets and boxes across the concrete floors. If more than one box is moved at a time, workers use fork lifts or mechanical dollies for assistance or cooperate with other workers, Figure 19.

Dockworkers, also known as fish house workers, may help get ice to fishermen as they ice up for a fishing trip. Inshore fishermen carry a couple of hundred pounds of ice, which can be loaded in one or two baskets. Grouper fishermen, however, must carry 2000-3000 pounds of ice to hold fish over four to seven days offshore; workers may use a chute to load ice onto these boats. Some shrimpers ice up at a Pine Island fish house; shrimp boats also require a ton or more of ice.

The level of human activity fluctuates by time of day, the season and the task at hand. If nighttime fishermen use the fish house, dockworkers spend the mornings boxing last night's fish while helping the daytime fishermen ice up and get out; the activity level is high. In run season fish house workers unload, grade, box and ice thousands of pounds of mullet for shipment to processing houses where the roe is split from the meat for shipment to Taiwan and Japan; the activity is said to be intense, sometimes frenetic. The work level increases when "the trucks" come to pickup fish, particularly if more than one truck arrives at a time. In between loading and unloading fish, workers keep the dock scrubbed and "make up" wooden fish boxes which are purchased knocked down and have to be put together.

Some dockworkers are paid by the hour, in which case they punch a time clock; others are paid by the day, regardless of the number of hours worked. Some fish houses operators find the latter arrangement beneficial since there are so many slack periods in the daily work cycle. It is not uncommon for dockworkers to supplement their incomes by fishing nights or days off; nor is it uncommon for fishermen to take up work at a fish house when fish are scarce. Two fishermen interviewed for the occupational profile follow this pattern.

The fishermen, who fish independent of one another, visit the fish house daily to ice up before they go out to fish and to unload fish when they return. Besides ice, they pick up information on who's catching what, how much is being caught, potential problems, e.g. red tide, Marine Patrol crackdowns. By listening carefully and asking strategic questions, they can tell where the fish are being caught.

In this situation, some fishermen share their knowledge openly; others are said to wait until late in the day to unload fish caught the night before, reducing the chances that another fisherman will figure out where the fish were caught and beat the fisherman to his spot. If they miss a day or night of fishing, some fisherman visit the fish house before they plan their next fishing trip, as one nighttime fisherman observed:

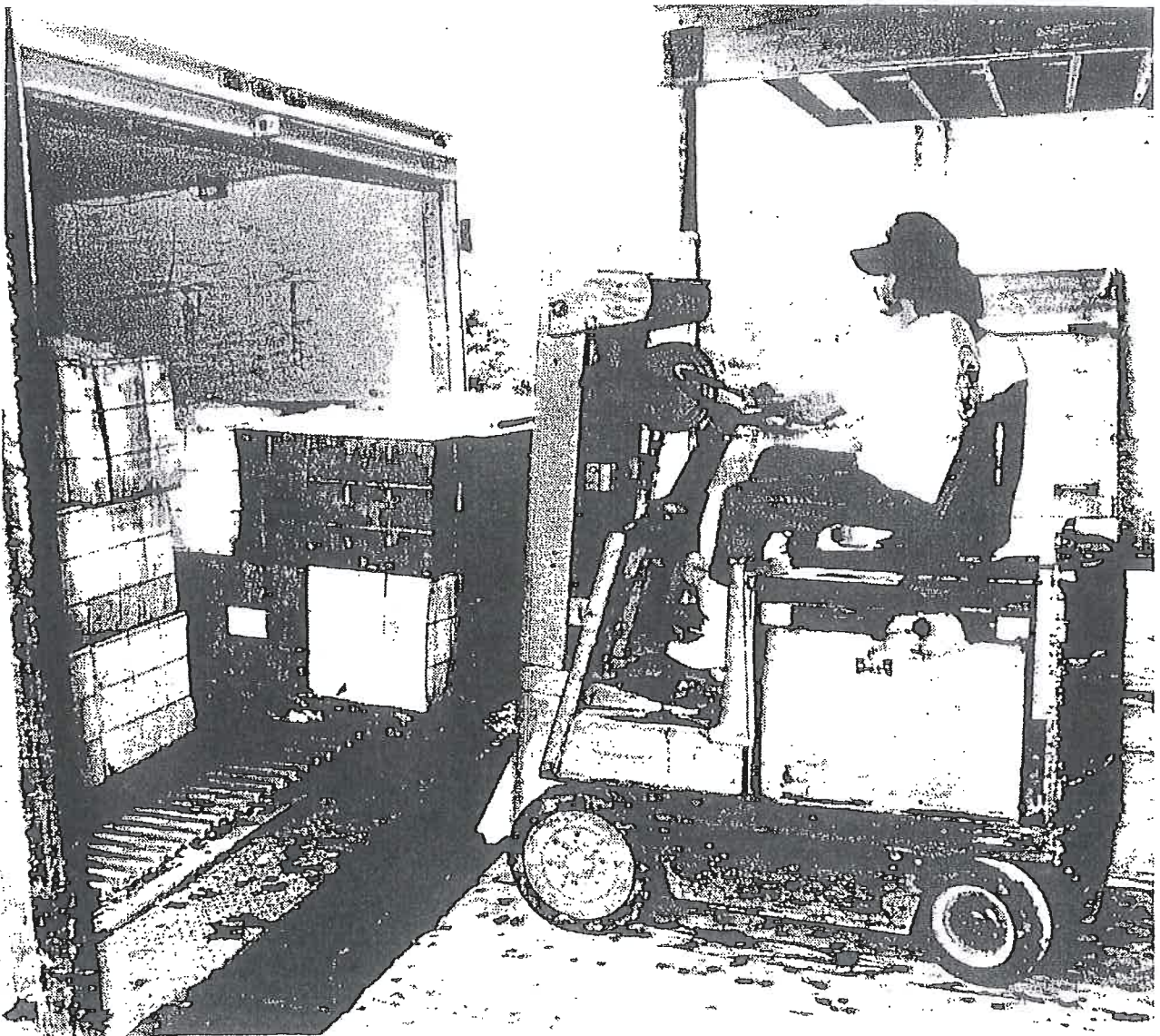


Figure 19 A fish house worker loading 100 lb fish boxes into refrigerated truck.

I'm like the businessman. I come down to the fish house to see what people have caught if I've not been fishing. It's not that I'm nosey, it's concern, it let's you know the size and what kind of net you want to pull on...and you get to socialize with people you haven't seen if you're fishing nights.

The maintenance of social relations with other fishermen at the fish house pays off over time. If a motor breaks down, a fisherman might be able to crew or fish partners with another fisherman until repairs are completed; or he may be able arrange to hitch his pole skiff to the boat of another outward-bound fisherman that night, so that the fisherman with the disabled boat or motor can still make money. In some cases, he may be able to borrow a boat, if his own boat is "on the hill" drying out or awaiting other repairs.

The Trucks

The fish houses at Greater Pine Island function on what is known locally as "the Georgia trucks" system of marketing, Figure 20. Wholesalers from Georgia and Alabama send trucks to the Charlotte Harbor area to pickup mullet, trout, redfish, and bottom fish. They make the 1200 mile round trip to the Lee County area because of what they term "variety" and "steady supply" of fish. To insure access to the Pine Island fish when fish get scarce, wholesalers buy some mullet from each fish house on the Island (and from others in the Charlotte Harbor area), gaining access at the same time to more sources of fancy fish.

According to the Greater Pine Island fish house operators, the fancy fish -- trout and redfish -- are what move the Pine Island mullet. Buyers consider trout, redfish and some bottom fish as fancies: they command a higher price and act as drawing cards for retail customers. begin their telephone orders with "How many trout have you got?" then settle down to discuss how many boxes of mullet they will buy. The ratio varies from fish house to fish house and buyer to buyer. Typically, the fish house can get the wholesalers to take from 3 to 10 boxes of mullet for every box of "fancies," the ratio depending in part on the relationship between the fish house and the dealer.

More than 20 individual wholesalers regularly sent trucks to Pine Island from April to July; seven dealers are from Georgia, one from Alabama, and 12 are from Florida. Two of the Georgia trucks make the 1200 mile trip more than once a week to purchase saltwater fish from fish houses along the southwest Florida coast. The same trucks pickup freshwater catfish, Nile perch, and freshwater bream and sand bream in Central Florida. The Georgia dealers wholesale the fish in South Georgia and North Florida, using a "route truck" delivery system to get fresh fish to the smaller markets where individual buyers are said to ask the driver "How many fancies have you got?"

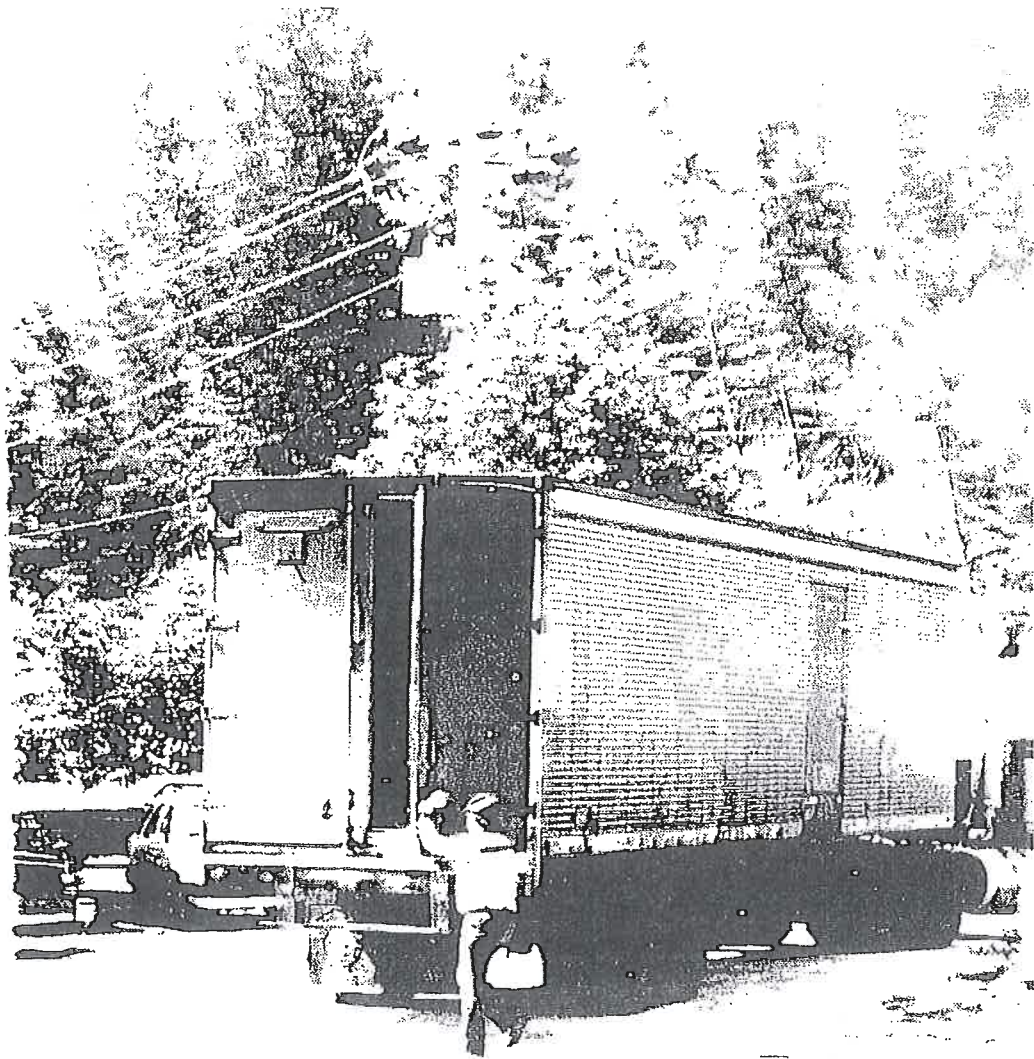


Figure 20 A wholesale refrigerated truck.

Other, smaller buyers regularly travel from central and southeast Florida to the Charlotte Harbor area to buy mullet, trout and redfish. Pompano are not typically part of the mullet-fancy fish scenario and are usually sold to in-state wholesalers for reshipment to urban areas where retail markets can command higher prices. One former fish house owner reports, however, that pompano was considered a fancy fish that helped move mullet in the 1960's and 1970's. Mullet, trout and reds purchased from Pine Island fish houses are also resold at retail markets and restaurants in Lee County and surrounding areas.

Some Pine Island fishermen and Florida wholesalers see the Georgia truck system as old-fashioned, relied on by Island-bound people who are isolated from a changing world. The fishermen believe they could get more money per pound and sell unlimited mullet year-round if fish house operators and managers would develop new markets and/or try other distribution systems. In-state wholesalers question the validity of the mullet-trout-redfish connection, saying Georgia dealers will travel south to buy mullet without the fancies, just as tourists will continue to visit Florida without the promise of redfish. However, these same buyers participate independently in the Georgia truck system or acknowledge that they cannot buy fancy fish at Pine Island, because "I won't buy their mullet."

Others have criticized the small business fish marketing system in Southwest Florida and urged centralization of seafood production. In 1981 Lee County conducted a marine resource study that suggested the seafood industry in Southwest Florida was operating below potential in terms of pounds produced and species harvested, in part because "present day marketing appears to be antiquated and inadequate... (Marine Resources Study 1981:4)" As a solution, the county sponsored an unsuccessful application for Saltonstall-Kennedy federal fishery management funds to conduct a feasibility study for a "seafood industrial park." Under this plan, production, processing, freezing and distribution of fish would have been shifted to a centralized location, a concept that would appear to be in direct conflict with the current Pine Island system that depends on independent fishermen and fish houses.

Island fish house operators have tried other methods of marketing over the years; for instance, in the 1950's a Matlacha-based fish house operated a freezer. One now-retired fish house owner reports that he not only sold fish to the trucks that came from Georgia but ran a separate distribution system that trucked fresh fish to Georgia. He sold his Pine Island-produced mullet and fancies to the Georgia trucks, then picked up fresh fish at mainland fish houses and delivered them to North Florida and South Georgia, buying mullet as he travelled up the coast from a variety of fish houses in order to gain access to more fancies. Others have tried to truck their fish from Pine Island to Miami and other cities but their operations failed because of insufficient startup capital, they believe.

The Georgia truck-Pine Island connection is longstanding. Several buyer/seller relationships go back 30 to 40 years. At one time, Pine Island and South Florida fish houses sold to the "North Carolina trucks" which were eventually edged out by the Georgia trucks. The Georgia wholesalers have set up fish houses in the Pine Island area, acting as financial backer for one local fisherman years ago. Other Georgia wholesalers have operated fish houses in the Pine Island area or have kin ties with the local fishery.

In several cases, the long-term complex relations appear to have fostered a form of reciprocity that moves Pine Island mullet to Georgia in the slack summer market and allocates the maximum pounds of roe to the Georgia trucks in November-December. Wholesalers who get special treatment in run season tend to be more responsive to fish house efforts to move mullet in the summer. The same system may function to keep mullet prices low, but relatively stable throughout the year. From a resource management viewpoint this social component of the local marketing system may effectively "regulate" the production of mullet and other fish in the long-term natural cycle, an adaptive strategy observed by fishery anthropologists in other small-scale, inshore fisheries (McCay 1978).

THE REGULATORY SETTING

Mother Nature

According to fishermen, Mother Nature is the ultimate regulator. The fishermen believe that they are economically adapted to the cyclical highs and lows inherent to a natural system and a product that is market driven. If one species is scarce or the market is slack, they chase another fish; if they cannot make a living at fishing, they take a temporary job. In recent years, working wives provide a source of steady income during the times "when the fish don't show up." Families who cannot adjust to the financial uncertainty leave the fishery.

Several fishermen report that they took jobs off the Island during the Red Tides of 1947 and 1954 to survive. They returned to fishing gradually as the fish began to return. In other years, in less extensive Red Tides, fishermen simply redirected their harvest to unaffected areas.

Human Regulation

The fishermen believe that the non-fishing public, sportfishermen and recreational fishermen in general are ignorant of Mother Nature's cycles. Further, they say that current fishery management schemes ignore the dynamics of nature and treat the Gulf of Mexico as if it were a lake. In general, the fishermen view fishery managers and biologists as people who make livelihood-threatening decisions based on precious-little practical knowledge. The primacy of the printed word led one fisherman to describe fishery regulators as people who are "book brain-damaged." Another fisherman expressed similar dismay: "They go by everything that's in black and white and it don't mean nothing...It was written by a human being."

Fishermen's frustration peaks when they talk about the Marine Fisheries Commission and the proposed redfish rule. Prior to 1983, the Florida fishery was managed by the Department of Natural Resources under authority provided in a myriad of local laws passed by the legislature county by county over a period of years, Table 3. The Marine Fisheries Commission was created by the Florida Legislature under Chapter 370.027 in 1983. The object was to remove fisheries management from the political arena and use biological criteria for fishery decisions. Mackerel, redfish and spotted trout are current management topics of immediate importance to the Pine Island fishermen. The mackerel management plan adopted by the MFC is involved in litigation; the proposed plan to remove redfish from the commercial/consumer sector has also been challenged. Spotted sea trout regulations are under review.

The current management strategy relies heavily on stock counts that are based largely on landing statistics. Fishermen and fish house operators question the validity of the numbers. One area of concern is the "level of effort," a management term that attempts to consider the numbers of fishermen it takes to produce the pounds of fish landed. One fish house operator questioned:

Do they consider that three of my top reds fishermen were out last year and there wasn't anybody to replace them? That's 10,000 to 15,000 pounds of redfish a piece.

The market situation is another social factor that is not considered in the landing statistics. If demand drops, landings will drop. Changes in legal size limits for a given species will also cause a corresponding drop in landings, at least on a temporary basis.

Over the years, the fishermen of Pine Island have developed their own theories as to what determines the abundance or scarcity of fish over the short-term and long-term cycles of Mother Nature. Some fishermen spend more than 60 hours a week on the water, many of them fish 50-52 weeks a year and have been for 20 to 40 years. They ask why the mackerel, trout and pompano declined in nearshore areas immediately after the beach was renourished at Captiva in 1982; and they theorize that the Sanibel Causeway interrupted the saltwater regime around Pine Island in the early 1960's and killed the 10-year-old bay scallop industry.

The Cape Coral development to the east of Pine Island is viewed as an ecological and social disaster by some fishermen. Cape Coral is a sprawling land/housing development east of Matlacha Pass that was created in the mid-1960's. Hundreds of miles of concrete seawalls and deepwater canals replaced tidal flats and mangrove fringes. Fishermen believe the canals destroyed the natural habitat vital to the long-term vitality of the Pine Island-Charlotte Harbor fishery. Worse yet, the waterfront community attracted newcomers who know little about the natural system but are quick to blame the fishermen's nets for what the fishermen say is the resident's own inability to catch fish.

Table 3 Local Acts Pertaining to Lee County Fisheries

YEAR =====	SUBJECT =====	AFFECTED AREA =====	SPECIAL CONDITIONS =====
1931	Geographic restrictions	Clyde Gonzalez Pier on Estero Island	Nets used in act shall be destroyed
1941	Restrictions on use of nets, traps, and seines	Caloosahatchee River above Redfish Point	Act does not prevent use of cast nets or bait seines less than 40 ft. for catching bait
1947	Prohibition of gigging for commercial use	Lee County	none
1949	Restrictions of use of gang/snatch hooks on bridges, piers and docks	Lee County	Does not affect fresh water fish
1969	Gear restrictions on length, mesh, and twine size of nets and seines	Lee County	Maximum length of net or seine shall be 1200 yds.
1963	Restrictions spearfishing within 500 yds. of coastline	Lee County	No spearfishing within 100 yds. of any commercial fishing boats
1970	Restrictions on taking menhaden-like fish with purse seine within 3 marine leagues of shore	Lee County	
1980	Prohibition of commercial fishing within man-made canals	Cape Coral	none
1983	Restriction of commercial fishing within man-made canals during certain hours	Sanibel	Restricted during hours of 11:00 pm - to 7:00 am
1983	Restricting net use within 2 sq. miles of Matlacha Bridge and within any man-made canal	Lee County	none
1984	Restrictions on taking of saltwater fish within any man-made saltwater canal	Greater Pine Island	none

The fishermen do not hold themselves blameless if the fishery is in trouble --- and for redfish they are not convinced it is. Many fishermen, particularly those over 40, believe that the underwater exhaust noise of their kicker boats, like the outboard pleasure boats, change the feeding habits of certain species. They also believe that the fishery itself, in both the inshore and offshore areas, may be over-capitalized in the sense that more fishermen can afford the boats, motors, nets and other gear necessary to chase mullet, trout, reds and grouper because of "subsidies." Those fishermen label retirement pensions as well as money made from hauling illegal drugs as subsidies. Such subsidies allow less skillful fishermen to compete in the fishery.

REDFISH A SYMBOL - TROUT A NECESSITY

The Fishing Community

Redfish is a "fancy fish" to the Pine Island fish houses, and in turn, to the fresh fish wholesalers, who use the higher-priced fish such as reds and trout to move the more plentiful mullet. Redfish is a money fish to the individual fishermen who with patience or perseverance chase the reds that, for several months of the year, bring in nearly three times the price per pound of mullet with less physical effort, a major consideration for someone who must pull and clear hundreds of yards of net at a strike. Redfish is also one of the fish that fishermen say that they can count on at certain times of the year to make a paycheck.

Frustration is clear when the fishermen talk about redfish and the Marine Fisheries Commission's plans. The men's voices rise, wives shut off discussions with "I can't talk about it, it makes me so mad." Others say the issue makes them feel physically ill, they talk of stomach pains and sleepless nights. Some express concern that the frustration may turn to violence if redfish is made a gamefish.

The fishermen do not believe that redfish is the issue; they believe that the sportfishermen "want the whole pie" and that "the only thing they've got on their minds is our death." Trout, the fishermen say, will be next. Eventually, all fish but mullet will be gamefish and that "if they could take (mullet) with a hook, they'd take them too." They are still smarting from the loss of snook, which was made a gamefish more than 26 years ago. Under this law, commercial fishermen cannot keep any snook caught in their nets, not even for their own meal, without breaking the law. They are supposed to throw the snook back into the water dead or alive, because it is part of the food chain. As a consequence of what they view as discrimination, some fishermen are said to kill snook intentionally, then stack the carcasses up on islands and keys for all to see.

Some fishermen talk about the current philosophy toward commercial fishermen in terms of emasculation. Another fisherman talked in terms of freedom, that if commercial fishing is abolished "it would be like taking a wild animal and making a pet of it, not just me but all these commercial fishermen."

The threat of the redfish rule has already "cost" the Pine Island fishery. Two of the specialty fishermen interviewed reported that they had sold out and left fishing altogether in 1985, in part because of their belief that redfish, then trout will be removed from commercial harvest. Both returned to fishing because they missed the independence and the water. One talks of leaving again; this time for another country. The other looks to the offshore fishery but believes it is only a matter of time until that too is restricted. Other fishermen consider emigration, they talk of Central America but fear war, they talk of Australia but hear that the country "down under" is not taking immigrants. Another fishermen briefly considered the idea of leaving his homeland:

I thought about it then rejected it. Those people don't like Americans...and I know why...I don't like 'em either. The same people who go off to other countries as tourists are coming here as tourists...they want to change things wherever they go...

Other fishermen report that they have delayed investments in new trammel nets, even though they need them for the fall redfish season. Two off-island fish dealers who contemplate competing for an island fish house lease early in 1987 say they will watch the redfish rule, for without the fancy fish option the fish house will not be viable from a financial standpoint. This means that if the current operator retires as planned and if potential lessors are scared off by the regulatory threat, the No. 3 redfish producing fish house in the state may close its doors, leaving nearly 50 year-round fishermen to find another fish house for the sale of their mullet.

Redfish and trout are so intertwined in the thoughts of the fishing community at Pine Island that specialty fishermen were more frequently identified as someone who "takes a lot of trout and reds" than someone who takes trout or reds. Fifty-three percent of the specialty fishermen found it difficult to estimate how much of their income depends on redfish or trout; because of cyclical changes in abundance and scarcity, they take which ever species is available. Besides, they say, trout and reds run together and it is difficult to catch one or the other.

One fisherman reported that 80 percent of his income is based on redfish. Two men said that more than 50 percent of their incomes are based on trout; redfish and mullet provide the other half of their livelihoods. Interviews with the specialty fishermen show that:

- 20 percent depend on reds for at least 10 percent of their livelihood
- 20 percent depend on reds for 30-50 percent of their income
- 13 percent rely on trout for at least 10 percent of their income
- 20 percent depend on trout for 20 to 30 percent of their income.

The average annual income for the "fancy fishermen" interviewed was \$26,000 gross, \$17,600 net. The highest income reported was \$45,000, the lowest was \$12,000 for a part-time fancy fisherman. Ninety-three percent of the specialty fishermen were over 30 years old, the oldest was 71; the youngest fisherman was 27. Forty percent of the reds/trout fishermen are second, third or fourth generation fishermen. Sixteen percent of those men are either direct descendants or married to direct descendants of fishing families who settled in the Cayo Costa or Punta Rassa areas in the 19th century. One fisherman expressed bitterness when he spoke:

We don't do anything illegal, we make our own living, an honest living, we didn't just fall off the turnip truck, we've been here for generations. The fishery regulates itself.

Fifty-two percent of the fishermen interviewed for the occupational profile reported that they rarely take redfish, then only as a by catch, yet they expressed concerns similar to the specialty fishermen:

This is a major tragedy, we've got to have all (fish). You have to work on variety," said one. Another fisherman elaborated saying, It's gonna hurt, anytime they take a fish, it cuts our wages, it (redfish) is like a bonus.

Seventeen percent of these fishermen reported that they rely on redfish for at least 10 percent of their income and trout for another 5 to 10 percent; 23 percent of the fishermen polled in the random sample said that they rely on redfish for 15 to 20 percent of their income and trout for 25 to 30 percent.

All fishermen equate the loss of redfish with the loss of economic options, pointing out that during summer limits some fishermen drop mullet and go to another species, trout, reds or pompano, depending on what's available, to take the pressure off the mullet. They say that their territorial options have already been reduced by the local laws that prohibit canal fishing and by the environmental changes that have altered the feeding habits of some fish. Further, the Lee County Board of County Commissioners adopted a land management plan and zoning laws in 1983 that reduce options at the fish house level. Under this plan, fish houses are not permitted in residential areas. Most Pine Island fish houses are located in residential areas and are considered non-conforming uses; they now operate under grandfather rules. In the event of destruction by hurricane or fire, these fish houses cannot be rebuilt. One fisherman predicted that:

They're gonna get it (redfish and trout). They've got the money, they've got the votes. Even if they don't live here but two weeks a year. In 10 years, there won't be any fishing inshore, within 10 miles of Florida, it will all be in federal waters and it will be so expensive that only the rich people will be able to do it; we'll work for them and they'll make the money ...

Fishing as practiced in the Pine Island area is equated with "being your own boss." Therefore, it was not surprising that one of the concerns most frequently associated with redfish and trout was the need to get a job, work for someone else. Most of the fishermen have heard stories about the fishery officials who say that commercial fishermen can simply become guides. The possibility of work as a fishing guide, which would still be water-related, motivated two fishermen recently to apply for and pass the test for a captain's license which is required to carry people for hire; two others are considering the option. Still other fishermen are vehement in their opposition to guiding as an alternative to fishing. "I don't want to get people's cold drinks forever, bait their hooks," said one fisherman, while another stated frankly, "I don't want to kiss no damn Yankee's ass, knowin' that he's the one that put me out of business."

The fishermen believe that biological considerations have been shoved aside or, worse yet, used simply to support what is an economic issue that was created by out-of-state sportsfishing groups that funded the redfish-trout debate in Texas and now work in Florida. One of Pine Island's top reds fishermen commented:

Eventually it'll be just like in Texas, the very elite, the very wealthy will fish. All the rest of us will be digging ditches and trimmin' their flowers.

The fishermen of Pine Island see the redfish question as symbolic of future resource management decisions. They point to the Florida Conservation Association's (FCA) advertisements in sportfishing magazines for confirmation, noting that the redfish itself is a symbol (logo) of the FCA. An advertisement in the August issue of Florida Sportsman reads in part:

The FCA is the Florida arm of the nationally respected and highly successful Gulf Coast Conservation Association, which brought great changes in Texas, where trout and redfish were taken off the commercial market and are now classed as "gamefish"...(1986:144)

The Pine Island Community-at-Large

Interviewees from the Pine Island community-at-large could be divided into three groups regarding the redfish topic:

- fisherman have to make a living too
- it's a dying industry, let it die naturally
- they're taking all the fish, something has to be done.

Those persons who reported that they knew at least one fisherman or member of a fishing family as an individual tended to believe:

- fishermen have a right to participate in the resource
- fishermen cannot make a living, so the industry will close down naturally.

Individuals who had no personal relationship with a member of the fishing community or perceived themselves to be in competition for the resource tended toward the last response: "they're taking all the fish."

Bait and tackle dealers, marina operators and guides were divided in their opinions regarding the redfish topic and the commercial fishing industry. One bait and tackle operator volunteered that fishermen have to make a living too, then noted that the size limits imposed in October, 1985, have not been given sufficient time to work. Another dealer felt that the redfish population has declined to the point that few sports/recreational fishermen seek them; his solution was to take everybody out of the fishery for a predetermined period of time, then restore access to all users. Still another bait and tackle dealer believed that the commercial industry takes the majority of the redfish. Marina operators were similarly divided. One marina counts commercial fishermen among its customers; another views the proposed two-month closed season as detrimental to business since it comes in what the manager says is "season." Guides were split in their opinions: two felt that the fishermen are being treated unfairly, another believed that the fishermen take all the fish. Two guides said they believe redfish are as plentiful as ever, that most recreational fishermen lack the skills to catch them; another guide felt commercial fishermen are to blame and tells his clients the same.

Like the fishermen, the bait and tackle and marina operators railed at "Tallahassee," the symbol of outside regulation, and at regulatory and enforcement agencies in general. One operator reported that the Florida Marine Patrol had provided inaccurate information to him regarding the change in redfish regulations in the fall of 1985. Another operator charged that regulators do not consider the "little fishermen," meaning the recreational fishermen, then stated "They have the wrong kind of people on those boards."

Recreational fishermen surveyed at the county boat ramp and on the Matlacha Bridge tended to favor some form of restriction on the redfish and volunteered negative comments related to commercial fishermen and their nets. Again, those persons who reported that they knew a fisherman as an individual or friend voiced the opinion that "they have to make a living too."

Some recreational fishermen and local residents expressed a bitterness towards commercial fishermen. "They take in all the fish" was one comment, "they block the canals" was another. One individual reported that fishermen "get married and have a bunch of sons, then they're fishermen too." Many of the comments were volunteered when the individuals learned that the commercial fishing community was the focus of the research.

Longtime residents tended to sympathize with the fishermen, although most of these individuals viewed the fishermen as "clannish" or "too independent." Some found the Marine Fisheries Commission's position untenable; one non-fishing Pine Island resident commented:

It's hard to believe that the state would take the livelihood of people who are barely scrapping by on \$10,000 to \$20,000 so that some guy who makes \$50,000-100,000 a year can come down and play.

Other non-fishermen residents stated; "we want to help them, but they think they have to go it alone." The newer residents of the community-at-large were more likely to stereotype the fishermen as public drunks, people who take all the fish, people who strike inside the limits or canals and people who live in "shanties" because "they can't make a decent living." Few members of the community-at-large were inclined to voice opinions on the topic of redfish, saying there would be little benefit to polarizing the community while pointing out that they have clients or customers who are commercial fishermen and recreational fishermen.

DISCUSSION

The fishermen of Pine Island are a small, diverse occupational group in terms of skills, level of effort, monetary investment, tradition, and political commitment. They are united by the factors considered critical to the definition of any occupational community: they view themselves as fishermen, they tend to associate with other fishermen, and there is little or no separation between their working and non-working lives. They are dispersed, in terms of residency, from Pine Island proper to rural areas of mainland Lee County.

The fishermen's diversity has fostered an individual versatility in terms of gear and skills that appears to be well-adapted to the natural resource, allowing them to distribute their efforts over a greater number of species at any given time according to the conditions of Mother Nature and the fresh fish market. However, the broad-based abilities that are viewed by the fishermen as a sign of their "independence" have probably discouraged group formation that is necessary for effective manipulation of the politico-regulatory environment, e.g. fishery management boards.

Hence, the characteristics that lead to a "good fit" with the natural system, versatility and small numbers, leave the fishermen vulnerable in the socio-cultural sphere where "majority rules" and where competitors for the resource can say that the loss of a single species is insignificant to the fishermen. In this circle of influence, the fishermen, who define "season" by the cycles of fish, must compete with sportsmen, recreational fishermen, and business people who define "season" in terms of "tourist" or the annual North-South transhumance of those whose incomes are independent of the natural system.

The fishermen of Pine Island could be said to be "clannish," as observed by some community members. They tend to associate with other fishermen or people who express interest in their work. Yet the fishermen are visible throughout the year in the community-at-large, contributing as an occupational group to the character of a rural, coastal island by sponsoring their annual Seafood Festival and smaller "fish fries." They also participate as identifiable units in various local festivals, providing fish as a saleable food. Fish, particularly mullet, are distributed to friends and neighbors and groups within the community throughout the year, both by the fishermen as individuals and by other units within the occupational community, e.g. fish houses and OFF chapters.

Fishermen interact on the Island as individuals with neighbors, church friends, and with others as members and coaches of ball teams, but even then they are viewed as "independent," a term which appears to translate to an unwillingness to lay down their identity as a fisherman and become one of the non-fishing group. The independence and clannishness for which they are faulted are most likely products of an occupation that requires strong individualism and fosters, like many work-related communities, a vocabulary and set of behaviors that exclude "outsiders" even beyond the official workplace. Their way of life is dependent on their work which occupies most of their waking hours; without fishing they must take a job that requires a conformity to clock time and social hierarchies that is unnatural to the fishermen.

The fishermen's lifestyle is currently threatened from a number of fronts: at the state level, fishery management take a species by species approach to a systemic problem and stress the dollar benefits of the larger, sports/recreational groups without computing the user cost to the resource; at the county-level, land use/zoning regulations will ultimately reduce the numbers of fish houses that are available to the fisherman who must sell his fish. At home, on Pine Island, the fisherman and his family face an annual influx of part time residents with values that appear to be bent on overcoming Mother Nature through regulation, not conforming to her cyclical dictates.

The fishermen of Pine Island view redfish more as a symbol than as a primary source of income. What it symbolizes to them is their future, in terms of work, in terms of faith in government. The fishermen believe that they are viewed as a dying breed, therefore, immediately expendable. They believe that their government, which they expect to work for them, not against, responds not to a sense of justice but to the highest dollars.

In summary, redfish would appear to be an insignificant fish in financial terms to someone outside the occupational community. However, to those in the Pine Island fishery, each fish is significant, each fish that escapes the net is money gone. If a species is banned, the fishermen feel like they are "running through dollar bills" when they cannot throw the let go and take in the fish. Worse yet, if the prohibited species feeds with another fish, e.g. redfish with trout, they will loose income because they cannot

separate the fish. Beside the immediate financial loss, the redfish is one species in what is known locally as the "fancy fish" system that is used to market the more abundant Pine Island mullet. The loss could be expected to weaken the system.

The Pine Island fishery appears to depend on options and the ability to diversify. Over the years, the fishermen have exercised a variety of options from gear choices to species sought; they have also, when the natural system or their own needs demanded, sought temporary work outside the fishery. The loss of a single species -- and the regulatory threat which the action symbolizes -- will reduce those options to the individual fishermen immediately and, within months, may actually reduce the number of fish houses, throwing 50 year-round fishermen into economic and social competition with the remaining 113 members of the fishing community at the fish house level. These changes would permanently disrupt the occupational community of fin fishermen at Pine Island and with it permanently alter the self-image of the individuals involved, their social relationships and their entire way of life.

RECOMMENDATIONS

The following recommendations are based on data collected during the three month research period.

1. The Marine Fisheries Commission should revisit the proposed redfish rule to determine if the state will continue to manage the fishery as a source of food as well as a source of pleasure.

The commercial fishermen and non-fishing consumers of Florida should be given equal opportunity for access to the resource. Elimination of the user groups that are responsible for the least amount of stress on a given resource appears to be arbitrary at best.

2. The State of Florida should reexamine its position on tourism to determine the cost to a natural resource system if the majority of the users are short-term users who have no long-term responsibility to the resource.
3. The commercial fishing industry should revisit the Saltwater Products License regulations to determine if the \$25 fee should be increased to discourage the transient fishermen.
4. The Pine Island fishing community should provide on a continuing basis information that informs newcomers and permanent residents alike about the commercial fishing industry, the gear that is used, the territory that is fished, the marketing system and the problems that are inherent to making a living from fishing.

5. The commercial fishing industry should encourage research to determine the short and long-term impact of the "part-time" fishermen on the resource, considering that these fishermen are not financially dependent on the health of the resource.
6. The commercial fishing industry should sponsor research that will document the informal resource management strategies used traditionally by fishermen in the Florida fishery.
7. The commercial fishing industry should sponsor research that revisits the stock/catch statistics and methods of determining the "health" and population of a species. Social factors must be introduced.

NOTES

¹The proposed rule prohibits the harvest and sale of redfish. However, "fish that are caught but immediately returned to the water free, alive and unharmed are not harvested (Florida Department of State 1986:2596);" this provision allows for sportsmen to catch and release without breaking the law.

²The geographic boundaries used to determine membership by the Greater Pine Island Civic Association are cited for this paper. "The area represented by this association shall be bounded: on the East by Burnt Store Road (excluding any area within the City of Cape Coral), on the South by San Carlos Bay, on the West by Pine Island Sound, and on the North by Charlotte Harbor, said area lying entirely in the County of Lee, State of Florida (GPICA By-Laws 1976)."

This boundary is consistent with the local belief that the Island character begins -- and ends -- at Burnt Store Road. By the same token, residents use a shortened title -- Pine Island -- in conversation; therefore, Pine Island will be used synonymously with Greater Pine Island unless otherwise indicated, i.e. to identify the single island known as Pine Island.

³Finsterbusch suggests mini-surveys provide data suitable for identification of social impacts that may accompany a proposed change in policy. The mini-survey technique was used here to provide a profile of the occupational fishing community that supplements other interviews and observations collected to compile the ethnography. Survey data are used for descriptive purposes only, not for statistical precision.

A 25% random sample was drawn, using names of active fishermen provided by five fish houses located in the Greater Pine Island area. Forty-four fishermen were selected; five of the survey candidates had already been interviewed as specialty fishermen; twenty interviews were not completed because of scheduling conflicts or insufficient data. The original population included net fishermen, long liners, and divers.

Data collected from nineteen of the original 44 interviewees were used to produce the occupational community profile: 18 net fishermen and one grouper/long liner. A hook and line/trout fisherman was selected randomly from a separate list of hook and line fishermen who sell to the Pine Island fish houses year-round. Data from this interview were included in the general profile.

The interviewees included fishermen from four of the five fish houses. Seventeen of these fishermen were captains, one was a crew member; a grouper hook and line fisherman and a hook and line/trout fisherman were also interviewed. The spouses of nine of the captains participated in the interviews, one of whom regularly acts as crew with her husband (this is not the crew member drawn at random). Twenty-two percent of the 20 fishermen lived at Bokeelia, 28 percent at Pine Island Center, 17 percent at St. James City, 31 percent lived in Cape Coral, East Fort Myers or Fort Myers. None of the interviewees who participated in the random sample were residents of Matlacha.

The interviewees who participated in the redfish-trout fishermen profile were identified by three sources: fish house operators, other fishermen, or self-determined. Several of the interviews were conducted at more than one sitting. Ten of the fishermen's wives were interviewed, either with the fisherman or separately. The fancy fishermen lived at Bokeelia, Pine Island Center, St. James, and Matlacha; one, a part time fisherman, lived at Cape Coral.

⁴Lee County placed a 35-foot height restriction on buildings in the Greater Pine Island area in 1977. Condominiums at Pine Island typically look like two-story buildings on stilts; they are not the concrete high-rise buildings commonly associated with the term "condo" in Florida.

⁵Commercial fishing is synonymous with net fishing at Pine Island. However, all fishermen who regularly sell their catch are enumerated in this discussion of the community-at-large, including shrimpers and crabbers. It should be noted that some hook and line fishermen eschew the commercial fishermen label, saying that they are "recreational fishermen who sell the excess."

⁶A crew member is not considered a "fishermen" in the strictest sense of the word. "If they were fishermen, they'd be sitting up front, they'd be the captain instead of fishing off the back of somebody else's boat," was the definition provided by one fisherman. Crew members were included in the population of fishermen because they depend on fishing for their living. The masculine pronoun will be used here for all fishermen because at Pine Island men control the gear and the water knowledge; women act as crew.

⁷Pine Island roe mullet are sold to local and out-of-state wholesalers who "split" the roe from the fish carcass. The roe is shipped to Taiwan for resale to Japan. The roe market developed over the last 10 years. The run season money is ideally set back by fishermen to help ease the financial stress when fish are scarce or the market is slack.

⁸The "limits" change from day-to-day and fish house to fish house. For example, a fish house might place its fishermen on an 800 pound boat limit one day; a 400 pound limit per fisherman the next. Some fish houses use "box limits" which means the fishermen can produce as much as his fish box will hold. Fish house operators say the summer limits are based on market conditions and the need for quality control. Fish taken from warm water spoil faster if not handled properly, hence the seller's desire to limit production.

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HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

Date Filed:		FSF No.		Designation No.	HDC 2012-00002 First Baptist Church of Matlacha
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic Name: First Baptist Church of Matlacha

Other Names/Site Number: Pine Island Baptist Church

Location

Mailing Street & Number: 3300 SW Pine Island Rd

Mailing City, State, Zip: Cape Coral FL 33991

STRAP Number: 19 44 23 00 00004 0010

Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
X private	5 building(s)	1	building(s)	4
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	

Official Actions

Date of Petition for Designation: August 15, 2012

Date Designation Report filed with Historic Preservation Board: August 15, 2012

Date of Historic Preservation Board's written Resolution: _____

Resolution Number: _____

Date Designation was recorded: _____

Initiated by: _____

Designation

X ☐ Individual Historic Resource

☐ Individual Archaeological Site

☐ Historic District.

☐ Archaeological Zone

☐ Archaeological District

Staff Recommendation:

Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct it to public hearing for designation under Chapter 22 of the Land Development Code.

Statement Attached		ATTACHMENTS
YES	NO	
		Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information.
X		Map attached
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Applicable Criteria (check all that apply)

Section 22-204(a)	X 1	<input type="checkbox"/> 2	X 3	X 4	<input type="checkbox"/> 5
Section 22-204(b)	<input type="checkbox"/> 1	X 2	<input type="checkbox"/> 3	X 4	<input type="checkbox"/> 5
Section 22-204(c)	X 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	X 4	<input type="checkbox"/> 5
Section 22-204(d)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Section 22-204(e)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Lee County Land Development Code (LDC)

Chapter 22 - Sec. 22-204. Criteria for Designation.

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
 - a. The site is intact and has had little or no subsurface disturbance; or
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.

The First Baptist Church of Matlacha is a small vernacular church building with a rectangular footprint. It features a front facing gable roof with broad eaves. Near the front elevation this main roof features a cupola louvered vents and a pyramidal metal roof with a cross. On the front elevation the building features a small secondary front facing gable roof over a small open front porch supported by two square wood columns and accessed by three concrete steps. The exterior wall material of the building is asbestos shingles with corner boards.

Under the gable roofed porch the front elevation features double front doors; each with 4 lights on the top half and solid wood on the bottom half of the door. On either side of the front porch is a rectangular, double casement window with 8 lights and with a fan light at the top. The right side of the building features a central single solid side door accessed by a concrete ramp and flanked on either side by two (8 light) double casement windows. The left side also features a central single door with two (8 light) double casement windows near the front elevation and a casement window and a door towards the rear.

The rear elevation features a flat roofed "bump out" area and exterior stairs providing access to a solid wood single door accessing the inside of the building and the baptismal pool. The rear elevation also has another solid wood door at the ground level.

The church sits on a long rectangular lot fronting on Pine Island Road and near the intersection of Pine Island Rd and Burnt Store Road. The church is accessed by a long driveway.

LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.

Originally this Church was known as the Pine Island Baptist Church and was located in what is now the Matlacha Historic District; it was located on Pine Island Rd just as the road curves on to the causeway. It is thought originally there was a smaller church on that site, which was later replaced by the subject building. The book *Images of America Pine Island* by Mary Kaye Stevens includes a photo of the subject church building at its original location. It also includes a photo a group awaiting baptism in Matlacha Sound in an area near the church building.

Subsequently the church was moved to its current location and named the First Baptist Church of Matlacha. A new Pine Island Baptist Church was established near Pine Island Center on Pine Island.

The subject building is associated with the early development of Matlacha. Historically Matlacha is a fishing village that was established in the 1930s when squatters built houses along the causeway that was created to build bridges linking the mainland to Pine Island. Eventually the houses gained homestead rights and title to the land. The story of how squatters moved onto the land created to build the bridges was the inspiration for Richard P. Powell's book (published in 1959) *Pioneer, Go Home!*, which was later adapted into the movie (1962) *Follow that Dream*, starring Elvis Presley.

LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site

The building is in good condition. It features a recently installed metal roof. The interior is being upgraded with a new electric system and a bathroom. The current pastor and congregation are eager to maintain the historic integrity of the building.

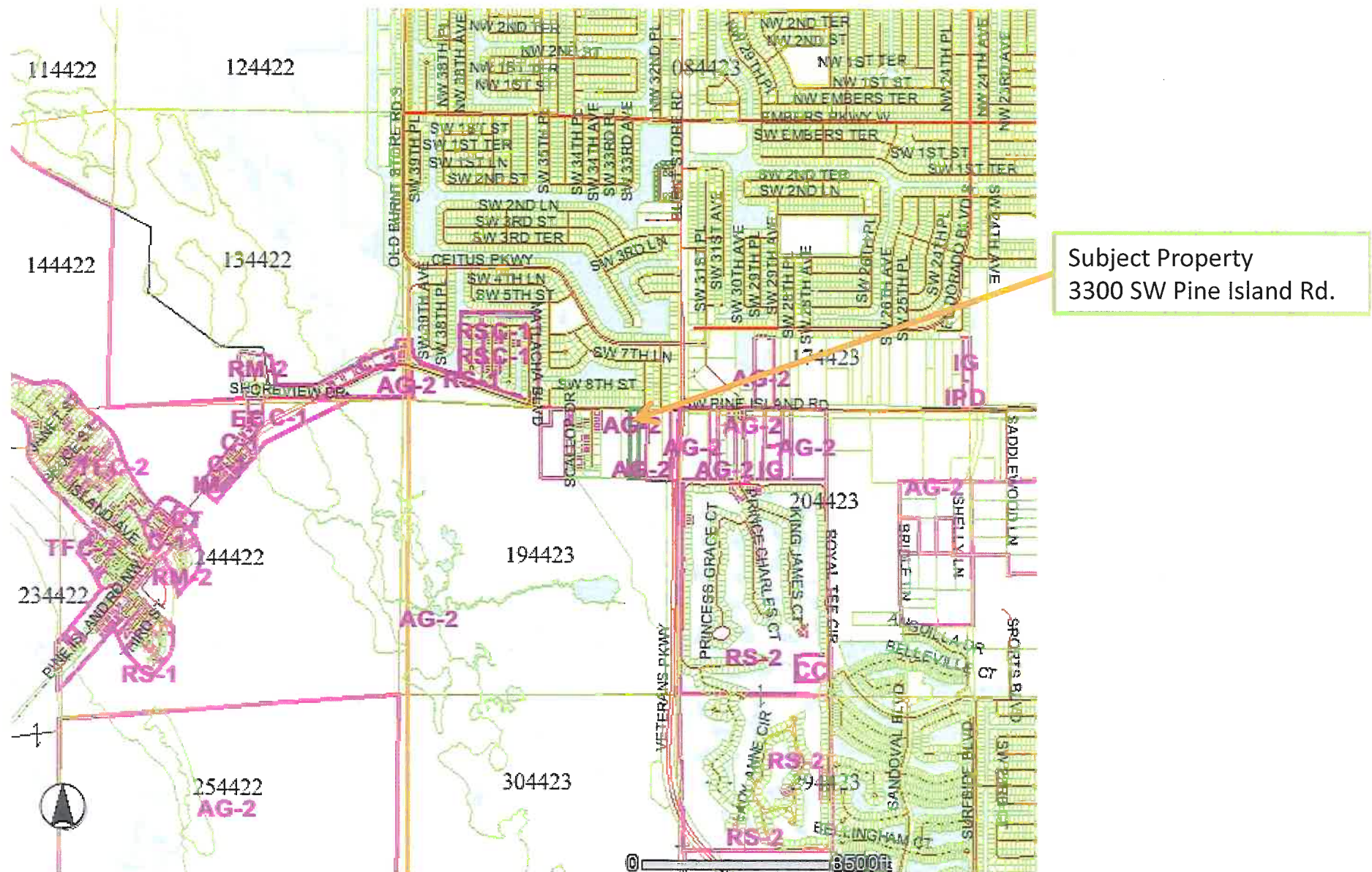
LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals

The church will be rehabilitated for continued use as a church. There an accessory building on the site a garage with horizontal wood siding and a gable roof. Staff has had discussions with the applicant about the possibility of rehabilitating that building.

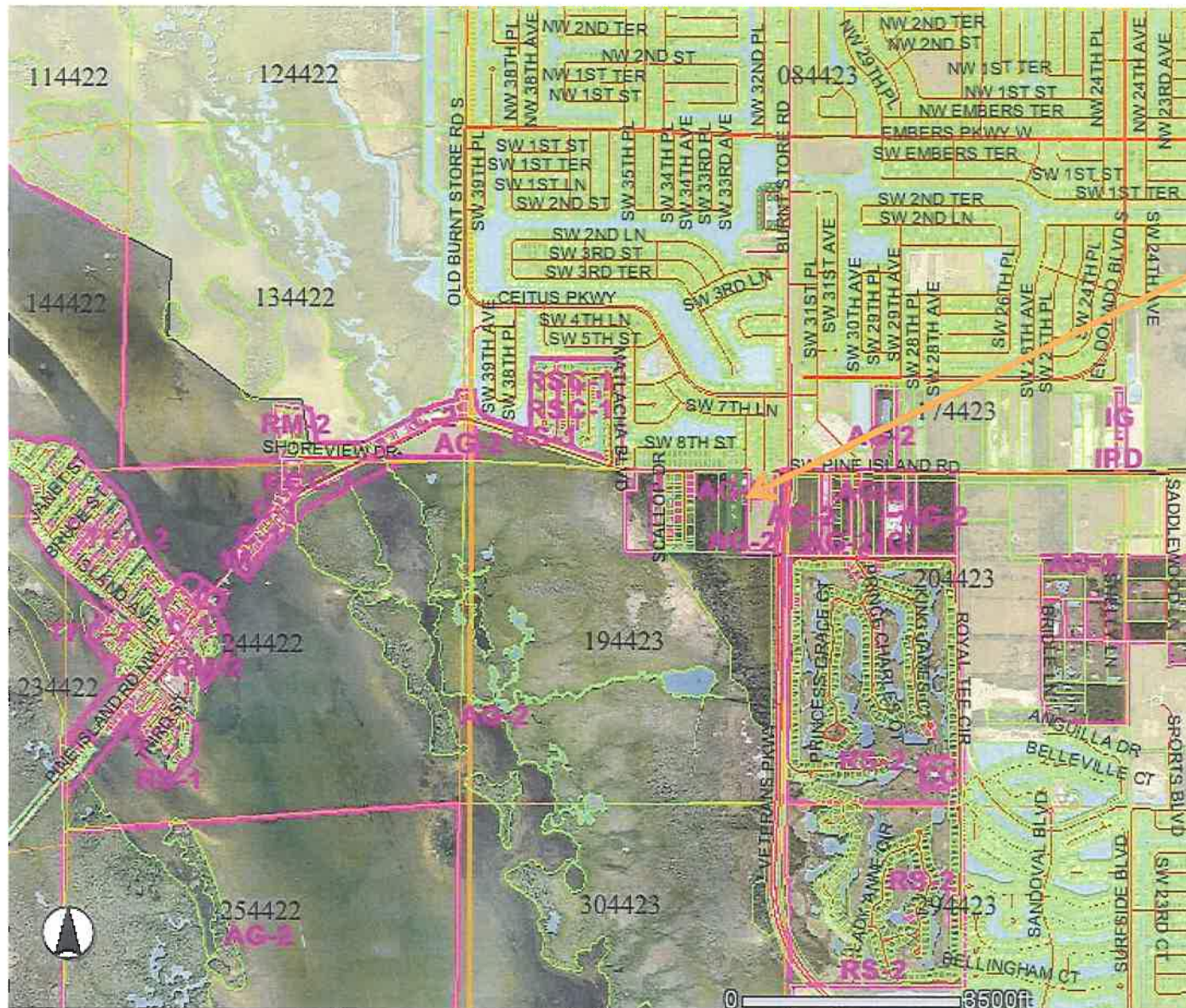
LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct it to public hearing for designation under Chapter 22 of the Land Development Code.

HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd, Cape Coral



HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd, Cape Coral



Subject Property
3300 SW Pine Island Rd.





HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd.



Front north elevation church building



Side west elevation church building

HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd.



Rear south elevation church building



Side east elevation church building

HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd.



Rear elevation showing stairs leading to the door accessing the Baptismal pool

Door to the Baptismal pool



Interior view elevated stage area for altar and podium. Partition wall behind the stage conceals the Baptismal pool and is accessed through the exterior stairs at the rear. The window on the partition wall allows the congregation to view the Baptism

HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd.



Accessory building
north elevation



Accessory building
south elevation



Accessory building
east elevation



Accessory building
west elevation

HDC2012-00002 First Baptist Church – 3300 SW Pine Island Rd.



North elevation
non-contributing
meeting hall

South elevation
non-contributing meeting hall



North elevation
non-contributing building
at the rear

Background material provided
by the
First Baptist Church of Matlacha

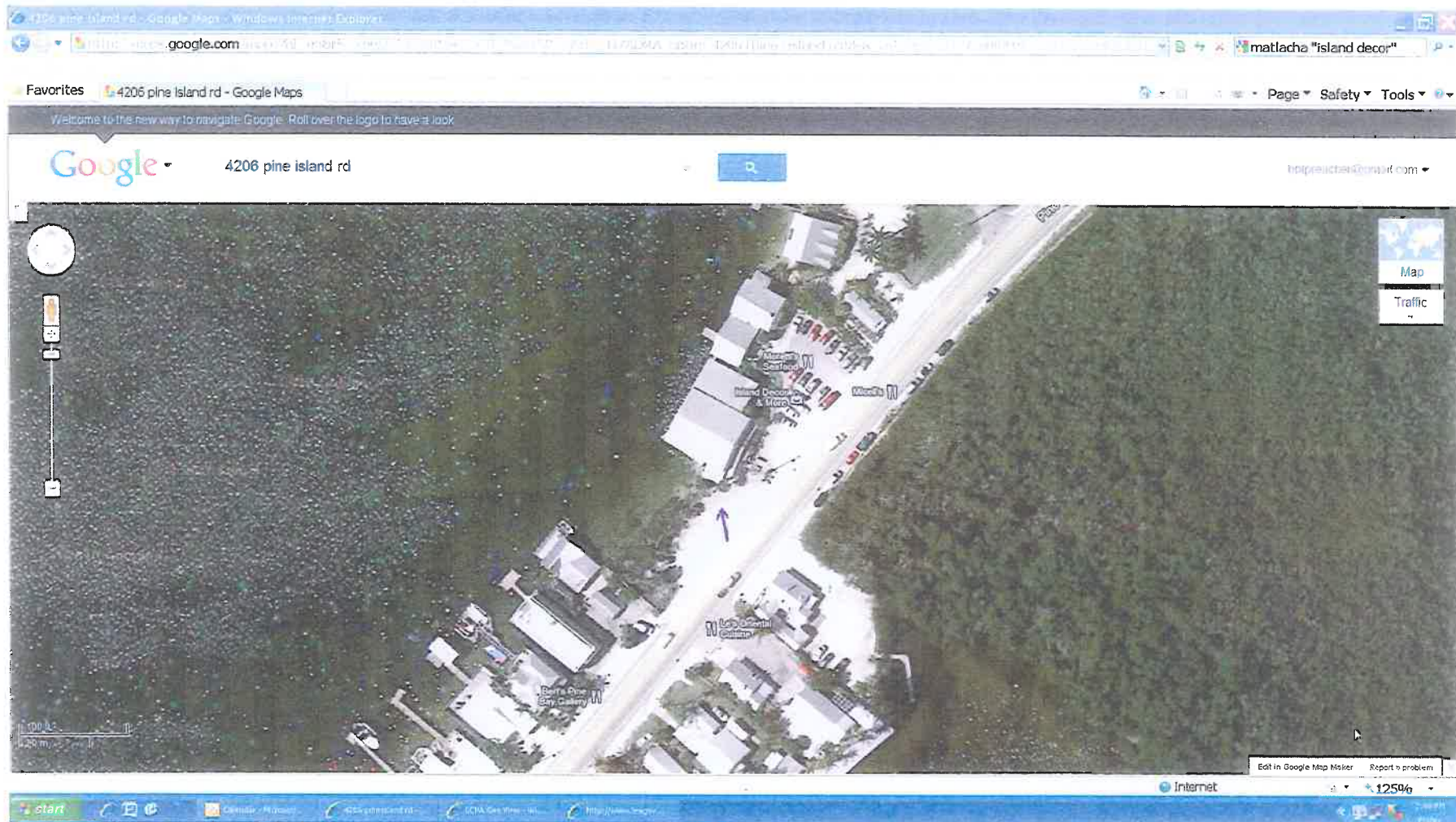
HISTORY OF FIRST BAPTIST CHURCH OF MATLACHA

THE FIRST BAPTIST CHURCH OF MATLACHA IS THE VERY FIRST CHURCH ON PINE ISLAND. ON MARCH 19, 1939 MR. & MRS.G.E. HOLLAND STARTED A SUNDAY SCHOOL CLASS FOR THE CHILDREN OF PINE ISLAND. FROM THIS GREW AN INTEREST AMONG LOCAL PEOPLE ON THE ISLAND DESIRING A FIRST BAPLIST CHURCH ON THE ISLAND. MR. & MRS.G.H.ALLEN DONATED THE LAND WHICH WAS ON THE WATER CLOSE TO THE MATLACHA BRIDGE. THE LAND IS CLOSE TO" THE ISLAND DECORE AND MORE" STORE WHERE THE TWO BIG FISH HANG TODAY. PLANS WERE MADE FOR A PERMANENT BUILDING TO BE BUILT ON THIS LAND. BUILDING MATERIALS WERE BOUGHT FROM" BOWLING AND CAMP LUMBER COMPANY" IN SLATER, FLORIDA. THE BUILDING WAS COMPLETED WITH THE FIRST SERVICE BEING HELD IN THE NEW BUILDING ON FEBURARY 25, 1940. THE NAME OF THE NEW CHURCH WAS " PINE ISLAND BAPTIST CHURCH ", AN INDEPENDENT MISSIONARY CHURCH. MANY TRAVELED TO CHURCH BY BOAT AND THE EARLY CHURCH SERVICES WERE HELD BY KEROSENE LANTERNS. THERE WERE MANY DISTRACTIONS WHEN THE FISHERMEN WOULD BRING IN THEIR CATCHES OF FISH BY THE CHURCH ON THE WAY TO THE FISH HOUSE. THE VERY FIRST PASTOR WAS PASTOR J.W. HINTON WHO WAS A SERGEANT IN THE ARMY STATIONED AT BUCKINGHAM AIR BASE.FROM AUGUST 1952 TO JULY 1956 CHARLES L. MILLER SERVED AS PASTOR AND MANY HAVE SAID HE WAS THE HEART AND SOUL OF THIS LITTLE CHURCH.

THE CHURCH REMAINED AT THE SAME LOCATION UNTIL 1962 WHEN PASTOR ALTON MASH DIRECTED THE CHURCH TO ACQUIRE THE PRESENT PROPERTY AT 3310 S.W. PINE ISLAND ROAD WHICH IS RIGHT BEHIND TROPICAL FRUIT AND VEGETABLE STAND. THIS LAND WAS BOUGHT FROM A LOCAL BUISNESS MAN MR. BRADSHAW FOR \$1000 AND THE FORMER LAND WHERE THE CHURCH STOOD. TWO WEEK LATER MR. BRADSHAW DONATED THE \$1000 BACK TO THE CHURCH. THE CHURCH SECURED A LOAN FROM FIRST FEDERAL SAVING AND LOAN FOR \$10,000 AND HAD FLINT & DOYLE MOVING COMPANY TO MOVE THE CHURCH BUILDING TO IT'S CURRENT LOCATION. IN 1965 A GARAGE BUILDING WAS BUILT ON THE PROPERTY AND ON AUGUST 6, 1966 A NEW SUNDAY SCHOOL BUILDING AS DEDICATED BY PASTOR MASH.

PASTOR MASH RESIGNED IN DECEMBER OF 1968 AND SEVERAL MEN SERVED AS INTERIM PASTORS UNTIL MARION COBB WAS CALLED AS PASTOR ON APRIL 23, 1972. ON AUGUST 9, 1972 THE NAME OF PINE ISLAND BAPTIST CHURCH WAS CHANGED TO FIRST BAPTIST CHURCH OF MATLACHA. IN OCTOBER OF 1974 THE PARSONAGE WAS BUILT ON THE PROPERTY. PASTOR COBB RESIGNED IN AUGUST OF 1977. GLENN CONNER WAS CALLED IN SEPTEMBER OF 1977 AND SERVED UNTIL SEPTEMBER OF 1979. IN NOVEMBER OF 1981 MARVIN ROYSE WAS CALLED TO BE PASTOR AND SERVED UNTIL HIS RETIREMENT IN NOVEMBER OF 2006. DURING HIS WATCH IN 1982 THE FELLOWSHIP HALL BUILDING WAS BUILT ON THE PROPERTY.

FROM JULY OF 2007 UNTIL JANUARY 2009 GREG WILMORE FROM INDIANA SERVED AS PASTOR AND SET THE CHURCH ON COURSE TO GROW. ON APRIL 2009, MARK HOLLAND WAS CALLED AS PASTOR AND RE-LOCATED FROM COWPENS SOUTH CAROLINA. HE IS IN A VERY AMBIOUS PROJECT TO REFURBISH THE OLD CHURCH BUILDING AND TO RESTORE THE VALTED SEALING AND PUT IN NEW SEATING. HE IS GOING TO PUT IN A BATHROOM FOR THE FIRST TIME IN THE OLD BUILDING. MAY GOD BLESS HIM AND HIS VISION OF THE CHURCH BUILDING.



APPROXIMATE LOCATION OF THE FIRST BAPTIST
CHURCH OF MATLACHA WHEN IT WAS
KNOWN AS THE PINE ISLAND BAPTIST CHURCH

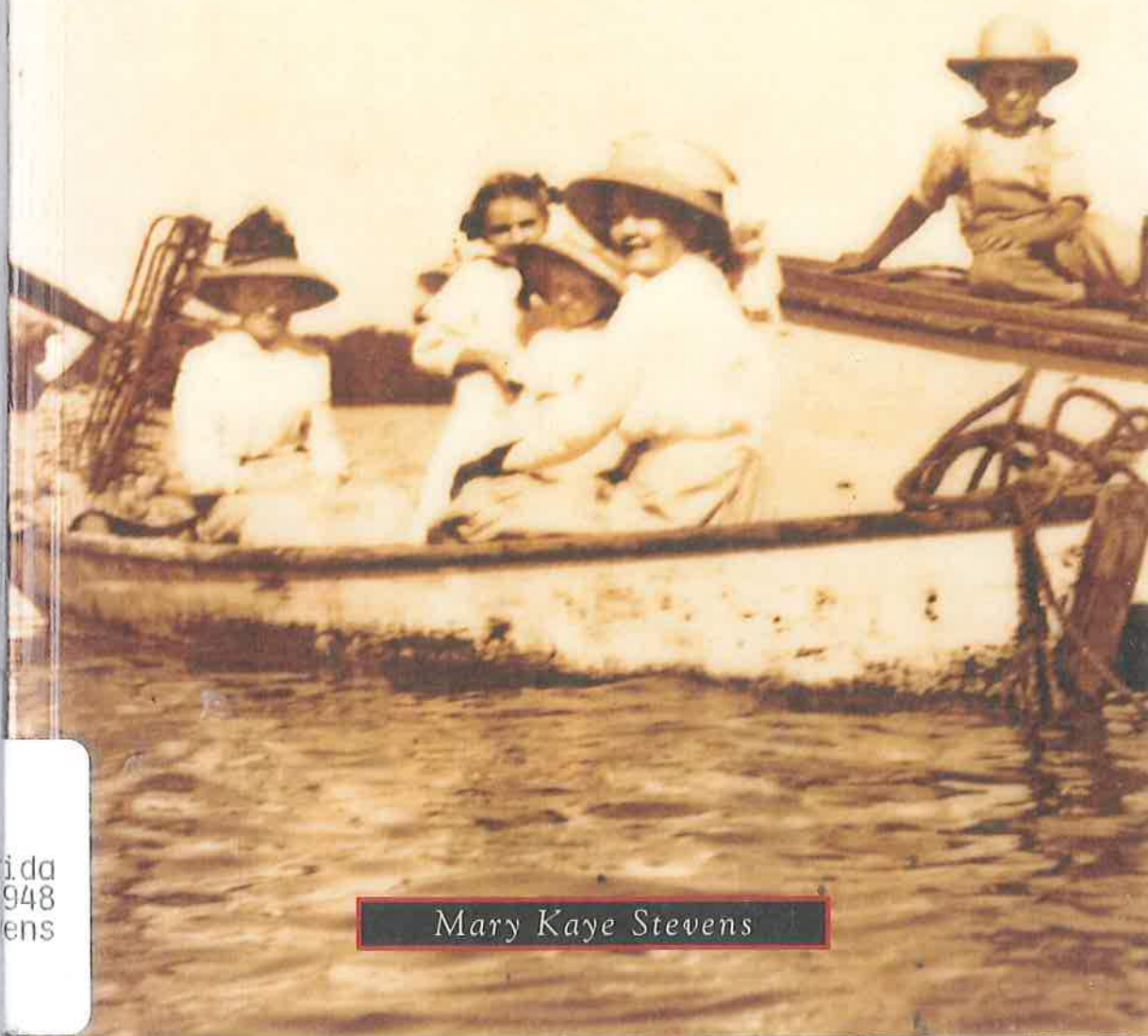
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IMAGES
of America

PINE ISLAND



Mary Kaye Stevens

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before the school year began, she died of leukemia, a relatively unknown disease in the early 1950s. Pictured here with brother Joey, Sharon was loved and doted upon by the community of Matlacha; one citizen gave her a pony, in hopes it would ease the pain associated with her impending death. (Virginia Morton.)



"Playtime was being gone all day, building tree houses, walking the old and making hopscotch drawings on the road, as there were so few cars. My Wade, we sold the *Grit* paper." Virginia Padilla tells of visiting the man who loved children, but lived alone in a mangrove tree house. Here she anticipates fishing with their cane poles. (Padilla Family.)



Built in the 1930s on the "fill," Matlacha's first church was the Pine Island Bridge Baptist Church. Windows above the platform area provided views of Matlacha Sound to the congregation. Many confess it was difficult to concentrate on the message when net fisherfolk drifted within their view. Another distraction came from the whistling of the wind between the wallboards. (Susie Robinson.)



This group of unidentified children awaits baptism in Matlacha Sound. Although not part of this group, Corella Piner recalls her baptism in the same waters, "I was baptized in 1945 when I was nine years old. The chaplain from the Buckingham Air Force Base came out to do the service. Later I was the church pianist, and I was the only one with the key to the church." (Virginia Morton.)

Delinda Maynes

Pine Island, the Forgotten Island

By Elaine Blohm Jordan

First Edition

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the convenient roadway and newcomers settled in to stay, thereby establishing homestead rights. Over the years, the shantys were modernized and today some of the former "squatter's shacks" make pretty nice homes.

Pine Island and this causeway area at Matlacha were immortalized in the 1960's by Ft. Myers author, Richard Powell in his book, *Pioneer Go Home*. Later on, this book was made into a movie called "Follow That Dream" which starred Elvis Presley.

When the new bridge was built to Pine Island and ready to open, the county advertised for a bridgetender. Ed Young, his wife Polly and small children arrived in Matlacha to do the job and Young set about building a rude, wooden house near the main bridge where they could live, and their house was the first one built on the causeway at Matlacha.

George and Kay Kuhns moved to Matlacha from Buffalo New York in 1929 and were the second family to "squat" on the causeway at Matlacha near Ed Young and his family. They pitched a tent and went to fishing, even though they didn't know a thing about it. Here the young couple found tranquility and solitude and an almost hermit-like existence. Today, Gay Kuhns still lives in the old wood squatter's cabin she and her husband built over 40 years ago. But she is 86 years old now and has seen many, many changes take place in Matlacha. And she wishes her secret hideaway had never been discovered by anyone else. "It was wonderful here then," she sighs.

Sometime in the early 1930's, residents of Matlacha took up a collection to buy Pine Island lumber to build themselves a church. A tiny, tiny church was built up on pilings on the south side of the causeway and as a nondenominational church, it served the small community of Matlacha residents for many years. As long-time island resident, Sophie Peterson remembers, "Twenty-five people could fill it." The small church eventually became a Southern Baptist church and after dissention brewed between members of the congregation, the



A typical squatter's shack in Matlacha built along the causeway after the wooden swing bridge was built in 1926-27. Photo by the author.



This house was built by Ed Young for his wife and family near the first bridge to be built over Matlacha Pass. Young was the bridgetender for the swing bridge at Matlacha beginning in 1927. Photo courtesy of Mary Piner.

small church was moved off the island to a spot behind today's Tropicaya Fruit Stand on Pine Island Road near Burnt Store Road. The rest of the congregation went to Pine Island Center and started a new Baptist Church there. That church, the First Baptist Church of Pine Island, is located on Avenue E. today.

Bob and Sophie Peterson first started coming to the island in 1935 to spend Christmas vacations here. They bought one of the squatter's shacks in Matlacha for \$350 in 1943 and became permanent residents of Pineland in 1956. During World War II, army bases were set up at Page Field and at Buckingham and the soldiers soon found out that the fishing was excellent and free, off the old wooden bridge at Matlacha. Sophie remembers that the soldiers would bring their families out to Matlacha to fish on weekends and "sometimes the bridge would get so crowded with people that they would actually push each other into the water." according to Sophie, that is when the title was bestowed on the Matlacha Bridge as being the "fishingest bridge in the world". And even though the title has been accorded to the new concrete span also, it really belonged to the old wooden bridge. Many old-timers claim that the fish just don't bite as well near the new bridge as they did off the old wooden one.

The Petersons were members of the first fire department on the island and Sophie recalls that plans had been made to repair part of the bridge in the '50's and a huge load of creosoted planks and timbers had been delivered to the bridge site. Sophie recalls that a bunch of kids set the planks on fire, which began to spread rapidly. So everyone nearby ran home to get their bait buckets and formed a bucket brigade to put the fire out.

According to Sophie, there was very little in Matlacha back in 1943, "I can remember when most of Pine Island was all mangrove swamps," she said. "The road leading to the post office in St. James City was just a ridge and I watched them dredge and fill all over the island and Matlacha to make high ground and canals."

The Petersons ended up acquiring a lot of land on the island over the years but this happened almost by happenstance, according to Sophie. "My mother used to come down here and she loved to fish. She could catch anything but I could never land one so I'd go along and read newspapers instead of fishing. I'd read about land for sale and eventually ended up going to the auctions held on the courthouse steps. That's where I first bought land," she explained.

And Matlacha grew. Fish houses, bait shops and boat rental places sprang up near the bridge. Today's Snook Inn Restaurant was a fish house owned by the bridgetender, Ed Young and where Harry's Bar is now, a wild and crazy saloon called "Mother's" sold brew to the fishermen who got off their boats with a powerful thirst. One night, rowdy islanders at Mothers heard that a Negro encampment on a mangrove island north of the bridge was a place of "ill repute". So, fortified with a lot of beer, the men took to their boats, headed out into Matlacha Pass and burned the camp out. But for the most part, Matlacha was just a squatter's haven for persons trying to live as best, and as cheaply as they could during the depression.

Island resident Delpha Groshon said that even as late as 1948, there were hardly any houses at all in the Matlacha area of Geary's First Edition and Island Harbor Subdivisions. Today, that whole area behind the Island Supermarket is filled with lovely homes on sparkling canals but before 1950, Clyde Geary kept a few cattle and chickens on his property, which was mostly mangrove covered islands. Geary and Bush Daily began developing the area after 1950, digging deep canals and using the dirt from them to fill the low land and make it saleable.

In 1953, a post office was established at Matlacha but it was called Matlacha Station and was just an extension of Fort Myers. Residents then decided that Matlacha needed a park so they petitioned Lee County and in 1959, the 20 acre County Park, fishing pier and community hall was completed.

CHARLES L. MILLER [DECEASED]

418 Williamsburg Dr., Gulf Breeze, FL 32561

Married: Roberta A. Ely, Endeavor, Wis. Married 6-20-53

Children: Patricia "Patty" M. Ethridge (Mrs Chris) -
4 children - Jackson, MS; Bruce D. Miller - 1 child -
Nashur, NH

What have you been doing since May 1947?

June '47-July '48 - Employed at Nalle Mercantile, E. Ft Myers.
Sept '48 - June '52 Bob Jones Univ - B. A. English Bible. Aug '52
- July '56 - Pastor, Pine Island Baptist Church. Sept '56 - Mar
'60 Southern Baptist Seminary, Wake Forest, NC, M. Div; pastor,
Willis Memorial Baptist Church, Cascade, VA (Resigned 3/1/61).
Dec '60 - June '93 - Foreign Mission Board, SBC - Assigned to the
Phillipines July '94 to present - in "retirement" - enjoying the
'good life' in Fla. Panhandle. Active in local Bapt. Ch/
Volunteer Chaplain, Bapt. Hospital, Pensacola Gulf Breeze
Hospital as of 9/1/96 - Volunteer Ministry in Bosnia for 6 mo.
Return (We hope!) to FL 3/1/97 - plan to attend class reunion
4/26/97. (As of April 1997)

Obituaries

Hilario Manuel Maldonado, Jr.

Hilario Manuel Maldonado, Jr., age 51, of LaBelle passed away on July 2, 2005. He was born March 10, 1954 in Robstown, Texas. He was a longtime resident of LaBelle.

Survivors include his mother, Maria Maldonado, of LaBelle; brothers: Carlos of GA and Rick Otero of LaBelle; sisters: Estrillita Maldonado Lopez, Magdalena Espinoza of LaBelle, Marisol Kennedy of Alabama and Elena Lopez of LaBelle, and many uncles, aunts, nephews, nieces and cousins. He was preceded in death by his father: Hilario Manuel Maldonado, Sr.; brothers: Juan Manuel Maldonado and Jose Manuel Maldonado; and also sister, Maria Aleida Maldonado.

Funeral services were held July 7 at Alvin Davis Funeral Home in LaBelle. Interment followed at the Fort De Saut Cemetery in LaBelle.

Merle A. Green

Merle A. Green, age 79, of Matlacha Isles, and formerly of LaBelle, passed away on April 23, 2005, after a long illness. He was born on April 12, 1926, to Jack and Jesse Platt Green in LaBelle.

Merle Green was a fund devel-

opment engineer and commercial fisherman. He loved music and was an accomplished musician. He also loved fishing and hunting.

He was baptized in Matlacha Pass and served as a deacon of the original Pine Island Baptist Church in Matlacha for many years. He was a charter member of the Deborah Hart and Lung Hospital in Browns Mill, NJ. Having served in World War II he was a lifetime member of the Pine Island VFW.

He leaves behind his beloved wife Carolyn (Jinner) whom he married on Dec. 1, 1946. He also leaves his two sons: Leshe Merle (Barbara) and Robert Anthony Green (Karen). Grandsons: Bryan, Robert and Travis, and granddaughters Jennifer and Katie will also greatly miss their grandfather.

A funeral service and celebration of life was held on April 27 at the Pine Island United Methodist Church. Mr. Green was buried at the Ft. Myers Memorial Gardens.

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Key Power Technical Institute www.keypowertech.com

MINUTES OF CHURCH BUSINESS

<p>Associational Year Oct. 1, 1943 - Oct. 1, 1944</p>	
<p>October 3, 1943</p>	<p>J. W. Hinton in the chair. The church decided to have a special sermon on Mother's Day, May 14, 1944.</p>
<p>The church was convened for business. Pastor J. W. Hinton in the chair. The resignation of Mrs. J. W. Keene as church clerk was accepted and G. E. Holland was unanimously elected church clerk.</p>	<p>Mrs. Louis K. Finner came under the watch-care of the church pending a letter of dismission from the First Baptist Church of Moorehead, N.C.</p>
<p>Mrs. Charley Sterling was recieved to membership on credit of a letter from the church in Moorehaven, Fla.</p>	<p>G. E. Holland, Clerk.</p>
<p>G. E. Holland, Clerk.</p>	<p>May 14, 1944</p>
<p>October 3, 1943</p>	<p>Rev. Sgt. Hinton preached his last sermon today before moving to Texas.</p>
<p>The church was convened for business session. Pastor J. W. Hinton in the chair. Mrs. James Covington (Miss Majorie Bates) was dismissed by letter.</p>	<p>G. E. Holland, Clerk.</p>
<p>G. E. Holland, Clerk.</p>	<p>June 2, 1944</p>
<p>April 30, 1944</p>	<p>The church convened for business. Rev. James T. Barber in chair. Mrs. James Covington was received by letter from the First Baptist Church of Thomasville, Ga.</p>
<p>The church was convened for business. Pastor J. W. Hinton in the chair. It was decided to have Sunday School at 10:15 A. M. followed by preaching service.</p>	<p>Rev. James T. Barber consented to preach twice a month on Friday nights until a regular pastor could be secured.</p>
<p>May 7, 1944</p>	<p>G. E. Holland, Clerk.</p>
<p>The church convened for business. Pastor</p>	<p>June 16, 1944</p> <p>The church convened for business. Rev. James Barber in chair. Mrs. Mary (Louis K.) Finner was received by letter from the First Baptist Church of Moorehead City, W. G.</p>

MINUTES OF CHURCH BUSINESS

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<p>October 3, 1943</p>	<p>J. W. Hinton in the choir. The church decided to have a special sermon on Mother's Day, May 14, 1944.</p>
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<p></p>	<p>G. E. Holland, Clerk.</p>

Glenn-Eva Chapel

J. BYRL SESSIONS, *Pastor*
RAY ALLEN, *Minister of Visitation*
GLENN NAPHEW, *Pastor Emeritus*

387 New York Drive
Tice, Florida
PHONE: 694-1925

MAILING ADDRESS:
P. O. BOX 1969
FORT MYERS, FLORIDA 33902

October 26, 1970

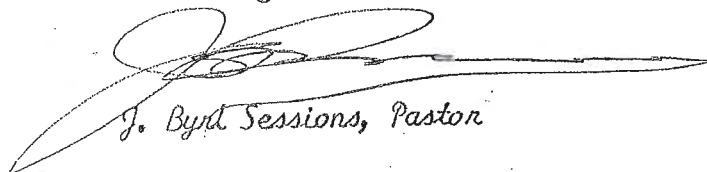
Pine Island Baptist Church
Star Route C
Pine Island, Florida

Attention: Church Clerk

Greetings in the Name of our Lord and Saviour, Jesus Christ.

Mrs. Leroy (Mary Lou) Maples has applied for membership in Glenn-Eva Chapel, and instructs us that she is a member of the Pine Island Baptist Church. Would appreciate your mailing us her letter of commendation as soon as possible.

Yours in Christ,



J. Byrd Sessions, Pastor

First Baptist Church of Matlacha

466

(478)



1973 - 74

Oct-1-73 - Oct 1-74

P. O. BOX 242

MATLACHA STATION

FORT MYERS, FLORIDA 33901

MARION COBB, PASTOR
5418 S.W. 3RD AVE.
CAPE CORAL, FLORIDA

AST. Dis. No.

150
151
152
153
154
155
156
157
158
159
160

TOTAL MEMBERS

194
3 letters Out
191
2 Baptisms
193
1 death
192
2 letters Out
190
1 death
189
2
191

LETTERS GRANTED.

2 - 10/10/73
3 - 2/6/74
2 - 8/7/74
1 - 9/6/74

Oct-1-1974

197

MEMBERSHIP No 457

October-1-1975

AST Dismiss No

Vo.
58
59
60

TOTAL MEMBERS

197
2
195
2
193

LETTERS GRANTED

1 - 6/4/75
1 - 7/9/75
2 - 9/10/75

TOTAL MEMBERS



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

COA No.	2012-00061	Designation No.	HD 90-10-01	Date Filed:	
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<input type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
---------------------------------------	--	---	---

Name of Project: BARNHILL FISHERIES INC. PROJECT

Location: 4573 PINE ISLAND RD., MATLACHA, FL 33993

STRAP No.: 24-44-22-01-00002.0120

Name of Applicant or Agent*: RON SCHLEGEL

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

Address: 2775 GEARY ST.

City, State, Zip: MATLACHA, FL 33993

Phone Number: 239-283-9800

Fax Number: 239-283-5024

Email Address: fge@embarqmail.com

Name of Historic District (if applicable): MATLACHA 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: THIS PROJECT INCLUDES A NEW FOUNDATION UNDER AN EXISTING
REFRIGERATED CONTAINER AND PLANTING OF TREES

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:			
*Explanation attached			

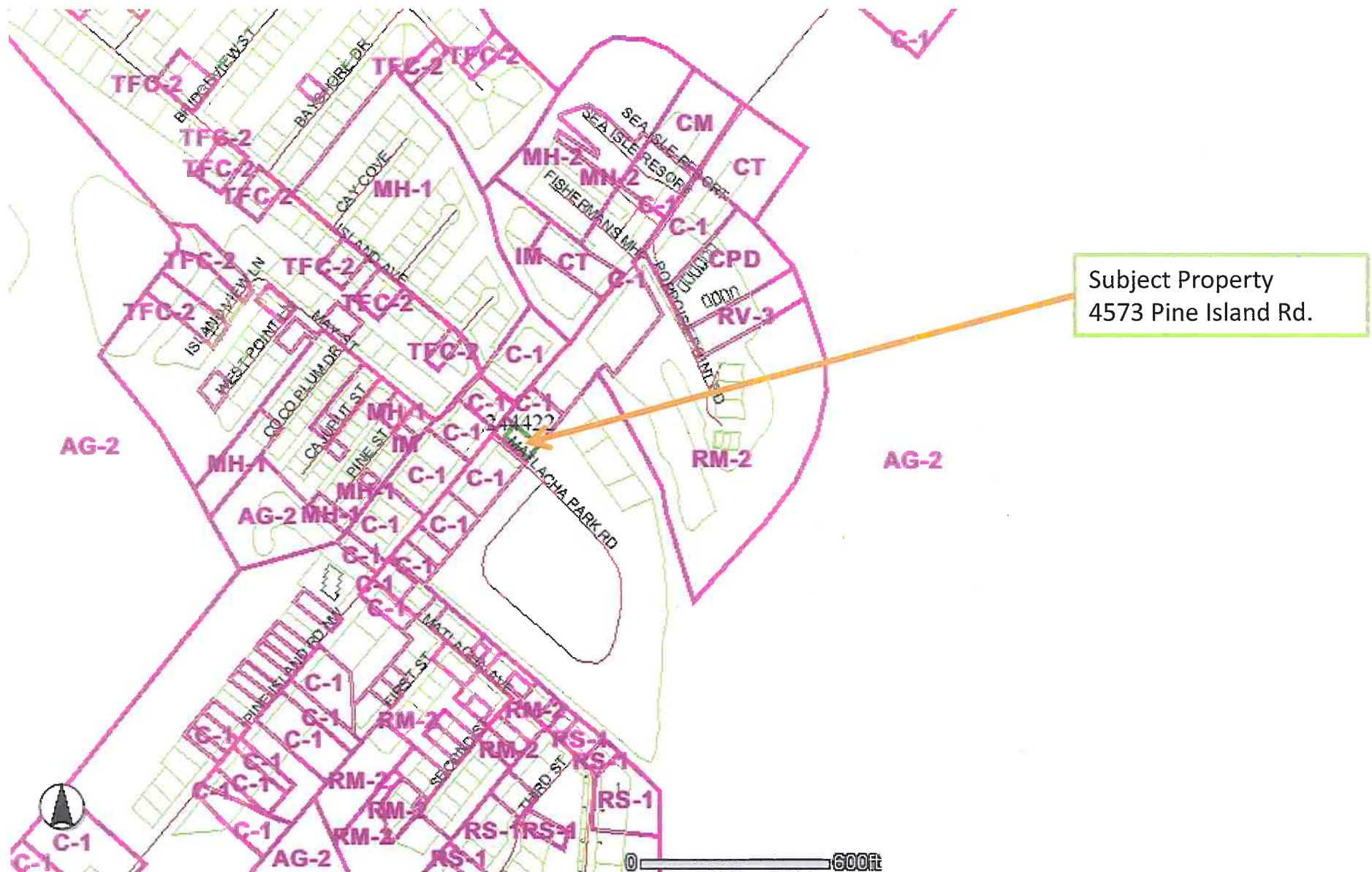
SUBMITTAL REQUIREMENTS	
x	Full plans and specifications (12 sets of plans, 1 set of specification).
x	Site plan (12).
N/A	Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
N/A	Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
N/A	Demolition applications only: Provide plans for the reuse of the property.
N/A	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES	
N/A	Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
N/A	Proposed mitigation measures.
N/A	Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

COA2012-00061 Barnhill Fisheries – 4573 Pine Island Rd, NW Matlacha



Subject Property
4573 Pine Island Rd

COA2012-00061 Barnhill Fisheries – 4573 Pine Island Rd, NW Matlacha





COA2012-00061 Barnhill Fisheries – 4573 Pine Island Rd, NW Matlacha



Front elevation: Fish House
and freezer structure

Front elevation: Fish House



Front and Right side of
freezer structure



Rear elevation of Fish House adjoins the canal



Rear elevation of Fish House adjoins the canal

COA2012-00061 Barnhill Fisheries – 4573 Pine Island Rd, NW Matlacha



Left side elevation of the subject Fish House and freezer structure

Adjoining vacant lot to the left of the subject parcel



Building along Pine Island Rd, just past the adjoining vacant lot

COA2012-00061 Barnhill Fisheries – 4573 Pine Island Rd, NW Matlacha



Subject property at the corner of Matlacha Park Rd and Pine Island Rd

Building across Pine Island Rd from the subject property



Building across Pine Island Rd from the subject property

LEE COUNTY HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012-00061 Barnhill Fisheries 4573 Pine Island Rd. Matlacha, Fl 33993

HEARING DATE: August 15, 2012

SUMMARY:

This proposal calls for legitimizing a refrigerated container building on this non-contributing parcel in the Matlacha Historic District HD (District) 90-10-01. The building is located 4573 Pine Island Rd. Matlacha Fl and the STRAP is 24 44 22 01 00002 0120. The lot is located at the corner of Matlacha Park Rd and Pine Island Rd. Staff analyzed the proposed project for compatibility with the Design Guidelines for the Matlacha Historic District.

STAFF ANALYSIS

Existing Conditions: The subject lot is at the corner of Pine Island Rd and Matlacha Park Rd. It is a relatively a small lot roughly 50-ft by 100-ft -- with 50ft frontage on Pine Island Rd and 50-ft at the rear by the canal. There are two structures on the site: a fish house and a refrigerated building.

The fish house: The fish house is located at the rear of the lot adjoining the canal to facilitate the loading and unloading of fish. This is a concrete block building with a flat roof. The building features an open central docking area providing access from the canal to the parking area to facilitate the loading and unloading of fish. The building has an enclosed wing on either side of the open docking area. The right wing (roughly 13-ft by 40-ft) houses a refrigerated building and the left wing (roughly 13-ft by 28-ft) houses an office and a work area. The total building footprint is roughly 1,200 sq ft and its height – at its highest-- is roughly 11 ½ ft from grade to roof top.

The refrigerated container building: This is a refrigerated container roughly 320 sq ft (roughly 8-ft by 40-ft). It is roughly 10-ft high from grade to roof top.

Background:

Historically this building has been a fish house.

- In 1976 the owner James Holloway filed a zoning application for a special permit – a sworn document. In it he stated that he was requesting the site’s “continued use as wholesale and retail seafood”. He explained that the reason for the request was “I want to sell and would want the persons buying a guarantee that they would be able to operate as it has been since 1949”. The Board of County Commissioners granted this request through resolution Z-76-62. (Attachment 1)
- In 1982 the Lee County Fisherman’s Cooperative owned the building and requested variances to replace the two buildings on the parcel at that time with one new building which would have a zero lot line from the water (canal at the rear). The Zoning Board granted this request through resolution ZB-82-297. Soon after this approval was granted the older buildings were demolished and replaced with the concrete building currently on the site. (Attachment 2)
- In 1991 the Board of County Commissioners rezoned the property to IM (Industrial Marine) through resolution Z-91-028. Hearing Examiner noted, “The proposed Marine Industrial (IM) zoning district will serve to permit the continuance of the existing commercial wholesale fish house operation and preserve the rights of the owner to expand such business if otherwise allowable.” (Attachment 3)

- In the 1980s or 1990s a refrigerated container was placed at grade on the site. See attached photograph from the Property Appraiser's web site showing the refrigerated container in 1999. (Attachment 4).
- In 2010 the current owner replaced the deteriorated at grade refrigerated container with the existing at grade refrigerated cargo container. (Attachment 5)
- In 2012 the Lee County Board of Adjustment and Appeals through the order for Case No. ADM 2012-00001 allowed the existing refrigerated cargo container to remain at grade (i.e. it will not have to be elevated to meet flood requirements) with the condition that the container will be anchored in a manner satisfactory to the building official so as to prevent any flotation and/or lateral movement. The main reason for this order was that elevating the container to meet flood requirements would result in exceptional hardship to the property owner. The buildings house an existing functionally dependent, waterfront fish/crab business. The refrigerated container is an integral part of the functionally dependent fishing business and must remain accessible by forklift. The property is too small to provide ramping of the forklift operation. (Attachment 6).

Overall staff believes this refrigerated container building is an integral part of the fish house operation which is the historical use of the property. Historically Matlacha is a fishing village that was established in the 1930s when squatters built houses along the causeway that was created to build bridges linking the mainland to Pine Island. Eventually the houses gained homestead rights and title to the land. It is documented that the subject parcel had fish house for the whole sale and retail of seafood since 1949. In addition the subject refrigerated container building is in keeping with the design guidelines for the Matlacha Historic District. It is a low building roughly 10-ft high with a narrow façade (roughly 8ft).

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.

The building is in keeping with the range of heights already found in the district. It will be roughly 10-ft high.

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 container building is placed near the northern property line. It has only 8-ft frontage on Pine Island Rd and is setback roughly 10ft from Pine Island Rd. This arrangement preserves the open space on this small lot and provides visual access to the fish house by the canal at the rear.

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

As described above this refrigerated container roughly 320 sq ft (roughly 8-ft by 40-ft). It is roughly 10-ft high from grade to roof top. Stylistically the container is in keeping with the mass, scale and size of the fish house, as it has a flat roof and is roughly the same height.

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.

The container is a low, narrow building which is similar in height other single story buildings in the Matlacha Historic District. It provides a visual transition to the surrounding buildings.

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.

The container maintains the traditional alignment of flat roofs on this site and the traditional alignment of flat roofs in the district as it a low building in keeping with the diminutive height of the buildings in the Matlacha Historic District.

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 main feature of this lot is the fish house by the canal which is a well established historic use. The fish house building is clearly visible at the end of the lot and is not blocked by the container. The container is in keeping with the mass, scale and height of the fish house building.

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 container building presents a façade that is parallel to the street 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. 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.

The container building is setback roughly 10-ft from the front property line. There are buildings in the Matlacha Historic District with 10-ft front setbacks. The narrow façade of the building minimizes the container's impact on the streetscape.

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.

The container is compatible with the size, scale and character of the building and the environment.

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts.
The low height and narrow façade of the building is in keeping with the rhythm of building fronts.

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 Lee County 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 Matlacha Historic District.

76-4-3

Application For Public Hearing



ZONING DEPARTMENT, LEE COUNTY
FORT MYERS, FLORIDA

SEC. 24 TWP. 44 RGE. 22

Date Received

March 3, 1976SEC. 24 TWP. 44RGE. 22AMOUNT OF FEE \$180.00RECEIPT # 2593

This application, with all required supplemental data and information, must be completed in accordance with the specific instructions in the application, and returned to the Lee County Zoning Department before the same will be advertised for hearing. IMPORTANT: The applicant, or his representative, should be present at the hearings.

1. Name of Applicant (Property Owner) PRINT:

MRS. JAMES R. Holloway, (owner), Corbett Levens Trustee2. Mailing Address Box 35 Matlacha Sta. Ft. Myers, FLA. 33901Telephone No. 283-1438

3. LEGAL DESCRIPTION OF PROPERTY COVERED BY APPLICATION: (If subdivided, lot and block, complete name of subdivision, plat book, page number, section, township and range). If metes and bounds description, complete description, including section, township and range.) (If more than one zone classification request, the legal description of each area covered by a separate classification.)

BLK. 2 Lot 12 Pine Island Fill Subd.P.B. 8 Pg. 86

4. Address (if number has been assigned)

5. Street Boundaries (directions to the property in layman terms) ACROSSSECOND BRIDGE AT Matlacha. ON Highway 786. Size of property; 50 ft. x 100 ft. Acres7. Date SUBJECT PROPERTY acquired 1978

8. This application is intended to cover: (check applicable items)

District Boundary Change (s)Present Zone Classification BU-1 Min. Sq. Ft. Con.

ZONE Classification Desired _____ Min. Sq. Ft. Con.

☒ Special Permit☐ Unusual Use☐ Variance☐ Other

9. Uses desired which are not permitted by present zone classification:

Continued use as Wholesale & Retail Seafood
business.

10. Reasons why the application should be approved. If hardship is involved, explain in detail (Use separate sheet if required).

I WANT to sell and would want the persons buying,
A GUARANTEE that they would be able to operate
AS it has been since 1949.

11. Has a public hearing been held on this property within the last 6 months?

NO If so, in whose name _____

12. Is this hearing being requested as a result of a violation notice? NO

If so in whose name was the violation notice served? _____

13. Are there any existing structures on the property? yes If so, what type? _____ (Cbs, Frame Stucco, Other) Fish house + dwelling

14. All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF LEE COUNTY, the following enclosures MUST BE ATTACHED IF REQUIRED, to complete application for public hearing, and must be of a size that will conveniently fold into a legal size (8½ x 14) folder:

A. WAIVERS OF OBJECTION: (Optional)

B. PLOT PLAN: (If existing building on property) Plot plan should show existing building, uses of each, dimensions, spacing between, and set-backs from property lines; off street parking showing spaces marked off.

C. PLOT PLAN: (If property is vacant) submit plans for development containing same details as above.

D. SURVEY: If it will have particular bearing on the application, or is a metes and bounds description to be subdivided, or if more than one zone classification is being requested, to show the exact areas to be covered by the different zone classifications. Legal description of each area for which a different zone classification is requested must be included.

E. IF LIQUOR, BEER, OR WINE Use proposed, Zoning Director may require additional information.

F. If EXCAVATING involved, Profiles and topographical Plan or sketch of the proposed excavation and perimeters.

G. DEDICATIONS: Show all dedications or easements within or abutting property which is subject of application.

H. List of all property owners and mail addresses within 375' radius of property covered in this application.

I. Mark subject property on Aerial Map (Map to be furnished by this department.

J. LETTER OF INTENT: Required for all hearings except District Boundary Changes.

K. DEVELOPMENT OF COUNTY IMPACT, required on all hearings at the discretion of the Zoning Director.

L. DEVELOPMENT OF REGIONAL IMPACT: required on all hearings presumed to be of Regional Impact.

M. ZONING SIGN: Must be posted on property 10 days prior to the Zoning Board hearing. Failure to post sign in a visible position will be grounds for denial.

It is important that this application be filled out properly. It is suggested that if convenient the applicant personally bring the application to the Zoning Office where it can be checked by a member of the staff before filing. The Department accepts no responsibility for the completeness and accuracy of the application, and will not advertise an incomplete or inaccurate application.

Affidavit

I, James R. Holloway being first duly sworn, depose and say that I am the OWNER, ATTORNEY, ATTORNEY-IN-FACT, AGENT or LESSEE of the property described and which is the subject matter of the proposed hearing, that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearing can be advertised, and that I am authorized to sign this application by the owner, or owners.

Sworn and Subscribed before me this 1st
day of March, 19 76

James R. Holloway
Signature of Signer

Print Signature of signer

Address

Phone

My Commission Expires: 1-17-77

Notary Public, State of Florida at Large
My Commission Expires Jan. 17, 1977
Bonded by American Fire & Casualty Co.

Marie Stevens
NOTARY PUBLIC

DID YOU RECEIVE A ZONING SIGN TO BE POSTED AT THE SITE? YES NO

ATTACHMENT #1 to COA2012-00061

RESOLUTION 7-76-62

The following resolution was offered by Commissioner Sayers and seconded by Commissioner Sweeney and upon poll of the members present the vote was as follows:

George Goldtrap	AYE
James Sweeney	AYE
Richard Sayers	AYE
Bob Mhan	AYE
Betty Bowen	ABSENT

AUG 27 1990

WHEREAS, Mrs. James R. Holloway (owner) and Corbett has requested a

Special Permit to continue use as wholesale and retail seafood business in BU-1 zone

SUBJECT PROPERTY: Block 2, Lot 12, Pine Island F111 Subdivision, Plat Book 8, Page 86, Sec 24, Twp 44, Rge 22, Lee County, Fla.

WHEREAS, a public hearing of the Lee County Zoning Board was advertised and held, as requested by law, and after hearing all interested parties and considering adjacent areas, the Zoning Board recommended that the petition be denied for a special permit to continue use as wholesale and retail seafood business in BU 1 zone.

WHEREAS, this Board after reviewing the records and recommendations of the Zoning Board and having given an opportunity to all interested persons to be heard after being duly sworn according to law, and upon due and proper consideration having been given to this matter, this Board took action as hereinafter described.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the decision of the Zoning Board recommending denial for a special permit to continue use as wholesale and retail seafood business in BU-1 zone be set aside and approve the special permit to continue use as wholesale and retail seafood business in BU-1 zone, special permit to run with the land.

PASSED AND ADOPTED THIS 10 DAY OF May, 1976

Heard April 28, 1976

76-4-3

Approved As
To Form,

BY

91-35-21

RECORDERS OFFICE

Registry of Voting, Filing or Printing Records
in the State of Florida

82-8-7

LEE COUNTY FISHERMAN'S COOPERATIVE INC.

2-82-297

REQUEST: In the C-1 District a:

- a) Variance from the minimum yard setback from the required (front) 25 ft to 5 ft (Sec 611.C.2)
- b) Variance from the minimum yard setback from the required (corner) 25 ft to 10 ft (Sec 611.C.2)
- c) Variance from the minimum yard setback from the required (rear) 15 ft to 5 ft (Sec 611.C.2)
- d) Variance from the minimum yard setback from the required (side-body of water) 25 ft to 0 ft (Sec 611.C.2)

(Roeder)

LOCATION: Sec 24, Twp 44S, Rge 22E, Lee County, FL
State Rd 78, Matlacha (SR 78 to Matlacha and entrance road to county park, subject property on left)

SIZE OF PROPERTY: 50'x 100' (5000 sq ft)

LPA FINDINGS: Proposed is consistent with the LOCP

DIVISION OF COMMUNITY DEVELOPMENT RECOMMENDATION:

- a) Variance from the provisions of Sec. 611.C.2 (minimum front setback - from 25 feet to 5 feet): recommend (see below);
- b) Variance from the provisions of Sec. 611.C.2 (minimum side yard setback for corner lot - from required 25 feet to 10 feet): recommend (see below);
- c) Variance from the provisions of Sec. 611.C.2 (minimum rear setback - from required 15 feet to 5 feet): recommend (see below);
- d) Variance from the provisions of Sec. 611.C.2. (minimum setback from water body - from required 25 feet to zero feet): recommend (see below).

Insufficient information was available at review deadline. Please refer to staff for oral presentation.

No correspondence of support or objection on file. No one appeared in opposition.

Russ Eisert appeared to represent the request:

Judd Dewar, Sr. Planner, stated this is a long existing use, seeking conformity through rezoning.

Factual Findings: An unsitely old structure exists, has been there for years as a "Fisherman" place of bringing their catch" with a small retail store; plans are to remodel or rebuild; variances are required; existing building is 1 ft from side line; new building is to be 5 ft from lot line; zero lot line from water body is required in order for boats to dock to unload; land use is appropriate; two existing buildings would be replaced with one; variances are justified because this is an old S/D with small lots, a minimum sized facility would require variances.

MR. SPIKOWSKI moved to APPROVE the request for the four variances pursuant to the site plan submitted and signed by the Chairman. Seconded by MR. TERRELL. Motion carried 4-1.
Mr. Morris voted Nay. Mrs. Bishop and Mr. Taylor were absent.

RESOLUTION OF THE ZONING BOARD

OF LEE COUNTY, FLORIDA

WHEREAS, Lee County Fisherman's Cooperative, Inc., has properly filed an application for: In the C-1 District a) Variance from the minimum front yard setback requirement of 25 ft. to 5 ft.; b) Variance from the minimum corner yard setback requirement of 25 ft. to 10 ft.; c) Variance from the minimum rear yard setback requirement of 15 ft. to 5 ft.; d) Variance from the minimum side yard, waterbody setback requirement of 25 ft. to 0 ft. on a piece of property located at SR 78, Matlacha, FL, described more particularly as;

Sec. 24, Twp. 44S, Rge. 22E, Lee County, FL.

Lot 12, Blk. 2, Pine Island Fill S/D, as recorded in Plat Book 8, Page 86, of the Public Records of Lee County, Florida. (5,000 sq. ft.)

WHEREAS, Lee County Fisherman's Cooperative, Inc., the owner of the subject parcel has given proper authorization to Tim Mudge, President to act as his agent, and has given him/her the authority to pursue this zoning action; and,

WHEREAS, the public hearing on this matter was advertised and conducted legally and properly; and,

WHEREAS, the Zoning Board considered the recommendation of the Staff, the Local Planning Authority, documents on file with the County and the testimony of all interested persons; and,

The Zoning Board does hereby make the following findings of fact:

The proposed is consistent with the Lee County Comprehensive Plan. An unsightly old structure exists which has been there for years as a "Fisherman's Place to

bring their catch", with a small retail store. Re-modeling is necessary. Zero Lot Line from waterbody is required in order for boats to dock and unload. Land use is appropriate, variances are justified because this is an old S/D with small lots. A minimum sized facility would require variances.


NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY ZONING BOARD, LEE COUNTY, FLORIDA, that the Zoning Board does hereby a) Grant a Variance from the minimum front yard setback requirement of 25 ft. to 5 ft.; b) Grant Variance from the minimum corner of yard setback requirements of 25 ft. to 10 ft.; c) Grant Variance from the minimum rear yard setback requirements of 15 ft. to 5 ft.; d) Grant Variance from the minimum side yard, waterbody setback requirement of 25 ft. to 0 ft. Pursuant to Site Plan SP-82-297 incorporated herein by reference and attached hereto.

The foregoing Resolution was adopted by the Lee County Zoning Board upon a motion by Zoning Board Member Spilowski, and seconded by Zoning Board Member Terrell and, upon being put to a vote, was as follows:

William Spikowski	Aye	Robert Terrell	Aye
Chuck Ross	Aye	Truman A. Morris	Nay
Thad Taylor	Absent	Monty Bishop	Absent
Thomas C. Smith	Aye		

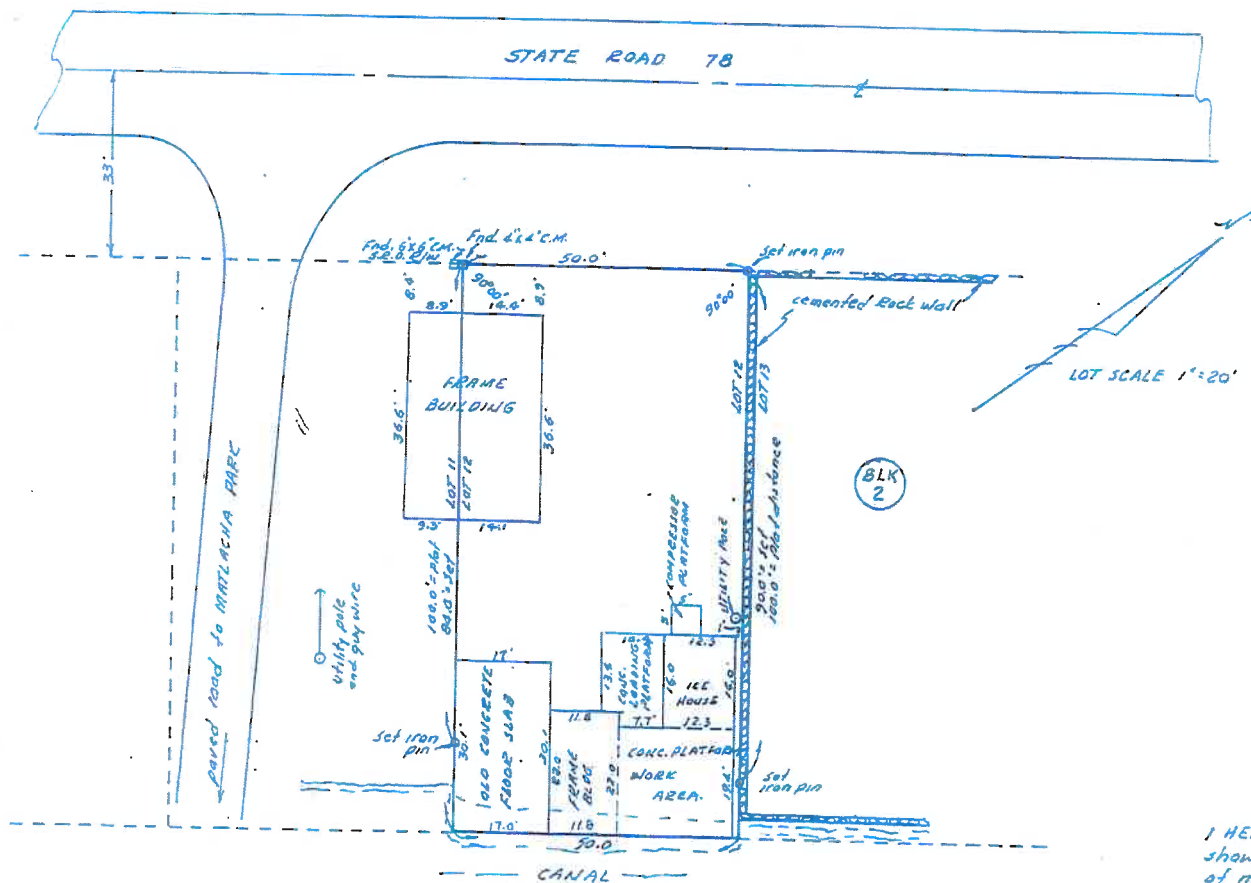
DULY PASSED AND ADOPTED this 23rd day of August, A.D., 1982, by the Lee County Zoning Board.

Approved as to action by:


County Attorney

RESOLUTION NUMBER ZB-82-297

HEARING NUMBER 82-8-7



SURVEY PLAT
OF LOT 12, BLOCK 2, PINE ISLAND FILL
SUBDIVISION, AS RECORDED IN PLAT
BOOK 8, PAGE 86, OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.
FOR
LEE COUNTY FISHERMAN'S CO-OP.

revised-1947
Sec. 24, Chap. 112, Part 1

BLK
2

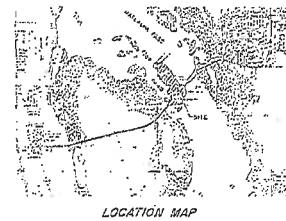
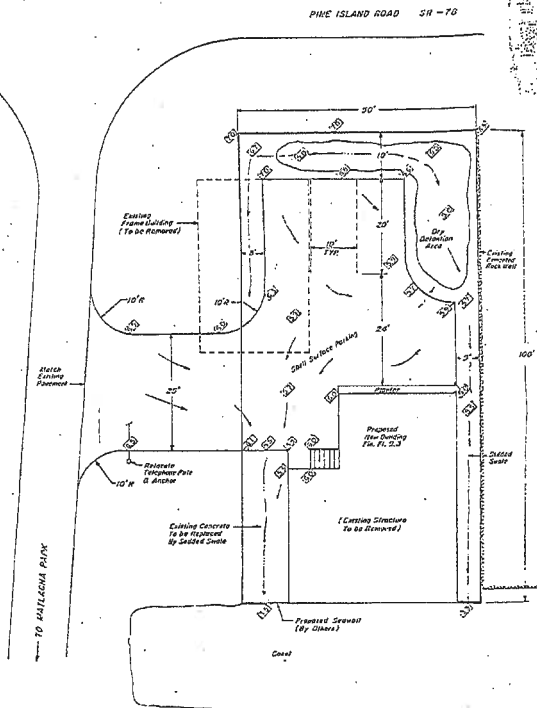
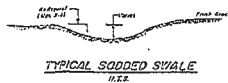
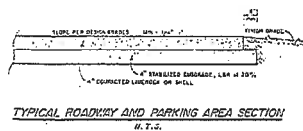
LEGAL DESCRIPTION APPROVED
BY

I HEREBY CERTIFY: That the survey of property
shown hereon, is true and correct to the best
of my knowledge and belief.

Larry V. Hay
Larry V. Hay E.L.S.
Fla. Cert. #1284

LARRY V. HAY AND ASSOCIATES
LAND SURVEYING
ROUTE 21, BOX 65
N. FT. MYERS, FLA.

ATTACHMENT #2 for COA2012-00061



GENERAL NOTES

1. EXISTING CONDITIONS SHALL REMAIN UNLESS OTHERWISE SHOWN.
2. EXISTING SHALL BE REMOVED AND RECONSTRUCTED AS SHOWN.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL OF THE LAND RIGHTS OF ANY DISTURBED PUBLIC OR PRIVATE PROPERTY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

- DIRECTION OF DRAINAGE FLOW
- DRAINAGE SWALE
- PROPOSED ELEVATION

Signature
6/29/12
SACB-277
100-1

LOT 12, BLOCK 2
PINE ISLAND RAIL S.D.
(P.D. 3, PG. 35)
LEE COUNTY, FLORIDA

GRADING-DRAINAGE

SOURCE, INC.
SOLUTION ENGINEERING
DESIGN AND PLANNING
DATE: 06/29/12 BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12321
DATE: 06/29/12 BY: [Signature]

8-8-7

RESOLUTION NUMBER Z-91-028

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners, represented by the Department of Community Development/Planning Division in reference to Lee County Fisherman's Cooperative has properly filed an application in the C-1 district for:

- a) A rezoning to IM;
- b) A special permit for modification of the street setback requirement (for an arterial road without frontage road) from the required $\frac{1}{2}$ right-of-way (100 feet) plus 25 feet (Section 202.18.B.2.a.), to $\frac{1}{2}$ right-of-way (33 feet) plus 54 feet (total setback from the centerline of 125 feet to 87 feet*);
- c) A variance from the street setback requirement of $\frac{1}{2}$ right-of-way plus 25 feet (for a local road) (Section 202.18.B.2.a.), to $\frac{1}{2}$ right-of-way plus 10 feet; and
- d) A variance from the minimum required side setback of 20 feet (Section 472.05.C.2.), to 5 feet; and

WHEREAS, the subject property is located at 4573 Pine Island Road NW, Matlacha, described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 44 South, Range 22 East, Lee County, Florida:

Lot 12, Block 2, PINE ISLAND FILL Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, Florida, lying in Section 24, Township 44 South, Range 22 East, in Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is 24-44-22-01-00002.0120; and

WHEREAS, the Board of County Commissioners has the authority under Section 800.A.2 of the Lee County Zoning Ordinance to initiate this application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter on March 5, 1991; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby:

- a) APPROVE a rezoning to the IM district;
- b) APPROVE, for the existing building only, a special permit for street setback of 87 feet± from the centerline;
- c) APPROVE, for the existing building only, a variance for street setback to 1/2 right-of-way plus 10 feet; and
- d) APPROVE, for the existing building only, a variance for side setback to 5 feet.

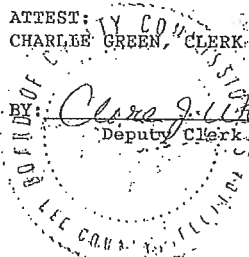
The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Vicki Lopez-Wolfe and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Vicki Lopez-Wolfe	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 13th day of May, A.D., 1991.

ATTEST:
CHARLEE GREEN, CLERK

BY: Clara J. L. Frank
Deputy Clerk.



FILE

MAY 23 91

CLERK CIRCUIT COURT.
BY: C. W. [Signature] DC

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Chairman

Approved as to form by:

Andrea M. Lang
County Attorney's Office

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: CASE 91-3-5-Z-1
APPLICANT: BOARD OF COUNTY COMMISSIONERS, represented by DEPARTMENT OF
COMMUNITY DEVELOPMENT/PLANNING DIVISION, in reference to
LEE COUNTY FISHERMAN'S COOPERATIVE
HEARING DATE: March 5, 1991

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for Rezoning pursuant to Lee County Ordinance #88-30.

Filed by LEE COUNTY BOARD OF COUNTY COMMISSIONERS, c/o WILLIAM SPIKOWSKI, DEPARTMENT OF COMMUNITY DEVELOPMENT, P.O. Box 398, Ft. Myers, FL 33902-0398 (Applicant/Agent).

Requests in the C-1 (Commercial) district are for:

- a) A rezoning to IM (Marine Industrial);
- b) A special permit for modification of the street setback requirement (for an arterial road without frontage road) from the required 1/2 right-of-way (100 feet) plus 25 feet (Section 202.18.B.2.a.), to 1/2 right-of-way (33 feet) plus 54 feet (total setback from the centerline of 125 feet to 87 feet±);
- c) A variance from the street setback requirement of 1/2 right-of-way plus 25 feet (for a local road) (Section 202.18.B.2.a.), to 1/2 right-of-way plus 10 feet; and
- d) A variance from the minimum required side setback of 20 feet (Section 472.05.C.2.), to 5 feet.

To bring the current use into compliance with the Lee Plan.

The subject property is located at 4573 Pine Island Road NW, (parcel is located 1,700' west of the Matlacha Bridge on the south side), in Section 24, T44S, R22E, Lee County, FL. (District #1)

II. STAFF REPORT AND RECOMMENDATION: APPROVE REQUEST a); APPROVE REQUESTS b), c) & d) WITH A CONDITION

The Department of Community Development Staff Report was presented at the hearing by Margaret Penman. The staff report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER: APPROVE REQUEST a); APPROVE REQUESTS b), c) & d) WITH A CONDITION

HEARING EXAMINER DISCUSSION: This BOCC-initiated application requests the rezoning of an existing commercial fishhouse in Matlacha for the primary purpose of bringing the subject property into zoning district compliance as required by Lee Plan Policy 98.1.1. This Lee Plan policy requires that certain water-dependent uses, as designated by Lee Plan overlay maps, be rezoned to specific districts that would protect the existing uses from displacement by non-water-dependent uses and preserve rights of expansion. The subject property is such an overlay map designated water-dependent use, and the proposed rezoning is both appropriate and necessary to implement the noted Plan Policy.

The subject fish house property is currently within a C-1 zoning district, and a significant secondary motivation for this rezoning application can be found in Section 462.02.A of the Lee County Zoning Ordinance, which states:

"It is further the intent of the Board of County Commissioners that all land zoned C-1 shall be rezoned to more appropriate districts, as appropriate, as soon and as expeditiously as possible."

The proposed Marine Industrial (IM) zoning district will serve to permit the continuance of the existing commercial wholesale fish house operation and preserve the rights of the owner to expand such business if otherwise allowable. It will also serve to prevent the displacement of such a water-dependent use by another non-water-dependent use, as might occur in the C-1 district.

Also related to this rezoning application are requests for a special permit and 2 variances. These are related to the existing structure on the subject property, and are necessary to bring this building into compliance with the requirements of the Zoning Ordinance with respect to certain setback requirements. No new construction is contemplated, and approval of these requests will merely serve to recognize and legitimize the existing condition. Since the use on the subject property is existing, and since several other commercial and quasi-industrial uses exist in the immediate vicinity, compatibility is not an issue in this case.

Staff has recommended approval of the rezoning request and the associated special permit and variances for the reasons advanced in the incorporated Staff Report, and the undersigned Hearing Examiner agrees with the Staff's conclusions and rationale. No public opposition has arisen as to this application, and the property owner seems not to have raised any objections to the proposed action.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request for a rezoning to IM for the real estate described in Section VII. Legal Description.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request for a Special Permit for modification of the street setback requirement (for an arterial road without frontage road) from the required 1/2 right-of-way (100') plus 25 feet, to 1/2 right-of-way (33') plus 54 feet (total setback from the centerline of 125 feet to 87 feet) for the real estate described in Section VII. Legal Description.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request for a variance from the street setback requirement of 1/2 right-of-way plus 25 feet (for a local road), to 1/2 right-of-way plus 10 feet for the real estate described in Section VII. Legal Description.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request for a variance from the minimum required side setback of 20 feet, to 5 feet for the real estate described in Section VII. Legal Description.

Special Permit Request a) and Variance Requests b) & c) are recommended for approval on the condition that they are for the existing building only.

- IV. PUBLIC PARTICIPATION: The following persons appeared at the hearing or became "parties of record" in this case by submitting written materials:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. James NOLAN, Division of Planning, Lee County, P.O. Box 398, Ft. Myers, FL 33902-0398

FOR: NONE

AGAINST: NONE

GENERAL: NONE

- V. STAFF/APPLICANT PRESENTATION:

Margaret Penman presented the staff report and stated that this was a county-initiated rezoning for the Lee County Fisherman's Cooperative, a commercial fish house in Matlacha. The requested rezoning is from the C-1 (Commercial) district to the IM (Industrial Marina) district.

The subject property is located on Pine Island Road next to Matlacha Park. Also requested is a special permit and two variances regarding building setback requirements for the existing building.

This rezoning request is mandated by Lee Plan Policy 16.4.3 which provides that existing marinas and fish houses indicated on the Future Land Use Map as having water-dependent overlay zones shall be reclassified by the County to commercial or industrial marina zoning categories. This will protect their rights to rebuild or expand and prevent their conversion to non-water dependent uses without a public hearing.

In addition, because of the potential of the property to be converted to a non-water dependent use, the existing C-1 zoning conflicts with Goal 98 of the Lee Plan. Goal 98 intends to encourage the maintenance and development of water dependent shoreline uses and to avoid their displacement by non-water dependent uses. Further it is the intent of the IM district to insure the proper development and use of land and adjacent waters for commercial and industrial waterfront dependent land uses, and to accommodate such uses as landing, icing and shipping fish and seafood. Also, since fish houses are a permitted use in the IM district, this zoning district would be appropriate for the subject property.

This request also includes a request for a special permit and two requests for variances due to the encroachment of the existing buildings into established right-of-way and side yard setbacks. The request for special permit is to allow an 80+ foot setback from the center of the right-of-way on Pine Island Road instead of 125 feet.

One variance is requested to allow a 35 foot setback from the local road instead of 50 feet, and another variance is to allow a 5 foot side yard setback instead of 20 feet.

The special permit and the variances requested will make the existing building setbacks conforming. Staff therefore recommends approval of this special permit and variances with the following conditions: That the special permit and variances apply to the existing building only.

Staff finds the application consistent with the Lee Plan and the intent of the IM district, and recommends that the request for this rezoning be approved.

The Hearing Examiner asked when the building was constructed. Ms. Penman indicated that she believed it was built in the early 1980's. She indicated that the special permit and variances were given to the existing building for the C-1 district also. She agreed that this approval would just continue these same items.

The Hearing Examiner asked what type of business was located there. Did they sell retail or just pack and sell wholesale fish or fish products. Staff indicated it was for packing and wholesale. There was no retail store or business located there.

James Nolan, Planning Division, represented the applicant and indicated that they were in agreement with staff's presentation and had nothing to add.

VI. APPLICANT PRESENTATION:

See Section V. This is a county-initiated rezoning.

VII. LEGAL DESCRIPTION:

In Section 24, Township 44 South, Range 22 East, Lee County, Florida:

Lot 12, Block 2, PINE ISLAND FILL Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, Florida, lying in Section 24, Township 44 South, Range 22 East, in Lee County, Florida.

VIII. FINDINGS AND CONCLUSIONS:

Based upon the staff report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

As to Request a) - Rezoning to IM:

A. That the real estate which is the subject of this rezoning is correctly described in Section VII. Legal Description.

B. That, as only the re-designation of an existing use on the subject property, the requested rezoning will not cause damage, hazard, nuisance, or other detriment to persons or property.

C. That, as only the re-designation of an existing use, the requested rezoning does not place an undue burden on existing transportation or other services and facilities, and the development will be served by streets with the capacity to carry the traffic generated by the development.

D. That the requested rezoning will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to this use as set forth in the ordinances and will not cause damage, hazard or nuisance to persons or property in the area.

E. That the requested rezoning will have a positive impact on the intent of the Zoning Ordinance, in that it will implement a policy expressed in Section 462.02.A of said Zoning Ordinance.

F. That the requested rezoning is consistent with the goals, objectives, policies, intent, densities, intensities and general uses set forth in the Lee Plan, and will act to implement Lee Plan Policy 98.1.1.

As to Request b) - Special Permit:

A. There is no negative impact on the intent of the Zoning Ordinance as a result of the granting of the Special Permit, conditioned as set out above.

B. That the granting of the Special Permit, conditioned as set out above, is consistent with the goals, objectives, policies and intent of the Lee Plan, as last amended.

C. That the Special Permit, conditioned as set out above, meets or exceeds all performance and locational standards set forth for the proposed use.

D. That the Special Permit, conditioned as set out above, is consistent with the densities, intensities and general uses set forth in the Lee Plan.

E. That granting the Special Permit, conditioned as set out above, will protect, conserve and preserve environmentally critical areas and natural resources.

F. That the Special Permit, conditioned as set out above, will be compatible with existing or planned uses and will not cause damage, nuisance, hazard or other detriment to persons or property.

G. That the location of the requested Special Permit does not place undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the use(s) which will be developed in conjunction with the Special Permit.

H. That the requested use is in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth in the Lee County Zoning Ordinance, as last amended.

ATTACHMENT #3 for COA2012-00061

I. That granting the requested Special Permit, conditioned as set out above, is not contrary to the public interest, public health, public safety, public convenience or public welfare of the citizens of Lee County.

J. The real estate which is the subject of this Special Permit is correctly described in Section VII. Legal Description.

As to Requests c) & d) - Variances:

A. The real estate, which is the subject of these variance requests, is correctly described in Section VII. Legal Description.

B. That exceptional and extraordinary conditions or circumstances exist which are inherent in the real estate, structure and building involved and which create an undue hardship on the applicant and which are not generally applicable to other lands, buildings or structures.

C. That the exceptional and extraordinary conditions or circumstances which exist do not result from the actions of the applicant.

D. That without the recommended variances, the provisions of this ordinance would deprive the applicant of all reasonable use of a significant portion of their property and would deny them a use commonly found in connection with similar properties in similar situations.

E. That the recommended variances, as conditioned, are the minimum variances that will make possible the reasonable use of that portion of the real estate which is the subject of the variances granted.

F. That granting the variances, as conditioned, will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

G. That the condition or situation of the specific real estate which is the subject of this request and the intended use of the property for which the variances were requested is not of so general or recurrent nature as to make it more reasonable and practical to amend the ordinance.

IX. CONDITIONS OF RECOMMENDED APPROVAL BY HEARING EXAMINER:

As to Request a) - Rezoning: Not Applicable.

As to Requests b), c), & d) - Special Permit & Variances: On the condition that they are for the existing building only.

X. RECOMMENDATION OF HEARING EXAMINER CONCERNING DEVIATIONS:

NOT APPLICABLE.

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 3rd day of April, 1991. A copy will be forwarded to the offices of:

Commissioner John E. Manning
Commissioner Douglas St. Cerny
Commissioner Ray Judah
Commissioner Vicki Lopez-Wolfe
Commissioner Donald Slisher

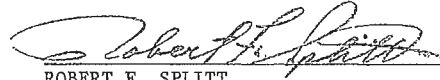
B. THE ORIGINAL FILE AND THE ORIGINAL DOCUMENTS USED AT THE HEARING WILL REMAIN IN THE CARE AND CUSTODY OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT. THE DOCUMENTS ARE AVAILABLE FOR EXAMINATION AND COPYING BY ALL INTERESTED PARTIES DURING NORMAL BUSINESS HOURS.

G. The BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY will hold a hearing at which they will consider the record made before the Hearing Examiner and will receive comments about the record from those who have become "parties of record" by participating in the proceedings before the Hearing Examiner. The Department of Community Development will send written notice of the date of the final hearing before the Board of County Commissioners to persons who participated in the proceedings before the Hearing Examiner along with a request to speak and which must be returned to the Board of County Commissioners five days before the scheduled hearing date.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the Official Court Reporter, 20th Judicial Circuit, Lee County Justice Center, Fort Myers, Florida. The original documents and original file in connection with this matter are located at the Lee County Department of Community Development Office, 1831 Hendry Street, Fort Myers, Florida.



ROBERT F. SPLITT
LEE COUNTY HEARING EXAMINER
2115 Main Street
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 813/335-2241

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: ZONING

CASE NUMBER: 91-3-5-Z-1

HEARING DATE: March 5, 1991

I. APPLICATION SUMMARY:

A. Applicant: Board of County Commissioners, represented by Department of Community Development/Planning Division, in reference to Lee County Fisherman's Cooperative

B. Request(s): In the C-1 (Commercial) district:

- a) A rezoning to IM (Marine Industrial);
- b) A special permit for modification of the street setback requirement (for an arterial road without frontage road) from the required $\frac{1}{2}$ right-of-way (100 feet) plus 25 feet (Section 202.18.B.2.a.), to $\frac{1}{2}$ right-of-way (33 feet) plus 54 feet (total setback from the centerline of 125 feet to 87 feet±);
- c) A variance from the street setback requirement of $\frac{1}{2}$ right-of-way plus 25 feet (for a local road) (Section 202.18.B.2.a.), to $\frac{1}{2}$ right-of-way plus 10 feet; and
- d) A variance from the minimum required side setback of 20 feet (Section 472.05.C.2.), to 5 feet.

C. Location: The subject property is located at 4573 Pine Island Road NW, (parcel is located 1,700 feet west of the Matlacha Bridge on the south side), in Section 24, Township 44 South, Range 22 East, Lee County, Florida. (District #1)

D. Property Description:

1. Road Frontage: 50 feet along Pine Island Road
2. Dimensions: 50-foot± width by 100-foot± depth
3. Area: 5,000 square feet±

E. Stated Reasons for Request/Proposed Use: To bring the current use into compliance with the Lee Plan.

II. BACKGROUND INFORMATION:

A. Existing Conditions: Commercial Fishhouse

B. Zoning History: The original zoning is C-1, as converted. A special permit for retail seafood business in a BU-1 district was granted per Resolution Z-76-62. Multiple setback variances were granted per Resolution ZB-82-297.

C. Land Use Map Designation: Urban Community and Water-Dependent Overlay Zone

Case Number: 91-3-5-Z-1
Hearing Date: March 5, 1991

D. Infrastructure:

Sewer: Lee County Utilities

Water: Greater Pine Island Water Association

Fire District: Matlacha-Pine Island Fire Control

Road Access: Pine Island Road, a paved, two-lane, constrained county-maintained major collector with a 66-foot± right-of-way, operating at Level of Service "A" (shown on the Trafficways Map as a four-lane arterial with a 200-foot right-of-way)

E. Adjacent Zoning and Land Use:

Northwest: Pine Island Road; then C-1, single-family homes, retail stores and offices; then MH-1, mobile homes and TFC-2, two-family homes

Northeast: C-1, single-family homes, vacant lots and retail stores

Southeast: AG-2, a canal, Matlacha Park and single-family homes

Southwest: C-1, entranceway to Matlacha Park, offices, retail stores, restaurants and vacant lots

III. RECOMMENDATIONS:

A. Staff Recommendation: APPROVE request a; APPROVE requests b, c, and d with the condition below

B. Rationale for Staff Recommendation: Requested is a rezoning from the C-1 (Commercial) district to the IM (Industrial Marine) district for a 0.115 acre parcel located at 4573 Pine Island Road NW in Matlacha. In accordance with Zoning Ordinance Section 800.A.2. (which authorizes the Board to initiate rezoning action), the Board of County Commissioners has initiated this request as mandated by Lee Plan Policy 16.4.3.

POLICY 16.4.3: Existing marinas and fish houses indicated on the Future Land Use Map as having water-dependent overlay zones shall be reclassified by the county to commercial and industrial marine zoning categories to protect their rights to rebuild and expand and to prevent their conversion to non-water-dependent uses without a public hearing.

The subject property is a commercial fishhouse located in a water-dependent overlay zone which is currently zoned C-1. The C-1 district does not allow fishhouses, but does allow a series of non-water-dependent uses which range from Animal Clinic to Used Merchandise Stores. As a result, contrary to the Lee Plan, the subject property could be converted to any of those non-water-dependent uses without a public hearing.

In addition, because of the potential of the property to be converted to a non-water-dependent use, the existing zoning conflicts with Goal 98.

GOAL 98: SHORELINE MANAGEMENT. To encourage the maintenance and development of water-dependent shoreline uses and to avoid their displacement by non-water-dependent uses.

Further, it is the intent of the Board of County Commissioners, with respect to the C-1 district, that "all land zoned C-1 shall be rezoned to more appropriate districts...as soon and expeditiously as possible." The intent of the IM district is to:

Case Number: 91-3-5-Z-1
 Hearing Date: March 5, 1991

"...permit the designation of suitable locations for, and to insure the proper development and use of, land and adjacent waters for commercial and industrial waterfront-dependent land uses, and...to accommodate such uses as boat building,...landing, icing and shipping of fish, and seafood..."

The adoption of this zoning change to IM, Industrial Marine district, will therefore, implement Policy 16.4.3 stated above, with respect to this property by limiting the uses to those which are primarily water-dependent and will be consistent with Goal 98 by avoiding the displacement of the existing use. Therefore, this request is consistent with the Lee Plan Policy and Goal 98 noted above.

Community Redevelopment Area

The subject property is located in a Community Redevelopment Area (CRA) designated through Chapter 163 (Part III), Florida Statutes. The intent of the CRA designation is to provide specific plans for improvement of the overall area. Consideration will be given to the unique characteristics of the area, however, specific plans will not be established before July 1991. Although important to the future of the area, the CRA designation does not affect the requests presently being made.

Surrounding Zoning & Land Use

To the northwest is Pine Island Road and then the C-1 district, developed as single-family homes, retail stores and offices. Further northwest is MH-1 zoning with mobile homes, and TFC-2 zoning with two-family homes. Northeast is the G-1 district, developed as single-family homes and retail stores. To the southwest is the AG-2 district with a canal, Matlacha Park and single-family homes. To the southwest is the entranceway to Matlacha Park and then the C-1 district with offices, retail stores, restaurants and vacant lots. Staff maintains that because the general area has already been developed for water-dependent land uses, approval of the rezoning would not result in additional incompatibilities.

This county-initiated request also includes one request for a special permit and two requests for variances due to the encroachment of the existing structure into established right-of-way and side setbacks (see Section 472.05.B.3.). The request is to allow an 87-foot setback from the center of the right-of-way on Pine Island Road instead of 125 feet. A variance is requested to allow a 35-foot setback from a local road (entranceway to Matlacha Park), instead of 50 feet. Finally, a variance to allow a 5-foot side yard setback instead of 20 feet is requested.

The special permit and variances requested will make the existing building setbacks conforming. Staff has no objection and recommends APPROVAL of the special permit and variances with the condition below:

The special permit and variances apply to the existing building only.

Findings of Fact

In support of the above recommendations, staff offers the following findings of fact in accordance with Sections 900.02.B.2.a and 900.03.E:

Case Number: 91-3-5-Z-1
Hearing Date: March 5, 1991

1. Exceptional or extraordinary conditions or circumstances exist which are inherent in the land, structure, or building involved and such exceptional or extraordinary conditions or circumstances create an undue hardship on the property owner and are not generally applicable to other lands, structures or buildings; and
2. The exceptional or extraordinary conditions or circumstances do not result from the actions of the applicant; and
3. Without the variance the provisions of this Ordinance would deprive the property owner of all reasonable use of his property; and
4. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
5. Granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In summary, because this application is CONSISTENT with the previously stated intent of the IM district, Lee Plan Goal 98 and Policy 16.4.3, staff recommends that the request for rezoning be APPROVED. Furthermore, because the rezoning will create nonconformities with respect to setback requirements, and the requests do comply with criteria for granting special permits and variances, staff recommends that requests b), c), and d) be APPROVED as conditioned.

- G. Public Input: No correspondence is on file as of February 12, 1991.

IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Land use map designation for surrounding area
- C. Resolutions Z-76-62 and ZB-82-297



Lee County Property Appraiser

Tax Year
[Next Lower Parcel Number](#)
[Next Higher Parcel Number](#)
[Tangible Accounts](#)
[Tax Estimator](#)
[Tax Bills](#)
[Print](#)

Property Data for Parcel 24-44-22-01-00002.0120

Owner Of Record

BARNHILL FISHERIES
INC
PO BOX 418
MATLACHA FL 33993

Site Address

4573 PINE ISLAND
RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL
SUBD
BLK 2 PB 8 PG 86
LOT 12

Classification / DOR Code

WAREHOUSING,
DISTRIBUTION
TERMINALS / 48

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date April of 1999

Property Values (2011 Tax Roll)

Exemptions

Attributes

		Homestead / Additional	0 / 0	Land Units Of Measure	SF
Just	180,579	Widow / Widower	0 / 0	Units	5000.00
Assessed	180,579	Disability	0	Frontage	0
Portability Applied	0	Wholly	0	Depth	0
Cap Assessed	180,579	Senior	0	Total Number of Buildings	1
Taxable	180,579	Agriculture	0	Total Bedrooms / Bathrooms	0 / 3.0
Cap Difference	0			Total Living Area	884
				1st Year Building on Tax Roll	1983
				Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



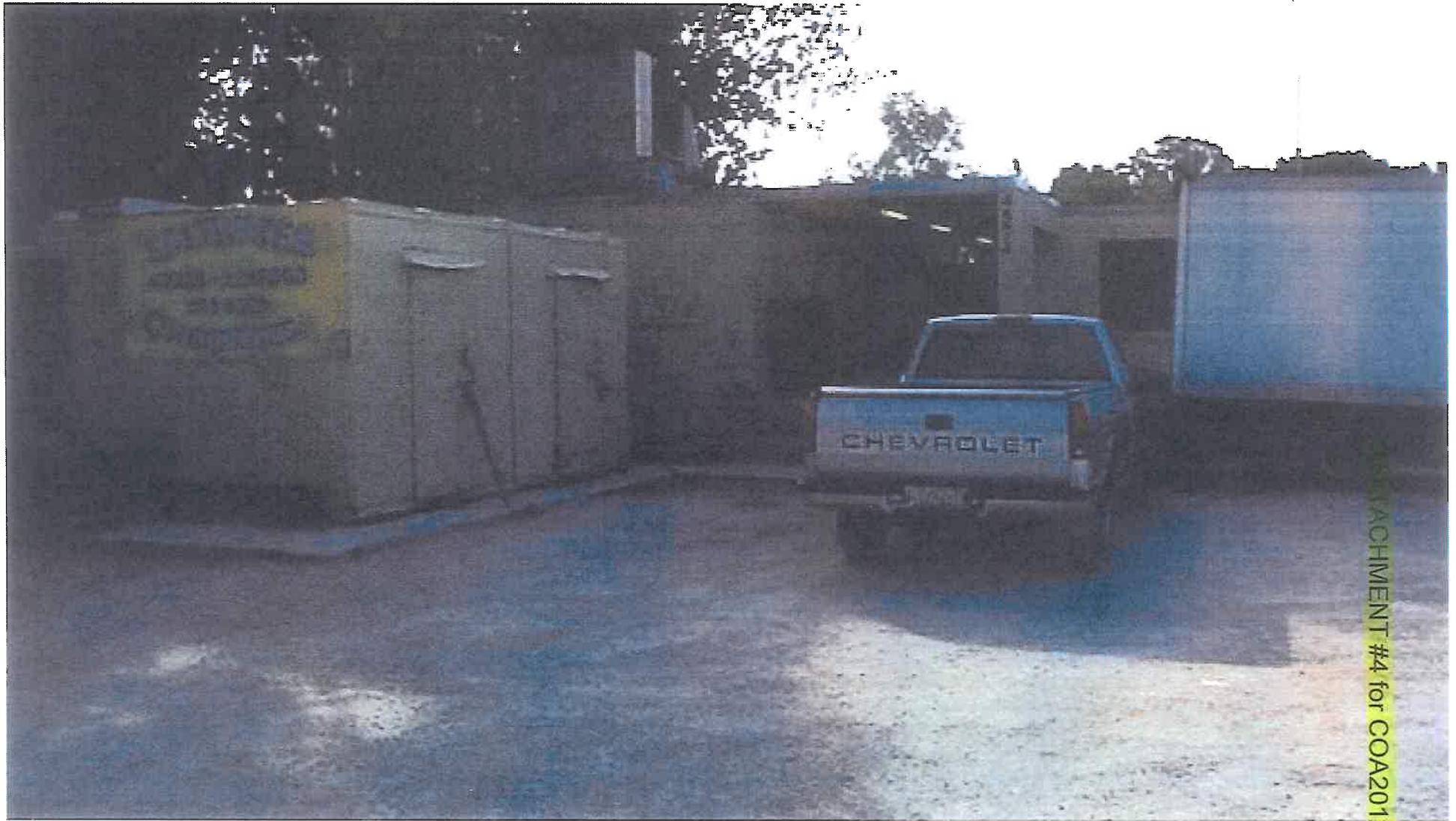
Flood and Storm Information



Appraisal Details

Land

Land Tracts



1999 PROPERTY APPRAISER'S PHOTO



NEW
REFRIGERATED
CONTAINER

ACHMENT #5 for COA2012-00061

**LEE COUNTY BOARD
OF ADJUSTMENT AND APPEALS**

IN RE: Application of **Barnhill Fisheries**
for Variance from Lee County Development
Code Chapter 6, Section 472

Case No. ADM 2012-00001

ORDER

THIS MATTER came before the Lee County Board of Adjustment and Appeals on April 3, 2012 upon the application of Barnhill Fisheries for a Variance from the Lee County Development Code Chapter 6, Section 472(2) as submitted by Ron Schlegel. The requested variance relates to the flood plain requirements of the code as applied to a freezer building *aka* a refrigerated cargo container so as to allow placement of a refrigerator building on a concrete foundation at a floor elevation of 4.6' NAVD 88 for forklift operations to store trap bait and fish products (flood zone AE El.7) in accordance with the site plan which is hereto attached.

A quorum was present and after being duly moved and seconded, the Board having reviewed evidence, argument of counsel, and being otherwise fully advised, do upon unanimous vote hereby find, conclude and order as follows:

FINDINGS OF FACT

1. Applicant was represented by Ron Schlegel of Florida Gulf Engineering, Inc.
2. The Applicant requests a Variance from the Lee County Development Code Chapter 6, Section 472(2) so as to allow placement of a refrigerator building on a concrete foundation at a floor elevation of 4.6' NAVD 88 for forklift operations to store trap bait and fish products (flood zone AE El.7) in accordance with the site plan which is hereto attached.
3. The buildings on this property are contributing historic structures in the Matlacha Historic District. The buildings house an existing, functionally dependent, waterfront fish/crab business. The freezer building which is the subject of this variance is an integral part of the functionally dependent fishing business and must remain accessible by forklift.
4. The property is too small to provide ramping of the forklift operation. The variance is the minimum necessary for the replacement of the freezer building and the continued operation of the business.
5. The Building Official for Lee County, Bob Stewart, concurs with these findings and at the hearing recommended that the variance be granted.

CONCLUSIONS OF LAW

1. In accordance with the Lee County Land Development Code, Chapter 6, Section 6-446, the applicant presented competent substantial evidence to clearly show that an exceptional hardship would result from compliance with the requirements of Section 472.
2. In addition to this clear showing, the Board of Adjustments and Appeals considered all technical evaluations, all relevant factors, all standards specified in the flood plain article and factors (1) through (11) of Section 6-446(h).
3. Based upon the evidence presented and the arguments made, the Board of Adjustments and Appeals hereby holds that
 - a. The variance from Section 6-472 will not result in increased flood heights, additional threats to public safety or extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing regulations or ordinances; and
 - b. The parcel at issue has such unusual characteristics that the prescribed standards cannot be met without some relief so as to allow a reasonable use of the property.

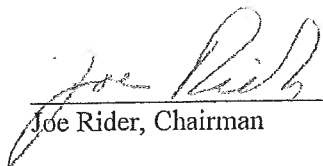
ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is ORDERED that:

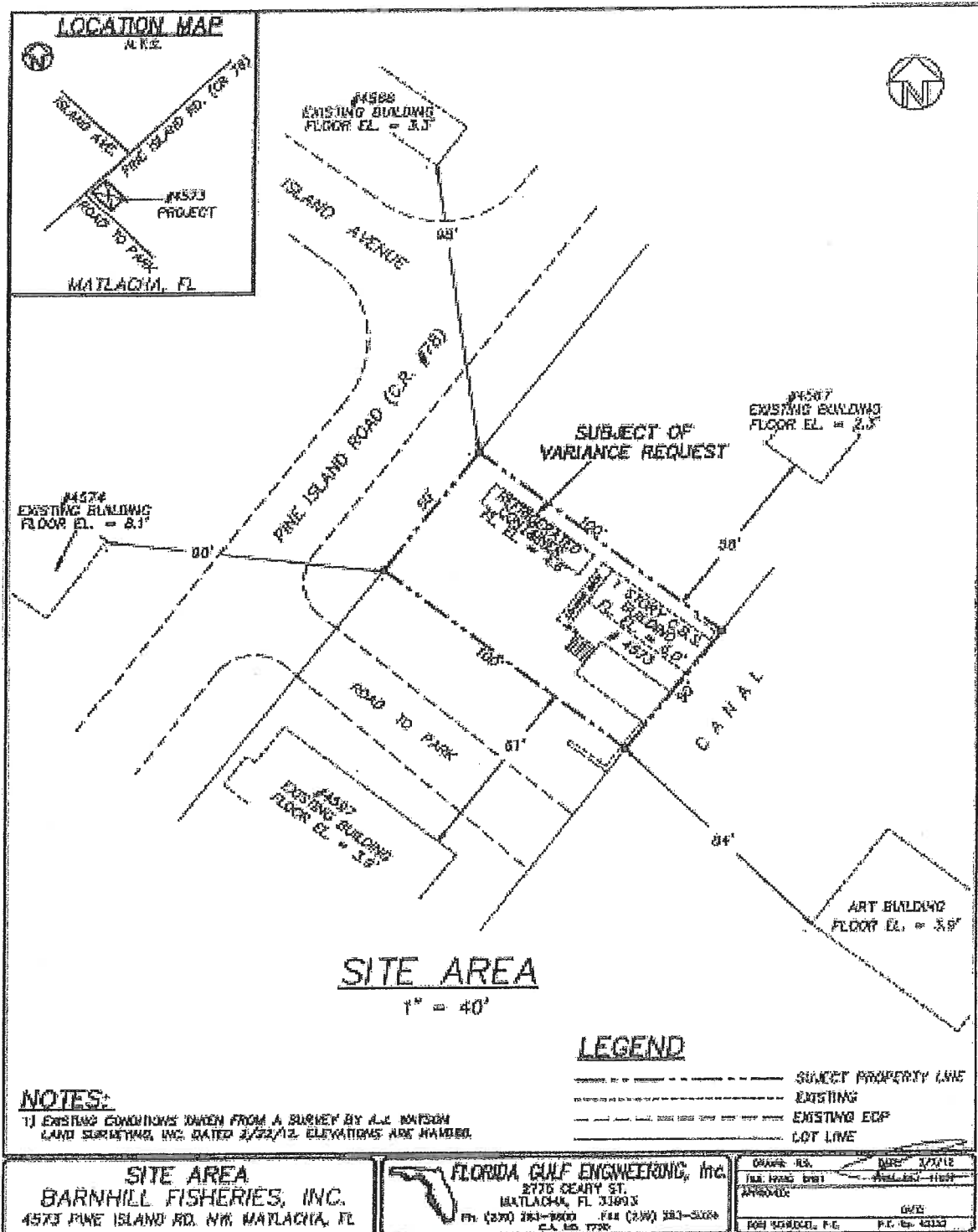
1. The Application for Variance from the requirements of Section 6-472(2) so as to allow the refrigerated container at a floor elevation of 4.6' NAVD 88 for forklift operations (flood zone is AE El. 7) in accordance with the attached site plan is hereby GRANTED.
2. Pursuant to Section 6-446(i), the Board of Adjustments and Appeals hereby conditions the granting of this variance as follows:
 - a. The building shall be anchored in a manner satisfactory to the building official so as to prevent any flotation and/or lateral movement.

DATED this 3rd day of April 2012.

LEE COUNTY BOARD
OF ADJUSTMENT AND APPEALS


Joe Rider, Chairman

APPEAL RIGHTS; An aggrieved person may seek relief by the filing of a Petition for Writ of Certiorari to the Circuit Court, pursuant to the Florida Rules of Appellate Procedure, within thirty (30) calendar days after the Board of Adjustment and appeals decision is rendered.

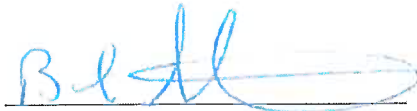


MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: March 20, 2012

To: Board of Adjustments and
Appeals Members

FROM:



Bob Stewart
Deputy Director

RE: Case #ADM2012-00001 - Barnhill Fisheries, Inc. represented by Ron Schlegel

This request is for a variance from LDC Chapter 6, Section 472(2) to allow placement of a refrigerator building on a concrete foundation at a floor elevation of 4.6' NAVD 88 for forklift operations to store trap bait & fish products (flood zone is AE El. 7).

The buildings on this property are contributing historic structures in the Matlacha Historic District. The buildings house an existing, functionally dependent, waterfront fish/crab business.

This freezer building is an integral part of the functionally dependent fishing business and must remain accessible by forklift.

The property is too small to provide ramping of the forklift operation. The variance is the minimum necessary for the replacement of the freezer building and the continued operation of the business.

Staff recommends that the variance be granted with the condition that the building be anchored to prevent floatation and lateral movement.

cc: Terrence Lenick, Attorney for the BOAA
Susan Henderson, Assistant County Attorney

Case #ADM 2012-00001

LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS

Name: RON SCHLEGEL Address: 2775 GEARY ST., MATLACHA, FL 33993STRAP # 24-44-22-01-00002.0120Phone #: 239-283-9800Fax #: 239-283-5024Representing: BARNHILL FISHERIES, INC.

NAME OF BUILDING OFFICIAL WHO REVIEWED PLAN: _____

Title _____

IS THIS A VARIANCE OR AN APPEAL? (PLEASE CIRCLE ONE)

PROVIDE SPECIFIC SECTION(S) OF CODE OR ORDINANCE BEING APPEALED:

FLOOD PLAIN MANAGEMENT LDC SECTION 6-472 (2) FLOOD ELEVATION or FLOOD PROOFING.

COASTAL PLAIN MANAGEMENT _____

BUILDING CODE _____

L. D. C. _____

FIRE CODE _____

LIFE SAFETY CODE _____

PLUMBING _____

MECHANICAL _____

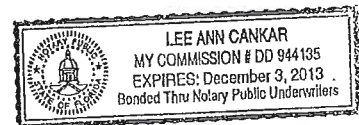
RECEIVED
MAR 08 2012

COMMUNITY DEVELOPMENT

I Request that this matter be scheduled for a hearing before the Lee County Board of Adjustments and Appeals. My reason for this request is as follows: (Provide additional sheets if needed.)

SEE ATTACHED: 'REASON FOR VARIANCE REQUEST'

SIGNED: _____

DATE: 3-8-12

STATE OF FLORIDA:

COUNTY OF LEE

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF March, 2012MY COMMISSION EXPIRES 12-3-2013Lee Ann Cankar

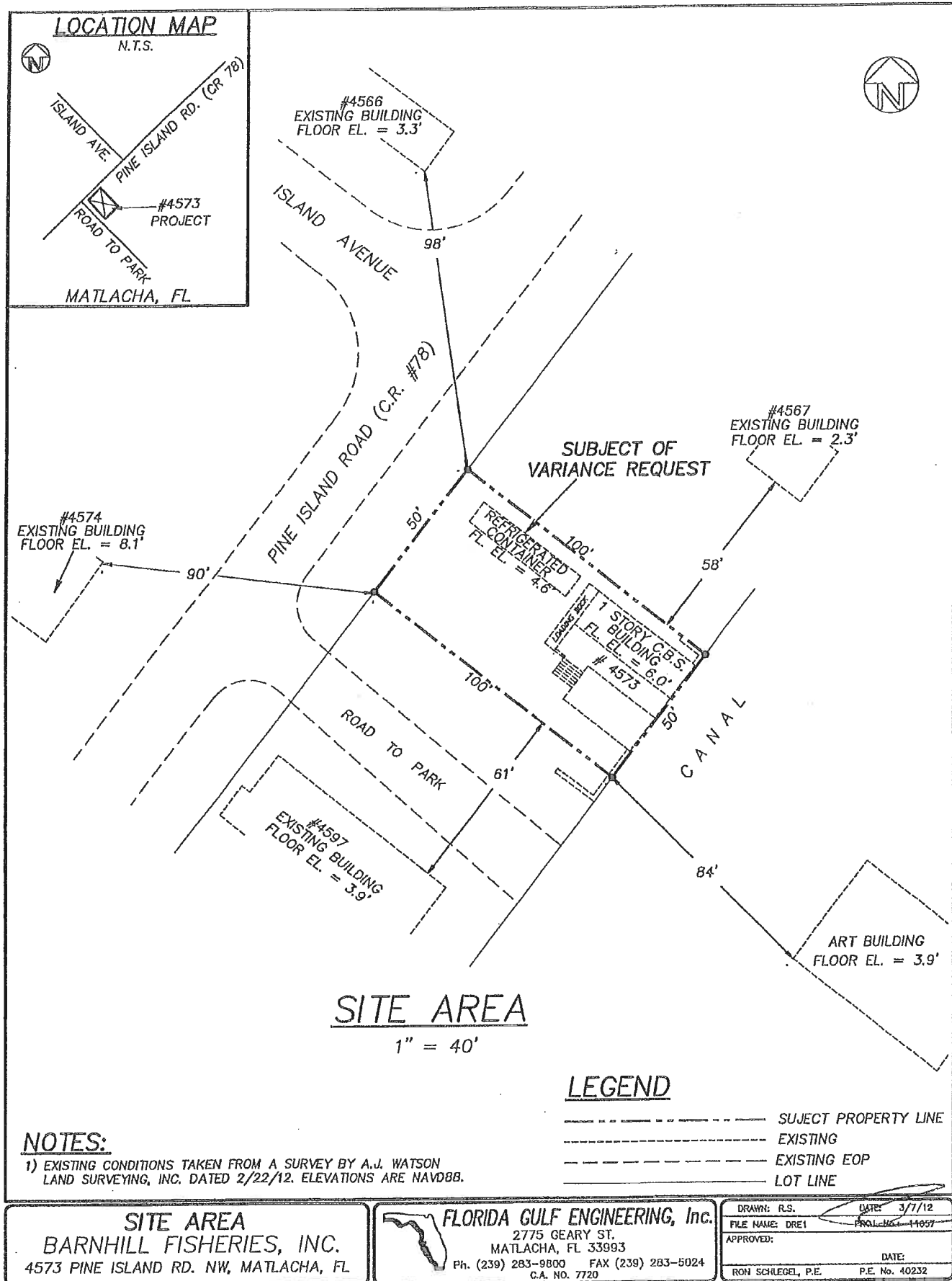
NOTARY PUBLIC

NOTE: Provide twenty (20) copies of all references for reason of appeal/variance. If there are sealed plans/drawings for the project for which the appeal/variance is requested, the architect/engineer who sealed the plans or drawings **MUST** be present at the hearing.

The applicants' presence is required for a case to be heard by this board.Hearing dates are the 2nd and the last Thursday of each month.Applications must be received 10 WORKING DAYS before hearing dates.

FEE: \$100.00 - Make check payable to:

Lee County Board of County Commissioners
P.O. Box 398
Fort Myers, Florida 33902-0398





**LEE COUNTY BOARD OF ADJUSTMENTS AND APPEALS
Community Development/Public Works Center
Conference Room 2C**

**Thursday, April 3, 2012
2:00 P.M.**

AGENDA

CASE TO BE HEARD

Case #ADM2012-00001

Barnhill Fisheries, Inc. represented by Ron Schlegel

The applicant is requesting a variance from LDC Chapter 6, Section 472(2) to allow placement of a refrigerator building on a concrete foundation at a floor elevation of 4.6' NAVD 88 for forklift operations to store trap bait & fish products (flood zone is AE El. 7).

Reason for Variance request:

To bring a refrigerated cargo container into compliance with current Flood Plain regulations (see 'Site Area' attached).

Background:

In 2010 the Owner replaced an existing deteriorated at grade refrigerated container with an at grade refrigerated cargo container. The original refrigerated container was in existence for many years as shown in old aerial photos (see Exhibit 'A' attached).

The existing Fish/Seafood business is waterfront functionally dependant and has been in operation for many years (Holloways, Fisherman's Co-operative, Grover's and now Barnhill Fisheries). The Business serves local fisherman for bait and buyer of fish/seafood, and also wholesales fish products to Restaurants etc.

The refrigerated cargo container is used to store fish, seafood and bait. The business operation is functionally dependent on moving the fish, seafood and bait in and out of the container with a forklift. Note that the container needs to be close to the existing grade to be functional as the forklift must enter and exit the container. The business operation is also constrained as the Site is small (50' x 100').

The Variance requested would allow placement of the refrigerated container at a floor elevation of 4.6' NAVD 88 for forklift operations (flood zone is AE El. 7).

The Container would also meet the following requirements:

1. It would be placed on a concrete foundation and secured per current regulations.
2. Make certain all container utilities are elevated above Base Flood Elevation.

The Variance should be granted for the following reasons:

1. The Variance would allow a pre-existing historical condition to be maintained.
2. The container use is a functionally dependent use for the business operation.
3. If the Variance is not granted it would create an exceptional hardship as the business operation would not be viable without forklift accessible container.
4. The granting of the Variance will not raise the flood height as it replaces a pre-existing condition and is not in a Floodway (tidal flooding hazard area).

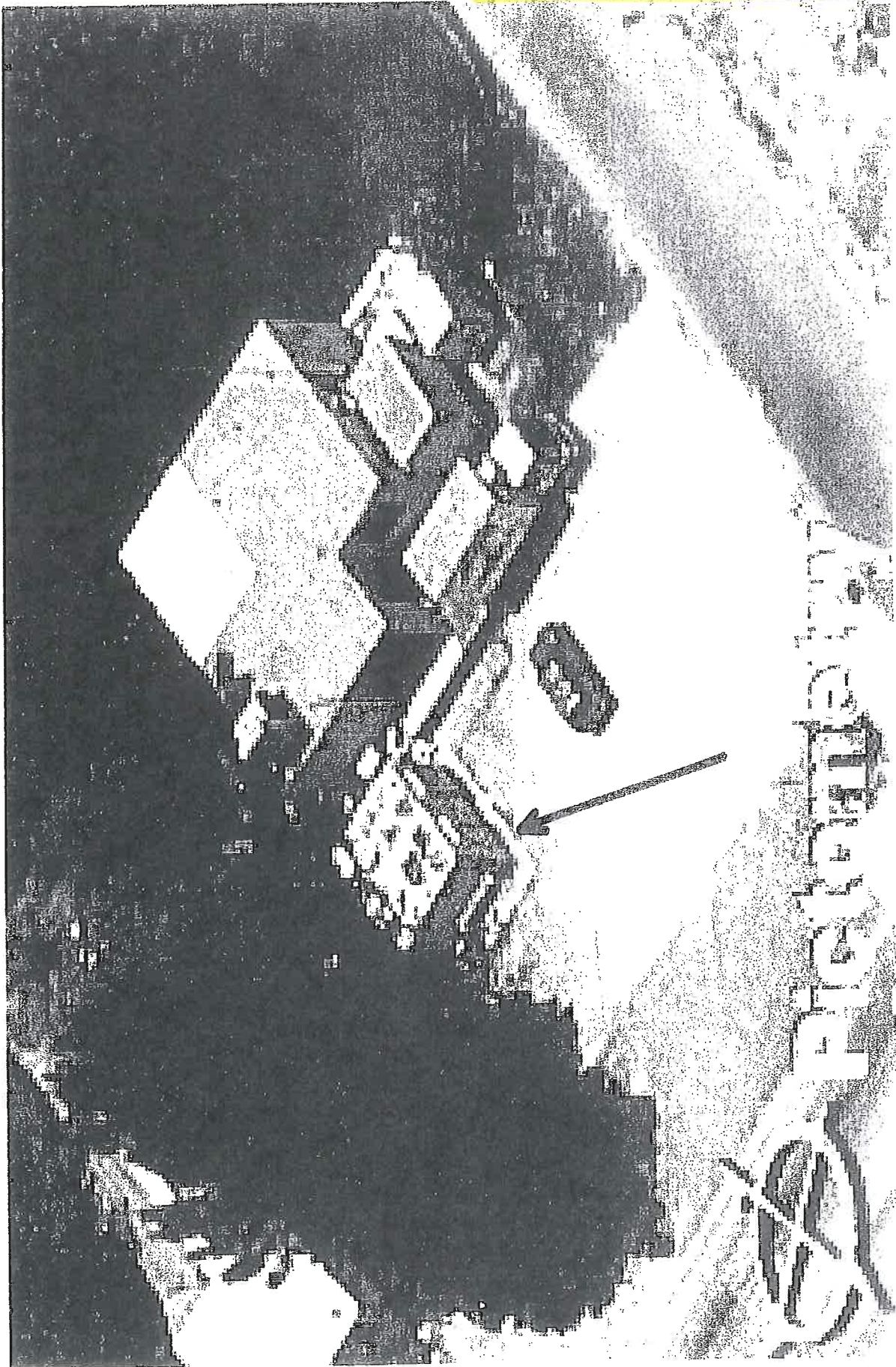
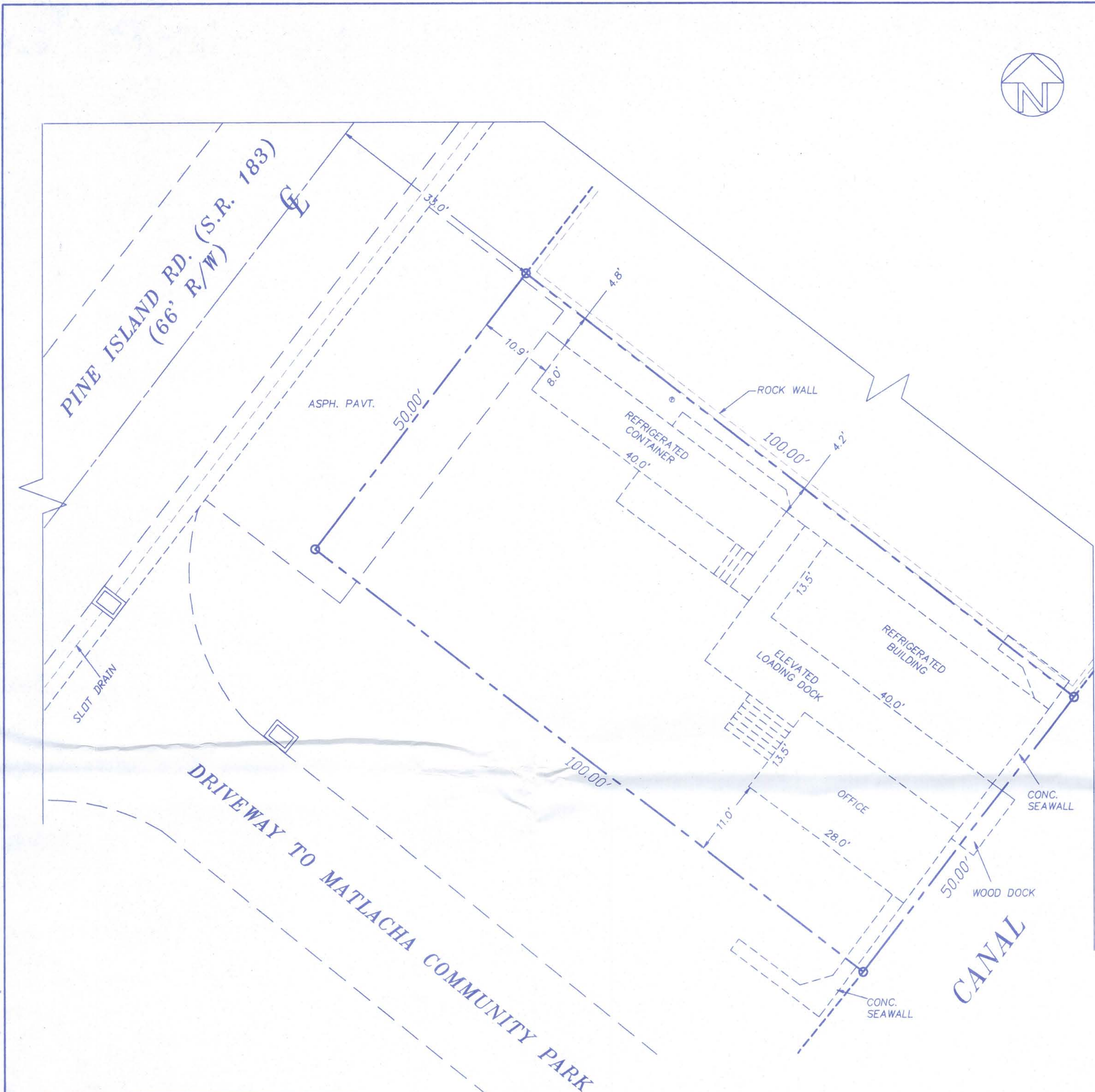


EXHIBIT 'A'

Picture of the site



LOCATION MAP
N.T.S.

PROPERTY DESCRIPTION:

LOTS 12, BLOCK 2, PINE ISLAND FILL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 86, OF THE PUBLIC RECORDS OF LEE CO., FLORIDA
STRAP NO.: 24-44-22-01-00002.0120

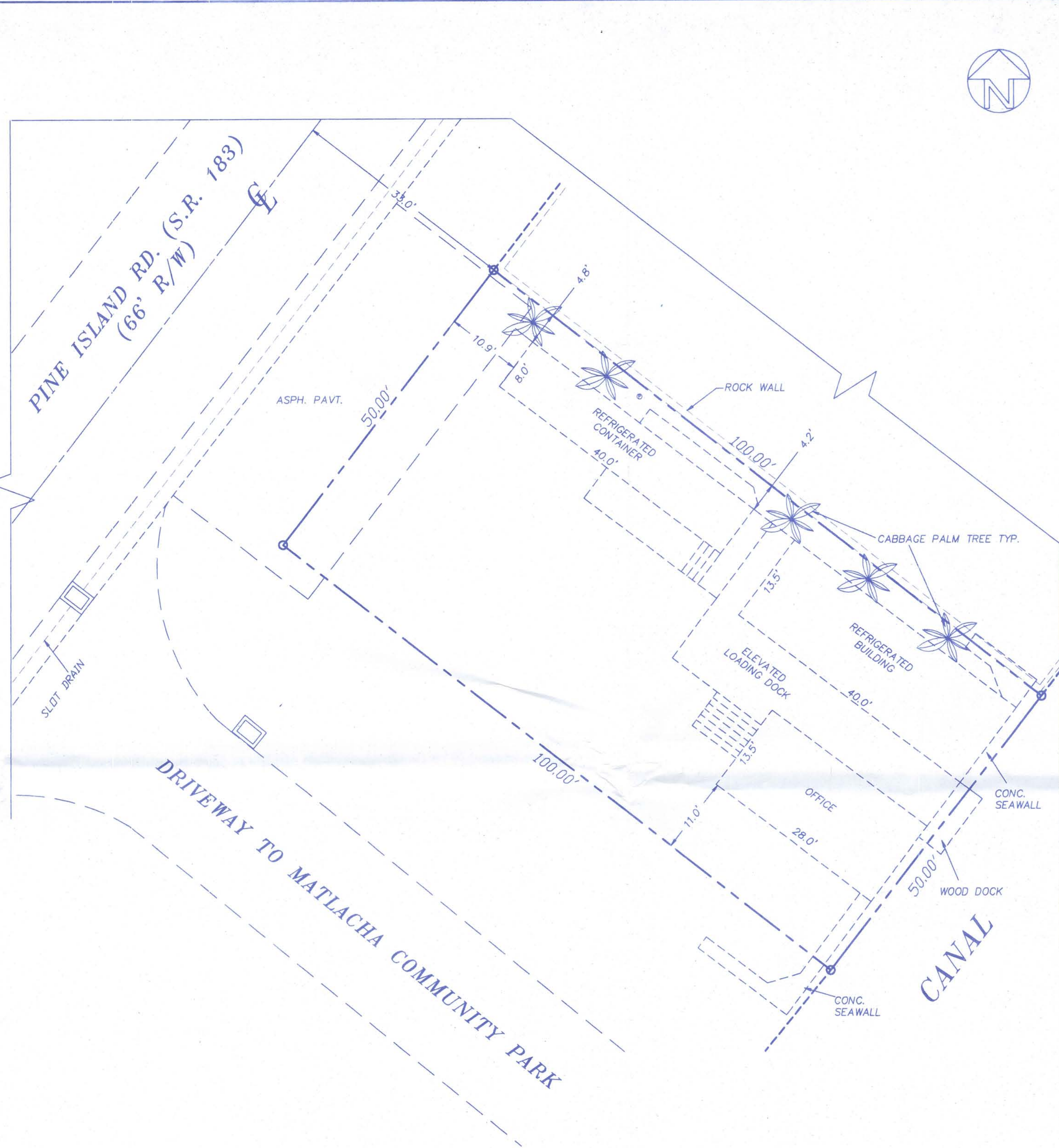
FLOOD_ZONE:

AE - ELEV. 7.0' (NAVD 88)

EXISTING SITE PLAN
10'

LEGEND

- PROPERTY LINE
- EXISTING
- EXISTING EOP
- CENTER LINE
- UTILITY POLE



PROPOSED SITE PLAN
10'

NOTES:

- EXISTING CONDITIONS TAKEN FROM A SURVEY BY A.J. WATSON LAND SURVEYING, INC. DATED 2/12/12. ELEVATIONS ARE NAVD.
- THIS PROJECT INCLUDES REPLACEMENT OF THE FOUNDATION UNDER THE REFRIGERATED CONTAINER AND PLANTING TREES.

STRAP NO.: 24-44-22-01-00002.0120

INDEX OF PLANS

- S-1 EXISTING & PROPOSED SITE PLANS
- A-1 EXISTING/PROPOSED ELEVATIONS
- A-2 EXISTING/PROPOSED FLOOR PLAN

Down By: RS
File Name: SITE
Approved By:
Date:
P.E. No. 40232

FLORIDA GULF ENGINEERING, Inc.
2725 GEARY ST.
MATLACHA, FL 33993
Ph. (239) 283-9800 FAX (239) 283-5024
C.A. NO. 7720

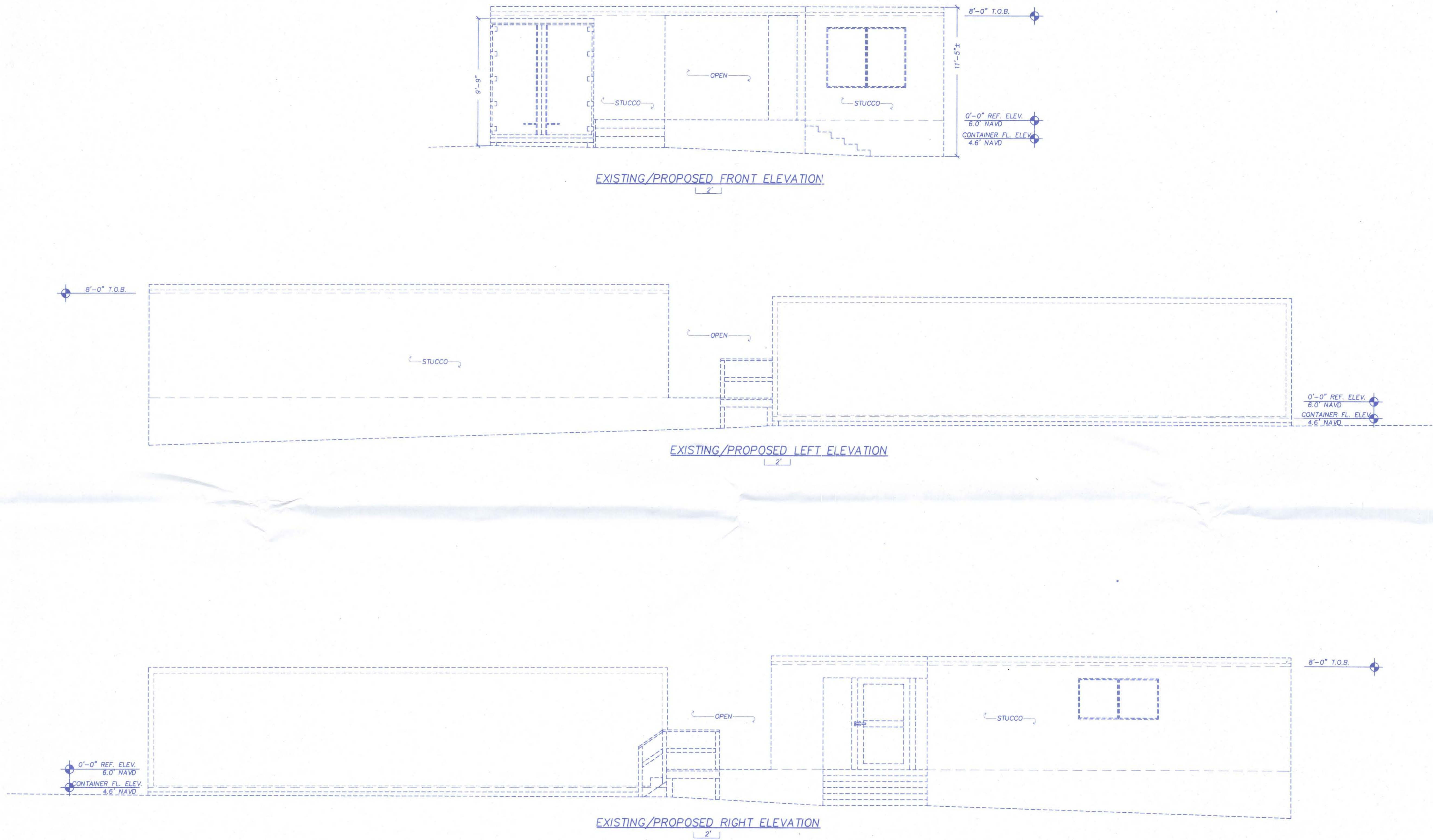
REVISIONS	No	Date	By	Description

EXISTING & PROPOSED SITE PLANS
BARNHILL FISHERIES, INC.
4573 PINE ISLAND RD. NW, MATLACHA, FL

SCALE:
VARIES

SHEET
S-1

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION




LEGEND

_____	PROPOSED
-----	EXISTING
REF. ELEV.	REFERENCE ELEVATION
T.O.B.	TOP OF BEAM

EXIST./PROP. ELEVATIONS		FLORIDA GULF ENGINEERING, Inc.	
BARNHILL FISHERIES, INC.		GEARY AVE. #33693 MATLACHA, FL 33593	
4573 PINE ISLAND RD. NW, MATLACHA, FL		EMAIL: fge@embarrasmail.com C.A. NO. 7770	
		Ph. (239) 283-9800 FAX (239) 283-5024	

REVISIONS		BY Description	
No	DATE	BY	Description

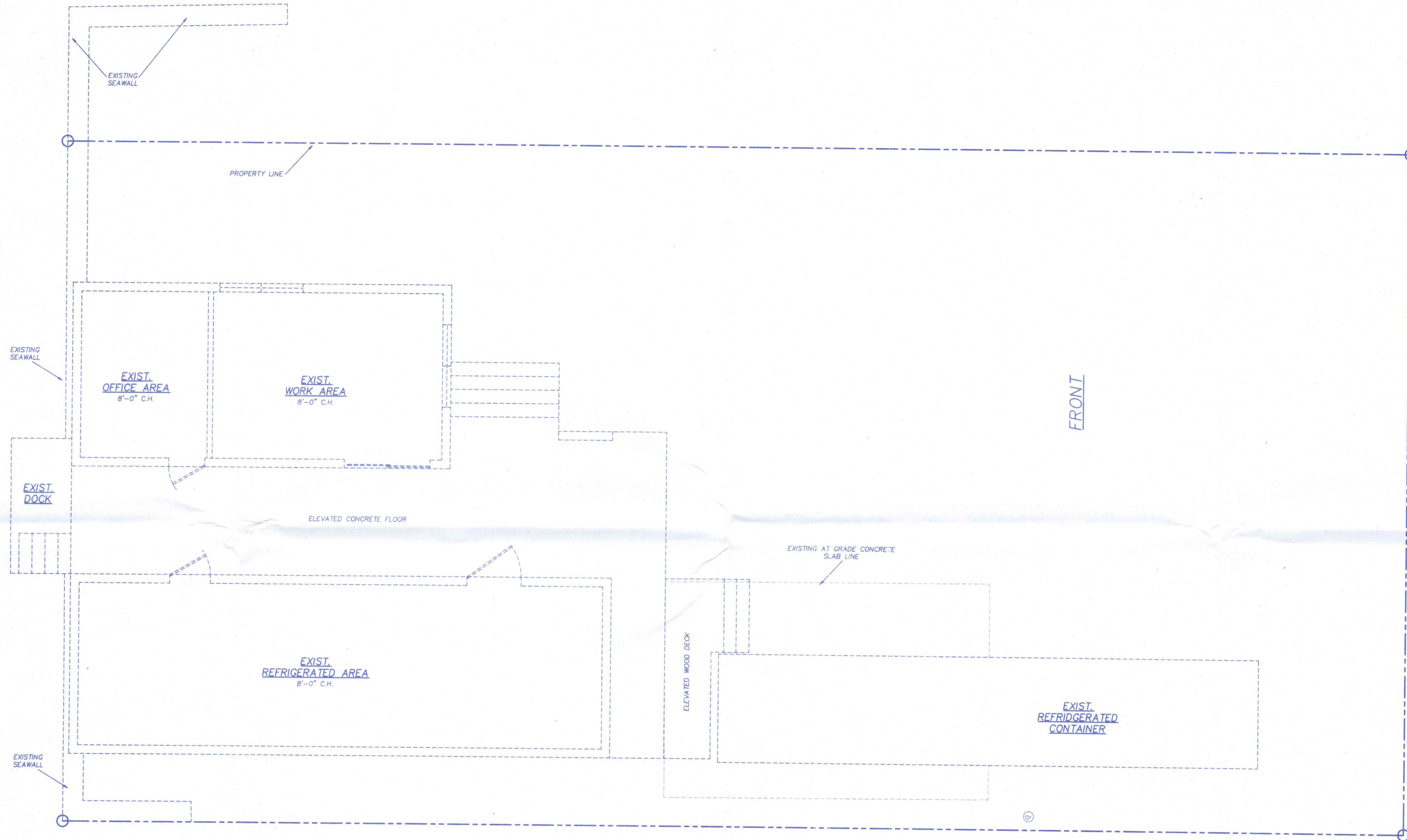


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 OR ANY INFORMATION CONTAINED
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 OR STORED IN A RETRIEVAL
 SYSTEM, OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS,
 ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT
 PERMISSION IN WRITING FROM
 FLORIDA GULF INC., INC.

DRAWN BY: RS
 FILE NAME: SITE
 SCALE: VARIES
 DATE: 7/23/92
 P.E. NO. 40232
 P.E. NO. 40232

SHEET
A-1

CANAL



EXISTING & PROPOSED FLOOR PLAN
2'

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW EXISTING CONDITIONS.
 2. RELOCATE OR ABANDON EXISTING UTILITIES AS NEEDED.
 3. PROPERLY SUPPORT EXISTING CONSTRUCTION UNTIL PROPOSED CONSTRUCTION IS IN PLACE.
 4. REMOVE EXISTING CONSTRUCTION AS NEEDED FOR PROPOSED CONSTRUCTION.

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

EXISTING SQ.FT.	
EXIST. REFRIGERATED AREA	527
OFFICE/WORK AREA	378
REFRIGERATED CONTAINER AREA	318
TOTAL	1223

LEGEND

----- EXISTING
----- PROPERTY LINE
----- EXISTING SLAB LINE
⊙ POLE

NOTE: THIS BUILDING/STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE SECTION 1609 FOR DESIGN PRESSURES GENERATED BY AN ULTIMATE WIND DESIGN VELOCITY OF 150 TO 160MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

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OR STORED BY ANY MEANS
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WITHOUT PERMISSION
FLORIDA GULF ENG., INC.

DRAWN BY: RS	PROJ. NO. 11057
FILE NAME: SITE	DATE: 08-11-19
SCALE: VARIES	
	DATE:
RON SCHLEGEL, P.E.	P.E. NO. 40232

FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MAYLAND, FL 33993
EMAIL: fge@embarqmail.com
C.A. NO. 7720
Ph. (239) 283-9800 FAX (239) 283-5024

REVISIONS	
No.	DATE

EXISTING/PROPOSED FLOOR PLAN
BARNHILL FISHERIES, INC.
4573 PINE ISLAND RD. NW, MATLACHA, FL

SHEET
A-2



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

COA No.	2012-00086	Designation No.	HD 90 10 01	Date Filed:	7/25/2012
---------	------------	-----------------	-------------	-------------	-----------

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

Name of Project: GEORGE WILLIAMSON PROJECT

Location: 4567 PINE ISLAND RD., NW, MATLACHA, FL 33993

STRAP No.: 24-44-22-01-00002.0130

Name of Applicant or Agent*: RON SCHLEGEL

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

Address: 2775 GEARY ST.

City, State, Zip: MATLACHA, FL 33993

Phone Number: 239-283-9800

Fax Number: 239-283-5024

Email Address: fge@embarqmail

Name of Historic District (if applicable): MATLACHA 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: RECONSTRUCTION OF A FIRE DESTROYED BUILDING, RELOCATION OF AN EXISTING BUILDING AND SITE RECONFIGURATION

Change in Use: ☐ No ☒ Yes

If yes, explain. CHANGE FROM RESIDENTIAL TO COMMERCIAL

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>			

SUBMITTAL REQUIREMENTS	
X	Full plans and specifications (12 sets of plans, 1 set of specification).
X	Site plan (12).
N/A	Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
N/A	Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
N/A	Demolition applications only: Provide plans for the reuse of the property.
N/A	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES	
N/A	Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
N/A	Proposed mitigation measures.
N/A	Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

COA2012-00086 Williamson – 4567 Pine Island Rd, NW Matlacha



Subject Property
4567 Pine Island Rd.

COA2012-00086 Williamson – 4567 Pine Island Rd, NW Matlacha



COA2012-00086 Williamson – 4567 Pine Island Rd. Matlacha



Subject (vacant) parcel fronting on Pine Island Rd



Subject property with canal at the rear

COA2012-00086 Williamson – 4567 Pine Island Rd. Matlacha



Existing accessory building to be rehabbed



Existing accessory building to be rehabbed

COA2012-00086 Williamson – 4567 Pine Island Rd. Matlacha



Detail of existing retaining wall along the perimeter of the site

Detail of existing retaining wall along the perimeter of the site



Detail of existing retaining wall along the perimeter of the site

COA2012-00086 Williamson – 4567 Pine Island Rd. Matlacha



Adjoining building to the northeast



Adjoining building to the southwest

COA2012-00086 Williamson – 4567 Pine Island Rd. Matlacha



Streetscape along Pine Island Rd southwest of the subject parcel



Streetscape across Pine Island Rd from the subject parcel

LEE COUNTY HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness
CASE NUMBER: COA 2012-00086 Williamson 4567 Pine Island Rd NW, Matlacha
HEARING DATE: August 15, 2012

SUMMARY: The request entails the reconstruction of a contributing building and the rehabilitation of an accessory contributing building in the Matlacha Historic District HD (District) 90-10-01. Staff analyzed the proposed project for compliance with Chapter 22 of the Land Development Code and the Secretary of the Interior's Standards for Rehabilitation. The STRAP number 24-44-22-01-00002.0130; the address is 4567 Pine Island Rd NW Matlacha Fl 33993.

STAFF ANALYSIS:

BACKGROUND: The subject parcel is roughly 125-ft by 100-ft and located on a lot fronting on Pine Island Road and adjoining a canal at the rear. Originally, the subject parcel included the following contributing properties: a one story frame vernacular house -- which was the main building that served as a residence -- and a rear accessory building by the canal.

Main House:

- **Approval of demolition after extensive fire damage:** Unfortunately the main house was severely damaged by a fire. Lee County Building Inspections cited the building as an unsafe building (Case # VIO2011-00249) on January 12, 2011. The building official believed that the building was virtually destroyed and attempting repairs on any portion would cause the whole building to collapse. He requested the Lee County Historic Preservation Board (LCHPB) review the request to demolish the building. On April 20, 2011 the LCHPB approved the demolition under Certificate of Appropriateness COA 2011-00038 (Attach 1).
- **Architectural features prior to the fire:** As most vernacular buildings in Matlacha, originally the main house likely featured horizontal wood siding and a metal roof. By the time of the fire in 2011 these had been replaced with asbestos shingles on the walls and a composite roofing material.

The house originally consisted of a side gable roof with shed roofed porches on the front and rear elevations. According to a 1970 floor plan sketch included in the Property Appraiser's field notes, the building in 1970 was roughly 20-ft (front) by 44ft (side). The length of the side elevation consisted of the following: 28-ft – house, 8-ft front porch and 8-ft rear porch. (Attach 2)

At the time of the fire the house still had the side gable roof and the shed roof over an enclosed front porch. The footprint was similar 20-ft 8-in (front) by 45-ft. (side). It incorporated: the house under a side gable roof (28-ft along the side) and shed roofed, enclosed front porch (8-ft along the side). The height of the house was roughly 13-ft from grade to roof ridge. However, the rear elevation had been substantially altered:

- The rear shed roofed porch had been replaced with a rear facing gable roofed wing providing additional living space. This new rear wing was slightly longer (9-ft along the side) than the original porch. There is no information about when this rear gable wing was constructed.
- Beyond this new rear gable wing an elevated (roughly 10-ft high) deck accessed by a set of exterior stairs had been built. Its footprint was roughly 10-ft by 13-ft. This deck had been approved by the LCHPB on February 2009 under Special Certificate of Appropriateness COA 2009-00013 as an after the fact permit. That permit also included: a newly constructed L-shaped covered walkway linking rear of the house to a newly constructed (roughly 24-ft by 18-ft) hipped roofed area for a hot tub and a laundry. (Attach 3)

Accessory Building:

At the time of the fire there was an accessory building by the canal, which still exists. The building features a large front facing gable roof, wood siding and is accessed by two large double wood doors that open to the side. The footprint is roughly square 20-ft by 22-ft. and the height roughly 13-ft 11-in grade to roof peak.

CURRENT PROPOSAL: The applicant proposes to reconstruct the subject building and rehab the existing accessory building to accommodate the adaptive re-use of the buildings for an office use and a restaurant. In preparing these plans the applicant has worked closely with the Building Official and the Directors of Zoning and Development Services, as well as preservation staff. FEMA regulations allow the reconstruction of a contributing building in a manner the preserves its original design without requiring it to be elevated to meet flood regulations. As a result the building will not be elevated.

On the site the buildings are proposed to be stacked one in front of the other and to have an outdoor orientation. The reconstructed building will front Pine Island Rd and behind it will be the detached rehabbed accessory building. The buildings will be separated by a 16-ft wide open area to be used for outdoor seating. A sidewalk along the left side will connect the two buildings.

The reconstructed building will house an office (possibly a real estate office) at the front and a kitchen at the rear of the building. The accessory building will be rehabbed to accommodate the restaurant's covered seating area. The 16-ft wide open area between the two buildings will accommodate the restaurant's open seating area.

Towards the rear the reconstructed building will have two bathrooms which will be accessed from the sidewalk along the left side.

Main Building: The proposal includes the reconstruction of the fire-destroyed residence and its adaptive re-use as an office/restaurant. The reconstructed building would retain the architectural integrity of the original residence. The applicant has chosen to eliminate the rear elevation -- which by the time of the fire had lost much of its original design. As a result the re-constructed building will feature the two wings that were original to the building at the time of the fire: the main side gable roof and the shed roof over the enclosed front porch. For the building materials the applicant has chosen those materials that likely were on the original building: horizontal wood siding and metal roofs.

With the exception of the rear elevation, the footprint would be the same as that of the historic house; -- i.e. roughly 20-ft 8-in (front) and 36-ft (side). The reconstructed building would feature a side gable roof (28-ft along the side) and shed roofed, enclosed front porch (8-ft along the side). Like the house destroyed by the fire, this reconstruction would feature narrow single windows throughout the building except at the front elevation which will feature a ribbon of three narrow windows. The height of the building would be roughly that of the one destroyed by the fire: 13-ft 7-in.

The reconstructed building will be located roughly in the same area of the parcel as the fire destroyed building -- roughly 10.5-ft from the southwest side property line and set back roughly 10-ft from the front property line. (The fire destroyed house was located roughly 31-ft from the southwest side property line and setback roughly 13-ft from the front property.)

Accessory Building: The accessory building will be relocated to be behind the main building and rehabilitated as the covered seating area for the restaurant. Currently the accessory building is near the canal with the double doors on the right side. The accessory building would be relocated so that it would still be near the canal and with the double doors on the left side.

Overall staff believes this is an extremely well thought out project and the applicant designed a sensitive adaptive re-use solution to a very difficult design problem. The fire destroyed historic building is reconstructed and the accessory building is rehabilitated to accommodate adaptive re-uses that preserve the integrity of these buildings. The buildings are relocated but still maintain their original orientations on the site. The mass, scale and height of the original buildings have been preserved. The reconstruction will be an accurate reconstruction of the original building. It is based on the accurate duplication of historic features from the original building and will re-create the appearance of the fire-damaged, historic building. The applicant has produced a site plan in keeping with modern development standard regulations including the provision of adequate parking, landscaping, and water detention.

The Secretary of the Interior's Standards for Rehabilitation

In evaluating the Secretary of the Interior's Standards also refer to the discussion above.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
The new use of an office and restaurant has been arranged in such a way that it allows minimal changes to the defining characteristics of the reconstructed building and its site and environment. Both the reconstructed building and the rehabilitated accessory building retain their original designs and materials. The proposed locations of the buildings on the site maintain the original orientations of the buildings on the site.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
The character of both the reconstructed and the rehabilitated buildings are maintained.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Not Applicable
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Not Applicable
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The distinctive features of the two buildings will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
The reconstruction of the historic building was substantiated by documentary and pictorial evidence. The rehabilitation of the accessory building was accomplished by repairing the building.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Not Applicable

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Not Applicable
- 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
Not Applicable
- 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Not Applicable

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- 1) Approve the project as presented by the applicant;
- 2) 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 as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.

COA 2011-00038 Allen Residence
Page 1 of 1

LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness
CASE NUMBER: COA 2011-00038 Allen Residence, 4567 Pine Island Rd NW, Matlacha
HEARING DATE: April 20, 2011

SUMMARY:

The request entails the demolition of a contributing residence in the Matlacha Historic District HD (District) 90-10-01. Staff analyzed the proposed project for compliance with Chapter 22 of the Land Development Code. The STRAP number 24-44-22-01-00002.0130; the address is 4567 Pine Island Rd NW Matlacha Fl 33993.

STAFF ANALYSIS:

The property consists of a one-story frame vernacular structure – which is the main house – and a rear accessory building (a wood frame structure). Both buildings are located on 125 ft by 100 ft rectangular shaped lot fronting on Pine Island Road and adjoining manmade canal at the rear.

The main house, a contributing structure in the Matlacha Historic District, was severely damaged by fire. Recent photographs show the extent of the damage to the building. Essentially the integrity of the entire building has been severely compromised. Lee County Building Inspections cited the building as an unsafe building (Case # VIO2011-00249) on January 12, 2011. Since that time staff and the building official met with George Williamson, who is the property's mortgage holder and has power of attorney from Mr. Archie Allen, the property owner, to represent him in this case. Currently neither Mr. Williamson nor Mr. Allen have the financial resources to rebuild on the site. At the meeting both the building official and Mr. Williamson agreed that the building is so damaged by fire that it must be removed to protect the welfare of the community.

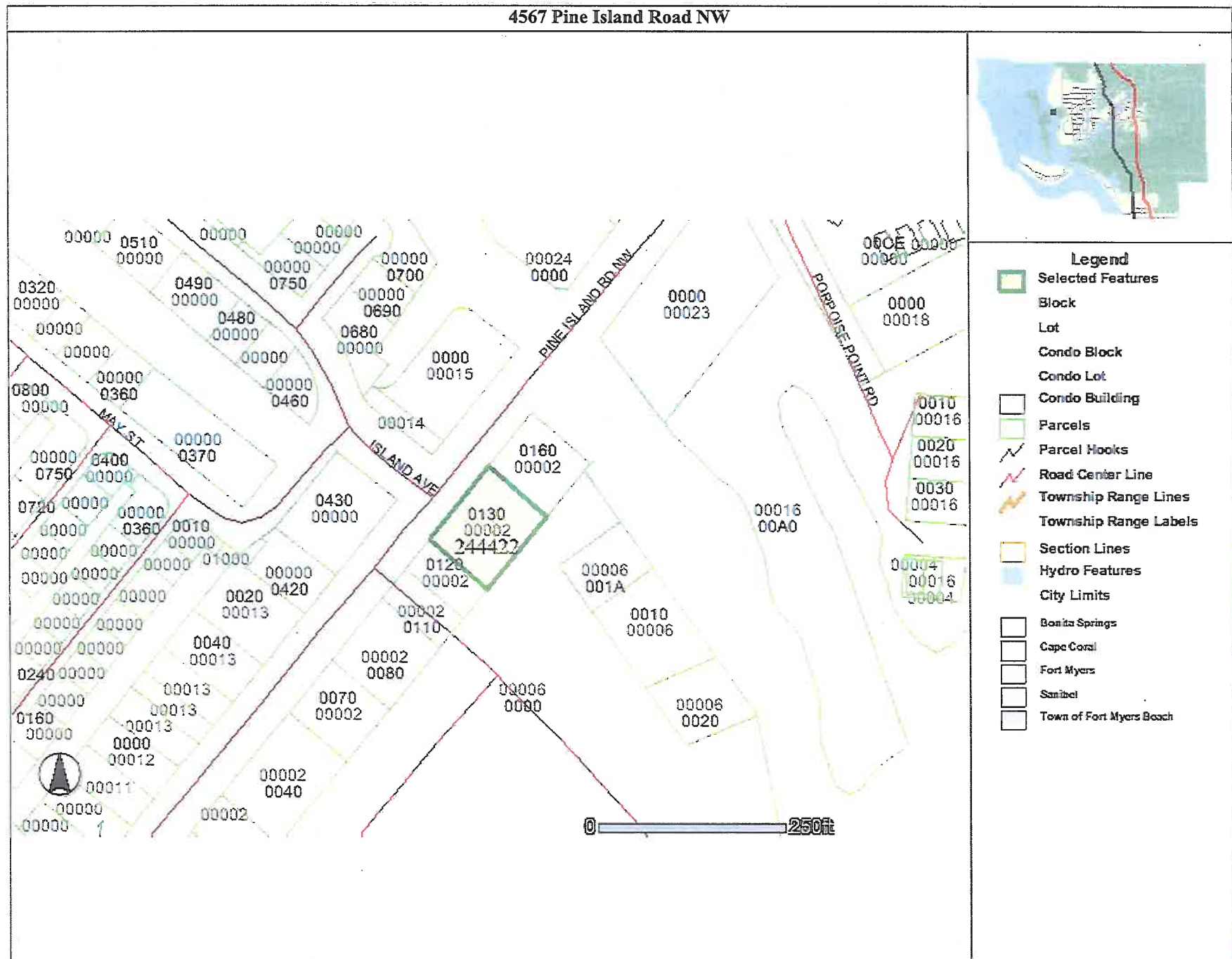
Chapter 22 of the Lee County Land Development Code states in Section 22-104 Demolition (d):
(e) Unless demolition has been ordered by a court of competent jurisdiction or another governmental body, a special certificate of appropriateness for demolition of a designated building or structure shall not be issued until there are definite plans for reuse of the property and a building permit or development order for the new construction has been applied for.

In this instance the building official has tagged this house as an unsafe building to be demolished and has requested that the Historic Preservation Board review this case at its earliest convenience. The building official believes that the building is virtually destroyed and that attempting repairs on any portion may cause the whole building to collapse. Staff agrees with the building official that the building must be demolished. The building is so damaged that its original design and craftsmanship has been lost; it no longer contributes to the character of the district. Retention of this building at this point would not be contrary to the welfare of the community.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- 1) Approve the project as presented by the applicant;
- 2) 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 as approved is in compliance Chapter 22 of the LDC.



COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha



Front (north) on
Pine Island Road

Front (north) on
Pine Island Road



Front (north) on
Pine Island Road



COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha



Side (east).



Side (east).

COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha



Side (west).



Side (west).

COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha



Rear towards the southwest of lots.

Rear towards the southwest of lots.



Rear towards the southwest of lots.

Rear towards the southwest of lots.



COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha



Accessory building, toward southeast of lot.



Accessory building, toward southeast of lot.

COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha
2009 Photos- taken about 2 years before the fire.



Front (north) on Pine Island Road



Side (east).

COA2011-00038 Allen Property, 4567 Pine Island Road NW , Matlacha
2009 Photos- taken about 2 years before the fire.



Left & Below: Rear view of property.





COA 2009-00013 Allen Residence
Page 1 of 3

LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2009 00013 Allen Residence, 4567 Pine Island Rd NW, Matlacha

HEARING DATE: February 25, 2009

SUMMARY:

This request is after the fact permit to install 6 ft high fence on the front and wood decks at the rear of an existing contributing structure in the Matlacha Historic District HD (District) 90-10-01. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 24-44-22-01-00002.0130; the address is 4567 Pine Island Rd. NW, Matlacha, Florida 33993.

STAFF ANALYSIS:

Existing conditions:

The property consists of a one-story frame vernacular structure – which is the main house- and a rear accessory building (a wood frame structure) that the applicant describes as a “workshop”. The main house is used as a residence. The buildings are located on 125 ft by 100 ft rectangular shaped lot fronting (north) on Pine Island Road and adjoining manmade canal at the rear (south).

As a contributing building, the structure maintains the form and scale that are character-defining features of the Matlacha Historic District. It features masonite siding and combination of shingle gables and shed roofs. The building retains the original windows.

After the fact permit:

Front 6 ft high wood fence: The applicant installed 6 ft high vertical wood fence at the front property in a manner that encroaches on the 25-ft front setback.

- The fence protrudes 6 in in front of house's front elevation- i.e. the fence is setback roughly +/- 13 ft from the property line.
- The fence slants into the front setback of the property so that it terminates within +/- 7ft of the front property line.

The applicant requests permission to reconfigure the existing fence so that it is in line with the front elevation of the house and setback 13.6 ft from the front property line.

Wood Decks: At the rear elevation the applicant requests after the fact permission to install a covered deck that extends to the southwest corner of the property.

The area directly at the rear of the house has a footprint of roughly 20 ft by 15 ft. The lower deck is covered by: 1) an open upper deck which is accessed by a set of wood stairs and 2) a small single shed roof which extends beyond the perimeter of the deck.

COA 2009-00013 Allen Residence
Page 2 of 3

The area adjacent to the house is roughly 24 ft by 18 ft and is covered by an asphalt shingle hip roof. The area under this roof is mostly open and accommodates a hot tub area. It also includes a small laundry room which uses water collected into a cistern from the roof.

The porch at the rear of the house and the hot tub area are connected by a shed roofed breezeway.

The decks addition did not jeopardize the integrity of the historic house. The new additions are clearly distinctive from the main structure and if removed, the essential form and integrity of historic structure would not be damaged.

The subject single family residence is located in the business section of Matlacha. The adjoining land uses are a fish house to the west and a barber shop and dance studio to the east. The residence has minimal front setback from the Pine Island Road right of way. The proposed fence would provide buffering between the applicant's single family house and the Pine Island Road and minimize the noise and fumes from cars traveling on this road. The fence would facilitate the continued existence of a mixture of commercial and residential uses which is typical of the development pattern in Matlacha.

Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation

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

Property will continue to be used as a single family residence.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The historic character of the existing building is preserved.

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

Not Applicable

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

Not Applicable

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

Distinctive features of the historic house are unimpaired by the deck addition.

COA 2009-00013 Allen Residence
Page 3 of 3

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

The new work will not impact the original house – it will be attached to it. An open area preserving the original rear elevation and rear access to the house will be created by the installation of a deck raised 10 ft from the ground featuring 3 ft high railings. The impact of this elevated deck is soften by shed roofed open area that extends beyond the perimeter of deck.

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

The deck additions would not adversely affect the historic home if it were removed.

STAFF RECOMMENDATION:

Staff recommends that the 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 as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC.

Allen Residence, 4567 Pine Island Rd NW, Matlacha



Front (north) elevation of the subject structure fronting on Pine Island Rd



Front (north) elevation of the subject structure

Allen Residence, 4567 Pine Island Rd NW, Matlacha



Portions
of the
fence to
be
removed

Fence in the front setback of the subject property.



Fence to
be moved
back to run
flush with
front
elevation

Fence detail showing the fence protruding in front of the house

Allen Residence, 4567 Pine Island Rd NW, Matlacha



Porch and upper level deck addition on the rear (south) elevation of the subject property.



Covered deck addition

Allen Residence, 4567 Pine Island Rd NW, Matlacha



Upper level deck

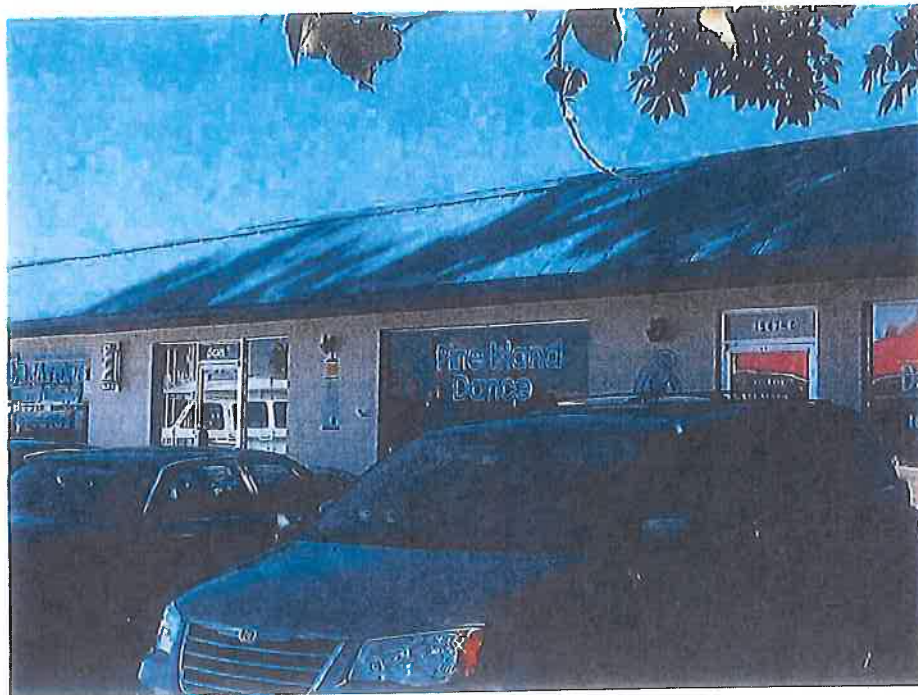


Stairs leading to the upper level deck

Allen Residence, 4567 Pine Island Rd NW, Matlacha

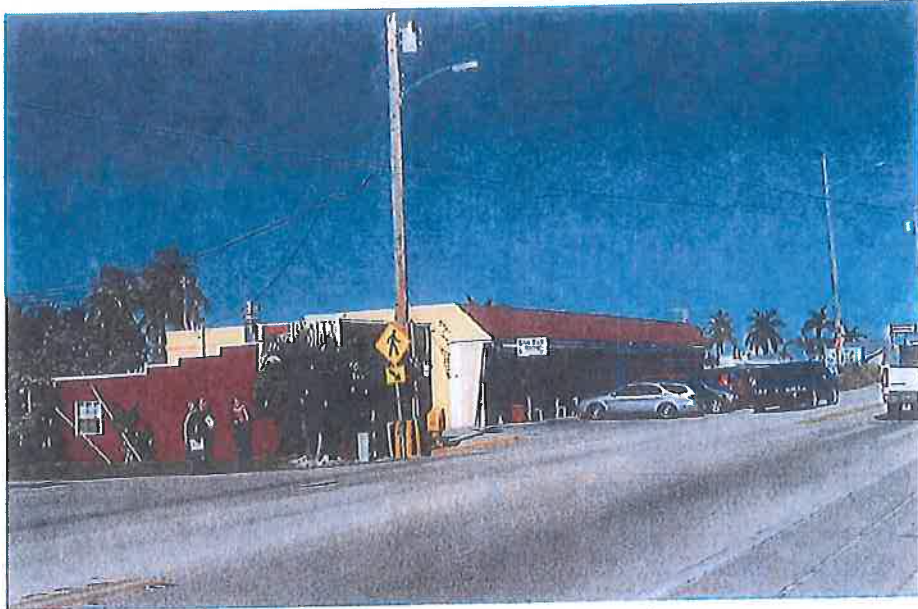


Adjacent property to the west



Adjacent property to the east

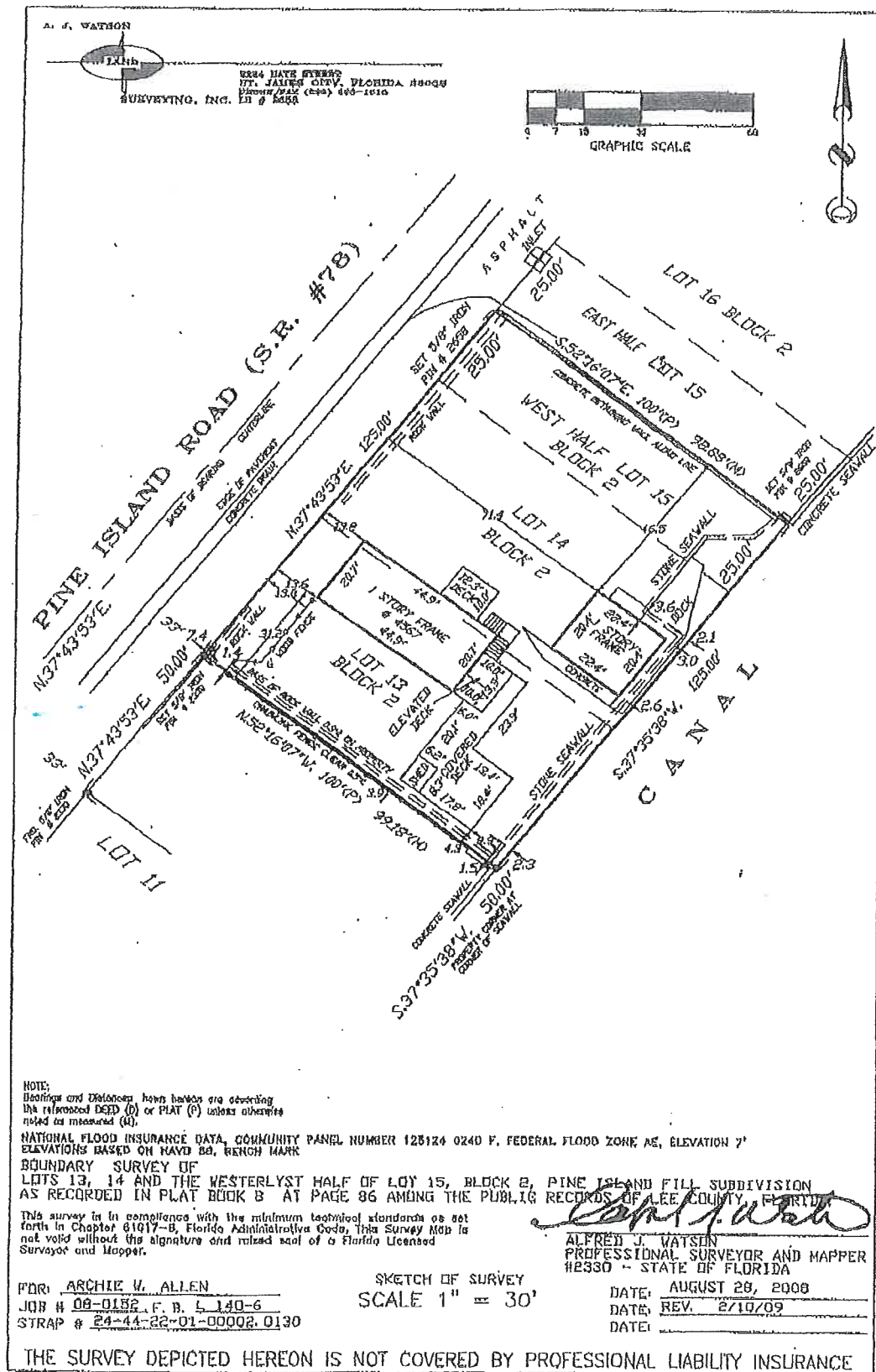
Allen Residence, 4567 Pine Island Rd NW, Matlacha

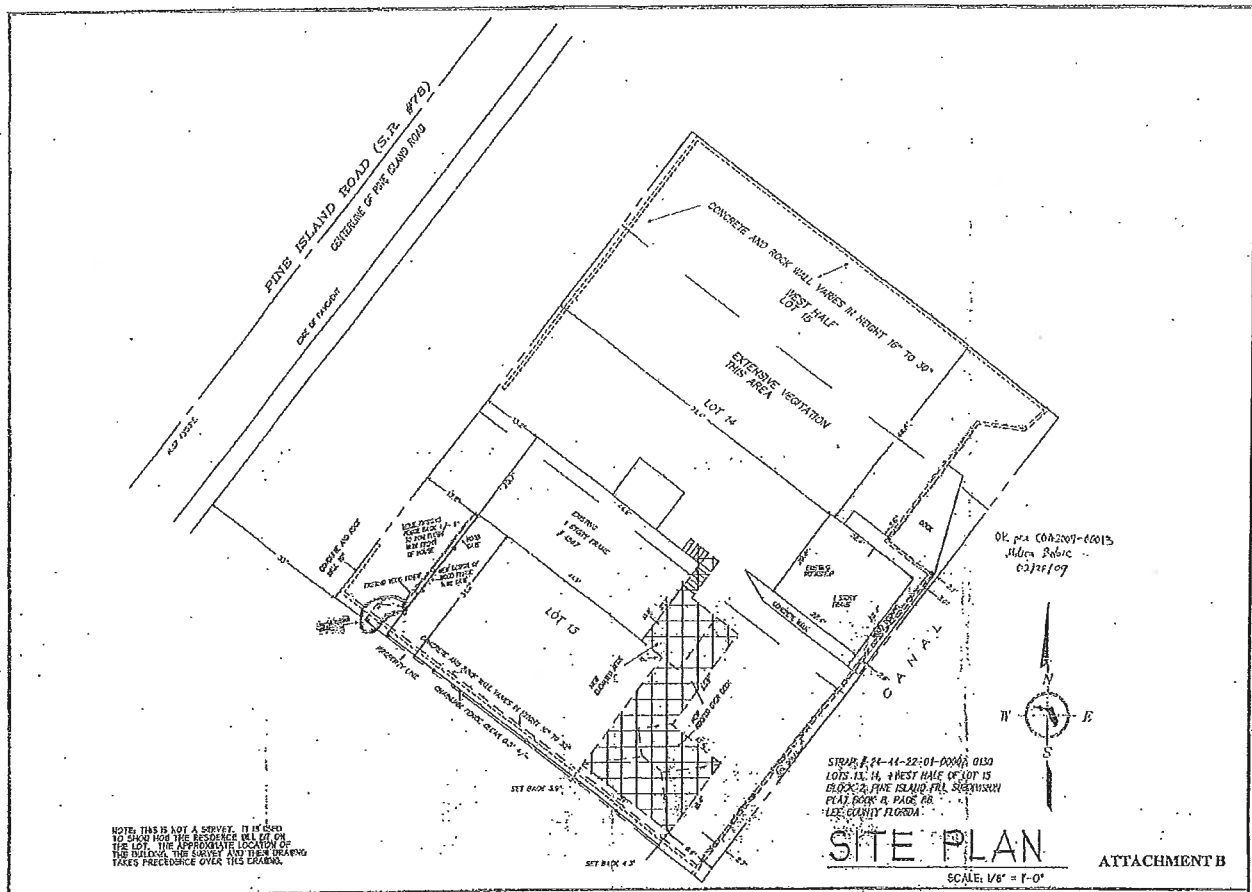


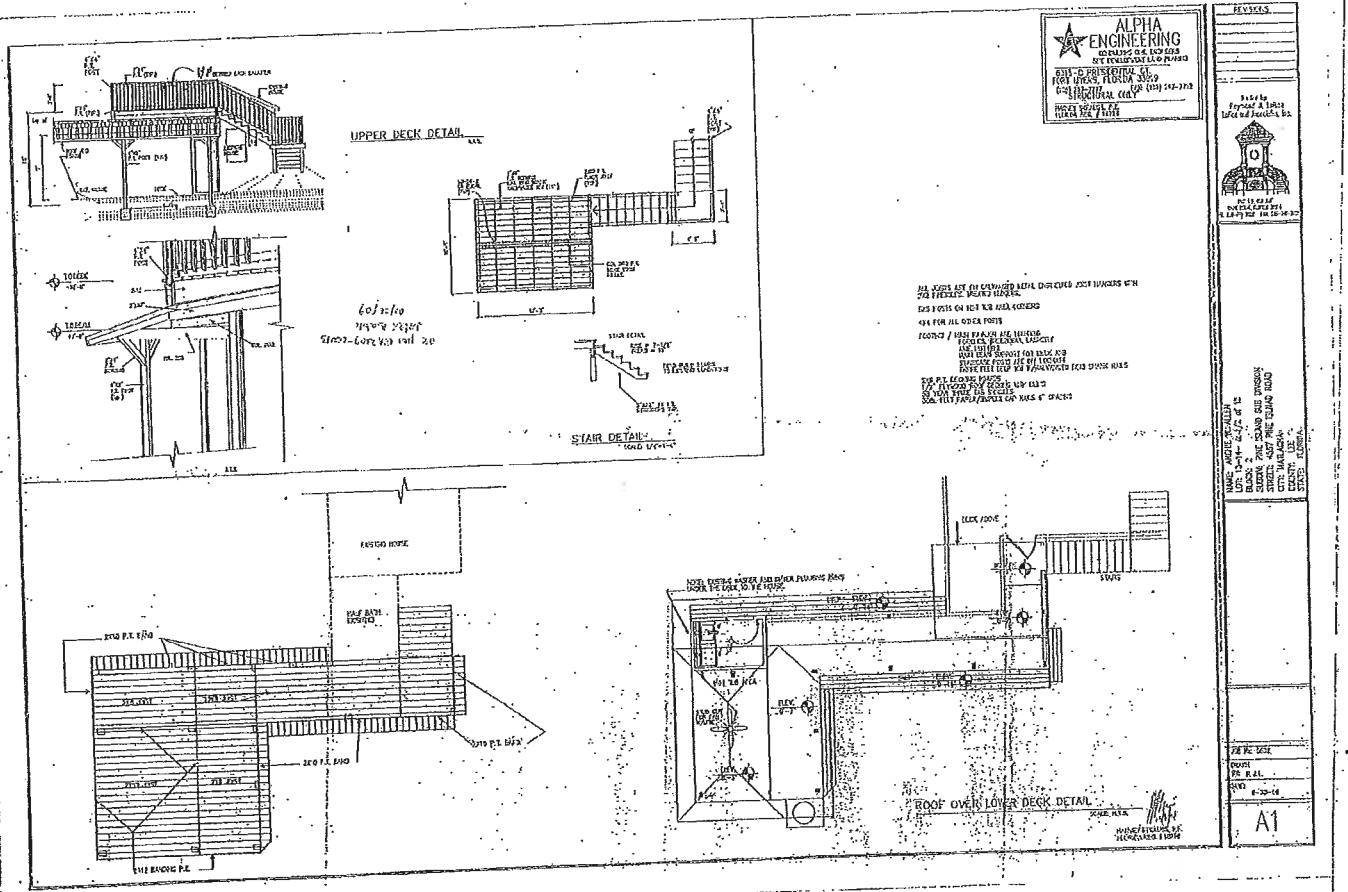
Streetscape – directly across the subject property looking east



Streetscape – directly across the subject property looking west









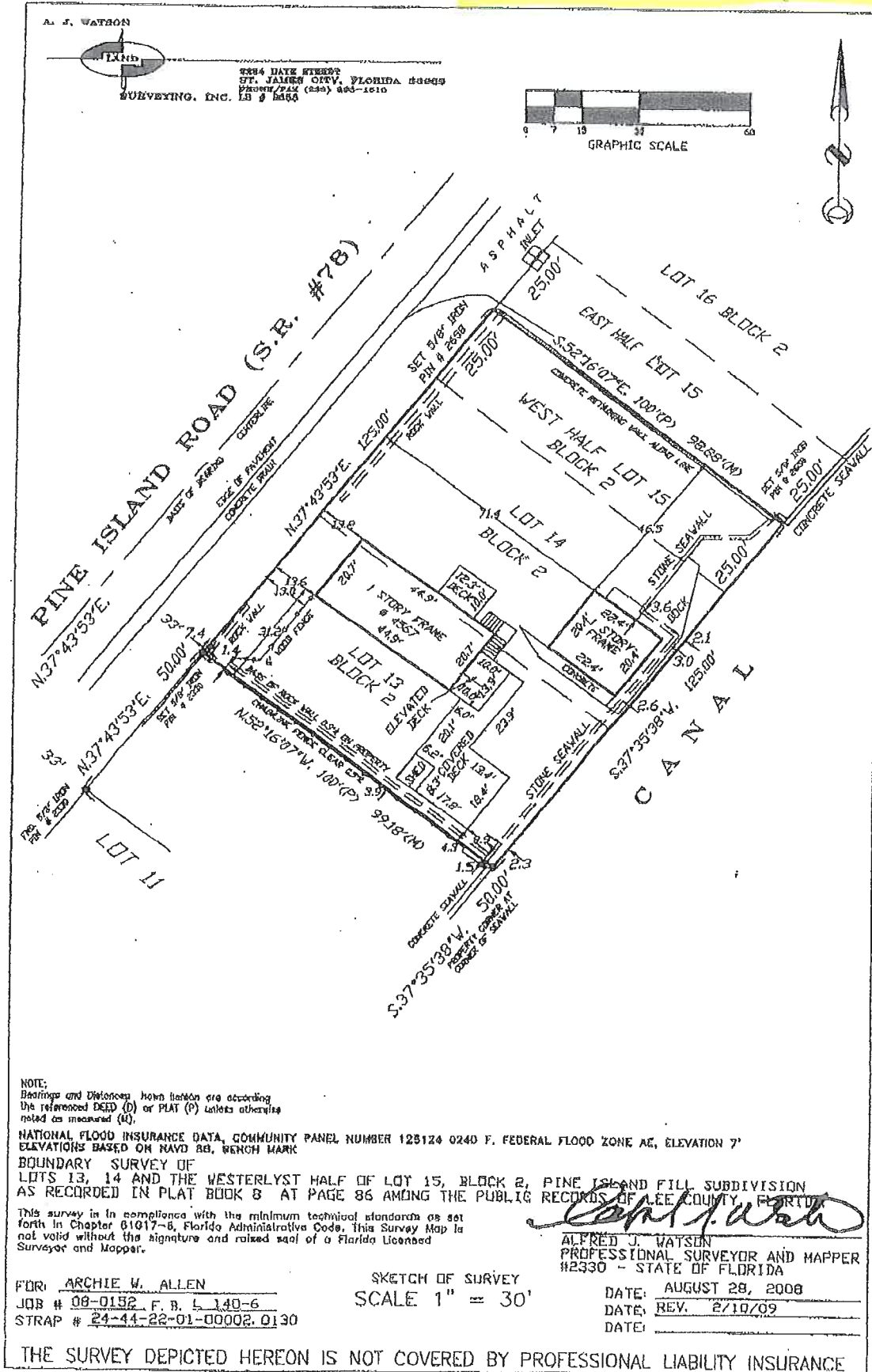
*Undated photo of the building
that was demolished after the fire.*

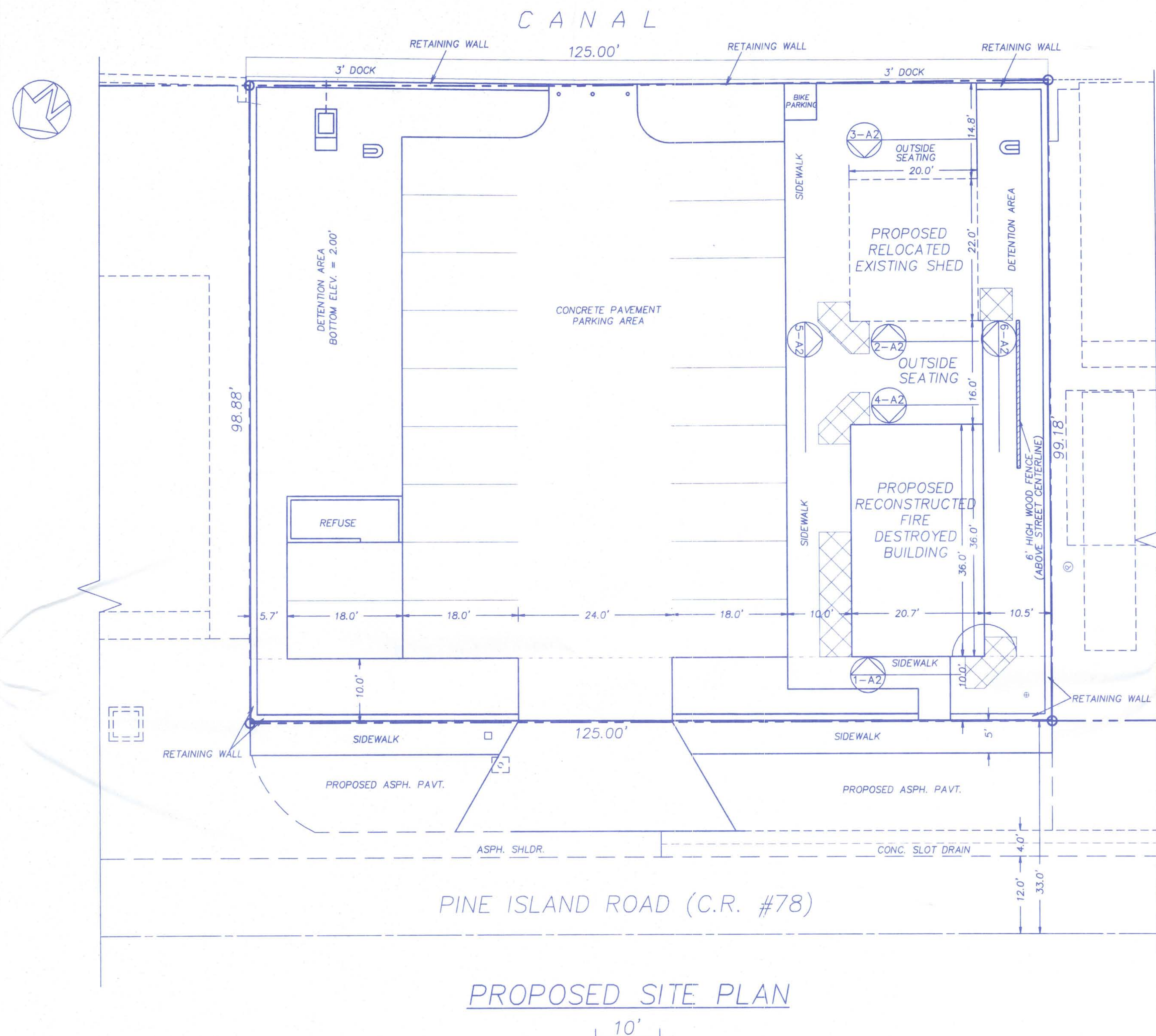
Copyright ©2011 Pictometry International Corp.




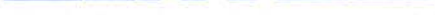






AERIAL AFTER THE FIRE

ATTACHMENT #4 for COA2012-00086
Misc Photos and 2009 Survey of the Property





LEGEND

	PROPERTY LINE
	EXISTING
	PROPOSED
	BUFFER
	EXISTING EOP
	CENTER LINE
	UTILITY POLE
	BUILDING PERIMETER PLANTING BED

STRAP NO.: 24-44-22-01-00002.0130

INDEX OF PLANS

S-1 PROPOSED SITE PLAN

A-1 EXISTING ELEVATIONS/FLOOR PLANS

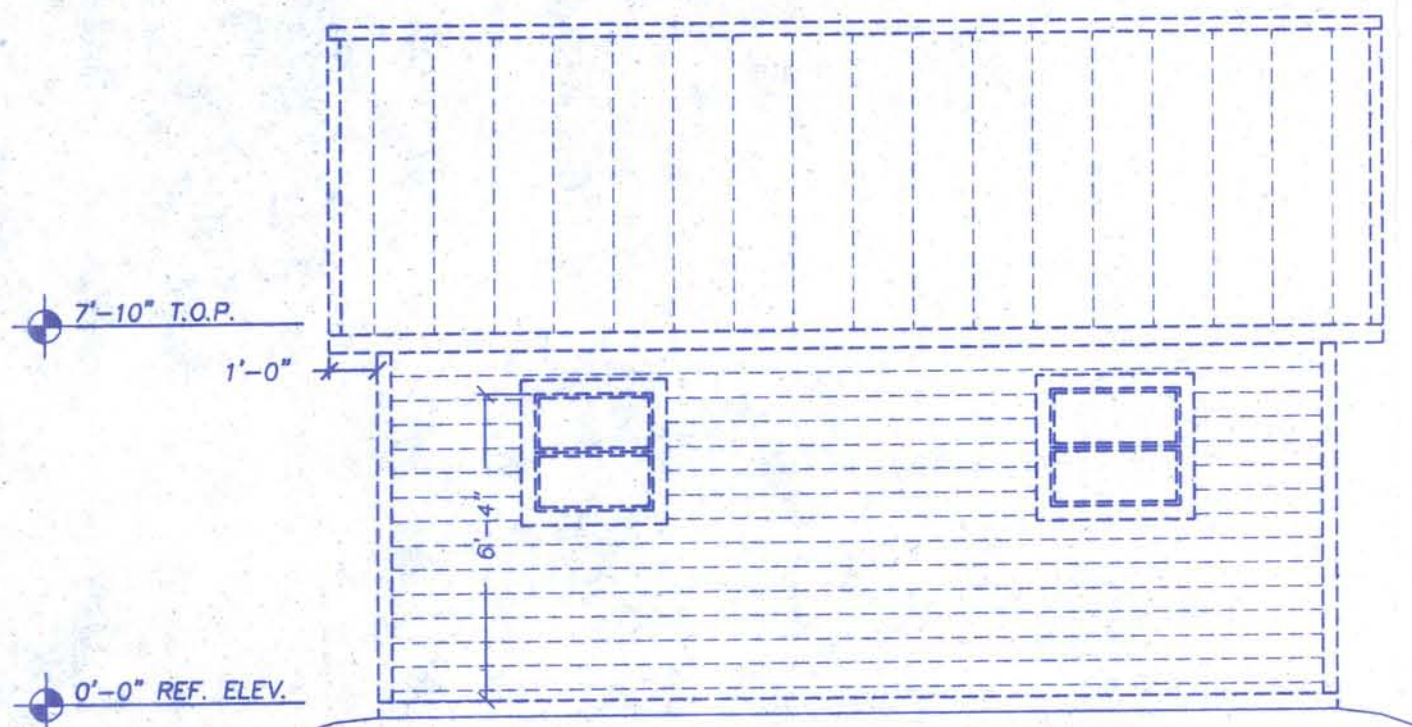
A-2 PROPOSED ELEVATIONS/FLOOR PLANS

A-3 SECTIONS

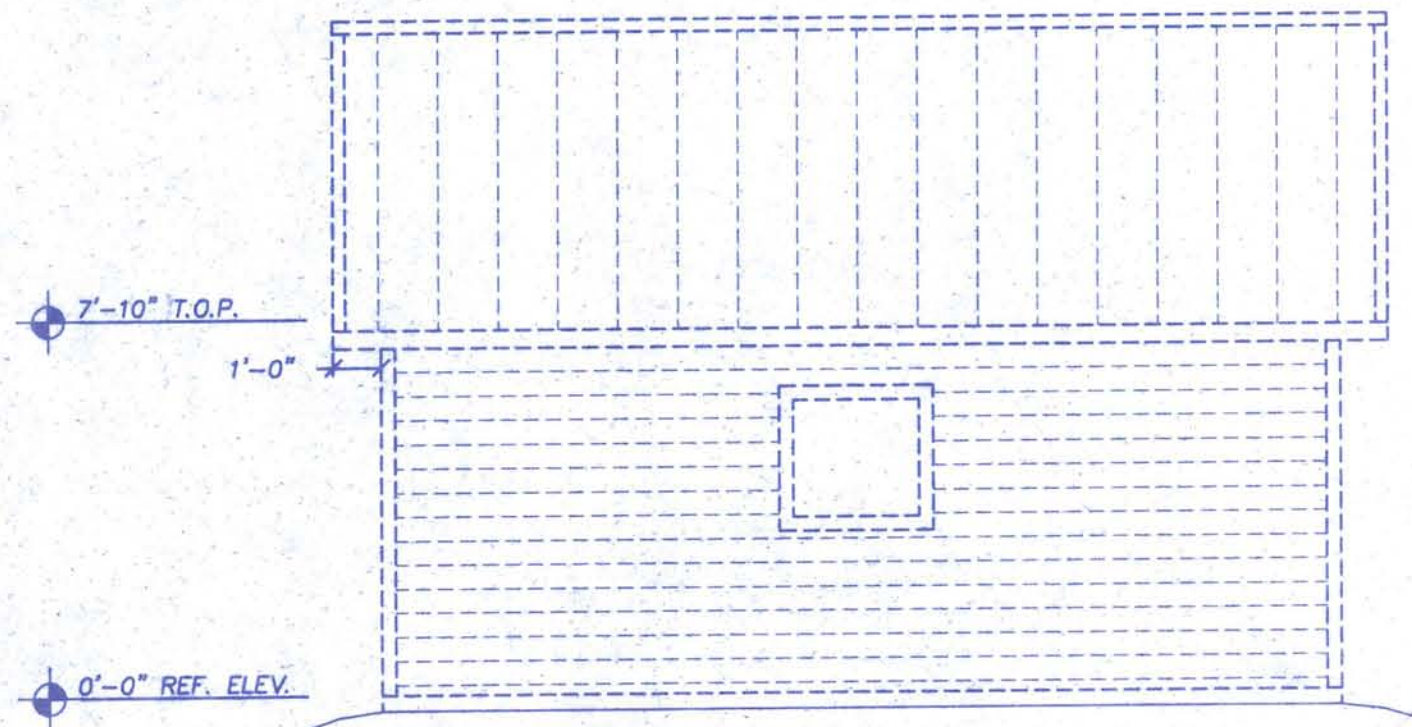
L-1 PRELIMINARY LANDSCAPE PLAN

SURVEY

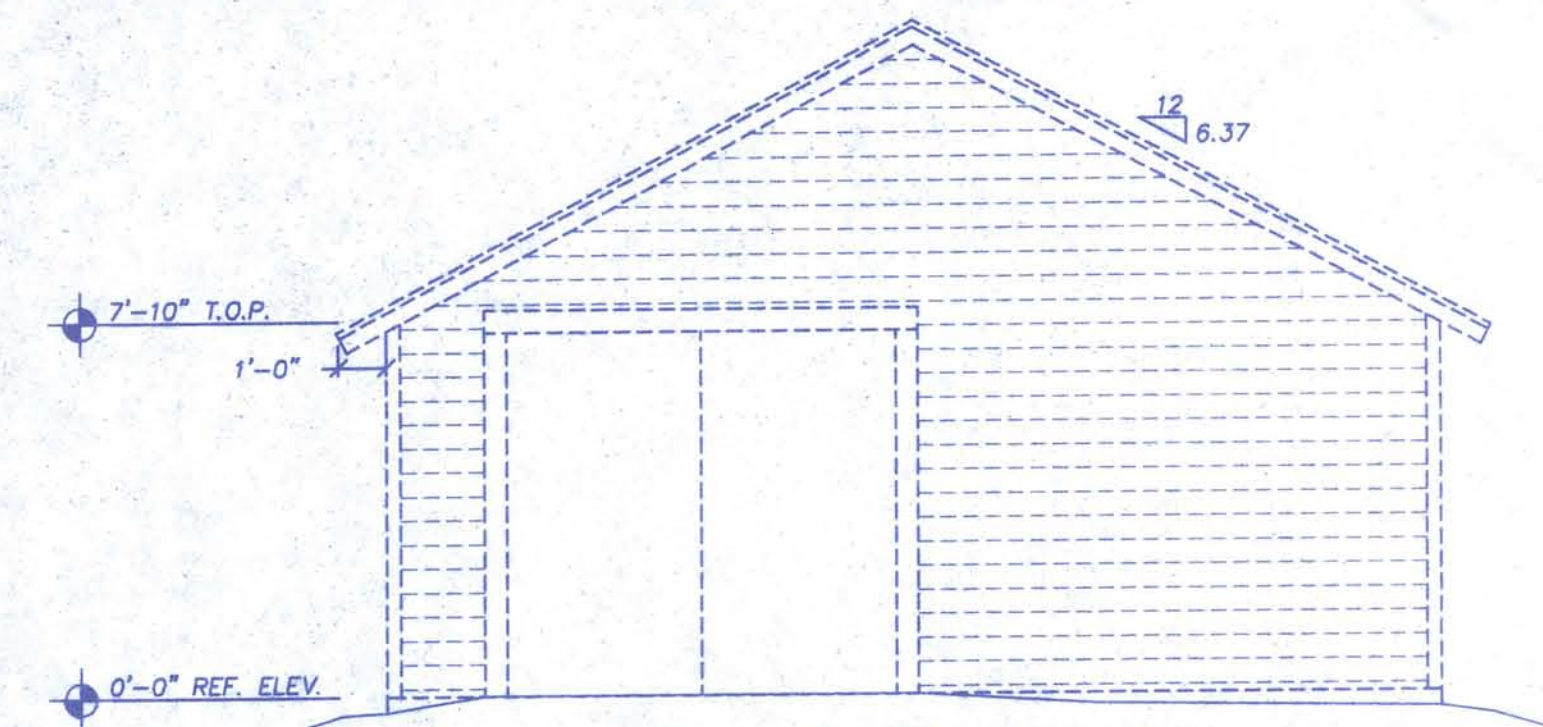
EXISTING SHED



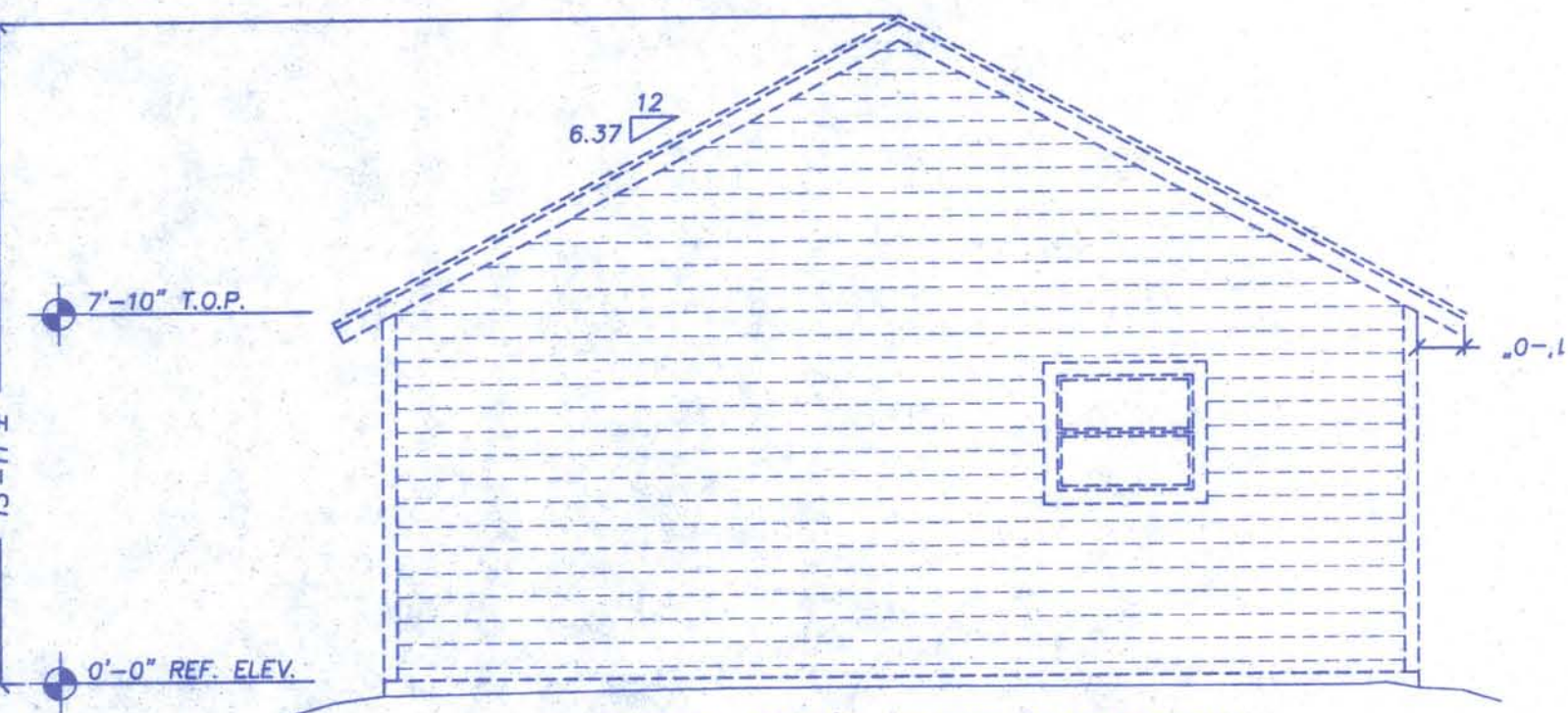
EXIST. SHED FRONT ELEVATION



EXIST. SHED REAR ELEVATION



EXIST. SHED LEFT ELEVATION



EXIST. SHED RIGHT ELEVATION

- NOTES:
1. ALL DIMENSIONS AREA APPROXIMATE, FOLLOW EXISTING CONDITIONS.
 2. RELOCATE OR ABANDON EXISTING UTILITIES AS NEEDED.
 3. PROPERLY SUPPORT EXISTING CONSTRUCTION UNTIL PROPOSED CONSTRUCTION IS IN PLACE.
 4. REMOVE EXISTING CONSTRUCTION AS NEEDED FOR PROPOSED CONSTRUCTION.

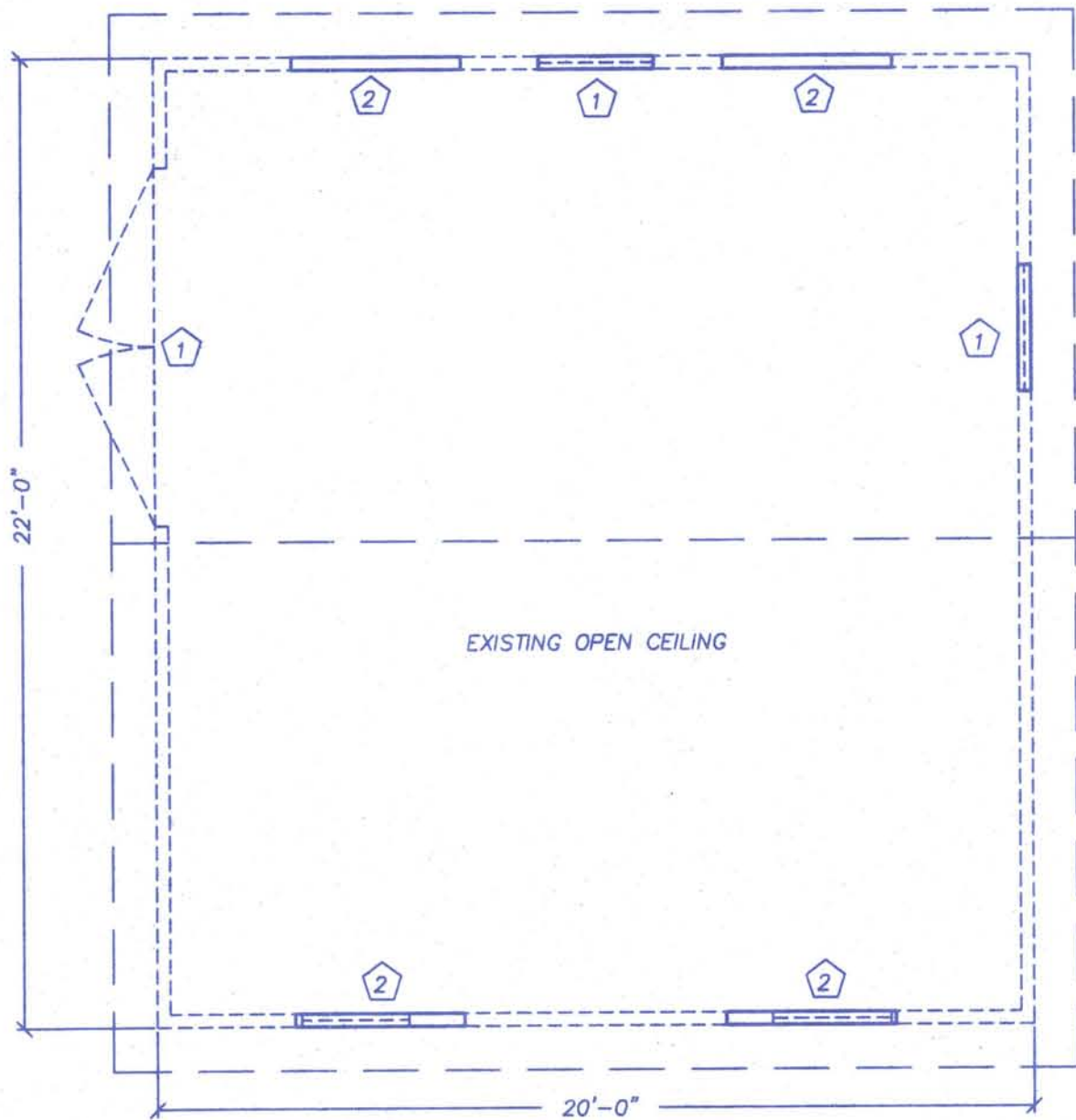
DEMOLITION NOTES:

1. REMOVE EXISTING WINDOW/DOOR.
2. REMOVE EXISTING WINDOW/WALL AS NEEDED FOR PROPOSED WINDOWS.

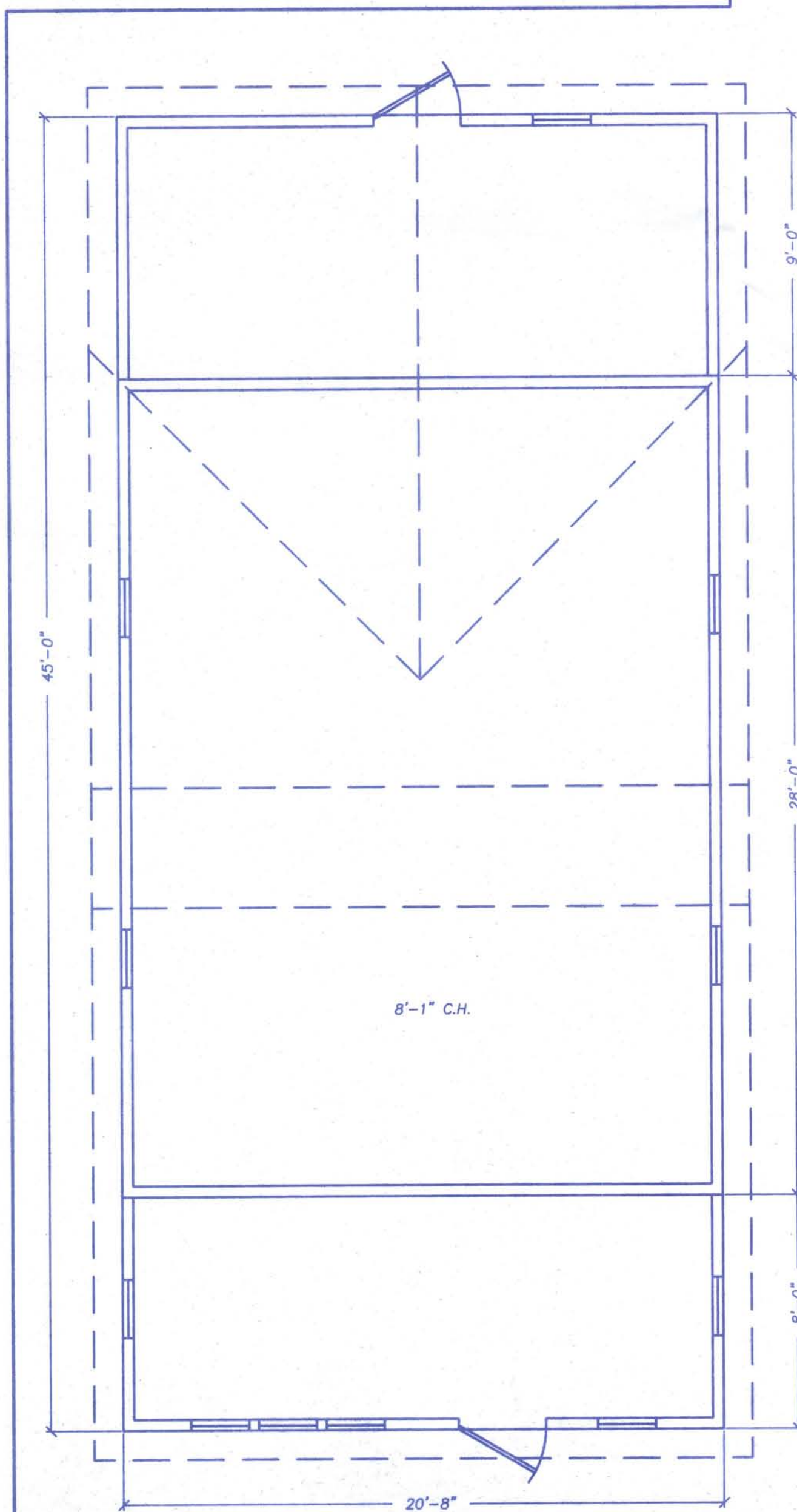
EXISTING SHED SQ.FT.	
SHED AREA	440
TOTAL	440

LEGEND

- EXISTING
- EXISTING ROOF LINES
- REF. ELEV. REFERENCE ELEVATION
- T.O.B. TOP OF BEAM

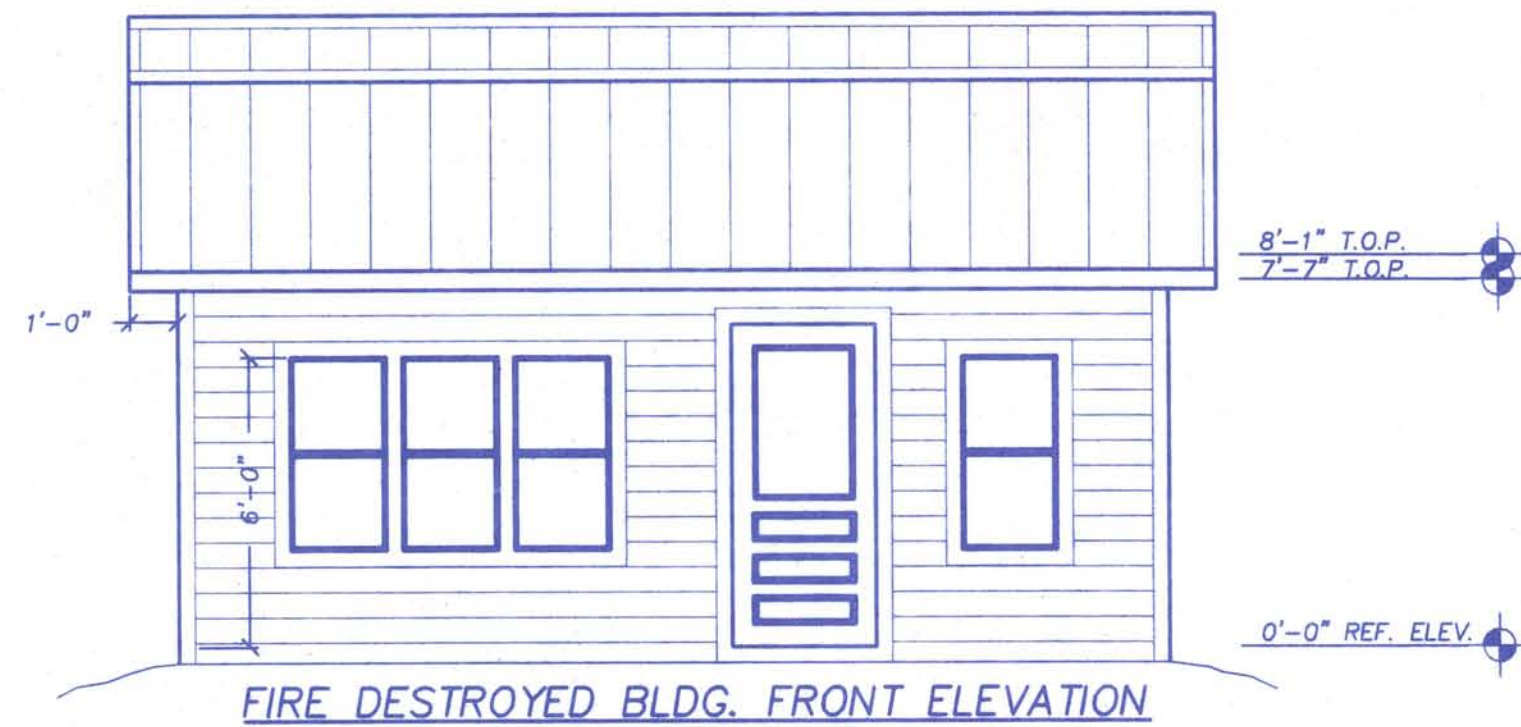


EXISTING SHED FLOOR/DEMO PLAN

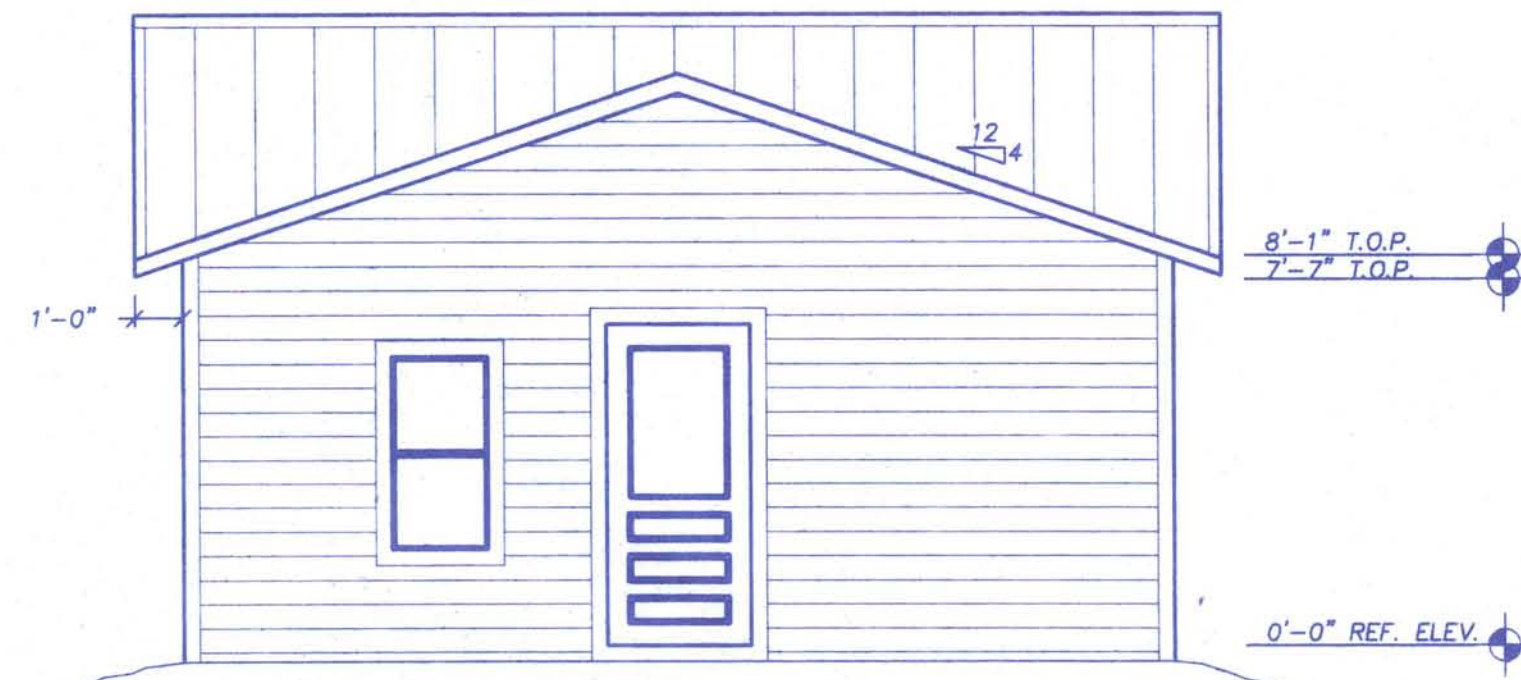


FIRE DESTROYED BUILDING FLOOR PLAN

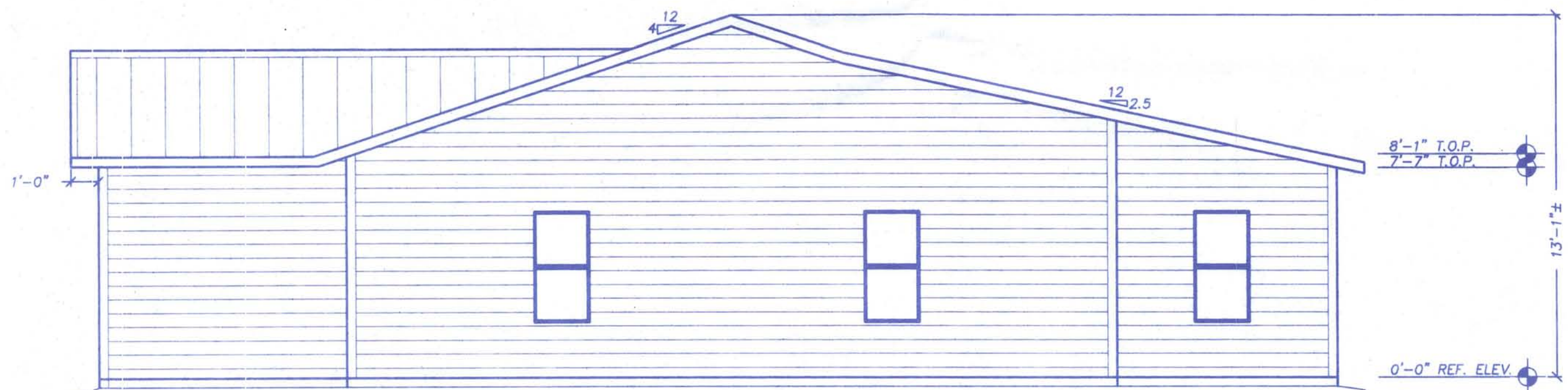
FIRE DESTROYED BUILDING



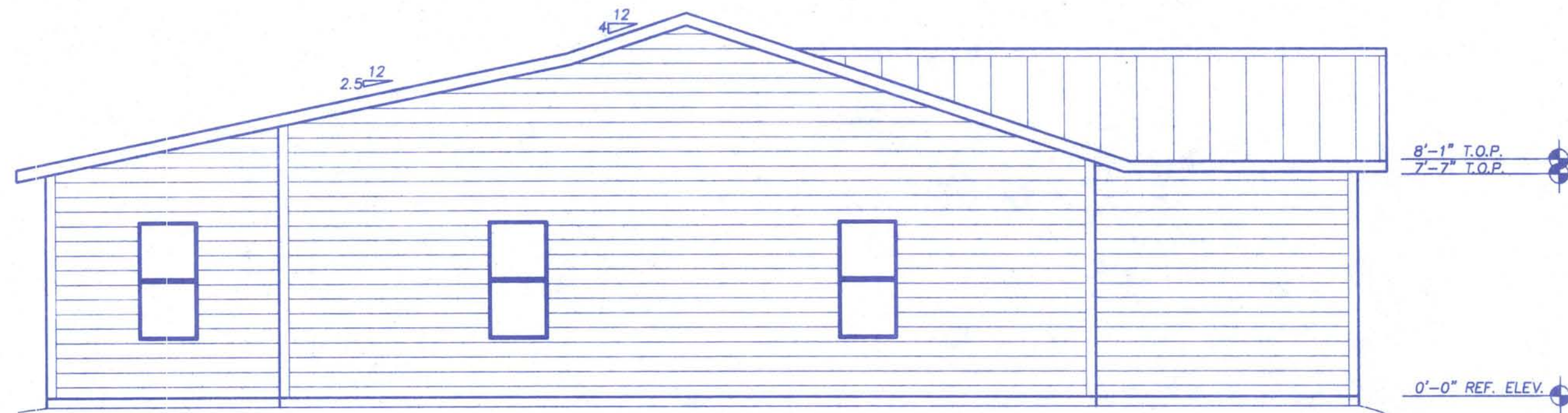
FIRE DESTROYED BLDG. FRONT ELEVATION



FIRE DESTROYED BLDG. REAR ELEVATION



FIRE DESTROYED BLDG. LEFT ELEVATION



FIRE DESTROYED BLDG. RIGHT ELEVATION

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

- NOTES:
1. EXISTING FIRE DESTROYED BUILDING BASED ON INFORMATION FROM LEE COUNTY AND ASSUMPTIONS.
 2. ALL DIMENSIONS AREA APPROXIMATE, FOLLOW EXISTING CONDITIONS.
 3. RELOCATE OR ABANDON EXISTING UTILITIES AS NEEDED.
 4. PROPERLY SUPPORT EXISTING CONSTRUCTION UNTIL PROPOSED CONSTRUCTION IS IN PLACE.
 5. REMOVE EXISTING CONSTRUCTION AS NEEDED FOR PROPOSED CONSTRUCTION.

ASSUMED FIRE DESTROYED BLDG. SQ.FT.	
BUILDING AREA	930
TOTAL	930

LEGEND

- EXISTING
- EXISTING ROOF LINES
- REF. ELEV. REFERENCE ELEVATION
- T.O.B. TOP OF BEAM

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE SECTION 1609 FOR DESIGN PRESSURES GENERATED BY AN ULTIMATE DESIGN WIND VELOCITY OF 150 TO 160MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

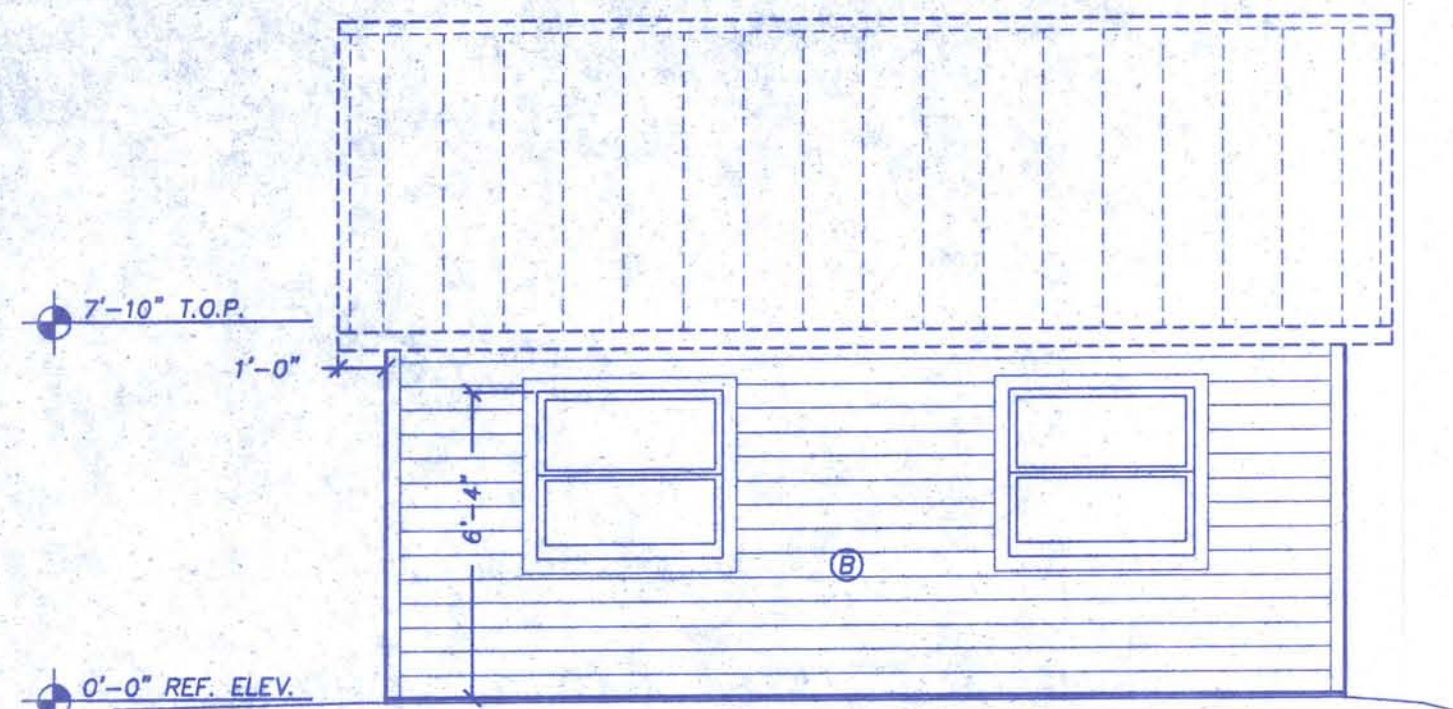
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DRAWN BY: RS
FILE NAME: SITE
SCALE: VARIES
DATE: 11/23/23
PROJ. NO. 12004
P.E. NO. 40332

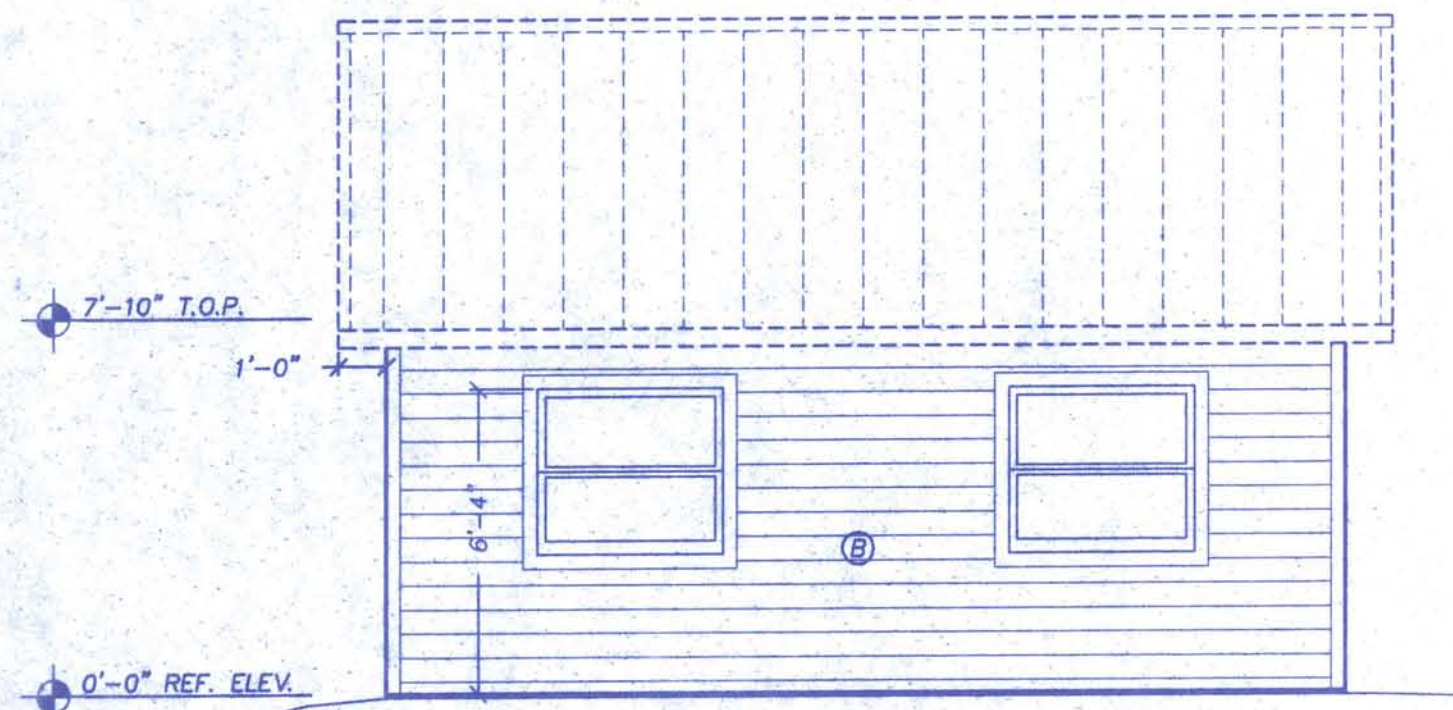
FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MAYLAND, FL 33993
EMAIL: fge@emborgmail.com
C.A. NO. 7720
Ph. (239) 283-9800 FAX (239) 283-5024

REVISIONS	BY	Description
No.	DATE	

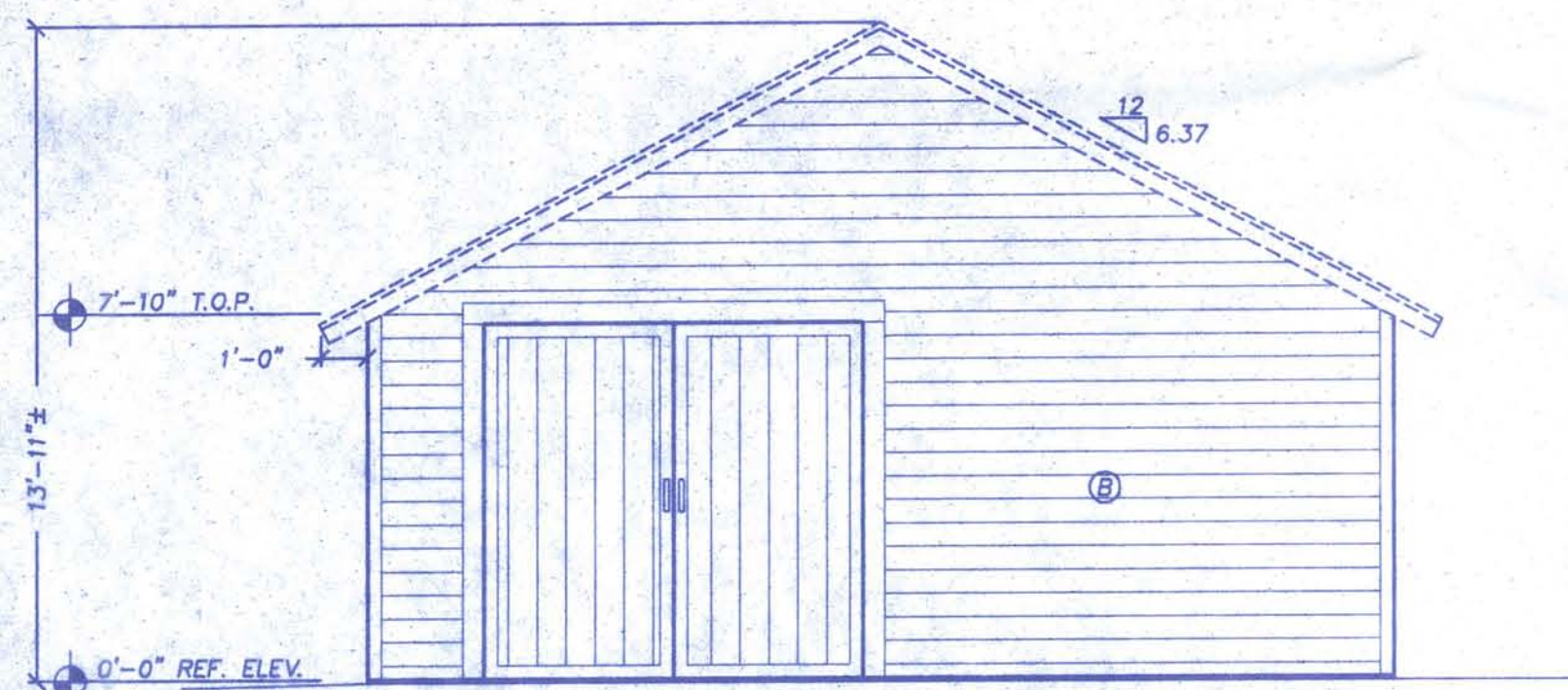
EXIST. ELEVATIONS & EXIST. FLOOR PLANS
GEORGE WILLIAMSON PROJECT
4567 PINE ISLAND RD. NW, MAILACHA, FL



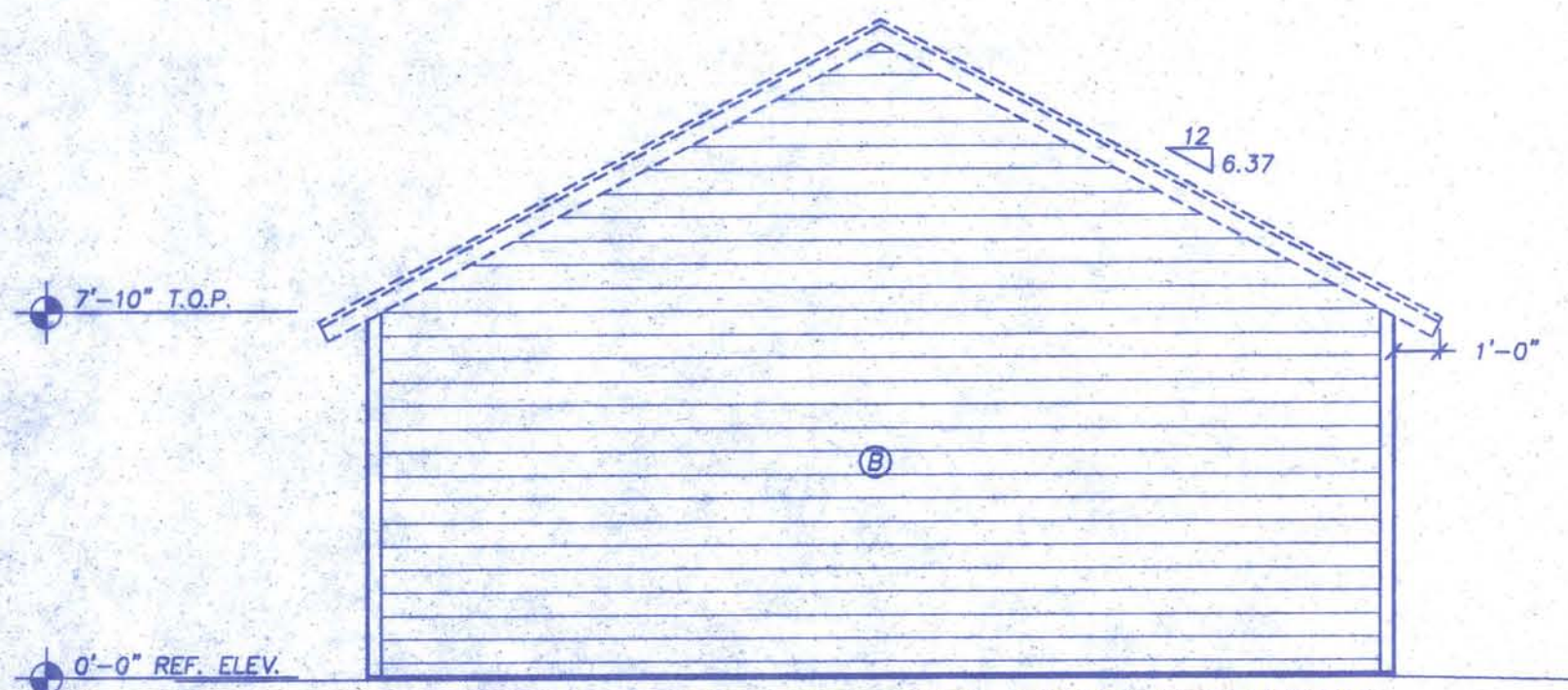
PROPOSED RELOCATED SHED FRONT ELEVATION



PROPOSED RELOCATED SHED REAR ELEVATION



PROPOSED RELOCATED SHED LEFT ELEVATION

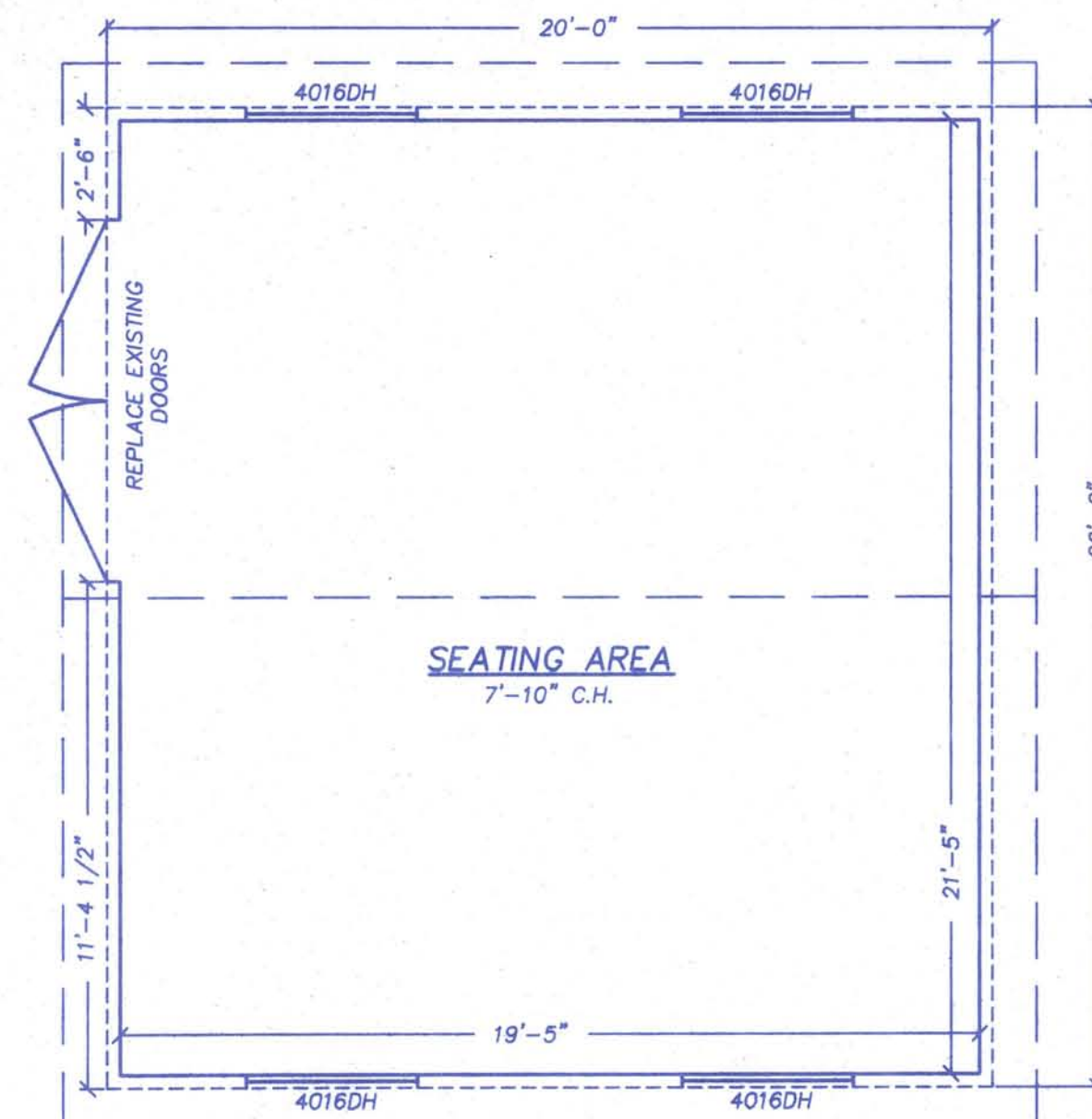


PROPOSED RELOCATED SHED RIGHT ELEVATION

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

LEGEND

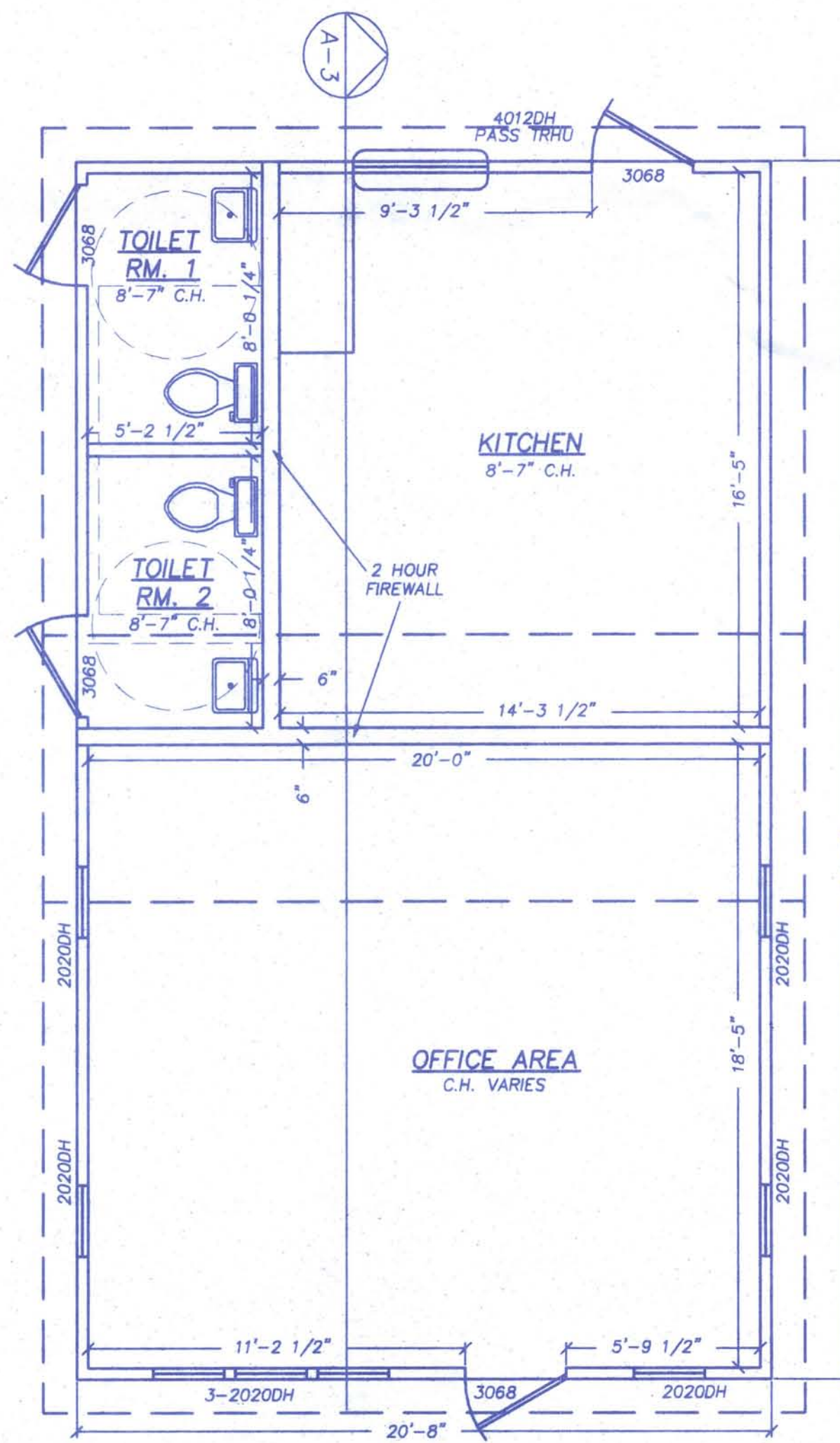
- PROPOSED
--- EXISTING
--- EXISTING ROOF LINES
Ⓐ PROPOSED METAL ROOF
Ⓑ PROPOSED 1" X 6" WOOD DROP SIDING



PROP. RELOCATED SHED FLOOR PLAN

PROP. RELOCATED SHED
SQ.FT.

SEATING AREA	440
TOTAL AREA	440



RECONSTRUCTED FIRE DESTROYED BUILDING

NOTES:

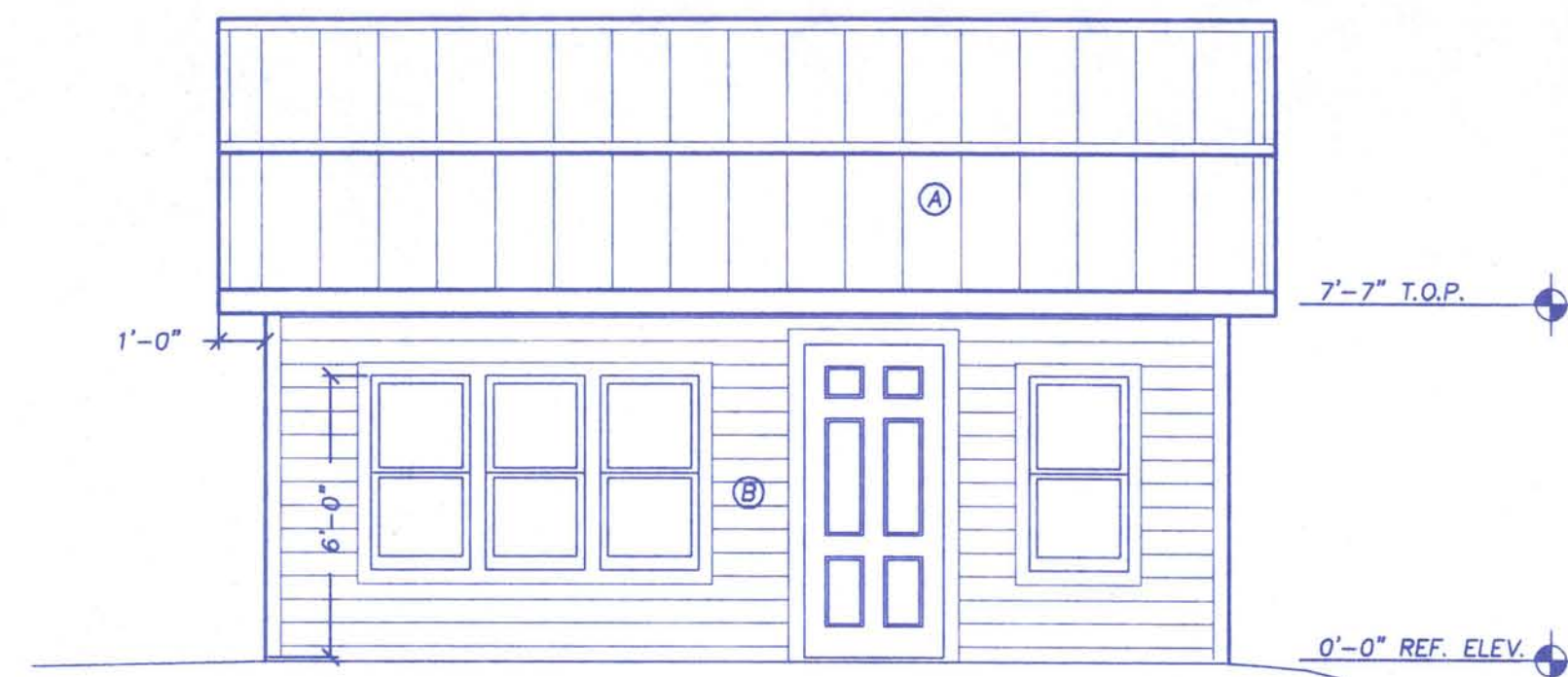
1. ALL PROPOSED INTERIOR WALLS ARE 4 1/2" UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
3. CONTRACTOR TO VERIFY ROUGH OPENINGS (R.O.) PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR MUST VERIFY OPENING HEIGHT ABOVE THE FLOOR ON ALL EGRESS WINDOWS.

PROPOSED. RECONSTRUCTED
FIRE DESTROYED BLDG.
SQ.FT.

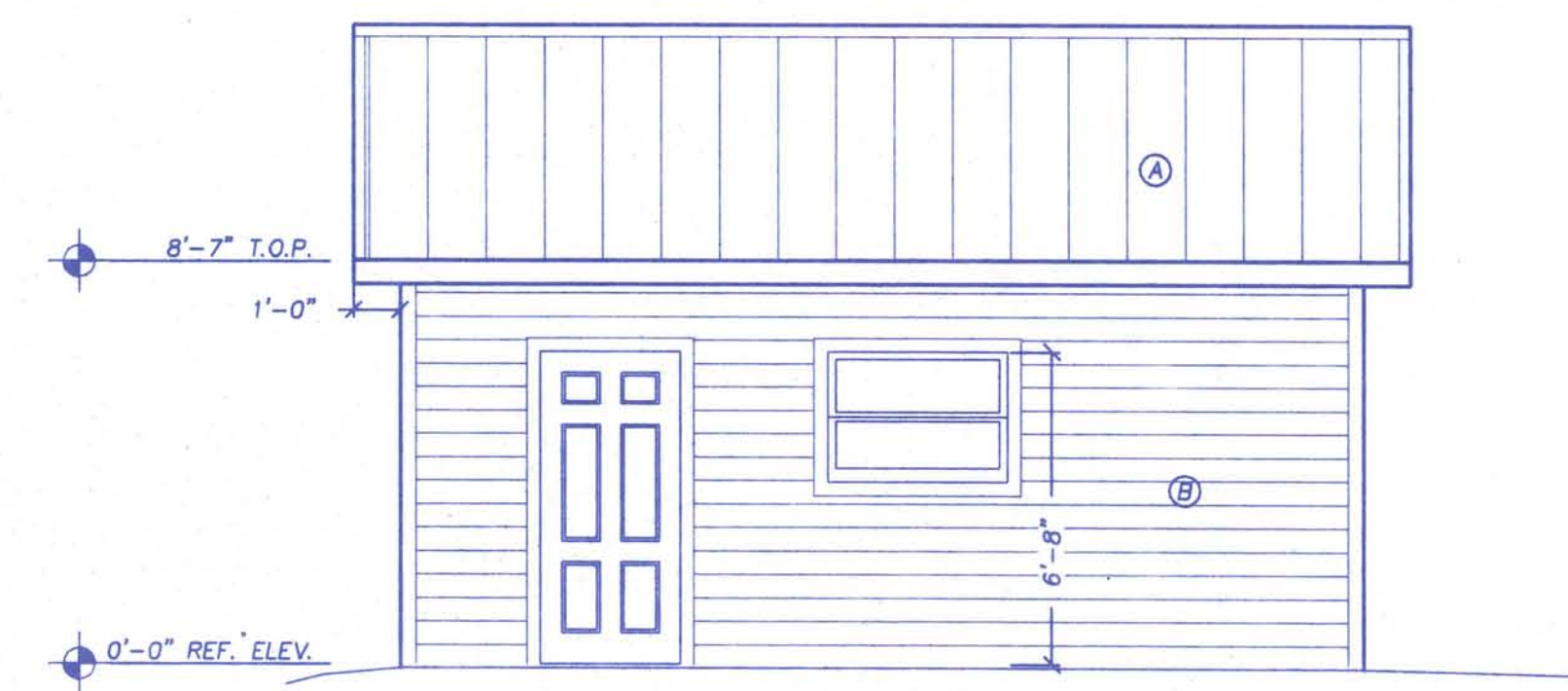
KITCHEN	253
TOILET ROOMS	98
OFFICE	393
TOTAL FLOOR AREA	744

LEGEND

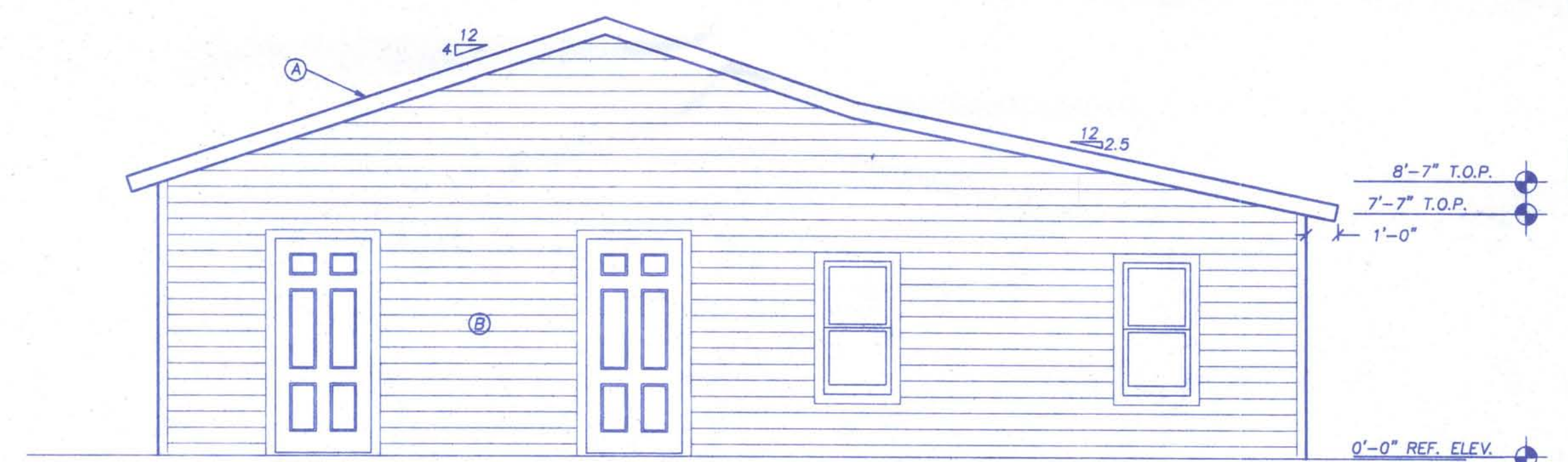
- PROPOSED
--- PROPOSED ROOF LINES
--- EXISTING
Ⓐ PROPOSED METAL ROOF
Ⓑ PROPOSED 1" X 6" WOOD DROP SIDING



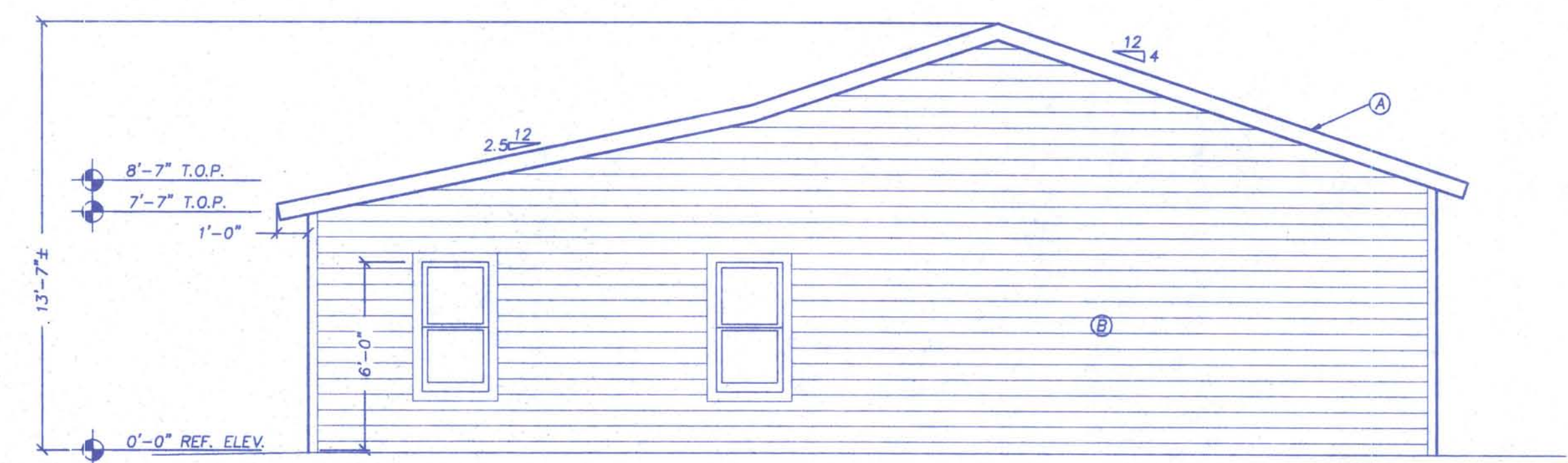
RECONSTRUCTED FIRE DESTROYED BLDG. FRONT ELEVATION



RECONSTRUCTED FIRE DESTROYED BLDG. REAR ELEVATION



RECONSTRUCTED FIRE DESTROYED BLDG. LEFT ELEVATION



RECONSTRUCTED FIRE DESTROYED BLDG. RIGHT ELEVATION

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE SECTION 1609 FOR DESIGN WIND SPEEDS OF 150 TO 160 MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

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FILE NAME: SITE
SCALE: VARIES
DATE: 03/23/22
P.E. NO. 40232

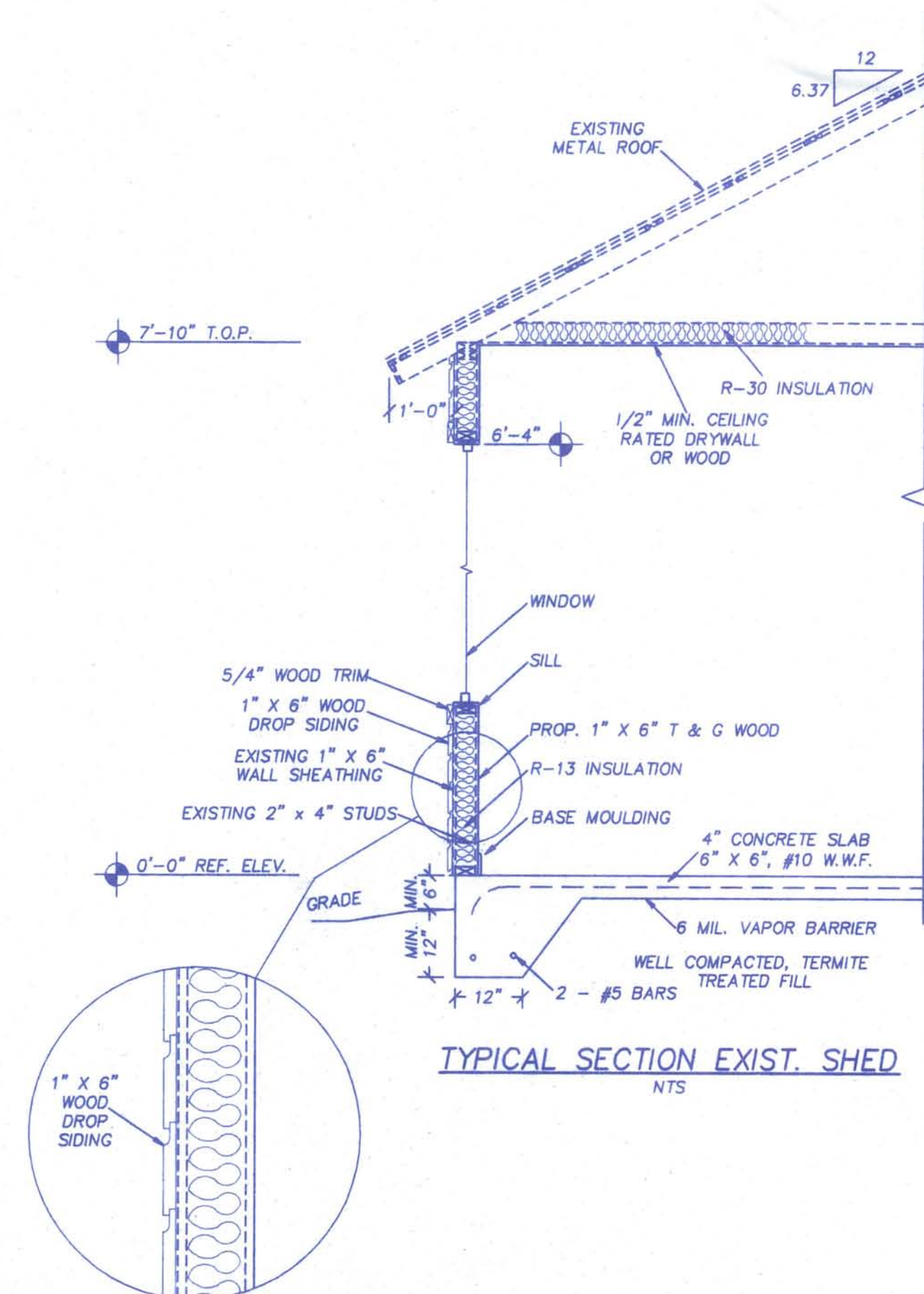
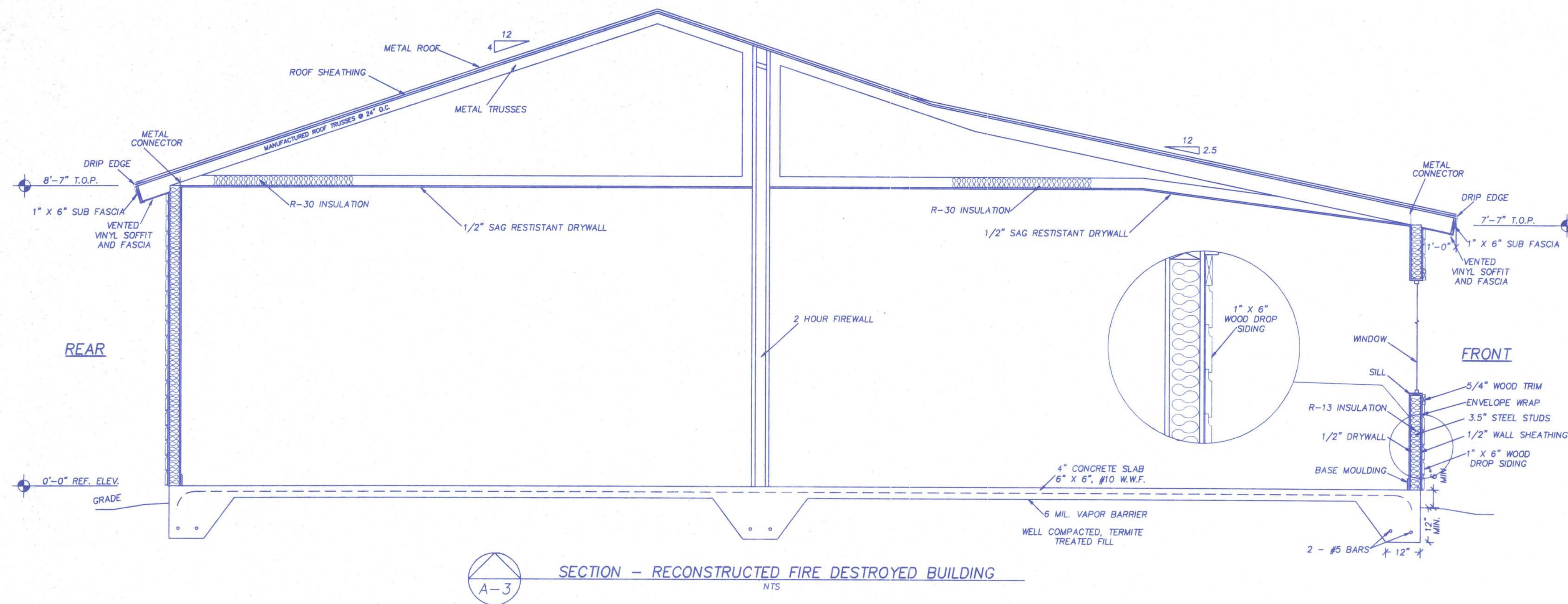
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REVISIONS
No. DATE BY Description

PROPOSED ELEVATIONS
GEORGE WILLIAMSON PROJECT
4567 PINE ISLAND RD. NW, MATLACHA, FL

SHEET

A-2



PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

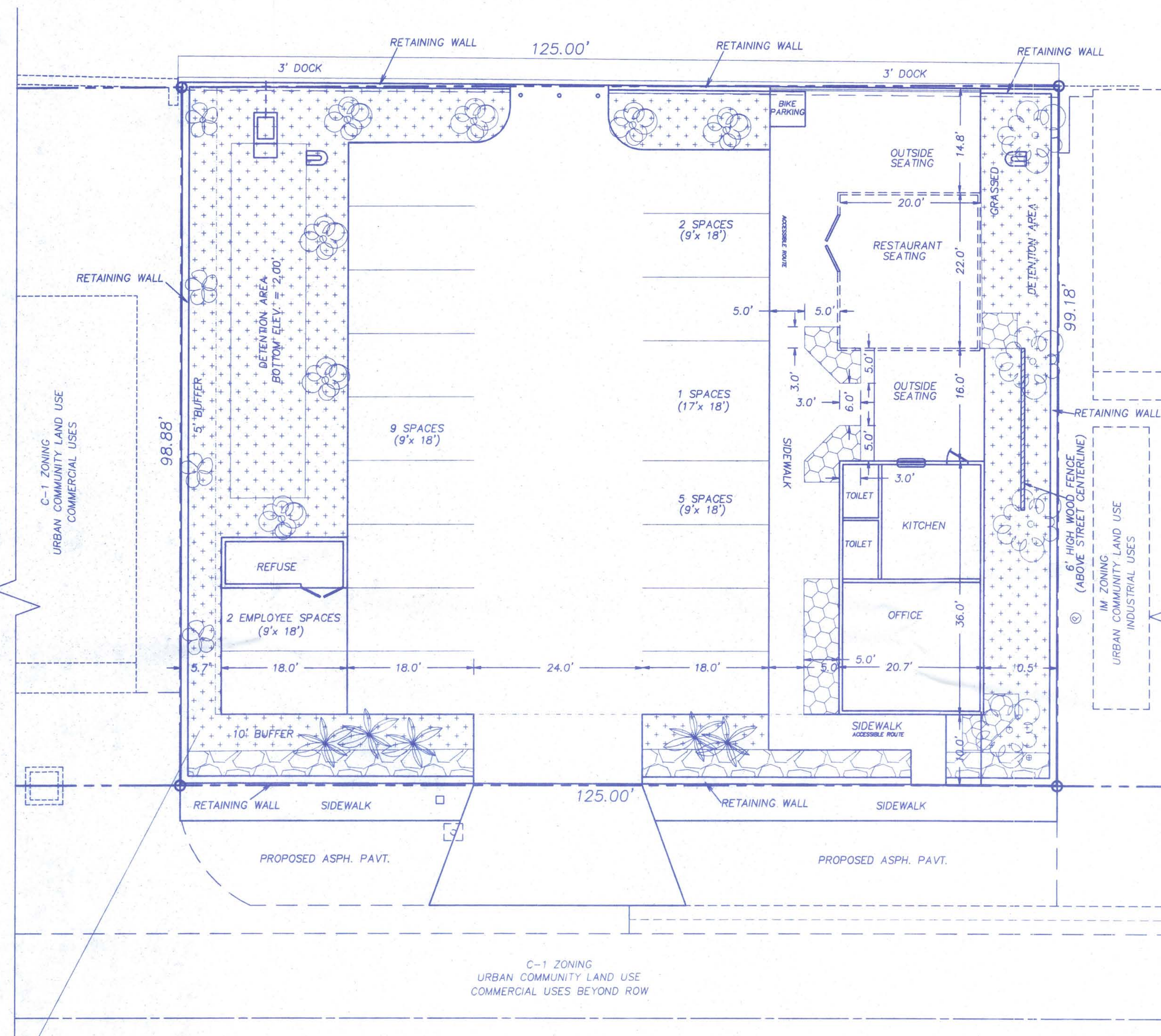
NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2010 FLORIDA BUILDING CODE SECTION 1609 FOR DESIGN PRESSURES GENERATED BY AN ULTIMATE DESIGN WIND VELOCITY OF 150 TO 160 MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

PROJ. NO.	12004
DATE	10-27-17
FILE NAME: SITE	
SCALE: VARIES	
DATE	
P E	

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REVISIONS	BY	DESCRIPTION
No.	DATE	
1		
2		
3		
4		
5		

TYPICAL SECTIONS
GEORGE WILLIAMSON PROJECT
4567 PINE ISLAND RD. NW, MADISON, FL



PRELIMINARY LANDSCAPE PLAN

10'

10' TYPE "D" BUFFER PROVIDED.
REQUEST DEVIATION TO REDUCE REQUIRED WIDTH
FROM 15' TO ALLOW 10' WIDTH.

DEVIATION REQUESTED FROM 50% LIMITATION
OF PALMS TO ALLOW 100% PALMS.

NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED
WITH DRIP IRRIGATION AND INCLUDING
AUTOMATIC TIMER AND RAIN SENSOR.

BUFFERS:

FRONT:

TYPE "D" BUFFER (COMMERCIAL TO R.O.W.)
5 TREES PER 100 L.F. = 1 PER 20 LF
+ DOUBLE STAGGER HEDGE
 $125 / 20 = 6$ TREES REQUIRED
6 TREES PROVIDED

LEFT SIDE:

TYPE "A" BUFFER (COMMERCIAL TO COMMERCIAL)
4 TREES PER 100 L.F. = 1 PER 25 LF
 $100 / 25 = 4$ TREES REQUIRED
4 TREES PROVIDED

RIGHT SIDE:

NO BUFFER (COMMERCIAL TO INDUSTRIAL)

GENERAL TREES:

1 TREE PER 3,500 S.F.
 $12,370 / 3,500 = 4$ TREES REQUIRED
4 TREES PROVIDED

PARKING LOT CANOPY TREES:

PARKING AREA / 250 X 20%
 $8,378 / 250 \times 20\% = 7$ TREES REQUIRED
7 TREES PROVIDED

BUILDING PERIMETER PLANTING STRIP:

10% OF TOTAL FLOOR AREA
 $1198 \times 10\% = 120$ SF PLANTING STRIP REQUIRED
247 SF PROVIDED

SITE DEVELOPEMENT DATA		
TYPE OF DEVELOPEMENT	100%	CHANGE OF USE, RESIDENTIAL TO COMMERCIAL
ZONING		C-1
FUTURE LAND USE		URBAN COMMUNITY
EXISTING RELOCATED HISTORIC BUILDING	3.6%	440 SQ.FT. 0.010 AC
RECONSTRUCTED HISTORIC BUILDING	6.0%	744 SQ.FT. 0.017 AC
PAVED IMPERVIOUS AREA	67.7%	8378 SQ.FT. 0.136 AC
OPEN AREA	22.7%	2817 SQ.FT. 0.065 AC
TOTAL OF SUBJECT PROPERTY	100%	12379 SQ.FT. 0.284 AC
EXISTING/PROPOSED BUILDING HEIGHT		1 STORY 15 FT.± HIGH
CONSTRUCTION TYPE		TYPE V-B UNPROTECTED/UNSPRINKLERED
PARKING SPACES REQUIRED:		
AREA	PARKING RATE REQUIRED	PARKING REQUIRED
393 SF OFFICE	1/300 SF	1.31
RESTAURANT		
351 SF KIT/TOILET	RESTAURANT = 14/1000 SF	4.91
440 SF RESTAURANT	RESTAURANT = 14/1000 SF	6.16
174 SF OUTSIDE SEATING	1/50 SF	3.48
156 SF OUTSIDE SEATING	1/50 SF	3.12
TOTAL = 18.98, 19 SPACES PROVIDED		

 BUILDING PLANTING PERIMETER

 "D" BUFFER - PALM TREE

 "D" BUFFER - DOUBLE STAGGERED HEDGE

 GRASSED AREA

 "A" BUFFER TREE

 PARKING LOT CANOPY TREE

 GENERAL TREE

LEGEND

— PROPERTY LINE
- - - EXISTING
- - - PROPOSED
- - - BUFFER
- - - EXISTING EOP
- - - CENTER LINE
● UTILITY POLE

Proj. No.: 12004
File Name: SITE
Date: 07-28-12
Drawn By: RS
Approved By:
P.E. No. 40232

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REVISIONS	No	Date	By	Description

PRELIMINARY LANDSCAPE PLAN
GEORGE WILLIAMSON PROJECT
4567 PINE ISLAND RD. NW, MATLACHA, FL

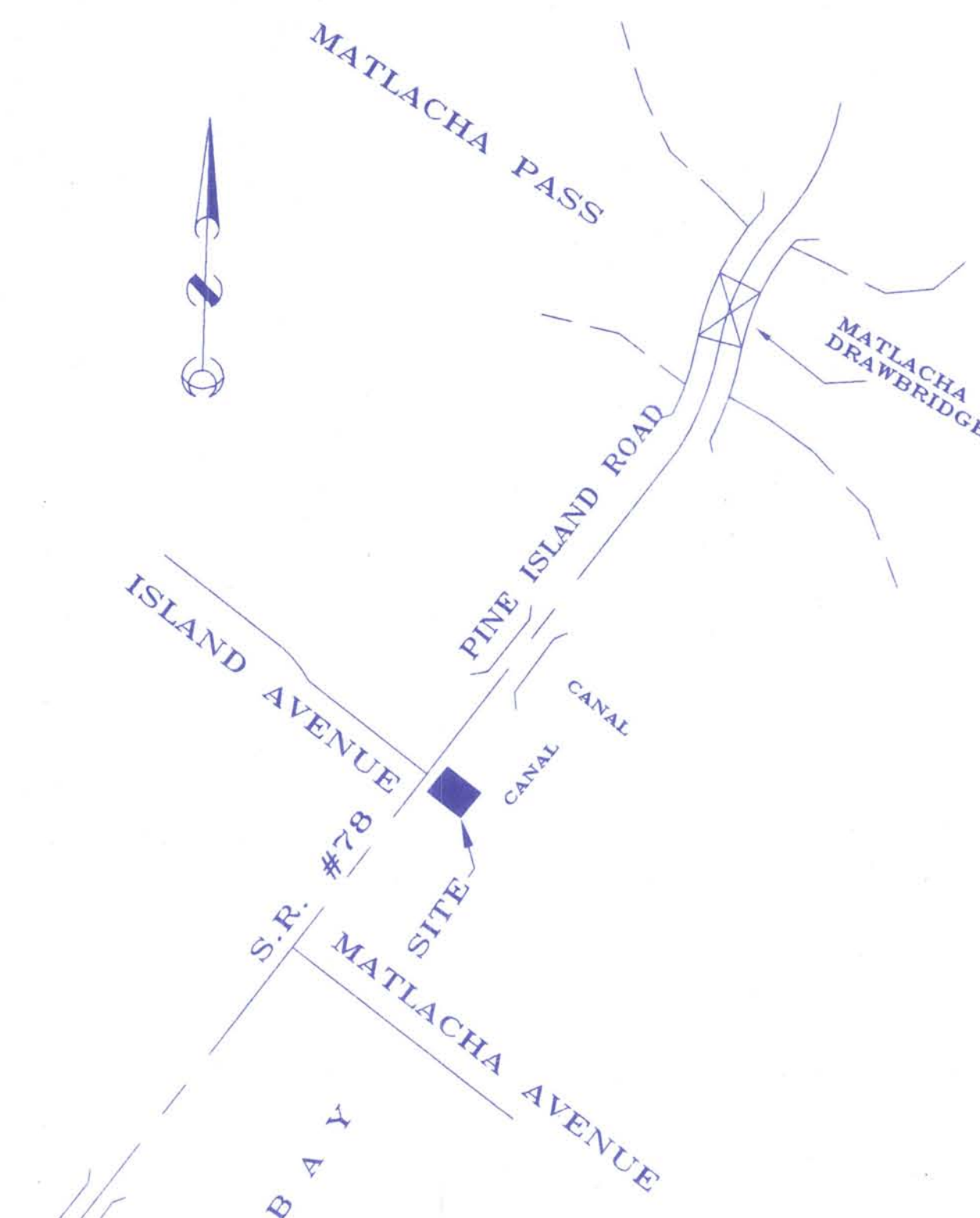
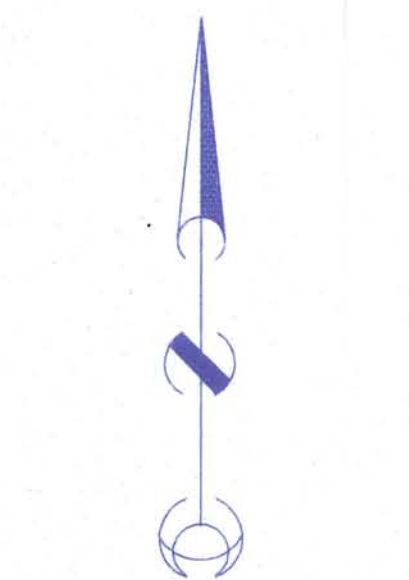
SCALE:
VARIES
SHEET
L-1

A. J. WATSON



SURVEYING, INC.

P.O. BOX 423 OR 2284 DATE STREET
ST. JAMES CITY, FLORIDA 33956
PHONE (239) 283-1518
LB # 2658



LOCATION MAP
N.T.S.

NOTE:
COORDINATES SHOWN HEREON ARE BASED ON THE
FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0240 F, FEDERAL FLOOD ZONE AE, ELEVATION 7'
ELEVATIONS BASED ON NAVD 88, BENCH MARK A-240 4.0' x = SPOT ELEVATIONS

SPECIFIC PURPOSE SKETCH DELINEATING EXISTING CONDITIONS AND ELEVATIONS
LOTS 13, 14 AND THE WESTERLYST HALF OF LOT 15, BLOCK 2, PINE ISLAND FILL SUBDIVISION
AS RECORDED IN PLAT BOOK 8 AT PAGE 86 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

This survey is in compliance with the minimum technical standards as set
forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is
not valid without the signature and raised seal of a Florida Licensed
Surveyor and Mapper.

ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

FOR: WILLIAMSON
JOB # 12-0005 F.B.L. 140-6
STRAP # 24-44-22-01-00002.0130

SKETCH OF SURVEY
SCALE 1" = 20'

DATE: APRIL 3, 2012
DATE:
DATE:

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE