



**LEE COUNTY HISTORIC PRESERVATION BOARD MEETING
AT THE
HAPPEHATCHEE CENTER
8791 CORKSCREW ROAD, ESTERO, FL 33928**

**WEDNESDAY, JANUARY 16, 2013
10:00 AM**

AGENDA

1. **Call to Order/Review of Affidavit of Publication**
2. **Tour – The Lee County Historic Preservation Board will conduct a tour of the Happehatchee Center site. The tour is open to the public. All those attending are to arrange for their own transportation to the site.**
3. **Election of Officers**
4. **Approval of 12/19/2012 Minutes**
5. **Public Hearing on a Historic Designation**
 - A. **HD91-01-01 Individual Johnson House, Captiva Civic Association Captiva Island.** Amend the existing designating resolution to include the parcel on which the Johnson House is located.
(Back up materials will be available starting January 9, 2013 at the Captiva Memorial Library, 11560 Chapin Lane, Captiva, FL 33924)
6. **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. **COA2012-00160 Happehatchee Center (Girl Scout House) 8791 Corkscrew Road, Estero, FL 33928** (Back up materials available starting January 9, 2013 at the South Regional Library, 21100 Three Oaks Parkway, Estero, FL 33928.)
The project entails the new construction of a “green” public bathroom facility.

The request for Zoning Relief in the AG-2 (Agriculture) zoning district from the Lee County Land Development Code is as follows:

1. Relief from LDC Section 34-654 which requires the minimum required side setback of 15 feet on the west property line, to 10 feet 9 inches for an existing accessory structure (shed) into compliance.

2. Relief from LDC Section 34-654 which requires the minimum required side setback of 15 feet on the west property line, to 5 feet 8 inches for an existing accessory structure (green toilets) into compliance.
3. Relief from LDC Section 34-654 which requires the minimum required side setback of 15 feet on the west property line, to 5 feet 10 inches to bring the existing single-family residence into compliance.
4. Relief from LDC Section 34-654 which requires the minimum required rear setback of 25 feet on the north property line, to 18 feet to bring the existing single-family residence into compliance.
5. Relief from LDC Section 34-654 and 34-2191 which requires the minimum required waterbody setback of 25 feet (Estero River), to 16 feet 3 inches to bring the existing single-family residence into compliance.
6. Relief from LDC Section 34-2020 which requires 30 parking spaces for Happehatchee Center, to allow 25 on-site parking spaces.
7. Relief from LDC Section 34-2052(c) which permits 50 percent of the parking spaces be grass for Happehatchee Center, to allow 100 percent of the parking spaces be grass or shell, except handicapped parking space.

7. Items by the Public; Committee Members; Staff

8. Next Meeting Date: February 20, 2013 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.

www.LeeCountyTownHall.com



Share your ideas at Lee County
Government's virtual public forum today!



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

January 8, 2013

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Doug Meurer
Interim County
Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing
Examiner

Captiva Civic Assoc Inc.
11550 Chapin Lane
Captiva, FL 33924

Amy Nowacki
1112 Buttonwood Lane
Sanibel, FL 33957

Subject: Notice of a public hearing on January 16, 2013 at 10 AM at the Happehatchee Center Inc. 8791 Corkscrew Rd. Estero FI 33928 to consider an amendment to HD 91 01 01 Johnson House Captiva Island with the purpose of including in the designating resolution the parcel on which the Johnson House is located STRAP 35 45 21 00 00006 1000.

Please find attached a memo with attachments regarding designation HD 91 01 01. This memo with attachments was distributed to the Lee County Historic Preservation Board (Board) on December 19, 2012 and served as the designation report requesting amending the legal description used to describe the Johnson House, (HD 91-01-01) Captiva Island.

On December 19, 2012 the Board voted to direct to public hearing the proposed amendment of the legal description used to describe the Johnson House (HD 91-01-01) Captiva Island. The public hearing will be held on January 16, 2013 at 10 AM at the Happehatchee Center Inc. 8791 Corkscrew Rd. Estero FI 33928. Please find attached a copy of the agenda.

If you have any questions please contact Gloria Sajgo at 239 533 8311 or at gsajgo@leegov.com

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Antia Richards, Planner
Division of Planning

MEMORANDUM

FROM THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

DATE: ~~June 7, 2011~~ *December 19, 2012*
GMS

TO: LCHPB

FROM: Gloria M. Sajgo

RE: HD 91 01 01

In 1991 the Captiva Civic Association relocated the historically significant Belton Johnson cottage to its property to serve as a residence for a Sherriff's deputy. The Civic Association owns two adjoining parcels and unfortunately the designating resolution is inaccurate as it designates parcel where the Captiva Civic Association building is located and not the parcel to where the Johnson House was located.

Designation HD 91 01 01 Johnson House Captiva Island notes one STRAP number which is 35 45 21 00 00007 0130 on which the Civic Association Building is located.

The Johnson house is located on parcel 35 45 21 00 00006 1000.

REQUEST: On the basis of the information provided the LCHPB vote to file and direct to public hearing an amendment to HD 91 01 01 Johnson House Captiva Island with purpose of including in the designating resolution the parcel on which the Johnson House is located STRAP 35 45 21 00 00006 1000.



1500R

2993064

NOTICE OF ACTION ON
PETITION TO DESIGNATE A HISTORIC RESOURCE

YOU ARE HEREBY NOTIFIED that on February 18, 1991, the Lee County Historic Preservation Board voted to:

- Approve
- Approve with the conditions stated below
- Deny

A Petition to Designate the individual historic resource described below as:

Johnson House, Captiva Island
(HD 91-01-01 Individual)

This designation is subject to the following conditions (if any):

The historic resource is described as follows:

Address: 11560 Chapin Lane, Captiva, FL 33924

STRAP No.: 35-45-21-00-00007.0130

Legal Description: Parcel in NW 1/4 Section 35, T45, R21, as described in OR 1632 PG 2369 + OR 0014 PG 0033

A copy of the Resolution regarding this petition is attached and will be recorded in the public records of Lee County, Florida..

I HEREBY certify that a copy of this notice and the accompanying resolution has been furnished to the following persons or entities:

- Robert E. Kessler--President, Captiva Civic Association/Property Owner
- Bob Stewart--Director, Division of Codes & Building Services
- Mary Gibbs--Director, Division of Zoning
- Charlie Green--Clerk of Court
- Carol Waldrop--Acting Director, Division of Planning
- George Crawford--Director, DOT&E
- Ken Wilkinson--Property Appraiser

Ernest W. Hale

Signature of Historic Preservation Board
Chairman

GMS/dwm
6685x-1
2/91

RECORDERS MEMO:
COLOR OF INK USED TO SIGN/PREPARE
DOCUMENT UNSATISFACTORY FOR REPRODUCTION
FROM FILM

OR2208 Pg 1/1

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: G. SHERWOOD, D.C.

RESOLUTION DESIGNATING
HISTORIC RESOURCE (HD 91-01-01 Individual)

WHEREAS, the Lee County Historic Preservation Board is authorized by Ordinance No. 88-62, as amended, the Lee County Historic Preservation Ordinance, to consider requests to designate archaeological resources and buildings, and structures and sites as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate this resource located at Captiva Island, unincorporated Lee County, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of Ordinance 88-62, as amended, was filed with the Board's staff on January 14, 1991; and

WHEREAS, Notice of Intent to designate the Johnson House as a historic resource was mailed by certified mail, return receipt requested, on January 17, 1991 to Robert E. Kessler--President, Captiva Civic Association, P.O. Box 778, Captiva, FL 33924. Captiva Civic Association is the owner of the property.

WHEREAS, Notice of Intent to designate was advertised on January 8, 1991 for a public hearing on January 14, 1991.

WHEREAS, the Board has determined that the Johnson House meets the criteria for designation set forth in Ordinance 88-62, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY HISTORIC PRESERVATION BOARD THAT:

1. The Lee County Historic Preservation Board approves the petition to designate, as a historic resource, the Johnson House -- HD 91-01-01 Individual.
2. All provisions of the Lee County Historic Preservation Ordinance No. 88-62, or as may be hereafter amended, renumbered or replaced, applicable to a designated historic resource shall apply to this property (Johnson House -- HD 91-01-01 Individual).
3. This Resolution shall be recorded in the Public Records of Lee County, Florida within twenty-five (25) days of the date the Resolution is signed, unless a timely appeal of the Board's decision as reflected in this Resolution, is filed.

Resolution Designating Historic Resource HD 91-01-01 Individual

The foregoing Resolution was adopted by the Lee County Historic Preservation Board upon a motion by Jan Brown, and seconded by J. Jeffrey Anzevino and, upon being put to a vote, the result was as follows:

J. Jeffrey Anzevino	<u>AYE</u>
Jan Brown	<u>AYE</u>
Ernest Hall	<u>AYE</u>
Eugene Schmitt	<u>AYE</u>
Patricia Meiser	<u>ABSENT</u>
Creighton Sherman	<u>ABSENT</u>
Linda Sickler Robinson	<u>ABSENT</u>

DULY PASSED AND ADOPTED this 18th day of February, A.D., 1991.

ATTEST:

LEE HISTORIC PRESERVATION BOARD

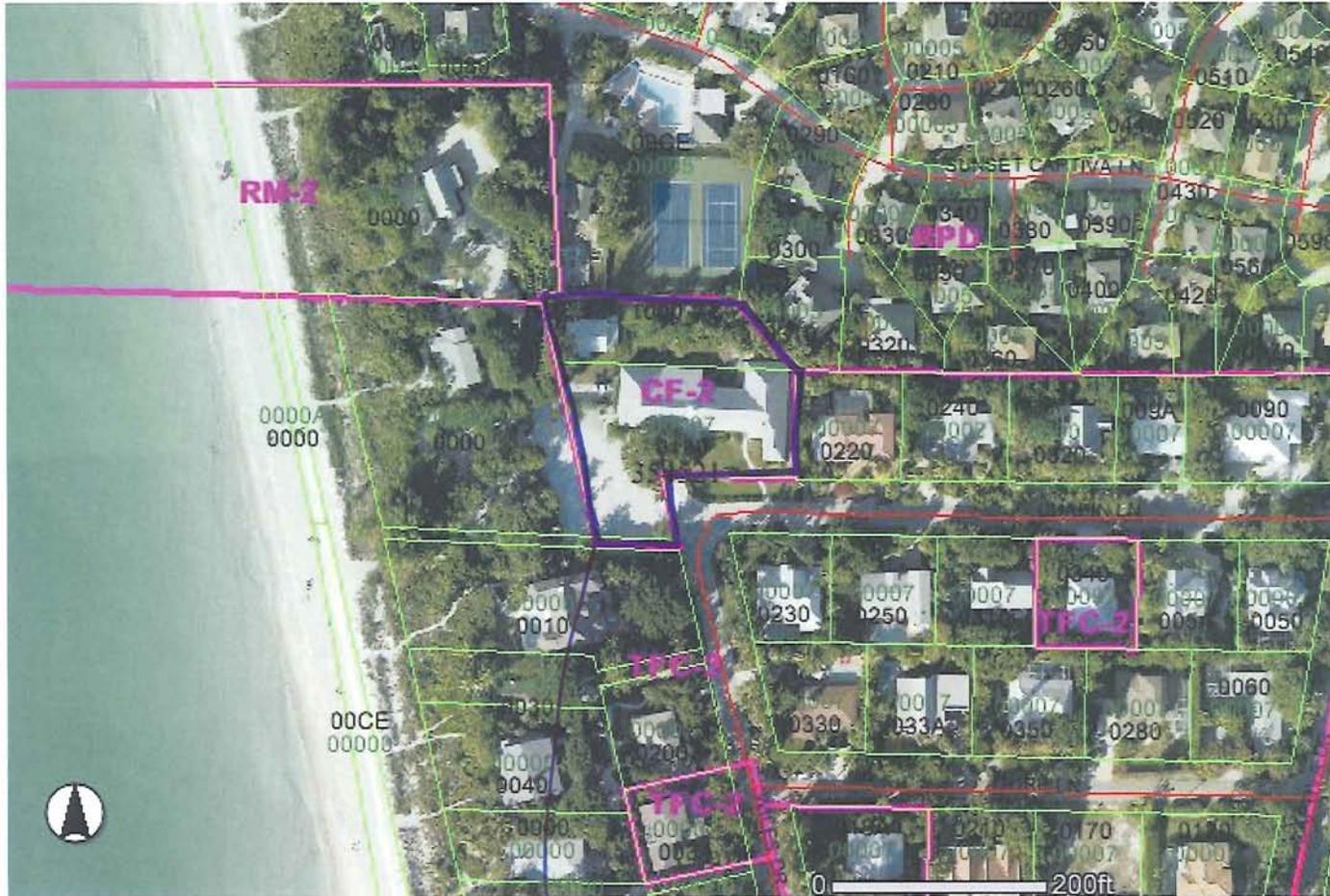
BY: *Abigail M. Seigo*
As Clerk for the Lee County
Historic Preservation Board

BY: *Ernest W. Hall*
Chairman
DATE: 2-28-91

RECORDED'S MEMO:
COLOR OF INK USED TO SIGN/PREFACE
CURRENT URSALTS. MEMORY FOR REPRODUCTION
FROM FILE

Approved as to form by:
Gregory D. Seigo
County Attorney's Office

Lee County Map



Captiva Civic Assoc property



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 35-45-21-00-00006.1000

Owner Of Record

CAPTIVA CIVIC ASSN INC
PO BOX 778
CAPTIVA FL 33924

Site Address

11570 CHAPIN LN
CAPTIVA FL 33924

Legal Description

PARC IN NW 1/4
AS DESC IN
OR 1525 PG 1541

Classification / DOR Code

ORPHANAGES, NON-PROFIT SERVICE /
75

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date June of 2003 ▶

Property Values (2012 Tax Roll)

Just	537,297
Assessed	537,297
Portability Applied	0
Cap Assessed	537,297
Taxable	0
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	537,297
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Living Area	1,246
1st Year Building on Tax Roll	1925
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

Johnson House



South elevation



South elevation

Johnson House



West elevation



East elevation



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 35-45-21-00-00007.0130

Owner Of Record

CAPTIVA CIVIC ASSOC INC
PO BOX 778
CAPTIVA FL 33924

Site Address

11550 CHAPIN LN
CAPTIVA FL 33924

Legal Description

PARL IN NW 1/4 SEC 35
DESC IN OR 0014 PG 0033

Classification / DOR Code

ORPHANAGES, NON-PROFIT SERVICE /
75

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date March of 2010 ▶

Property Values (2012 Tax Roll)

Just	1,252,946
Assessed	1,252,946
Portability Applied	0
Cap Assessed	1,252,946
Taxable	0
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	1,252,946
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	25895.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 10.0
Total Living Area	6,503
1st Year Building on Tax Roll	1960
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2007 2008 2009 2010 2011 2012]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

Captiva Civic Association



South elevation on Chapin Lane



South elevation on Chapin Lane

LEE COUNTY HISTORIC PRESERVATION PROGRAM
SPECIAL CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

COA NO.: _____
DESIGNATION NO.: _____
DATE FILED: _____
DATE ISSUED: _____
APPROVED: _____
DENIED: _____

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
TELEPHONE: (239) 533-8585 / FAX: (239) 485-8319

<input type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input checked="" type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Designation Number: HDC 2012 00005

COA # COA 2012-00160

Name of Project: Happehatchee (Girl Scout House)

Location: 8791 Corkscrew Rd. Estero, FL 33928

Strap No.: 33-46-25-00-00008.0000

Name of Applicant or Agent: Happehatchee Center

Address: 8791 Corkscrew Rd.

City / State: Estero Zip Code: FL 33928 Phone: 239 992 5455

Fax: _____ E-mail: happe@happehatchee.org

Name of Historic District, if applicable, N/A

Check all that apply: Building
 Archaeological Site
 Object
 Landscape Feature

Project Description: (describe all work proposed)

Type of Work: Alteration Demolition New Construction
 Reconstruction Rehabilitation Relocation

Narrative: The new construction of a "green" public bathroom facility

Relocation of the river house from the north side of the property (north of the river) to the south side of the property.

Change in Use: yes no

If yes, explain: _____

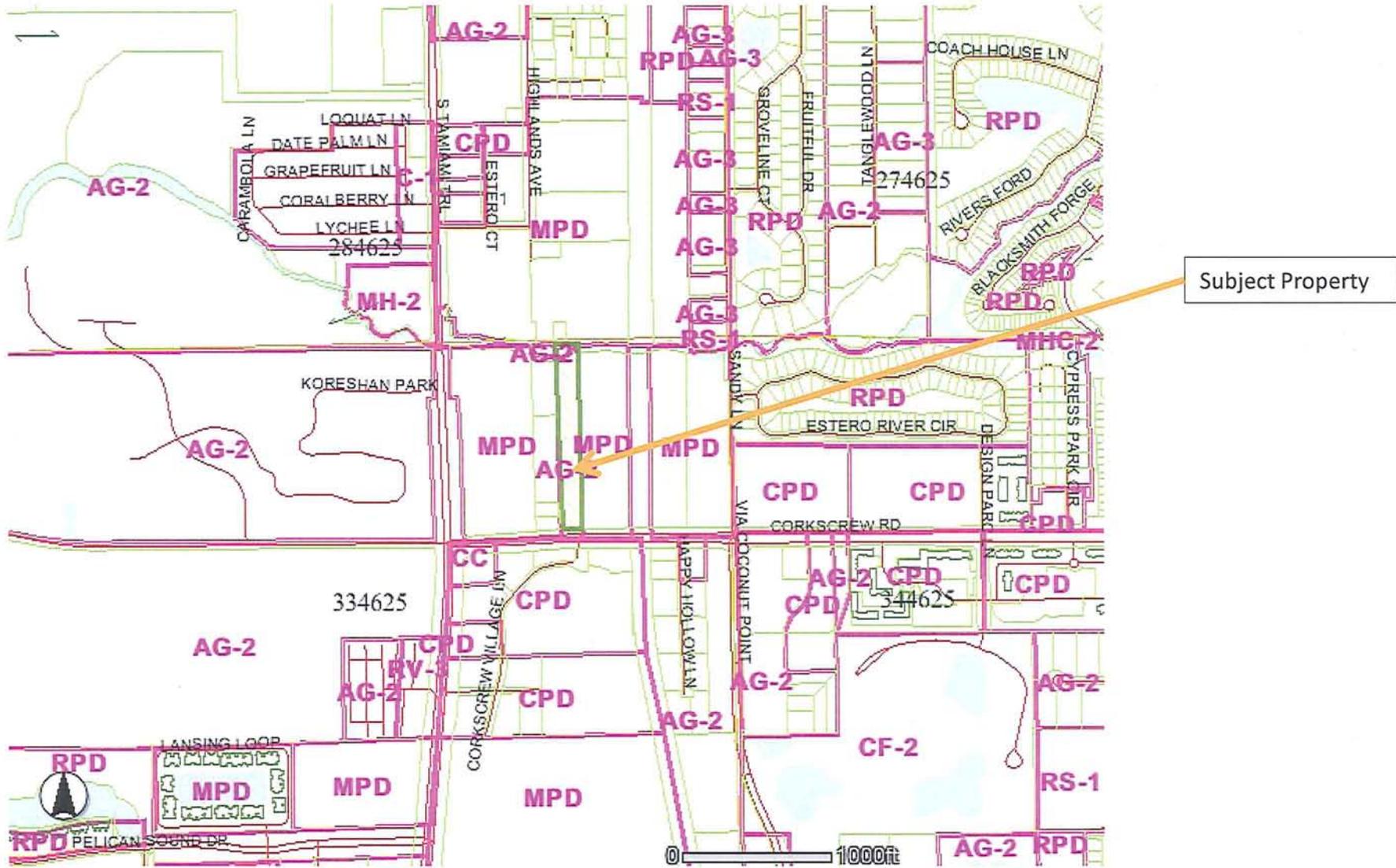
Does this use require a variance, special permit, or special exception under the Zoning Ordinance? Xyes no

If yes, explain: Zoning relief for setbacks

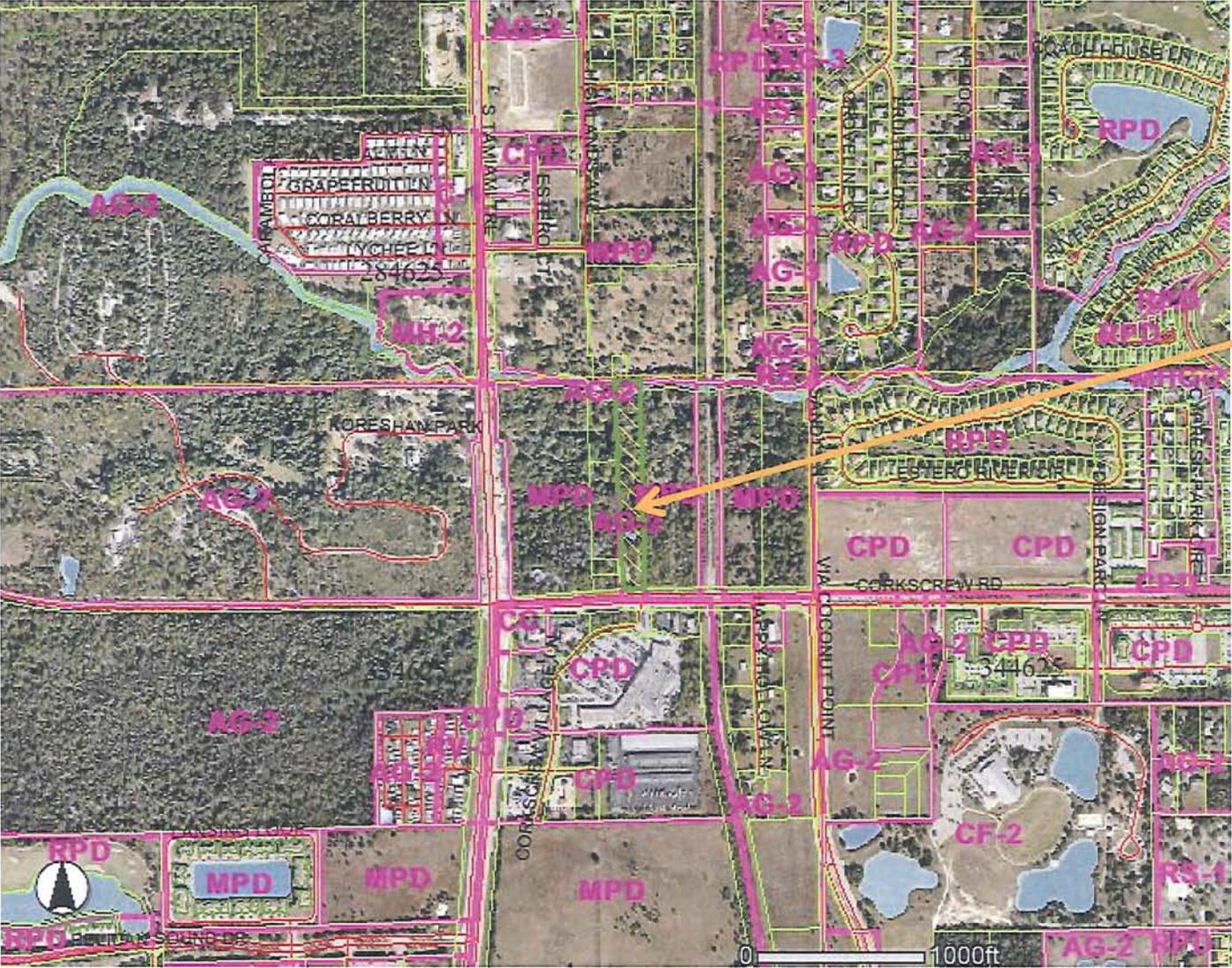
Has a development order or exemption been applied for prior to or concurrent with this application? Xyes no

If yes, explain: Limited Development Order to bring site plan into compliance with regulations.

COA 2012-00160 – Happehatchee Center (Girl Scout House)
8791 Corkscrew Rd. Estero, FL 33928



COA 2012-00160 – Happehatchee Center (Girl Scout House)
8791 Corkscrew Rd. Estero, FL 33928



Subject Property

LEE COUNTY HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness
CASE NUMBER: COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero Fl 33928
HEARING DATE: **January 16, 2012**

SUMMARY: The subject property is the Happehatchee Center which is locally designated under Chapter 22 (Historic Preservation) of the Land Development Code as HDC 2012-0005 Happehatchee (Girl Scout Camp). The proposed projects are:

- The construction of a new “green” public and handicap accessible bathroom facility with a handicap ramp and
- The relocation of the “River House” from the north side of the Estero River to the south side.

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 33-46-25-00-00008.0000 and the address is 8791 Corkscrew Rd. Estero, FL 33928

STAFF ANALYSIS:

BACKGROUND:

The Happehatchee Center is a nonprofit eco-spiritual center in Estero, Lee County. In the Seminole language Happehatchee means happy river. The center is located on a rectangular shaped parcel that is roughly 165-ft by 1258-ft. The parcel has not been cleared and retains a lot of the original vegetation. It is located on the north side of Corkscrew Rd with roughly 165-ft frontage on it.

The rear of the property is bisected by the Estero River. As a result, a small portion (roughly 165-ft by 170-ft) of the subject parcel is on the north side of the river while the balance of the property lies on the south side of the river.

The property includes the following buildings:

North side of the Estero River

- The “River House” (roughly 850 sq ft) – it is located on the north side of the river and its only access is by a pedestrian swing bridge across the Estero River. (A friendly neighbor allows vehicular access across their property but this is done as a favor; there is no easement which guarantees vehicular access.)

South side of the Estero River

- The Girl Scout House – it is the historic building on the property (roughly 2,560 sq ft)
- An existing green toilet (roughly 144 sq ft)
- An existing shed (roughly 423 sq ft)
- An existing gazebo (roughly 1,132 sq ft) which can accommodate larger meetings and community gatherings.

CURRENT PROPOSAL:

The current proposal is for:

- The construction of a new green public and handicap accessible bathroom facility with a handicap ramp and
- The relocation of the “River House” from the north side of the Estero River to the south side.

The construction of a new green public and handicap accessible bathroom facility with a handicap ramp
To provide handicap bathroom facilities primarily to those attending gatherings at the Gazebo, the applicant proposes to build a new green public and handicap accessible bathroom facility with a handicap ramp with access to the Gazebo.

The bathroom will be a small rectangular building (roughly 37 sq ft.) and will accommodate one handicap toilet. The building will be roughly 10-ft from grade to roof peak. The building will be close to the ground – roughly one foot above grade.

The building will feature vertical T-1-11 siding and a small metal gable roof. Incised under the gable end will be an open porch which will serve as the landing area for the handicap ramp.

The relocation of the “River House” from the north side of the Estero River to the south side of the river.
Currently the “River House” is located on the north side of the river and accessed by a pedestrian swing bridge across the Estero River. There is no direct vehicular access to the “River House”. While a friendly neighbor has allowed the Happehatchee Center to cross their property by car or truck in order to access the “River House”, there is no formal easement granting vehicular access to the “River House”. The Happehatchee Center explored the possibility of purchasing such an easement but found it cost prohibitive.

Unfortunately, the friendly neighbor that allows the Happehatchee Center to cross their property to access the house is now selling their property. Once that property is sold the Happehatchee Center anticipates that the “River House” will not have any vehicular access, and its only access will be by way of the pedestrian swing bridge across the Estero River.

Having the “River House” with only pedestrian access is problematic as in the near future the Happehatchee Center anticipates having to make structural repairs to the “River House” and to make those repairs contractors will have to have vehicular access to the “River House”. To deal with this situation, the Happehatchee Center is planning to relocate the “River House” from the north side of the river to the south side of the river.

Overall staff believes that this is a well thought out project...

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 property will continue to be used as it has been.
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 property will be retained and 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.

Not Applicable

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 bathroom and the relocated “River House” will not destroy the historic materials that characterize the property. Specifically the Girl Scout House which is the historic building on the site will not be affected by either the installation of the new bathroom or the relocation of the “River House”.

The proposed new bathroom facility will be a new building and as such easily differentiated from other structures – especially the historic “Girl Scout House”. The proposed bathroom is small and its size, scale and architecture are in keeping with the character of the property and its environment.

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 construction of the new bathroom will be undertaken in a manner that if it is removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House



North wing – front (west)
screened porch incised under the
main roof

North wing – north side
elevation



North wing – north side elevation

COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House



North wing – front screened porch incised under the main roof

North wing – South side and front screened porch incised under the main roof



Intersection of North and South wings

COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House



South wing: west side elevation with flat roofed porch (caretaker's residence)



South wing – gable end

COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House



South wing: south gable end and east elevation

Visible T – intersection of North and South wings (east side)



North wing (south side)

North wing gable end, which is the east elevation



COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House



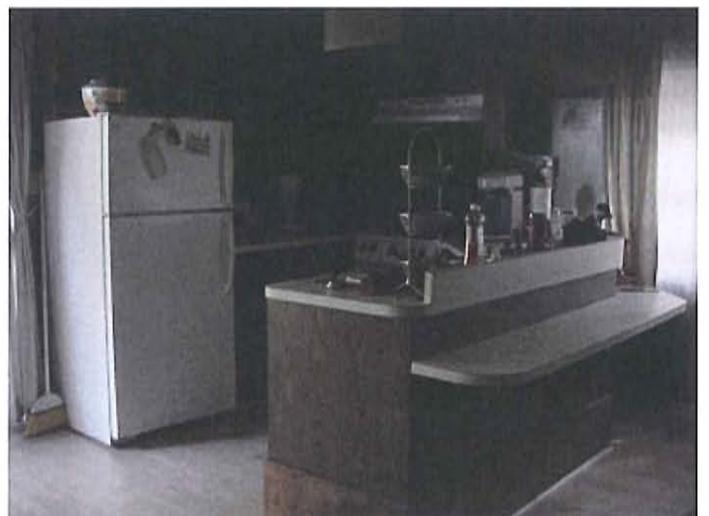
Interior – Large Meeting Room in the north wing

Interior – Small Meeting Room in the north wing



Interior – Kitchen in the south wing

Interior – Kitchen in the caretaker's residence south wing



COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL



Vegetation on the site

Outdoor plant nursery



Entrance from Corkscrew Rd

Parking area at the front near
Corkscrew Rd



COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL
Non-Contributing Structures



Composting toilet facility

Gazebo / Meeting Hall



Gazebo / Meeting Hall

Shed

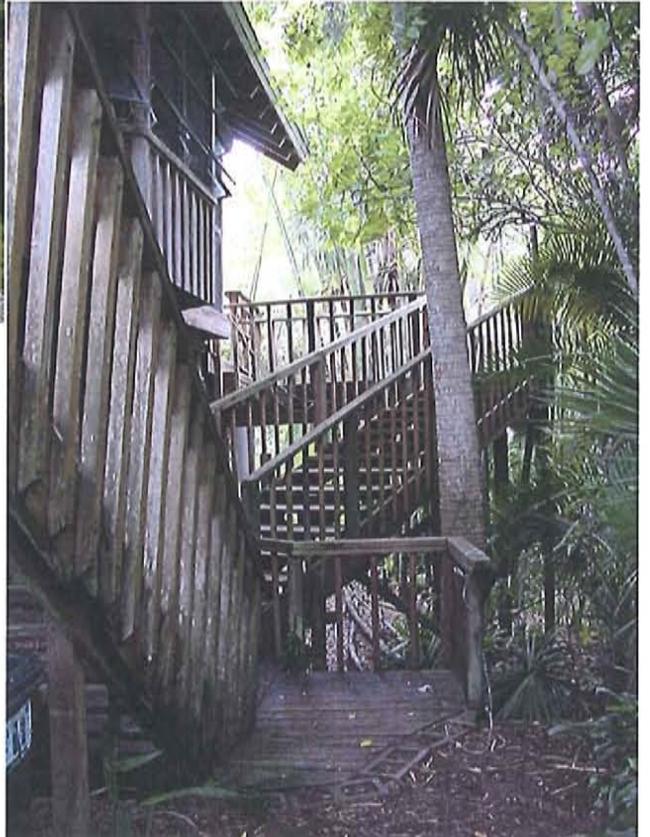


COA 2012-00160 Happehatchee Center (Girl Scout Camp)
8791 Corkscrew Rd. Estero FL – Girl Scout House
Non-Contributing Structures



Swinging pedestrian bridge across Estero River

“Ellen’s River House” - Single family house across and north of the Estero River



IMPROVEMENTS TO: HAPPEHATCHEE CENTER

ron sebring, architect

24508 mountain view drive
bonita springs, florida 34135
ph: 239.948.7601 fax: 239.948.7880

COPYRIGHT NOTICE:
As instruments of service, these drawings are the exclusive property of Ron Sebring, Architect. Use of these documents is for the specific site, project, and Owner herein indicated or implied. Any other use of these documents without the written approval of Ron Sebring, Architect is prohibited, void, and unlawful. Drawings are valid for permitting and/or execution only when accompanied by the raised and embossed seal, applicable date and signature of the Architect. All deviations to these documents must be approved in writing. Recipients acknowledge that added fees will be incurred and the Architect held harmless for unauthorized use of these documents without written approval of the Architect. Reproduction restrictions to apply. © 2012, Ronald D. Sebring.

NOTES:

GENERAL NOTES:

THESE DOCUMENTS HAVE BEEN PREPARED BY A FLORIDA REGISTERED ARCHITECT. PLANS CONTAINED HEREIN ARE IN COMPLIANCE WITH:

FLORIDA BUILDING CODE 2010
FLORIDA RESIDENTIAL CODE 2010
FLORIDA EXISTING BUILDING CODE 2010
2010 FLORIDA FIRE PREVENTION CODE w/ 2009 NFPA 1 & 101
FLORIDA PLUMBING CODE 2010
FLORIDA MECHANICAL CODE 2010
2008 NATIONAL ELECTRICAL CODE

CONSTRUCTION SHALL CONFORM TO THE BUILDING CODES AND ORDINANCES IN EFFECT UPON PERMIT ISSUANCE AS ADOPTED BY THE GOVERNING AUTHORITY HAVING JURISDICTION IN THE AREA IN WHICH THIS PROJECT IS LOCATED.

PRIOR TO COMMENCING CONSTRUCTION WORK, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT.

CODE DATA:

GENERAL BUILDING LIMITATIONS:

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATIONS:
ASSEMBLY - GROUP "A-3" THE GAZABO
BUSINESS - GROUP "B" THE GIRL SCOUT HOUSE
RESIDENTIAL - GROUP "R-3" THE CARETAKER'S RESIDENCE & THE RIVER HOUSE

OCCUPANCY SEPARATION - TABLE 302.3.2: 1 HR. BETWEEN GIRL SCOUT HOUSE & CARETAKER'S RESIDENCE

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY: NA
CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS: TABLE 503, ALLOWABLE HEIGHTS & BUILDING AREAS:
OCCUPANCY CLASSIFICATION (GROUPS): A-3, B, & R-3
CONSTRUCTION TYPE: TYPE V-B, NONSPRINKLERED.

AREA: ACTUAL: SEE BUILDING GROSS AREAS BELOW.
ALLOWABLE: 9,500 SF
AREA MODIFICATION (SECTION 506): NA
STORY: ACTUAL: 2, ALLOWABLE: 2
HEIGHT: ACTUAL: 36', ALLOWABLE: 55'

AREA TABULATION: (CONDITIONED AREAS)

BUILDING GROSS AREA:
GAZABO: 1,185 SF
GIRL SCOUT HOUSE: 1,883 SF
CARETAKER'S RESIDENCE: 686 SF
RIVER HOUSE: 650 SF
GREEN TOILET: 127 SF
ADA GREEN TOILET: 49 SF
SHED: 423 SF

OCCUPANCY:

CHAPTER 1004, TABLE 1004.1.1:
ASSEMBLY WITHOUT FIXED SEATS
CONCENTRATED (CHAIRS ONLY-NOT FIXED):
1 OCCUPANT / 7 SF NET - 516 SF (NET) @ 7 SF = 74 OCCUPANTS
BUSINESS AREAS:
1 OCCUPANT / 100 SF GROSS - 1,883 SF @ 100 SF = 19 OCCUPANTS
RESIDENTIAL:
1 OCCUPANT / 200 SF GROSS - 1,536 SF @ 200 SF = 8 OCCUPANTS

PARKING REQUIREMENTS:

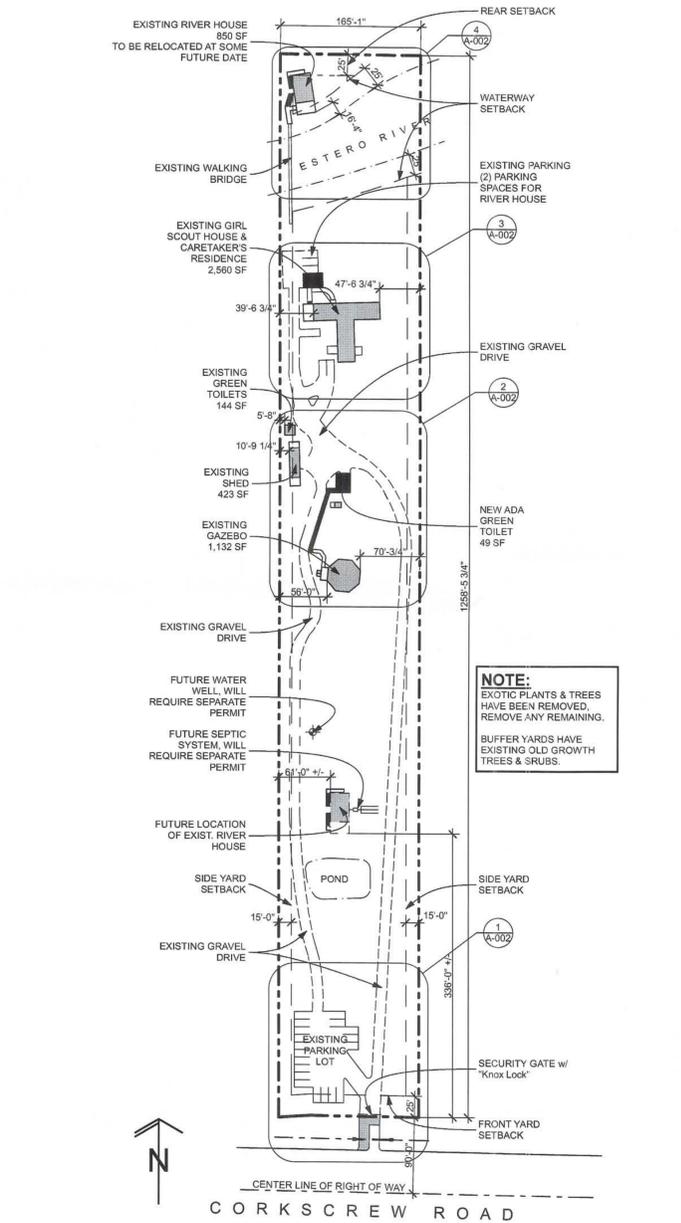
LEE COUNTY DEVELOPMENT CODE, CHAPTER 34 ZONING
REQUIRED PARKING TABLES 34-2020 (a) & (b):

SINGLE FAMILY: 2 SPACES / UNIT = 4 SPACES
OFFICES: 1 SPACE / 300 SF GROSS = 1,883 SF @ 300 SF = 7 SPACES
RELIGIOUS FACILITY: 1 SPACE / 3 SEATS = 74 SEATS @ 3 SEATS = 25 SPACES
TOTAL PARKING REQUIRED: 36 SPACES
TOTAL PARKING PROVIDED: 27 SPACES

FLOOD ELEV. = 12' NAVD

ABBREVIATIONS

AB	ANCHOR BOLT	MAINT	MAINTENANCE
ABBREV	ABBREVIATION(S)	MAT	MATERIAL
AC	AIR CONDITIONING	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MB	MACHINE BOLT
AD	ACCESS DOOR	MECH	MECHANICAL
AIE	ARCHITECT ENGINEER	MEZZ	MEZZANINE
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
ALUM	ALUMINUM	MIN	MINIMUM
APPR	APPROVED	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MO	MASONRY OPENING
		MTL	METAL
		MULL	MULLION
BD	BOARD	N	NEW
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCK	NO	NUMBER
BLKG	BLOCKING	NOM	NOMINAL
BM	BEAM	NR	NON-RATED
BOB	BOTTOM OF BEAM	NTS	NOT TO SCALE
BOC	BOTTOM OF CURB		
BOT	BOTTOM	OC	ON CENTER
BUR	BUILT-UP ROOFING	OD	OUTSIDE DIAMETER
		OF	OVERFLOW SCUPPER
C/C	CENTER TO CENTER	OFF	OFFICE
CEM	CEMENT	OH	OPPOSITE HAND
CH	CEILING HEIGHT	OPN'G	OPENING
CJ	CONTROL JOINT	OPP	OPPOSITE
CL	CENTERLINE	ORD	OVERFLOW ROOF DRAIN
CLG	CLOING	ORIG	ORIGINAL
CLO	CLOSET	PC	PORTLAND CEMENT
CLR	CLEAR	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLM	PLASTIC LAMINATE
		PLAS	PLASTIC
COL	COLUMN	PLYWD	PLYWOOD
COMP	COMPOSITION	CONC	CONCRETE
CONC	CONCRETE	CONN	CONNECTION
CONN	CONNECTION	CONST	CONSTRUCTION
CONSTR	CONSTRUCTION	CONT	CONTINUOUS
CONTR	CONTRACTOR	CORR	CORRIDOR
CORR	CORRIDOR	CSK	COUNTERSINK
CSK	COUNTERSINK	CT	CERAMIC TILE
CT	CERAMIC TILE	CUST	CUSTODIAL
DBL	DOUBLE	R	RISER
DEG	DEGREE	RAD	RADIUS
DET	DETAIL	RD	ROOF DRAIN
DF	DRINKING FOUNTAIN	REF	REFERENCE
DIA	DIAMETER	REFL	REFLECTED
DIAG	DIAGONAL	REQD	REQUIRED
DIM	DIMENSION	RES	RESILIENT
DIR	DIRECTION	RL	RAIN LEADER
DN	DOWN	RM	ROOM
DO	DOOR OPENING	RO	ROUGH OPENING
DR	DOOR		
DS	DOWNSPOUT FROM	S	SCUPPER
SCUPPER	DOWNSPOUT FROM	SC	SOLID CORE
DWG	DRAWING	SCHED	SCHEDULE
		SECT	SECTION
		SHT	SHEET
EA	EACH	SIM	SIMILAR
EJ	EXPANSION JOINT	SIMUL	SIMULATED
EL	ELEVATION	SJ	SAW JOINT
ELEC	ELECTRICAL	SPECS	SPECIFICATIONS
ELEV	ELEVATOR	SS	STAINLESS STEEL
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	STA	STATION
EXIST	EXISTING	STD	STANDARD
EXT	EXTERIOR	STL	STEEL
EW	ELEC WATER COOLER	STOR	STORAGE
		STRUC	STRUCTURAL
FD	FLOOR DRAIN	SUSP	SUSPENDED
FDN	FOUNDATION	SYM	SYMMETRICAL
FEC	FIRE EXTINGUISHER		
FH	FULL HEIGHT	T	TREAD
FHC	FIRE HOSE CABINET	T&G	TONGUE & GROOVE
FIN	FINISH	TDC	TRAFFIC DECK COVERING
FLR	FLOOR	TEL	TELEPHONE
FO	FINISHED OPENING	TEMP	TEMPERED
FOC	FACE OF CONCRETE	THK	THICK
FOG	FACE OF STUD	TJ	TOOLED JOINT
FOW	FACE OF WALL	TOC	TOP OF CONCRETE
FRP	FIBER REINFORCED PLASTIC	TOC	TOP OF CURB
		TOJ	TOP OF JOIST
		TOM	TOP OF MASONRY
FS	FLOOR SINK	TOP	TOP OF PARAPET
FSD	FULL SIZE DETAIL	TOS	TOP OF STEEL
FT	FOOT/FEET	TOW	TOP OF WALL
FTG	FOOTING	TYP	TYPICAL
FV	FIELD VERIFY		
		UL	UNDERWRITERS LABORATORY
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GR	GRADE	VER	VERIFY
GYP	GYPSONUM	VERT	VERTICAL
		VEST	VESTIBULE
		W	WIDE
H	HIGH	W/	WITH
HC	HOLLOW CORE	WC	WATER CLOSET
HDWD	HARDWOOD	WD	WOOD
HDWE	HARDWARE	WI	WROUGHT IRON
HM	HOLLOW METAL	WL	WATER LEVEL
HORIZ	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT	WP	WORKING POINT
HT	HEIGHT	WP	WATERPROOFING
		XS	EXISTING SCUPPER
ID	INSIDE DIAMETER		
INFO	INFORMATION	YR	YEAR
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
LAV	LAVATORY		
LB	POUND		
LEV	LEVEL		
LF	LINEAR FEET		
LTG	LIGHTING		
LTWT	LIGHT WEIGHT		
LVR	LOUVER		

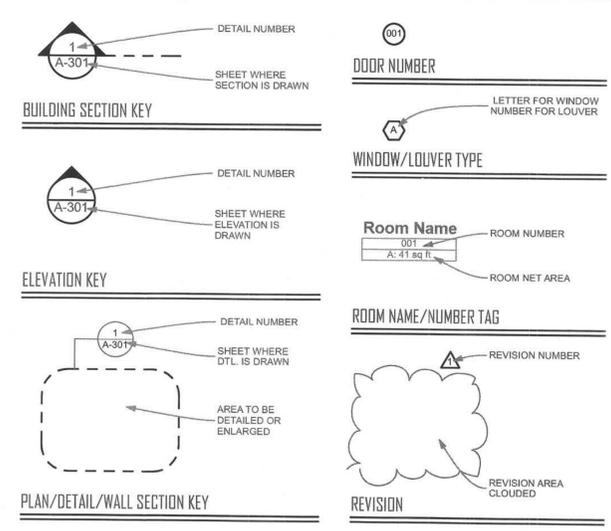


1 SITE PLAN SCALE: 1" = 100'

SHEET INDEX

sheet	content
A-001	SITE PLAN & COVER SHEET
A-002	SITE PLAN DETAILS
A-101	GIRL SCOUT HOUSE FLOOR PLAN
A-102	GAZABO, SHED, & TOILETS PLANS
A-103	GREEN TOILETS
A-104	RIVER HOUSE PLANS

DRAWING SYMBOL LEGEND



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revision date:

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A-001
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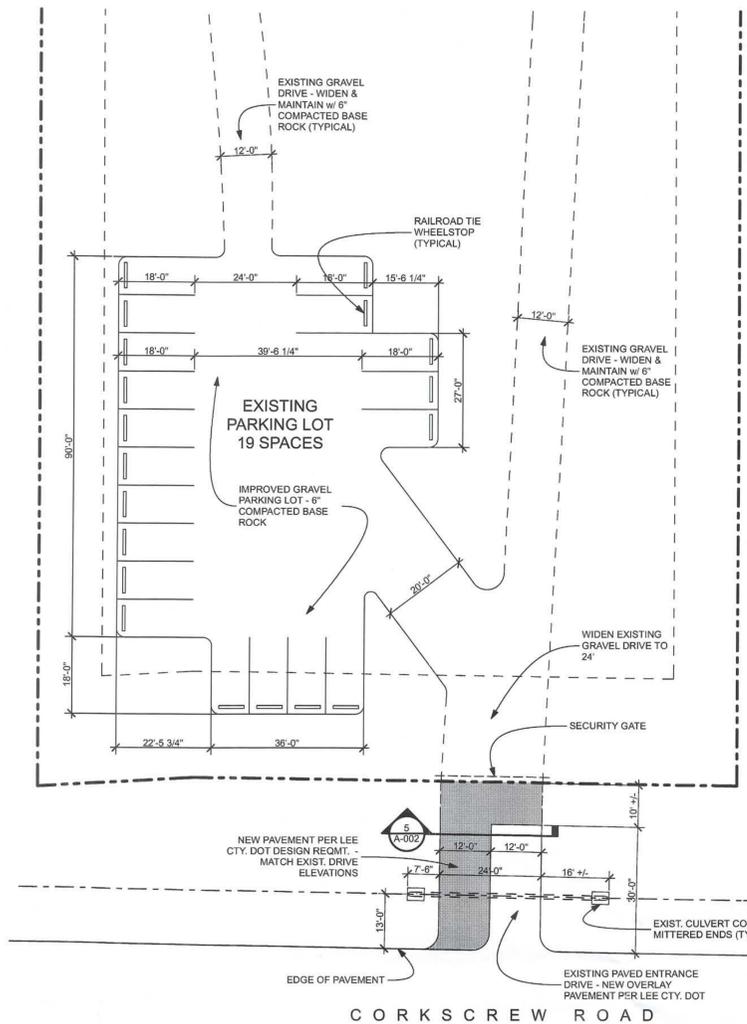
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date: 1-2-13
revision date:

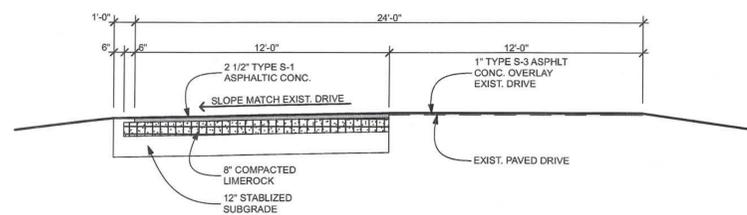
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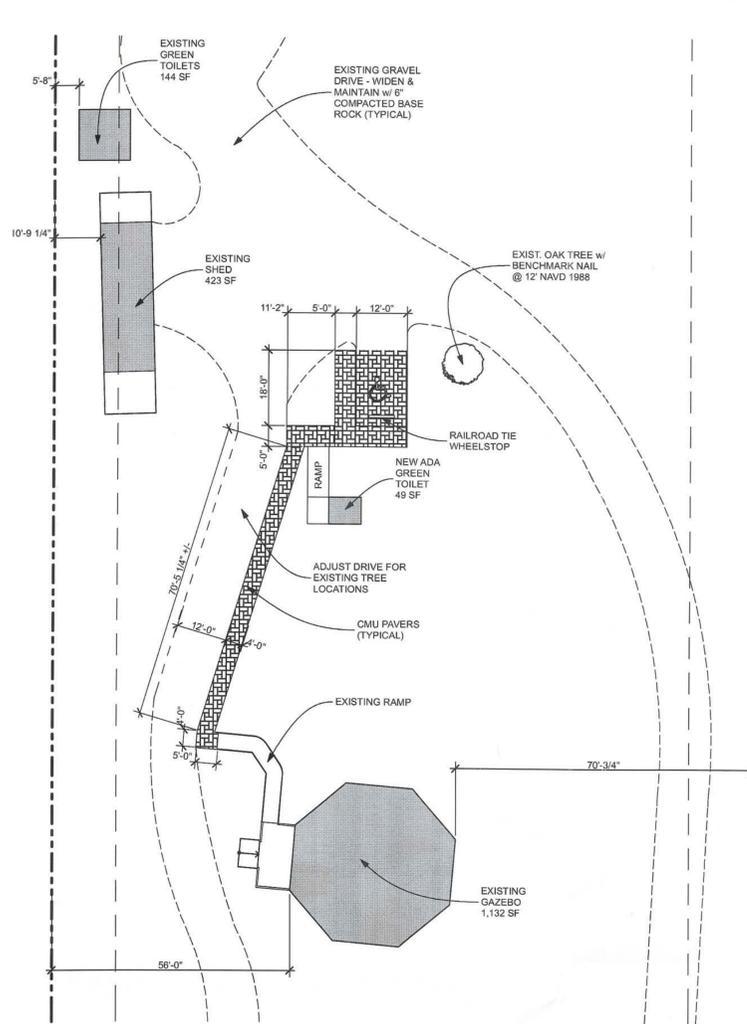
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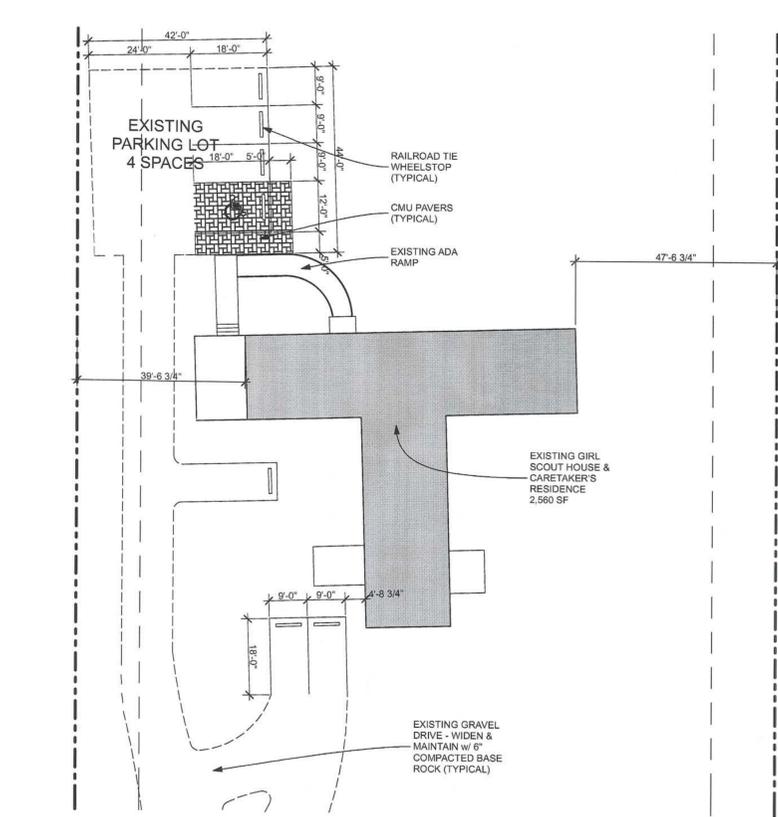
1 ENTRANCE & PARKING LOT MAINTANCE DETAIL
SCALE: 1" = 20'



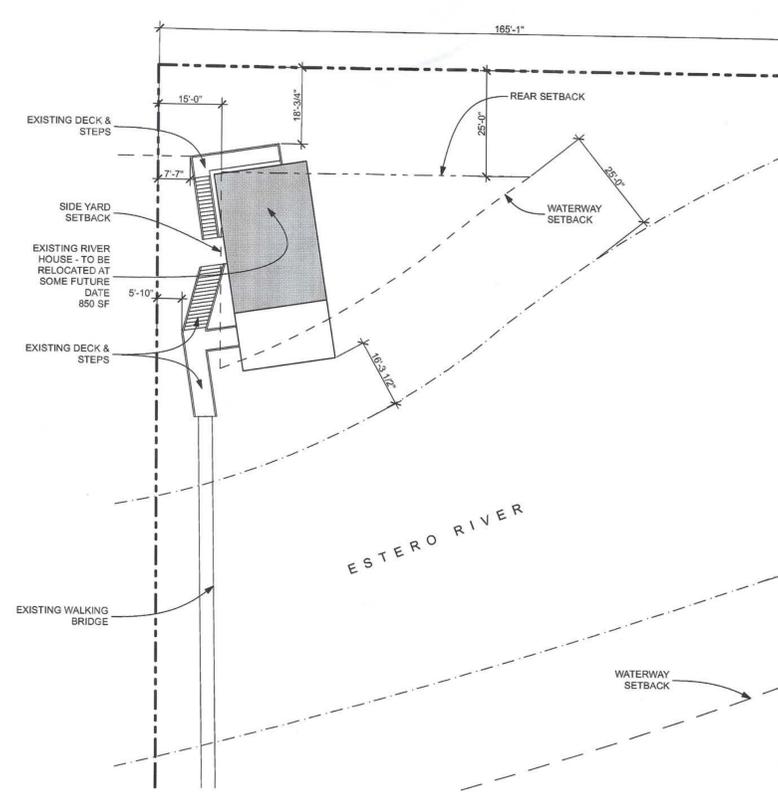
5 PAVED ENTRY SECTION
SCALE: 1/4" = 1'-0"



2 GREEN TOILET, SHED & GAZABO SITE DETAIL
SCALE: 1" = 20'

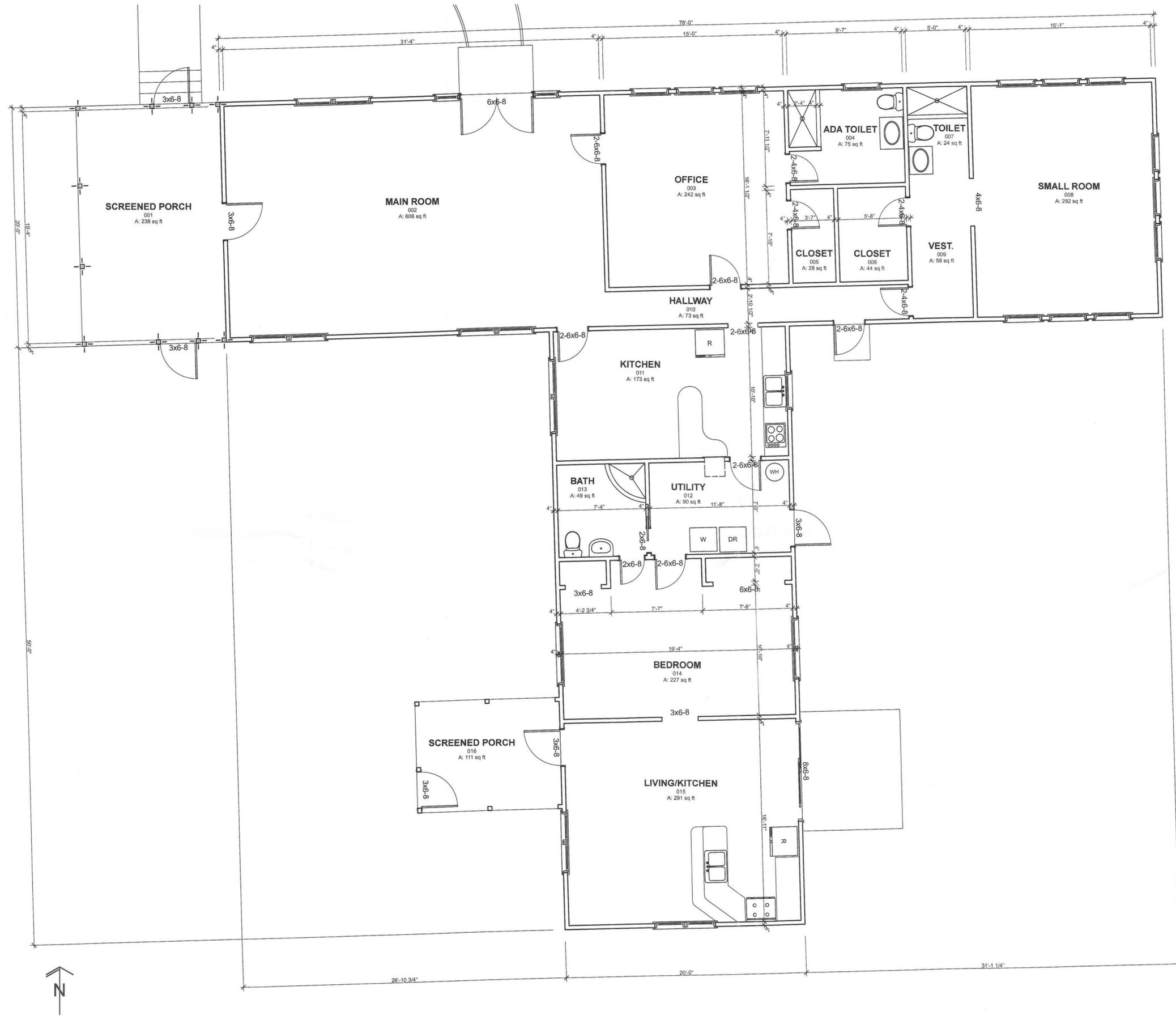


3 GIRL SCOUT HOUSE SITE DETAIL
SCALE: 1" = 20'



4 RIVER HOUSE SITE DETAIL
SCALE: 1" = 20'

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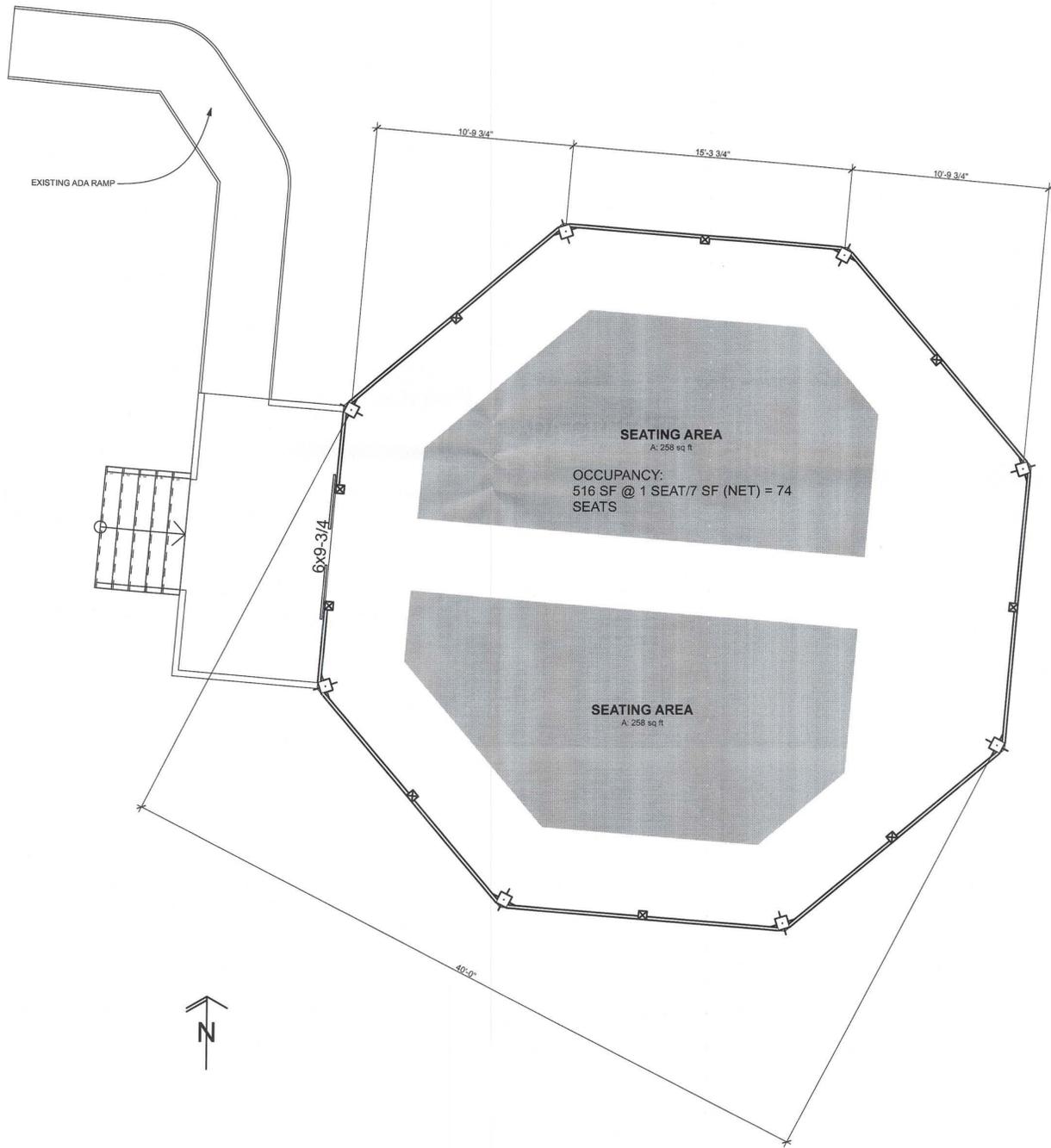
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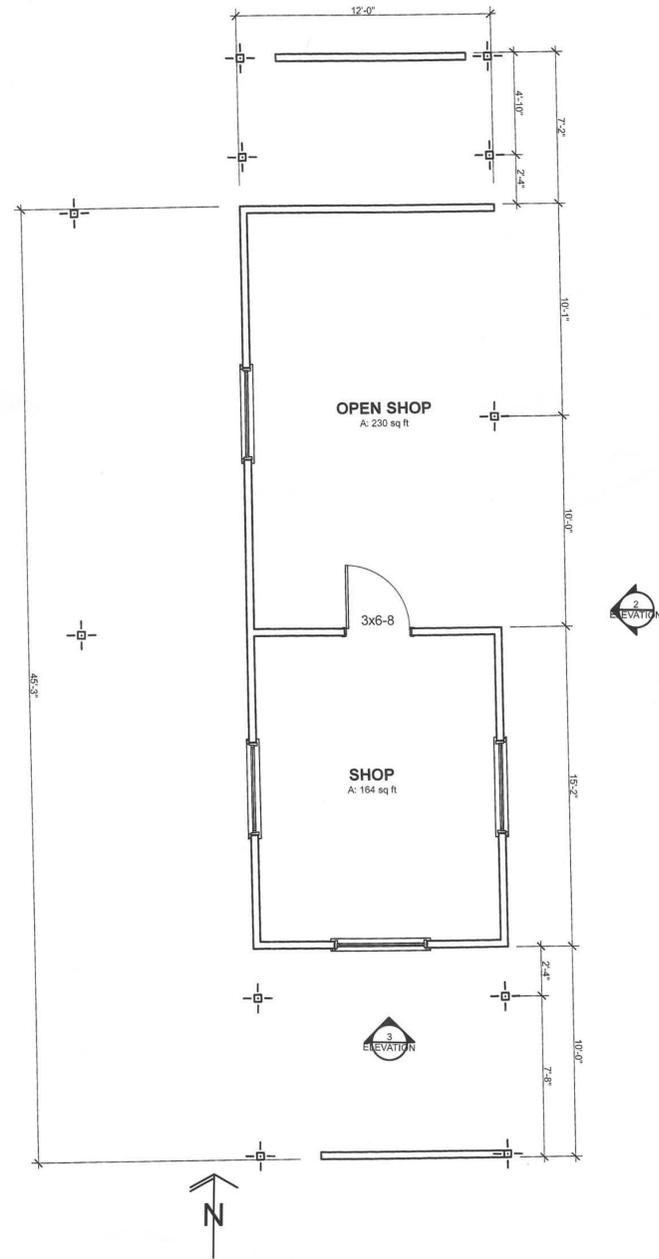
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1 GAZEBO FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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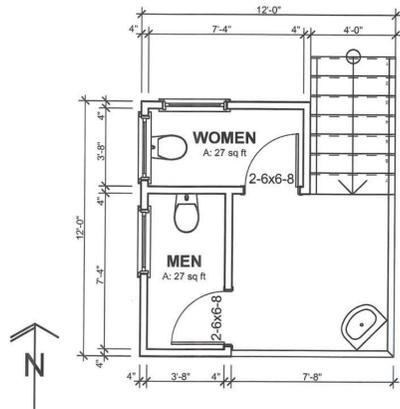
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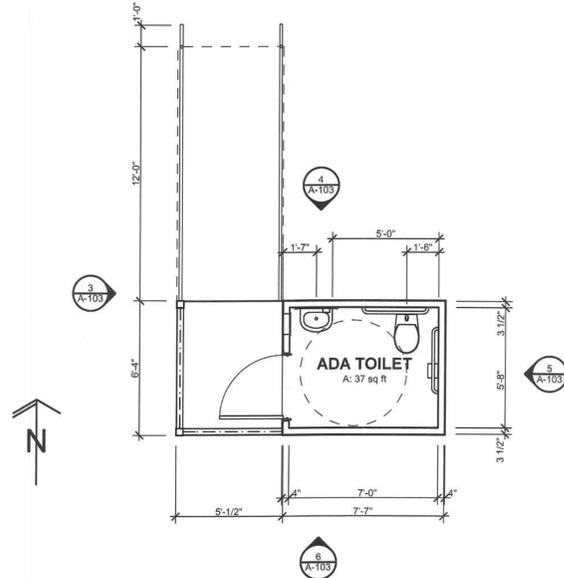
A-102

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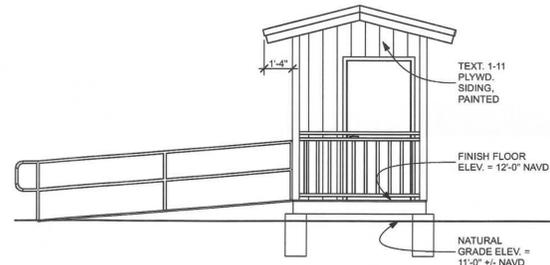
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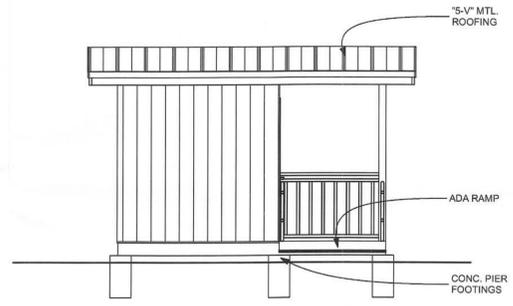
1 GREEN TOILET FLOOR PLAN
A-103 SCALE: 1/4" = 1'-0"



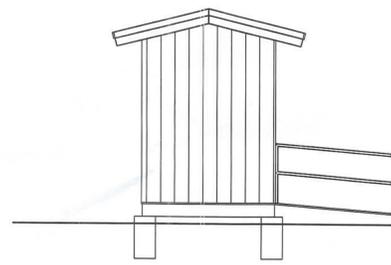
2 ADA GREEN TOILET
A-103 SCALE: 1/4" = 1'-0"



3 ADA TOILET WEST ELEVATION
A-103 SCALE: 1/4" = 1'-0"



4 ADA TOILET NORTH ELEVATION
A-103 SCALE: 1/4" = 1'-0"



5 ADA TOILET EAST ELEVATION
A-103 SCALE: 1/4" = 1'-0"



6 ADA TOILET SOUTH ELEVATION
A-103 SCALE: 1/4" = 1'-0"

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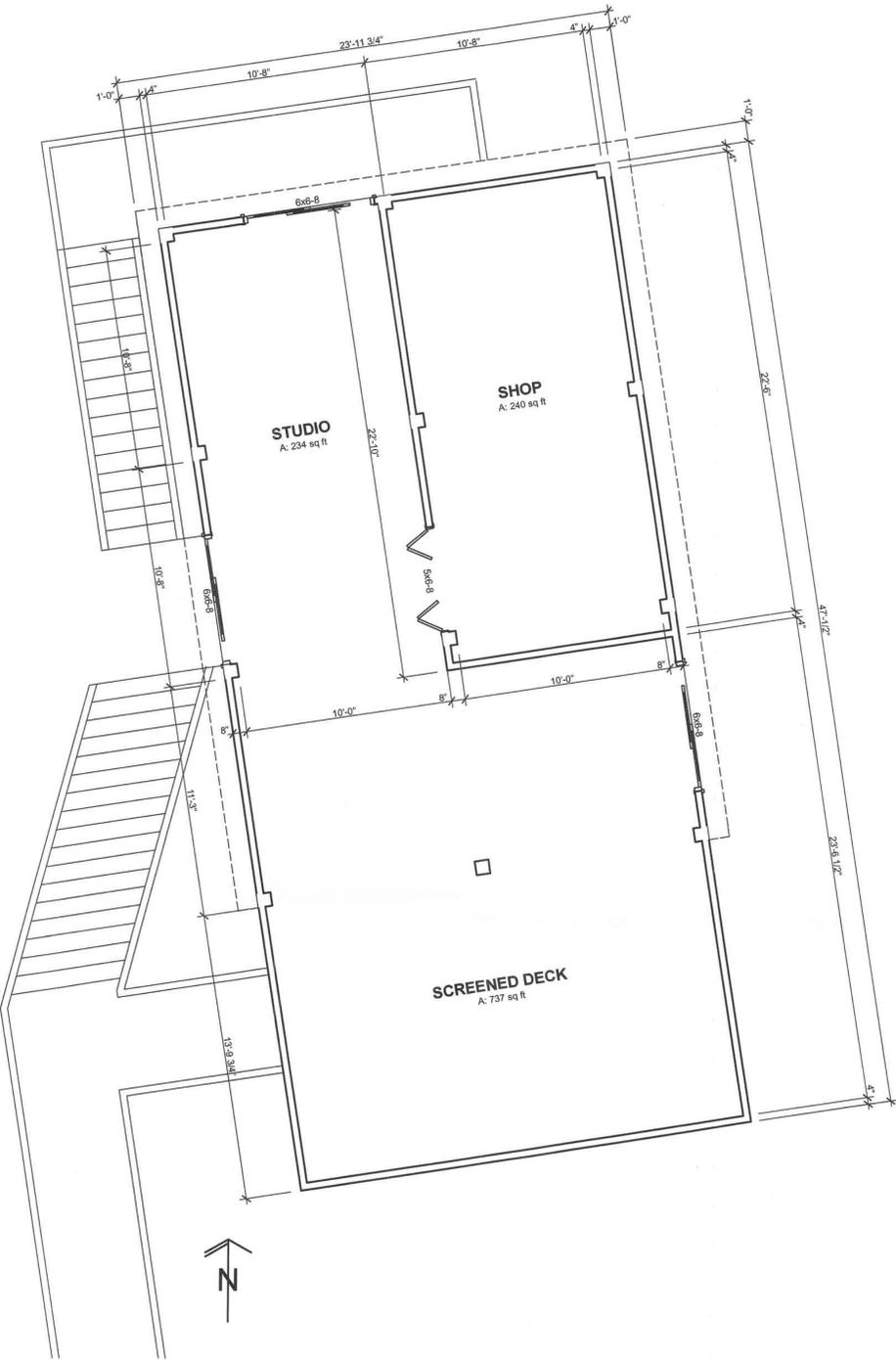
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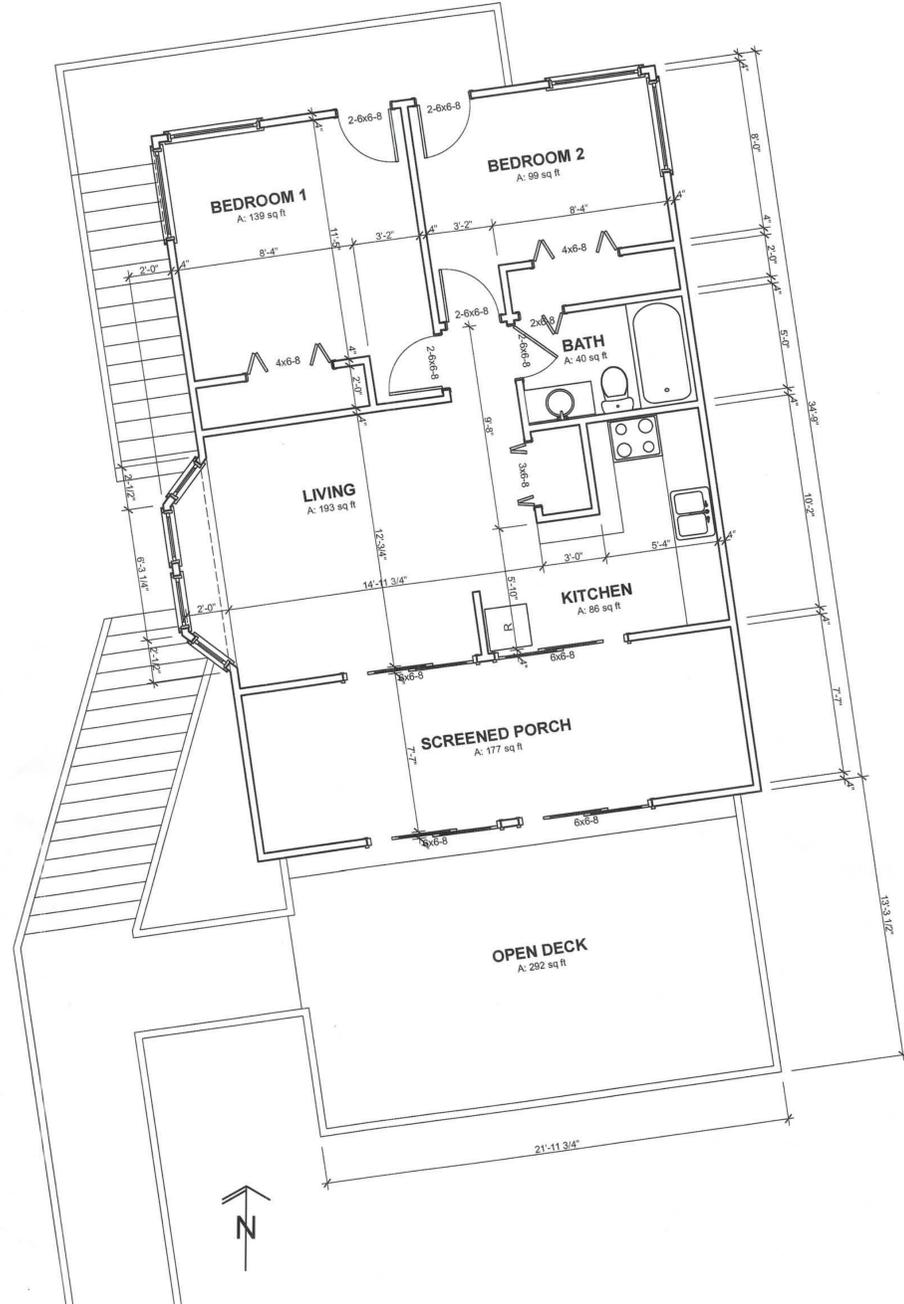
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1 RIVER HOUSE 1st FLOOR PLAN

A-104 SCALE: 1/4" = 1'-0"



2 RIVER HOUSE 2nd FLOOR PLAN

A-104 SCALE: 1/4" = 1'-0"



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