



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

**WEDNESDAY, FEBRUARY 20, 2013
10:00 AM**

AGENDA

NOTE: (For public review, back-up materials for the cases will be available at the Captiva Memorial Library, 11560 Chapin Lane, Captiva, FL 33924 starting February 13, 2013.)

1. **Call to Order/Review of Affidavit of Publication**
2. **Approval of 1/16/2013 Minutes**
3. **Election of Officers**
4. **Request to File Historic Designation**

A. **HDC2012-00004 Over the Waterfront/Safety Harbor Club (Ferry Boat Captain's Bunk House) 44700 Escondido Lane, Captiva, FL 33924**

5. **Public Hearing on a Special Certificate 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. **COA2012-00159 Captiva Civic Association, 11550 Chapin Lane, Captiva, FL 33924**

This project entails the renovation of the Captiva Civic Association Building and the addition of approximately 1,100 sq ft to that building.

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

1. Relief from LDC Section 34-814 which requires the minimum required side setback of 15 feet on the east property line to 11.44 feet to bring the existing structure into compliance.
2. Relief from LDC Section 10-416 which requires a buffer Type 'C/F' where proposed commercial use abuts residential to allow a five foot wide buffer along the north property line where the exotics are removed and install 18 shrubs per 100 linear feet.

3. Relief from LDC Section 10-416 which requires a 15 foot wide Type 'D' buffer, with five trees and a double staggered hedge, adjacent to all right-of-ways, to allow an 8 foot wide Type 'D' buffer along Chapin Lane.
4. Relief from LDC Section 34-2020 which requires 29 parking spaces for Captiva Community Center to allow 22 on-site parking spaces as existing.

6. Items by the Public; Committee Members; Staff

7. Next Meeting Date: March 20, 2013

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.

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MINUTES REPORT
LEE COUNTY HISTORIC PRESERVATION BOARD
January 16, 2013

MEMBERS PRESENT:

Ruby Daniels	Theresa Schober
Toni Ferrell	Rae Ann Wessel
James Ink	

MEMBERS ABSENT:

Marsa Detscher (Chair)
Kevin Williams (Vice Chair)

STAFF PRESENT:

John Fredyma, Asst. Cty. Atty.	Antia Richards, Planning
Janet Miller, Recording Secretary	Gloria Sajgo, Principal Planner

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

Since the Chair and Vice Chair were absent from today's meeting, the Board had to nominate a temporary Chair to fill in.

Ms. Wessel made a motion to nominate Toni Ferrell as Chair, seconded by Mr. Ink. The motion was called and passed 5-0.

Ms. Ferrell, Acting Chair, called the meeting to order. Mr. John Fredyma, Assistant County Attorney, certified the affidavit of publication and submitted it for the record.

Agenda Item 2 – Tour of the Happehatchee Center

At this point, the Board convened the meeting in order to conduct the tour of the Happehatchee Center at 10:10 a.m. and reconvened at 10:55 a.m.

Agenda Item 3 – Election of Officers

Ms. Wessel made a motion to postpone Election of Officers since two members were absent, seconded by Mr. Ink. The motion was called and passed 5-0.

Ms. Ferrell postponed approval of the 12/19/12 meeting minutes. She also opted to discuss the Happehatchee case first.

Agenda Item 6 – Public Hearing on a Special Certificate of Appropriateness

A. COA2012-00160 Happehatchee Center (Girl Scout House) 8791 Corkscrew Road, Estero, FL 33928

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

Ms. Wessel asked if there would be any implication on the presence of the bridge remaining should the applicants decide to move the single family house.

Ms. Sajgo stated she did not believe the County was interested in making the applicants take the bridge down.

Ms. Ferrell asked why the zoning resolution addressed the bridge if it would ultimately be up to the property owner as to whether they want to take on that liability.

Ms. Sajgo stated the property owner can take on that liability if they wish to. From the County's standpoint, they want to make it clear that as far as they are concerned the bridge provides single family access to that single family house. It is not a public bridge and the county wants to eliminate any liability towards themselves.

Mr. Ron Sebring, Architect, reviewed the history of the bridge relating to the Girl Scouts and their bridge ceremony.

Ms. Grant distributed the Girl Scout emblem for viewing.

Ms. Ferrell suggested that the person who makes the motion could make it clear that the LCHPB sees the bridge as integral to the historic nature of the site and that we want to make sure the bridge is not impacted.

Ms. Sajgo suggested it be a separate motion stating "Should the house be moved, efforts should be made to preserve the bridge." She noted there were problems with the bridge because it was never permitted. She clarified that the Happehatchee Center could address this issue at a later date, but were not choosing to address it right now. They are bringing everything else into compliance except the bridge.

Ms. Wessel stated that in reading the staff report, it did not appear that this was an optional relocation of the house. She wanted to preserve the option for the property owners to make that determination at a later date. In other words, if they bring the house up to standards and they want to remain there, they should have that flexibility.

Mr. Sebring stated it was their intent to make that decision at a later date when they have better information on the costs of bringing it into compliance versus moving the house.

Ms. Wessel referred to Page 2 of the staff report under the section entitled "The relocation of the "River House" from the north side of the Estero River to the south side of the river." She stated for the record that the sentence that states, "*There is no direct vehicular access to the "River House"*" is not accurate because the next sentence clarifies that there is access through a friendly neighbor's property. There may be some opportunities or things the property owner needs to deal with in order to maintain that access, but she felt the sentence as written was unclear and could be misunderstood.

Ms. Schober clarified that staff was saying there is no direct access within the property that is owned by the Happehatchee Center because they do not own the access.

Ms. Wessel made a motion to approve the Special Certificate of Appropriateness, COA2012-00160, Happehatchee Center (Girl Scout Camp) to provide for construction of a new green, public, and handicapped accessible bathroom with a handicapped ramp, and the property owner option to relocate the “River House” on the north side of the river to the south side of the river, and with the recommendation that if the house is moved the presence and access of the suspension bridge is protected and preserved, and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Mr. Ink. The motion was called and passed 5-0.

Agenda Item 5 – Public Hearing on Historic Designations

A. HD91-01-01 Individual Johnson House, Captiva Civic Association, Captiva, FL

Ms. Sajgo stated the LCHPB were familiar with this project. The Captiva Civic Association owns two adjoining parcels. The Association relocated the Johnson House, which is a historic house, to one parcel. They also own the adjoining parcel where the Civic Association building is located. When the County designated the strap, they accidentally designated the property where the Captiva Civic Association building is located and not the parcel where the Johnson House is located. This proposed amendment will correct that by showing the designation of both parcels. She noted that Amy Nowacki was present for any questions.

Ms. Ferrell opened this item for public comment. No public input was received.

Mr. Ink made a motion to approve this project as recommended by staff, seconded by Ms. Wessel. The motion was called and passed 5-0.

Agenda Item 4 – Approval of 12/19/12 Minutes

Ms. Wessel referred to the second paragraph on Page 3 of 4 and noted that the words “it” and “if” should be reversed. She referred to the sixth paragraph on Page 3 of 4 and noted that “hard” pine should actually be “heart” pine.

Ms. Schober made a motion to approve the December 19, 2012 meeting minutes with the above corrections, seconded by Ms. Daniels. The motion was called and passed 5-0.

Agenda Item 7 - Items by the Public; Committee Members; Staff

Public – None

Committee Members

Ms. Schober mentioned the flyer that was distributed to everyone regarding the symposium for VIVA Florida’s 500th Birthday Celebration being held at the Koreshan State Historic Site Art Hall on February 9th between 1:30 p.m. and 4:30 p.m. She gave a brief description of who would be speaking at the event, how it would be broadcast on the internet, and the invitations. As a result of their advertising efforts, they are at 90% capacity at the Art Hall, so no additional reservations can be made. The remaining spots are reserved for legislative delegation and media.

Staff

Ms. Sajgo thanked the members for attending today. She noted that Ms. Grant and others were happy to conduct the tour. She felt that having this tour and holding the meeting at this location made it easier to explain the case.

Agenda Item 8 – Next Meeting Date: February 20, 2013 Adjournment

Ms. Sajgo noted that the next Lee County Historic Preservation Board meeting was scheduled for Wednesday, February 20, 2013, at 10:00 a.m. in the East Room.

Ms. Schober made a motion to adjourn. The meeting adjourned at 11:30 a.m. and the Board went to the Koreshan State Historic Site for a tour.

**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, 2013**

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.



RECEIVED
FEB 01 2013

COMMUNITY DEVELOPMENT

SAFETY HARBOR CLUB

January 30, 2013

Ms. Gloria M. Sajgo, AICP, Principal Planner
Lee County Planning Division
P. O. Box 398
Ft. Myers, FL 33902

Re: Over the Waterfront Restaurant on North Captiva Island

Dear Gloria:

Please be advised that the Safety Harbor Club Board of Directors voted to move forward with the historical designation of the OTW during their Board of Directors meeting on January 19, 2013.

We appreciate your assistance with this matter. Please let us know if there is anything additional that we need to do to accomplish this objective.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Fox".

Rick Fox, General Manager, Safety Harbor Club



Lee County Property Appraiser

Tax Year

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

Property Data for Parcel 05-45-21-03-0000B.00CE

Owner Of Record

SAFETY HARBOR CLUB INC
PO BOX 2276
PINELAND FL 33945

Site Address

4470 ESCONDIDO LN
CAPTIVA FL 33924

Legal Description

VILLAGE AT SAFETY HARBOR
PB 36 PG 44 PT TR B
DESC OR 1922 PG 2368

Classification / DOR Code

RESTAURANTS, CAFETERIAS / 21

[\[Tax Map Viewer \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



[◀ Photo Date May of 2012 ▶](#)



Property Values (2012 Tax Roll)

Just	0
Assessed	0
Portability Applied	0
Cap Assessed	0
Taxable	0
Cap Difference	0



Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	5589.00
Frontage	6560
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 4.0
Total Living Area	881
1st Year Building on Tax Roll	1982
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

Land					
Land Tracts					
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
2100	Restaurant	0	6560	5589.00	Square Feet
Land Features					

Description	Year Added	Units
PIER - RESIDENTIAL	1982	720
SEAWALL - CONCRETE	2001	255

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
56 - restaurant	4 - commercial	1.0	0	4.0	1982	1982

Building Subareas

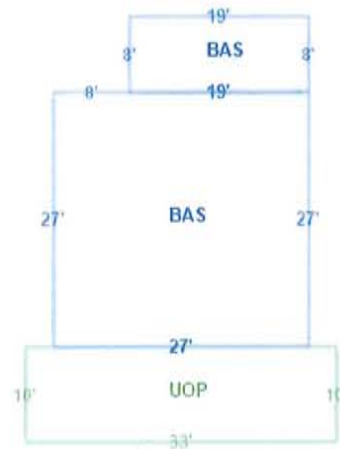
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	152
BAS - BASE	Y	729
UOP - UNFINISHED OPEN PORCH	N	330

Building Front Photo



Photo Date : May of 2012

Building Footprint



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](#)



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) 485-8344

Date Filed:	February 20, 2013	FSF No.	8LL1725	Designation No.	HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain's bunkhouse)
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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: Ferry boar captain's bunk house

Other Names/Site Number: Over the Waterfront/Safety Harbor Club; Judge Lamar Rose Guest House

Location

Street & Number: 4470 Escondido Lane

City, State, Zip: Captiva FI 33924

STRAP Number: 05-45-21-03-0000B.00CE

Classification

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

Official Actions

Date of Petition for Designation: Feb 20, 2013

Date Designation Report filed with Historic Preservation Board: Feb 20, 2013

Date of Historic Preservation Board's written Resolution: _____

Resolution Number: _____

Date Designation was recorded: _____

Initiated by: Safety Harbor Club Inc.

Designation

- Individual Historic Resource
- Individual Archaeological Site
- Historic District
- Archaeological Zone
- Archaeological District

Staff Recommendation:

Staff has reviewed the property and on the basis of the attached documentation recommends the LCHPB vote to file the subject designation (HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain’s bunkhouse) , direct it to public hearing and then vote to designate it under Chapter 22 of the Lee County 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) 1 2 3 4 5
- Section 22-204(b) 1 2 3 4 5
- Section 22-204(c) 1 2 3 4 5
- Section 22-204(d) 1 2 3 4 5
- Section 22-204(e) 1 2 3 4 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 subject building sits out over the water in Safety Harbor in Upper (North) Captiva Island. Upper (North) Captiva Island is a barrier island located just north of Captiva Island and south of Cayo Costa Island. Upper Captiva is approximately four miles long and one-half mile wide at its widest point.

Although the precise construction date is unknown, the subject building is an early twentieth century structure that was originally used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel prior to the construction of the Sanibel causeway. The building was originally located at Punta Rassa. Sometime after the construction of the Sanibel causeway in 1963 the building was relocated to its current location at Safety Harbor. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966.

The building sits over the water on pilings. It features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This is one of the few extant buildings located over the water on pilings. While this type of building was once relatively common in Lee County, today buildings like the subject structure are rare as a land based transportation system eliminated the water based transportation system and the need for this type of construction. In addition modern regulations made this type of construction obsolete by prohibiting the new construction of these buildings.

The STRAP number is 05 45 21 03 0000B 0000. The address is 4470 Escondido Lane Upper Captiva 33924.

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.

Historical Significance of the Over the Waterfront building

Originally this building was used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel. The bunkhouse consisted of a kitchen, dining area, bedroom and bathroom. Prior to the construction of the causeway only ferryboats brought visitors and automobiles from the mainland to Sanibel Island.

Once the causeway from Punta Rassa to Sanibel Island was built, the need for ferryboats was eliminated and the subject building's use as a bunkhouse was discontinued. The causeway produced a revolutionary change in the lifestyle at Sanibel. As the island became easily accessible, the population and concomitantly commercial and residential development increased dramatically. Soon Sanibel became a significant resort community attracting visitors and residents from all over the world. As a result the building's association with the time period before the causeway was built makes it historically significant, the building has a direct association with Lee County's history to the time when the county had a water based transportation system instead of the current land based transportation system.

The building is associated with distinctive elements of the cultural, social, and economic history that have contributed to the pattern of history in the county, southwest Florida and Florida. The building is associated in a significant way with the past ferryboat transportation system, which not only contributed to the life of the island community but actually set the pace of life at the island communities. The number

of persons, goods and materials arriving or leaving the island were entirely dependent on the availability and schedules of the ferryboats.

Judge Lamar Rose acquired the subject building after it was no longer used as a bunkhouse, had it barged from Punta Rassa to its current location at Safety Harbor and used it as a guesthouse. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966. At this time, staff has found no evidence that would corroborate the belief that the ferry boat captains' bunkhouse originally was located over the water on pilings.

However, since the building has been relocated to Safety Harbor, it has been located on pilings over the water. The building features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This one of the few extant buildings located on pilings over the water. As Lee County transitioned from a water based transportation system to a land base transportation system and tougher environmental regulations were enacted, these types of buildings became extremely rare. (Among the most well known buildings, which sit on pilings over the water, are the fish houses of Charlotte Harbor, which are listed on the National Register of Historic Places.) The building can be documented as sitting on pilings over the water from a period of time after 1966. While this is only 35-year period, staff believes that the building has historical significance because it sits on pilings over the water. A building of this type can no longer be built and a building of this type is one of the signature features of the water based transportation system that once was so prevalent in Lee County.

Judge Rose added the L-shaped shed roof addition to the side (south) and rear (east) elevations. At that time he also added a simple porch facing west or toward what today are the townhouses. This porch was enclosed in 1984 and made into an office.

Judge Lamar Rose

Judge Lamar Rose was a vocal supporter of the death penalty and known as the "hanging judge". In Florida he was known for politicizing the death penalty. When the U. S. Supreme Court temporarily overturned the death penalty in 1972, Judge Rose publicly protested the decision by slinging a noose over a tree limb on the courthouse lawn. When the death penalty came back to Florida he was handed the discretion to use the death penalty despite a jury's vote for life. He quickly moved to overturn a jury's life recommendation for Doug McCray, a former honor student and star athlete who suffered from alcohol induced blackouts. Judge Rose sentenced McCray to death, a decision later reversed by the Florida Supreme Court. Staff believes the subject structure is historically significant because it is associated with the life and activities of persons of local importance: namely, the ferryboat captains and Judge Lamar Rose.

Brief summary of the recent history of the building

In 1981, Safety Harbor Corporation, the developer of Safety Harbor Club, purchased the property and leased it to Shelby Creah and his wife, Glessie. Shelby and Glessie changed Judge Rose's guesthouse into a restaurant and added the deck facing east or toward the bay water. The restaurant was called *Island Store and Service Center* for about a year. The next year the restaurant's name was changed to *Over the Waterfront*.

In 1984 or 1985, Jane Creah and her husband, Scott Gilbert took over the management of *Over the Waterfront*. Reportedly, Scott had a knack for catching fish. If they needed fresh grouper for dinner, Scott would go fishing. It seemed as if he had his own private ice box full of fish. Boats full of stone crabs would pull up at the dock and Jane and Scott would pick the evening's dinner. Jane baked the pies and cakes and was well known for her key lime pie.

After litigation in 1986 the Creah family acquired the restaurant (which was also known as the Community Service Center for the Safety Harbor Club) from Safety Harbor Corporation. Ten years later, in 1996 the Safety Harbor Club acquired the structure from the Creah family. The purchase included the dock slips and a small piece of land, which provided riparian rights to the mainland.

Architectural Significance

The subject building sits out over the water in Safety Harbor Upper Captiva Island. It is an early to mid twentieth century structure that was originally used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel prior to the construction of the Sanibel causeway in 1963. The building was originally located at Punta Rassa. Sometime after the construction of the Sanibel causeway in 1963 the building was relocated to its current location at Safety Harbor. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966.

The building sits on pilings over the water. It features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This one of the few extant buildings located over pilings in the water. While these types of buildings were once relatively common in Lee County, today they are relatively rare as modern regulations prohibit this type of construction and many of the old, historic buildings that sat over the water have been demolished. As a result this building is a rare extant example of vernacular buildings that were constructed over the water. (Among the most well known buildings, which sit on pilings over the water, are the fish houses of Charlotte Harbor, which are listed on the National Register of Historic Places.) This vernacular building that sits on pilings over the water embodies the distinctive characteristics of the style and construction associated with a water based transportation system. This building portrays the built environment in an era of history that was characterized by utilitarian vernacular buildings, which sat on pilings over the water. This type of construction, in its time, was a successful adaptation to the South Florida environment.

SOURCES

Unpublished reports supplied by Glen Hedman to the Lee County Planning Division in 2001. Attached.

Florida Mater Site File number 8LL1725.

Dieter, Richard Esq. Executive Director, Death Penalty Information Center, "Killing for Votes: The Danger of Politicizing the Death Penalty Process."
(<http://www.deathpenaltyinfo.org/dpicrkfv.html>)

Seyler, Dorothy V. "Read, Reason, Write: Issue: Is Capital Punishment Bad Policy?" Yes: David Von Drehle No: Ernest van Den Haag.
(<http://www.dushkin.com/seylor/se04/capital.mhtml>)

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 existing condition of the building is good. However, a structural report found the building substructure in poor condition, mainly due to the excessive deterioration of the pilings at the waterline. Currently some members (Taffy Donnelly and Don Hoblit) have told staff that the Safety Harbor Board has decided to preserve the structure. However, other members (Glen Hedman) have expressed concern to staff about whether the structure will be preserved.

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

There is a group Safety Harbor Club members who are interested in putting their own money into restoring the subject building (known as the CSC or Community Service Center) into an operating restaurant and repairing the pilings.

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 the property and on the basis of the attached documentation recommends the LCHPB vote to file the subject designation (HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain's bunkhouse) , direct it to public hearing and then vote to designate it under Chapter 22 of the Lee County Land Development code



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

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

COA No. <u>COA2012-00159</u>	Designation No. <u>HD 91-01-01</u>	Date Filed:
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<input type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: CAPTIVA CIVIC ASSOCIATION BUILDING RENOVATIONS

Location: 11550 CHAPIN LANE, CAPTIVA, FL 33924

STRAP No.: 35-45-21-00-00007-0130 ; 35-45-21-00-00006.1000

Name of Applicant or Agent*: AMY NOWACKI, AIA AGENT

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

Address: 1112 BUTTONWOOD LANE

City, State, Zip: SANIBEL, FL 33957

Phone Number: 239-472-0650 Fax Number: 239-472-0650

Email Address: AMYNOWACKI@COMCAST.NET

Name of Historic District (if applicable): N/A

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: RENOVATION OF APPROX. 2,700 SF, WITH ADDITION OF 1,100 SF.
SEE ATTACHED PROJECT DESCRIPTION.

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. APPLICATION FOR ZONING RELIEF

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

If yes, explain. APPLICATION FOR ZONING RELIEF, TO BE FOLLOWED BY
LIMITED REVIEW DEVELOPMENT ORDER

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

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: (Special) Certificate of Appropriateness (COA)

CASE NUMBER: COA 2012 00159 Captiva Civic Association 11550 Chapin Lane, Captiva Fl 33924

HEARING DATE: February 20, 2012

SUMMARY: The proposed project entails the renovation and expansion of the Captiva Community Center building which is owned by the Captiva Civic Association and which is a noncontributing structure associated with HD 91 01 01 Johnson House Captiva Island, a historic building on the site. The Captiva Community Center building straddles the two STRAP numbers that make up this subject site: 35 45 21 00 00007.0130 and 35 45 21 00 00006 1000. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

STAFF ANALYSIS:

EXISTING CONDITIONS: Please also refer to the "*Captiva Community Center Renovation and Expansion Project Overview*" provided by the applicant.

The Captiva Community Center building was built in 1961 and has had several renovations over the years. Currently the building is single story building with roughly 7,400 sq ft under A/C and an 875 sq ft covered porch area at the front. The wall material is painted stucco and the roof material is metal. The building has a long main hip roof with secondary hip roofs on the front and rear and a shed roof on the rear elevation. On the front elevation the building features a hip roofed entrance portico and an open porch incised along the facade.

This is a single story building roughly 23-ft from grade to roof peak. The building has roughly 150-ft frontage on Chapin Lane.

Generally the footprint of the building is L-shaped. The long leg of the L accommodates the library and the large central meeting hall. On the east the short leg of the L accommodates bathroom, offices and conference room.

PROPOSAL

The proposal calls for increasing the under A/C square footage of the building to 8,500 sq ft and that of the new entry veranda are to 1,700 sq ft. The applicant is keeping the mass of the new building in context with the surrounding properties as the expansion meets FEMA regulations and will not require elevating the building. The proposed height is roughly 23-ft.

The proposal calls for adding increasing square footage to the central part of the building and generally changing the foot print from an L-shape to a more rectangular shape.

The proposal calls for keeping a main metal hip roof, consolidating the smaller secondary hip roofs on the front under a larger hip roof and including new hip roofs on the rear elevation. The wall material will be painted stucco.

- On the west the library will be expanded and a new room will be created for the Captiva historic society/Captiva history museum.
- On the east there will be new expanded kitchen and new restrooms.
- The central area will be enlarged to accommodate an expanded multi-purpose meeting room and cultural exhibition hall. The hall will feature French Doors opening to the large new entry veranda. A set of steps will provide access from the veranda to the new large front courtyard.
- On the front elevation the existing small hip roofed entrance portico would be replaced by a larger gable roofed entrance area with an open gable end exposing the timber frame truss. A set of steps will provide access from the entrance area to the new large front courtyard.

A new handicap parking space will be installed west of the building. A handicap ramp will run west from the gable roofed entrance and connect the handicap space and the large front courtyard with the front entrance. Instead of exposed handicap railings the railings will be incorporated into a planter that will buffer the ramp from the courtyard.

Staff believes this is a well thought out project. The applicant has incorporated the additional square footage needed while minimizing the impact on the existing historic building and the subject Captiva Community Center building.

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.*

No changes are proposed to the historic Johnson house. The proposal will allow the property to be continued to be as the Captiva Community Center building.

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.*

No changes are proposed to the historic Johnson house.

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.*

No changes are proposed to the historic Johnson house.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.* N/A

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.* N/A

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* N/A

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. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
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

No changes are proposed to the historic Johnson house. By limiting the expansion of the Captiva Community Center to a scale that complies with FEMA requirements, the applicant is able to keep the expanded building at current grade and has avoided having to elevate the building. As a result the massing, scale and size of the building are very similar to that of the existing building and compatible with the property.

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 essential form and integrity of the historic house will be maintained as there are no proposed changes to the Johnson House. Because the Captiva Community Center is a separate building if it is removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Lee County Historic Preservation Board:

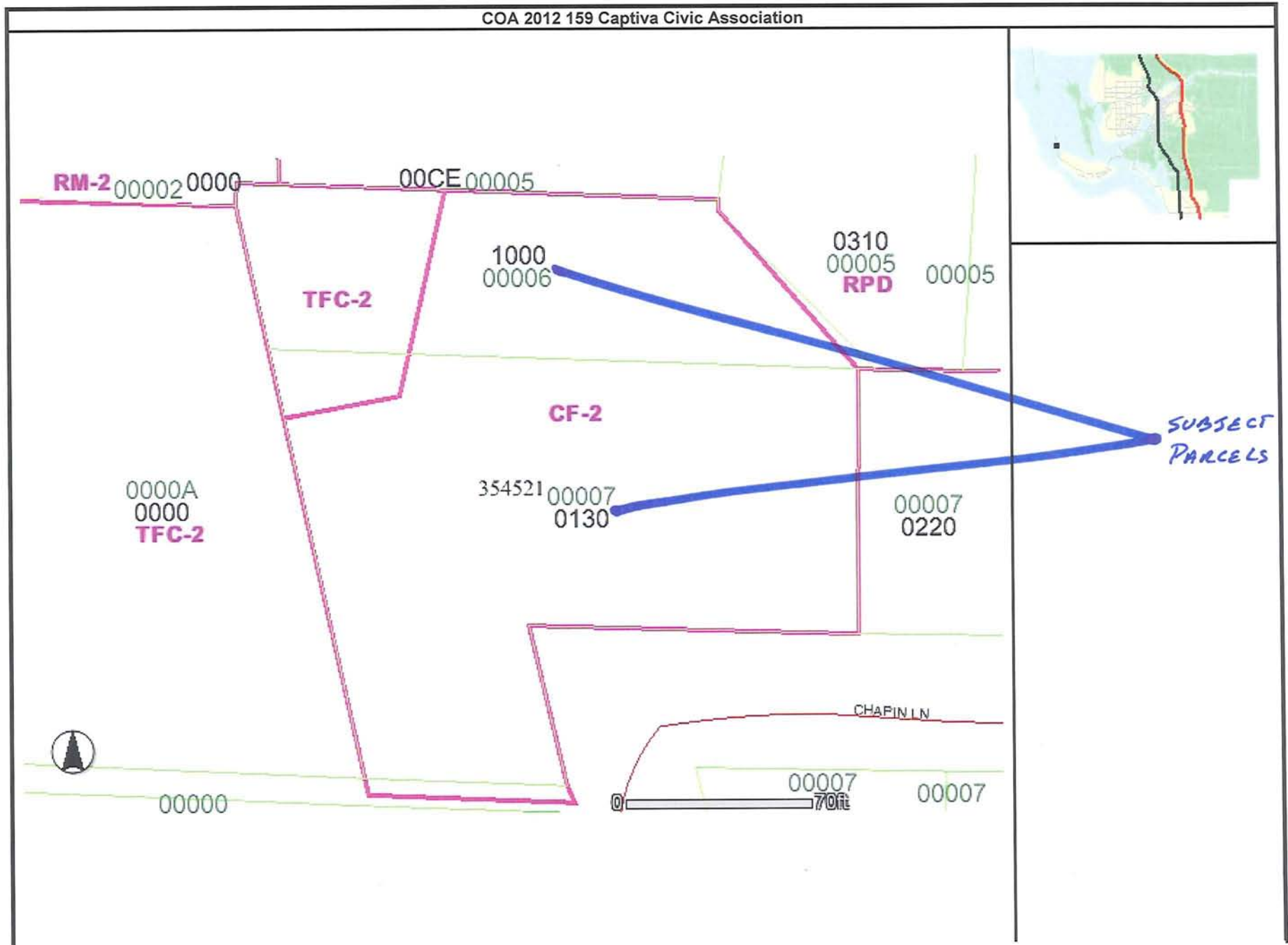
STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

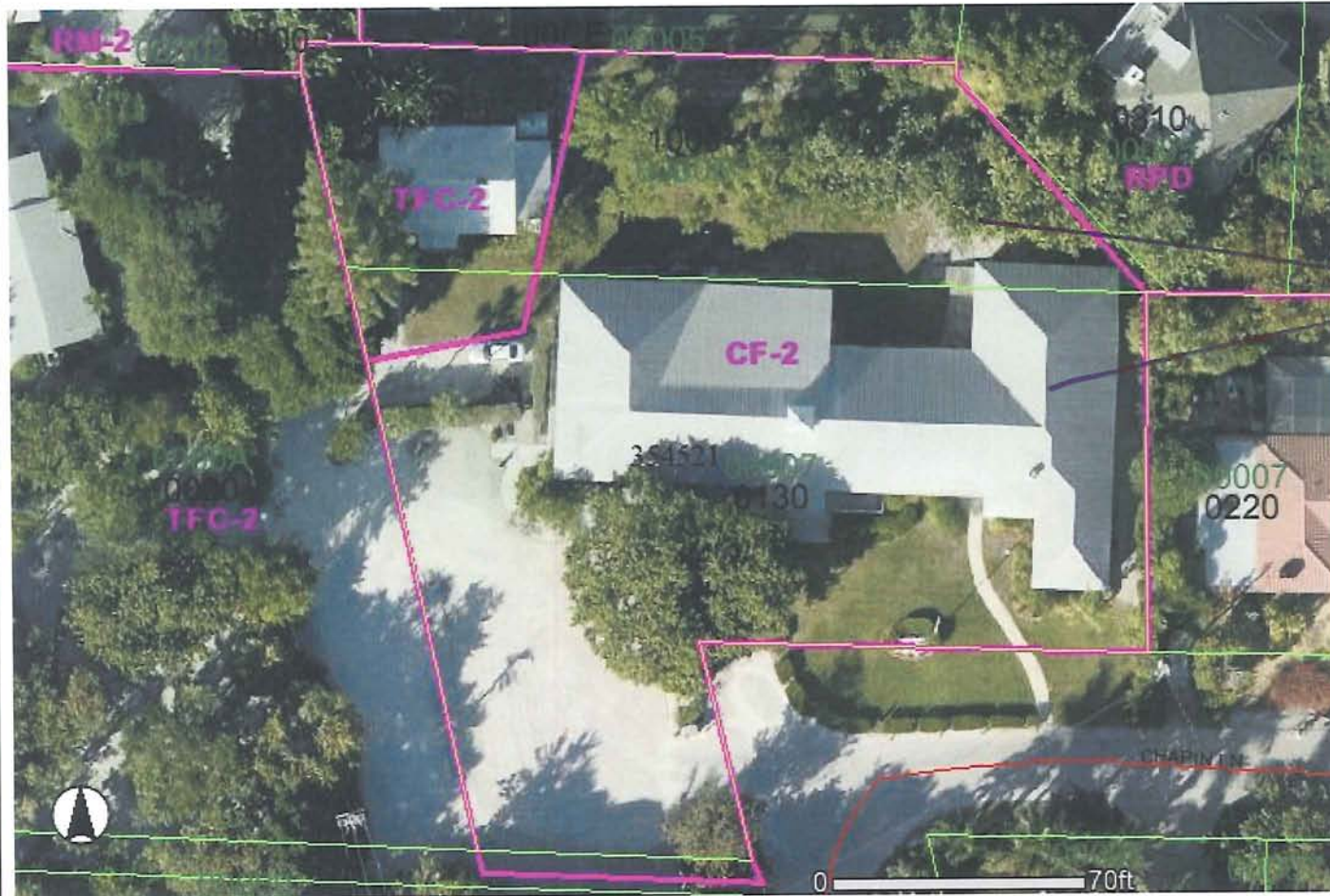
- Approve the project as presented by the applicant
- Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.

COA 2012 159 Captiva Civic Association





COA 2012 --159 Captiva Civic Association



SUBJECT
PARCELS
(PARCEL LINES
ARE GREEN)
(ZONING LINES
ARE PINK)

COA2012-00159 - Captiva Civic Association 11550 Chapin Lane Captiva



South elevation on Chapin Lane



South elevation on Chapin Lane

COA2012-00159 - Captiva Civic Association 11550 Chapin Lane Captiva



East elevation



Weather vane



Parking lot for complex

COA2012-00159 - Captiva Civic Association 11550 Chapin Lane Captiva



West elevation



North elevation

Johnson House



South elevation



South elevation

Johnson House



West elevation



East elevation



Captiva Civic Association

Captiva Community Center Renovation and Expansion Project Overview

The Captiva Civic Association was founded on the front porch of the old Fisherman's Lodge in February of 1936 by a group of islanders interested in working toward the betterment of their community. In its seventy year history, the Captiva Civic Association has grown into a 450 member active organization whose mission is to defend and protect the island's unique ambiance of low density and fragile barrier island ecology and to also promote community awareness on issues which might affect the quality of life on Captiva.

The Captiva Civic Association acquired its present location near the Chapel by the Sea and Captiva Cemetery for a community meeting hall, fire station and library in 1960. A residence for a sheriff deputy and family was added in 1989 by moving the historic Belton Johnson House to the grounds of the Captiva Community Center.

Since 1961, the Captiva Community Center has been a venue for islanders to gather for meetings and enjoy cultural and social events. The community center building today provides space for the Captiva Memorial Library, a Lee County Library Branch, meeting and office facilities for the Captiva Civic Association, the CCA Foundation and the Captiva Island Historical Society. These facilities are also made available to other non-profit organizations including the Chapel by the Sea, Captiva Fire Control District and various home owner associations on the island.

The Captiva Community Center presently comprises a number of additions and renovations, the most recent of which was completed in 1996 to expand and fully renovate the Captiva Memorial Library. The current proposed renovation for the community center includes removing and replacing the original 1961 meeting hall, restrooms and kitchen between the library and office wing (old fire station). It also provides for a new history museum and partial renovation to the library. This project is being funded entirely by members of the Captiva Civic Association and Captiva community.

Captiva Community Center Expansion and Renovation Improvements include:

- Expanded all new multi-purpose meeting and cultural exhibition Hall
- Addition of a Captiva history museum between Library and Hall
- New covered main building entry with adjoining veranda along front wall of Hall
- Durable surface courtyard framed with native shade trees, replacing front lawn
- All new expanded warming kitchen and rest rooms
- Expansion of librarian work room, juvenile room, patron reading and computer areas
- Installation of emergency power backup generator for entire center and adjacent deputy house for use as public cooling and rehab center following major storm events
- New roofs for both the community center and resident deputy house



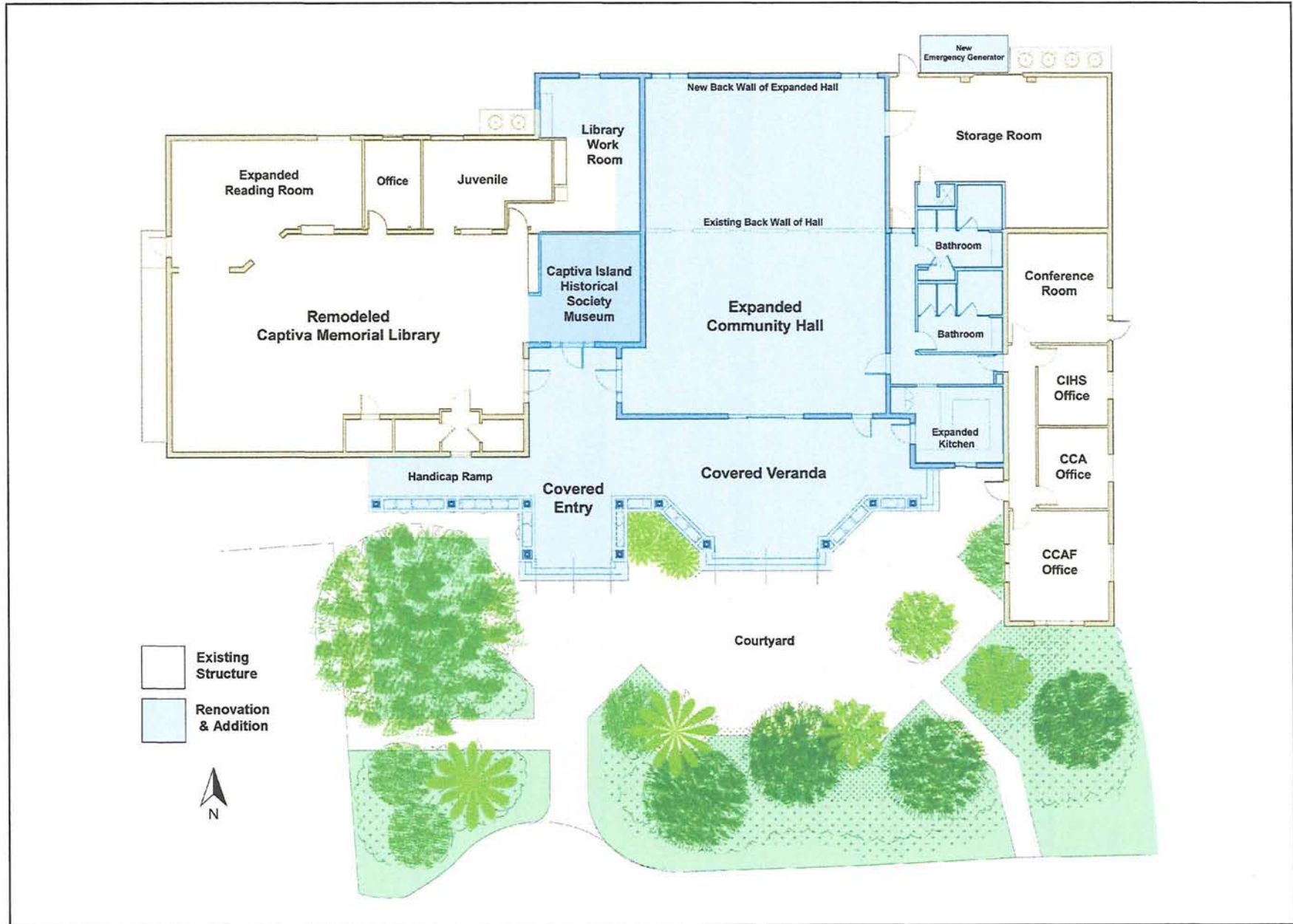
Captiva Community Center: Original Building 1961



Captiva Community Center: Current Building 2013



Captiva Community Center: Proposed Renovation 2013-2014



Captiva Community Center: Proposed Renovation 2013-2014

LEGEND:

- EXISTING CONCRETE, WOOD DECKING, AND BUILDING (TO BE REMOVED)
- TYP. TYPICAL
- E.O.P. EXISTING EDGE OF PAVEMENT
- R.O.W. RIGHT-OF-WAY

PRE-DEVELOPMENT SITE DATA:

TOTAL AREA	= 35,618 S.F.	(0.818 AC.)	(100.00%)
BUILDING "FOOTPRINT" AREA	= 7,400 S.F.	(0.170 AC.)	(20.78%)
PAVEMENT AREA	= 347 S.F.	(0.008 AC.)	(0.97%)
CONCRETE & WOOD DECKING AREAS	= 2,501 S.F.	(0.057 AC.)	(7.02%)
SHELL/SAND/GRAVEL AREAS	= 10,302 S.F.	(0.237 AC.)	(28.92%)
PERVIOUS AREA	= 15,068 S.F.	(0.346 AC.)	(42.31%)

*SEE SPECIAL NOTE ON THIS SHEET

DEMOLITION REMOVAL QUANTITIES:

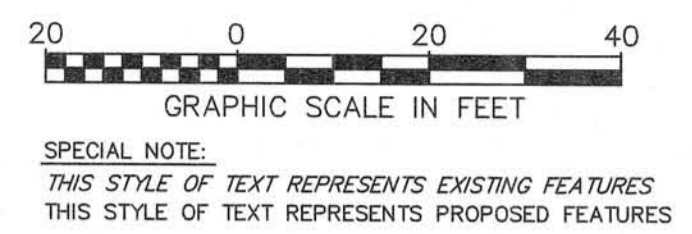
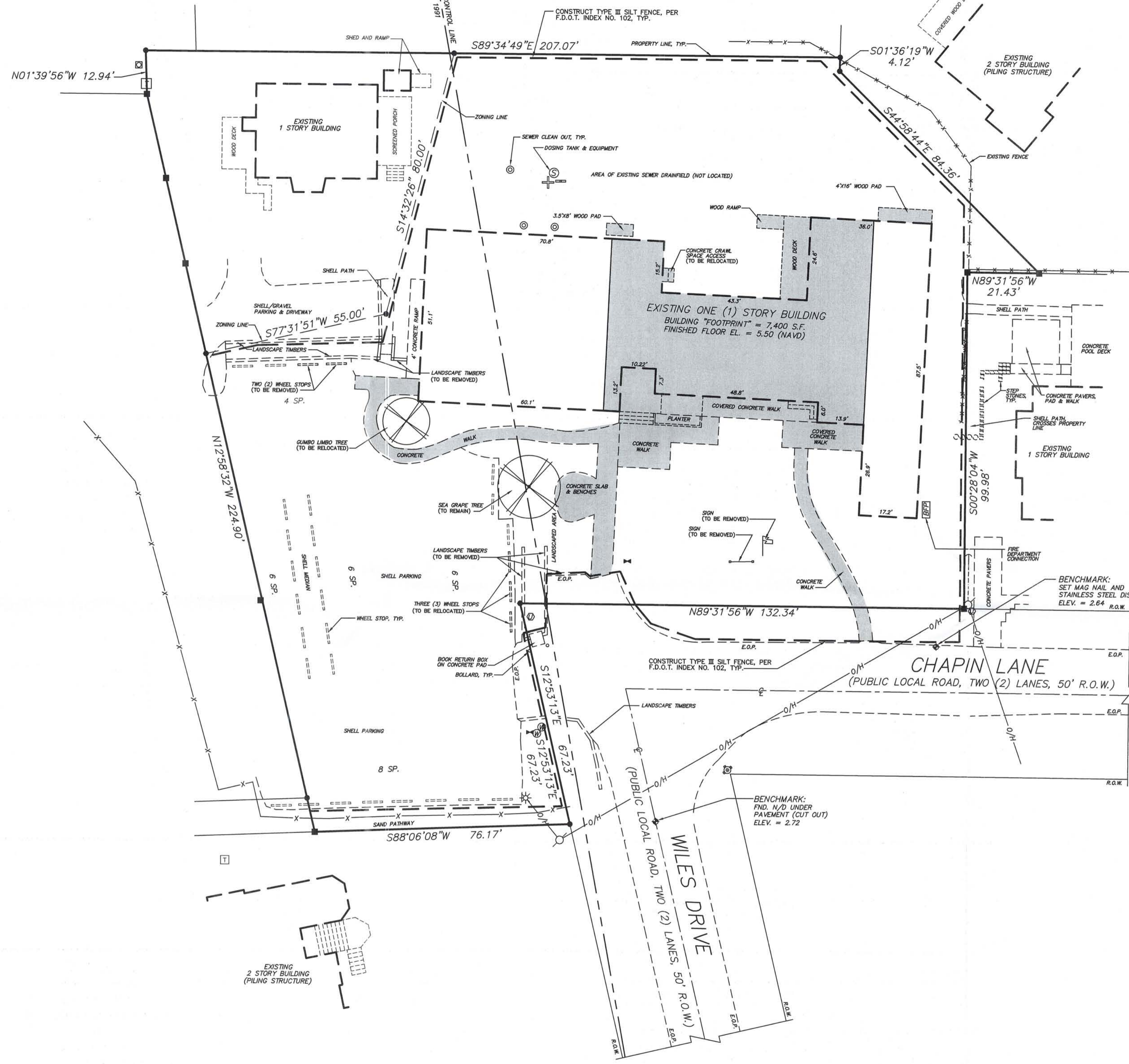
CONCRETE, WOOD DECKING, BUILDING AREA = 5,569 S.F.
 SOD, SHELL/GRAVEL, LANDSCAPE TIMBERS & WHEEL STOP RELOCATION = (AS REQUIRED)

NOTE:
 CONTRACTOR TO INSTALL TYPE III SILT FENCE PER F.D.O.T. INDEX NUMBER 102 AROUND THE CONSTRUCTION AREA. S.F.W.M.D., D.E.P., AND LEE COUNTY MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.

EXISTING UTILITY NOTE:
 ALL EXISTING ABOVE GROUND UTILITIES (LIGHT POLES, ELECTRIC BOXES, TELEPHONE BOXES, ... ETC.) THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE TO BE REMOVED OR RELOCATED PER OWNER.

- LEGEND:**
- = WATER METER
 - = FIRE HYDRANT
 - = BACK FLOW PREVENTER
 - = SIGN
 - = WATER VALVE
 - = TELEPHONE BOX
 - = GATE VALVE
 - = SANITARY SEWER MANHOLE
 - = WOOD UTILITY POLE
 - = LIGHT POLE
 - = CONCRETE UTILITY POLE
 - = ANCHOR
 - = OVERHEAD POWER LINES

SPECIAL NOTE:
 THE IMPROVEMENTS AND THE CALCULATIONS SHOWN ON THIS PLAN DO NOT INCLUDE THE TFC-2 ZONED PARCEL LOCATED TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.



SPECIAL NOTE:
 THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
 THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

STATUS

IN-HOUSE REVISIONS (PROPERTY LINES) - 01/30/2013
IN-HOUSE REVISIONS (SPECIAL NOTE) - 01/28/2013
IN-HOUSE REVISIONS - 01/24/2013
REVISIONS PER CLIENT'S REQUIREMENTS - 01/09/2013

AHMAD R. KAREH, P.E.
 FLORIDA LICENSE NO. 43324

DATE: JAN 30 2013

MR. PAUL GARVEY, EXECUTIVE DIRECTOR
 CAPTIVA CIVIC ASSOCIATION, INC.
 11550 CHAPIN LANE
 CAPTIVA, FLORIDA 33924
 PHONE NUMBER (239) 472-2110

**CAPTIVA COMMUNITY CENTER
 ADDITION AND RENOVATIONS**

SECTION 35, T 45S, R 21E, LEE COUNTY, FLORIDA

Bean, Whitaker, Lutz & Kareh, Inc.
 CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, SUITE 1, FORT MYERS, FL 33919 (239) 481-1331

DESIGNED BY: S.D. YORK
 PROJECT NUMBER: 41883(12-19)
 AUTHORIZATION NUMBER: EB4919

APPROVED BY: A.R. KAREH
 SCALE: 1" = 20'
 DATE: OCTOBER 17, 2012

DEMOLITION PLAN

SHEET C-1

FILE: 35-45-21

LOCATION: 23-ALL SURVEYING AND ENGINEERING FILES\PROJECTS\1004-1899\1899\12-TRIP\CAPTIVA COMMUNITY CENTER\ENGINEERING\41883 SITE PLAN.dwg\3001

PRESENT FLUCFCS LAND USE CLASSIFICATION*:

186 - COMMUNITY RECREATIONAL FACILITIES (PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS))

PROPOSED FLUCFCS LAND USE CLASSIFICATION*:

186 - COMMUNITY RECREATIONAL FACILITIES (PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS))

CURRENT ZONING*:

CF-2 - COMMUNITY FACILITIES DISTRICT

REFUSE AND SOLID WASTE DISPOSAL FACILITIES*:

PER LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 1, SECTION 10-261.0, VIA CURBSIDE PICK-UP

OPEN SPACE CALCULATIONS*:

REQUIRED OPEN SPACE (20%) X (35,618 S.F.) = 7,124 S.F. (20.00%)
TOTAL OPEN SPACE PROVIDED = 10,974 S.F. (30.81%)

BICYCLE PARKING CALCULATIONS*:

PER LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE IV, DIVISION 10, SECTION 10-610.(e)(3)a.

THE SITE HAS ALREADY MET THE BICYCLE PARKING CALCULATIONS REQUIREMENT.

④ PARKING CALCULATIONS*:

MUSEUMS, ART GALLERIES, LIBRARIES AND OTHER SIMILAR USES NOT COVERED ELSEWHERE:
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING, CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.(4)m.

1 SPACE PER 300 S.F. OF TOTAL FLOOR AREA
1 * 8,521 / 300 = 29 PARKING SPACES REQUIRED
22 TOTAL PARKING SPACES PROVIDED ON-SITE (SEE SCHEDULE OF RELIEFS ON THIS SHEET)
TOTAL HANDICAP PARKING SPACES REQUIRED = 2
PARKING SPACES 2 HANDICAP PARKING SPACES PROVIDED

CERTIFICATION:

THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD, OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.

SIDEWALK CONSTRUCTION NOTE:

ALL SIDEWALKS SHALL HAVE A 2% MAX. CROSS SLOPE, AND A 5% MAX. HORIZONTAL SLOPE. IF THE PROPOSED DESIGN EXCEEDS THESE MAXIMUM SLOPES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

POST-DEVELOPMENT SITE DATA*:

TOTAL AREA	= 35,618 S.F.	(0.818 AC.)	(100.00%)
BUILDING "FOOTPRINT" AREA	= 8,521 S.F.	(0.196 AC.)	(23.92%)
PAVEMENT AREA	= 347 S.F.	(0.008 AC.)	(0.97%)
BRICK PAVER AREA	= 4,572 S.F.	(0.105 AC.)	(12.84%)
CONCRETE AREA	= 762 S.F.	(0.017 AC.)	(2.14%)
WOOD DECK AREA	= 100 S.F.	(0.002 AC.)	(0.28%)
SHELL AREA	= 10,342 S.F.	(0.237 AC.)	(29.04%)
PERVIOUS AREA	= 10,974 S.F.	(0.253 AC.)	(30.81%)

NOTES:

- THE MAXIMUM BUILDING HEIGHT OF 35 FEET IS BASED ON THE MINIMUM REQUIRED BUILDING SETBACKS.
- REFER TO THE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS OF THE BUILDING.
- IF THE ARCHITECTURAL PLANS DO NOT REFLECT HAVING GUTTERS & DOWNSPOUTS, THEN ALL MULCHED AREAS AROUND THE BUILDING SHALL BE DECORATIVE STONE. IF DOWNSPOUTS ARE SHOWN ON THE ARCHITECTURAL PLANS, THEN SPLASH PADS OR RIP-RAP SHALL BE INSTALLED AT OUTLETS.

A/C WALL NOTE:

A/C UNITS ARE TO BE PROPERLY SCREENED BY VEGETATION OR WALL. A/C WALL CONSTRUCTION TO BE BLOCK, STUCCO, PAINT, AND SHALL REFLECT THE SAME APPEARANCE AS THE BUILDING. A/C PAD SHALL HAVE WALLS ON TWO (2) SIDES.

BUFFER NOTE:

BUFFERS ARE PROVIDED PER EXISTING CONDITIONS, EXCEPT THE BUFFER ALONG CHAPIN LANE WHICH WILL BE A MODIFIED TYPE "D" BUFFER.

EXCAVATION NOTE:

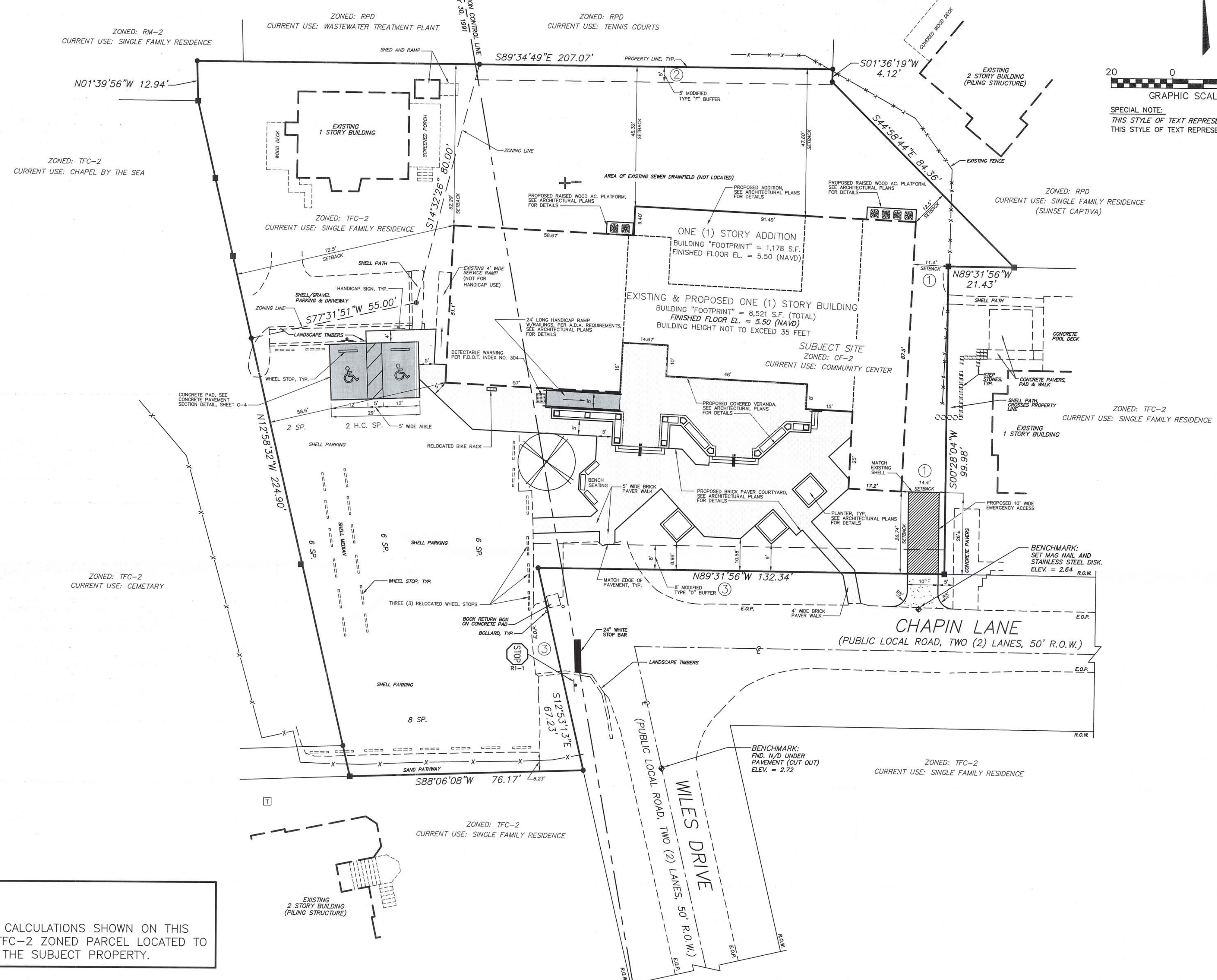
PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA" AT 1-800-432-4778 TO LOCATE ALL EXISTING UTILITY LINES WITHIN THE LIMITS OF CONSTRUCTION. 1-800-432-4770 TO AVOID ANY CONFLICT OR INTERRUPTION OF SERVICE.

UTILITIES:

WATER: ISLAND WATER ASSOCIATION, INC.
3651 SANIBEL-CAPTIVA ROAD, SANIBEL, FLORIDA 33957
SEWER: LEE COUNTY UTILITIES
1500 MONROE STREET, FORT MYERS, FLORIDA 33901
ELECTRICITY: LEE COUNTY ELECTRIC COOPERATIVE, INC.
4980 BAYLINE DRIVE, NORTH FORT MYERS, FLORIDA 33917
TELEPHONE: CENTURYLINK-FLORIDA
5100 DANIELS PARKWAY, FORT MYERS, FLORIDA 33912
REFUSE COLLECTION: WELIA ENVIRONMENTAL SERVICES, INC.
17101 PINE RIDGE ROAD, ORT MYERS BEACH, FLORIDA 39931
CABLE: COMCAST
12641 CORPORATE LAKES DRIVE, FORT MYERS, FLORIDA 33913

LEGEND:

- PROPOSED CONCRETE SURFACE
- PROPOSED PERVIOUS BRICK PAVERS
- PROPOSED PAVEMENT SURFACE
- PROPOSED SHELL SURFACE
- TYP. TYPICAL
- E.O.P. EDGE OF PAVEMENT
- R.O.W. RIGHT-OF-WAY



SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

***SPECIAL NOTE:**
THE IMPROVEMENTS AND THE CALCULATIONS SHOWN ON THIS PLAN DO NOT INCLUDE THE TFC-2 ZONED PARCEL LOCATED TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

- SCHEDULE OF RELIEFS:**
- RELIEF IN THE CF-2 (COMMUNITY FACILITIES DISTRICT) ZONING DISTRICT FROM THE LEE COUNTY LAND DEVELOPMENT CODE FROM:
- RELIEF FROM THE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-814, WHICH REQUIRES THE MINIMUM SIDE YARD SETBACK OF 15 FEET ALONG THE EAST PROPERTY LINE, TO BE REDUCED TO 11.4 FEET AND 14.4 FEET TO BRING THE EXISTING STRUCTURE INTO COMPLIANCE.
 - RELIEF FROM THE LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-416.(d)(3) AND (4) WHICH REQUIRES A TYPE "C/F" BUFFER WHERE PROPOSED COMMERCIAL USE ADJUTS RESIDENTIAL USE, TO ALLOW A FIVE (5) FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE THE EXOTICS ARE/WILL BE REMOVED AND TO INSTALL EIGHTEEN (18) SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF PROPERTY LINE.
 - RELIEF FROM THE LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-416.(d)(3) AND (4) WHICH REQUIRES A FIFTEEN (15) FOOT WIDE TYPE "D" BUFFER, WITH FIVE (5) TREES AND A DOUBLE STAGGERED HEDGE, ADJACENT TO ALL RIGHT-OF-WAYS, TO ALLOW AN EIGHT (8) FOOT WIDE MODIFIED TYPE "D" BUFFER ALONG CHAPIN LANE AND NO BUFFER ALONG WILES DRIVE, DUE TO EXISTING CONDITIONS.
 - RELIEF FROM THE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-2020.(4)m, WHICH REQUIRES TWENTY-TWO (22) PARKING SPACES FOR THE CAPTIVA COMMUNITY CENTER, TO ALLOW TWENTY-TWO (22) ON-SITE PARKING SPACES AS EXISTING.

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	125124
MAP AND PANEL NUMBER	12071C0364F-0364
DATE OF FIRM INDEX	8-28-2008
FIRM ZONE	AE
BASE FLOOD ELEVATION	12' (NAVD 88)

Mr. Paul Carvey, Executive Director
CAPTIVA CIVIC ASSOCIATION, INC.
11550 CHAPIN LANE
CAPTIVA, FLORIDA 33924
PHONE NUMBER: (239) 472-2110

BEAR, WHITAKER, LUTZ & KAREH, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD, SUITE 1, FORT MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

DESIGNED BY: S.D. YORK
DRAWING BY: S.D. YORK
APPROVED BY: A.R. KAREH
DATE: OCTOBER 17, 2012
SCALE: 1" = 20'
PROJECT NUMBER: 41883(12-19)

IN-HOUSE REVISIONS (PROPERTY LINES) - 01/30/2013
IN-HOUSE REVISIONS (SPECIAL NOTE) - 01/28/2013
IN-HOUSE REVISIONS - 01/24/2013
REVISIONS PER CLIENT'S REQUIREMENTS - 01/09/2013

STATUS: **IAN 30 2013**

LOCATION: 2341 SURVEYING AND ENGINEERING FILES PROJECTS\00041883\12-19\CAPTIVA COMMUNITY CENTER\ENGINEERING\41883 SITE PLAN.dwg

SITE PLAN
SHEET C-2
FILE: 35-45-21

DESCRIPTION
AS SHOWN IN OFFICIAL RECORD BOOK 14, PAGE 33

A tract or parcel of land lying in Government Lot 1, Section 35, Township 45 South, Range 21 East on Captiva Island, Florida, which tract or parcel is described as follows: From the southwest corner of Lot 1, F. A. Lane's Second Subdivision of Bay View according to a map of plot thereof recorded in Plat Book 3 at Page 75 of the public records of Lee County, Florida, run S.2°54'30" W. along the east line of a public road 30 feet wide and a prolongation of the easterly line of Munson Street of said subdivision for 433.55 feet, passing through a concrete monument at 383.55 feet, marking a point on the boundary line of the property of T. M. Wiles, Jr. and Beulah B. Wiles, husband and wife according to that certain Boundary Line Agreement recorded in Miscellaneous Book 27 at pages 263 and 267 of said Public Records; thence run S.11°37'20" West along the easterly line of a public road for 101.95 feet; thence run N.89°35'30" W. parallel with and 150 feet south of said Agreed Boundary Line for 564.47 feet to the point of beginning of the lands herein described. From said point of beginning continue N.89°35'30" W. for 205 feet more or less to the northeasterly line of Lot A (cemetery) of A. M. Gore's Subdivision according to a map or plat thereof recorded in Plat Book 4 at page 7 of said public records; thence run northwesterly along said northeasterly line 102.8 feet to an intersection with a line parallel with and 50 feet south of said Agreed Boundary Line; thence run S.89°35'30" E. along said parallel line for 230 feet more or less to an intersection with a line passing through the point of beginning, said line being perpendicular to said Agreed Boundary Line; thence run south along said perpendicular line for 100 feet to the point of beginning.

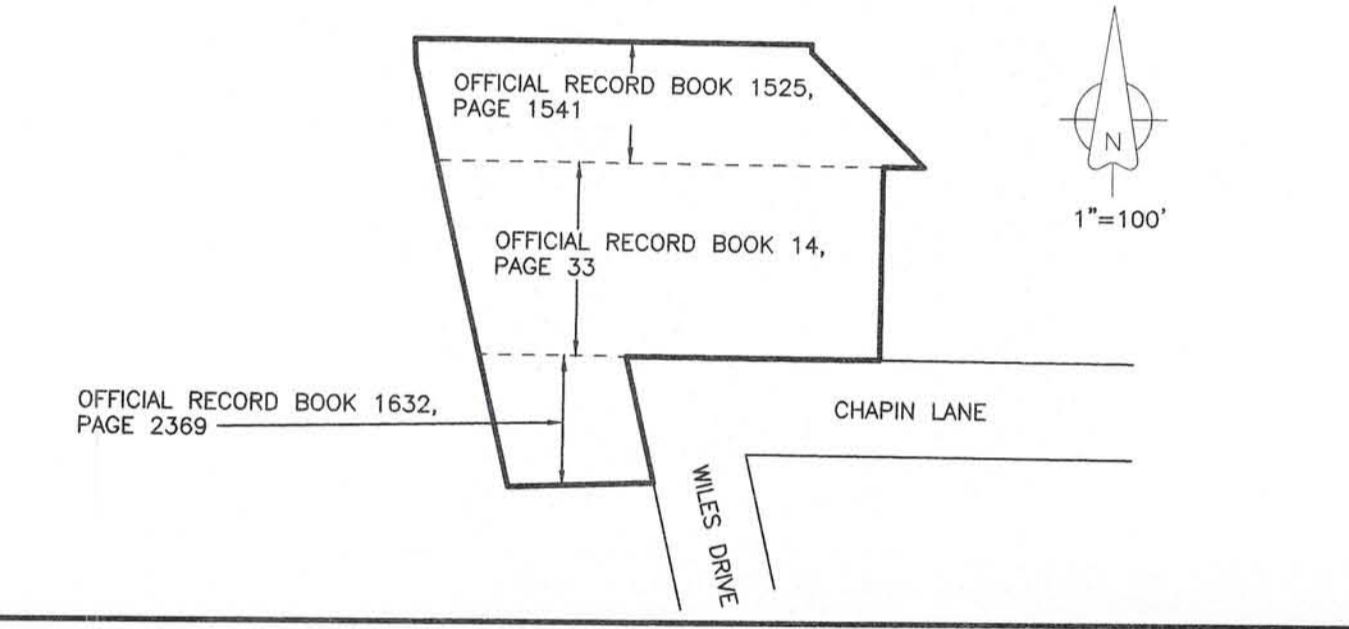
ALSO THE FOLLOWING DESCRIBED PARCEL RECORDED IN OFFICIAL RECORD BOOK 1525 AT PAGE 1541

Begin at the N.E. corner of Lot "A", A.M. GORE'S SUBDIVISION as recorded in Plat Book 4, Page 7, Public Records of Lee County, Florida; thence run North 01°43'30" West along the East line of a parcel as recorded in Deed Book 53, Page 67 for 13.01 feet; thence run South 89°35'30" East along a line that lies 13.00 feet North of and parallel to an agreed upon Boundary line as recorded in Miscellaneous Book 27, Page 263, Public Records of Lee County, Florida for a distance of 207.156 feet; thence run South 01°32'45" West for 4.12 feet; thence run South 45°14'51" East for 84.24 feet to a point on a line which lies 50.00 feet south of and parallel to the aforementioned agreed upon Boundary line; thence run North 89°35'30" West along said parallel line for 254.93 feet to a point on the Easterly line of aforementioned Lot "A", A.M. GORE'S SUBDIVISION; thence run North 12°59'00" West for 51.40 feet to the Point of Beginning.

ALSO THE FOLLOWING DESCRIBED PARCEL RECORDED IN OFFICIAL RECORD BOOK 1632, PAGE 2369

A lot or parcel of land lying in Government Lot 1, Section 35, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida which lot or parcel is described as follows:
From the northeast corner of Lot 1 of A.M. Gore's Subdivision according to plat thereof recorded in Plat Book 4 at page 7 of the Public Records of Lee County, Florida, run easterly along the easterly prolongation of the north line of said Lot 1 for 25.7 feet to the Point of Beginning.
From said Point of Beginning continue easterly along said easterly prolongation for 76.2 feet more or less (76.27 feet as measured) to a concrete monument on a line parallel with and 100 feet easterly of the east line of said A.M. Gore's Subdivision; thence run northwesterly along the said parallel line and its prolongation for 63 feet more or less (67.38 feet as measured) to an intersection with a line parallel with and 150 feet southerly of the boundary line of the property line of T.M. Wiles, Jr. and Beulah B. Wiles, husband and wife, according to that certain boundary line agreement recorded in Miscellaneous Book 27, at pages 263 and 267 of said Public Records; thence run westerly along said parallel line for 76 feet more or less (77.45 feet as measured) to an intersection with the easterly line of Lot A (cemetery) of said A.M. Gore's Subdivision; thence run southeasterly along said easterly line of Lot A and its southerly prolongation for 85 feet more or less (70.53 feet as measured) to the Point of Beginning.

DESCRIPTION DETAIL

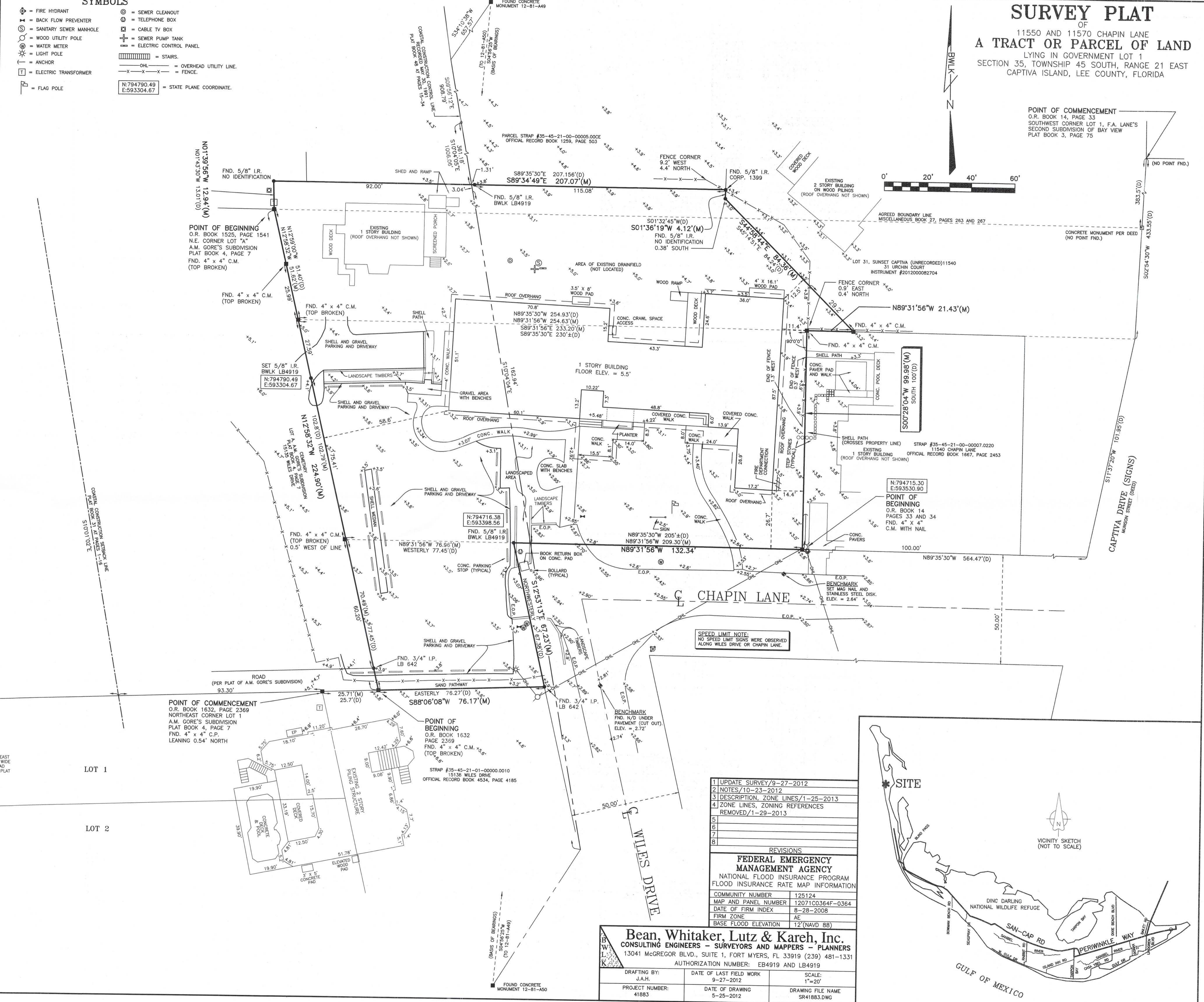


NOTES
SURVEY BASIS: THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 43 AT PAGES 15 THROUGH 34, THE ATTACHED DESCRIPTIONS, THE PLAT OF F.A. LANE'S SECOND SUBDIVISION OF BAY VIEW, PLAT OF A.M. GORE'S SUBDIVISION, AND EXISTING MONUMENTATION.
BEARING BASIS: THE PLAT OF THE COASTAL CONSTRUCTION CONTROL LINE AND A LINE FROM MONUMENT 12-81-A49 TO MONUMENT 12-81-A50 AS BEARING SOUTH 04°58' WEST.
STATE PLANE COORDINATES ARE BASED ON THE FLORIDA WEST ZONE 83/90 ADJUSTMENT.
ELEVATIONS ARE BASED ON THE N.A.V.D. (NORTH AMERICAN VERTICAL DATUM) OF 1988 AND U.S.C.&G.S. BENCHMARK "MUNSON".
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #4019.
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).
UNDERGROUND AND ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.
THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY OR BOARD.
PARCEL CONTAINS 41,808 SQUARE FEET (0.96 ACRES), MORE OR LESS.

SYMBOLS
 ○ = FIRE HYDRANT
 ⊕ = BACK FLOW PREVENTER
 ⊕ = SANITARY SEWER MANHOLE
 ⊕ = WOOD UTILITY POLE
 ⊕ = WATER METER
 ⊕ = LIGHT POLE
 ⊕ = ANCHOR
 ⊕ = ELECTRIC TRANSFORMER
 ⊕ = FLAG POLE
 ⊕ = SEWER CLEANOUT
 ⊕ = TELEPHONE BOX
 ⊕ = CABLE TV BOX
 ⊕ = SEWER PUMP TANK
 ⊕ = ELECTRIC CONTROL PANEL
 ⊕ = STAIRS
 ⊕ = OVERHEAD UTILITY LINE
 ⊕ = FENCE
 ⊕ = STATE PLANE COORDINATE
 N:794790.49
 E:593304.67

SURVEY PLAT
OF
11550 AND 11570 CHAPIN LANE
A TRACT OR PARCEL OF LAND
LYING IN GOVERNMENT LOT 1
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA

POINT OF COMMENCEMENT
O.R. BOOK 14, PAGE 33
SOUTHWEST CORNER LOT 1, F.A. LANE'S
SECOND SUBDIVISION OF BAY VIEW
PLAT BOOK 3, PAGE 75



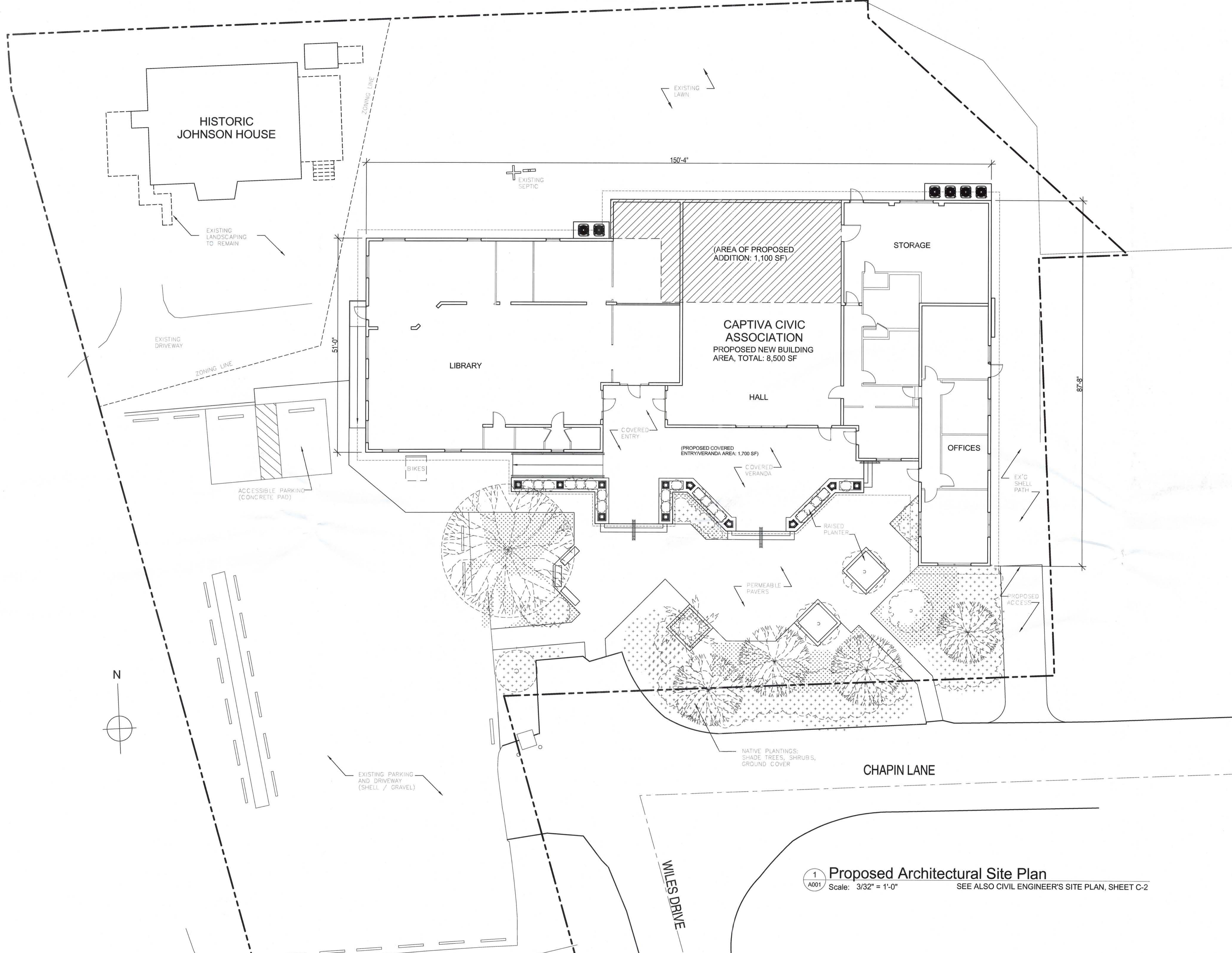
1	UPDATE SURVEY 9-27-2012
2	NOTES/10-23-2012
3	DESCRIPTION, ZONE LINES/1-25-2013
4	ZONE LINES, ZONING REFERENCES REMOVED/1-29-2013
5	
6	
7	
8	

REVISIONS	
FEDERAL EMERGENCY MANAGEMENT AGENCY	
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	125124
MAP AND PANEL NUMBER	12071C0364F-0364
DATE OF FIRM INDEX	8-28-2008
FIRM ZONE	AE
BASE FLOOD ELEVATION	T2(NAVD 88)

Bean, Whitaker, Lutz & Kreh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BLVD., SUITE 1, FORT MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919 AND LB4919

DRAFTING BY:	J.A.H.	DATE OF LAST FIELD WORK:	9-27-2012	SCALE:	1"=20'
PROJECT NUMBER:	41883	DATE OF DRAWING:	5-25-2012	DRAWING FILE NAME:	SR41883.DWG

JAMES ANTHONY HESSLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 6410
(FOR THE FIRM)
THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.



DRAWING LIST	
A001	ARCHITECTURAL SITE PLAN
A002	EXISTING PLANS
A003	EXISTING ELEVATIONS
A100	SCOPE OF WORK
A101	FLOOR PLAN
A102	REFLECTED CEILING PLAN
A103	ROOF PLAN
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
C1	DEMOLITION SITE PLAN
C2	PROPOSED SITE PLAN
---	BOUNDARY SURVEY

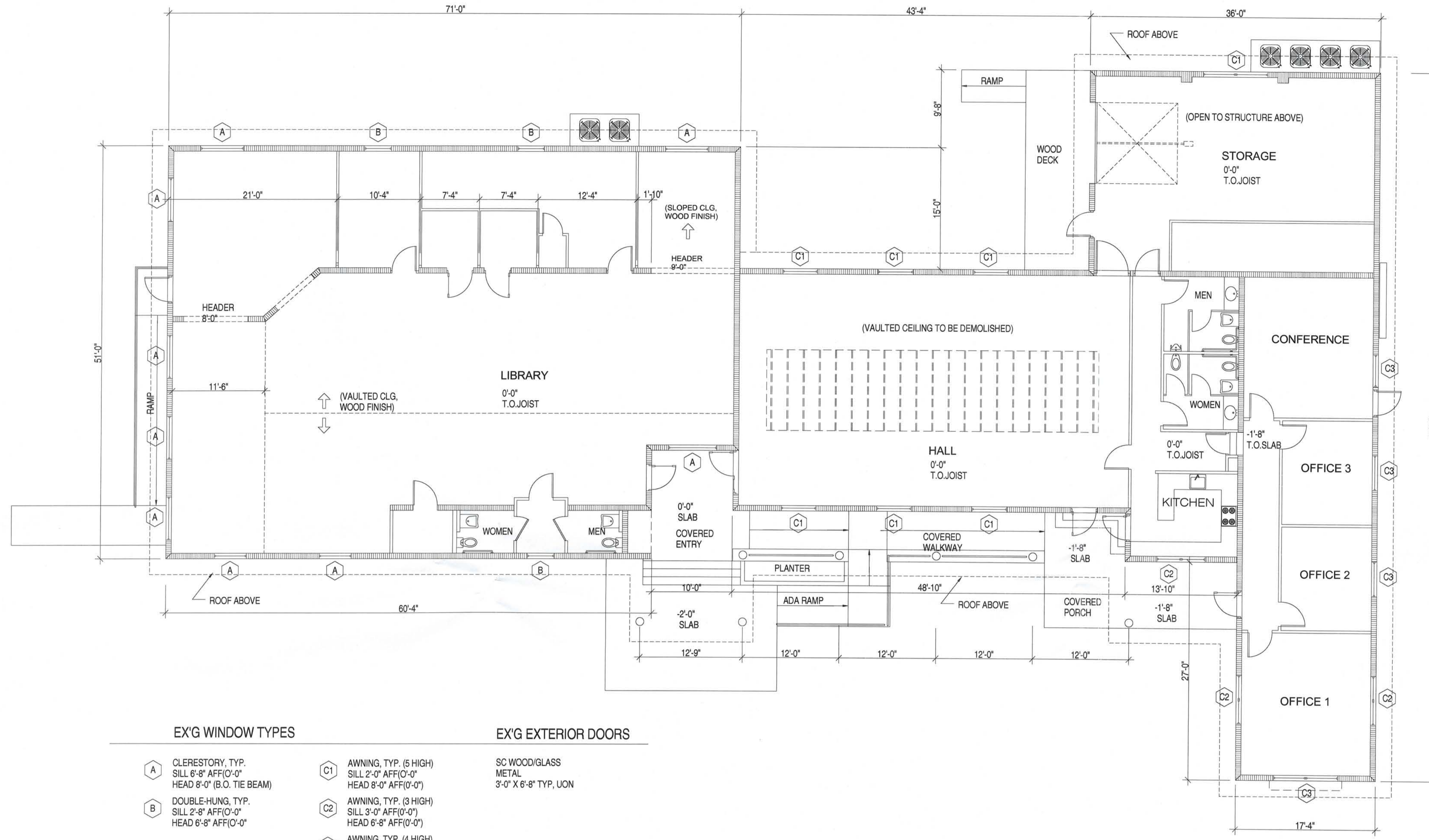
1 Proposed Architectural Site Plan
 A001 Scale: 3/32" = 1'-0" SEE ALSO CIVIL ENGINEER'S SITE PLAN, SHEET C-2

AMY NOWACKI | AIA
 ARCHITECTURE & DESIGN AR93650
 1112 BUTTWOOD LANE SANIBEL, FL 33957
 P: 239-472-0650 amynowacki@comcast.net

1208 proj #
Captiva Civic Association
 11550 Chapin Lane Captiva, FL 33924

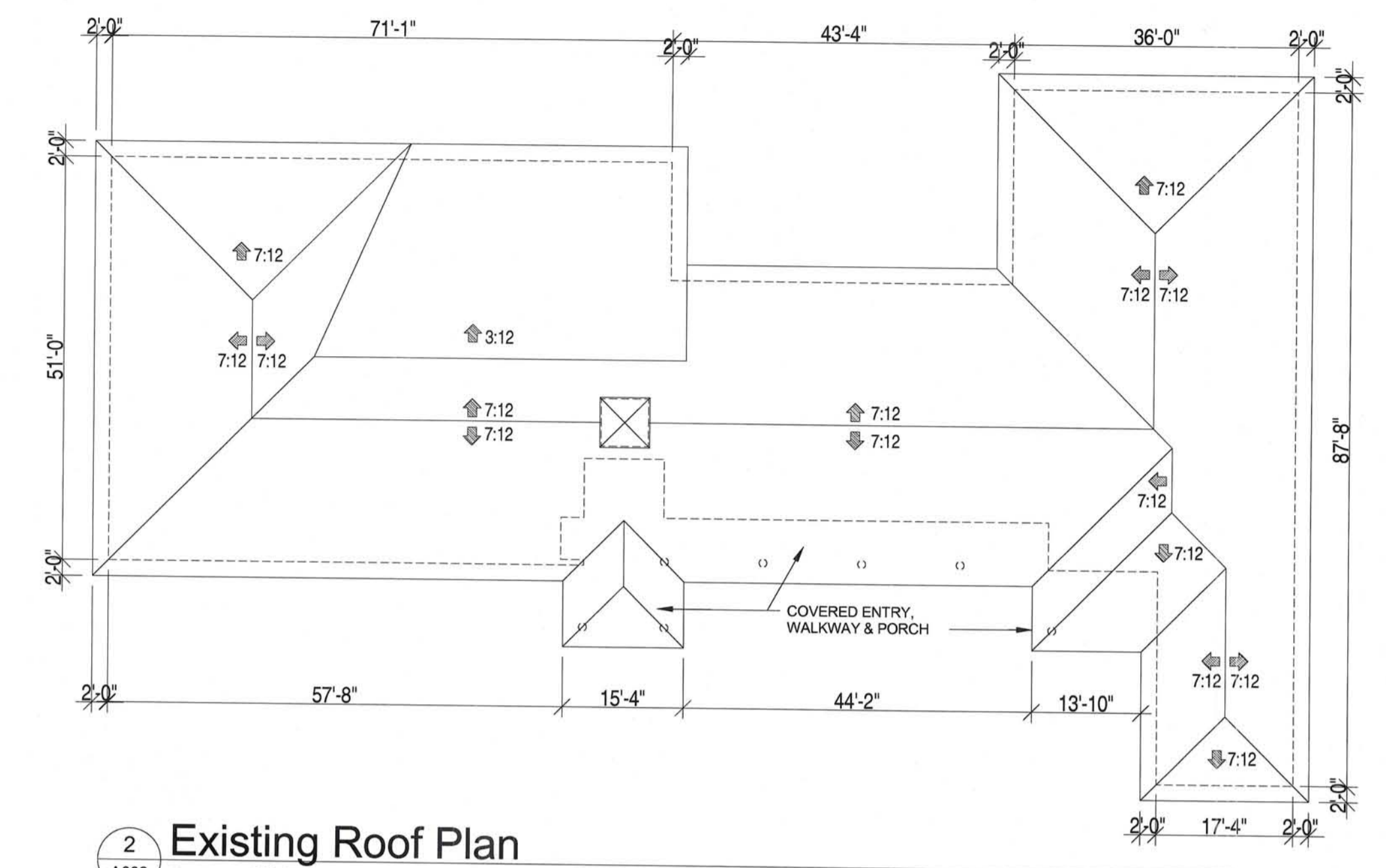
HPB - COA APPLICATION
 PROPOSED RENOVATIONS 01-18-13
 ARCHITECTURAL SITE PLAN **A001**

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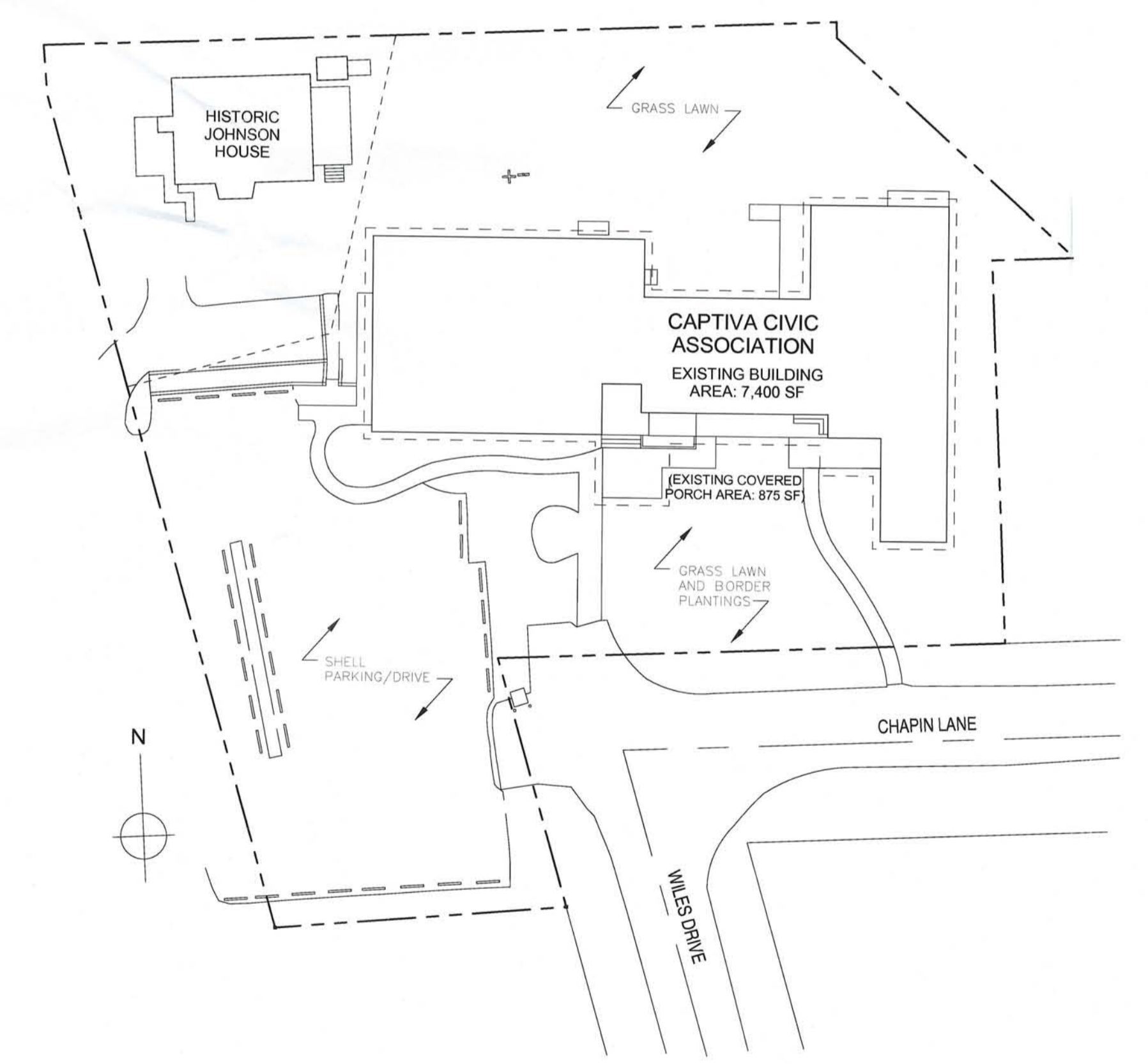


EX'G WINDOW TYPES		EX'G EXTERIOR DOORS
A	CLERESTORY, TYP. SILL 6'-8" AFF(0'-0") HEAD 8'-0" (B.O. TIE BEAM)	C1 AWNING, TYP. (5 HIGH) SILL 2'-0" AFF(0'-0") HEAD 8'-0" AFF(0'-0")
B	DOUBLE-HUNG, TYP. SILL 2'-8" AFF(0'-0") HEAD 6'-8" AFF(0'-0")	C2 AWNING, TYP. (3 HIGH) SILL 3'-0" AFF(0'-0") HEAD 6'-8" AFF(0'-0")
		C3 AWNING, TYP. (4 HIGH) SILL 2'-8" AFF(-1'-8") HEAD 6'-8" AFF(-1'-8")
		SC WOOD/GLASS METAL 3'-0" X 6'-8" TYP. UON

1 Existing Floor Plan
Scale: 1/8" = 1'-0"

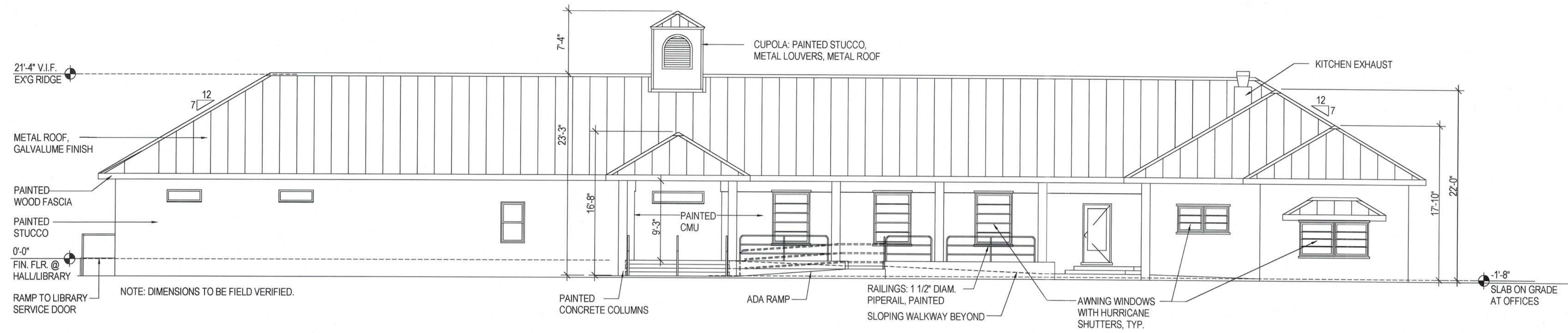


2 Existing Roof Plan
Scale: 1/16" = 1'-0"

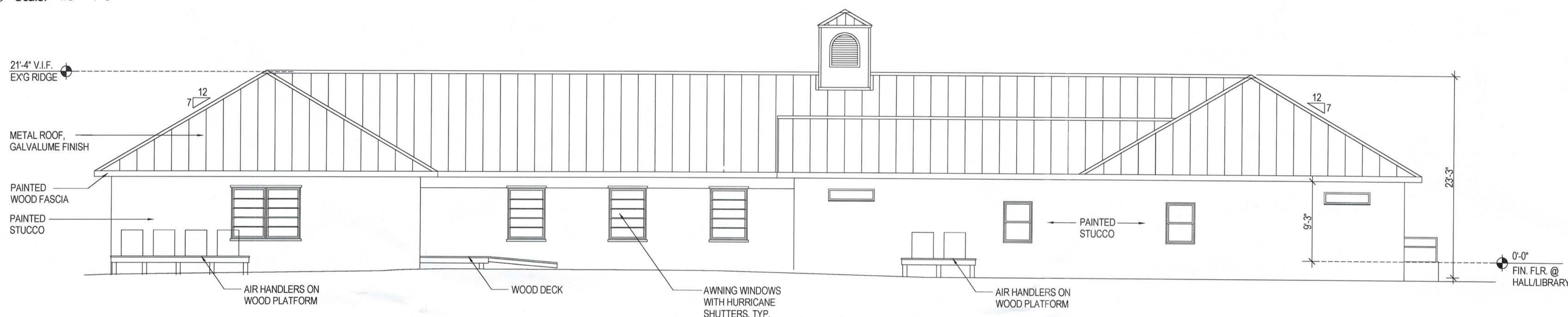


3 Existing Site Plan
Scale: 1/32" = 1'-0"

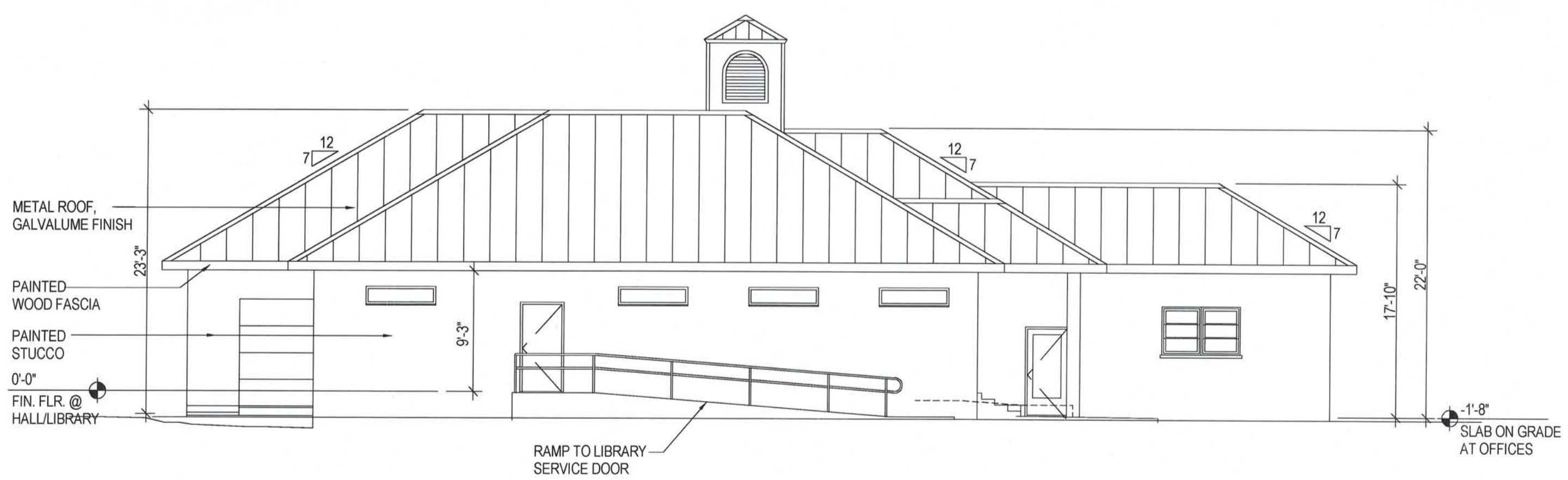
SEE ALSO CIVIL ENGINEER'S DEMOLITION SITE PLAN, SHEET C-1



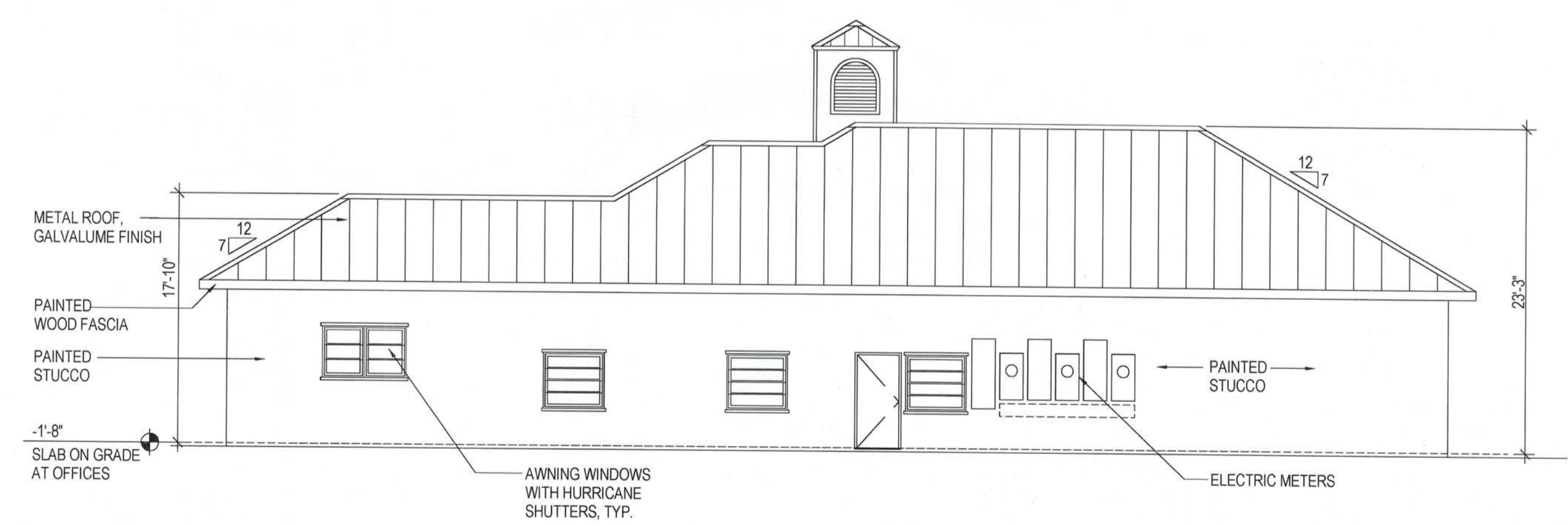
1 Existing South Elevation
Scale: 1/8" = 1'-0"



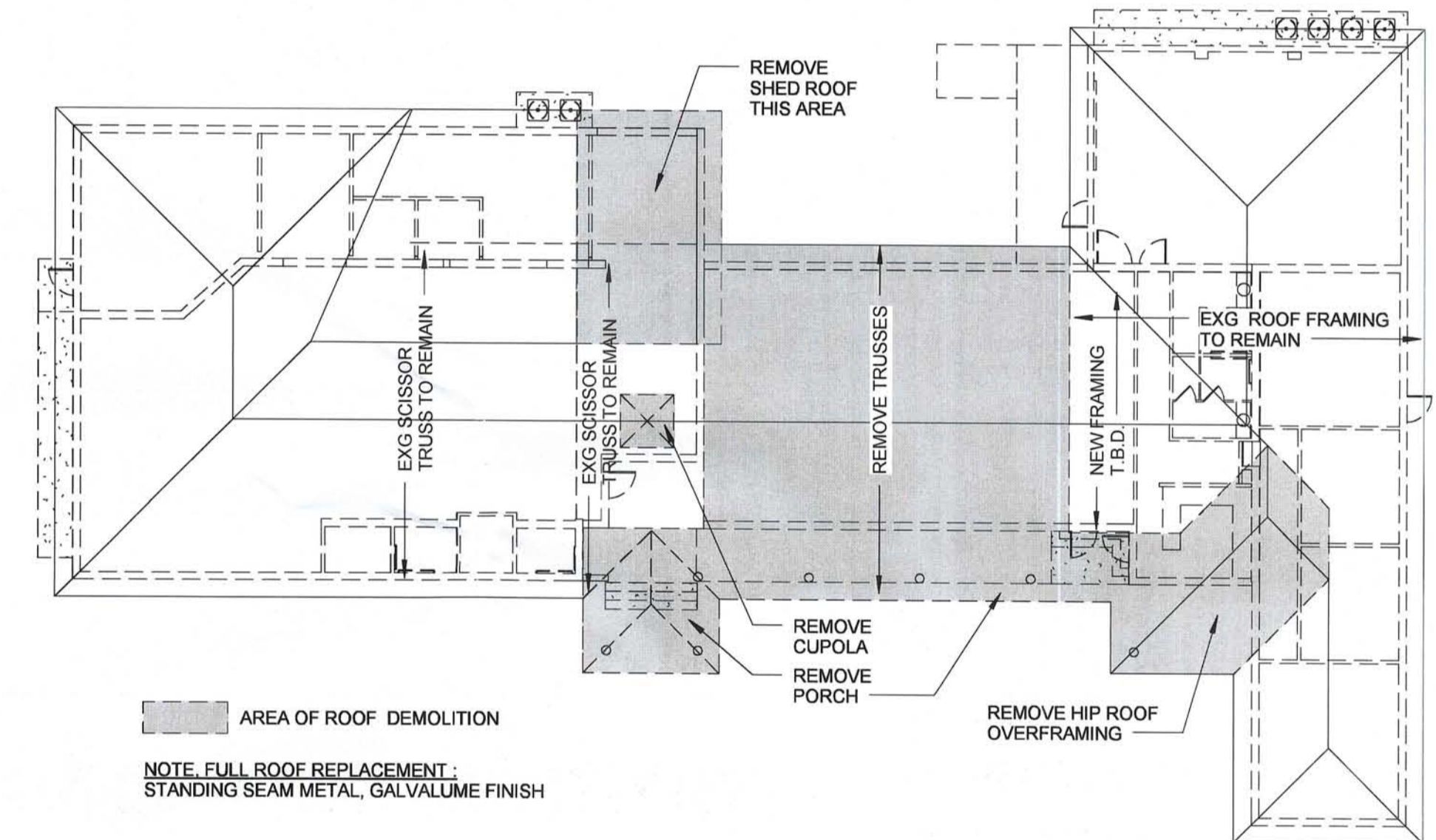
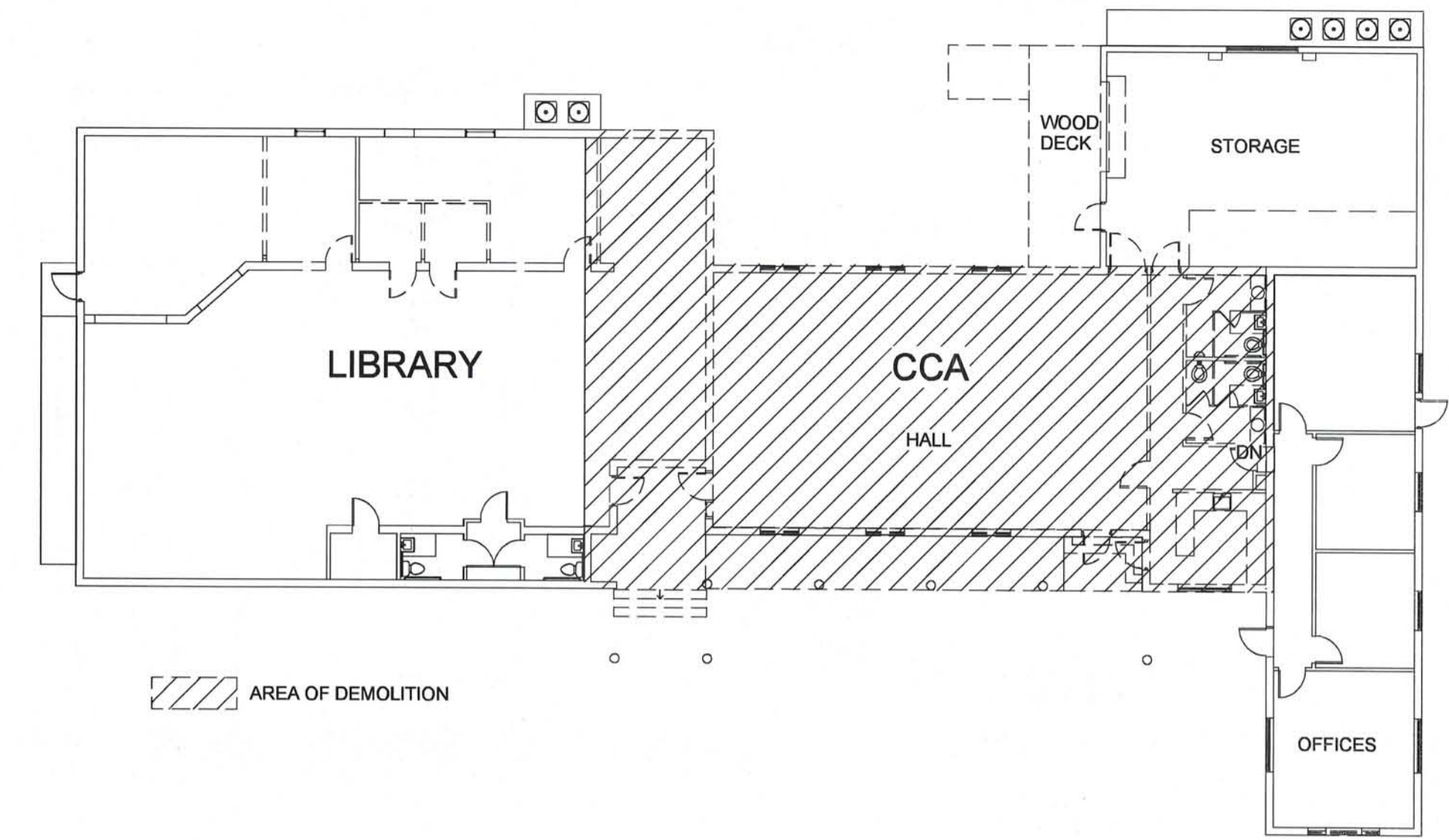
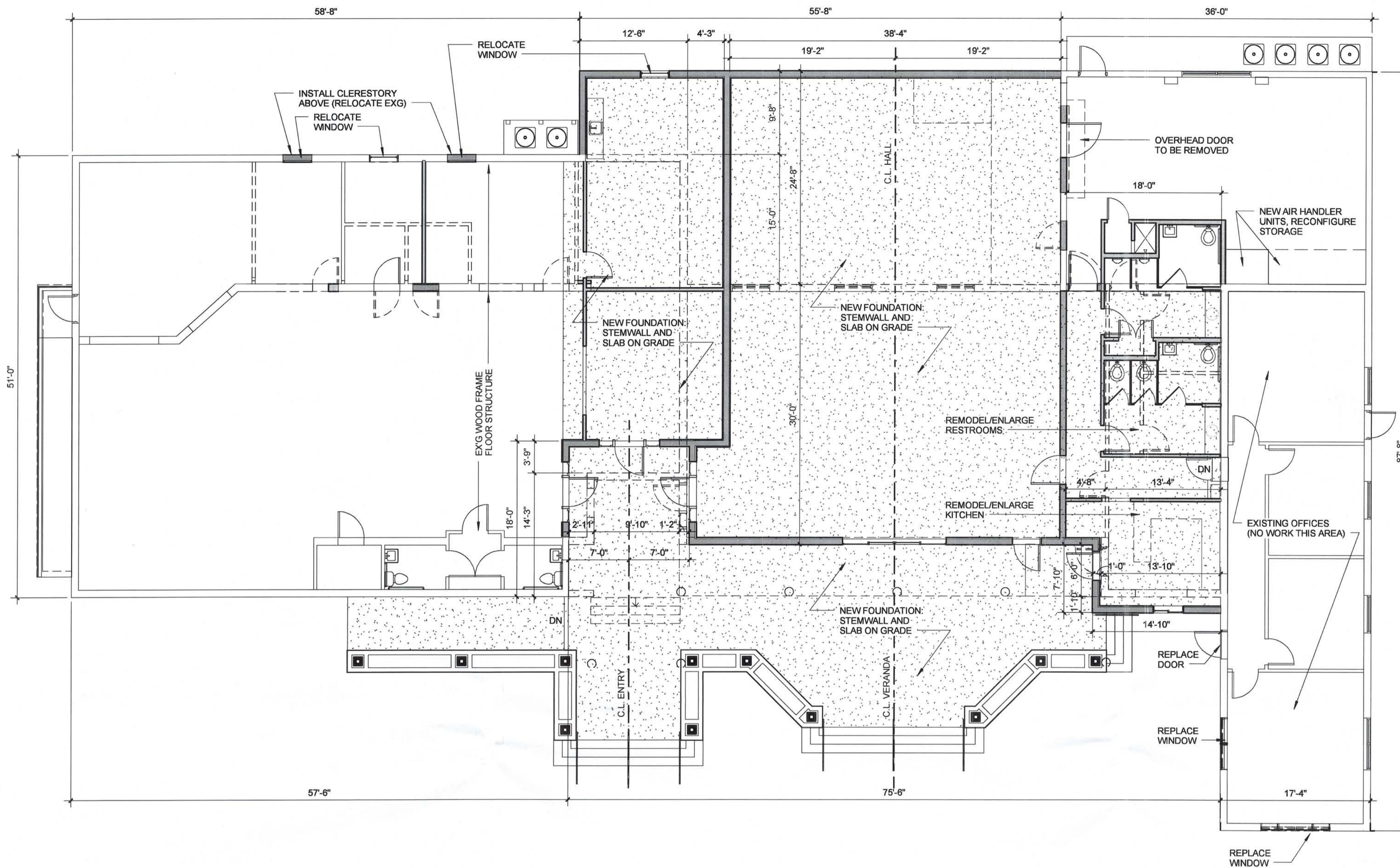
2 Existing North Elevation
Scale: 1/8" = 1'-0"



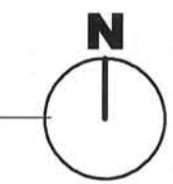
3 Existing West Elevation
Scale: 1/8" = 1'-0"

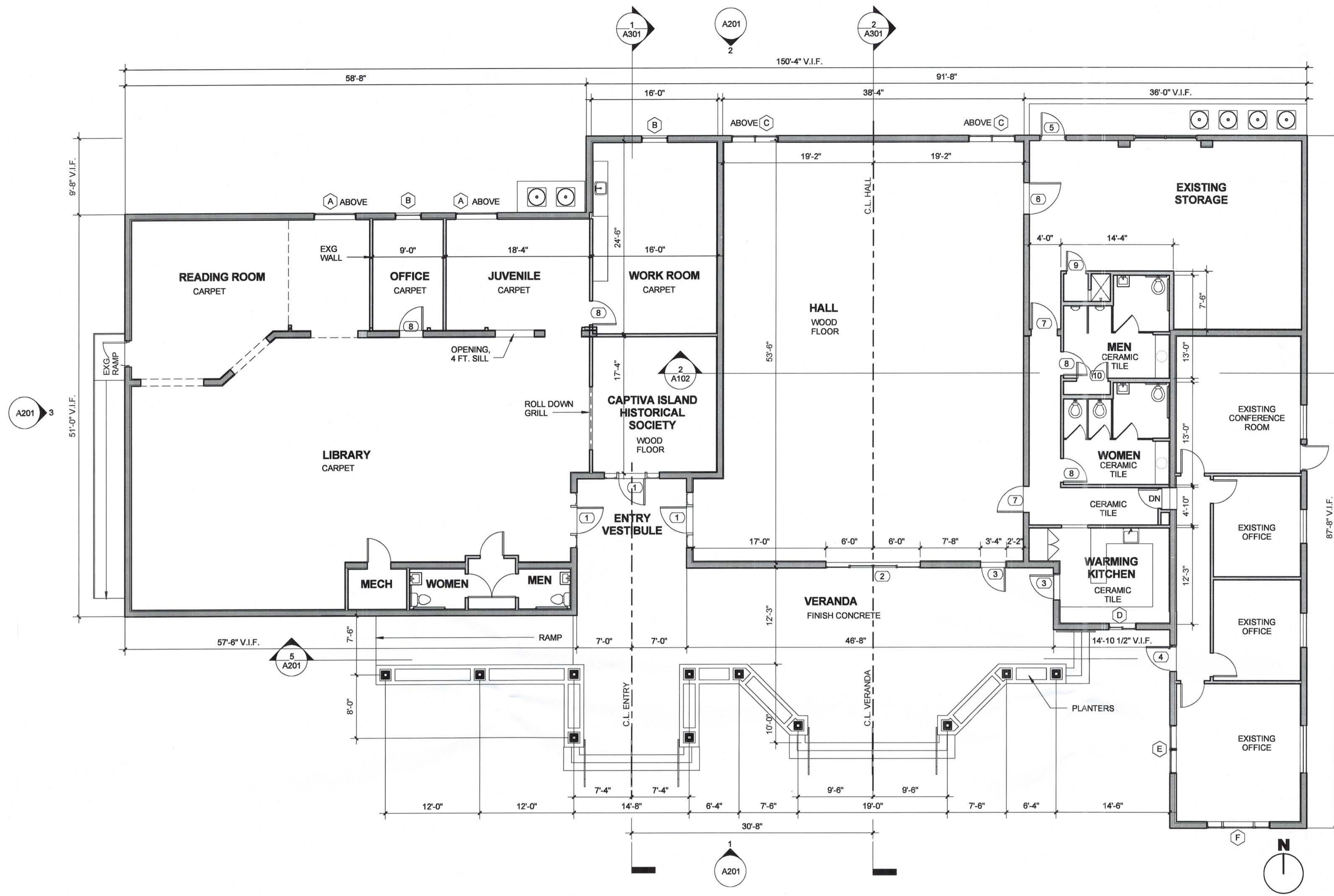


4 Existing East Elevation
Scale: 1/8" = 1'-0"



LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL



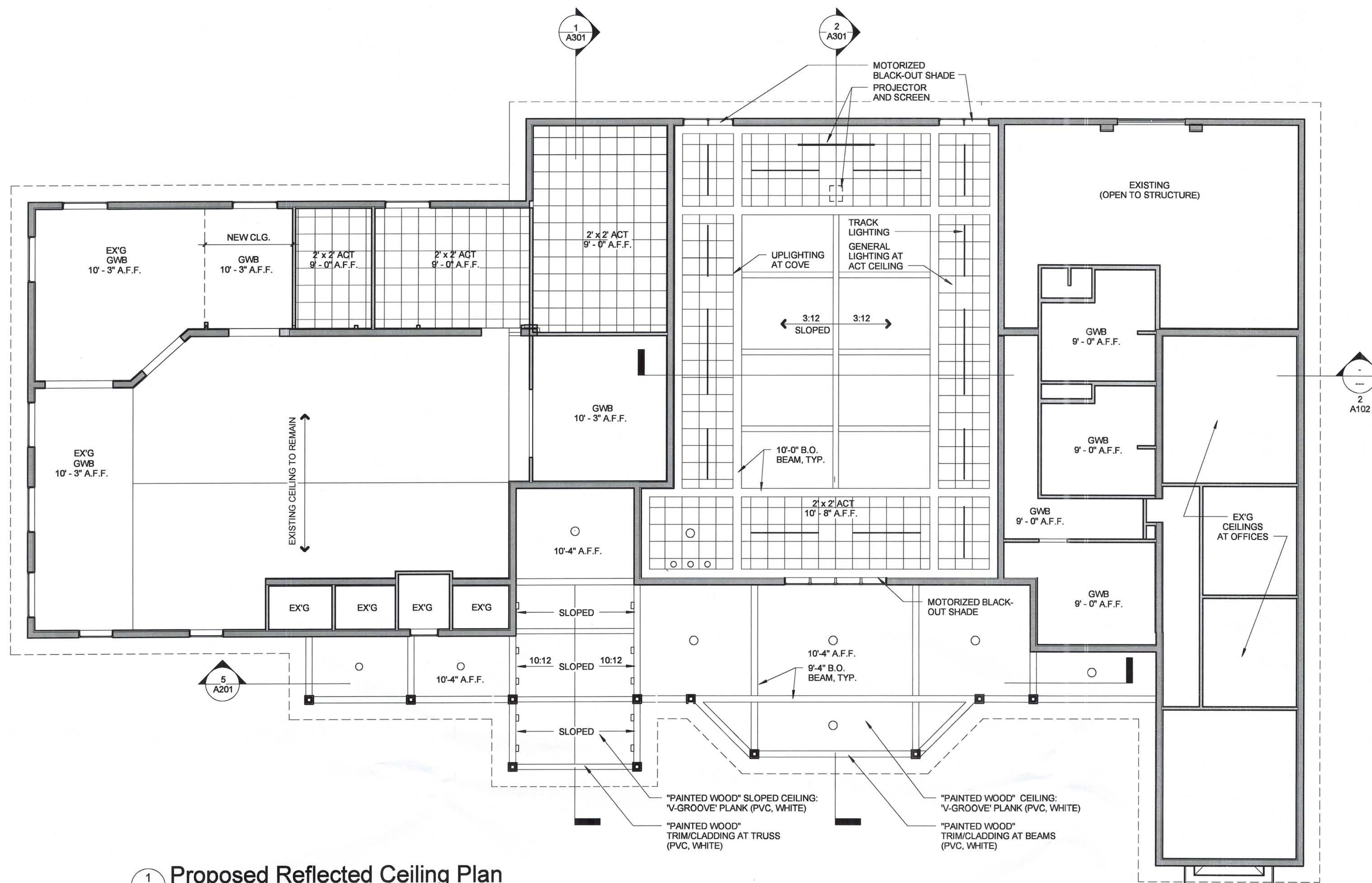


1
A101 Proposed Floor Plan
Scale: 1/8" = 1'-0"

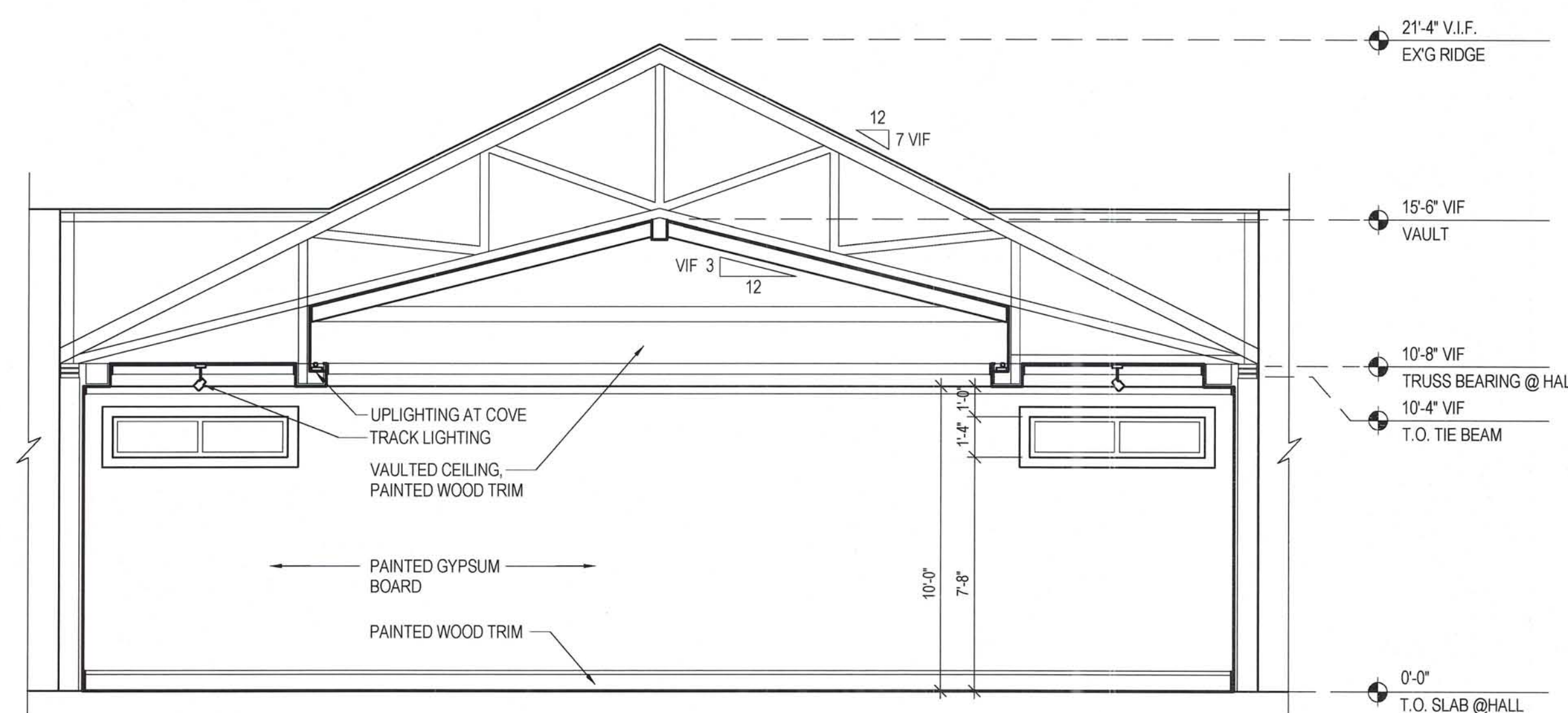
Type Mark	Size		Door Material	Comments	Exterior Door Pressures (PSF)	
	Width	Height			Pos Pressure	Neg Pressure
1	3' - 4"	7' - 0"	EXTERIOR, GLAZED ALUM. STOREFRONT			
2	(4) 3' - 0"	7' - 0"	EXTERIOR, GLAZED ALUM. STOREFRONT	4 PANEL SLIDING DOOR, CLERESTORY ABOVE		
3	3' - 0"	7' - 0"	EXTERIOR, GLAZED ALUM.			
4	3' - 0"	6' - 8"	EXTERIOR, GLAZED ALUM.			
5	3' - 0"	6' - 8"	EXTERIOR, HM DOOR & FRAME			
6	4' - 0"	7' - 0"	INTERIOR, SC WOOD DOOR & FRAME			
7	3' - 4"	7' - 0"	INTERIOR, SC WOOD DOOR & FRAME			
8	3' - 0"	6' - 8"	INTERIOR, SC WOOD DOOR & FRAME			
9	2' - 6"	6' - 8"	INTERIOR, SC WOOD DOOR & FRAME			
10	(2) 2' - 0"	6' - 8"	INTERIOR, SC WOOD DOOR & FRAME			

Type Mark	Size		Material	Comments	Exterior Window Pressures (PSF)	
	Width	Height			Pos Pressure	Neg Pressure
A	5'-4"	1'-4"	FIXED UNIT	RE-LOCATE EXISTING		
B	3'-4"	4'-0"	DOUBLE HUNG	RE-LOCATE EXISTING, IMPACT-RATED		
C	(2) 3'-0"	1'-4"	FIXED UNIT	ALUMINUM, IMPACT-RATED INSULATED		
D	3'-6"	3'-4"	HORIZONTAL ROLLING	ALUMINUM, IMPACT-RATED INSULATED		
E	(2) 3'-0"	3'-8"	CASEMENT	ALUMINUM, IMPACT-RATED INSULATED		
F	4'-0"	4'-4"	FIXED UNIT	ALUMINUM, IMPACT-RATED INSULATED		
	(2) 2'-0"	4'-4"	CASEMENT			

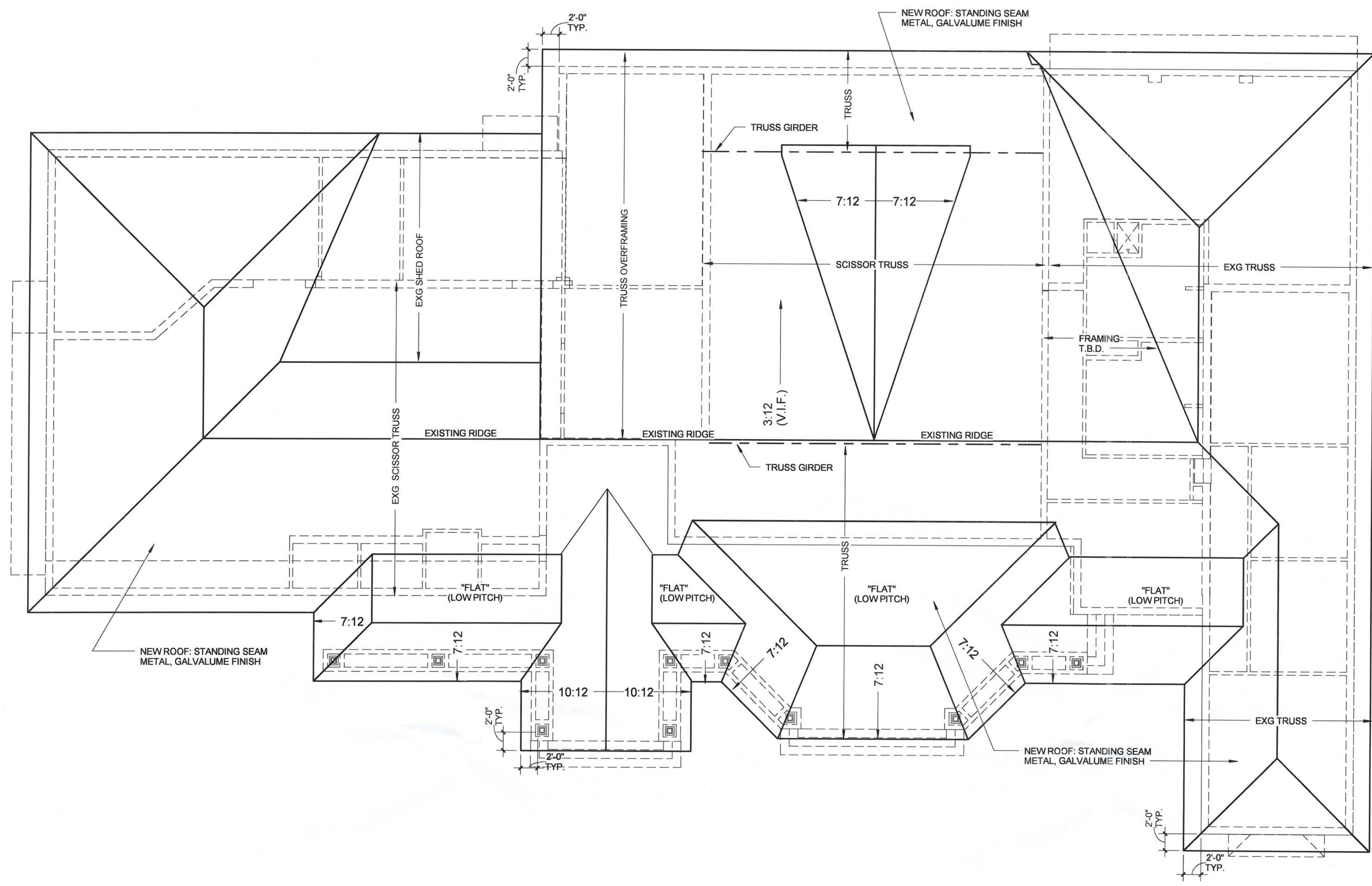
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A101 Door/Window Schedules
Scale: 1/8" = 1'-0"



1 Proposed Reflected Ceiling Plan
 Scale: 1/8" = 1'-0"



2 Section at Hall
 Scale: 1/4" = 1'-0"



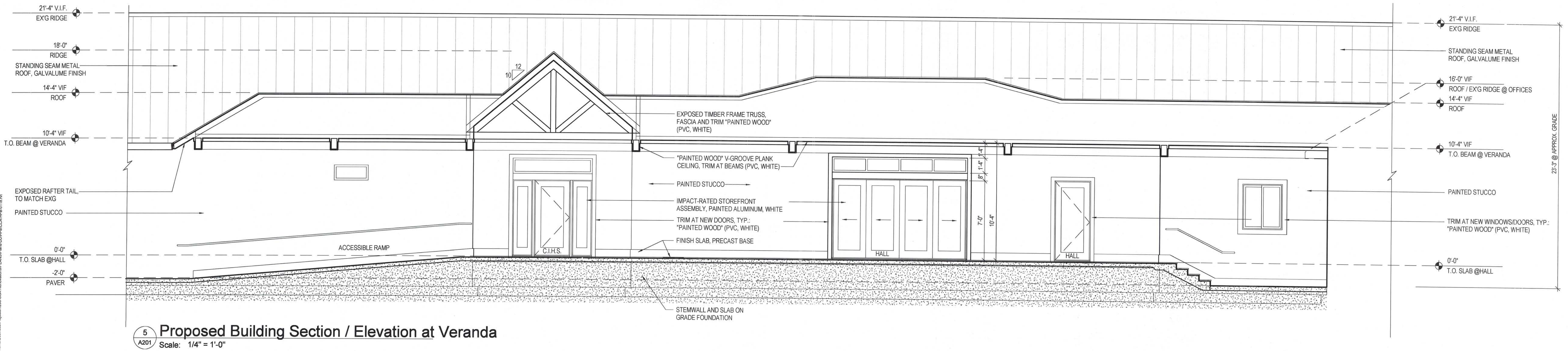
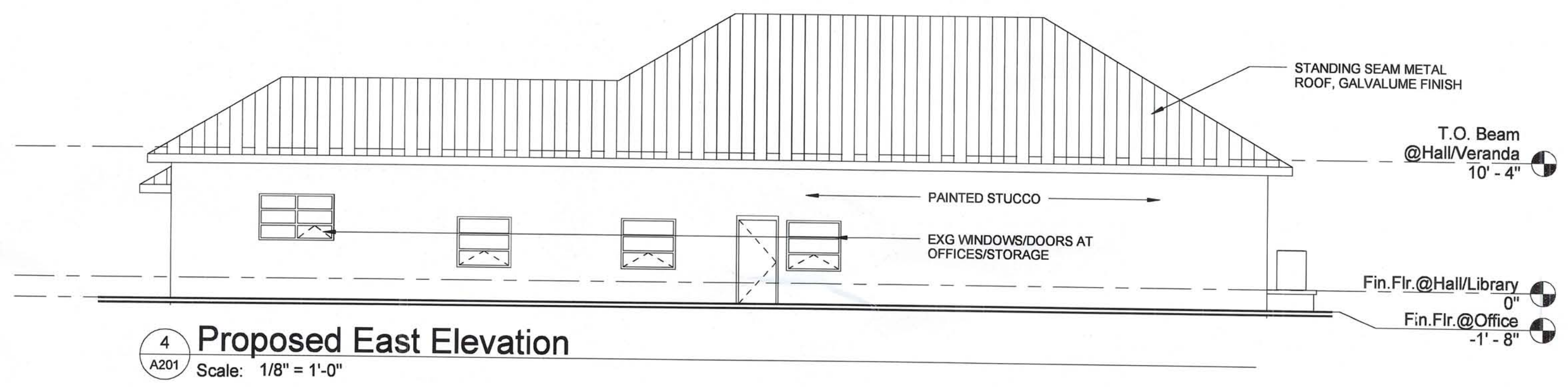
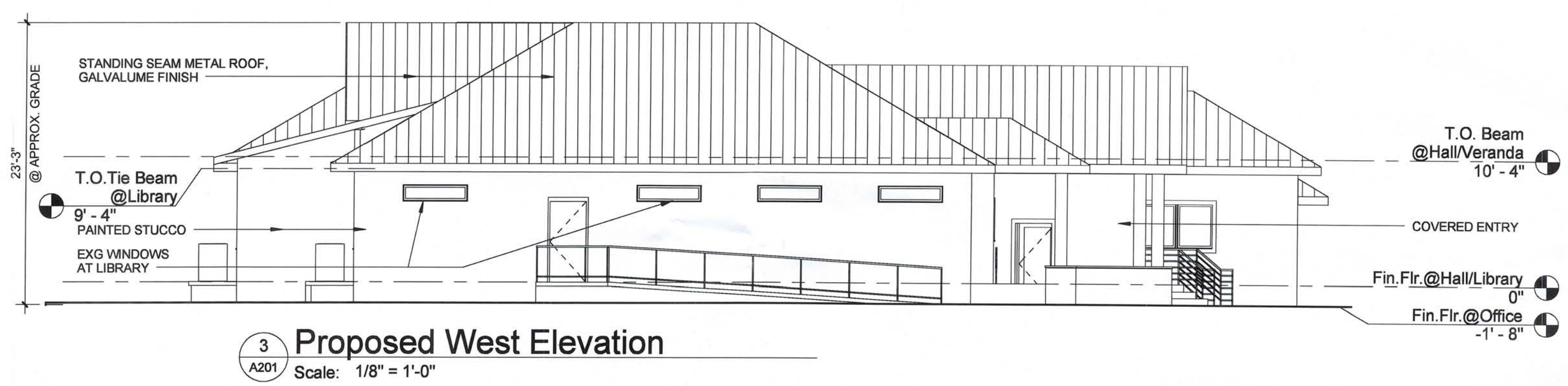
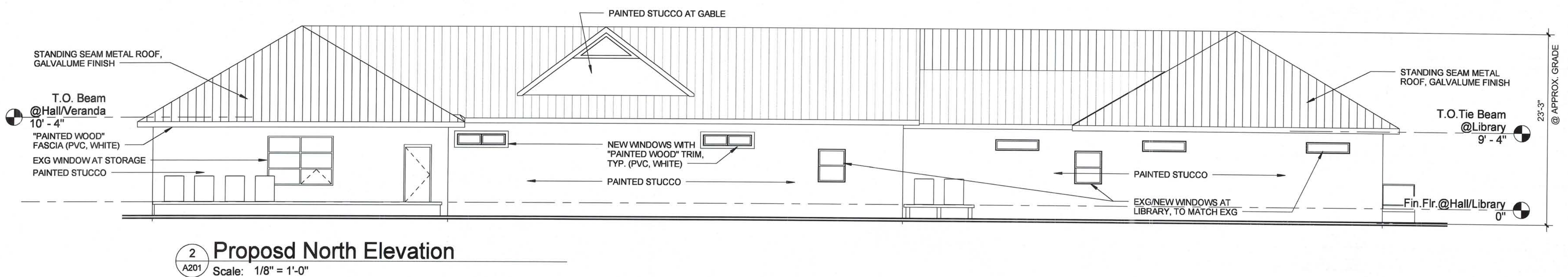
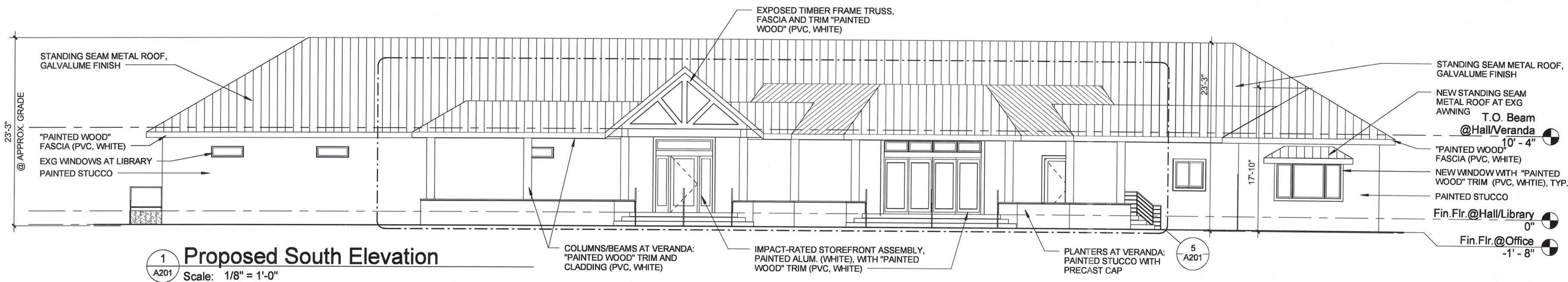
1 Proposed Roof Plan
 A103 Scale: 1/8" = 1'-0"

AMY NOWACKI | AIA
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 1112 BUTTWOOD LANE SANIBEL, FL 33957
 P: 239-472-0650 amynowacki@comcast.net

1208 proj #
Captiva Civic Association
 11550 Chapin Lane Captiva, FL 33924

HPB - COA APPLICATION
 PROPOSED RENOVATIONS 01-18-13
 ROOF PLAN **A103**

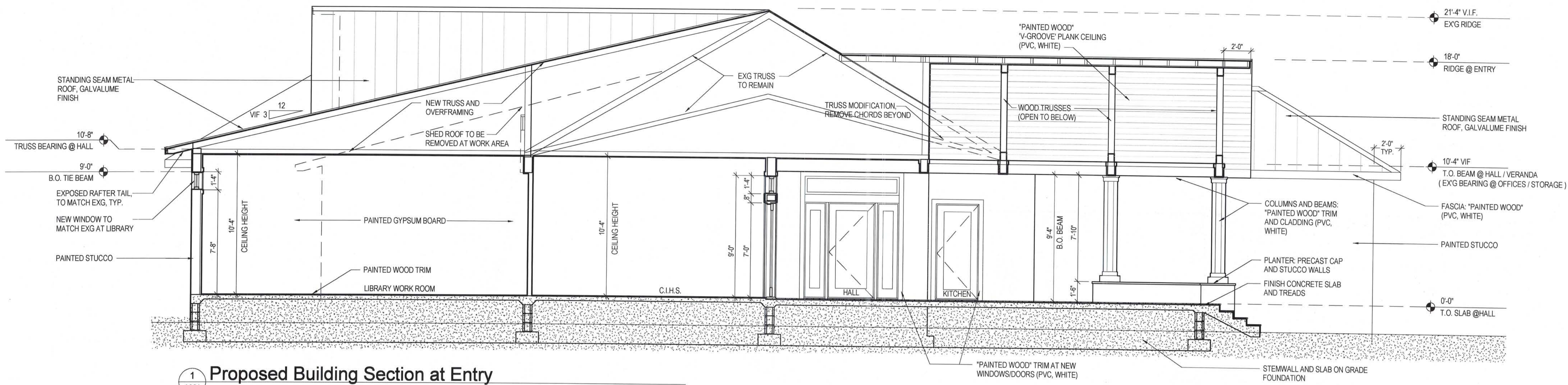
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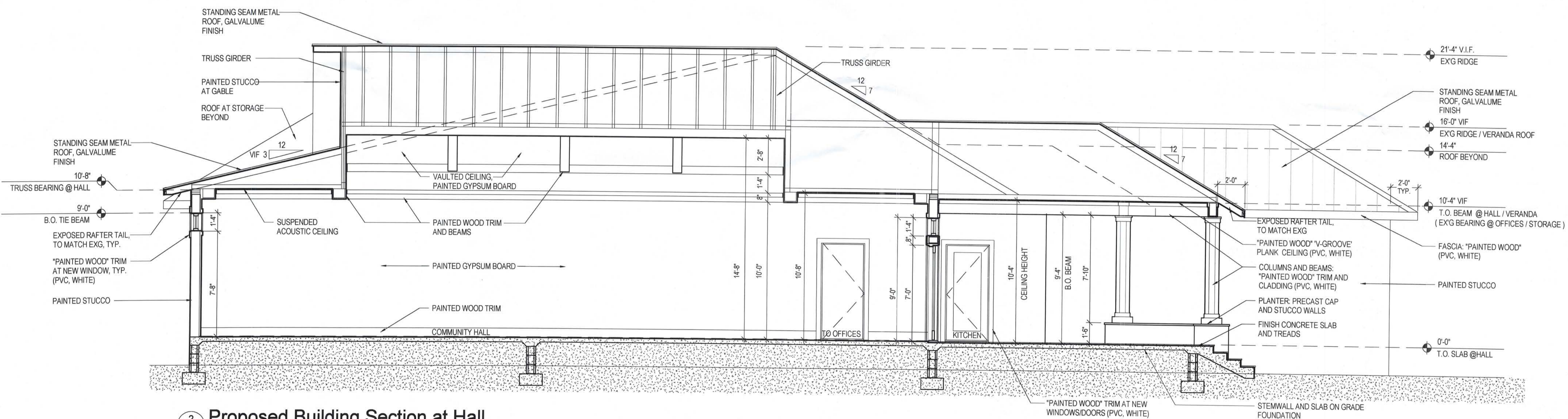
AMY NOWACKI | AIA
 ARCHITECTURE & DESIGN AR93650
 1112 BUTTONWOOD LANE SANIBEL, FL 33957
 P: 239-472-0650 amynowacki@comcast.net

1208 proj #
Captiva Civic Association
 11550 Chapin Lane Captiva, FL 33924

HPB - COA APPLICATION
 PROPOSED RENOVATIONS 01-18-13
 BUILDING ELEVATIONS **A201**



1 Proposed Building Section at Entry
 Scale: 1/4" = 1'-0"



2 Proposed Building Section at Hall
 Scale: 1/4" = 1'-0"

AMY NOWACKI | AIA

ARCHITECTURE & DESIGN AR93650

1112 BUTTONWOOD LANE SANIBEL, FL 33957
 P: 239-472-0650 amy.nowacki@comcast.net

1208 proj #

Captiva Civic Association

11550 Chapin Lane Captiva, FL 33924

HPB - COA APPLICATION

PROPOSED RENOVATIONS

01-18-13

BUILDING SECTIONS

A301