



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS**

**THURSDAY, MAY 31, 2012
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes – April 23, 2012
5. Capital Improvement Program
6. Land Development Code Amendments
 - A. [Page Park Amendment](#)
 - B. [Estero Sign Amendment](#)
 - C. [Captiva Amendment](#)
7. New Horizon 2035: Plan Amendments
 - A. [CPA2011-00001 – Capital Improvements](#)
 - B. [CPA2011-00009 – Historic Preservation](#)
8. Other Business
9. Adjournment – Next Meeting Date: Thursday, June 28, 2012

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.

**CPA2011-09
LEE PLAN
HISTORIC PRESERVATION ELEMENT
BOCC SPONSORED
EAR BASED AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publically Sponsored Amendment and Staff Analysis

**LPA Public Hearing Document
For the
May 31, 2012 Public Hearing**

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585*

May 18, 2012

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2011-09**

Text Amendment

Map Amendment

This Document Contains the Following Reviews	
<input checked="" type="checkbox"/>	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: May 18, 2012

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Lee County Board of County Commissioners, represented by Lee County Division of Planning.

2. REQUEST:

Amend the Historic Preservation Element of the Lee Plan to incorporate the recommendations of the March 1, 2011 Evaluation and Appraisal Report.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Staff recommends that the Board of County Commissioners *transmit* the proposed amendment to the Historic Preservation Element of the Lee Plan as shown on Attachment 1.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Board of County Commissioners initiated this plan amendment on March 1, 2011, with the adoption of the Evaluation and Appraisal Report.
- The Historic Preservation Element of the Lee Plan is intended to protect and preserve the historic resources in Lee County and promote awareness of the benefits of preserving them.
- The adopted New Horizon 2035 Evaluation and Appraisal Report recommended that the updated Lee Plan foster adaptive re-use of historic buildings and be expanded to include scenic preservation and sustainability. It recommended the element include one overarching goal with objectives and policies reorganized and clarified as needed.
- The proposed amendments to the Historic Preservation Element are consistent with the Evaluation and Appraisal Report recommendations.
- The proposed amendments meet the statutory requirements of:
 - ✓ FS 163.3177(6) (a) 3.f. Ensure the protection of natural and historic resources.
 - ✓ FS 163.3177(6) (a) 8. Future land use map amendments shall be based upon the following analyses:
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - ✓ FS 163.3177(6) (g) 9 Preserve historic and archaeological resources, which include the sensitive adaptive use of these resources.
- The following requirements will be addressed in the Future Land Use element and its maps.
 - ✓ FS 163.3177(6) (a) 6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.
 - ✓ FS 163.3177(6)(a)10.b.The following shall also be shown on the future land use map or map series, if applicable:
 - (I) Historic district boundaries and designated historically significant properties.

C. BACKGROUND INFORMATION

At its May 16, 2012 meeting the Lee County Historic Preservation Board reviewed the proposed Historic Preservation Element and recommended approval with a few changes which have been incorporated into this document.

The Historic Preservation Element of the Comprehensive Plan addresses the need to protect and preserve historic resources in Lee County. Historic resources include prehistoric or historic

districts, sites, buildings, structures, objects or other properties of historical, architectural or archaeological value. These resources may include but are not limited to: monuments; memorials; Indian habitations; ceremonial sites; abandoned settlements; sunken or abandoned ships; and, engineering works, with an intrinsic historical or archaeological value relating to the history, government or culture, of the county, the state or the United States.

The Historic Preservation Element was incorporated into the 1984 comprehensive plan. Since then the Historic Preservation Element has provided the blueprint for the establishment of a viable preservation program. The program highlights are discussed below.

Since 1989 Lee County has had a historic preservation ordinance (Chapter 22 Historic Preservation of the Land Development Code) enabling the preservation of historic structures and districts and archaeological sites and districts in unincorporated Lee County. Attachment 2 is a list of individual and district designations. Attachment 3 is a list of properties on the National Register; the list identifies the location of the properties as being either in a city or in unincorporated Lee County.

Lee County is a Certified Local Government. Its preservation program is overseen by two Historic Preservation Boards which advise the Board of County Commissioners and perform duties as specified in the LDC and Administrative Code. The Boca Grande Historic Preservation Board has jurisdiction over the Boca Grande Community as it is defined in the Lee Plan and the Lee County Historic Preservation Board has jurisdiction over the rest of unincorporated Lee County excluding Boca Grande.

Since 1989/1990 Lee County has funded a small historic preservation grant program from property taxes collected in the unincorporated areas of the county. The yearly allocation for this program has been \$50,000 with the exception of two years (2005/06 and 2006/07) when the yearly allocation was increased to \$100,000. To date 129 projects have been funded under this county program.

In general historic preservation has been documented to have a significant effect not only locally, but on a regional and statewide level. In the study, the *Economic Impacts of Historic Preservation in Florida* (2010), the University of Florida estimates that historic preservation activities in Florida have a \$6.3 billion impact annually related to job creation, income generation, increased gross state product, increased state and local tax collections, and increased in-state wealth. Preservation's impact is not limited to economics; it has also been documented that preservation has a significant impact on the quality of life, as demonstrated in another University of Florida study, *Contributions of Historic Preservation to the Quality of Life in Florida* (2006). Preservation is demonstrated to have a positive effect on community, education, economy, sustainability, and affordable housing, all indicators contributing to quality of life in Florida.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The 2011 EAR noted that overall the goals, objectives and policies of the Historic Preservation element provide the county with the means by which to implement historic preservation initiatives. The EAR noted: “Therefore most existing material in the element remains relevant and can be carried over into the updated plan and updated to address outdated references.” The 2011 EAR included the following key issues to be addressed and recommendations:

- Consider expanding the element to address both historic and scenic preservation.
- Improve connectivity of historical resources and districts through identification and education.
- Need to foster the adaptive re-use of historic structures as an alternative to demolition.
- Update obsolete references and timing where needed.
- Revisit Land Development Code chapter 22 to assure that provisions in those regulations are mirrored by the element. Strengthen the language to be more regulatory where appropriate.
- Reorganize the element to reduce redundancies and streamline policies.
- Eliminate existing policy references to loans.
- Combine existing goals through expansion and merger to reduce redundancy.
- Add policy to support additional outreach aimed at improving the visibility of preservation efforts in the community.
- Establish a sustainability objective to address the role of preservation in reducing the consumption of land and construction materials and protecting community character.

B. CHANGES TO GOALS, OBJECTIVE AND POLICIES

Below are the proposed amendments to the Historic Preservation element shown in ~~strike through~~ and underline format. The first goal and the following objectives are prefaced by a brief staff analysis and recommendation of the proposed changes.

Staff Recommendation: Delete the various goals in the Historic Preservation Element and replace them with one overarching goal with the various objectives and policies merged, reorganized and revised. This will provide better focus and facilitate implementation of the plan.

GOAL 1: Enhance the quality of life in Lee County by continuing the preservation of historic resources and implementing procedures to preserve scenic and paleontological (fossil) resources. Encourage the preservation of historic resources through sensitive adaptive use.

~~GOAL 141: IDENTIFICATION AND EVALUATION.~~ ~~To provide for the identification and evaluation of the historic resources of Lee County.~~

Staff Recommendation: Update objective to include the definition of a historic resource and a focus on identifying and evaluating historic resources. Continue coordination with the Florida Department of State to maintain the Florida Master Site Files. Clarify that historic resources must be identified on applications for development orders, rezoning and comprehensive amendments. Maintain criteria for evaluation of historic resources in compliance with the

Certified Local Government program. Delete redundant policies or policies not clearly related to the objective.

OBJECTIVE 141.1-1.1: IDENTIFICATION. IDENTIFICATION AND EVALUATION OF HISTORIC RESOURCES: Identify and evaluate historic resources including prehistoric or historic districts, sites, buildings, structures, objects or other properties of historical, architectural or archaeological value. These resources may include but are not limited to: monuments; memorials; Indian habitations; ceremonial sites; abandoned settlements; sunken or abandoned ships; and, engineering works, with an intrinsic historical or archaeological value relating to the history, government or culture, of the county, the state or the United States. ~~Maintain existing programs to identify the historic and archaeological resources of Lee County, develop new identification programs (such as, but not limited to, a program to identify Lee County resources listed on the National Register of Historic Places), and make information available to the public and other public agencies.~~ (Amended by Ordinance No. 94-30)

POLICY 141.1.1: 1.1.1: ~~Lee County will systematically m~~ Maintain the Lee County section of the Florida Master Site File (Florida's official inventory of historical resources) by annual updates, corrections, and monitoring of status of listed properties and reports. Transmit N ~~new information will be transmitted to the Florida Department of State.~~ (Amended by Ordinance No. 94-30, 00-22)

POLICY 141.1.2-1.1.2: ~~Require all applications for development review orders, re-zonings and comprehensive plan amendments that affect historic resources identified in: to identify the location and status of historic resources (including archaeological sites). The Lee County Historic and Architectural Survey, and the Lee County Archaeological Management Plan and Florida Master Site File to identify the location and status of historic resources (including archaeological sites) will serve as data bases. The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate or perform other duties as specified in the Historic Preservation Ordinance.~~ (Amended by Ordinance No. 00-22)

POLICY 141.1.3: ~~Maintain an automated system merging data regarding properties designated under Lee County Historic Preservation Ordinance into the county's parcel information system and study the feasibility of developing an automated system merging Florida Site File data into the county's parcel information system.~~ (Amended by Ordinance No. 94-30)

POLICY 141.1.4: ~~Lee County will continue to maintain a streamlined storage and retrieval system of the Florida Site File to allow for fast and easy access and distribution.~~ (Amended by Ordinance No. 94-30, 00-22)

POLICY 141.1.5: ~~Lee County will establish a scenic resource identification and evaluation program.~~ (Amended by Ordinance No. 00-22)

OBJECTIVE 141.2: EVALUATION. ~~Continue to evaluate the historic and archaeological resources of Lee County according to adopted criteria for significance.~~ (Amended by Ordinance No. 94-30)

POLICY 141.2.1 1.1.3: Maintain ~~adopted~~ criteria in the Historic Preservation Ordinance Land Development Code (LDC) for the evaluation of historic and archaeological resources that are consistent with the requirements of the Certified Local Government Program created pursuant to the National Historic Preservation Act of 1966.

POLICY 141.2.2: ~~Evaluate the historic resources of Lee County for eligibility for nomination to the National Register of Historic Places and a local register of historic places.~~

Staff Recommendation: Clarify objective to call for designation, listing or nomination of historic resources under the local, state or national preservation programs. Update policies to: maintain a data base of designated historic resources; coordinate with public and private entities to encourage the display of plaques and certificates; participate in the Florida Historic Marker program and coordinate with nonprofit groups to establish award programs. With regard to historic resources include policies to continue to designate them under the LDC, list them under the Florida Master Site File program and nominate them to the National Register of Historic Places.

GOAL 142: RECOGNITION AND REGISTRATION. OBJECTIVE 1.2: RECOGNITION AND DESIGNATION OF HISTORIC RESOURCES: ~~To formally~~ recognize significant historic resources and provide for their appropriate registration designation, listing or nomination under the ~~of~~ local, state, or national ~~listings.~~ preservation programs.

OBJECTIVE 142.1: RECOGNITION. ~~Lee County will continue to implement a program to formally recognize those historic and archaeological resources that are considered historically and archaeologically significant according to the Lee County Historic Preservation Ordinance. (Amended by Ordinance No. 94-30, 00-22)~~

POLICY 142.1.1 1.2.1: ~~Lee County will maintain a local register of historic and archaeological places designated under the Historic Preservation Ordinance. Maintain a data base of historic resources designated under the LDC and continue to integrate it with the County's permit tracking systems and the Property Appraiser's data base. (Amended by Ordinance No. 94-30, 00-22)~~

POLICY 142.1.2 1.2.2: ~~Lee County will provide~~ Coordinate with public and private entities to encourage the display of plaques and certificates ~~for display~~ on buildings or archaeological sites identifying and certifying their historic significance. (Amended by Ordinance No. 00-22)

POLICY 142.1.3 1.2.3: ~~Lee County will establish a historic marker program with the goal of marking the locations of significant historic resources, the boundaries of historic districts, or archaeological sites. Participate in the Florida Historical Marker program to recognize historic resources, persons and events by placing historic markers and plaques at sites of historical and visual interest to visitors to increase public awareness of the area's cultural heritage. (Amended by Ordinance No. 00-22)~~

POLICY 142.1.4 1.2.4: Coordinate with nonprofit preservation groups to ~~Lee County will~~ establish an awards program to officially recognize excellence in historic preservation activities. (Amended by Ordinance No. 00-22)

~~**POLICY 142.1.5:** Lee County will distribute certificates of historical and/or archaeological significance to owners of properties designated under the Lee County Historic Preservation Ordinance. (Amended by Ordinance No. 94-30, 00-22)~~

~~**OBJECTIVE 142.2: REGISTRATION.** The county will continue its program to nominate eligible structures, sites, or districts to the National Register of Historic Places. (Amended by Ordinance No. 94-30, 00-22)~~

POLICY 1.2.5: Designate and encourage private and public entities to request designation of eligible historic resources under the Land Development Code.

POLICY 1.2.6: Submit for listing and encourage private and public entities to submit for listing eligible historic resources under the Florida Master Site File program.

POLICY 1.2.7: Nominate and encourage private and public entities to nominate eligible historic resources to the National Register of Historic Places.

~~**POLICY 142.2.1:** Lee County will initiate the nomination of eligible historic resources to the National Register of Historic Places through the Lee County Historic Preservation Board according to the Certified Local Government program. (Amended by Ordinance No. 00-22)~~

~~**POLICY 142.2.2:** Lee County will encourage historic property owners to nominate eligible structures, sites, or districts to the National Register of Historic Places through the provision of information and technical assistance. (Amended by Ordinance No. 00-22)~~

Staff Recommendation: Update policies to include support for adaptive re-use and redevelopment. Include a policy to develop an initiative to implement the LDC's requirement to regulate septic tanks in archaeological sites or districts designated under the LDC. Include a policy to develop an initiative to regulate ground disturbing activities on designated archaeological resources under agricultural zoning. Clarify that the preservation program is overseen by two historic preservation boards. Include policies stating that both the Director of the Community Development and the Building Official support historic preservation; for designated historic resources the Director may expedite permitting and provide relief from comprehensive plan regulations. Update policies various incentives for historic preservation and include a policy to continue the implementation of the preservation grant assistance program. Eliminate existing policy references to loans.

~~**GOAL 143: LOCAL PRESERVATION TECHNIQUES. OBJECTIVE 1.3: TECHNIQUES TO PRESERVE AND PROTECT HISTORIC RESOURCES:** To provide for the protection, preservation, reconstruction, restoration, rehabilitation, and use of the historic resources of Lee County.~~

POLICY 1.3.1: The Department of Community Development Director may facilitate and support the preservation, use or adaptive re-use of historic resources designated under the LDC to expedite the permitting process and provide relief from comprehensive plan regulations.

~~**OBJECTIVE 143.1: DEVELOPMENT REGULATIONS**~~ **POLICY 1.3.2:** ~~Lee County will continue to e~~Enact, amend, or revise as appropriate regulatory measures ~~that will to further the~~ historic preservation goals and policies as stated in this element ~~and any subsequent revisions thereof~~ and facilitate the preservation of historic resources designated under the LDC by encouraging creative design solutions including but not limited to adaptive re-use and redevelopment. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.3.3: Encourage and promote the adaptive use of historic resources designated under the LDC.

POLICY 1.3.4: Develop an initiative, in cooperation with the Lee County Health Department, that assures implementation of the LDC requirement for a certificate of appropriateness for new, replacement or enlargement of existing septic tanks, drainfields or other accessory structures associated with septic tank installation, replacement or enlargement in archaeological sites or districts designated under the LDC.

POLICY 1.3.5: Develop an initiative to regulate ground disturbing activities on archaeologically significant sites designated under the LDC under agricultural zoning categories.

~~**POLICY 143.1.1**~~ **1.3.6:** ~~Lee County will maintain in effect a Historic Preservation Ordinance in conformance with the requirements of the Certified Local Government program. Maintain the LDC provisions requiring a Historic Preservation Board. (Amended by Ordinance No. 00-22)~~

POLICY 1.3.7: Lee County has two Historic Preservation Boards which advise the Board of County Commissioners and perform duties as specified in the LDC and Administrative Code. The Boca Grande Historic Preservation Board has jurisdiction over the Boca Grande Community as it is defined in the Lee Plan and the Lee County Historic Preservation Board has jurisdiction over unincorporated Lee County excluding Boca Grande.

~~**POLICY 143.1.2**~~ Lee County will amend the Zoning Regulations and the Development Standards Regulations, as necessary, to incorporate the findings contained within this Historic Preservation element and any subsequent revisions thereof. (Amended by Ordinance No. 94-30, 00-22)

~~**POLICY 143.1.3:**~~ The Lee County Building Code will be amended so as to depart from the provisions of the Southern Standard Building Code and applicable fire codes, to the extent permitted by state law and proper safety practices, so as to be consistent with the Historic Preservation Ordinance and any amendment thereof. (Amended by Ordinance No. 94-30, 00-22)

~~**POLICY 143.1.4:**~~ County development regulations will be amended in response to the recommendations contained in the Archaeological Zone Management Plan for Lee County (Piper Archaeological Research, Inc., 1987) and in any future update or revision thereof. (Amended by Ordinance No. 94-30, 00-22)

~~**POLICY 143.1.5**~~ **1.3.8:** ~~Lee County will continue to s~~Study the feasibility of various incentives (such as including transfer of development rights, and property tax relief, leasing of development

rights, restrictive covenants etc.) as a means of accomplishing the goals and recommendations of the ~~this~~ Historic Preservation element. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.3.9: The Building Official will continue to support the preservation, use or adaptive re-use of historic resources and preservation activities.

~~**OBJECTIVE 143.2: INNOVATIVE TECHNIQUES.** Lee County will continue to make available information, as appropriate, on a variety of legal techniques that will further historic preservation goals and aid in the implementation of the Historic Preservation Ordinance. (Amended by Ordinance No. 94-30, 00-22)~~

POLICY 143.2.1 1.3.10: Lee County will mMake information available generally to the public on historic preservation strategies such as: easements, covenants, options to purchase, right of first refusal, and eminent domain and others that may be available. for historic preservation purposes. (Amended by Ordinance No. 00-22)

~~**POLICY 143.2.2:** The County will encourage the preservation of archeological sites and evaluate the preservation of these lands through Leasing of Development Rights (LDRs) and encourage historical tourism, sense of place, and natural areas. (Added by Ordinance No. 07-16)~~

~~**OBJECTIVE 143.3: INCENTIVES. POLICY 1.3.11:** Lee County will continue to maintain a program for the provision of financial incentives for historic preservation purposes. Continue to implement the Lee County historic preservation grant assistance program. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 143.3.1:** Lee County will investigate the establishment of a Historic Preservation Trust Fund to be administered by the Board of County Commissioners or a non profit organization after recommendations by the Historic Preservation Board. The Trust Fund will consist of all monies received from federal and state sources and all monies, if any, appropriated by Lee County, and monies contributed to the fund from any other source. A framework for the administration of the fund will be established. (Amended by Ordinance No. 94-30, 00-22)~~

POLICY 143.3.2 1.3.12: Lee County will continue to sSeek and make applications for historic and archaeological preservation grants from private, state, and federal sources. Funds will be administered by the Historic Preservation Trust Fund, once established. (Amended by Ordinance No. 00-22)

POLICY 143.3.3 1.3.13: Lee County will eConsider implementation of the a historic preservation property tax exemption program to put into effect Sections 196.1997 and 196.1998, Florida Statutes. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 143.3.4 1.3.14: Lee County will mMake available Community Development Block Grant funds, when available, for historic preservation purposes especially in blighted historic areas. (Amended by Ordinance No. 00-22)

~~**POLICY 143.3.5:** Lee County will explore the issuance of low interest loans for the rehabilitation of historic resources with funds from the Historic Preservation Trust Fund. (Amended by Ordinance No. 00-22)~~

~~**POLICY 143.3.6:** Lee County will explore ways in which the historic preservation program and the Community Redevelopment Agency can work together using tax increment financing to restore historic districts in slum or blighted areas. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 143.3.71.3.15:** Lee County will pProvide information and technical support in the use of community reinvestment or rehabilitation investment tax credits. (Amended by Ordinance No. 00-22)~~

Staff Recommendation: Clarify the objective to reflect Lee County's commitment to the preservation of the historic resources owned by the county. Update a policy to state that eligible county owned historic resources will be designated under the LDC and/or listed on the National Register. Expand a policy to include that the county will consider the acquisition of paleontological resources.

~~**OBJECTIVE 143.4 1.4: PUBLICLY OWNED SITES.:** Lee County will continue to pPreserve and protect the historic and archaeological resources owned, acquired, or disposed of by Lee the County by designating them under the Lee County Historic Preservation Ordinance through designation under the LDC if feasible. Preserve and protect those historic and archaeological resources owned, acquired or disposed of by the County that do not qualify for designation under the LDC through such measures as preservation easements and protective covenants. Lee County will continue the program to preserve and protect those historic and archaeological resources owned, acquired or disposed of by Lee County which do not qualify for designation under the Lee County Historic Preservation Ordinance. (Amended by Ordinance No. 94-30, 00-22, 07-12)~~

~~**POLICY 143.4.1-1.4.1:** Lee County will iInventory and prepare a preservation plan for all county-owned historic resources. If eligible, designate the resources under the LDC and list them in the National Register of Historic Places (Amended by Ordinance No. 00-22)~~

~~**POLICY 143.4.2-1.4.2:** Lee County will eConsider the acquisition of historic, and archaeological and paleontological (fossil) resources, where necessary, and in so doing will follow the Standards for Acquisition established by the U.S. Department of the Interior. (Amended by Ordinance No. 00-22)~~

~~**POLICY 143.4.3:** In disposing of county owned historic and archaeological resources, Lee County will attach a preservation easement or protective covenants to said property. (Amended by Ordinance No. 94-30, 00-22)~~

Staff Recommendation: Update the objective to encourage public awareness and involvement of historic property owners and the general public in county historic preservation activities. Add a policy to support additional outreach aimed at improving the visibility of preservation efforts in the community. Add a policy to provide information on the economic impacts of historic preservation.

~~**GOAL 144: OBJECTIVE 1.5: EDUCATION AND PUBLIC PARTICIPATION.** To provide for the public awareness and involvement in all aspects of historic preservation in Lee County. Encourage public awareness and the involvement of historic property owners and the general public in county historic preservation activities.~~

~~**OBJECTIVE 144.1: EDUCATION. POLICY 1.5.1:** Lee County will maintain a public information program with the purpose of educating the public about local history, the Lee County historic preservation program, and the available historic preservation incentives. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.1-1.5.2:** Lee County will maintain and make available to the public an historic preservation manuals and other pertinent materials to help property owners preserve and maintain ~~their~~ properties consistent with historic preservation standards. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.2-1.5.3:** Lee County will continue to develop, in cooperation with local historical groups, programs, ~~and~~ displays, maps, tours, and brochures that illustrate Lee County's history and its historic preservation programs. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.3:** Lee County will continue to compile, store, and make available to the public published manuals relating to historic preservation. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.4-1.5.4:** Lee County will continue to support local historical museums through information and technical assistance. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.5** Lee County, in cooperation with the Lee County School Board, will continue to study the development of historic preservation programs for school-aged children as well as to maintain, as necessary, those programs previously developed. (Amended by Ordinance No. 94-30, 00-22)~~

~~**POLICY 144.1.6-1.5.5:** Lee County, in cooperation with local historic or archaeological groups and the public library, will study evaluate the feasibility of establishing a-depositoryies for the archival of materials pertaining to the history of Lee County. (Amended by Ordinance No. 00-22)~~

~~**POLICY 1.5.6:** Support additional outreach to improve the visibility of preservation efforts in the community and highlight the importance of heritage education and heritage tourism.~~

~~**POLICY 1.5.7:** Provide information on the economic impacts of historic preservation on the local economy.~~

~~**OBJECTIVE 144.2: PUBLIC PARTICIPATION.** Lee County will continue to implement mechanisms for the notification and involvement of historic property owners and the interested public in county historic preservation activities. (Amended by Ordinance No. 94-30, 00-22)~~

Staff Recommendation: Update the objective to promote and increase public awareness of historic resources. Delete redundant policies. Clarify the policy to maintain a liaison with Lee County's education system and Lee County's higher education institutions to coordinate heritage education activities including the preservation of historic resources and the nomination of school board properties to the National Register of Historic Places.

~~GOAL 145: OBJECTIVE 1.6: COORDINATION.~~ Cooperate and coordinate with various private preservation groups and governments to achieve an efficient and responsible system for the exchange of information relating to historic preservation and to promote and increase public awareness of historic resources.

~~OBJECTIVE 145.1: IMPACT REVIEW.~~ Lee County will continue its integration of the review of impacts to historic and archaeological resources into the existing regulatory framework of local and state government agencies. (Amended by Ordinance No. 94-30, 00-22)

~~POLICY 145.1.1 1.6.1:~~ Provide survey and inventory information to all local and state agencies.

~~POLICY 145.1.2 1.6.2:~~ All ~~County~~ departments ~~must~~ will notify the ~~Lee County~~ Historic Preservation Board of any proposals that ~~would~~ may affect a historic resource. The Historic Preservation Board will advise the Board of County Commissioners as to any action they deem appropriate ~~or perform other duties as specified in a historic preservation ordinance.~~ (Amended by Ordinance No. 00-22)

~~OBJECTIVE 145.2: RECOGNITION AND REGISTRATION.~~ Assist local and state government agencies in the recognition and registration of the historic resources in Lee County.

~~POLICY 145.2.1 1.6.3:~~ Participate in the Certified Local Government Program (36 CFR 61.5), which is a local, state and federal partnership.

~~POLICY 145.2.2 1.6.4:~~ Lee County will exert every effort to ~~e~~Enter into an interlocal agreements with the municipalities ~~within Lee County~~ to perform shared functions with the Historic Preservation Board where appropriate. (Amended by Ordinance No. 00-22)

~~POLICY 145.2.3:~~ Lee County will assist the Lee County School Board in the nomination of eligible school board properties to the National Register of Historic Places. (Amended by Ordinance No. 00-22)

~~POLICY 145.2.4 1.6.5:~~ The county will ~~e~~Consider establishing or supporting a staff position for a county or regional archaeologist. ~~to undertake the educational and cultural research requirements of the Lee County archaeological resource base.~~ (Amended by Ordinance No. 00-22)

~~OBJECTIVE 145.3: EDUCATION.~~ To improve coordination with other governmental agencies in promoting and increasing public awareness of historic resources.

~~POLICY 145.3.1 1.6.6:~~ Maintain a liaison with ~~the School Board~~ Lee County's educational system including Lee County's the higher educational institutions in the establishment of a historic preservation education program to coordinate heritage education activities including the

preservation of historic resources and the nomination of eligible school board properties to the National Register of Historic Places and designation under the LDC.

POLICY 145.3.2 1.6.7: Provide information to these private and public agencies that function to promote the general interest of Lee County for tourism, industry, and commerce.

GOAL 146 – GOAL 150: [RESERVED]

Staff Recommendation: Establish a sustainability objective to address the role of preservation in reducing the consumption of land and construction materials and protecting community character. Include policies to support sustainable historic preservation.

OBJECTIVE 1.7: SUSTAINABLE HISTORIC PRESERVATION: Develop a sustainable historic preservation initiative as historic preservation is inherently sustainable. Historic preservation maximizes the use of existing materials and infrastructure. Historic buildings were designed with sustainable features that responded to the climate and site. Historic preservation is encourages the protection of community character an important component of sustainable development.

POLICY 1.7.1 Develop a public information program with the purpose of educating and disseminating “The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings” and subsequent guidelines on improving energy efficiency while preserving the character of historic buildings.

POLICY 1.7.2 Develop a collaborative partnership between government agencies, preservationists and the private sector to create initiatives that transform historic preservation into a leading, relevant and timely exemplar for sustainability.

Staff Recommendation: Establish an objective and related policies to develop a paleontological (fossil) preservation initiative in compliance with FS 240.516(2) which states: It is hereby declared to be the public policy of this state to protect and preserve vertebrate paleontological sites containing vertebrate fossils, including bones, teeth, natural casts, molds, impressions, and other remains of prehistoric fauna, and to provide for the collection, acquisition, and study of the vertebrate fossils of the state which offer documentation of the diversity of life on this planet.

OBJECTIVE 1.8: PALEONTOLOGICAL (FOSSIL) PRESERVATION: Develop a paleontological (fossil) preservation initiative to protect significant paleontological sites from destruction in the absence of appropriate preservation, analysis, or mitigation.

POLICY 1.8.1: Develop paleontological preservation regulations.

POLICY 1.8.2: Notify the Florida Museum of Natural History pursuant to FS 240.516 on areas of known or potential paleontological significance for recommendation on the need to conduct an assessment survey for potentially significant paleontological resources. Condition Development Orders to accomplish the following:

- a. Insure proper paleontological investigation prior to construction and where appropriate implement avoidance, minimization and mitigation of impacts.

- b. Preserve and provide perimeter buffering around paleontological sites.

POLICY 1.8.3: Establish a program to increase public awareness about the significance of paleontological resources.

Staff Recommendation: Per the recommendation of the EAR, establish an objective and related policies to develop a scenic preservation program.

OBJECTIVE 1.9: SCENIC PRESERVATION: Identify, protect and enhance visual access to and enjoyment of vegetative and natural resources, cultural landscapes and vistas with significant scenic value through the implementation of a scenic preservation program.

POLICY 1.9.1: Establish a scenic resource identification and evaluation program.

POLICY 1.9.2: Implement Land Development Regulations that ensure that scenic resources and vistas are reasonably maintained through development criteria, design standards and review procedures.

C. CONCLUSIONS

Staff recommends deleting and adding new and revised goals, objectives, and policies to better address issues related to historic preservation through a more clear and concise organizational structure.

D. STAFF RECOMMENDATION

County staff recommends that the Board of County Commissioners *transmit* the proposed amendments to the Lee County Historic Preservation Element as provided in Part I(B)(1) on page 1 of this report.

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: April 23, 2012

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF
FACT SUMMARY**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS	_____
WAYNE DALTRY	_____
JIM GREEN	_____
MITCH HUTCHCRAFT	_____
RONALD INGE	_____
ANN PIERCE	_____
ROGER STRELOW	_____

Attachment 1

The attachment shows the proposed Element in clean codified language.

GOAL 1: Enhance the quality of life in Lee County by continuing the preservation of historic resources and implementing procedures to preserve scenic and paleontological (fossil) resources. Encourage the preservation of historic resources through sensitive adaptive use.

OBJECTIVE 1.1: IDENTIFICATION AND EVALUATION OF HISTORIC RESOURCES: Identify and evaluate historic resources including prehistoric or historic districts, sites, buildings, structures, objects or other properties of historical, architectural or archaeological value. These resources may include but are not limited to: monuments; memorials; Indian habitations; ceremonial sites; abandoned settlements; sunken or abandoned ships; and, engineering works, with an intrinsic historical or archaeological value relating to the history, government or culture, of the county, the state or the United States. (Amended by Ordinance No. 94-30)

POLICY 1.1.1: Maintain the Lee County section of the Florida Master Site File (Florida's official inventory of historical resources) by updates, corrections, and monitoring of listed properties and reports. Transmit new information to the Florida Department of State. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.1.2: Require applications for development orders, re-zonings and comprehensive plan amendments that affect historic resources identified in: The Lee County Historic and Architectural Survey, the Lee County Archaeological Management Plan and Florida Master Site File to identify the location and status of historic resources (including archaeological sites). The Historic Preservation Board will advise the Board of County Commissioners as to any action it deems appropriate. (Amended by Ordinance No. 00-22)

POLICY 1.1.3: Maintain criteria in the Land Development Code (LDC) for the evaluation of historic and archaeological resources that are consistent with the requirements of the Certified Local Government Program created pursuant to the National Historic Preservation Act of 1966.

OBJECTIVE 1.2: RECOGNITION AND DESIGNATION OF HISTORIC RESOURCES: Formally recognize significant historic resources and provide for their appropriate designation, listing or nomination under the local, state, or national preservation programs.

POLICY 1.2.1: Maintain a data base of historic resources designated under the LDC and continue to integrate it with the County's permit tracking systems and the Property Appraiser's data base. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.2.2: Coordinate with public and private entities to encourage the display of plaques and certificates on buildings or archaeological sites identifying and certifying historic significance. (Amended by Ordinance No. 00-22)

POLICY 1.2.3: Participate in the Florida Historical Marker program to recognize historic resources, persons and events by placing historic markers and plaques at sites of

historical and visual interest to visitors to increase public awareness of the area's cultural heritage. (Amended by Ordinance No. 00-22)

POLICY 1.2.4: Coordinate with nonprofit preservation groups to establish an awards program to officially recognize excellence in historic preservation activities. (Amended by Ordinance No. 00-22)

POLICY 1.2.5: Designate and encourage private and public entities to request designation of eligible historic resources under the Land Development Code.

POLICY 1.2.6: Submit for listing and encourage private and public entities to submit for listing eligible historic resources under the Florida Master Site File program.

POLICY 1.2.7: Nominate and encourage private and public entities to nominate eligible historic resources to the National Register of Historic Places.

OBJECTIVE 1.3: TECHNIQUES TO PRESERVE AND PROTECT HISTORIC RESOURCES: Provide for the protection, preservation, reconstruction, restoration, rehabilitation, and use of historic resources.

POLICY 1.3.1: The Department of Community Development Director may facilitate and support the preservation, use or adaptive re-use of historic resources designated under the LDC to expedite the permitting process and provide relief from comprehensive plan regulations not related to changes in density requirements.

POLICY 1.3.2: Enact, amend, or revise regulatory measures to further the historic preservation goals and policies stated in this element and facilitate the preservation of historic resources designated under the LDC by encouraging creative design solutions including but not limited to adaptive re-use and redevelopment. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.3.3: Encourage and promote the adaptive use of historic resources designated under the LDC.

POLICY 1.3.4: Develop an initiative, in cooperation with the Lee County Health Department, that assures implementation of the LDC requirement for a certificate of appropriateness for new, replacement or enlargement of existing septic tanks, drainfields or other accessory structures associated with septic tank installation, replacement or enlargement in archaeological sites or districts designated under the LDC.

POLICY 1.3.5: Develop an initiative to regulate ground disturbing activities on archaeologically significant sites designated under the LDC under agricultural zoning categories.

POLICY 1.3.6: Maintain the LDC provisions requiring a Historic Preservation Board. (Amended by Ordinance No. 00-22)

POLICY 1.3.7: Lee County has two Historic Preservation Boards which advise the Board of County Commissioners and perform duties as specified in the LDC and Administrative Code. The Boca Grande Historic Preservation Board has jurisdiction over the Boca Grande Community as it is defined in the Lee Plan and the Lee County Historic Preservation Board has jurisdiction over unincorporated Lee County excluding Boca Grande.

POLICY 1.3.8: Study the feasibility of various incentives (including transfer of development rights, property tax relief, leasing of development rights, restrictive covenants etc.) as a means of accomplishing the goals and recommendations of this element. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.3.9.: The Building Official will continue to support the preservation, use or adaptive re-use of historic resources and preservation activities.

POLICY 1.3.10: Make information available to the public on historic preservation strategies such as: easements, covenants, options to purchase, right of first refusal, eminent domain and others that may be available. (Amended by Ordinance No. 00-22)

POLICY 1.3.11: Continue to implement the Lee County historic preservation grant assistance program.

POLICY 1.3.12: Seek and make applications for historic and archaeological preservation grants from private, state, and federal sources. (Amended by Ordinance No. 00-22)

POLICY 1.3.13: Consider implementation of a historic preservation property tax exemption program to put into effect Sections 196.1997 and 196.1998, Florida Statutes. (Amended by Ordinance No. 94-30, 98-09, 00-22)

POLICY 1.3.14: Make available Community Development Block Grant funds, when available, for historic preservation purposes especially in blighted historic areas. (Amended by Ordinance No. 00-22)

POLICY 1.3.15: Provide information and technical support in the use of community reinvestment or rehabilitation investment tax credits. (Amended by Ordinance No. 00-22)

OBJECTIVE 1.4: PUBLICLY OWNED SITES: Preserve and protect the historic and archaeological resources owned, acquired, or disposed of by the County through designation under the LDC. Preserve and protect those historic and archaeological resources owned, acquired or disposed of by the County that do not qualify for designation under the LDC through such measures as preservation easements and protective covenants. (Amended by Ordinance No. 94-30, 00-22, 07-12)

POLICY 1.4.1: Inventory and prepare a preservation plan for county-owned historic resources. If eligible, designate the resources under the LDC and list them in the National Register of Historic Places (Amended by Ordinance No. 00-22)

POLICY 1.4.2: Consider the acquisition of historic, archaeological and paleontological (fossil) resources. (Amended by Ordinance No. 00-22)

OBJECTIVE 1.5: EDUCATION AND PUBLIC PARTICIPATION. Encourage public awareness and the involvement of historic property owners and the general public in county historic preservation activities.

POLICY 1.5.1.: Maintain a public information program with the purpose of educating the public about local history, the historic preservation program, and available historic preservation incentives. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.5.2: Maintain and make available to the public historic preservation manuals and other pertinent materials to help property owners preserve and maintain properties consistent with historic preservation standards. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.5.3: Develop, in cooperation with local historical groups, programs, displays, maps, tours, and brochures that illustrate Lee County's history and its historic preservation programs. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.5.4: Support local historical museums through information and technical assistance. (Amended by Ordinance No. 94-30, 00-22)

POLICY 1.5.5: In cooperation with local historic or archaeological groups and the public library, evaluate the feasibility of establishing depositories for the archival of materials pertaining to the history of Lee County. (Amended by Ordinance No. 00-22)

POLICY 1.5.6.: Support additional outreach to improve the visibility of preservation efforts in the community and highlight the importance of heritage education and heritage tourism.

POLICY 1.5.7: Provide information on the economic impacts of historic preservation on the local economy.

OBJECTIVE 1.6: COORDINATION. Cooperate and coordinate with various private preservation groups and governments to achieve an efficient and responsible system for the exchange of information relating to historic preservation and to promote and increase public awareness of historic resources.

POLICY 1.6.1: Provide survey and inventory information to local and state agencies.

POLICY 1.6.2: County departments will notify the Historic Preservation Board of any proposals that may affect a historic resource. The Historic Preservation Board will advise the Board of County Commissioners as to any action they deem appropriate. (Amended by Ordinance No. 00-22)

POLICY 1.6.3: Participate in the Certified Local Government Program (36 CFR 61.5), which is a local, state and federal partnership.

POLICY 1.6.4.: Enter into interlocal agreements with the municipalities to perform shared functions with the Historic Preservation Board where appropriate. (Amended by Ordinance No. 00-22)

POLICY 1.6.5.: Consider establishing or supporting a staff position for a county or regional archaeologist. (Amended by Ordinance No. 00-22)

POLICY 1.6.6: Maintain a liaison with Lee County's educational system including and Lee County's the higher educational institutions to coordinate heritage education activities including the preservation of historic resources and the nomination of eligible school board properties to the National Register of Historic Places and designation under the LDC.

POLICY 1.6.7: Provide information to private and public agencies that promote the general interest of Lee County for tourism, industry, and commerce.

OBJECTIVE 1.7: SUSTAINABLE HISTORIC PRESERVATION: Develop a sustainable historic preservation initiative as historic preservation is inherently sustainable. Historic preservation maximizes the use of existing materials and infrastructure. Historic buildings were designed with sustainable features that responded to the climate and site. Historic preservation is encourages the protection of community character an important component of sustainable development.

POLICY 1.7.1: Develop a public information program with the purpose of educating and disseminating "The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings" and subsequent guidelines on improving energy efficiency while preserving the character of historic buildings.

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POLICY 1.9.1: Establish a scenic resource identification and evaluation program.

POLICY 1.9.2: Implement Land Development Regulations that ensure that scenic resources and vistas are reasonably maintained through development criteria, design standards and review procedures.

Attachment 2

The attachment 2 shows a list of all individual and district designations in unincorporated Lee County designation under the historic preservation ordinance (Chapter 22 of the Land Development Code).

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
2011-00001	Buckingham Army Airfield District a.k.a Wild turkey Preserve District	11/16/2011	2011000263456	Lehigh Acres	SR 82 and Rod & Gun Club Road	10-45-26-00-00001.2010 23-45-26-00-00002.0000
2009-10-03 Indv.	Cummings Residence	11/25/2009	2009000339928	Tice	242 Granada Blvd., Fort Myers, FL 33905	04-44-25-03-00007.2690
2009-10-02 Indv.	Residence, 587 Nuna Avenue	11/25/2009	2009000339927	Tice	587 Nuna Avenue, Fort Myers, FL 33905	09-44-25-04-00033.0000
2009-10-01 Indv.	Alva Library	11/25/2009	2009000339928	Alva	21420 Pearl Street Alva, FL 33920	22-43-27-01-00005.0040
2009-05-01 Dist	Estero Community Park - Estero Schoolhouse and the Hall (Collier) House	7/22/2009	2009000228823	Estero	9200 Corkscrew Palms Blvd.	34-46-25-01-0000C.017A
2008-09-01 Indv	R & W Service Station	10/22/2008	2008000294107	Tice	4501 Palm Beach Blvd	04-44-25-21-0000B.0390
2007-10-02 Indv	Idylwild Farm	1/9/2008	2008000036345	Buckingham	13231 Idylwild Farm Road	05-44-26-00-00008.0040
2007-10-01 Dist	Pineland Archaeological District	1/16/2008	2008000036344	Pine Island - Pineland		Multiple straps
2006-04-01 Dist	Menge and Hansen Marine Railway Complex (Leeward Yacht Club) Amendment	1/9/2008	2008000036346	Tice	5605 Palm Beach Blvd.	34-43-25-00-00008.0010
2006-04-01 Dist	Menge and Hansen Marine Railway Complex (Leeward Yacht Club)	6/29/2006	2006000290820	Tice	5605 Palm Beach Blvd.	34-43-25-00-00008.0010
2005-11-02 Indv	Martin House	12/15/2005	2006000015451	Pine Island - Bokeelia	8421 Main Street	25-43-21-00-00007.0000
2005-11-01 Indv	Randell Research Ctr - Ruby Gill / Pinland Post Office	12/15/2005	2006000015475	Pine Island - Pineland	7450 Pineland Road	07-44-22-00-00012.0000
2005-06-01 Indv	Wightman House	7/31/2005	200500002082	Alva	18661 Palm Beach Boulevard	30-43-27-00-00004.0090
2004-07-01 Indv	Peace House	8/26/2004	4461/4805	Buckingham	5170 Buckingham Road	08-44-26-00-00007.0020
2003-10-01 Indv	Napier House, Bokeelia	12/18/2003	4188/0426	Pine Island - Bokeelia	13611 Robert Road	07-44-22-00-00017.0000

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
2003-07-03 Indv	Florida Cracker (Sand) House	10/30/2003	4122/4516	North Fort Myers	17300 Nalle Road	22-43-25-00-00014.0050
2003-07-02 Indv	Traverse/Martin House, Bokeelia	9/11/2003	4082/0187	Pine Island - Bokeelia	16281 Quail Trail, Bokeelia	30-43-22-00-00027.0010
2002-08-03 Indv	Reed/Philbert Property	10/31/2002	3790/1856	Alva	17260 Julia Street	22-43-27-01-00006.0090
2002-08-02 Indv	Johnson/Quackenbush Property	10/31/2002	3790/2249	Olga	15870 Old Olga Road	22-43-26-03-00003.0050
2002-08-01 Dist	Stilwell Management	10/31/2002	3790/2253	Captiva	11508 Andy Rosse Lane	35-45-21-03-00037.0000
2002-04-02 Indv	Wooten (Buckingham)	6/13/2002	3687/4920	Buckingham	13971 Cemetery Road	05-44-26-00-00028.0020
2002-04-01 Indv	Johnson (Alabama Grove Terrace)	6/13/2002	3687/4916	Tice	4557 Seminole Street	04-44-25-05-00022.0040
2002-02-01 Indv	Flint House (Bird & Buckingham)	4/4/2002	3643/4653	Buckingham	13731/741 BIRD RD	32-43-26-00-00007.0010
2001-05-01 Indv	Johnson (Alabama Groves Subd)	7/19/2001	3468/1513	Tice	4449 Poinsettia Street	04-44-25-05-00024.0080
2000-09-01 Dist	'Tween Waters	11/9/2000	3338/1295	Captiva	15971 Captiva Drive ; 15951 Captiva Drive	35-45-21-04-00002.0000; 35-45-21-04-00002.00A0
2000-06-01 Dist	Koreshan State Historic Site	7/10/2000	3288/1953	Estero	3800-3860 Corkscrew Road	33-46-25-00-00001.0020; 28-46-25-00-00035.0000; 28-46-25-00-00036.0000
2000-05-03 Indv	Cook House	2/24/2005	4606/3585	Iona-McGregor	16020 Cook Road, Fort Myers	04-46-23-00-00006.0040
2000-05-02 Indv	Gra-Mar Villas (Pine-Aire Lodge)	7/10/2000	3288/1957	Pine Island - Pineland	13771 Waterfront Drive	07-44-22-00-00008.0050
2000-05-01 Indv	Dickey-Roosevelt Cottage	6/15/2000	3282/1127	Captiva	15835 Captiva Drive	35-45-21-04-00000.0190
1998-10-02 Indv	Hasley (aka Burton) Alva	11/12/1998	3048/3721	Alva	17160 N River Road	24-43-26-01-00002.0010
1998-10-01 Indv	James, Pineland Florida	11/12/1998	3048/3548	Pine Island - Pineland	6998 Pineland Road	08-44-22-01-000L0.0040
1998-09-01 Indv	Hernandez, Russell Park Subd	10/8/1998	3032/1181	Tice	309 Kingston Drive	04-44-25-03-00001.0600
1998-06-01 Dist	Boca Grande Lighthouse District	7/9/1998	2994/0846	Boca Grande		Multiple straps

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
1998-03-02 Dist	Mound Key	4/9/1998	2959/3469	Estero		01-47-24-00-00002.0000; 36-46-24-00-00003.0000; 36-46-24-00-00004.0000; 36-46-24-00-00005.0000; 36-46-24-00-00006.0000; 36-46-24-00-00007.0000; 36-46-24-00-00008.0000; 36-46-24-00-00009.0000; 36-46-24-00-00010.0000; 36-46-24-00-00006.0010
1998-03-01 Dist	Buck Key	4/9/1998	2959/3466	Captiva		02-46-21-00-00001.0000; 02-46-21-00-00002.0000; 02-46-21-00-00018.0000; 02-46-21-11-00022.0020; 35-45-21-00-00012.0000; 35-45-21-00-00012.0010; 35-45-21-00-00013.0000; 36-45-21-00-00002.0000; 36-45-21-00-00003.0000; 36-45-21-00-00004.0000; 36-45-21-00-00011.0000
1997-07-01 Dist	Captiva Inn, Captiva	9/11/1997	2876/1950	Captiva	11509 ANDY ROSSE LN	35-45-21-03-00029.0000
1997-06-02 Indv	Long, Russell Park	7/10/1997	2854/3149	Tice	283 Granada Blvd	04-44-25-03-00010.3990
1997-06-01 Indv	Hall (Tice)	7/10/1997	2854/3152	Tice	4408 Railroad Avneue	04-44-25-01-0000B.0100
1996-08-05 Indv	Waterfront Drive, Pineland	9/12/1996	2749/1070	Pine Island - Pineland	13640, 13720, 13726 Waterfront Drive	07-44-22-00-00009.0000; 07-44-22-00-00008.0040
1996-08-04 Indv	Russell Park Home Office	9/12/1996	2749/1078	Tice	4839 Palm Beach Blvd	04-44-25-03-00010.3910
1996-08-03 Indv	McWhorter, Russell Park	9/12/1996	2750/1988	Tice	290 Granada Blvd	04-44-25-03-00011.4310
1996-08-01 Indv	Pipkins, Olga	9/12/1996	2749/1074	Olga	2255 South Olga Drive	21-43-26-00-00011.0020
1995-11-01 Indv	Bair, Russell Park	12/7/1995	2665/3229	Tice	338 Balboa Avenue	04-44-25-03-00013.5280
1995-10-01 Indv	Buckingham Store	11/9/1995	2654/2139	Buckingham	4571 Buckingham Rd/ 13701 ORANGE RIVER BLVD	05-44-26-00-00025.0010
1995-06-05 Indv	Fernandez Estate	7/6/1995	2624/2363	Estero	20591 Highlands Ave	28-46-25-00-00026.0000
1995-06-04 Indv	Russell House	7/6/1995	2624/2349	Tice	250 Granada Blvd	04-44-25-03-00007.2740
1995-06-03 Indv	Captain John Smith House	7/6/1995	2624/2359	Pine Island - Pineland	13647 Robert Road	07-44-22-00-00015.0010

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
1995-06-02 Indv	Cox House	7/6/1995	2624/2355	Buckingham	13590 Orange River Blvd.	05-44-26-00-00036.0000
1995-06-01 Indv	Hingson House	7/6/1995	2624/2352	North Fort Myers	1731 Brown Road	34-33-24-01-00046.0040; s/b 34-43-24-01-00046.0090
1995-05-01 Indv	Boca Grande Power House	6/8/1995	2612/3491	Boca Grande	Gulf Boulevard	26-43-20-00-00001.0090
1995-03-02 Indv	Watkins	4/6/1995	2594/3106	Alva	17630 English Lane	21-43-27-00-00005.0000
1995-03-01 Indv	Community Church of Boca Grande (Amory Mem Chapel)	4/6/1995	2594/3102	Boca Grande	912 Gulf Boulevard; 990 Belcher Road	26-43-20-00-00009.0020
1995-02-01 Indv	Brooks House, North Fort Myers	3/9/1995	2586/3441	North Fort Myers	448 Clark Street	34-43-24-01-00038.0190
1994-12-02 Indv	Old Olga Community Center (Old Olga School)	2/9/1995	2579/2598	Olga	2325 South Olga Drive	21-43-26-00-00017.0000
1994-05-01 Dist	Captiva Chapel-By-The-Sea	6/9/1994	2516/1050	Captiva	11580 Chapin Lane; 15135 Wiles Drive	35-45-21-00-00002.0000; 35-45-21-01-0000A.0000
1994-04-06 Dist	Burgess Island, Bokeelia	5/5/1994	2506/2997	Pine Island		35-43-21-00-00001.0000; 26-43-21-00-00003.0000
1994-04-05 Indv	Fogle House, North Fort Myers	5/5/1994	2506/2993	North Fort Myers	1803 Powell Road	35-43-24-00-00038.0020
1994-04-04 Indv	Moore House, North Fort Myers	5/5/1994	2506/2989	North Fort Myers	1925 Valencia Drive	35-43-24-00-00013.0010
1994-04-03 Indv	Block House, Russell Park	5/5/1994	2506/2986	Tice	268 Miramar Road	04-44-25-03-00012.4720
1994-04-02 Indv	Old Olga Bungalow, Olga	5/5/1994	2506/2982	Olga	14891 Old Olga Road SE	21-43-26-00-00012.0000
1994-04-01 Indv	Carl Johnson House, Russell Park	5/5/1994	2506/2979	Tice	275 Miramar Road	04-44-25-03-00011.4500
1993-10-03 Indv	Pouliot/Zachary	11/4/1993	2447/2556	Tice	115 Prospect Avenue	04-44-25-05-00012.0030
1993-10-01 Indv	Mucky Duck Restaurant	11/4/1993	2447/2553	Captiva	11546 Andy Rosse Lane	35-45-21-03-00009.0000
1993-04-01 Indv	Farquharson House of Captiva aka The Gardenia House	5/6/1993	2395/2790	Captiva	14790 CAPTIVA DR	26-45-21-04-00001.0010
1993-02-03 Indv	Galt Island Archaeological Complex	4/8/1993	2386/5076	Pine Island		34-25-22-01-0000c.0000

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
1993-02-01 Indv	Dr. Hicks Home of Captiva	6/16/2005	4841/4242	Captiva	15759 CAPTIVA DR; 16421 Captiva Dr	35-45-21-04-00000.0170; 03-46-21-02-0000A.0160
1993-02-01 Indv	Dr. Hicks Home of Captiva	4/8/1993	2386/0572	Captiva	15759 CAPTIVA DR; 16421 Captiva Dr	35-45-21-04-00000.0170; 03-46-21-02-0000A.0160
1992-10-01 Indv	Captiva History House	11/5/1992	2343/3988	Captiva	2800-5640 SOUTH SEAS PLANTATION RD	26-45-21-00-00001.2020
1992-09-03 Indv	Captiva Island Store, Captiva	10/8/1992	2339/3207	Captiva	11500 ANDY ROSSE LN	35-45-21-03-00034.0010
1992-09-02 Indv	Jensen's Twin Palm Resort & Marina	10/8/1992	2339/3203	Captiva	15107 CAPTIVA DR	35-45-21-00-00004.0000
1992-09-01 Indv	John L. Lewis House of Bokeelia	10/8/1992	2339/3200	Pine Island - Bokeelia	7290 Barrancas Avenue	30-43-22-05-00000.0140
1992-05-02 Indv	Baer House, Captiva	5/7/1992	2298/1626	Captiva	14990 Binder Street	26-45-21-03-00078.0000
1992-05-01 Indv	Powell-Dean House, McGregor	5/7/1992	2298/1629	South Fort Myers	12430 McGregor Blvd	16-45-24-01-00000.036E
1991-10-01 Indv	Wesemeyer Homestead	11/18/1991	2265/2232	Iona-McGregor	12491 McGregor Palms Drive	01-46-23-27-00000.B000
1991-09-04 Indv	Dixie Fish Co., San Carlos Island	10/21/1991	2260/2324	San Carlos Island	712/714/716 Fisherman's Wharf	24-46-23-10-00005.0000
1991-09-02 Indv	Cottrell House, North Fort Myers	10/21/1991	2260/2321	North Fort Myers	16631 Shelby Lane	30-43-25-00-00001.0060
1991-06-09 Indv	Williams/Riggs House	7/15/1991	2241/3191	Captiva	14981 Binder Lane	26-45-21-03-00055.0010
1991-06-08 Indv	Heckathorn House, NFM	7/15/1991	2241/3188	North Fort Myers	1351 Betmar Blvd	03-44-24-00-00004.0000
1991-06-07 Indv	Bostleman House	7/15/1991	2241/3184	North Fort Myers	19050 Gottarde Road	08-43-25-00-00001.1150
1991-02-01 Indv	Orange River Home	3/18/1991	2215/2153	Buckingham	4401 ORANGE RIVER LOOP RD	05-44-26-00-00001.0010
1991-01-01 Indv	Johnson House, Captiva Island	2/18/1991	2208/4711	Captiva	11560 Chapin Lane	35-45-21-00-00006.1000
1990-10-01 Dist	Matlacha Historic District	11/19/1990	2193/0069	Pine Island - Matlacha		Multiple straps
1990-09-03 Indv	Snook Inn, Matlacha	10/15/1990	2185/1219	Pine Island - Matlacha	4445 Pine Island Road	24-44-22-00-00020.0000
1990-09-01 Indv	Adams House	10/15/1990	2185/1221	Pine Island - Pineland	13841 Roberts Road	07-44-22-00-00007.0000
1990-05-01 Dist	Boca Grande Historic District	6/18/1990	2164/1167	Boca Grande		Multiple straps
1990-03-01 Dist	Buckingham School	5/14/1990	2154/3753	Buckingham	4940 BUCKINGHAM RD	05-44-26-00-00035.0000

HD NUMBER	NAME of HISTORIC RESOURCE	VOTE DATE	OR/PG	LOCATION	ADDRESS	STRAP
1989-11-01 (a) Dist	Bokeelia Historic District	2/5/1990	2134/2081	Pine Island - Bokeelia		Multiple straps
1989-09-02	Tice Grammar School	1/8/1990	2128/2654	Tice	4524 Tice Street	09-44-25-00-00006.0000
1989-09-01 Dist	J. Colin English	1/8/1990	2128/2668	North Fort Myers	120 Pine Island Road	35-43-24-00-00045.0000

Attachment 3.

The attachment 3 is a list of properties on the National Register; the list identifies the location of the properties as being a city or unincorporated Lee County.

Project Name	Location
Bonita Springs School	Bonita Springs
Alderman House	Fort Myers
Casa Rio	Fort Myers
Dunbar, Paul Lawrence, School	Fort Myers
Edison Park Elementary School	Fort Myers
Edison, Thomas, Winter Estate	Fort Myers
Ford, Henry, Estate	Fort Myers
Fort Myers Downtown Commercial District	Fort Myers
Heitman, Gilmer, House	Fort Myers
Jewett-Thompson House	Fort Myers
Lee County Courthouse	Fort Myers
Murphy--Burroughs House	Fort Myers
Terry Park Ballfield	Fort Myers
Towles, William H., House	Fort Myers
Fort Myers Beach School	Fort Myers Beach
Sanibel Colored School	Sanibel
Sanibel Lighthouse and Keeper's Quarters	Sanibel
Alva Consolidated Schools	Unincorporated Lee
Boca Grande Community Center	Unincorporated Lee
Boca Grande Lighthouse	Unincorporated Lee
Boca Grande Quarantine Station	Unincorporated Lee
Buckingham School	Unincorporated Lee
Charlotte Harbor and Northern Railway Depot	Unincorporated Lee
Demere Key	Unincorporated Lee
English, J. Colin, School	Unincorporated Lee
First Baptist Church of Boca Grande	Unincorporated Lee
Galt Island Archeological District	Unincorporated Lee
Gasparilla Inn Historic District	Unincorporated Lee
Josslyn Island Site	Unincorporated Lee
Journey's End	Unincorporated Lee
Koreshan Unity Settlement Historic District	Unincorporated Lee
Menge-Hansen Marine Ways	Unincorporated Lee
Mound Key Site	Unincorporated Lee
Olga School	Unincorporated Lee
Pardo, Mark Shellworks Site	Unincorporated Lee
Pineland Archeological District	Unincorporated Lee
Tice Grammar School	Unincorporated Lee
Useppa Island Site	Unincorporated Lee

Project Name	Location
Whidden's Marina	Unincorporated Lee
Fish Cabin at White Rock Shoals	Uninc. Lee-Over Water
Hendrickson Fish Cabin at Captiva Rocks	Uninc. Lee-Over Water
Ice House at Captiva Rocks	Uninc. Lee-Over Water
Ice House at Point Blanco	Uninc. Lee-Over Water
Larsen Fish Cabin at Captiva Rocks	Uninc. Lee-Over Water
Leneer Fish Cabin at Captiva Rocks	Uninc. Lee-Over Water
Norton Fish Cabin at Captiva Rocks	Uninc. Lee-Over Water
Punta Gorda Fish Company Cabin	Uninc. Lee-Over Water
Punta Gorda Fish Company Ice House	Uninc. Lee-Over Water
Whidden Fish Cabin at Captiva Rocks	Uninc. Lee-Over Water