

Exhibit B

BOCA GRANDE HISTORIC PRESERVATION BOARD

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2018-10018 DECISION

☐ Contributing ☒ Non-Contributing ☐ Individual Designation ☐ Not Historical

Designation No.: HD 90-05-01
Name of Project: 7th St Boathouse and Marina
Location: 789 7th St West, Boca Grande, FL 33921
Strap No.: 14-43-20-01-00057.0250
Name of Agent: Brad Wester
E-Mail: rhawthorne@drivermcafee.com

Request: Demolish the existing boathouse and construct new a two-story boathouse in its place.

Summary: Brad Wester, representing the landowner of the subject property, filed an application for a Certificate of Appropriateness on October 29, 2018. The Application was deemed sufficient for review on December 27, 2018. The Boca Grande Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Boca Grande Historic Preservation Board on January 16, 2019.

YOU ARE HEREBY NOTIFIED that the following action was taken by the Boca Grande Historic Preservation Board:

A Motion was made by JOSEPH HANNAFEE and seconded by GUERINO SAPIO to Approve the Special Certificate of Appropriateness for the subject property to demolish the existing boathouse and construct new a two-story boathouse in its place pursuant to LDC Chapter 22 as provided in the Site Plan and Elevations stamped "Received" 10/29/18 and 11/9/18, attached hereto as Exhibit A. The BGHPB finds that the proposed project is in compliance with the Design guidelines for the Boca Grande Historic District and Lee County LDC Chapter 22 as evidenced by the Findings of Fact attached hereto as Exhibit B.

The Motion carried with 4 ayes to 0 nays.



Boca Grande Historic Preservation Board
Chair



Date of Decision

DECISION EFFECTIVE DATE:

The Decision of the Boca Grande Historic Preservation Board is effective on the date of the Hearing.

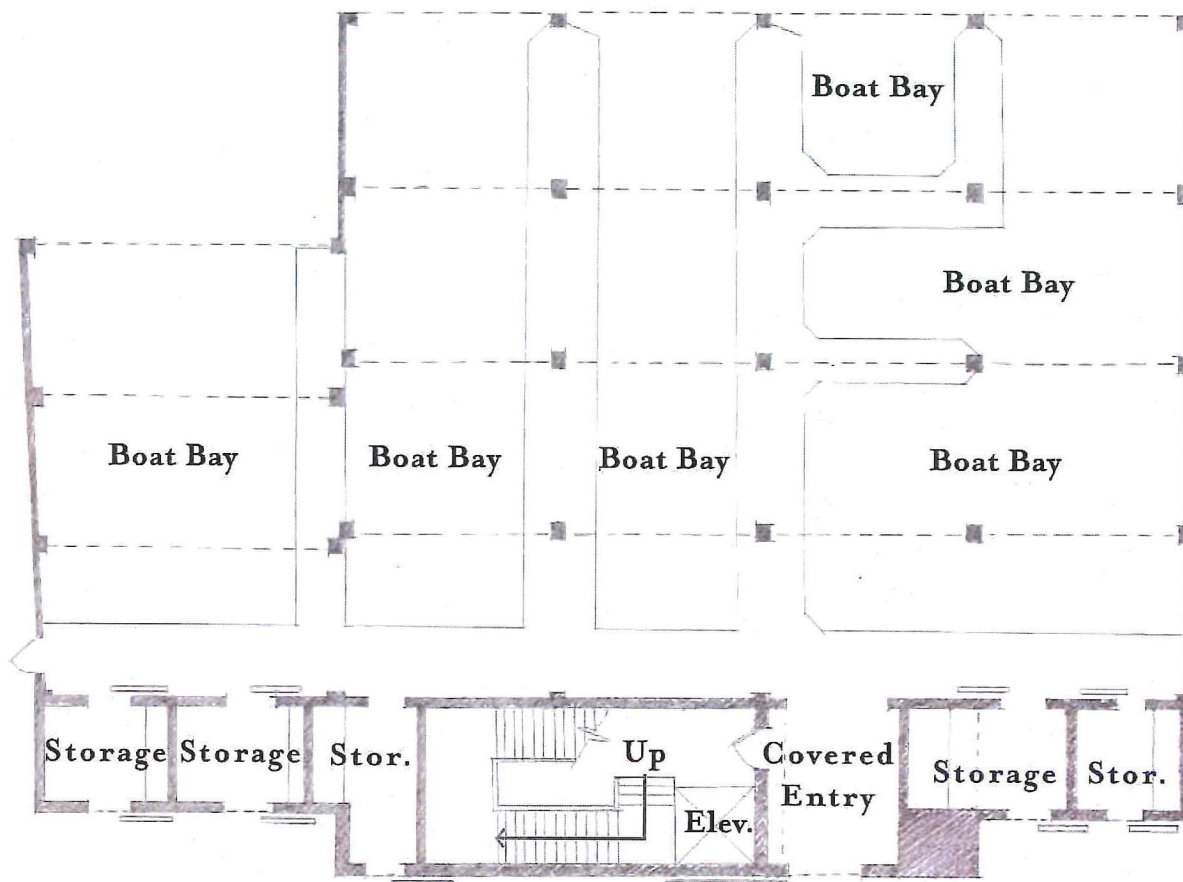
NOTICE OF APPEAL RIGHTS:

Pursuant to LDC § 22-42, an owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 calendar days of the date the written decision of the Historic Preservation Board was rendered. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, which shall state the decision being appealed, the grounds for the appeal and a summary of the relief sought. Appeals shall otherwise be pursued using the procedure set forth in the LDC § 34-145(a), pertaining to appeals from administrative matters, and in accordance with the county administrative codes adopted to implement the provisions of LDC Chapter 34. Except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party shall not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

ATTACHMENTS:

- Exhibit A: Site Plan and Elevations Stamped "Received" 10/29/18 and 11/9/18
- Exhibit B: Findings of Fact

EXHIBIT A: SITE PLAN AND ELEVATIONS

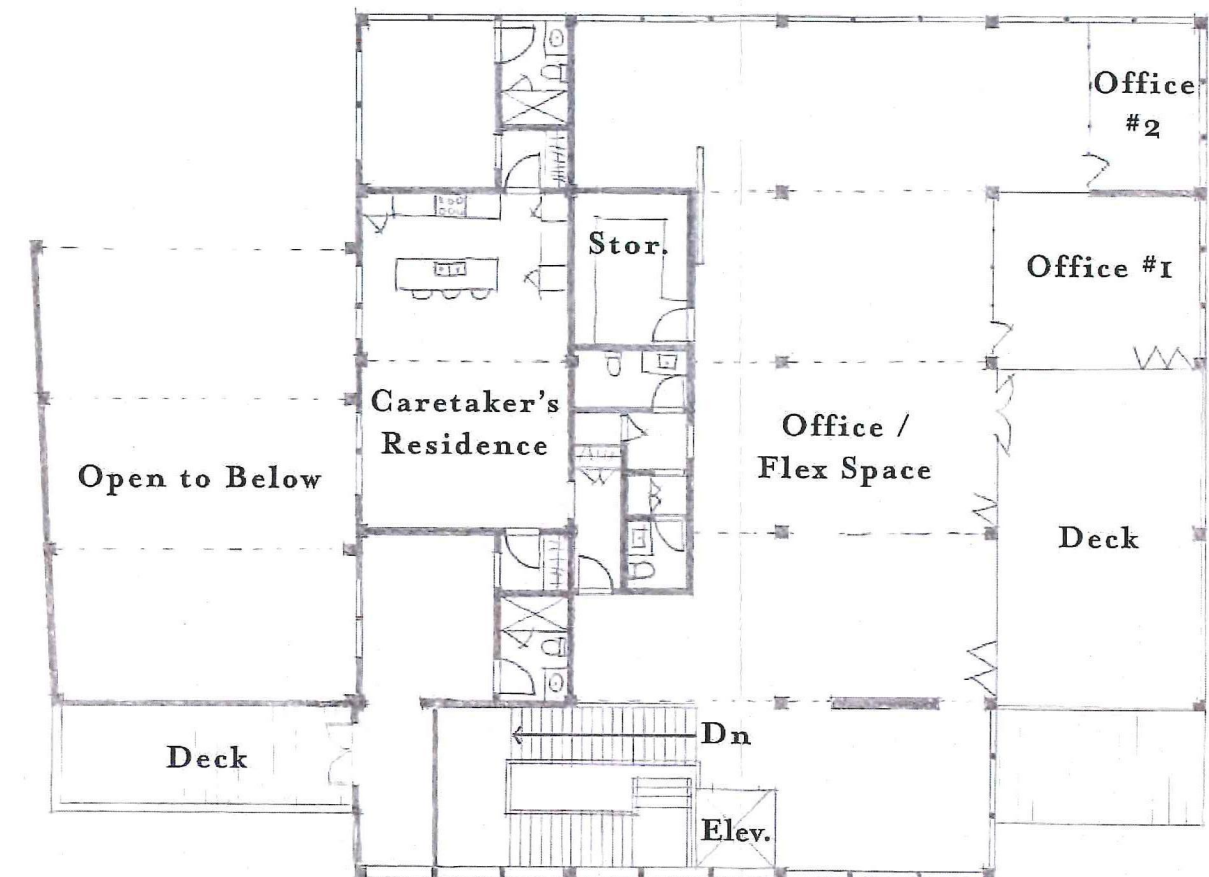


APPROVED
HISTORIC PRESERVATION BOARD
 SCOA NO. SCA2018-10018
 DATE January 16, 2019
 BY [Signature]

FIRST FLOOR PLAN

S.F. First Floor (under roof).....6,600 sf

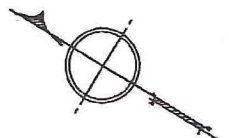
Scale: 1/16" = 1'



SECOND FLOOR PLAN

S.F. Second Floor (under roof)..... 5095 sf

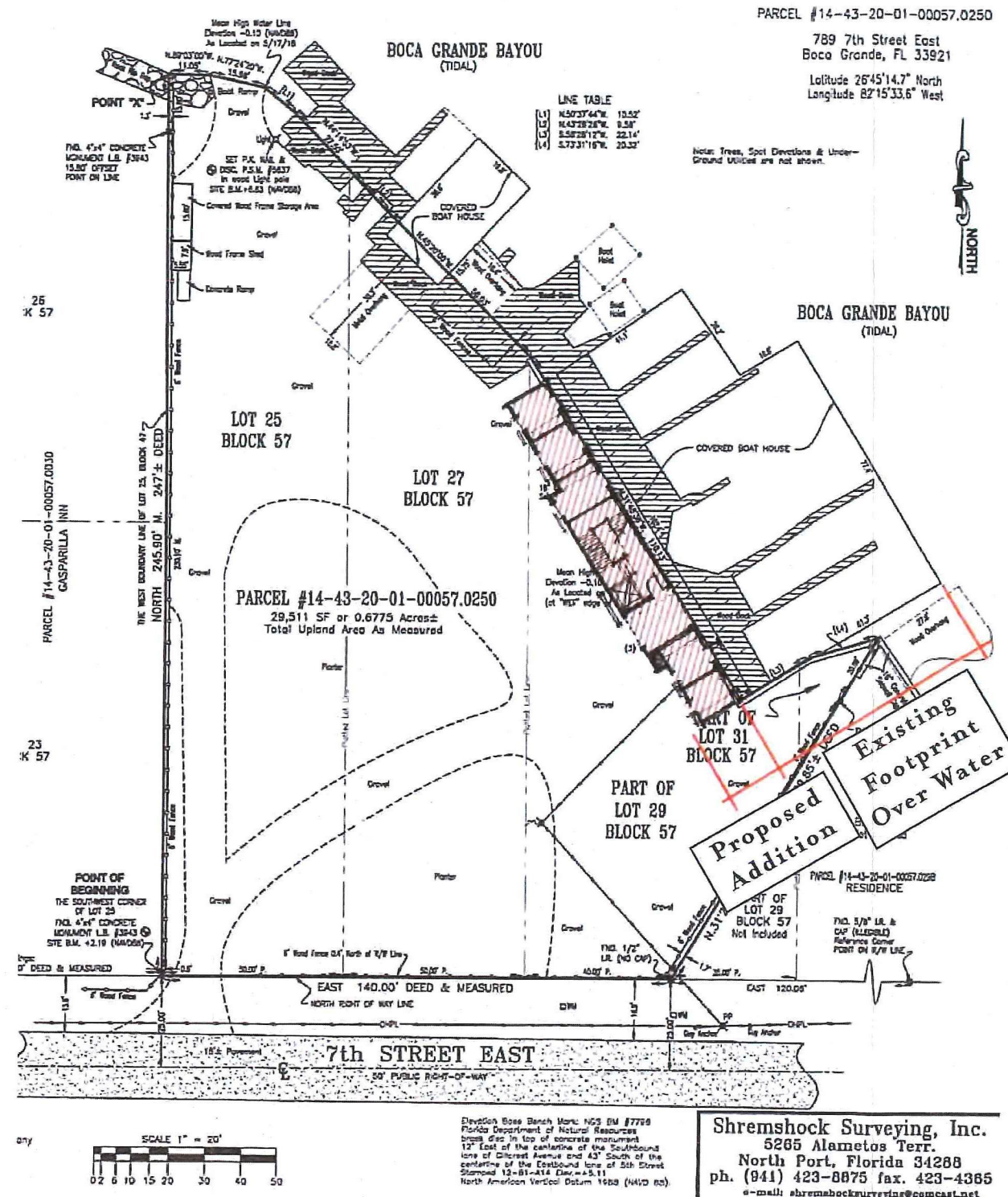
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APPROVED
HISTORIC PRESERVATION BOARD

SCOA NO. SCA2018-1048 Boca Grande, Florida | 7TH STREET BOAT HOUSE

DATE January 16, 2019
BY [Signature]



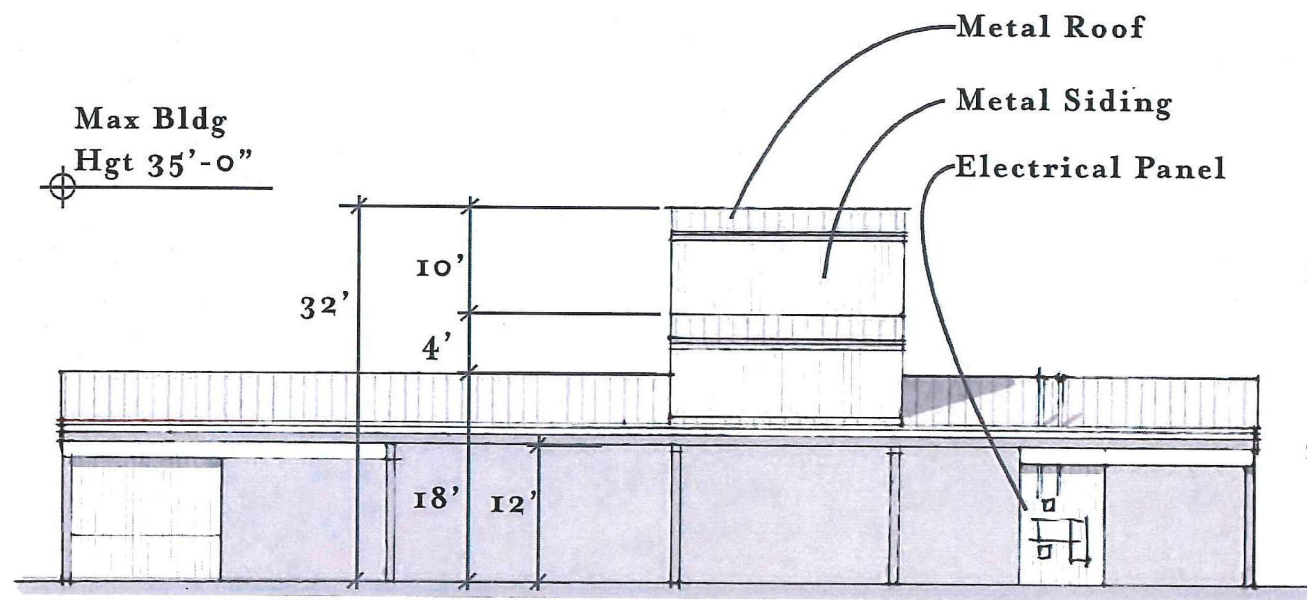
PROPOSED SITE PLAN (BUILDING FOOTPRINT ONLY)

SCALE: 1" = 40'

Boca Grande, Certificate of Appropriateness Application 2018.October.25 | 5



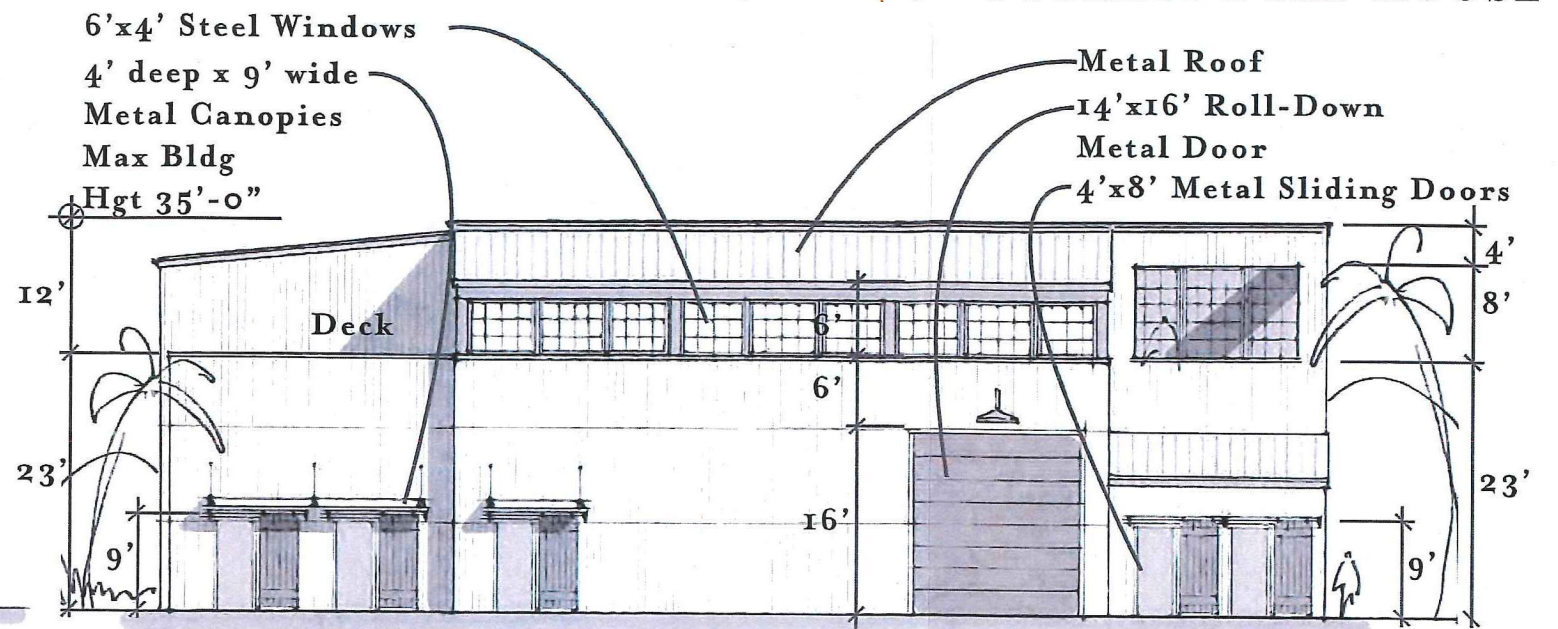
Boca Grande, Florida | 7TH STREET BOAT HOUSE



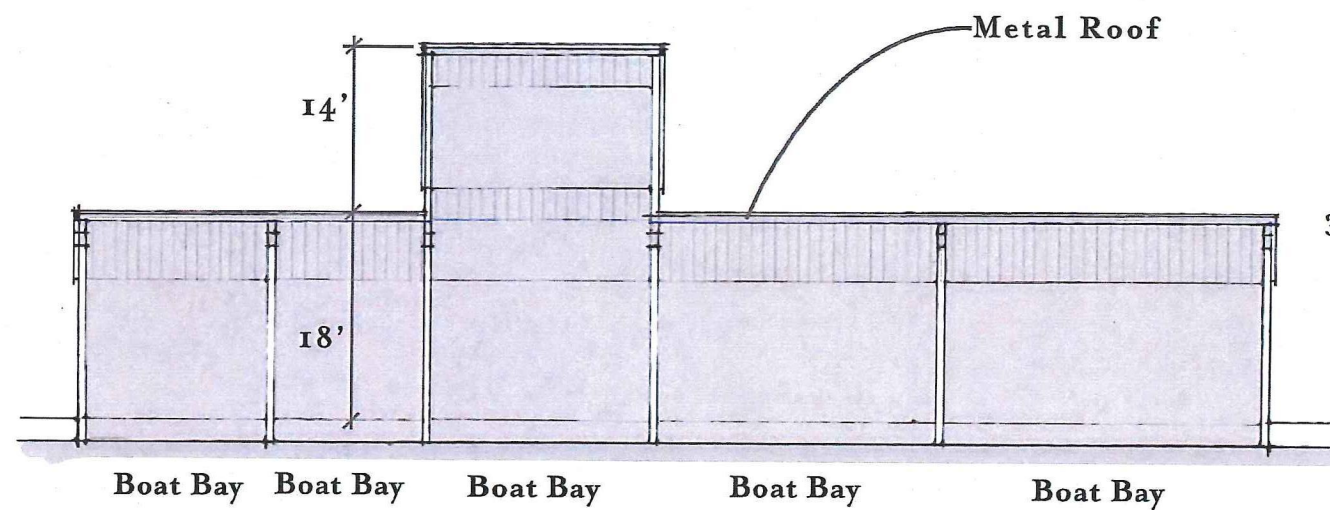
SOUTH ELEVATION
FROM 7TH STREET ENTRANCE

APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2018-10018
DATE January 16, 2019
BY [Signature]

RECEIVED
NOV 09 2018
COMMUNITY DEVELOPMENT



SOUTH ELEVATION
FROM 7TH STREET ENTRANCE

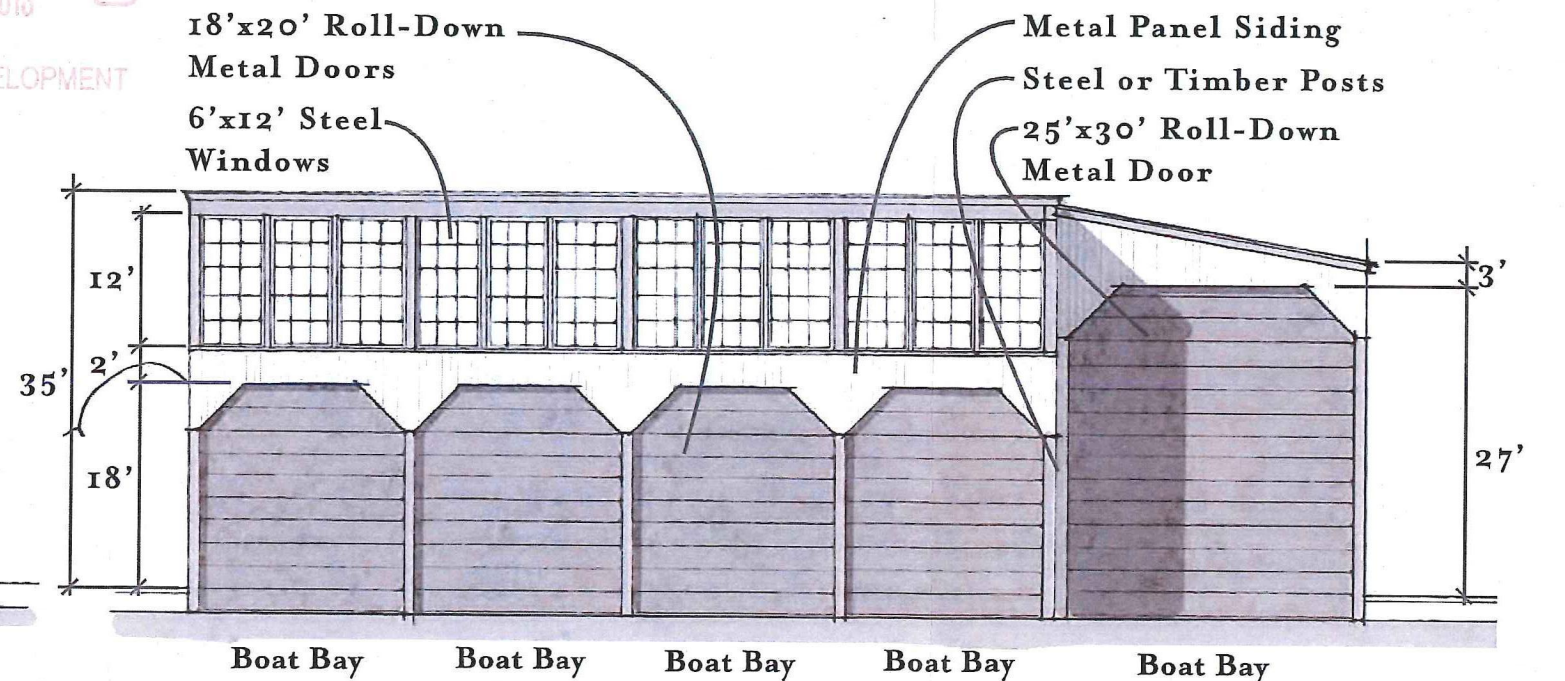


NORTH ELEVATION
FROM BOCA GRANDE BAYOU

EXISTING ELEVATIONS

Scale: 1/16" = 1'

Dimensions are approx. & subject
to final design refinement



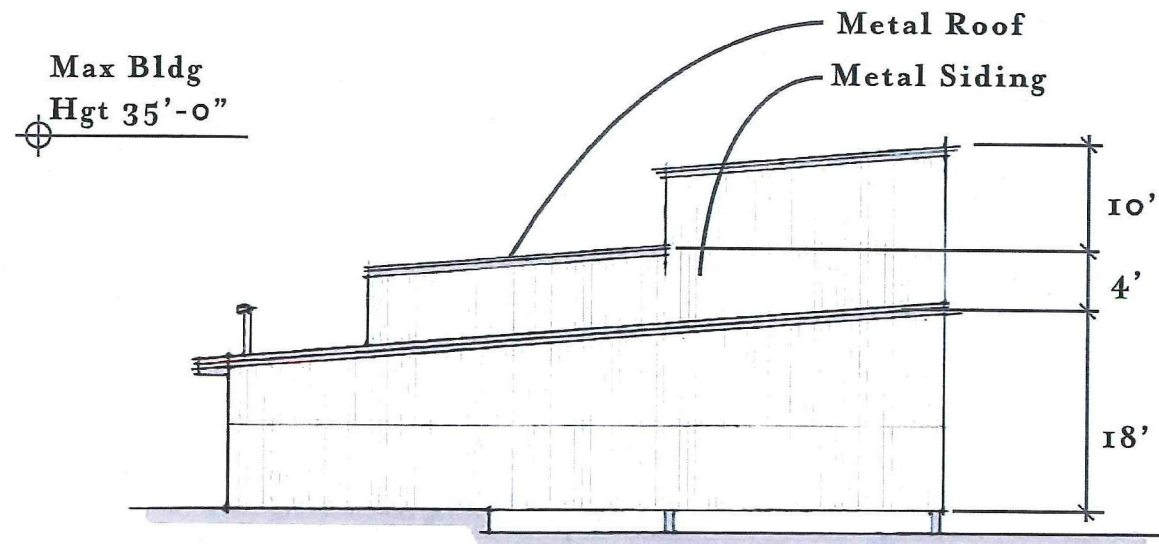
NORTH ELEVATION
FROM BOCA GRANDE BAYOU

PROPOSED ELEVATIONS

Scale: 1/16" = 1'

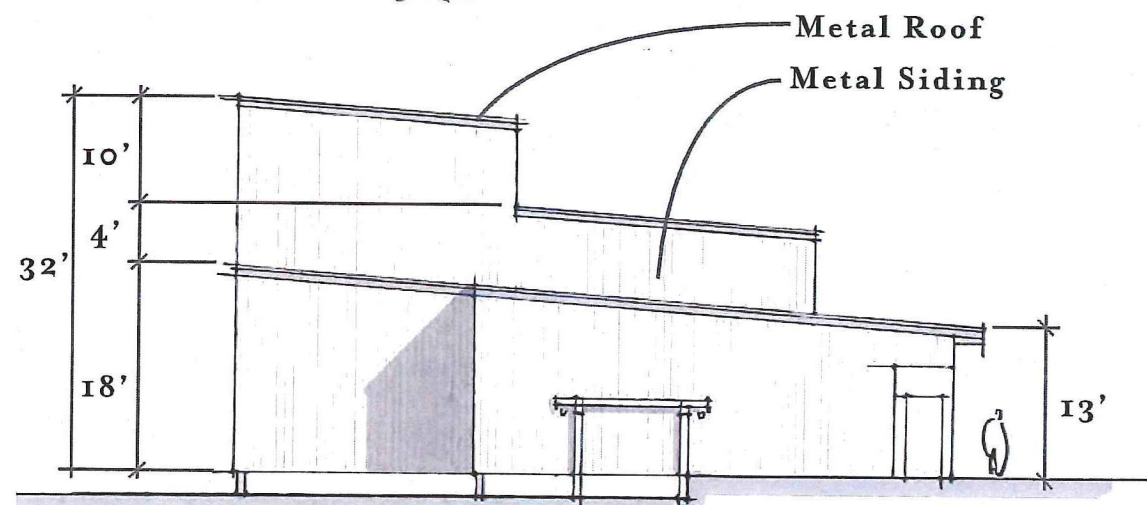


Boca Grande, Florida | 7TH STREET BOAT HOUSE



WEST ELEVATION

APPROVED
HISTORIC PRESERVATION BOARD
 SCOA NO. SCOA 2018-10018
 DATE January 16, 2019
 BY [Signature]

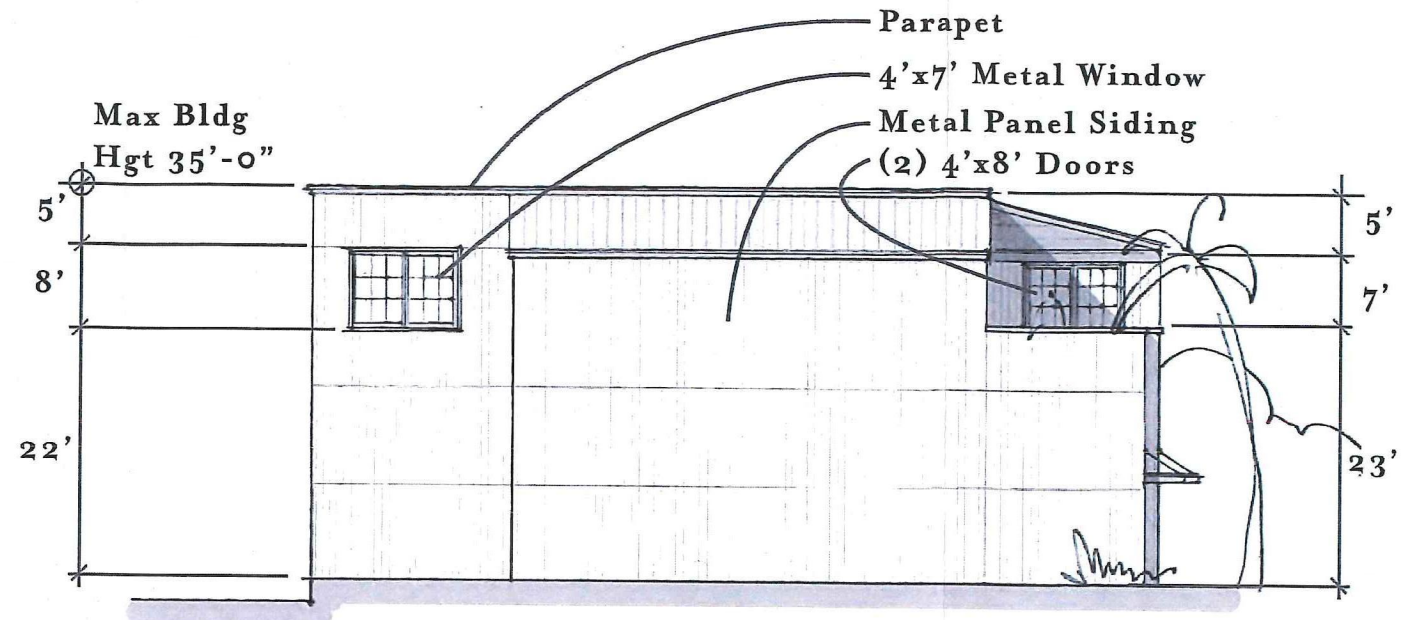


EAST ELEVATION

EXISTING ELEVATIONS

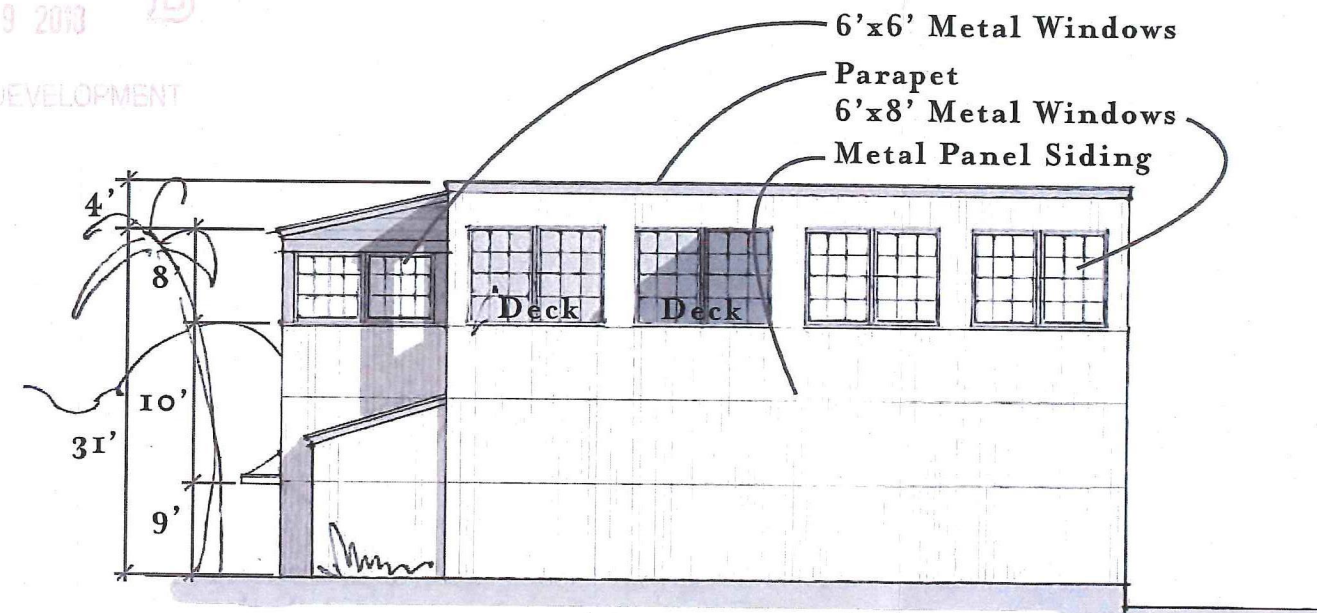
Scale: 1/16" = 1'

Dimensions are approx. & subject
 to final design refinement



WEST ELEVATION

RECEIVED
 NOV 09 2018
 COMMUNITY DEVELOPMENT



EAST ELEVATION

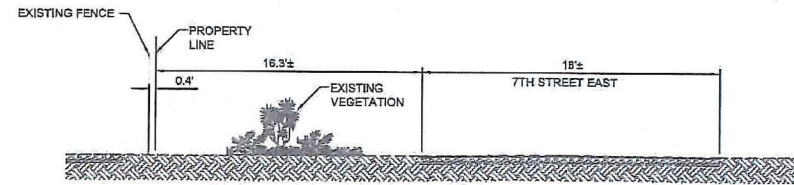
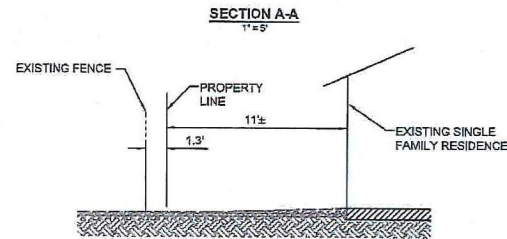
PROPOSED ELEVATIONS

Scale: 1/16" = 1'



VARIANCES REQUESTED:

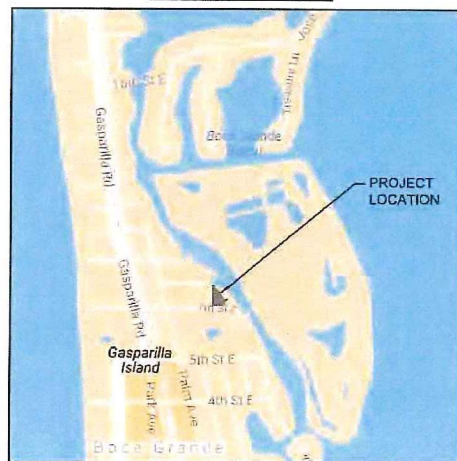
- VARIANCE FROM LDC SECTION 10-416 TO DEVIATE FROM REQUIRED BUFFERS AS DEPICTED ON THIS PLAN
- VARIANCE FROM LDC SECTION 34-2017 TO DEVIATE FROM REQUIRED PARKING LOT SURFACE MATERIAL TO ALLOW CRUSHED SHELL SURFACE



PROPERTY INFORMATION:

STRAP: 14-43-20-01-00057.0250
 ADDRESS: 789 7TH STREET EAST
 BOCA GRANDE, FL 33921
 PROPERTY AREA: 0.68 ACRES
 29511 SF

LOCATION MAP:



LEGEND:

- EXISTING BUILDING FOOTPRINT
- PROPOSED PARKING AND DRIVING SURFACE (CRUSHED SHELL)
- EXISTING PARKING AND DRIVING SURFACE (CRUSHED SHELL)
- VARIANCE REQUEST
- PHOTO LOCATION KEY

APPROVED
HISTORIC PRESERVATION BOARD
 SCOA NO. SCOA 2018-10018
 DATE JANUARY 16, 2019
 BY [Signature]

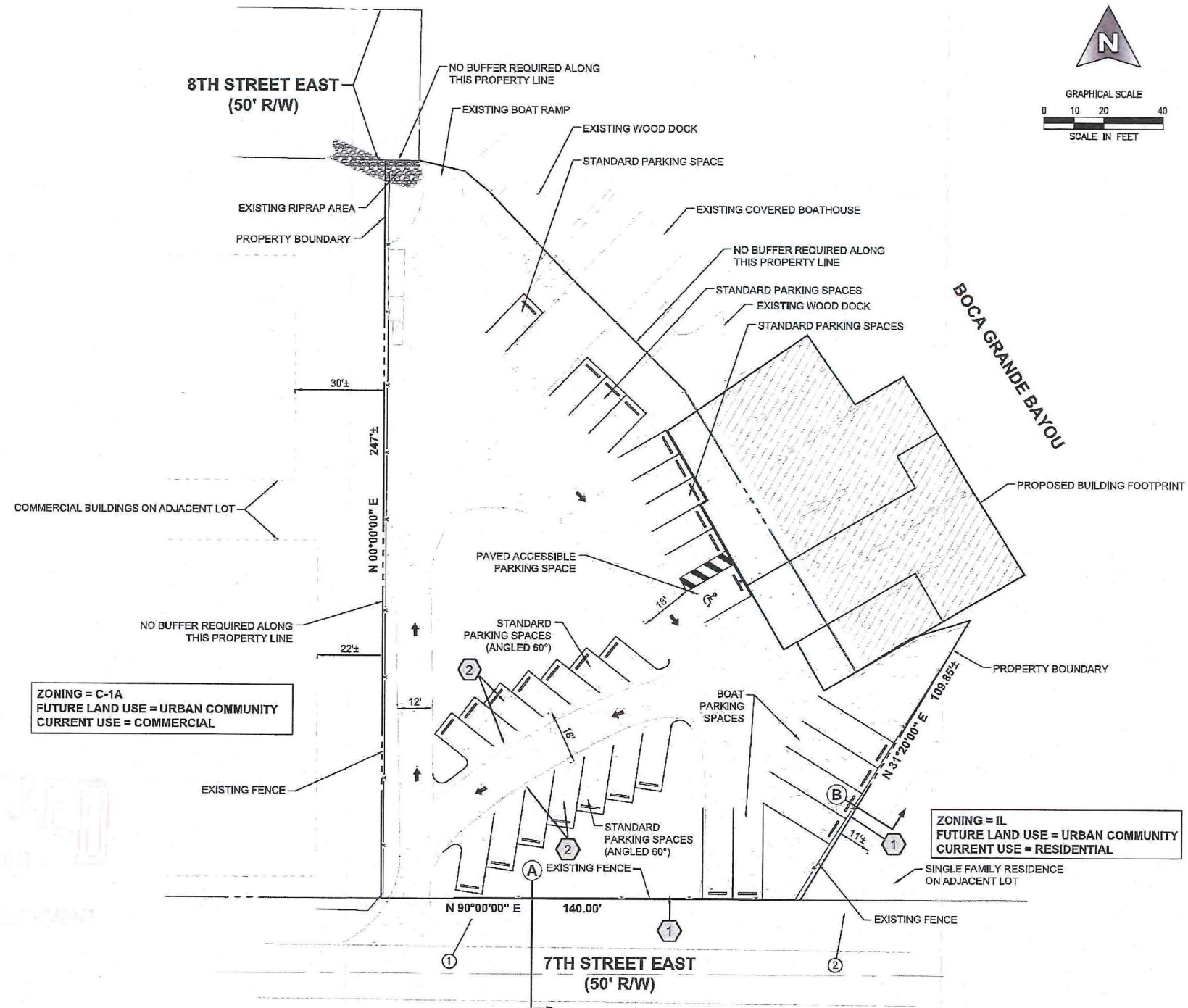
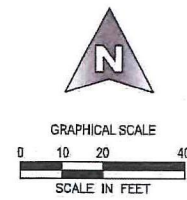


PHOTO 1
 EXISTING VEGETATION ALONG SOUTHERN PROPERTY LINE
 SOURCE: GOOGLE STREET VIEW

ZONING = RM-2
 FUTURE LAND USE = URBAN COMMUNITY
 CURRENT USE = COMMERCIAL



PHOTO 2
 EXISTING VEGETATION AT SOUTHEAST CORNER OF PROPERTY
 SOURCE: GOOGLE STREET VIEW



ENGINEER OF RECORD
 STEPHANIE K. CALDWELL, P.E.
 FL P.E. NO. 58103
 DATE: 10/24/2018

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 engineering, inc.
 13300-56 S. CLEVELAND AVENUE, #611
 FORT MYERS, FL 33907
 PHONE: (239) 433-4495
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 WWW.GREENSITE-ENG.COM

PROJECT NAME
**7TH STREET
 BOATHOUSE &
 MARINA**
 SITE IMPROVEMENTS
 BOCA GRANDE, FLORIDA

CLIENT
SILVER SIDES LLC

1 INDEPENDENT DRIVE
 SUITE 1200
 JACKSONVILLE, FL 32222
 PHONE: (904) 301-1269

FILE NAME:
 18011EX03.DWG
 FILE PATH:
 G:\18-011\DWG
 DRAWN BY: SKC
 CHECKED BY: SKC

PLOT DATE:
 WED, 10/24/2018 - 10:26 AM
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NO.	DATE	BY	REVISIONS
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PLAN STATUS:
 PERMIT APPROVAL
 NOT FOR CONSTRUCTION
 ISSUE DATE:
 OCT 2018

DRAWING TITLE
SITE PLAN

GEI PROJECT NUMBER
18-011
 SHEET NUMBER

EXHIBIT B: FINDINGS OF FACT

Location and surrounding uses

The property is a non-contributing site located at 789 7th Street East. The lot is on the north side of the street. Abutting on the northeast side of the property is the shoreline of Boca Grande Bayou. To the west are support facilities for the Gasparilla Inn. To the south, across 7th Street, is a portion of the golf course for the Gasparilla Inn. To the southeast is a lot developed with a single family residence.

Existing Lot

The subject property consists of a two full and two partial lots from the 1925 plat of Boca Grande on the north side of 7th Street East. The property is at the extreme east end of 7th Street East. The parcel is currently developed with a commercial marina including a boat house along the east shore and a boat ramp on the north boundary. The open areas of the property are grassed or paved with crushed shell for driving and parking. The property is also partially vegetated. The parcel as platted is approximately 29,511 square feet. There are two structures on the parcel, a large boathouse on the southern portion of the shoreline and a smaller boathouse to the north west of the first.

The property has had previous historic cases. Regular COA cases in 1992 approved roof repairs and replacement pilings for the boathouse. A regular COA in 2005 approved a re-roof. And COA2008-00008 approved replacement of fences along the street frontage and the eastern side property line.

Requested Project

The applicant proposes to demolish the larger existing boathouse and construct new a two-story boathouse on the subject property.

Design

The proposed project is designed to generally match the previous boathouse in materials and design. The structure will be a metal building with metal panels as both the walls and exterior. The proposed design also uses a large number of multi-light windows in the second story, especially in the front (landward) and rear (waterside) facings. The new building will be more massive than the existing structure, with a second story over the entire foot print rather than the limited second story section of the existing building. The building will also increase its footprint on the landward side. The new area will provide storage area on the ground floor as well as a stairwell to the offices and other rooms on the second floor. The water side of the structure will retain the footprint of the existing building.

In considering the suitability of the proposed building with the historic district, it would be inappropriate to compare it with residential structures. Therefore, staff will consider the building in the context of other commercial marine structures within and near the historic district. In this context, the proposed boathouse conforms well to the Boca Grande aesthetic. The metal panel walls are similar to other marine structures. The building is mainly covered with a flat roof with secondary metal shed roofs. This is also commonly found on commercial marine structures. The multi-light windows on the second floor are needed for the offices and other rooms on the second floor and are similar to windows found throughout the historic district.

Front (Landward) Facade

The largest feature of the front elevation is the large, 14' by 16' metal roll-down door located just off-center in the façade. There are also five metal sliding doors, three on the north side of the façade and two at the south side near the large roll-down door. These smaller doors each have a flat metal canopy. The second floor features a continuous ribbon of 4-over-3 multi-light windows running along the main section of the façade and a ribbon of three 3-over-5 multi-light windows at the south end of the building. The rest of the façade consists of metal panels typical of industrial buildings. A second floor outdoor deck is north of the flat-roofed section.

Rear (Waterside) Facade

The rear elevation is dominated by the four 18' by 20' boat bay doors in the main section of the building and the 25' by 30' boat bay door under a shed roof portion on the north side. The second floor is taken up by twelve 3-over-5 multi-light windows arranged in a single continuous ribbon between the flat roof and the smaller boat doors. Metal panels fill in the small areas between the small doors and the windows and between the large door and the roof. This façade is Spartan and functional in design and as such is typical of the marine structures along Boca Grande Bayou.

Side Facades

The side elevations are both mainly empty of features, showing only the metal panel walls at the ground floor. The east elevation has four pairs of 3-over-4 multi-light windows on the main section of the structure and another pair of 4-over-3 windows on the landward extension. The west elevation has four 3-over-3 multi light windows, two on the main structure and two on the landward extension. The overall appearance is typical for commercial marine buildings on the bayou waterfront.

Design Guidelines for the Boca Grande Historic District

1.0 Streetscape

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

The height of the proposed building will be 35 feet from grade to roof peak. This is similar to the existing boathouses on this stretch of waterfront and can be found in other locations within the historic district.

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

The proposed project will conform to the existing pattern of commercial marine development found on Boca Grande Bayou. The traditional yard alignment on the waterfront will be maintained.

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

No additions are proposed as part of this application.

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

Because of the subject property's location at the shoreline, there is no adjacent block.

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

The horizontal or vertical elements of the proposed structure conform to the character of the commercial marine structures in the historic district as well as Gasparilla Island as a whole.

1.6 Maintain the traditional proportions of glass in building façades.

The proposed project will replace a windowless building with a structure with long ribbons of windows in the second floor. However, the proposed design maintains a proper proportion of glass on the structure.

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

The proposed residence will conform to the traditional alignment for marine structures already found along Boca Grande Bayou.

2.0 Building Site

- 2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.**
The proposed structure will have the appearance of a typical commercial marine structure, maintaining the traditional character of the site.
- 2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.**
The orientation of the proposed building will conform to the pattern of the building façades on the rest of Boca Grande Bayou and will be parallel to the water front.
- 2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade.**
Despite the increase in second story mass, the proposed structure will have similar proportions and visual mass as the other residences on the street.
- 2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions, should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.**
The proposed structure will maintain the traditional setback pattern on the subject property and on the waterfront.
- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.**
There is no alley associated with or providing access to the subject property.
- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.**
No new accessory buildings or service areas are proposed as part of this application.
- 2.7 Decks should be as unobtrusive as possible. Railings should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.**
The proposed design includes a small second floor deck that is unobtrusive. The rest of the structure is free of ornamental features or elements.
- 2.8 Paving materials and patterns should respect traditional patterns on the block.**
The existing property uses crushed shell for the parking and driving areas. The proposed paving for the driveway and parking areas will also use crushed shell. The only exception is the concrete surface for the single required ADA accessible parking space. Crushed shell conforms to the general style found within many commercial marine properties within the historic district and the community as a whole.
- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.**
The proposed site will maintain the current distribution of grassy areas and vegetated spaces on the south and southeast as depicted in the site plan.

3.0 Additions to Existing Buildings

N/A

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

The proposed structure is a standard commercial marine building with a metal roof and walls. The mass and scale of the building are in keeping with the character of the waterfront as the building features large roll-down doors for functional purposes. As a result the form and scale of the proposed building conforms to the character of the waterfront in the historic district.

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

The building is aligned to the waterfront which is in keeping with the rest of the commercial waterfront structures in the area.

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

The proposed building is designed to be visually similar in mass and scale to other commercial maritime structures on the waterfront.

4.4 Building and roof forms should match those used historically.

The building and roof forms match those used historically. The building is a typical two-story commercial boathouse under a principal flat metal roof with a series of secondary shed roofs over small wings.

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

The proposed structure will have metal roofs and walls. These are typical materials for boathouses in the district.

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

The inclusion of windows on the proposed design is a change from the existing structure. However, the sizes and proportions are proportional to the mass and design of the building. The majority of the windows in the design are arranged in large ribbons along the second floor. Further, the designs conform to the character of the historic district.

5.0 Relocating Buildings in a Historic District

N/A

Conclusion

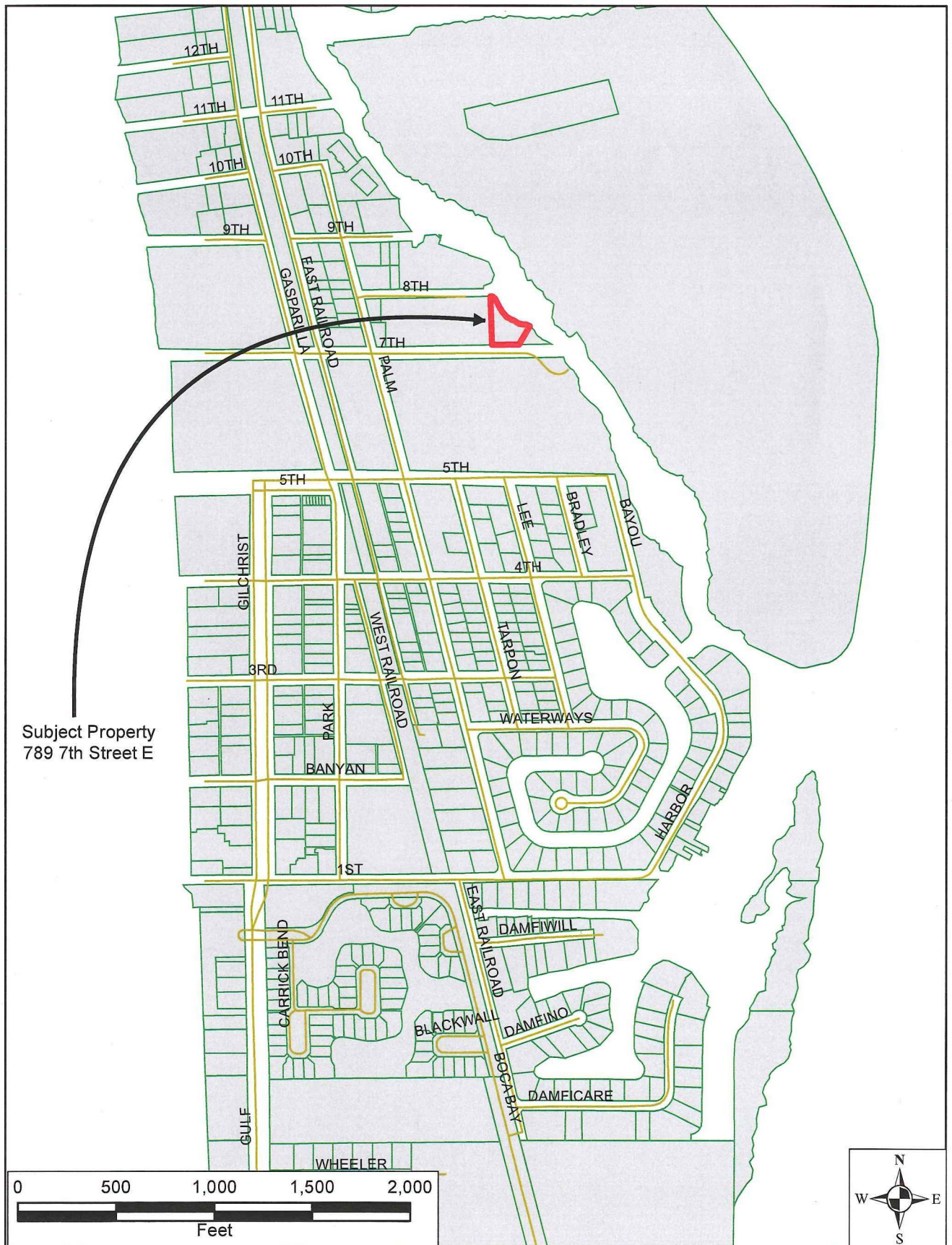
Staff reviewed the Certificate of Appropriateness submission package and finds the project is consistent with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.

List of attachments

Location Map

Aerial photo

SCA2018-10018, 7th Street Boathouse, 789 7th Street East



SCA2018-10018, 7th Street Boathouse, 789 7th Street East

