

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Florida Department of Environmental Protection; Gasparilla Island Administration, filed an application for administrative approval for administrative relief on a project known as Amory Chapel Renovation; and

WHEREAS, the subject property is located at 880 Belcher Road, described more particularly as:

LEGAL DESCRIPTION: In Section 26, Township 43 South, Range 20 East, Lee County, Florida:

SEE ATTACHED EXHIBIT "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 26-43-20-00-00011.0000; and

WHEREAS, the property is zoned Two-Family Conservation District (TFC-2); and

WHEREAS, the property is located in the Boca Grande Historic District as designated by Resolution HD90-05-01; and

WHEREAS, an application for administrative relief for designated historic resources has been filed pursuant to the Lee County Land Development Code Section 22-174; and

WHEREAS, the Lee County Land Development Code provides for administrative relief from the Zoning Regulations for matters involving setbacks, lot width, depth, area requirements, land development regulations, height limitations, open space requirements, parking requirements, and other similar zoning relief not related to a change in use of the property in question; and

WHEREAS, the subject property is developed with the Amory Chapel that was built in 1959 and is used as community meeting hall; and

WHEREAS, it is the applicant's intent to add 180± square feet to the existing building for storage room as shown on Attachment "B"; and

WHEREAS, the existing building is located seaward of the 1991 Coastal Construction Control Line (CCCL); and

WHEREAS, the proposed addition will also be seaward of the 1991 Coastal Construction Control Line (CCCL); and

WHEREAS, the subject property lies within the state park boundaries therefore, the proposed addition will have no impact to the neighboring properties as there are no dwelling units within close proximity; and

WHEREAS, the proposed addition was reviewed and approved by the Historic Preservation Board on May 17, 2005 under SCA2005-0303 with 2 conditions as outlined in Attachment "C"; and

WHEREAS, relief is requested in the TFC-2 zoning district, as provided by the Lee County Land Development Code, from the Lee County Land Development Code from Section 34-1575 (a) from the requirement that development, other than minor structures, is prohibited seaward of the coastal construction control line as established by the state department of environmental protection, as such line existed in 1988, to allow 180± square feet addition for a storage room onto the existing Armory Chapel; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, the following findings of fact are offered:

- A. The relief will be in harmony with the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the TFC-2 zoning district from the Lee County Land Development Code, from the Lee County Land Development Code from Section 34-1575 (a) from the requirement that development, other than minor structures, is prohibited seaward of the coastal construction control line as established by the state department of environmental protection, as such line existed in 1988, to allow 180± square feet addition for a storage room onto the existing Armory Chapel is **APPROVED**. Site Plan ADD2005-00049 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 3rd day of April, A.D., 2005.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENTS:

A - Legal Description

B - Approved plans (3 pages)

C - SCA2005-03-03 (2 pages)

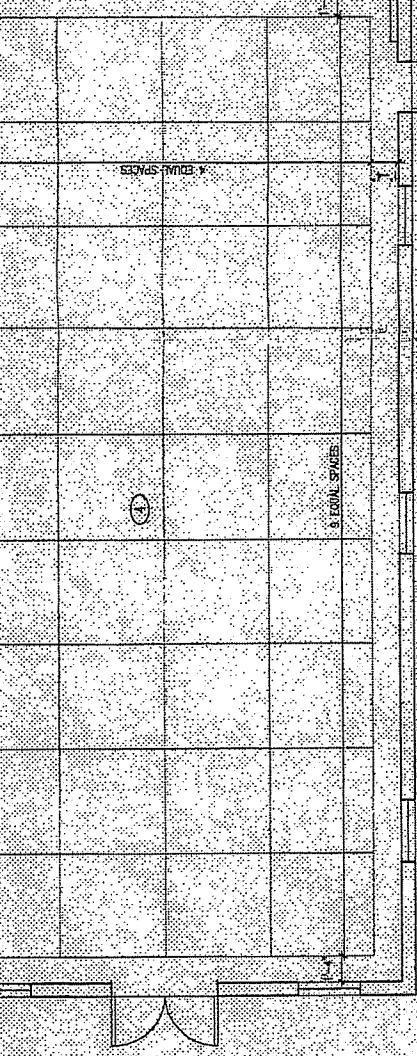
ADD2005-00049

PROPERTY DESCRIPTION
AMORY CHAPEL RENOVATION

EXHIBIT "A"

IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 36, UNIT NO. 1, GOLDEN BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGES 60 & 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°52'00"E. ALONG SOUTH LINE OF SAID UNIT NO. 1 FOR 75.00 FEET; THENCE S.00°08'00"E. FOR 1543.18 FEET; THENCE S.89°43'20"E. FOR 1017.39 FEET; THENCE S.00°16'40"W. FOR 165.00 FEET; THENCE N.89°43'20"W. FOR 587.88 FEET ALONG SOUTH LINE OF COUNTY ROAD AS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED IN THEIR MINUTE BOOK NO. 8, PAGE 298, THIS BEING THE NORTHWEST CORNER OF TRACT, AS CONVEYED BY THE BOCA GRANDE HOTEL, INC. TO THE FLORIDA POWER AND LIGHT COMPANY, AS DESCRIBED IN DEED BOOK 273, PAGES 236 AND 237, DATED JULY 5, 1957; THENCE N.89°43'20"W. FOR 15.00 FEET TO A POINT; THENCE S.00°39'00"W. FOR 400.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°39'00"W. FOR 95.00 FEET TO A POINT; RUN THENCE N.89°43'20"W. FOR 122.00 FEET TO A POINT; THENCE RUN N.00°39'00"W. 95.00 FEET TO A POINT; THENCE RUN S.89°43'20"E. TO THE **POINT OF BEGINNING**. ALL LYING AND BEING IN GOVERNMENT LOT NO. 3, SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA.



SAW CUT LAYOUT IN EXISTING CONCRETE FLOOR

LEGEND OF RENOVATION NOTES

[illegible]

100

INSTALL INTERIOR WOOD SHUTTERS AT ALL WINDOWS. SHUTTERS TO BE 3 1/2" SQUARE EDGE
SWEEP AT BOTTOM OF EACH DOOR. PROVIDE WATER TIGHT SEAL BETWEEN DOORS. REINFORCE
EXISTING FRONT DOORS TO STORAGE ROOM.

100

6. INSTALL MOOD TRIM AT THE EDGE OF WALLS/ST BELOW WINDOW OPENINGS. SEE DETAIL ON PAGE 20.

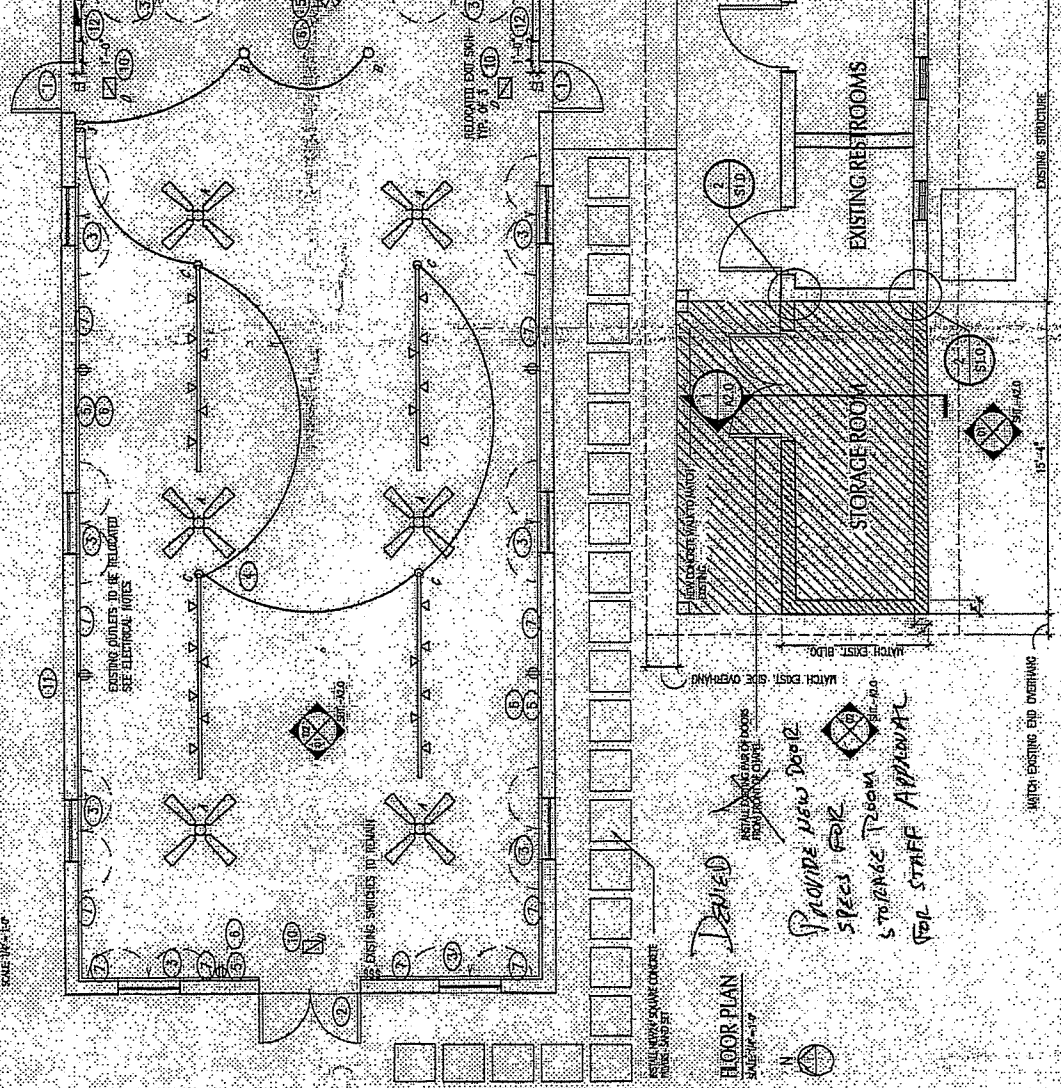
7. INSTALL 2" THICK STAIR CASE EDGE CURBS TO EOOD. (ACOUSTICAL PANELS OF WOODEN WALLS IN LOCATION AND SIZE IS SHOWN ON DRAWINGS. INSULATION SHALL CONFORM TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE DETAILS. SEE ACQUISITION FOR FABRIC SELECTION.

13 PROVIDE CONCRETE DOOR SURROUND. SEE SECTION 9/51.4

3-17-2005

w/ two conditions
 1. We existing doors for Chapel Building
 2. Submit new door specs
 3. Changes are for staff review

Consent approved
 Rhonda M. Dejeu 3-23-2005

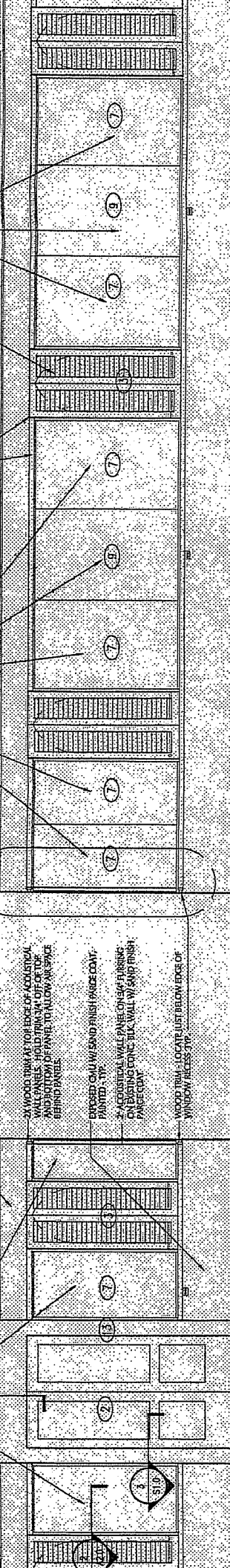


DEINED

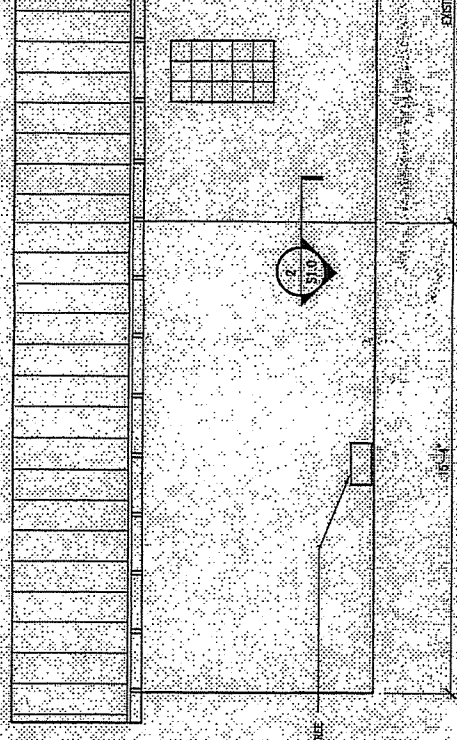
PROVIDE VIEW DOOR
SPEC. FOR
STORAGE ROOM
FOR STAFF APPROVAL

REQUIRE DOOR
REINFORCING LOW

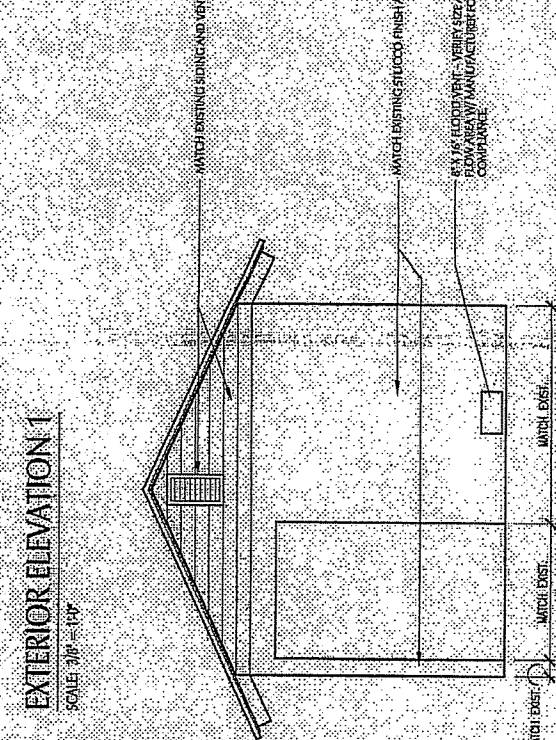
10/10/14



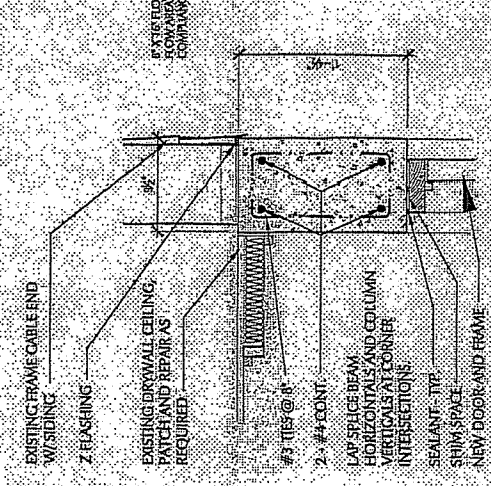
INTERIOR ELEVATION 2



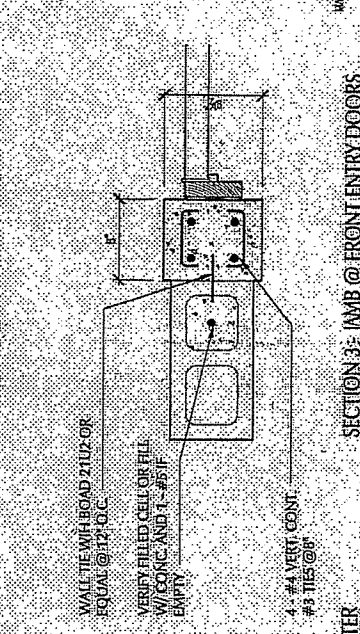
EXTERIOR ELEVATION 1



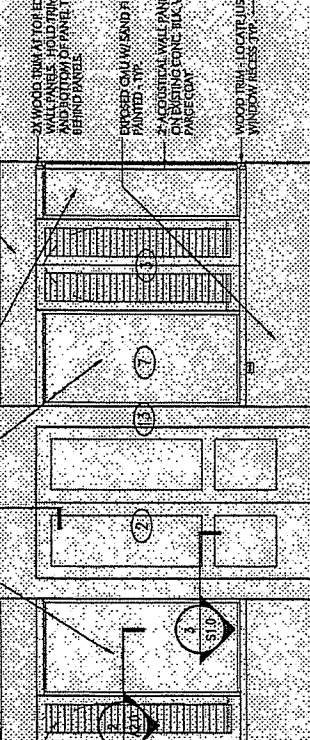
EXTERIOR ELEVATION 2



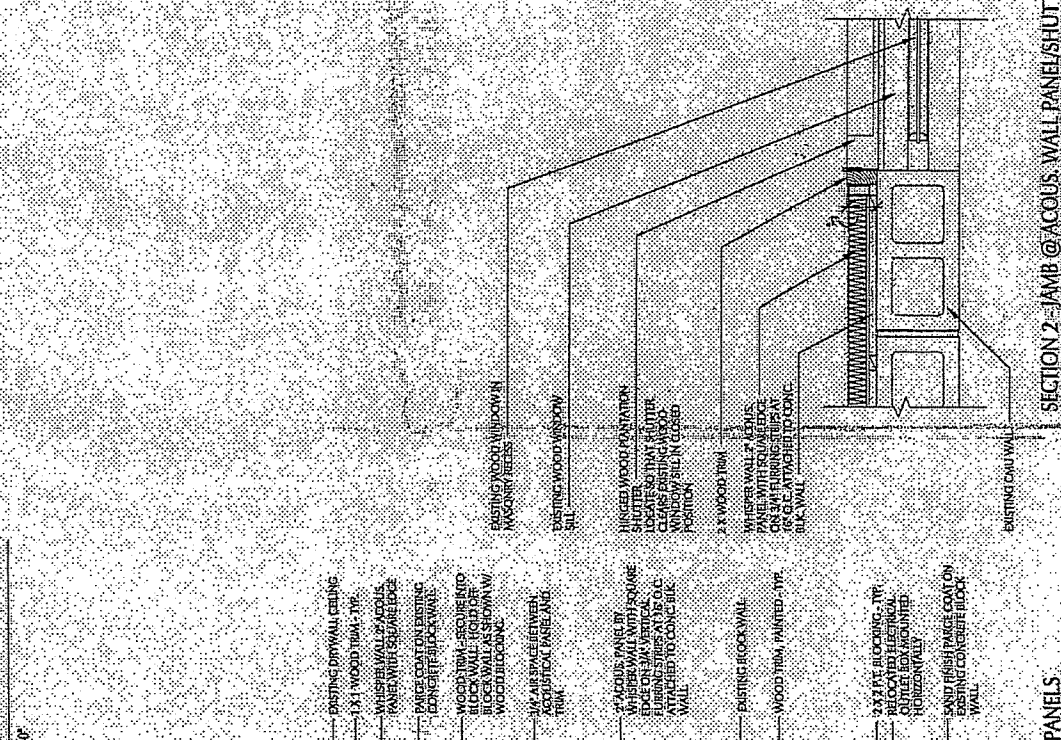
SECTION 3: JAMB @ FRONT ENTRY DOORS



SECTION 2: JAMB @ ACOUS. WALL PANEL/SHUTTER



SECTION 1: JAMB @ ACOUS. WALL PANEL/SHUTTER



SECTION 4: JAMB @ FRONT ENTRY DOORS

SECTION 5: JAMB @ FRONT ENTRY DOORS

SECTION 2 - TYP. DETAIL - NEW MASONRY TO EXISTING
SCALE: 1/16" = 1'-0"

SECTION 3 - TYP. DETAIL - NEW ROOF TRUSSES TO EXISTING
SCALE: 1/16" = 1'-0"

FOUNDATION PLAN
SCALE: 1/16" = 1'-0"

NOTES:

1. All masonry shall be constructed in accordance with the manufacturer's recommendations.
2. All masonry shall be constructed in accordance with the manufacturer's recommendations.
3. All masonry shall be constructed in accordance with the manufacturer's recommendations.
4. All masonry shall be constructed in accordance with the manufacturer's recommendations.
5. All masonry shall be constructed in accordance with the manufacturer's recommendations.
6. All masonry shall be constructed in accordance with the manufacturer's recommendations.
7. All masonry shall be constructed in accordance with the manufacturer's recommendations.
8. All masonry shall be constructed in accordance with the manufacturer's recommendations.
9. All masonry shall be constructed in accordance with the manufacturer's recommendations.
10. All masonry shall be constructed in accordance with the manufacturer's recommendations.

Date: 3/23/05

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. SCA2005-03-03

<input type="checkbox"/>	Contributing	<input type="checkbox"/>	Non-Contributing	<input checked="" type="checkbox"/>	Individual Designation	<input type="checkbox"/>	Not Historical
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Designation No. HD-95-03-01

Project Name: Amory Chapel

STRAP No.: 26-43-20-00-00009.0020

Applicant: Kathleen Rohrer Barrier Island Parks Society Inc.

Address: PO Box 637 Boca Grande, FL 33921

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

☒ APPROVED

Certified By:

Melody A. Benben

☒ W/conditions below

Date Certified By Staff: 3/23/05

☐ DENIED:

For the reasons outlined below:

Conditions:

- 1) Historic Preservation Board denied changes in doors of the historic chapel. Use existing doors
- 2) Provide door specifications for proposed new storage unit for staff review and approval

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, Any 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 writing 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.

**LEE COUNTY HISTORIC PRESERVATION PROGRAM
APPLICATION LEE COUNTY NOTICE OF DECISION
ON SPECIAL CERTIFICATE OF APPROPRIATENESS (SCA)**

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
TELEPHONE:(239) 479-8585 / FAX:(239) 479-8319

SPECIAL CERTIFICATE OF APPROPRIATENESS NO 2005-03-03

<input type="checkbox"/>	Contributing	<input type="checkbox"/>	Non-Contributing	<input checked="" type="checkbox"/>	Individual Designation	<input type="checkbox"/>	Not Historical
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YOU ARE HEREBY NOTIFIED that on March 17, 2005 the Lee County Historic Preservation Board voted to:

 Approve
 X Approve with conditions (on reverse side) Submit storage door specifications
 Deny

Special Certificate of Appropriateness SCA2005-03-03 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter 22 of the Land Development Code and
on the basis of staff analysis, the project as approved is in compliance with the Secretary of the
Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

<u>Tiff State of Florida</u>	-Property Owner (s)
<u>Bob Stewart</u>	-Building Official, DCD
<u>Pam Houck/ Nettie Richardson</u>	-Director, Zoning Division
<u>Kathleen Rohrer</u>	-Other
<u>Sam Halladay</u>	