

**AGENDA
HISTORIC PRESERVATION COMMISSION**

January 23, 2020
4:00 o'clock p.m.



Ward 6 Chair Mary-Regina Sabiston (Gina)	Ward 1 Michele Santucci	Ward 2 Brad McGrath	Ward 3 Vacant	Ward 4 Kevin Williams	Ward 5 Mary Jo Walker
Mayor Appointee Lisa Belcher	Alternate Vacant	Alternate Vacant			

CITY COUNCIL CHAMBERS, 2200 SECOND STREET, FORT MYERS, FLORIDA

Please complete a "Request to Speak" form if you plan to address the Historic Preservation Commission and submit to the recording secretary prior to the start of the meeting.

CALL TO ORDER

OATH OF OFFICE – Mary Jo Walker & Kevin Williams

APPROVAL OF MINTUES: November 21, 2019

PUBLIC HEARINGS

- | | |
|---|--|
| <p>1. Public Hearing: Certificate of Review 19COR24, 2247 First Street, Downtown Historic District: New doors.</p> | |
| <p>2. Public Hearing: Certificate of Review 19COR27, 2122 First Street, Downtown Historic District: New signs.</p> | |
| <p>3. Public Hearing: Certificate of Review 19COR28, 2781 Rhode Island Avenue, Dean Park Historic District: New shed.</p> | |
| <p>4. Public Hearing: Certificate of Review 19COR26, 2501 Cortez Boulevard, Edison Park Historic District: New driveway.</p> | |
| <p>5. Monthly Code Enforcement Cases</p> | |
| <p>6. Miscellaneous Business</p> | |
| <p>7. Public Comment on Non-Agenda Items</p> | |

**THE CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE NOVEMBER 21, 2019 MEETING**

On November 21, 2019 at 4:00 p.m., the City of Fort Myers Historic Preservation Commission met in the City Council Chambers, Oscar M. Corbin, Jr. City Hall, 2200 Second Street, in the City of Fort Myers, Florida.

ROLL CALL

Gina Sabiston called the meeting to order at 4:00 p.m. Recording Secretary Monique John called the roll.

Members Present

Gina Sabiston
Lisa Belcher
John McKenzie
Mary Joe Walker
Michele Santucci
Brad McGrath

Members Absent

Planning Staff Present

Nicole DeVaughn, Planning Manager
Laura Tefft, Senior Planner
Monique John, Senior Administrative Assistant
Anthony Palermo, Assistant City Director

Other Staff

Phyllis Calloway, City Legal Advisor

**Minutes - Historic Preservation Commission
November 21, 2019**

**AGENDA ITEM NO. 1: CERTIFICATE OF REVIEW 19COR24, 2247 FIRST STREET,
DOWNTOWN HISTORIC DISTRICT: NEW DOORS.**

Ex parte communication: None

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

**AGENDA ITEM # 1
CERTIFICATE OF REVIEW# 19COR17
ADDRESS 1514 Broadway**

HISTORIC DISTRICT
Downtown Historic District

HISTORIC NAME
Kress Building

PROPOSED PROJECT

Install a new wall and blade sign

DATES

CASE HISTORY

02/27/98	The city designated the Downtown area as a Historic District.
01/28/03	An application for the initiation of restoration to the building was approved.
07/22/03	Another application for the initiation of the restoration to the building was approved.
11/18/03	An application for the installation of conventional (angled) recessed entrances on First Street was approved.
07/27/04	A revised restoration application was approved to comply with new code and FEMA issues.
12/20/05	An application for the installation of signage for Starbucks Coffee was approved.
05/23/06	An application for the installation of signage for Quizno's subs was approved.
07/23/09	An application to install a Howl Gallery Tattoo wall sign was approved.
05/28/15	An application to install a Flat Top Larry's wall sign was approved.

**Minutes - Historic Preservation Commission
November 21, 2019**

03/23/17

An application to install a new wall and blade sign was approved.

STAFF FINDINGS

Architectural / Historical Elements

1. The property is located at 1514 Broadway and is a contributing structure in the Downtown Historic District.
2. The original structure is a three-story building constructed in 1928, and consists of approximately 22,794 sq. ft.
3. The application proposes to install a new brushed aluminum wall sign on the Broadway façade of the building, which will be approximately 10.10 square feet. Gooseneck lamps, matching the existing over the Starbucks signs, will illuminate the sign. A three (3) square foot projecting sign will be installed adjacent to the entrance.

STAFF REVIEW

Design Guidelines for Historic Properties, Chapter II. Design Guidelines

Q. SIGNS

Appropriate signage in a Historic District can enhance its historic character. Signs citing the name and the year of construction of commercial buildings are fairly common practices.

In reviewing applications for new signs, the Historic Preservation Commission considers their proposed dimensions, graphics, materials, colors, supports, and locations. All proposed signs must also conform to the City's Sign Ordinance. Sign proposals should be submitted directly to the city.

1. New signage should be kept unobtrusive by selecting traditional materials such as wood, metal, or stone, and carefully placing signs in locations that do not damage or conceal architectural features and details.
2. New signs should be sized to be consistent with the pedestrian scale of the District. Graphics should be kept simple and legible.
3. Generally, freestanding signs should be no larger than necessary and should be mounted fairly low to the ground to avoid blocking the pedestrian's and motorist's view.
4. Graphics painted on windows or applied to fabric awnings are also appropriate.
5. Limit the number of colors on signs and relate the colors to adjacent structures.

**Minutes - Historic Preservation Commission
November 21, 2019**

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

(b) ***Additional criteria for commercial and mixed-use buildings.***

- (2) **Signs.** Signs should not damage or conceal architectural details or overwhelm the pedestrian scale of historic districts. Guidance can be found in Chapter III, section B.2. *Design Guidelines for Historic Properties.*

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed signage is in character with the City of Fort Myers Code of Ordinances, Chapter 114, Section 114-72, (b)(2).
2. Staff recommends to the Historic Preservation Commission the approval of this Certificate of Review application 19COR17 for 1514 Broadway.
3. The proposed signage shall be installed as specified on the renderings prepared by Lee Designs dated 09.13.19.
4. All required permits shall be obtained prior to the commencement of any work.
5. The Certificate of Review shall become effective immediately.

END STAFF REPORT

Ms. Santucci asked staff if the doors had been previously replaced. Ms. DeVaughn stated that the doors had not been replaced, but the building was restored and what was currently in place was the historic restoral.

PUBLIC INPUT: None

DISCUSSION: Ms. Santucci stated that she feels, regarding the Secretary of Interior Standards, the doors would not meet the historic character of the building.

Ms. DeVaughn stated that the requested doors are consistent with the storefront systems that have been approved in downtown Fort Myers and also, that the requested doors would be replacing non-historic doors.

Ms. Santucci asked what the reason was for replacing the current doors in place. Ms. DeVaughn advised that the current doors were wooden and becoming damaged by water.

Ms. Walker stated that the historic doors used to be a metal door with a full glass.

Mr. McKenzie suggested having a bronze color for the doors and suggested changing the proposed door handles to keep the same style as the current handles.

Ms. Sabiston asked if the item could be tabled for insufficient documentation. Phyllis Calloway, City Legal Advisor, stated that would be permitted as the applicant was not present.

**Minutes - Historic Preservation Commission
November 21, 2019**

MOTION: It was moved by Ms. Santucci to table the agenda item for insufficient backup documentation, seconded by Ms. Belcher and unanimously approved 6-0.

AGENDA ITEM NO. 2: CERTIFICATE OF REVIEW 19COR25, 2770 RHODE ISLAND AVENUE, DEAN PARK HISTORIC DISTRICT: NEW ROOF.

Ex parte communication: None

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

AGENDA ITEM # 2
CERTIFICATE OF REVIEW# 19COR25
ADDRESS 2770 Rhode Island Avenue

HISTORIC DISTRICT
Dean Park Historic District

HISTORIC NAME
None

PROPOSED PROJECT

New metal roof.

DATES

04/27/97

CASE HISTORY

The City designated the Dean Park area as a Historic District.

STAFF FINDINGS

Architectural / Historical Elements

4. The property located at 2770 Rhode Island Avenue is a single-story contributing structure in the Dean Park Historic District constructed in 1942.
5. The application proposes to replace the existing shingle roof with a galvanized 5-V mill-finished metal roof.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

**Minutes - Historic Preservation Commission
November 21, 2019**

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

- (a) Criteria for maintenance and improvements.
 - (5) **Replacement roofing.** Roofs should be maintained in their original styles and materials except when minor changes would not alter the overall character of the building.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

N. REPLACEMENT ROOFING

One of the most important aspects of building maintenance is ensuring that a structure has a sound roof. At the same time, the style and materials used on roofs can be one of the most basic elements in defining the style and character of a building. The guidelines outlined below are designed to encourage property owners to maintain roofs in their original styles and materials, while accommodating changes when warranted and when the change would not alter the overall style of a structure.

1. Re-roofing with in-kind materials is considered to be normal maintenance and therefore an historic related application is not required. However, a typical Building Permit will be required.
2. If a change in materials is desired, staff will use its discretion to determine whether a staff approval is possible.
3. Specialty roofing materials such as slate, tile, or metal shingles are often an integral part of a building's character, and a change to other materials could have an adverse effect on the property's integrity.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

**Minutes - Historic Preservation Commission
November 21, 2019**

1. The structures are considered contributing within the Dean Park Historic District.
2. The proposed new metal roof will have no negative impact on the historic character of the structure or on the character of the district.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed metal roof complies with the City of Fort Myers Land Development Code, Chapter 114, Section 114-72 (a)(5), as well as standard 9 of the Secretary of the Interior's Standards for Rehabilitation.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application 19COR25.
3. The proposed improvements shall be installed as indicated in this Certificate of Review application.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

END STAFF REPORT

PUBLIC INPUT: None

DISCUSSION: None

MOTION: It was moved by Ms. Walker to approve 2770 Rhode Island Avenue 19COR25 with staff recommendations 1 through 5, seconded by Mr. McGrath, and unanimously approved 6-0.

AGENDA ITEM NO 3: AMENDMENT TO LAND DEVELOPMENT CODE CHAPTER 114, HISTORIC PRESERVATION.

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

AGENDA ITEM #3 – Chapter 114. Historic Preservation Amendment

The proposed amendment corrects references both within the chapter and to specific sections of the *Design Guidelines for Historic Preservation*. The only substantive change is to section 114-71, Table 1 Approval Matrix, to allow administrative approval to replace a concrete (non-ribbon) driveway with paver stones.

Sec. 114-2. - Definitions.

Secretary of the Interior's Standards for Rehabilitation means a federal document currently set forth in 36 CFR 67 establishing standards and guidelines for the appropriate rehabilitation and preservation of historic resources, as it may be amended from time-to-time. **See section 114-71.**

Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings means a federal document that provides design and technical recommendations that assist in applying the Standards for Rehabilitation. **See section 114-71.**

**Minutes - Historic Preservation Commission
November 21, 2019**

Sec. 114-3. - Procedure for designation of historic districts.

(a) through (k) no changes

- (l) The historic properties database described in section 114-88 shall reflect all changes to historic districts as described in Article V IV.

Sec. 114-4. - Procedure for designation of historic landmarks.

(a) though (d) no changes

- (e) The historic properties database described in section 114-88 shall reflect all changes to historic landmark designations as described in Article V IV.

Sec. 114-42. - Appointment, terms of members.

Each council member shall nominate one member and the mayor shall nominate one member and the two alternate members with all members to be appointed by the city council. After consideration of each nominee, the city council collectively shall make such appointments to the historic preservation commission as it deems appropriate. Nominees to the historic preservation commission that are not appointed by the city council shall be replaced with a new nomination from the person who holds the position of the elected official making the original nomination. The city council shall make the final decision on all appointments to the historic preservation commission. The members shall serve for a term of three years. Any member of the historic preservation commission may be reappointed from term-to-term upon nomination by the person holding the position of the elected official making the original nomination and appointment by the city council in the manner as provided in this section. Appointments to fill a vacancy on the historic preservation commission shall be made in the same manner as the original appointment as provided in this subsection for the remainder of the unexpired term. Vacancies shall be filled within 60 days. Members of the historic preservation commission shall serve at the pleasure of the city council. After nomination and appointment, the members of the historic preservation commission shall be sworn in by the city clerk to perform the duties of the office.

Sec. 114-71. Certificates of review required.

- (a) **When required.** A certificate of review must be obtained:
- (1) Before altering, relocating, or demolishing any structure, and before any new construction, within a historic district that has been designated by the City of Fort Myers.
 - (2) Before altering, relocating, or demolishing any structure, and before any new construction, on the site of a landmark that has been designated by the City of Fort Myers.
- (b) **When not required.** A certificate of review is not required for the following activities, as described later in this article:
- (1) A certificate of review is not required for ordinary repair and maintenance that does not change the design, material, or appearance of exterior elements; see section 114-4272(a)(1).
 - (2) The color of paint on painted surfaces may be changes without a certificate of review. However, see section 114-72(a)(2) for criteria regarding painting of unpainted surfaces including brick or masonry.
 - (3) During a state of emergency, certain required repairs may be made without a certificate of review; see section 114-81.

**Minutes - Historic Preservation Commission
November 21, 2019**

- (c) **Criteria.** Criteria for the issuance of certificates of review are found here and in sections 114-72 through 114-75.
- (1) These criteria include references to design guidelines that are contained in Chapters II and III of the **manual**, “*Design Guidelines for Historic Preservation*,” which may be revised from time to time, are adopted by reference as though set forth fully herein. Other chapters of this manual contain additional explanatory material about historic preservation in the City of Fort Myers.
 - (2) Design guidelines will be evaluated in a manner that takes into account technical feasibility and avoids creating unreasonable economic hardships.
 - (3) In historic districts, some criteria distinguish between properties that have been deemed “contributing” or “non-contributing” to the historic district, as those terms are defined in this Chapter and as shown on historic district maps in article **—**. Criteria that do not make this distinction apply to both contributing and non-contributing properties.
 - (4) In addition to the criteria described in sections 114-72 through 114-75, consideration shall also be given to the U.S. Secretary of Interior’s *Standards for Rehabilitation*, which are **highlighted reprinted** as an appendix to the *Design Guidelines for Historic Preservation*.
 - (5) Additionally, although they are not mandatory criteria for issuance of certificates of review, consideration should be given to the technical advice found in the U.S. Secretary of Interior’s *Guidelines for Rehabilitation of Historic Buildings*, part of which is reprinted as an appendix to the *Design Guidelines for Historic Preservation*.
- (d) **Issuance by historic preservation commission.** Certificates of review are issued by the historic preservation commission at a public hearing.
- (e) **Administrative issuance for minor exterior work.** In certain cases, this code specifically authorizes administrative approval of certificates of review for minor exterior work that does not involve substantial alterations, additions, or demolition that could impair the integrity of a building or structure. When so authorized, administrative approval may be issued through a letter from the community development director, or their designee, for the applications that meet the same review criteria that would be used by the historic preservation commission. The community development director, or their designee, may also refer an application for minor exterior work to the historic preservation commission for a decision. Appeals of administrative decisions will be decided by the historic preservation commission. See Table 1. Approval Matrix.

**Minutes - Historic Preservation Commission
November 21, 2019**

Table 1. Approval Matrix				
Action	Contributing		Non-Contributing	
	Admin.	COR	Admin.	COR
Additions				
1. All Additions		X		X
Canvas Awnings				
1. On a primary or street facade		X		X
2. All other facades	X		X	
Carports				
1. Addition		X		X
2. Enclosure		X	X	
Decks				
1. Not visible from the right-of-way	X		X	
2. With a structure (trellis, etc.) and visible		X	X	
Demolition				
1. Non-historic additions				
a. Attached		X		X
b. Free-standing	X		X	
2. All others		X		X
Doors, Garage Doors & Windows				
1. Change in material or style		X	X	
2. Change in opening greater than 10% of existing opening on the primary or street facade		X		X
3. Change in opening greater than 10% of existing opening on a secondary or non-street facade		X	X	
Exterior Materials & Appurtenances				
1. Siding		X	X	
2. Trim/Fascia		X	X	
3. Gutters				
a. Visible from street		X	X	
b. Not visible from street	X		X	
4. Lighting		X	X	
5. Mechanical Systems				

**Minutes - Historic Preservation Commission
November 21, 2019**

a. Impact to structure		X	X	
b. No impact to structure	X		X	
6 Restoration with documentation	X		X	
7. Handicapped Access				
a. Visible from street		X	X	
b. Not visible from street		X	X	
Hardscape				
1. Driveways (any material)		X		X
a. New (any material) or modify a ribbon driveway		X		X
b. Concrete to paver stones	X		X	
2. Sidewalks		X	X	
3. Patios				
a. Visible from street		X		X
b. Not visible from street	X		X	
4. Pool & Pool decks				
a. Visible from street		X	X	
b. Not visible from street	X		X	
5. Landscape element	X		X	
Porches				
1. Open an enclosed porch				
a. With documentation	X		X	
b. Without documentation		X	X	
2. Porch enclosure on main facade		X		X
3. Porch enclosure on secondary facade		X	X	
Roof				
1. Change in material		X	X	
2. Change in shape		X		X
3. Alteration to character elements (skylights, etc.)		X	X	
Shutters and Storm Protection				
1. Removable (Temporary)	X		X	
2. Permanent & visible		X		X
3. Permanent & not visible	X		X	
Site Elements				
1. Fencing/Pergolas/Arbors				

**Minutes - Historic Preservation Commission
November 21, 2019**

a. Wood and metal fences, excluding chainlink	X		X	
b. All other fence types (including vinyl and chainlink)		X		X
2. Storage shed				
a. Custom designed	X		X	
b. Pre-Fabricated		X	X	
Signs				
1. New signs		X		X
2. Sign face change, no change to size or shape	X		X	
3. Blade signs (under canopy)	X		X	

-Note: The planning division shall have discretion to defer to any level of approval to the historic preservation commission.

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

(a) Criteria for maintenance and improvements.

- (1) **Ordinary repair and maintenance.** ~~Guidance for ordinary repair and maintenance can be found in Chapter II, section A.1.~~ Certificates of review are not required for ordinary repair and maintenance that does not change the design, material, or appearance of exterior elements, ~~as further described in section A.1.~~
- (2) **Painting.** Paint colors are a matter of personal taste and are easily changed, so color changes do not require a certificate of review. Painting of unpainted brick or masonry is rarely acceptable. ~~Guidance on painting can be found in Chapter II, section A.2. *Design Guidelines for Historic Properties*.~~
- (3) **Replacement windows and doors.** Replacement windows and doors should respect the original character of historic buildings by retaining the original configuration and details of windows and doors. ~~Guidance on replacing windows and doors can be found in Chapter II, section A.3. *Design Guidelines for Historic Properties*.~~
- (4) **Substitute siding and trim.** Siding and trim should not be covered by materials that would change the building's character. ~~Guidance can be found in Chapter II, section A.4. *Design Guidelines for Historic Properties*.~~

**Minutes - Historic Preservation Commission
November 21, 2019**

- (5) **Replacement roofing.** Roofs should be maintained in their original styles and materials except when minor changes would not alter the overall character of the building. ~~Guidance can be found in Chapter II, section A.5. Design Guidelines for Historic Properties.~~
 - (6) **Porches.** Porches should retain their original configuration and materials. ~~Guidance can be found in Chapter II, section A.6. Design Guidelines for Historic Properties.~~
 - (7) **Fences.** Fences in front yards make a strong visual contribution to the historic streetscape and should not be removed or made incompatible with historic styles. ~~Guidance can be found in Chapter II, section A.7. Design Guidelines for Historic Properties.~~
 - (8) **Handicapped access.** Handicapped access should be provided in ways that maintain the character of the building and site. ~~Guidance can be found in Chapter II, section A.8. Design Guidelines for Historic Properties.~~
 - (9) **Accessory buildings.** Changes to accessory buildings such as garages and carports should avoid negative impacts on historic streetscapes. ~~Guidance can be found in Chapter II, section A.9. Design Guidelines for Historic Properties.~~
- (b) **Additional criteria for commercial and mixed-use buildings.**
- (1) **Replacement storefronts.** Storefronts need to evolve to meet current economic and code requirements but must respect the historic character of commercial districts and mixed-use buildings. ~~Guidance can be found in Chapter III, section B.1. Design Guidelines for Historic Properties.~~
 - (2) **Signs.** Signs should not damage or conceal architectural details or overwhelm the pedestrian scale of historic districts. ~~Guidance can be found in Chapter III, section B.2. Design Guidelines for Historic Properties.~~
- (c) **Criteria for enlarging buildings.**
- (1) **Additions.** Additions to a building should not visually overpower the original building, compromise its historic character, or destroy significant features or materials. ~~Guidance can be found in Chapter III, section C. Design Guidelines for Historic Properties.~~

Sec. 114-73. Review criteria for relocating buildings.

Before an existing building may be relocated, evaluation of an application for a certificate of review will consider the guidelines found in Chapter ~~II~~ **III**, section ~~A.~~ **of** *Design Guidelines for Historic Properties*.

- (a) For buildings that would be moved out of a historic district, these guidelines distinguish between contributing buildings and non-contributing buildings.

**Minutes - Historic Preservation Commission
November 21, 2019**

- (b) For buildings that would be moved into a historic district, these guidelines evaluate the architectural style and placement of the building on the new site.
- (c) For buildings that would be moved within a historic district, these guidelines evaluate both the existing site and the new site.
- (d) Guidelines are also provided for documentation of the original setting and physical aspects of the building and the moving process.

Sec. 114-74. Review criteria for demolishing buildings.

In rare cases, demolition of a historic building may be justifiable despite damaging the historic conditions which were the basis of its designation. For an existing building proposed for demolition, evaluation of an application for a certificate of review will consider the guidelines found in Chapter ~~II III, section B,~~ of *Design Guidelines for Historic Properties*.

- (a) **Dangerous Conditions.** The Building Official may determine a dangerous condition that requires immediate demolition. A certificate of review may be approved administratively in this situation.
- (b) **Economic hardship.** A property owner may apply for a designation of unreasonable economic hardship when requesting a certificate of review for demolition.
- (c) **Insignificant accessory buildings.** A certificate of review may be approved administratively for the demolition of insignificant accessory buildings.
- (d) **Non-contributing buildings or structures.** A non-contributing building may be demolished to allow its replacement with a building that meets the criteria for new buildings in historic districts (see section 114-75).
- (e) **Contributing buildings or structures.** In the rare cases where a contributing building is allowed to be demolished, appropriate mitigation measures will be required.
- (f) **Additional criteria.** In addition to the guidelines found in ~~Chapter III, section B,~~ *the Design Guidelines for Historic Properties*, the following criteria will be considered when reviewing a certificate of review for demolition:
 1. The historic, scenic or architectural significance of the building structures or site shall be considered.
 2. The importance of the building or structure to the historic district shall be considered.
 3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location shall be considered.

**Minutes - Historic Preservation Commission
November 21, 2019**

4. The future utilization of the site, including any replacement buildings, structures or landscape, shall be considered.
5. Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county or the region shall be considered.
6. The reasonable economic return of the building or structure shall be considered.
7. Upon determination by the commission that demolition or removal of a building or structure is justified, relocation of the building or structure as a mitigating action should be considered.
8. Upon determination by the commission that relocation of the building or structure is impractical, an archival recording, including photographic documentation, shall be made and copies of said material(s) provided to the Community Development Department for archival purposes.

Sec. 114-75. Review criteria for new construction.

For new construction in historic districts and on landmark sites, evaluation of applications for certificates of review will consider the guidelines found **in the Chapter III, section C, *Design Guidelines for Historic Properties***. These guidelines address major aspects of new construction so that new buildings and other improvements will complement and enhance historic areas rather than compromise their integrity:

- (a) **Height.** The height of new buildings should be reasonably similar to historic buildings on the same of block or historic district.
- (b) **Proportion.** New buildings should be similar to nearby buildings in proportion of width to height.
- (c) **Rhythm.** The building's façade should maintain the rhythm of the historic streetscape. Entrances should be oriented to the street, and blank walls or garage doors should never dominate a prominent (street facing) façade.
- (d) **Setbacks.** The distance from the building to the front property line should be similar to adjacent and nearby buildings, even if that distance is greater than required by current city codes.
- (e) **Materials and texture.** New buildings should be compatible with adjacent and nearby buildings on the block as to materials and texture. Building materials and textures should be those used historically for all major surfaces.
- (f) **Roof shapes.** Roofs for new buildings should be similar to nearby buildings or in the historic district.
- (g) **Architectural details and decorative features.** The design of new buildings should take their cues from the basic forms and decorative elements of block or historic district.
- (h) **Styles.** Contemporary styles should be harmonious in form, material, and scale with the character of the block or historic district.
- (i) **Windows.** Window size and proportions should be similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. Mullions (muttons or grills) should be applied to the exterior of the window, sandwiching mullions between glass panes is highly discouraged.
- (j) **Infrastructure.** Infrastructure upgrades should enhance rather than detract from the character of historic district. Changes can dramatically affect the

**Minutes - Historic Preservation Commission
November 21, 2019**

character of streets, alleys, sidewalks, street trees, on-street parking, lighting, etc.

Sec. 114-84. – Application requiring a rezoning.

- (a) When an application for a certificate of review will require rezoning before a building permit can be issued, the certificate of review application must be granted or denied before the rezoning can be considered by the Planning Board.
- (b) If the application is granted, the certificate of review shall be contingent on the rezoning being approved.
- (c) If the **certificate of review** application is denied, an appeal that is filed pursuant to section 114-85(b) will be considered by the city council concurrently with the rezoning.
- (d) If the rezoning is approved in a way that requires changes to the certificate of review, the changes will be considered in the same manner as the original application.

STAFF RECOMMENDATIONS

Recommend approval of the proposed changes to the Planning Board and City Council.

END STAFF REPORT

PUBLIC INPUT: None

DISCUSSION: Ms. Sabiston asked if the Guidance section that was struck out in chapter three (3) was no longer in the code. Ms. DeVaughn stated that the guidance section would be found in chapter two (2), however the subsections that were previously referenced were no longer present.

MOTION: It was moved by Ms. Walker to approve the amendment to Land Development Code Chapter 114, Historic Preservation, seconded by Ms. Santucci, and unanimously approved 6-0.

ITEM NO 4: MONTHLY CODE ENFORCEMENT CASES: Ms. DeVaughn stated there was one (1) case which was an outdoor storage and debris case.

ITEM NO 5: MISCELLANEOUS BUSINESS: Mr. McKenzie asked if the Commission could talk about permissible aluminum doors being installed in downtown Fort Myers. Ms. Sabiston stated that a specific case regarding the installation of new doors downtown was coming before the Commission at the next meeting, therefore any discussion on aluminum door installation would be Ex Parte Communication.

Ms. Sabiston stated that the lights previously approved by the Historic Commission still had not been installed. Ms. DeVaughn stated that there had been no permit applications submitted yet for any installation of the lights, however that the applicant does have the two (2) year period to complete all construction approved.

ITEM NO 6: PUBLIC COMMENT ON NON-AGENDA ITEMS: None

There being no further business, the meeting adjourned at 4:47 o'clock p.m.

**CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING
JANUARY 23, 2020**

AGENDA ITEM # 1

CERTIFICATE OF REVIEW# 19COR24

ADDRESS 2247 First Street

HISTORIC DISTRICT

Downtown Historic District

HISTORIC NAME

Bradford Hotel/Bradford Block

PROPOSED PROJECT

New front doors.

DATES

CASE HISTORY

02/27/98	The City designated the Downtown area as a Historic District.
02/22/01	Application for a canvas awning with scalloped valances was approved, signage, lighting, and ATM machine approved.
03/27/02	Application to approve a two (2) phase project to remove the sloped canopy on First & Hendry Streets, replacing with an 8' deep canopy, restoration of the pattern of original transom openings with recessed stucco, restoration of the original sidewalk entry structure.
04/30/03	Application to allow four (4) 8 ½' x9' murals on the Bay Street façade approved.
03/23/04	Application to remove inset storefront and replace with fixed aluminum windows flush with the façade was approved.

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2447 First Street, is a commercial tenant space within a three (3) story contributing structure in the Downtown Historic District constructed in 1905.
2. The application proposes to replace the front doors with metal frame doors with full panel glazing.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

- (a) Criteria for maintenance and improvements.
- (3) **Replacement windows and doors.** Replacement windows and doors should respect the original character of historic buildings by retaining the original configuration and details of windows and doors.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

P. REPLACEMENT WINDOWS AND DOORS

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards often lead owners of older building to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of historic properties.

1. Replacement windows and doors should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is acceptable as long as the configuration remains the same.
3. Metal replacement doors may be acceptable as long as they are of the same configuration as the original door. These metal doors should be painted or clad to match the trim of the house.
4. All replacement windows should have either true divided lights, or molded exterior muntins, if appropriate. Flat or interior false muntins are not in keeping with the character of older structures. Muntin design should reflect the original window configuration. False muntin bars, if used, should be applied to the exterior of the new windows.

5. Ideally, window and door openings should not be reduced or enlarged in size. Alterations to window and door openings should remain in proper proportion to the overall design of the building.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic Preservation Commission when such proposals are conceived to accommodate the adaptive reuse of older buildings or to conform to the provisions of the Americans With Disabilities Act.
7. Glass block replacement windows should be installed only on side or rear elevations not readily visible from the street.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The structure is considered a contributing structure within the Downtown Historic District.
2. The proposed new doors will have no negative impact on the historic character of the structure or on the character of the district.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed doors comply with the City of Fort Myers Land Development Code, Chapter 114, Section 114-72 (a)(3), as well as standard 9 of the Secretary of the Interior's Standards for Rehabilitation.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application 19COR24.
3. The proposed improvements shall be installed as indicated in this Certificate of Review application.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

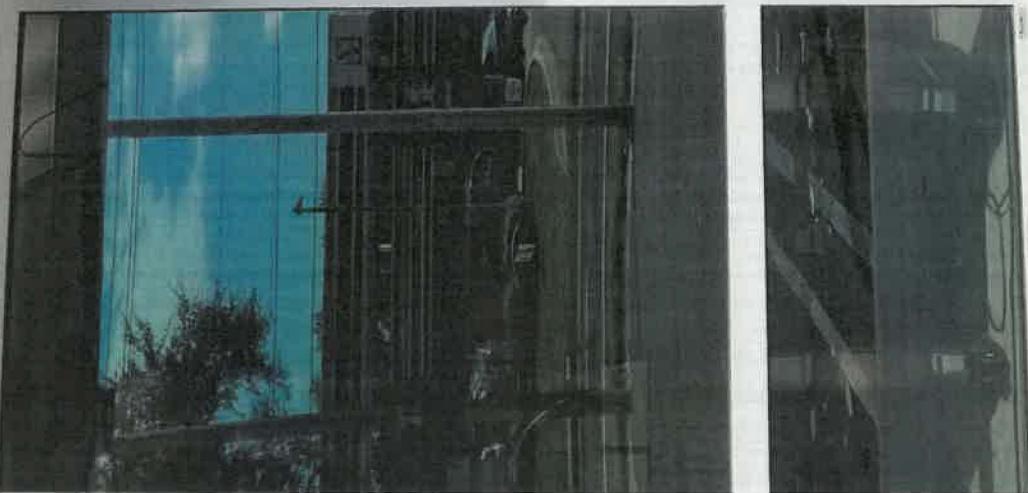


In 1905, Nathaniel H. Hunter (second from right) opened this pharmacy in the Bradford Building at First and Hendry Streets. For four decades, Hunter's Drug Store was a family concern. Hunter's brother, Dr. A. P. Hunter, and later their nephew,

pharmacist Charles Hunter Brown, worked there. On the right (below) is Lee County's first sheriff, Thomas W. Langford. Today the storefront is part of the Florida Gulf Bank. (Then, courtesy Southwest Florida Historical Society.)







CITY OF FORT MYERS

APPLICATION FOR CERTIFICATE OF REVIEW

Date: 08-01-2019

1) Address of Property to be Reviewed:

2247 First Street

2) Name of Historic District the Property is located in: Downtown, Edison Park, Dean Park or Seminole Park:

Downtown Fort Myers

3) Locally Designated Landmark? Yes or No

If yes, name: FLORIDA REPERTORY THEATER BUILDING

4) National Register of Historic Places? Yes or No

If yes, name: CITY OF FORT MYERS DOWNTOWN COMMERCIAL DISTRICT

5) Property Owner(s): Name, address, and email of all owners of the property. Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Additional info Attached

Name: IBERIA BANK
Business Name: BRADFORD ARCADE PROPERTIES LLC
Address: 2247-2287 FIRST ST
City, State, Zip: FORT MYERS FL 33901
Office phone: DALLAS SIMMS IBERIA BANK CORPORATE 800.669.5950
Cell phone:
Email address: Dallas Sims <dsims@lesco.net>

6) If Property Owner is other than individuals: Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name:
Business Name: REGISTERED AGENT: OWNER:
Address: MARTIN, JOHN W FLORIDA REPERTORY COMPANY, INC.
City, State, Zip: 2267 FIRST STREET 2267 FIRST STREET, SUITE 7
SUITE 7
Office phone: FORT MYERS, FL 33901 FORT MYERS, FL 33901
Cell phone:
Email address: SEE ATTACHED SUNBIZ PRINTOUT FOR PRINCIPALS

7) Name of Applicant or Agent, if different from above:

Name: LAUREN HORWITZ qualifying contractor
Business Name: MCGREGOR GLASS & MIRROR INCORPORATED
Address: 30 MILDRED DRIVE
City, State, Zip: FORT MYER FL 33901
Office phone: 239-561-3284
Cell phone:
Email address: LAUREN@SWFLGLASS.COM

8) Property Address and Strap #:

No. of Parcels: 1
1st Address: 2247-2287 FIRST ST FORT MYERS FL 33901
Strap #1: 13-44-24-P4-00402.0010
2nd Address:
Strap #2:
3rd Address:
Strap #3:

9) Date Property Acquired:

06/24/2019

10) Description of Location of Property. Please list adjacent streets:

FIRST STREET BETWEEN HENDRY AND JACKSON
NORTH SIDE
EVANS JAMES HMSTD. BLK 2 PB 1 PG 23 PT LTS 1 2 DESC OR 1378 PGS 0173-5

11) Surrounding Uses:

Residential application: indicate the type of residential unit on each side of your property: single family, duplex, apartment building, tri-plex, etc.

Commercial application: list businesses by name and description of use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: IBERIA BANK
North: FLORIDA REP PARKING LOT
South: FIRST NATIONAL BANK BUILDING
East: ARCADE THEATER
West: SOCIAL HOUSE

12) Dimensions, Size of Property:

Length: 108'-4"
Width: 200'-11"
Area in s.f: 21,909
Acres:

13) Date of Construction of Historic Structure:

1897

14) Historic Significance: Please supply any information that is known or available re: dates of importance, distinctive architectural features or materials, construction techniques, association to persons or events:

DOWNTOWN DISTRICT
PAINTED BRICK CONSTRUCTION , CURVED FACADE, DENTAL MOULDINGS,
ARCHES COLUMNS ON 2ND FLOOR TERRACES

15) Type of work. Mark with an "X" for those that apply:

Alteration: x
Demolition:
New construction:
Reconstruction:
Excavation:
Relocation:

16) Alteration Type. Mark with an "X" for those that apply:

Dock/ Pier:
Door: x
Fence:
Garage:
Gate:
Shed:
Roof:
Windows:
Signage:
Other: explain:

17) Project Description: Describe all work proposed and attach sheets if necessary:

REMOVE MODERN WOOD DOORS IN EXISTING STOREFRONT SYSTEM AND REPLACE WITH
PROPER ALUMINUM STOREFRONT DOOR TO PREVEN CONTINUED FAILURE OF HINGES AND
REQUIRED SECURITY MAG LOCKS

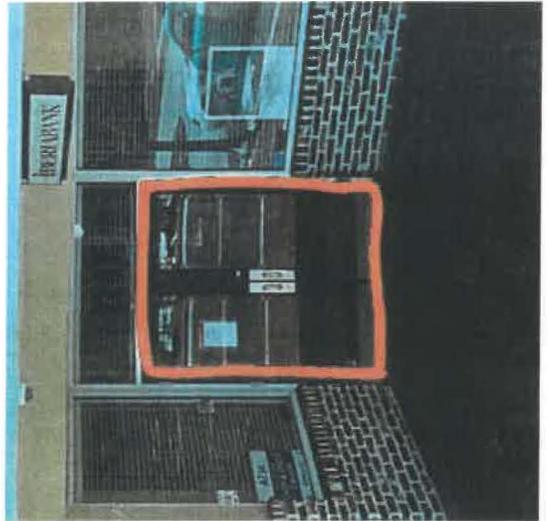
18) Will another application be required for this property such as a Variance,
Conditional Use, or other special application?

NO:

YES: Please Explain: PERMIT



FULL STOREFRONT ABOVE



DOORS ONLY TO BE CHANGED – FRAME TO REMAIN



ADJACENT STOREFRONT - NEXT UNIT

Project Name: 1902873
Frame Set Name: Frame Set

Date: 9/9/19 2:23 PM
Frame Name: Frame 1

Metal Group: FS300-NL PRE-GLAZING

D/S: 1 Frame Type: Standard

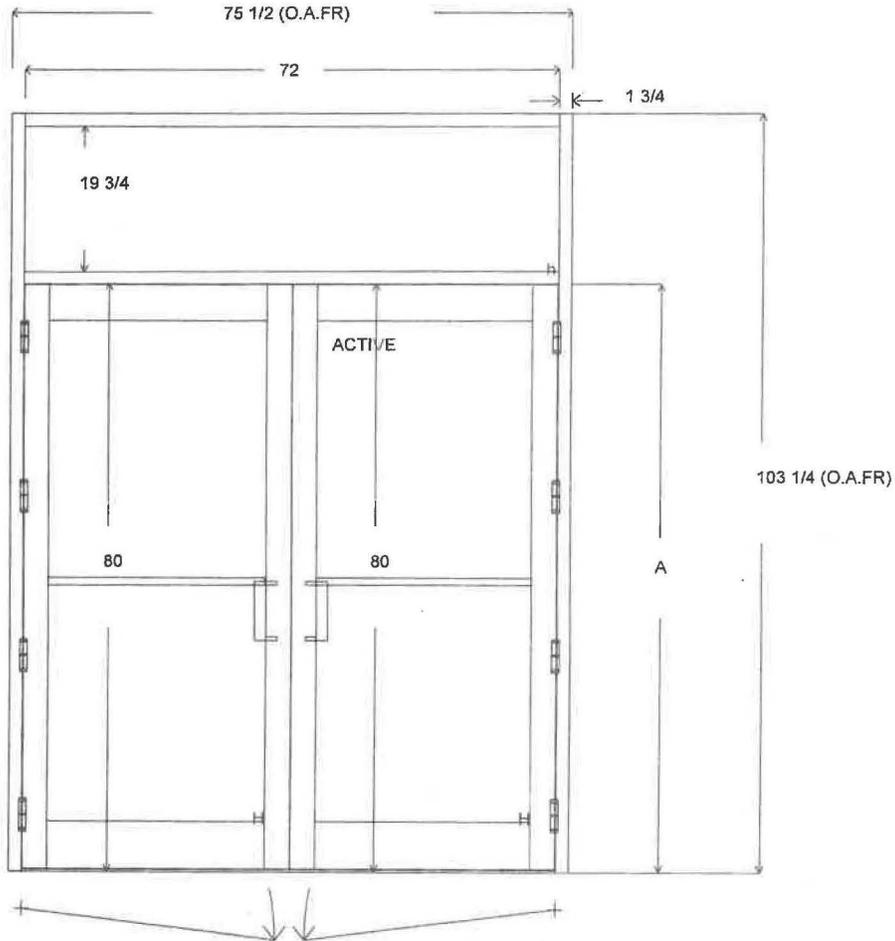
Required: 1 Panels: 1 Rows: 2

Frame Width: 75 1/2

Frame Height: 103 1/4

Back Member Color: WHITE.:PAINT

Face Member Color: NULL



A=80



Property Data

STRAP: 13-44-24-P4-00402.0010 Folio ID: 10162351

Owner Of Record - Sole Owner

BRADFORD ARCADE PROPERTIES LLC
PO BOX 2483
FORT MYERS FL 33902

Site Address

2247-2287 FIRST ST
FORT MYERS FL 33901

SEE ALTERNATE ADDRESS INFORMATION SECTION BELOW

Property Description

Do not use for legal documents!

EVANS JAMES HMSTD. BLK 2 PB 1 PG 23 PT LTS 1 2 DESC OR 1378 PGS 0173-5

Classification / DOR Code

COMMERCIAL, MIXED USE / 12



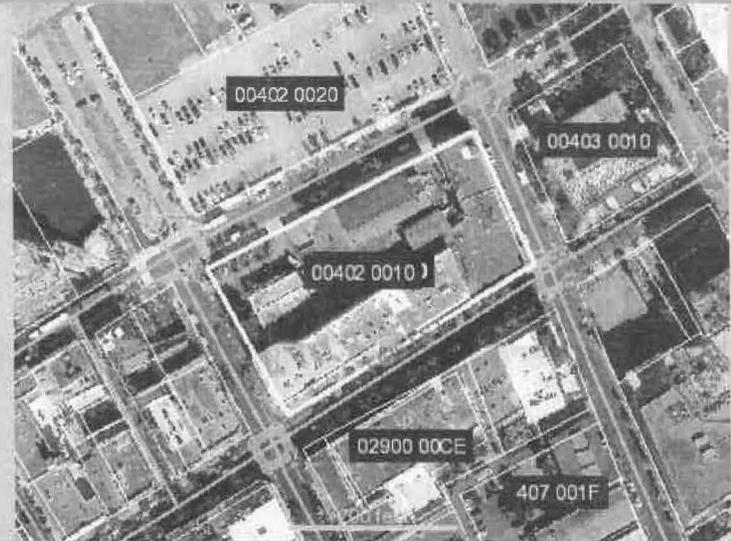
Current Working Values

Just 9,624,312 As Of 07/23/2019

Attributes

Land Units Of Measure SF
Units 68585.00

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure

AGENT AUTHORIZATION AND AFFIDAVIT

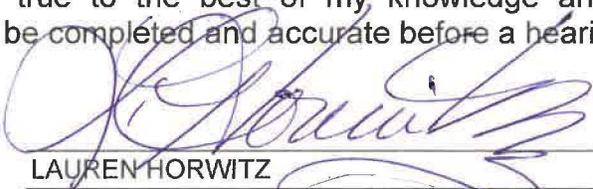
I, (Name) LAUREN R HORWITZ

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 1
Addresses: 2247-2287 FIRST ST FORT MYERS FL 33901
Strap #: 13-44-24-P4-00402.0010

Agent Information: MCGREGOR GLASS & MIRROR INCORPORATED
Address: 30 MILDRED DRIVE
City, State, Zip: FORT MYERS FL 33901
Office phone: 239-561-3284
Cell phone: _____
Email address: lauren@swfiglass.com

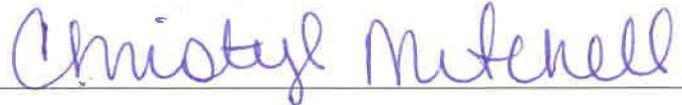
I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature: 
Printed Name: LAUREN HORWITZ

Sworn to and subscribed before me this 5 day of Nov., 2019, by

Lauren Horwitz, who is personally known

to me or has produced FL DL as identification. He/she acknowledged before me that he/she has executed this instrument for the reasons therein expressed.

Notary Public Signature: 
Notary Public Name: CHRISTYL MITCHELL 02/07/2021

My commission expires:





Detail by Entity Name

Florida Not For Profit Corporation
FLORIDA REPERTORY COMPANY, INC.

Filing Information

Document Number	N98000001741
FEI/EIN Number	65-0827621
Date Filed	03/25/1998
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/29/2018
Event Effective Date	NONE

Principal Address

2267 FIRST ST
Suite 7
FT MYERS, FL 33901

Changed: 02/22/2017

Mailing Address

P.O. BOX 2483
FT MYERS, FL 33902

Changed: 04/30/2007

Registered Agent Name & Address

MARTIN, JOHN W
2267 FIRST ST
Suite 7
FT MYERS, FL 33901

Name Changed: 03/09/2018

Address Changed: 02/22/2017

Officer/Director Detail

Name & Address

Title MD

2271 FIRST STREET #38
FORT MYERS, FL 33901

Title SD

LUBNER, SONYA
14201 FARRAGUT COURT
FORT MYERS, FL 33908

Title T

ZUPKO, ARTHUR
9067 ALENA COURT
NORTH FORT MYERS, FL 33903

Title C

Laviolette, R. Marc
10501 FGCU Boulevard South
Florida Gulf Coast University
FORT MYERS, FL 33965

Title VC

BLOOM, NAOMI
13300-56 S. CLEVELAND AVE, SUITE 404
FORT MYERS, FL 33907

Title Artistic Director

Longenhagen, Greg
15579 Caloosa Creek Circle
Fort Myers, FL 33908

Annual Reports

Report Year	Filed Date
2017	02/22/2017
2018	03/09/2018
2019	04/05/2019

Document Images

04/05/2019 -- ANNUAL REPORT	View image in PDF format
06/29/2018 -- Amendment	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
03/03/2015 -- ANNUAL REPORT	View image in PDF format
02/06/2014 -- ANNUAL REPORT	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BRADFORD ARCADE PROPERTIES LLC

Filing Information

Document Number L19000156758
FEI/EIN Number NONE
Date Filed 06/13/2019
State FL
Status ACTIVE

Principal Address

2267 FIRST STREET
SUITE 7
FORT MYERS, FL 33901

Mailing Address

PO BOX 2483
FORT MYERS, FL 33902

Registered Agent Name & Address

MARTIN, JOHN W
2267 FIRST STREET
SUITE 7
FORT MYERS, FL 33901

Authorized Person(s) Detail

Name & Address

Title MGR

FLORIDA REPERTORY COMPANY, INC.
2267 FIRST STREET, SUITE 7
FORT MYERS, FL 33901

Annual Reports

No Annual Reports Filed

Document Images

06/13/2019 -- Florida Limited Liability. [View image in PDF format](#)

PERMIT # _____
TAX FOLIO NUMBER _____

NOTICE OF COMMENCEMENT

STATE OF Florida
COUNTY OF Lee

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY, AND IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

1. **DESCRIPTION OF PROPERTY:** (LEGAL DESCRIPTION OF THE PROPERTY AND STREET ADDRESS IF AVAILABLE)
STRAP: 13-44-24-P4-00402.0010 2247-2287 FIRST ST FORT MYERS FL 33901

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
REPLACE WOOD DOORS WITH ALUMINUM STOREFRONT DOORS IN EXISTING STOREFRONT FRAME

3. **OWNER INFORMATION:** A. NAME: BRADFORD ARCADE PROPERTIES LLC
B. ADDRESS: 2267 FIRST STREET SUITE 7 FORT MYERS, FL 33901 C. INTEREST IN PROPERTY: 100%

C. NAME AND ADDRESS OF FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

4. **CONTRACTOR INFORMATION:** (NAME, ADDRESS & PHONE NO):
MCGREGOR GLASS & MIRROR INC - 30 MILDRED DRIVE, FORT MYERS FL 33901 - 239-561-3284 : LIC# GL13-00196

5. **SURETY:** (NAME, ADDRESS, PHONE NO. & BOND AMOUNT): _____ \$ _____

6. **LENDER INFORMATION:** (NAME, ADDRESS & PHONE NO): _____

7. PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13 (1)(A) 7., FLORIDA STATUTES.

A. NAME, ADDRESS & PHONE NO: _____

8. IN ADDITION TO HIMSELF/HERSELF, OWNER DESIGNATES THE FOLLOWING TO RECEIVE A COPY OF THE LIENORS NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES: (NAME, ADDRESS & PHONE NO): _____

9. EXPIRATION DATE OF NOTICE OF COMMENCEMENT (THE EXPIRATION DATE IS ONE YEAR FROM THE DATE OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED) 1 YEAR

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF (SECTION 92.525, FLORIDA STATUTES).

John W Martin
SIGNATURE OF OWNER OR LESSEE; OR, OWNER'S OR LESSEE'S AUTHORIZED AGENT

JOHN W MARTIN
PRINTED NAME
BRADFORD ARCADE PROPERTIES LLC / VP
COMPANY NAME AND TITLE

STATE OF FL, COUNTY OF Lee SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 30 DAY OF September, 2019, BY John Martin (NAME OF PERSON MAKING STATEMENT), PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION FWL M63547453880 (SIGNATURE OF NOTARY PUBLIC)
Shelly Porter
(PRINT OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC)



DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Corporate or Partnership Owner]

I, (Name) JOHN W. MARTIN
As (Title) VICE PRESIDENT EXECUTIVE DIRECTOR
of (Corp.) BRADFORD ARCADE PROPERTIES LLC
being first duly sworn, depose and say that

Name: BRADFORD ARCADE PROPERTIES LLC
Address: PO BOX 2483
FORT MYERS, FL 33902
is the owner of the property described as:

No. of Parcels: 1
Addresses: 2247 FIRST ST FORT MYERS, FL 33401
Strap #: 13-44-24-74-00402-0010

I do hereby appoint CUSHMAN WAKEFIELD CP/WFL, LLC as the Owner's authorized agent and/or attorney for the purpose of representing its interests in the above-described property which is the subject matter of this application and proposed hearing. I understand that this application must be complete and accurate before a hearing can be advertised.

Signature of Owner: [Handwritten Signature]
Printed Name: JOHN W. MARTIN

Sworn to and subscribed before me this 30 day of September, 2019, by John Martin, who is personally known to me

or who has produced FWDL as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

[Handwritten Signature]
Notary Public
Shelly Porter
Print Notary Name

My commission expires:



SHELLY PORTER
MY COMMISSION # GG 012982
EXPIRES: July 18, 2020
Bonded Thru Budget Notary Services

**CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING
JANUARY 23, 2020**

AGENDA ITEM NO. 2

CERTIFICATE OF REVIEW# 19COR27

ADDRESS 2122 First Street

HISTORIC DISTRICT

Downtown Historic District

HISTORIC NAME

N/A

PROPOSED PROJECT

New signage

DATES

CASE HISTORY

02/27/98	The city designated the Downtown area as a Historic District.
01/28/03	An application for the initiation of restoration to the building was approved.
07/22/03	Another application for the initiation of the restoration to the building was approved.
11/18/03	An application for the installation of conventional (angled) recessed entrances on First Street was approved.
07/27/04	a revised restoration application was approved to comply with new code and FEMA issues.
12/20/05	An application for the installation of signage for Starbucks Coffee was approved.
05/23/06	An application for the installation of signage for Quizno's subs was approved.
07/23/09	An application to install a Howl Gallery Tattoo wall sign.
05/28/15	An application for the installation of signage for Flat Top Larry's Diner was approved.
1/26/17	An application to remove a portion of exterior wall and reconstruct the historic window system on the northwestern portion of the First Street façade was approved.

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2122 First Street, (formally known as 1514 Broadway Unit 103) is a contributing structure in the Downtown Historic District, constructed in 1928.
2. The applicant proposes to install a 29" x 248.5" (50 +/- square feet) painted aluminum wall sign with channel letters, which will be illuminated by existing gooseneck lamps. A five (5) square foot projecting sign will be installed near the entrance.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

(b) Additional criteria for commercial and mixed-use buildings.

- (2) **Signs.** Signs should not damage or conceal architectural details or overwhelm the pedestrian scale of historic districts.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

Q. SIGNS

Appropriate signage in a Historic District can enhance its historic character. Signs citing the name and the year of construction of commercial buildings are fairly common practices.

In reviewing applications for new signs, the Historic Preservation Commission considers their proposed dimensions, graphics, materials, colors, supports, and locations. All proposed signs must also conform to the City's Sign Ordinance. Sign proposals should be submitted directly to the city.

1. New signage should be kept unobtrusive by selecting traditional materials such as wood, metal, or stone, and carefully placing signs

- in locations that do not damage or conceal architectural features and details.
2. New signs should be sized to be consistent with the pedestrian scale of the District. Graphics should be kept simple and legible.
 3. Generally, freestanding signs should be no larger than necessary and should be mounted fairly low to the ground to avoid blocking the pedestrian's and motorist's view.
 4. Graphics painted on windows or applied to fabric awnings are also appropriate.
 5. Limit the number of colors on signs and relate the colors to adjacent structures.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed signage is in character with the City of Fort Myers Code of Ordinances, Section 114-72, (b)(2).
2. Staff recommends to the Historic Preservation Commission the approval of Certificate of Review application 19COR27 for 2122 First Street.
3. The proposed signage shall be installed as specified on the renderings prepared by US Sign and Mill Corporation dated 11/26/19.
4. All required permits shall be obtained prior to commencement of construction.
5. The Certificate of Review shall become effective immediately.



Proposed sign locations



US Sign & Mill Corp.
7981 Mainline Parkway
Fort Myers, FL 33912
(239) 936-9154
Fax (239) 936-2899

12/3/19

To whom it may concern:

First Street Fort Myers LLC aka Mason's Famous Lobster Rolls located @ 2122 First Street, Ft Myers, FL would like to improve signage visibility to pedestrian and vehicular traffic by installing non-illuminated aluminum, painted, channel letter wall sign above the center of the front elevation of their building and a non-illuminated, double-sided, aluminum blade sign centered and attached to an existing bracket. The intention is to match adjacent business signage without disturbing historical appearance, while attracting potential new customers.

The 50.04 [/] wall sign will be flush mounted to the wall. The 3 [/] blade sign is to be attached to an existing bracket.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Nancy Colgan".

Nancy (Barnette) Colgan
Permit Manager
US Sign and Mill



ORIGINAL

CITY OF FORT MYERS

APPLICATION FOR CERTIFICATE OF REVIEW

Date: Dec 5, 2019

1) Address of Property to be Reviewed:

2122 FIRST STREET / 1514 BROADWAY, FT MYERS, FL 33901

2) Name of Historic District the Property is located in: Downtown, Edison Park, Dean Park or Seminole Park:

DOWNTOWN

3) Locally Designated Landmark? Yes or No

If yes, name: NO

4) National Register of Historic Places? Yes or No

If yes, name: NO

5) Property Owner(s): Name, address, and email of all owners of the property. Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: STEVE ISRAEL
Business Name: FIRST STREET FORT MYERS LLC
Address: 40 EAST 78TH #11D
City, State, Zip: NEW YORK, NY 10075
Office phone: 239-489-3600
Cell phone: 917-597-1023
Email address: SM153@AOL.COM

6) If Property Owner is other than individuals: Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: N/A
Business Name: N/A
Address: N/A
City, State, Zip: N/A
Office phone: N/A
Cell phone: N/A
Email address: N/A

7) Name of Applicant or Agent, if different from above:

Name: NANCY (BARNETTE) COLGAN
Business Name: US SIGN AND MILL
Address: 7981 MAINLINE PARKWAY
City, State, Zip: FT MYERS, FLORIDA 33919
Office phone: 239 -936-9154
Cell phone: 239-707-6354
Email address: PERMITS@USSIGNANDMILL.COM

8) Property Address and Strap #:

No. of Parcels: 1
1st Address: 2122 FIRST STREET / 1514 BROADWAY, FT MYERS, FL 33901
Strap #1: 13-44-P4-00406.001A
2nd Address: _____
Strap #2: _____
3rd Address: _____
Strap #3: _____

9) Date Property Acquired:
11/01/1981

10) Description of Location of Property. Please list adjacent streets:

PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF (EAST)
FIRST STREET AND BROADWAY.

11) Surrounding Uses:

Residential application: indicate the type of residential unit on each side of your property: single family, duplex, apartment building, tri-plex, etc.

Commercial application: list businesses by name and description of use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: Kress Building OFFICE & RETAIL

North: STRAYHORN BUILDING - OFFICES

South: HOTEL INDIGO - HOTEL W/ MULTIPLE RESTAURANTS AND OFFICES

East: THE FRANKLIN SHOPS - RETAIL MERCHANDISE

West: UNITED STATES COURT HOUSE BUILDING

12) Dimensions, Size of Property:

Length: _____
Width: _____
Area in s.f.: 22,254
Acres: LAND 8000 SF

13) Date of Construction of Historic Structure:

1909

14) Historic Significance: Please supply any information that is known or available re: dates of importance, distinctive architectural features or materials, construction techniques, association to persons or events:

15) Type of work. Mark with an "X" for those that apply:

Alteration: X
Demolition: _____
New construction: _____
Reconstruction: _____
Excavation: _____
Relocation: _____

16) Alteration Type. Mark with an "X" for those that apply:

Dock/ Pier: _____
Door: _____
Fence: _____
Garage: _____
Gate: _____
Shed: _____
Roof: _____
Windows: _____
Signage: X
Other: explain: _____

17) Project Description: Describe all work proposed and attach sheets if necessary:

FABRICATE AND INSTALL PAINTED, NON-ILLUMINATED ALUMINUM CHANNEL LETTERS
FLUSH MOUNTED TO THE WALL

18) Will another application be required for this property such as a Variance, Conditional Use, or other special application?

NO: NO

YES: Please Explain:

H:\CDD-Admin\CDD-Development Services\Forms\Application for Certificate of Review (HPC)\Certificate of Review Application.doc



Lee County Property Appraiser

Tax Year

[Next Parcel Number](#) [Previous Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data

STRAP: 13-44-24-P4-00406.001A Folio ID: 10162378

+ Owner Of Record

FIRST STREET FORT MYERS LLC
40 E 78TH ST # 11D
NEW YORK NY 10075

Site Address

1514 BROADWAY
FORT MYERS FL 33901

ALTERNATE ADDRESS INFORMATION:
2122 FIRST ST

Property Description

Do not use for legal documents!

EVANS JAMES HMSTD BLK 6 PB 1 PG 23 DESC IN OR 287 PG 24

Classification / DOR Code

OFFICE, MULTI-STORY / 18

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



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date November of 2016 ▶ View other photos

Last Inspection Date: 12/28/2016

Current Working Values

Just 2,152,864 **As Of** 07/14/2019

Attributes

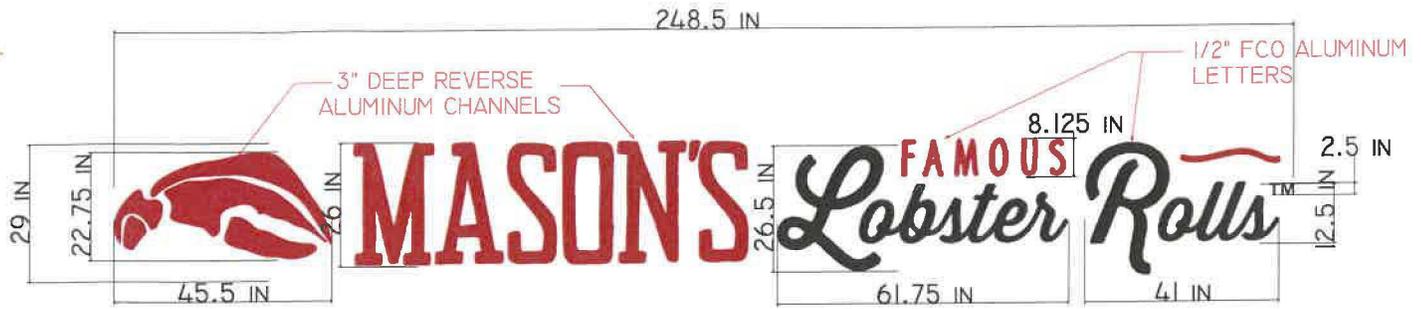
Land Units Of Measure	SF
Units	8000.00
Total Number of Buildings	1
Total Bedrooms / Fixtures	0 / 28
Total Living Area	22,254
1st Year Building on Tax Roll	1909
Historic Designation	Yes

+

Exemptions

+

Values (2019 Tax Roll)



3" DEEP REVERSE ALUMINUM CHANNELS PAINTED MPI0338 FIESTA RED AND 1/2" FCO ALUMINUM LETTERS PAINTED BLACK AND MPI0338 FIESTA RED TO MOUNT FLUSH

MPI0338 FIESTA RED BLACK



23'10" H x 42' W = 1001 [✓]
x 5% = 50.05 [✓]

TOTAL OVERALL COPY SIZE: 29" H x 248.5" W = 50.045 [✓]

CONTACT: CHRIS PALMER
PROJECT: 19-1663
DRAWN BY: AK DATE: 10/04/19
REVISIONS: 11/26/19

I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:

Date: ___/___/___ Signed: _____

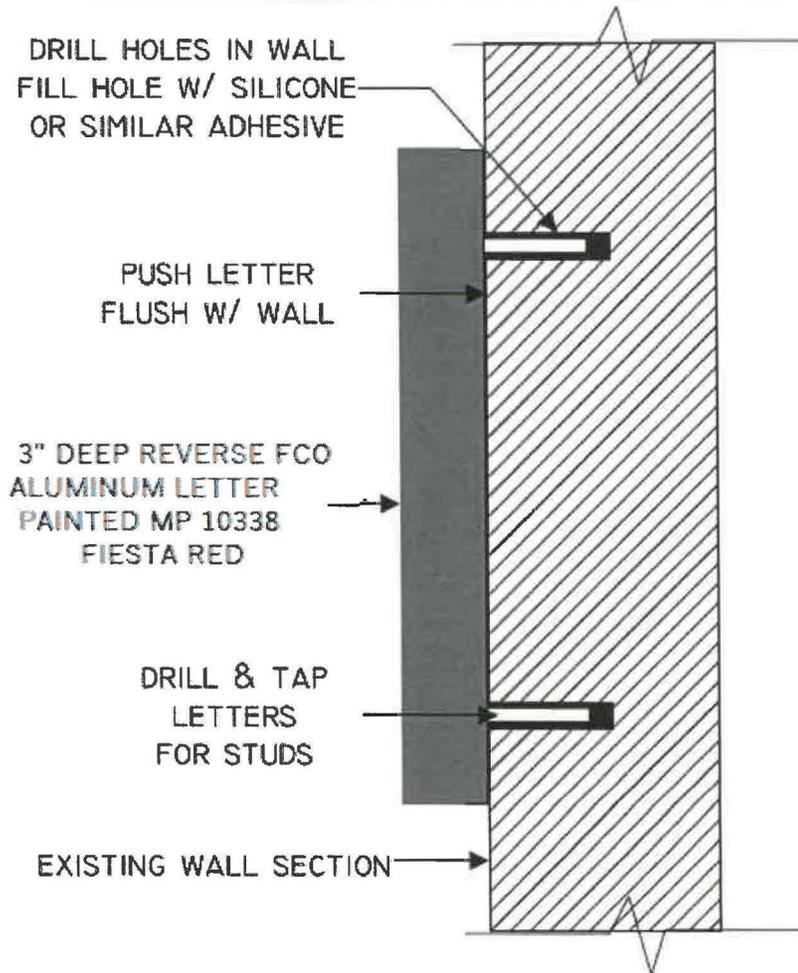
This Drawing Is Property Of US Sign & Mill Corp. Any Alterations Or Reproductions In Whole Or In Part Are Prohibited Without Written Consent Of US Sign & Mill. This Drawing Has Been Made Available To The Client To Illustrate Design Or Manufacturing Details And Are Not To Be Distributed For Bid Without The Written Consent Of US Sign & Mill.

CGC 019632
US SIGN
MILL CORPORATION

7981 Mainline Pkwy Ft. Myers FL, 33912
ph: 239-936-9154 fx: 239-936-2899

PROJECTS\MASONS FAMOUS LOBSTER ROLLS\19-1663\
FORT MYERS - 1514 BROADWAY\NON-ILLUMINATED CHANNEL LETTERS.FS

STUD FLUSH MOUNTED NON-ILLUMINATED LETTERS



THE SIGN, INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2017 FBC TO INCLUDE SEC. 1609.1 WIND LOADS AND SEC. 3107 STRUCTURAL REQUIREMENTS.

CONTACT: JOHN KONOPKA

PROJECT:

DRAWN BY: AK DATE:05/14/13

REVISIONS: 07/27/17

FILE:U:\JOBS\TEMPLATES\SCHEMATIC DRAWINGS\STUD FLUSH MOUNT LETTERS_NON-ILLUMINATED.PS

I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:

Date: ___/___/___ Signed: _____

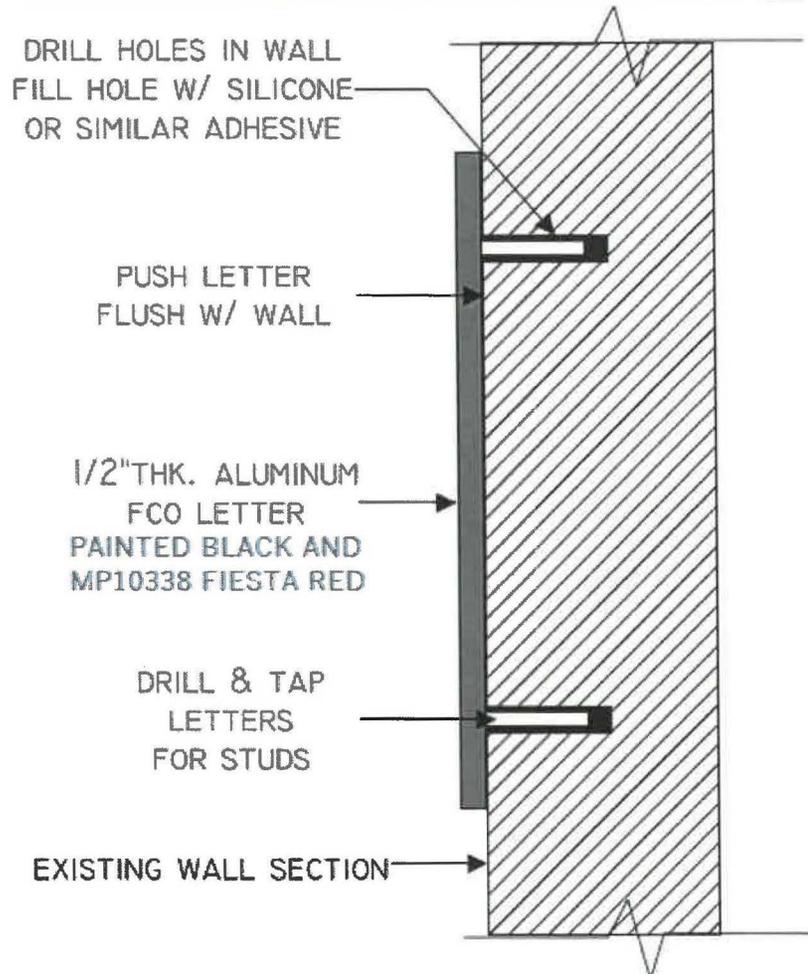
This Drawing Is Property Of US Sign & Mill Corp. Any Alterations Or Reproductions In Whole Or In Part Are Prohibited Without Written Consent Of US Sign & Mill. This Drawing Has Been Made Available To The Client To Illustrate Design Or Manufacturing Details And Are Not To Be Distributed For Bid Without The Written Consent Of US Sign & Mill.

US SIGN
MILL CORPORATION

CCC 019632

7981 Mainline Pkwy Ft Myers FL, 33912
ph: 239-936-9154 fx: 239-936-2899

STUD FLUSH MOUNTED NON-ILLUMINATED LETTERS



THE SIGN, INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2017 FBC TO INCLUDE SEC. 1609.1 WIND LOADS AND SEC. 3107 STRUCTURAL REQUIREMENTS.

CONTACT: JOHN KONOPKA
 PROJECT:
 DRAWN BY: AK DATE:05/14/13
 REVISIONS: 07/27/17

I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:
 Date: ___/___/___ Signed: _____

FILE:U:\JOBS\TEMPLATES\SCHEMATIC DRAWINGS\STUD FLUSH MOUNT LETTERS NON-ILLUMINATED.FS

This Drawing Is Property Of US Sign & Mill Corp. Any Alterations Or Reproductions In Whole Or In Part Are Prohibited Without Written Consent Of US Sign & Mill. This Drawing Has Been Made Available To The Client To Illustrate Design Or Manufacturing Details And Are Not To Be Distributed For Bid Without The Written Consent Of US Sign & Mill.

CGC 019632

US SIGN
MILL CORPORATION

7981 Mainline Pkwy Ft Myers FL, 33912
 ph: 239-936-9154 fx: 239-936-2899



DOUBLE-SIDED 2" DEEP ALUMINUM BLADE SIGN PAINTED WHITE AND MPI0338 FIESTA RED WITH 1/4" FCO ALUMINUM LOGO ELEMENTS AND LETTERS MOUNTED FLUSH. "FAMOUS" AND "TM" TO BE PAINTED. TOUCH UP "LOBSTER ROLLS" FCO LETTERS PAINTED BLACK WITH WHITE PAINT. BLADE SIGN TO BE MOUNTED REUSING EXISTING ALUMINUM BRACKET PAINTED BLACK

- MPI0338 FIESTA RED
- BLACK
- WHITE

CONTACT: CHRIS PALMER
 PROJECT: 19-1663
 DRAWN BY: AK DATE: 10/04/19
 REVISIONS:

I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:

Date: ___/___/___ Signed: _____

This Drawing Is Property Of US Sign & Mill Corp. Any Alterations Or Reproductions In Whole Or In Part Are Prohibited Without Written Consent Of US Sign & Mill. This Drawing Has Been Made Available To The Client To Illustrate Design Or Manufacturing Details And Are Not To Be Distributed For Bid Without The Written Consent Of US Sign & Mill.

PROJECTS\MASONS FAMOUS LOBSTER ROLLS\19-1663\
 FORT MYERS - 1514 BROADWAY\BLADE SIGN.FS

CGC 019632

**US SIGN
 & MILL CORPORATION**

7981 Mainline Pkwy Ft Myers Fl, 33912
 ph: 239-936-9154 fx: 239-936-2899



1 of 2

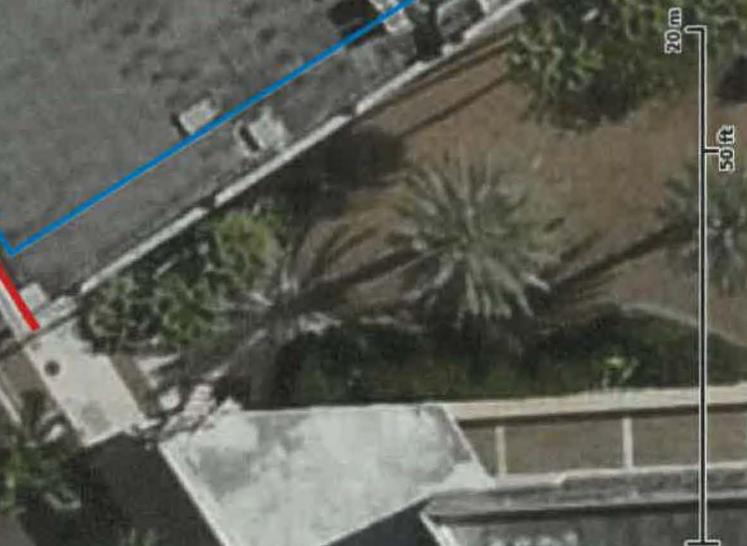
134424P400406001A

Owner: FIRST STREET FORT MYERS LLC
 Address: 1514 BROADWAY
 City: FORT MYERS
 Approx. Sqft: 7362
[Parcel Report](#)
[Districts Query](#)
[Flood Info](#)
[Zoning Review Notes](#)
[E-Connect](#)

[Zoom to](#)

BLADE SIGN HERE (with blue arrow pointing to red line)

WALL SIGN HERE (with yellow arrow pointing to red line)



AGENT AUTHORIZATION AND AFFIDAVIT

I, (Name)

NANCY (BARNETTE) COLGAN

being first duly sworn, depose and say that I am the authorized representative of the owner(s) of the property described as:

No. of Parcels: 1
Addresses: 2122 FIRST STREET / 1514 BROADWAY, FT MYERS, FL 33901
Strap #: 13-44-P4-00406.001A

Agent Information: US SIGN AND MILL
Address: 7981 MAINLINE PARKWAY
City, State, Zip: FT MYERS, FLORIDA 33912
Office phone: 239-936-9154
Cell phone: 239-707-6354
Email address: PERMITS@USSIGNANDMILL.COM

I hereby certify that the answers to the questions in this application and all sketches, data, and other supplementary materials attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Signature:

Nancy Barnett Colgan

Printed Name: NANCY (BARNETTE) COLGAN

Sworn to and subscribed before me this 3 day of DECEMBER, 2019, by

NANCY (BARNETTE) COLGAN

who is personally known

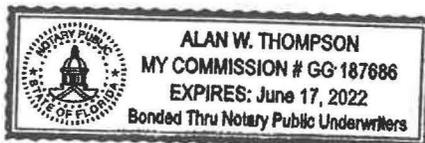
to me or has produced _____ as identification.
He/she acknowledged before me that he/she has executed this instrument for the reasons therein expressed.

Notary Public Signature:

Alan W. Thompson

Notary Public Name:

My commission expires:



ORIGINAL

DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Corporate or Partnership Owner]

I, (Name) STEVE ISRAEL
As (Title) MANAGING member
of (Corp.) Frost Street Four myers, INC
being first duly sworn, depose and say that

Name: Steve Israel
Address: 40 EAST 78th ST. Apt 110
NEW YORK, NY 10075
is the owner of the property described as:

No. of Parcels: 1
Addresses: 1514 BROADWAY, FORT MYERS FL
Strap #: 13-44-29-P4-00406.001A

I do hereby appoint Richard King as the Owner's authorized agent and/or attorney for the purpose of representing its interests in the above-described property which is the subject matter of this application and proposed hearing. I understand that this application must be complete and accurate before a hearing can be advertised.

Signature of Owner: [Handwritten Signature]
Printed Name: STEVE ISRAEL

Sworn to and subscribed before me this 6th day of December, 2019, by Steve Israel, who is personally known to me or who has produced X as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

[Handwritten Signature]
Notary Public
Heather Adams
Print Notary Name

My commission expires:



HEATHER ADAMS
Commission # GG 139099
Expires August 29, 2021
Bonded Thru Budget Notary Services

ORIGINAL

DISCLOSURE OF SUPPORT OR NOT TO OBJECT

(Principal)

Accurate and complete disclosure is required from time of application submittal up to the time of the actual public hearing. It is the principal's responsibility to disclose any and all information regarding compensation paid, offered or received up to the time of the public hearing. Opportunity will be provided at the public hearing to disclose any additional information not included on this form.

Describe all monies or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to person or entity or to a third party.

(Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future).

I, STEVEN ISRAEL
Address: 40 EAST 78th St # 110
City, State, Zip: NEW YORK, NY 10075
Office phone: (917) 597 8213
Cell phone: (917) 597 8213
Email address: SMI53@AOL.COM

do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object and offer the following written disclosure. Compensation given or Offered:

N/A

Reason for Compensation: Support or Not To Object (circle applicable option).

Any failure to make disclosure shall render the relief or item being sought by the Principal invalid.

Violation may also cause any prior approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

ORIGINAL

**CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING
JANUARY 23, 2020**

AGENDA ITEM NO. 3

CERTIFICATE OF REVIEW# 19COR28

ADDRESS 2781 Rhode Island Avenue

HISTORIC DISTRICT

Dean Park Historic District

HISTORIC NAME

N/A

PROPOSED PROJECT

After the fact approval for a new shed.

DATES

CASE HISTORY

04/27/97	The City designated the Dean Park area as a Historic District.
01/27/00	Application to rehabilitate the structure was approved.
10/26/04	Application to construct and new pool and fence was approved.
8/25/16	Application to modify existing detached garage to utilize as a pool house was approved.

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2781 Rhode Island Avenue is a two-story contributing structure in the Dean Park Historic District constructed in 1926.
2. The applicant proposes to install an 8' x 10' shed which will be located behind an existing wood privacy fence.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

(a) **Criteria for maintenance and improvements.**

- (9) **Accessory buildings.** Changes to accessory buildings such as garages and carports should avoid negative impacts on historic streetscapes.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

A. ACCESSORY BUILDINGS

Although the main building on a lot makes the strongest statement about a property's contribution to the character of an historic district, the accessory buildings that share the lot can also have a significant influence on the historic streetscape.

1. A reconstructed garage should occupy the original building footprint, wherever possible.
2. A new garage, carport, or accessory building should be located to the side or rear of the property, wherever possible.
3. A new garage, carport, or accessory building visible from the street should be constructed of materials that are in keeping with the main building on the lot.
4. The design for a new garage, carport, or accessory building visible from the street should be inspired by the main building. Building details should be derived from the main structure but can be less elaborate than the main structure.
5. A new garage, carport, or accessory building should be in proper scale for the property and have an appropriate site relation to the main structure as well as surrounding structures.
6. Prefabricated accessory buildings must be located where they will not be visible from the street.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect*

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed shed complies with the City of Fort Myers Land Development Code, Section 114-72 (a)(9) and Secretary of the Interior's Standards for Rehabilitation standard 9.
2. Staff recommends to the Historic Preservation Commission the approval of Certificate of Review application 19COR28 for 2781 Rhode Island Avenue with the following conditions:
 - a. The shed shall be moved from its current location, which may be encroaching into the alley right-of-way, and relocated to the area shown on the site plan. The eight (8) foot wide shed is located within a 7'-3" area between the one (1) story building and the property line.
3. The proposed shed shall be installed as drawn on the signed and sealed survey prepared by Keith David Clay.
4. All required permits shall be obtained prior to commencement of construction.
5. The Certificate of Review shall become effective immediately.

Historic Preservation Commission
Public Hearing
January 23, 2020



CITY OF FORT MYERS

APPLICATION FOR CERTIFICATE OF REVIEW

Date: 11/11/19

1) Address of Property to be Reviewed:

2781 Rhode Island Ave Fort Myers FL 33916

2) Name of Historic District the Property is located in: Downtown, Edison Park, Dean Park or Seminole Park:

Dean Park

3) Locally Designated Landmark? Yes or No

If yes, name: No

4) National Register of Historic Places? Yes or No

If yes, name: No

5) Property Owner(s): Name, address, and email of all owners of the property. Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: James + Danielle Martin

Business Name: _____

Address: 2781 Rhode Island Ave

City, State, Zip: Fort Myers, FL 33916

Office phone: _____

Cell phone: 239-322-4971

Email address: Dak:pa4@AOL.com

6) If Property Owner is other than individuals: Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: _____

Business Name: _____

Address: _____

City, State, Zip: _____

Office phone: _____

Cell phone: _____

Email address: _____

7) Name of Applicant or Agent, if different from above:

Name: _____
Business Name: _____
Address: _____
City, State, Zip: _____
Office phone: _____
Cell phone: _____
Email address: _____

8) Property Address and Strap #:

No. of Parcels: 1
1st Address: 2781 Rhode Island Ave
Strap #1: 13-44-24-P2-0020 D. 160
2nd Address: _____
Strap #2: _____
3rd Address: _____
Strap #3: _____

9) Date Property Acquired:

10/30/2015

10) Description of Location of Property. Please list adjacent streets:

Corner of Palm Blvd and Rhode Island Ave

11) Surrounding Uses:

Residential application: indicate the type of residential unit on each side of your property: single family, duplex, apartment building, tri-plex, etc.

Commercial application: list businesses by name and description of use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: Residential - American Eagle Corp? (found on Google)

North: Commercial

South: Residential - single family

East: - Residential - Duplex

West: - Residential - single family

12) Dimensions, Size of Property:

Length: 140'
Width: 74.1'
Area in s.f: 10,374
Acres: 0.24

13) Date of Construction of Historic Structure:

1926

14) Historic Significance: Please supply any information that is known or available re: dates of importance, distinctive architectural features or materials, construction techniques, association to persons or events:

Craftsman style home w/ non contributing mother-in-law suite

15) Type of work. Mark with an "X" for those that apply:

Alteration: _____
Demolition: _____
New construction: X
Reconstruction: _____
Excavation: _____
Relocation: _____

16) Alteration Type. Mark with an "X" for those that apply:

Dock/ Pier: _____
Door: _____
Fence: _____
Garage: _____
Gate: _____
Shed: X
Roof: _____
Windows: _____
Signage: _____
Other: explain: _____

17) Project Description: Describe all work proposed and attach sheets if necessary:

New shed for mother-in-law suite tenant

18) Will another application be required for this property such as a Variance, Conditional Use, or other special application?

NO:

YES: Please Explain:

DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Multiple Owners]

We, James + Danielle Martin

being first duly sworn, depose and say that we are the owners of the property described as:

No. of Parcels: 1
Addresses: 2781 Rhode Island Ave Fort Myers FL 33916
Strap #: 13-44-24-P2-0020D.0160

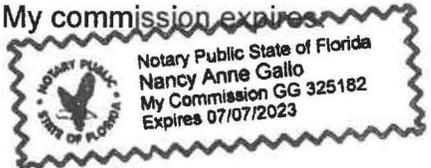
We do hereby appoint James Martin as our authorized agent and/or attorney for the purpose of representing our interests in the above-described property which is the subject matter of this application and proposed hearing. We understand that this application must be complete and accurate before a hearing can be advertised.

Signatures:	Typed or Printed Name:
<u>Danielle Muti</u>	<u>Danielle Martin</u>
<u>J. MA</u>	<u>James Martin</u>

Sworn to and subscribed before me this 11th day of November, 2019, by Danielle & James Martin, who is personally known to me

or who has produced _____ as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

Nancy Anne Gallo
Notary Public
Nancy Anne Gallo
Print Notary Name



[add signature lines and notary clauses as needed on attached sheets]



Picture of shed. Finish selected to match mother-in-law suite. Shed will be painted with leftover paint used for main house repainting.

Ken Lawson, Secretary

Rick Scott, Governor

May 01, 2019

Filiberto Rodriguez

AMAZON SHEDS AND GAZEBOS
10311 BONITA BCH RD.
BONITA SPRINGS, FL 34135

RE: Manufacturer Certification, ID MFT-6755; Expiration Date: April 15, 2022

Dear Filiberto Rodriguez

It is my pleasure to inform you that AMAZON SHEDS AND GAZEBOS, located at 10311 BONITA BCH RD., BONITA SPRINGS, FL 34135, has been approved under the Manufactured Buildings Program, as provided for under Chapter 553, Part I, Florida Statutes, to manufacture Storage Sheds for installation in Florida.

Construction or modification on a manufactured building cannot begin until the Third Party Agency has approved the plans in accordance with the current Florida Building Code. Your Third Party Agency is a contractor for the Department and has statutory authority and responsibilities that must be met to maintain approved status. You may expect and demand quality plans review and inspections.

Each Code change will make your plans obsolete until they have been reviewed, approved and indicated (on the cover page of the plans) for compliance with the Code by your Third Party Agency for plans review. Please ensure that your plans are in compliance and are properly posted on our website. All site-related installation issues are subject to the local authority having jurisdiction.

The Department's contractor will make unannounced monitoring visits at least once each year. You must grant complete access to your manufacturing facility and records to remain in compliance with the rules and regulations of this program.

Your certification is approved for three years from this date. You will receive a renewal notice by email generated by the BCIS (www.floridabuilding.org) for online renewal. If you have questions you may contact Robert Lorenzo at 850-717-1835 or our FAX at 850-414-8436.

Please visit our website at www.floridabuilding.org to see valuable information on the Florida Manufactured Buildings Program. A copy of this letter must accompany applications for local building permits.

Sincerely,



Robert Lorenzo
Manufactured Buildings Program

cc: Professional Service Industries



Intertek-PSI
1748 33rd Street
Orlando, FL 32839

Tel +1 407 304 5560
Fax +1 407 304 5561
intertek.com/building

January 9, 2018

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
Manufactured Building Program
1940 North Monroe Street
Suite 90A
Tallahassee, Florida 32399-0772

**RE: Plan Approval: Residential Lawn Storage Shed
Manufacturer: Amazon Sheds and Gazebos (MFT6755)
Plan Number: Monoslope Style-180C**

Dear Mr. Campbell:

Professional Service Industries Inc., an Intertek company ("Intertek-PSI"), part of Intertek¹ Building Science Solutions, in pursuant to the requirements of the Florida Department of Business and Professional Regulations, the above referenced documents have been reviewed for compliance with:

**2017 Florida Building Code, 6th Edition
2014 NEC, NFPA 70**

These plans comply with Florida Product Approval Rule 61G20-3.006 (FAC). A signed and sealed set of plans are maintained on file in the Third-Party Agency office of PSI.

All mandatory comments have been satisfied and plans are approved for construction by a modular building manufacturer that is currently approved by the Department of Business and Professional Regulations.

If you have any questions or require my assistance in any way, please do not hesitate to contact me.

Respectfully Submitted,
Professional Service Industries, Inc.

Victor C. Martin, PE FL #82379
Department Manager
Building Science Solutions

CC: Amazon Sheds and Gazebos - Filiberto Rodriguez – amazonsheds@gmail.com

¹ Intertek is a brand name representing the Intertek Group plc legal entities, including but not limited to, Intertek Testing Services NA Inc., Professional Service Industries, Inc. ("INTERTEK-PSI"), Architectural Testing Inc. ("INTERTEK-ATI"), and MT Group Inc. ("INTERTEK-MT").
www.intertek.com/building



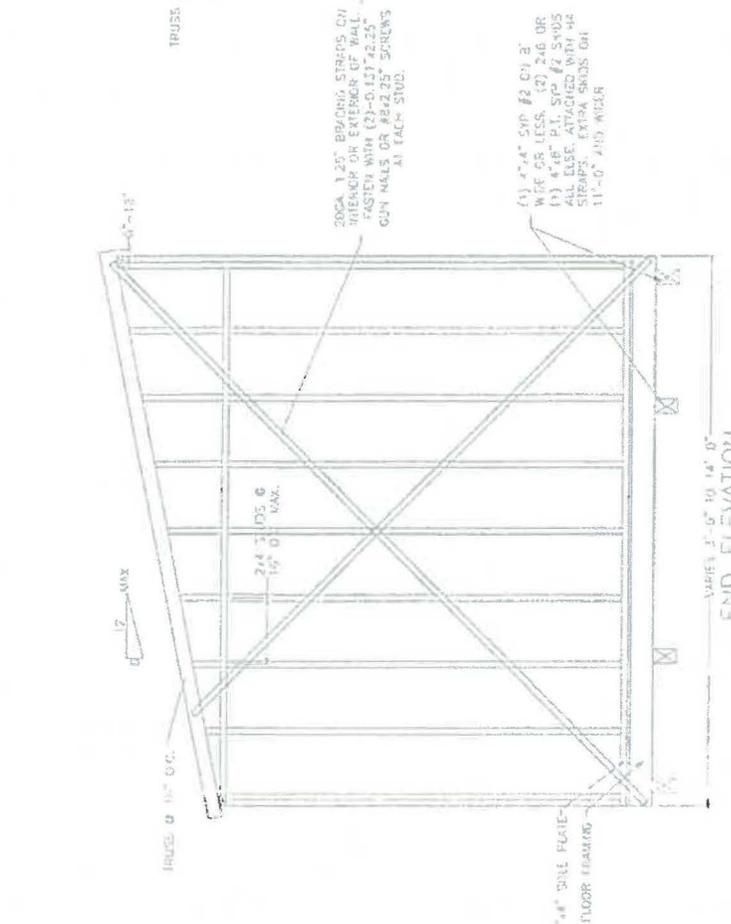
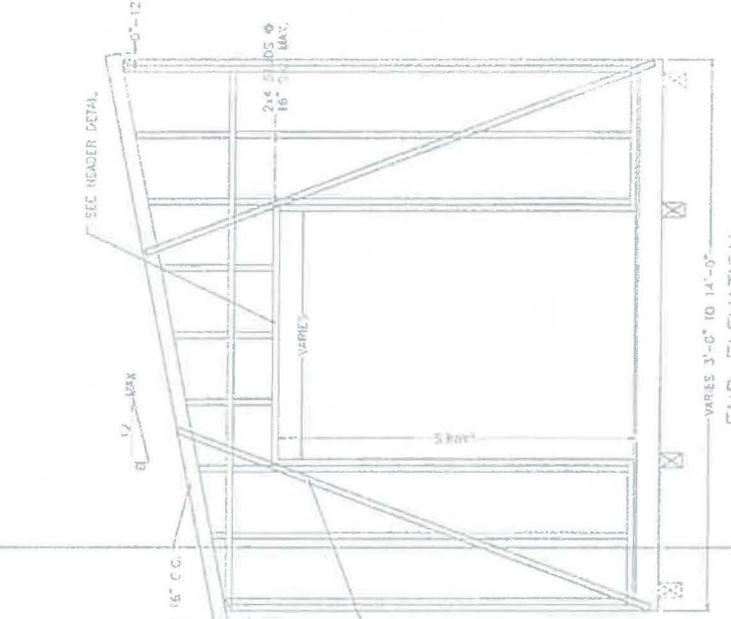
PSI APPROVAL 2018-01-08



DESIGNER	DATE	1/12/18
CHECKER	DATE	1/12/18
APPROVER	DATE	1/12/18
PROJECT NO.	PROJECT NAME	AMAZON SIEDU & GAZEROGI INC.
DATE	DESCRIPTION	END WALL LAYOUT - MASTER PLAN
SCALE	PROJECT LOCATION	
PROJECT NO.	PROJECT NAME	AMAZON SIEDU & GAZEROGI INC.
DATE	DESCRIPTION	END WALL LAYOUT - MASTER PLAN
SCALE	PROJECT LOCATION	
PROJECT NO.	PROJECT NAME	AMAZON SIEDU & GAZEROGI INC.
DATE	DESCRIPTION	END WALL LAYOUT - MASTER PLAN
SCALE	PROJECT LOCATION	
PROJECT NO.	PROJECT NAME	AMAZON SIEDU & GAZEROGI INC.
DATE	DESCRIPTION	END WALL LAYOUT - MASTER PLAN
SCALE	PROJECT LOCATION	

NO.	DATE	DESCRIPTION
1	1/12/18	ISSUED FOR PERMITS
2	1/12/18	REVISED PER PERMITS

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 MATTHEW T. BALON
 LICENSE NO. 12000
 EXPIRES 12/31/2020

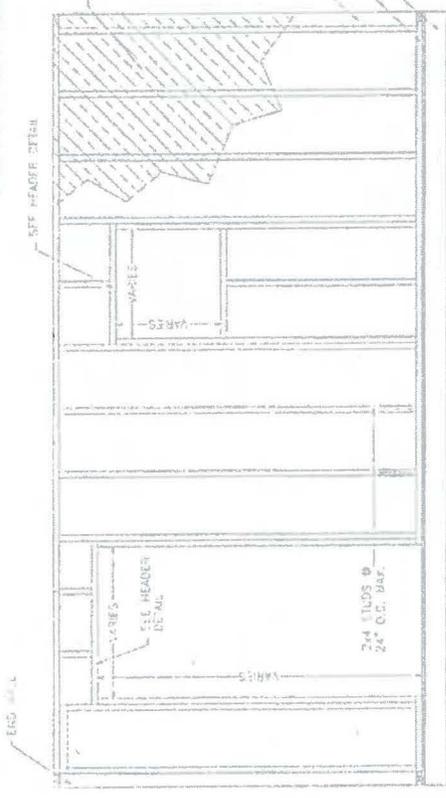


END WALL LAYOUT - MASTER PLAN

END ELEVATION WITH DOOR

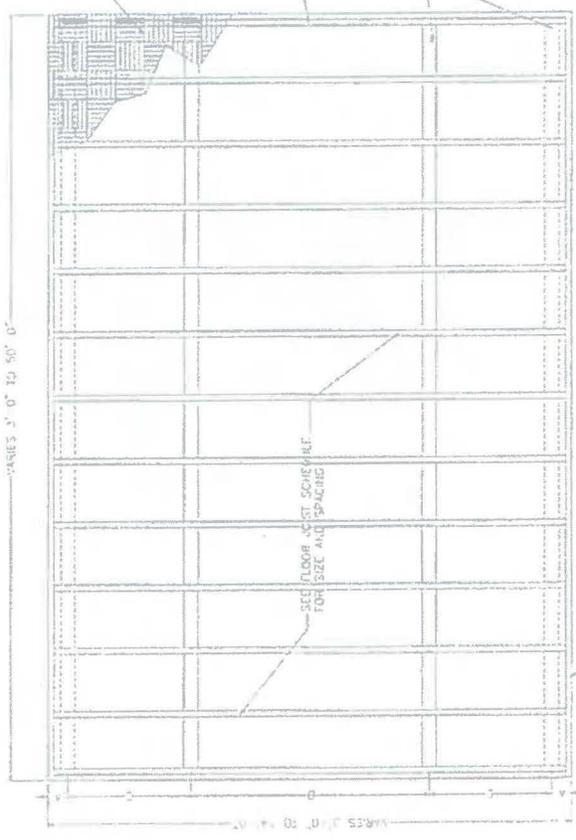
END ELEVATION WITHOUT DOOR

PSI APPROVAL 2018-01-08



STANDARD WALL DETAIL WITH DOOR & WINDOW OPENINGS

NOTE: WALL FRAMING MEMBERS ARE CONTIGUOUS FROM CONCRETE TO SILL TO ROOF AND DESIGNED TO ENSURE A CONTINUOUS LOAD PATH. WHERE WALL MEMBERS ARE NOT CONTIGUOUS, USE METAL CLAMPS, BOLTS, OR COLD-CHURN IRON. MINIMUM WALL THICKNESS SHALL BE 4\"/>



FLOOR JOIST SCHEDULE AND SUB-LAYOUT

MEMBER	JOIST SIZE & SPACING	Z	Ø	C
1	2x4 @ 16" O.C. MAX	12"	48"	N/A
2	2x6 @ 16" O.C. MAX	18"	52"	N/A
3	2x6 @ 16" O.C. MAX	18"	64"	N/A
4	2x6 @ 16" O.C. MAX	18"	84"	N/A
5	2x6 @ 16" O.C. MAX	18"	72"	24"
6	2x6 @ 16" O.C. MAX	18"	78"	24"
7	2x6 @ 16" O.C. MAX	18"	78"	24"



PROJECT INFORMATION

OWNER	AMAZON SERVICES & SERVICES INC.
PROJECT NAME	AMAZON FULFILLMENT CENTER
PROJECT ADDRESS	13000 W. BAYVIEW BLVD. SUITE 1000
PROJECT CITY	MIAMI, FL 33147
PROJECT STATE	FLORIDA
PROJECT ZIP	33147
PROJECT DATE	5/15/15
PROJECT TYPE	INDUSTRIAL
PROJECT PHASE	CONSTRUCTION
PROJECT STATUS	UNDERWAY
PROJECT VALUE	\$10,000,000
PROJECT RISK	LOW
PROJECT COMPLEXITY	MODERATE
PROJECT SCHEDULE	12 MONTHS
PROJECT TEAM	ARCHITECT: [FIRM], ENGINEER: [FIRM], CONTRACTOR: [FIRM]

PROJECT NO. 15-001
 DATE 5/15/15
 DRAWN BY [NAME]
 CHECKED BY [NAME]
 PROJECT VALUE \$10,000,000
 PROJECT RISK LOW
 PROJECT COMPLEXITY MODERATE
 PROJECT SCHEDULE 12 MONTHS
 PROJECT TEAM ARCHITECT: [FIRM], ENGINEER: [FIRM], CONTRACTOR: [FIRM]

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 MATTHEW T. BARTON
 LICENSE NO. 15000
 EXPIRES 12/31/2018
 Matthew T. Barton, P.E.
 Florida License 15000

PSI APPROVAL 2018-01-08



DATE REVISION	BY	DESCRIPTION
11/15/17	WJH	ISSUE FOR PERMIT
05/18/15	WJH	ISSUE FOR PERMIT
05/18/15	WJH	ISSUE FOR PERMIT

PROJECT NO.	17-0000
DATE	5/18/15
SCALE	AS SHOWN
DESIGNED BY	WJH
CHECKED BY	WJH
IN CHARGE	WJH

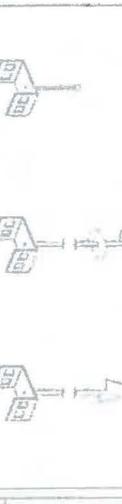
THIS DOCUMENT IS THE PROPERTY OF BRIDGES & CIVIL ENGINEERS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF BRIDGES & CIVIL ENGINEERS INC., THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BRIDGES & CIVIL ENGINEERS INC. IS STRICTLY PROHIBITED.

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 WALTER J. BALDWIN
 License No. 12345
 Expires 12/31/2018



PSI APPROVAL 2018-01-08

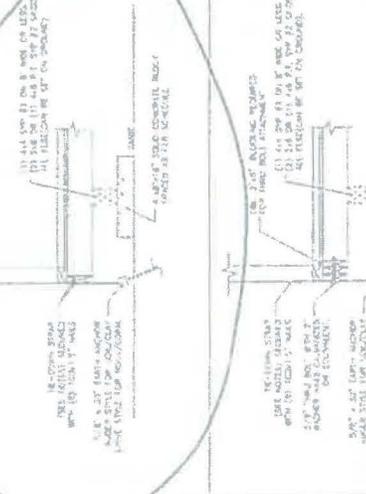
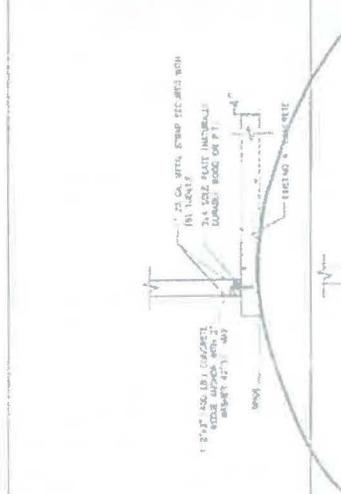
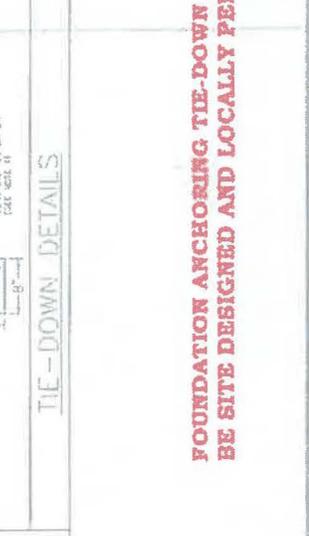
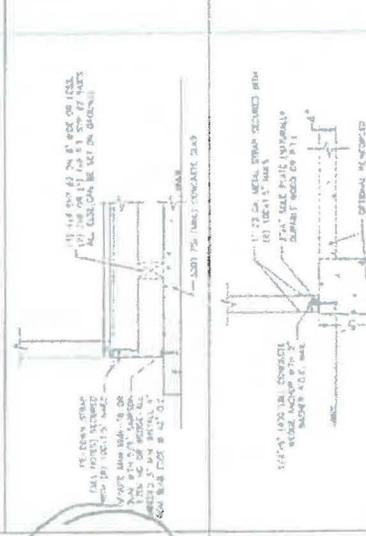
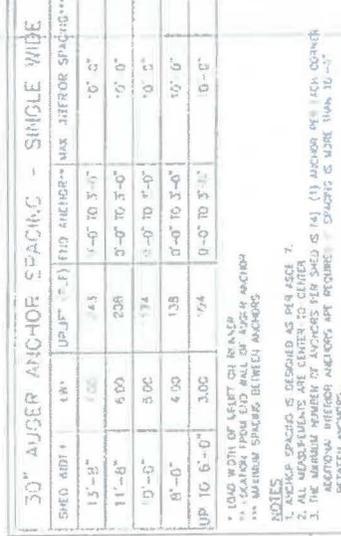
SPACING	MIN. ANCHOR LENGTH	MAX. ANCHOR SPACING
1'-0" TO 1'-6"	4.3	1'-0" TO 3'-0"
1'-6" TO 2'-0"	5.0	3'-0" TO 3'-0"
2'-0" TO 2'-6"	5.0	3'-0" TO 3'-0"
2'-6" TO 3'-0"	5.0	3'-0" TO 3'-0"
3'-0" TO 3'-6"	5.0	3'-0" TO 3'-0"
3'-6" TO 4'-0"	5.0	3'-0" TO 3'-0"



TYPICAL ANCHOR TYPES

30° ANCHOR FOR CONCRETE
 30° ANCHOR FOR SOIL/CLAY
 30° ANCHOR WITH EXPANSION BOLT

FOUNDATION ANCHORING TIE-DOWN SYSTEM TO BE SITE DESIGNED AND LOCALLY PERMITTED



PSI APPROVAL 2018-01-08

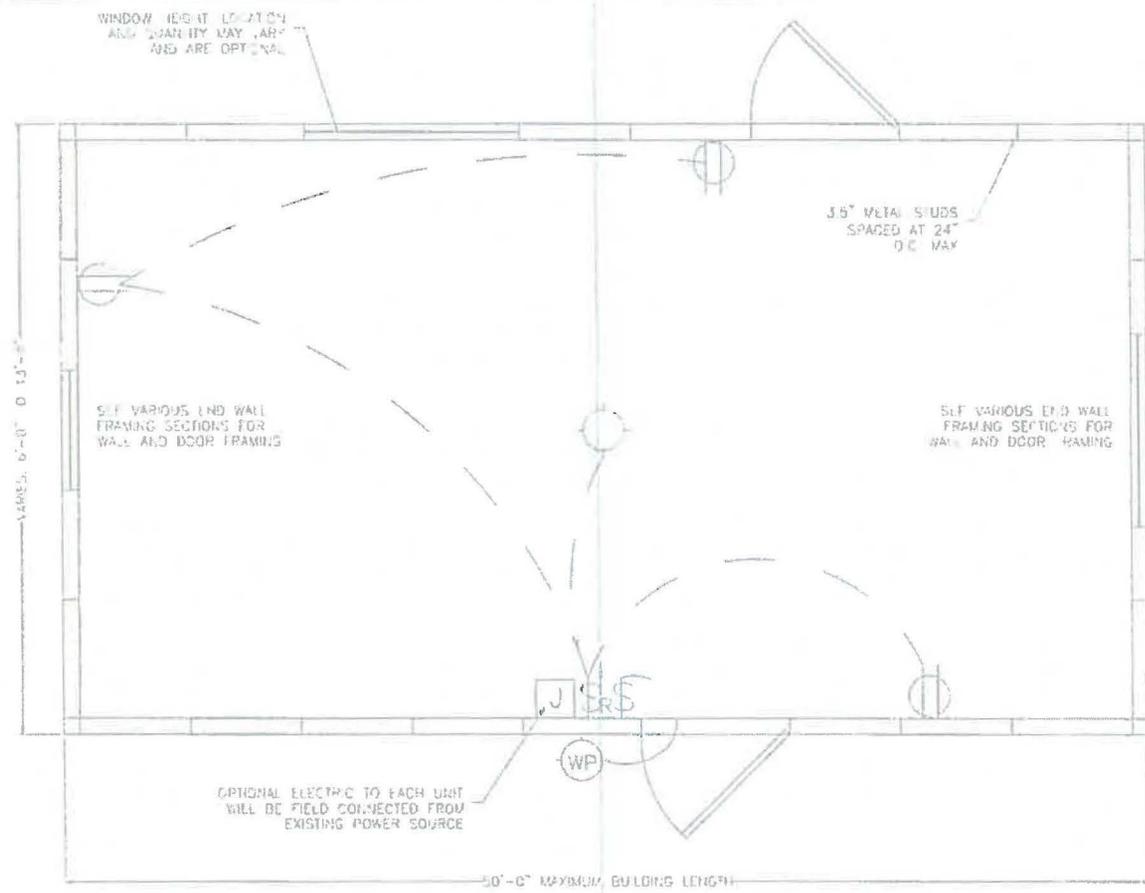


- ELECTRICAL NOTES:**
1. ALL WIRE TO BE #12 THHN SOLID COPPER WITH GROUND. WIRING PROTECTED BY NEC 2014 EDITION
 2. FIXTURE LOCATION AND TYPE MAY VARY
 3. PLASTIC OR METAL "NEW YORK" OUTLET BOXES
 4. 20A GFCI OUTLETS
 5. ALL RECEPTACLES TO BE AT 12" INT. AT 6". MAXIMUM 8 RECEPTACLES
 6. ALL SWITCHES TO BE AT 48" 62" AFF.
 7. FLUORESCENT & LED FIXTURES MAY BE SUBJECT TO REASSESSMENT DURING
 8. ALL OUTLETS TO BE GFCI
 9. THE MAIN ELECTRICAL PANEL, FEEDERS, POWER HOODS TO UNIT (INCLUDING ALL DISCONNECTS, OVER CURRENT DEVICES, PANELS, CONDUITING, ETC.) IS DESIGNED BY OTHERS, SHALL BE INSTALLED AND SUBJECT TO LOCAL APPROVAL

DATE SUBMITTED	01/08/18
MANUFACTURER	AMAZON SHIELDS & GATES
BUILDING TYPE	RESTAURANT/BEVERAGE
CONSTRUCTION TYPE	CONCRETE/STEEL
FIRE PROTECTION	SMR
FIRE SUPPRESSION SYSTEM	SMR
OCCUPANCY	RESTAURANT
ALLOWABLE WINDSPEED	70
WIND SPEED	70 mph
ENCLOSURE	SMR
INTERNAL PRESSURE COEFFICIENT	0.18
WINDBOWNE FACTOR	1.15
WIND DEAD LOAD	10 psf
ROOF LIVE LOAD	30 psf OR 20 psf PER CODE
FLOOR DEAD LOAD	10 psf
FLOOR LIVE LOAD	100 psf
1" RADIUS OF CURVATURE	50'
WINDSPEED PER BUILDING	70
MINIMUM WIND PROTECTION WALL	10'
MINIMUM WIND PROTECTION WALL	10'
SCALE FOOTING	1/4" = 8'-0" OR 1/8"

ELECTRICAL SYMBOL KEY

	RECEPTACLE
	240V RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	CEILING MOUNT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	JUNCTION BOX



REVISIONS

REV	DESCRIPTION	DATE	BY
1	ISSUE (SEALING WORKING PROJECT)	2/2/18	WBS
2	UPDATE FOR 2018 EDC	2/14/18	WBS

DATE: 01/08/18
 TIME: 2:10/18
 DRAWING: ASS-18-1100

REMARKS:

1. EDUCATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
2. THIS BUILDING IS EXEMPT FROM THE FBC (FLORIDA BUILDING CODE) PER SECTION 105.2.2.
3. REFER TO THE OWNER SPECIFIC FOR PROPER INSTALLATION REQUIREMENTS TO WEST SIDE.
4. ALL STUDS, PARTIES, TRUSSES, ETC. ARE 2X4 @ 24" ON CENTER.
5. STRUCTURE OVER 100 SQ FT SHALL HAVE AN 80' WINDSHIELD DOOR.
6. PARTIES TO BE RECALCULATED ON-SITE BY OTHERS UNDER LOCAL CODES.
7. ALL SHROUDS AND BLOCKS TO MEET THE MINIMUM SPECIFICATIONS AS PER FLOOR SLABING CODE.



NOTE: ALL ELECTRICAL EQUIPMENT SHOWN IS OPTIONAL AND LOCATIONS MAY VARY

OPTIONAL ELECTRICAL LAYOUT

Reliable Land Surveying, Inc.

Mailing Address: P.O. Box 1589, Ft. Myers, FL 33902 Street Address: 13010 Palm Beach Blvd., Ft. Myers, FL 33905
 Toll Free Fax: (888) 215-9098 Email: Info@ReliableSurveying.com Certificate of
 Phone: (239) 340-3318 www.ReliableSurveying.com Authorization No. LB 7373

Certified To:
 James and Danielle Martin
 Tropical Shells Title, LLC
 Old Republic National Title Insurance Company
 Suncoast Credit Union

Revisions:

Notes:
 1) Parcel was surveyed from information supplied by the client or the clients agent.
 2) Easements as shown hereon are from the recorded plat. Any other easement (s) pertaining to the hereon described parcel must be furnished to the surveyor by the client or the clients agent per Florida Administrative code 5J-17.052(2)(d).
 3) This certification is only for the parcel described. It is not a certification of title, zoning, easement, freedom of encumbrance, ownership, or rights-of-ways.
 4) Parcel subject to easements, restrictions, reservations, and rights-of-ways of record.
 5) Abstract not reviewed.
 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 7) The survey depicted hereon is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
 8) Well locations, when shown, are approximate and based on field observed surface evidence, unless otherwise noted.
 9) Septic and/or drain field locations, when shown, are approximate and based on surface evidence, subsurface probes, or a combination thereof.
 10) Underground utilities, structures and/or improvements other than those shown, if any, were not located.
 11) The survey depicted hereon may not be communicated or relied on by any party to which it has not been certified without the prior written consent of the signing party.

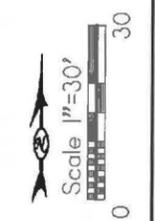
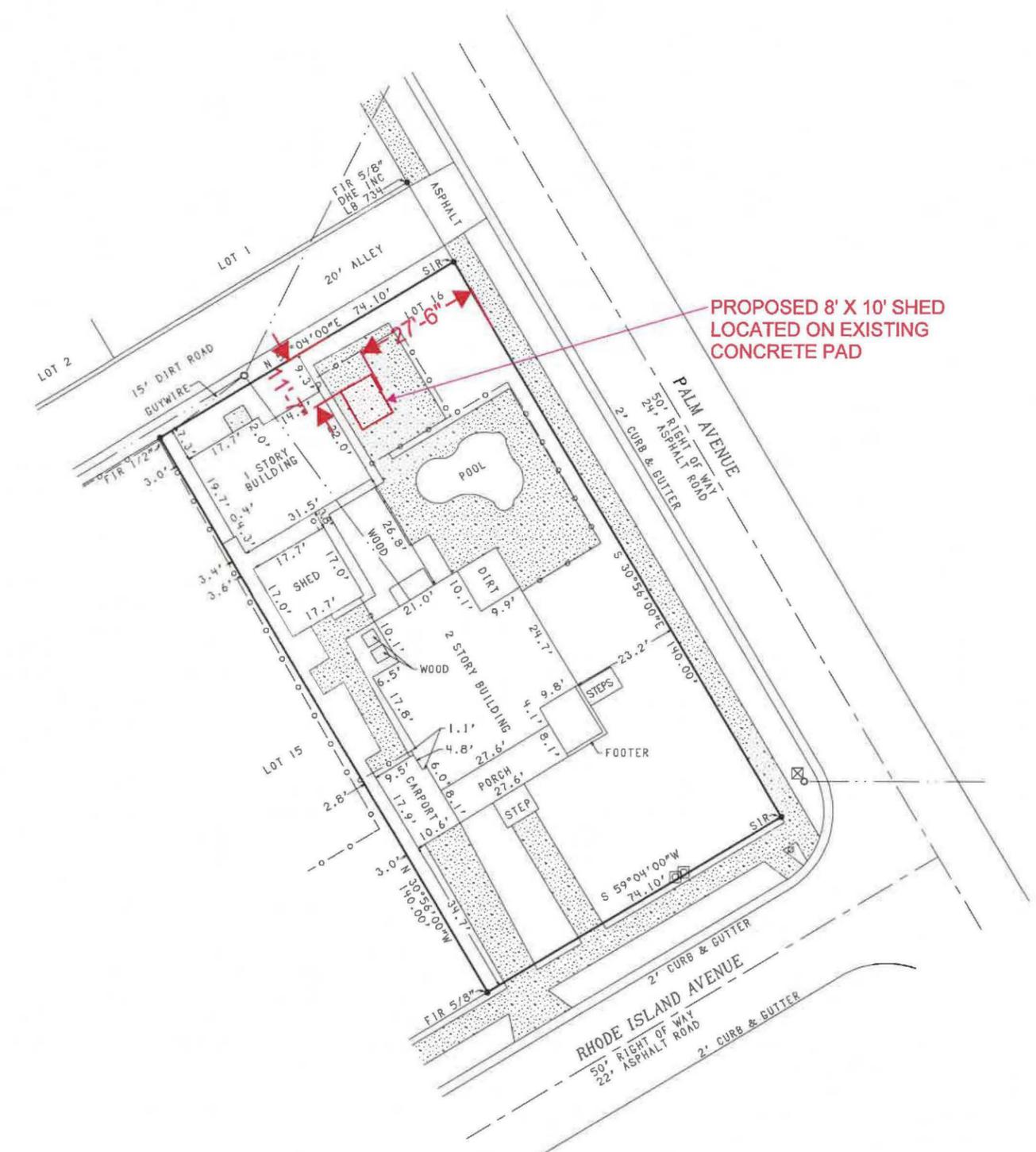
LEGEND:	SIR = SET 1/2" IRON ROD & CAP STAMPED "LB 7373"
BBB = BASIS OF BEARINGS	SN&D = SET NAIL & DISK STAMPED "LB 7373"
CSP = COVERED SCREENED PORCH	SWIR = SET 1/2" IRON ROD & CAP STAMPED "WIT. COR. LB 7373"
(D) = PER DEED	S/W = CONCRETE SEAWALL
DE = DRAINAGE EASEMENT	TBM = TEMPORARY BENCH MARK
EDFL = ESTIMATED DRAIN FIELD LOCATION	TOB = APPROXIMATE TOP BANK
FCM = FOUND CONCRETE MONUMENT	TUE = TECHNOLOGY UTILITY EASEMENT
FDH = FOUND DRILL HOLE	UE = UTILITY EASEMENT
FF = FINISH FLOOR ELEVATION	VG = VALLEY GUTTER
FIP = FOUND IRON PIPE	X = OUTSIDE PROPERTY
FIR = FOUND IRON ROD	
FN&D = FOUND NAIL & DISK	
FN = FOUND NAIL	
FN&T = FOUND NAIL & TAB	
GF = GARAGE FLOOR ELEVATION	
I = INSIDE PROPERTY	
ICV = IRRIGATION CONTROL VALVE	
LNE = LAKE MAINTENANCE EASEMENT	
(M) = AS MEASURED	
O/S = OFFSET	
(P) = PER PLAT	
PC = POINT OF CURVE	
PUE = PUBLIC UTILITY EASEMENT	
SEP = APPROXIMATE LOCATION OF SEPTIC TANK	

Boundary Survey
W.O.# 15-2965
Date: 05 OCT 2015

— = OVERHEAD LINE
 —○— = FENCE LINE
 [Stippled] = CONCRETE
 [Symbol] = FIRE HYDRANT
 [Symbol] = WATER VALVE

DRAWN BY: DMO

Parcel Description:
 Lot 16, Block D, Dean's Subdivision, a subdivision according to the map or plat thereof, on file and recorded in the Office of the Clerk of Circuit Courts, Lee County, Florida, at Plat Book 4, Page 24.



**CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING
JANUARY 23, 2020**

AGENDA ITEM # 4

CERTIFICATE OF REVIEW# 19COR26

ADDRESS 2501 Cortez Boulevard

HISTORIC DISTRICT

Edison Park Historic District

HISTORIC NAME

None

PROPOSED PROJECT

Construct a new driveway

DATES

CASE HISTORY

11/06/95

The City designated the Edison Park area as a Historic District.

02/02/96

Approval granted to enclose a screen porch (former carport) with solid walls with stucco finish.

01/31/19

Construct a 105 +/- square foot addition, new picture windows, front door, and siding

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2501 Cortez Boulevard is a non-contributing structure in the Edison Park Historic District built in 1951.
2. The application proposes to construct a 31'-4" x 16' concrete driveway and apron accessing Cortez Boulevard.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-75 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-75. Review criteria for new construction.

For new construction in historic districts and on landmark sites, evaluation of applications for certificates of review will consider the guidelines found in the *Design Guidelines for Historic Properties*. These guidelines address major aspects of new construction so that new buildings and other improvements will complement and enhance historic areas rather than compromise their integrity:

- (j) **Infrastructure.** Infrastructure upgrades should enhance rather than detract from the character of historic district. Changes can dramatically affect the character of streets, alleys, sidewalks, street trees, on-street parking, lighting, etc.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The property is considered non-contributing to the Edison Park Historic District.
2. The existing driveway, accessed from Columbus Street, is no longer feasibly usable due to the previously approved addition.
3. The proposed driveway will be located as close as possible to the neighboring driveway to the west to minimize the impact to the property as a whole.
4. The proposed driveway will not have a negative impact on the historic character of the District.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed concrete driveway complies with the City of Fort Myers Land Development Code, Section 114-75 and Secretary of the Interior's Standards for Rehabilitation standard 9.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application 19COR26.
3. The proposed improvements shall be constructed as indicated in this application.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

CITY OF FORT MYERS

APPLICATION FOR CERTIFICATE OF REVIEW

Date: 10-31-19

1) Address of Property to be Reviewed:
2501 Cortez Blvd

2) Name of Historic District the Property is located in: Downtown, Edison Park, Dean Park or Seminole Park:
Edison Park

3) Locally Designated Landmark? Yes or No
If yes, name: No

4) National Register of Historic Places? Yes or No
If yes, name: No

5) Property Owner(s): Name, address, and email of all owners of the property. Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: Oezlem Oezer
Business Name: _____
Address: 2501 Cortez Blvd
City, State, Zip: Fort Myers, FL 33901
Office phone: _____
Cell phone: 239-810-1050
Email address: OEZLEMOEZER

6) If Property Owner is other than individuals: Name and address of all parties having interests in the subject property, including owners, major stockholders of corporations and beneficiaries of trusts (attach sheets if needed).

Name: NA
Business Name: _____
Address: _____
City, State, Zip: _____
Office phone: _____
Cell phone: _____
Email address: _____

7) Name of Applicant or Agent, if different from above:

Name: NA
Business Name: _____
Address: _____
City, State, Zip: _____
Office phone: _____
Cell phone: _____
Email address: _____

8) Property Address and Strap #:

No. of Parcels: 1
1st Address: 2501 Cortez Blvd
Strap #1: 23-44-24-P3-020160010
2nd Address: _____
Strap #2: _____
3rd Address: _____
Strap #3: _____

9) Date Property Acquired:

11-27-2018

10) Description of Location of Property. Please list adjacent streets:

Cortez & Columbus

11) Surrounding Uses:

Residential application: indicate the type of residential unit on each side of your property: single family, duplex, apartment building, tri-plex, etc.

Commercial application: list businesses by name and description of use (e.g. Smith's Auto Service Center, repair of semi-trucks):

Your Parcel: Residential
North: Residential
South: Residential
East: Residential
West: Residential

12) Dimensions, Size of Property:

Length: 160'
Width: 133' / 143' Pie-shape
Area in s.f.:
Acres:

13) Date of Construction of Historic Structure:

1951

14) Historic Significance: Please supply any information that is known or available re: dates of importance, distinctive architectural features or materials, construction techniques, association to persons or events:

NA

15) Type of work. Mark with an "X" for those that apply:

Alteration: X
Demolition:
New construction:
Reconstruction:
Excavation:
Relocation:

16) Alteration Type. Mark with an "X" for those that apply:

Dock/ Pier:
Door:
Fence:
Garage:
Gate:
Shed:
Roof:
Windows:
Signage:
Other: explain:

Right of Way 16' Apron, 6" fluted code
220 culvert / 15" thick / radius with 45" miter
on ends/code. Adjacent to a 16' wide, 4" fluted
22' long driveway

17) Project Description: Describe all work proposed and attach sheets if necessary:

Relocating the right away to front of the home/building to original address, adding updated 15" culvert per code for stormwater

18) Will another application be required for this property such as a Variance, Conditional Use, or other special application?

NO:

YES: Please Explain:

DISCLOSURE OF INTEREST AND AUTHORIZATION FORM

[Individual Owner]

I, Ozellum Ozeer, being first duly sworn, depose and say that I am the owner of the property described as:

No. of Parcels: 1
Addresses: 2501 Cortez Blvd
Strap #: 23-44-24-P3-02011.0010

I do hereby appoint Chalmer Elkins as my authorized agent and/or attorney for the purpose of representing my interests in the above-described property which is the subject matter of this application and proposed hearing. I understand that this application must be complete and accurate before a hearing can be advertised.

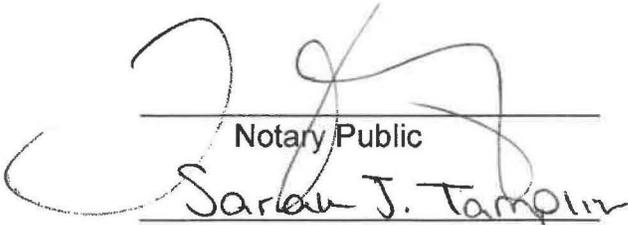
Signature of Owner:



Printed Name:

Ozellum Ozeer

Sworn to and subscribed before me this 1 day of Nov, 2019, by Ozellum Ozeer, who is personally known to me or who has produced _____ as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.



Notary Public
Sarah J. Tamplin
Print Notary Name

My commission expires: 7/11/2020



DISCLOSURE OF SUPPORT OR NOT TO OBJECT

(Principal)

Accurate and complete disclosure is required from time of application submittal up to the time of the actual public hearing. It is the principal's responsibility to disclose any and all information regarding compensation paid, offered or received up to the time of the public hearing. Opportunity will be provided at the public hearing to disclosure any additional information not included on this form.

Describe all monies or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to person or entity or to a third party.

(Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future).

I, Dezlem Dezer
Address: 2501 Cortez Blvd
City, State, Zip: Fort Myers, FL 33901
Office phone: 239-8104050
Cell phone: _____
Email address: DEZLEMOEZER@hotmail.com

do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object and offer the following written disclosure. Compensation given or Offered:

None

Reason for Compensation: Support or Not To Object (circle applicable option).

Any failure to make disclosure shall render the relief or item being sought by the Principal invalid.

Violation may also cause any prior approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

ACKNOWLEDGEMENT

REQUIREMENTS FOR DISCLOSURE OF SUPPORT OR

NOT TO OBJECT

The City Code, Sub-Part A, Administrative Code, Chapter 2, Administration, Article II, City Council requires disclosure be made for all items requiring a public hearing before City Council as follows:

Sec. 2-40. Disclosure requirements. The following provisions related to disclosures are to be made by principals at public hearings. The term principal shall include and extend to any other person or entity appearing on behalf of a principal, including, but not limited to agents, representatives, attorneys, contract purchasers, or any other individual or entity acting on behalf of a principal purchaser or owner.

- (1) All persons or entities seeking any approval, contract, concession, license or any other relief that requires a public hearing before the city council are required to comply with the disclosure requirements. Provided, however, that in cases in which the relief sought is related to a land use application, disclosure shall be required only by the applicant for such relief. Except to the extent such disclosure is prohibited by a confidentiality order from a court of competent jurisdiction, such persons or entities shall:
 - a. In all items requiring a public hearing, including land use matters, disclose in writing to the city council or verbally on the record at such public hearing, all moneys or compensation paid or offered to a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was paid or offered to the person or entity or to a third party. Compensation includes money, property, services or any other commodity having any economic value or any promise or agreement to provide the same in the future. The disclosure shall include the name of the person or entity offered the compensation, the specific compensation offered, what the person was requested to do or refrain from doing in exchange for said compensation, and whether and to whom the compensation was paid; and
 - b. In all items requiring a public hearing, including land use matters, disclose in writing to the city clerk or verbally on the record at such public hearing, all moneys or compensation as defined above, sought or requested by a person(s) or entity to support or not object to a matter which is set for a public hearing. Disclosure shall be required whether compensation was requested for or paid to the requestor or a third party. The disclosure shall include the name of the person or entity seeking the compensation, the specific compensation sought, what the person offered to do or refrain from doing in exchange for said compensation, and whether the compensation was actually paid and to whom.
- (2) Any violation of the above shall render the relief or item being sought by the principal voidable by the city council. Violation may also cause any prior

approvals to be overturned and can defeat any vested rights as a result of such prior approval, in addition to any other remedies allowed by law.

I do hereby acknowledge that I have read the requirements for Disclosure of Support or Not To Object listed above and recognize that this disclosure must be made in writing and stated verbally on the record at the public hearing.

Signature of
Principal:

Szerem
Printed Name: Oeztem Oezer

Sworn to and subscribed before me this 1 day of Nov, 2019, by Oeztem Oezer, who is personally known to me or who has produced _____ as identification. He/she has acknowledged to me and before me that he/she executed this instrument for the purposes therein expressed.

[Signature]
Notary Public
Sarah J. Tamplin
Print Notary Name

My commission expires: 7/11/2020



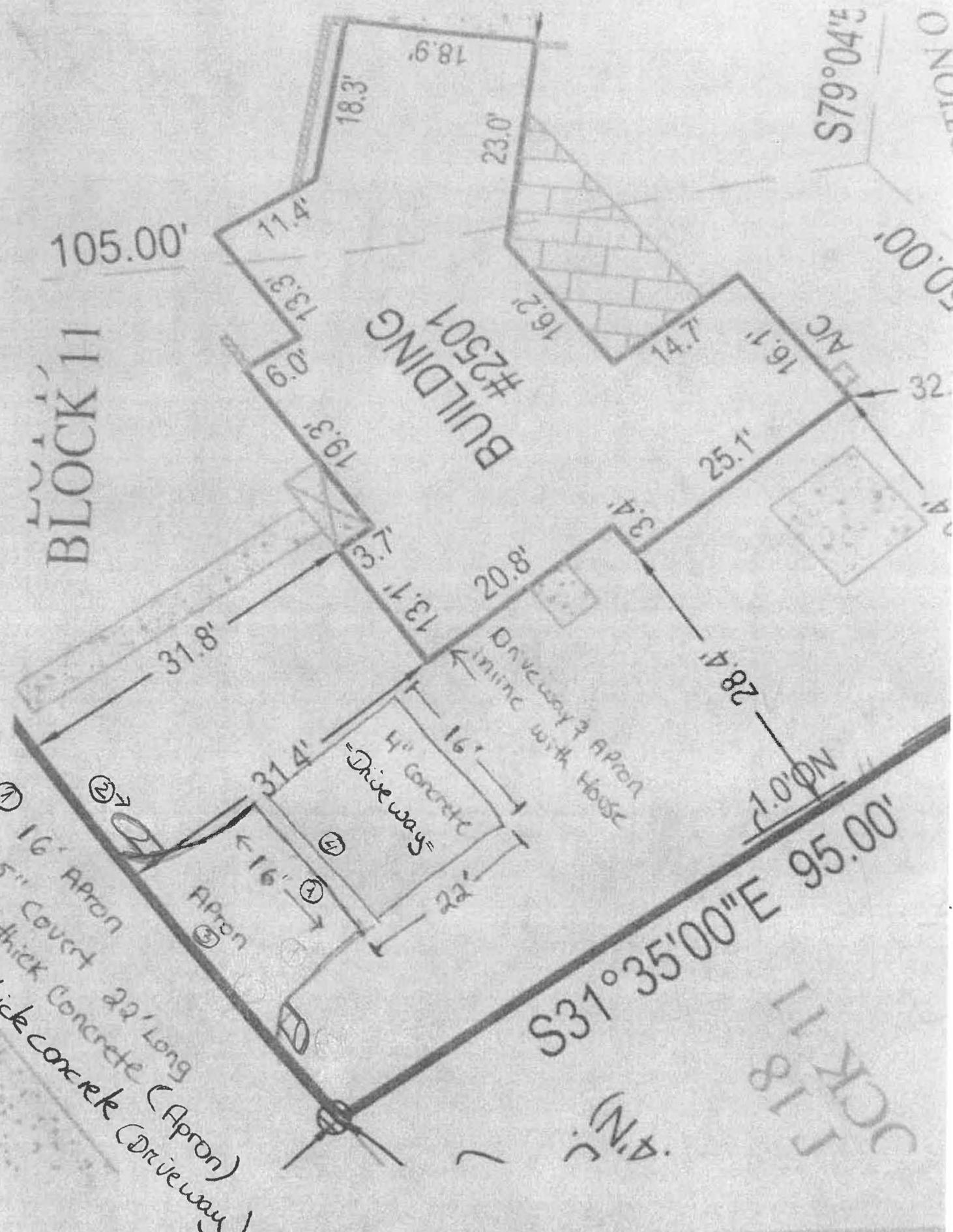
BLOCK 11

BUILDING #2501

S79°04'E

105.00'

50.00'

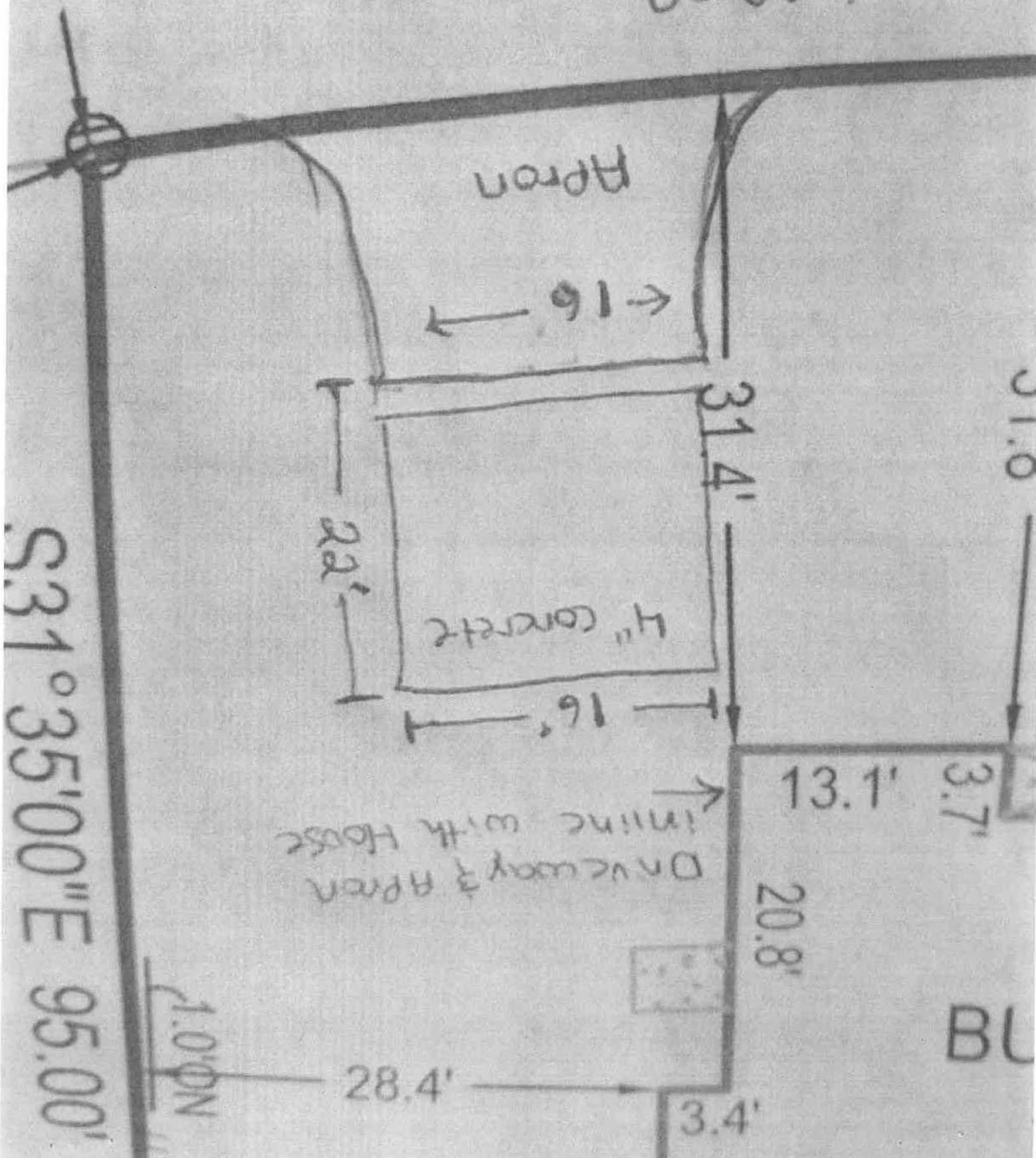


- ① 16' Apron 22' Long
- ② 15" Covert 22' Long (Apron)
- ③ 6" thick concrete (Driveway)
- ④ 4" thick concrete (Driveway)

S31°35'00"E 95.00'

BLOCK 11

16' Apron
15" cover 22' long
concrete



S 31° 35' 00" E 95.00'

1.0' Ø

28.4'

3.4'

20.8'

13.1'

3.7'

BU

Apron

← 16'

31.4'

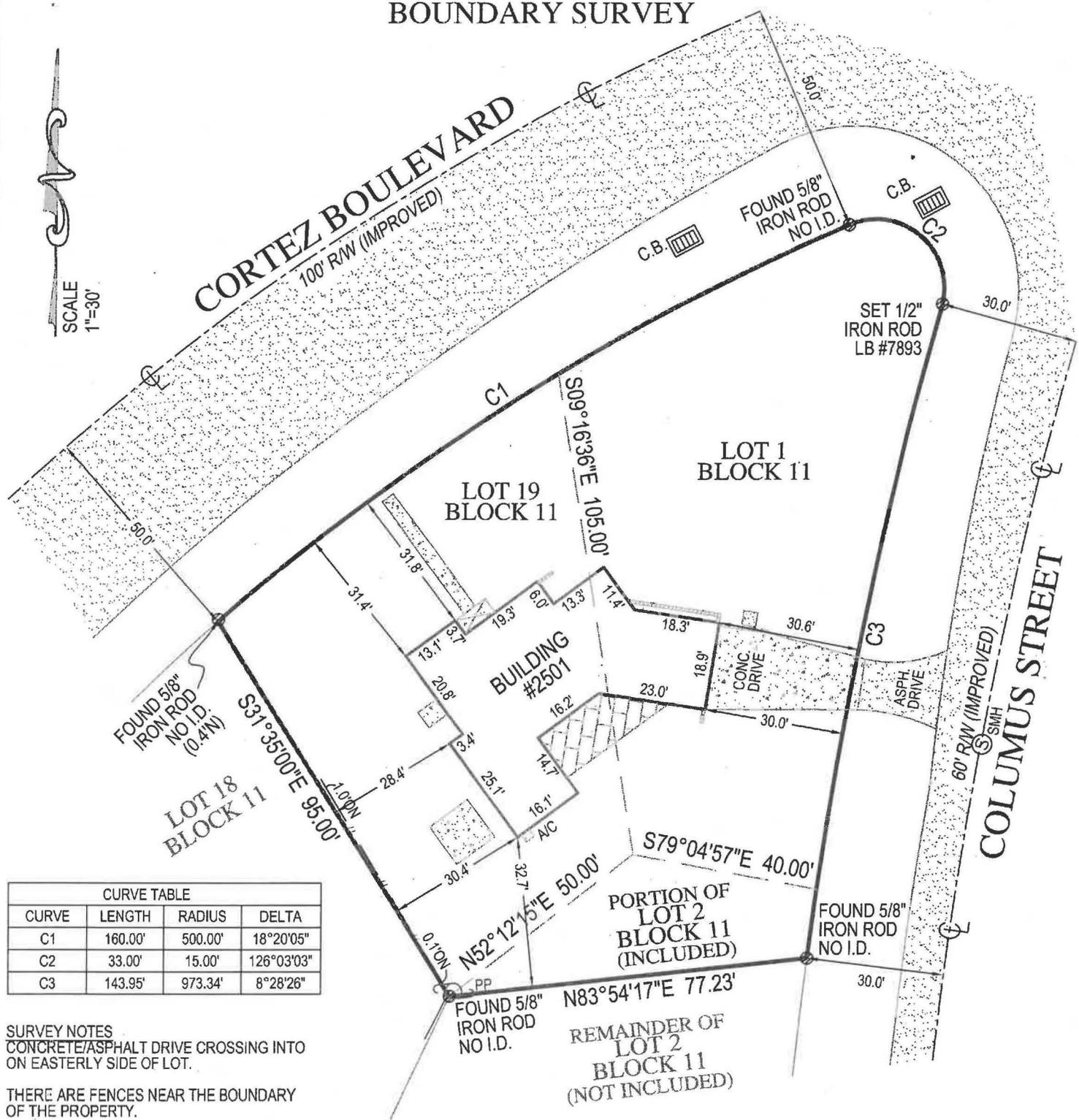
22'

4" concrete

16'

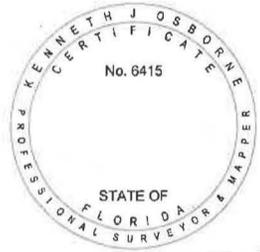
Driveway & Apron
in line with Hoist

BOUNDARY SURVEY



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.00'	500.00'	18°20'05"
C2	33.00'	15.00'	126°03'03"
C3	143.95'	973.34'	8°28'26"

SURVEY NOTES
 CONCRETE/ASPHALT DRIVE CROSSING INTO ON EASTERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Kenneth Osborne

Digitally signed by
 Kenneth Osborne
 Date: 2018.05.22
 14:30:36 -04'00'



TARGET SURVEYING, LLC

LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

Pending Code Enforcement Cases on Parcels in City Ft Myers Identified as Historic

11/18/2019to 1/17/2020

**CORTEZ BLVD
2501**

COD2020-00008 NTC 2501 CORTEZ BLVD **Opened: 01/03/2020** 234424P3020110010
 OEZER OEZLEM
 Permit Required *Expired permits*

2626

COD2019-04488 INP 2626 CORTEZ BLVD **Opened: 11/22/2019** 234424P3020190190
 ANDERSEN JOAN M
 Trash, Junk, & Debris

**FIRST ST.
2214**

COD2019-04462 NOV 2214 2218 FIRST ST. **Opened: 11/20/2019** 134424P400406002H
 STS PROPERTIES LLC
 Permit Required *Expired permit*

**LEE ST
1520**

COD2019-04707 NOV 1520 LEE ST **Opened: 12/12/2019** 134424P4004080010
 EMBARQ FLORIDA INC
 Permit Required *Expired permit*

Case Status Legend:

INP - CODE: Case Inprogress
 CEB - CODE: Code Board
 FCL - CODE: Foreclosure

NOV - CODE: Notice of Violation
 LND - CODE: Lien
 HMS - CODE: Homestead

NOH - CODE: Notice of Hearing
 MIT - CODE: Mitigation
 NAR - Notice Final Adm Rev

**MAIN ST
2213**

COD2020-00146 NOV 2213 MAIN ST 3
2213 MAIN STREET LLC
Other
Permit Required
Property Maintenance
Interior issues
Opened: 01/15/2020 134424P4031000003

2219

COD2020-00147 NOV 2219 MAIN ST
STREETS PROPERTIES INC
Property Maintenance
Permit Required
Interior issues
Opened: 01/15/2020 134424P400406002I

2225

COD2020-00153 NOV 2225 MAIN ST
AULEN RAIMOND
Address Numbers
OL Business Tax Receipt
Other
Permit Required
Property Maintenance
Sanitation
Trash, Junk, & Debris
Vacant Building
Interior Issues
Opened: 01/15/2020 134424P400406002F

**MARLYN RD
1751**

COD2019-04618 NOV 1751 MARLYN RD
LAPORTA GREGORY A + NANCY A
Permit Required
Expired permits
Opened: 12/05/2019 234424P3020270170

Case Status Legend:

INP - CODE: Case Inprogress
CEB - CODE: Code Board
FCL - CODE: Foreclosure

NOV - CODE: Notice of Violation
LND - CODE: Lien
HMS - CODE: Homestead

NOH - CODE: Notice of Hearing
MIT - CODE: Mitigation
NAR - Notice Final Adm Rev