

Onofrio D. Oro Matlacha Shops Special Certificate of Appropriateness Request Statement

I. Introduction & Request

The Property is located at 4613 Pine Island Road within the island of Matlacha in unincorporated Lee County. The Property is located within the Matlacha Historic District and the Greater Pine Island Planning Community. It is within the Urban Community future land use category and is currently zoned C-1. A companion rezoning application has been submitted to change the zoning district to Commercial Planned Development (CPD).

The Applicant would like to develop a commercial retail facility in which the primary uses are art gallery and jewelry shop (specialty retail). A caretaker's residence is also proposed on the second floor of the structure.

Figure 1 – Aerial of Property



II. Background

The Property was designated within the Matlacha Historic District per HD 90-10-01 (Exhibit A) on November 19, 1990. The Matlacha Historic District requires various development regulations for residential properties located within the Matlacha Residential Overlay, however, because the proposed development is commercial in nature, the regulations of the overlay do not apply. The approval of HD 90-10-01 mandates that the provisions of the Lee County Historic Preservation Ordinance (Ordinance 88-62) be applicable to all properties within the Matlacha Historic District. Ordinance 88-62 requires that a Special Certificate of Appropriateness be acquired when new construction is proposed. The Property is currently vacant and was previously the site of Loblolly Restaurant which was demolished in 2005 (DEM2005-00570). The building had been severely impacted by storms, namely Hurricane Charley, and was designated as unsafe.

III. LDC Design Guidelines

The following analysis demonstrates how the proposed project is consistent with the design guidelines of the Land Development Code as required for properties located within the Greater Pine Island Planning Community.

Signs (33-1042):

A wall-mounted identification sign may be placed on the front wall of a building that is closer than 15 feet to the front property line provided the building was lawfully constructed and the sign otherwise meets the requirements of section 30-153. Wall-mounted signs must be architecturally compatible with the design theme, material and color palette of the principal building.

The proposed wall-mounted sign is compliant with LDC Sec. 30-153 and is architecturally compatible with the proposed structure.

Commercial building design standards (33-1083):

(c) Building size and character. New commercial buildings are limited to 10,000 square feet of floor area per building unless a larger size is approved by variance or by deviation in a commercial planned development. Any larger buildings approved by variance or deviation must be designed to minimize the appearance of a single large box or a standard franchise design.

The proposed building will be less than 10,000 SF.

(d) Windows. The following rules apply to windows on all primary facades (as defined in section 10-601).

(1) Transparent windows must be installed along a minimum of 30 percent of each primary facade.

a. All window glass, whether integrally tinted or with film applied, must transmit at least 50 percent of visible daylight.

b. Private interior spaces such as offices may use operable interior blinds for privacy.

(2) New window openings must be rectangular and oriented vertically, except for transom windows over doors.

(3) The bottoms of all new window openings must be no higher than 30 inches above the finished floor elevation.

(4) New windows must contain visible sills and lintels on the exterior of the wall.

(5) New windows must have their glazing set back at least three inches from the surface plane of the wall, or set back at least two inches when wood frame construction is used.

The proposed building will have transparent, rectangular windows along at least 30% of the façade. The bottoms of the windows will not be higher than 30 inches above the finished floor elevations and they will contain visible sills and lintels on the exterior of the wall. The glazing will meet the code requirement.

(e) Metal roofs. Sloping roofs must use metal for all finished surfaces; however, this requirement does not apply to buildings that have been designated as historic pursuant to chapter 22.

The proposed building will feature a metal roof.

Height (33-1087):

No building or structure may be erected or altered so that the peak of the roof exceeds 38 feet above the average grade of the lot in question or 45 feet above mean sea level, whichever is lower.

The proposed building will not exceed 38 feet above average grade.

IV. Matlacha Historic District Design Guidelines

The following analysis demonstrates how the proposed project is consistent with the design guidelines of the Matlacha Historic District per HD 90-10-01.

1.0 Streetscape

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

The proposed structure will be located on a portion of Matlacha with relatively diverse heights, as expressed in the Land Development Code, the structure will not exceed 38 feet when measured at average grade thus maintaining a scale which is compatible with neighboring structures.

1.2 The pattern of spaces between buildings should be maintained where feasible. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances

and alignment of façades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The spacing between commercial properties along Pine Island Road NW varies greatly due to the numerous points of ingress/egress on the roadway. Furthermore, many of the existing structures along the roadway predate our Land Development Code and thus structures were built within inches of their respective property boundaries. To conciliate the traditional setbacks and alignments with the required setbacks mandated by the current LDC, deviations have been proposed that would allow the building façade to align with a neighboring structure. If approved, the deviations would preserve the visual quality of spacing while still protecting the public health, safety, and welfare.

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

Not applicable – no additions are anticipated after the construction of the primary structure and associated infrastructure.

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

Not applicable – the Property is not located at the end of a block.

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

The traditional alignment of horizontal and vertical elements of buildings along a block will be maintained by the proposed structure.

1.6 Maintain the traditional proportions of glass in building façades.

As required by the LDC, the proposed building will feature windows along at least 30% of the primary façade. This would maintain the traditional high proportions of glass typical of the commercial properties of the Matlacha Historic District.

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

As previously mentioned, to maintain traditional setbacks and alignments, deviations from the Land Development Code have been proposed in the rezone application.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation, and potential-archaeological features.

The site is currently vacant therefore the aesthetics of neighboring properties are heavily relied upon to define elements that contribute to the historical character of the area. The proposed building will blend with the existing properties in this area.

2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The proposed building will have a façade that is parallel to Pine Island Road NW.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front façade.

The proposed building is below the maximum square footage permissible in the Greater Pine Island Planning Community for new commercial buildings.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

A deviation to maintain the historical setback and alignment with a neighboring property has been requested through the rezone application.

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.

Alleys are not typical of the commercial properties on Matlacha due to the physical constraints of the access points and parking areas. Parking in neighboring properties is provided along Pine Island Road NW or beside the main structure, as exhibited by the neighboring Blue Dog Bar & Grill. The proposed site will feature a similar layout in which parking will be available beside the primary structure.

2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

The Property will not feature any garages or carports. The dumpster and service area are located at the rear of the Property and will be screened from view.

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widows walks should be encouraged only where this type of architecture was traditionally found.

The existing deck on the Property will be removed. Architectural features of the proposed building are consistent with those features of existing nearby structures.

2.8 Paving materials and patterns should respect traditional patterns on the block.

The properties along Pine Island Road NW feature an expansive variety of colors, materials, and styles – there is not a traditional pattern for paved materials. A deviation has been requested to allow for crushed shell to be utilized for the parking lot. The crushed shell will contribute to the coastal aesthetic of Matlacha.

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.

Landscaping will respect traditional planting patterns and maintain alignment, spacing, and type where possible. Furthermore, the proposed landscaping will enhance the aesthetics of the site.

3.0 Additions to Existing Buildings

Not applicable – there are no existing buildings on the Property.

4.0 New Construction

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

The proposed building will feature elements of Old Florida architecture and will be under the maximum square footage for commercial properties permitted within the Greater Pine Island Planning Community, therefore it will be harmonious in form, material, and scale with the character of the block.

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

As previously mentioned, to maintain traditional setbacks and alignments, deviations from the Land Development Code have been proposed in the rezone application.

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

The proposed building will be under the maximum square footage for commercial properties permitted within the Greater Pine Island Planning Community.

4.4 Building and roof forms should match those used historically.

The building will feature a metal roof as is required for commercial buildings in the Greater Pine Island Planning Community, this would match the traditional aesthetics of the area.

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

The proposed building will contribute to the unique and colorful cultural hub in which the Property is located.

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

As required by the LDC, the proposed building will feature windows along at least 30% of the primary façade. This would maintain the traditional high proportions of glass typical of the commercial properties of the Matlacha Historic District.

5.0 Relocating Buildings in a Historic District

Not applicable – buildings will not be relocated.

V. Compatibility with Historic District

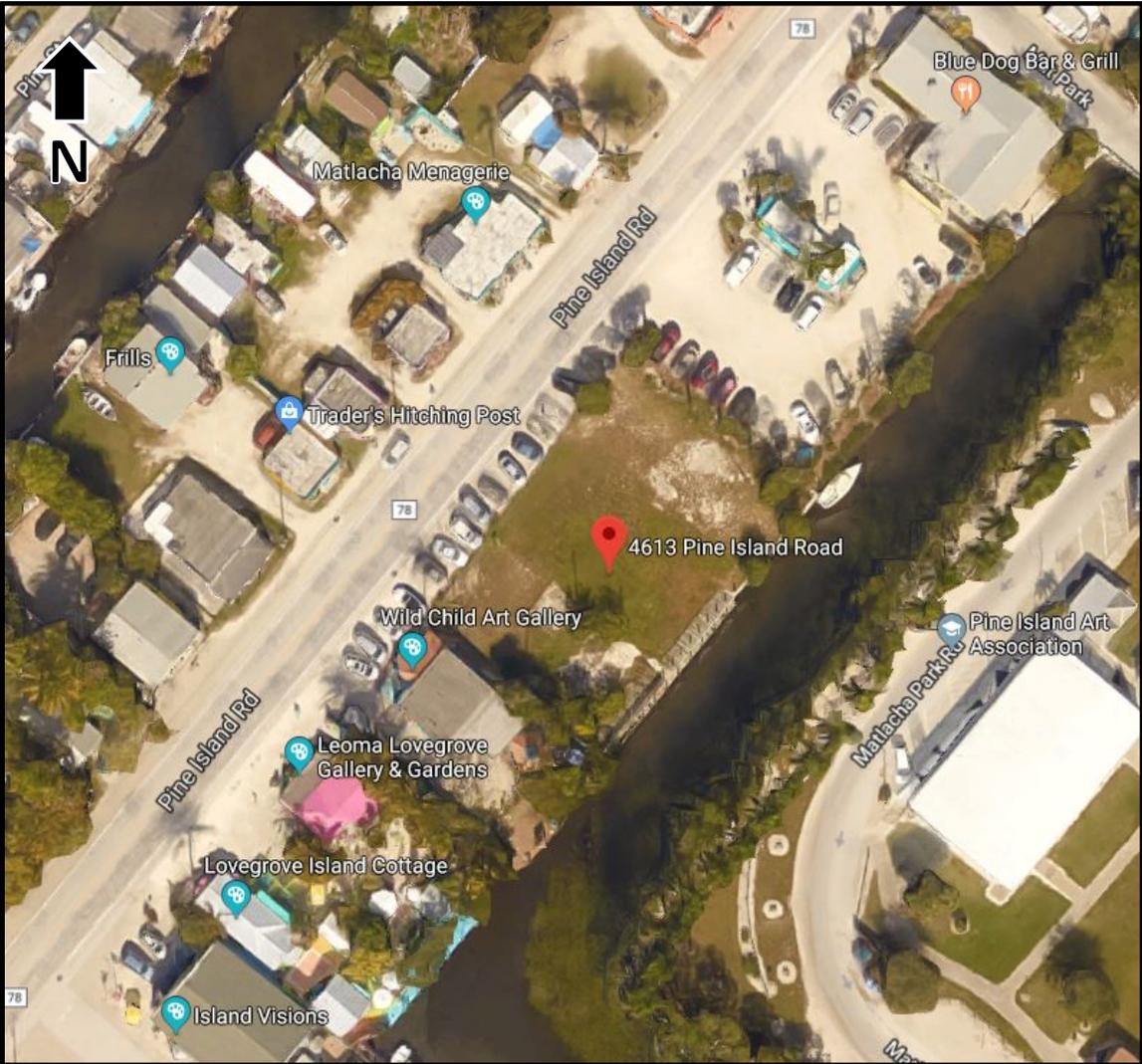
The Property's location in a coastal area of Lee County enhances the role of the proposed uses as elements that contribute to the identity of the Matlacha Historic District. Matlacha is an island community that exemplifies "Old Florida" living – bright art galleries, small boutiques, and marine-oriented shops. Having an art gallery and jewelry shop on the island's primary arterial roadway, Pine Island Road NW, would further embrace the characteristics that make Matlacha a unique community. Furthermore, the addition of the proposed uses would create a continuous strip of six (6) art galleries with an additional two (2) art galleries located on the north side of Pine Island Road across from the Property. The proximity of these galleries creates a cultural hub at the center of Matlacha in an appropriate location, away from existing residential neighborhoods to the north and future residential uses on vacant lots on the eastern part of the island.

As demonstrated in Table 1 and Figure 2, the land uses surrounding the Property are highly compatible with the Property's proposed uses.

Table 1 – Adjacent Land Uses

	NORTH	SOUTH	EAST	WEST
ZONING	C-1	AG-2	C-1	C-1
FUTURE LAND USE	Urban Community	Public Facilities	Urban Community	Urban Community
EXISTING USE	Right-of-way (Pine Island Road NW); Jewelry Store (Trader’s Hitching Post)	Canal; Matlacha Community Park	Art Gallery (Matlacha Fine Art Gallery)	Art Gallery (Wild Child Art Gallery)

Figure 2 – Surrounding Uses



VI. Conclusion

The proposed development will enhance the overall aesthetics of the Matlacha Historic District. The Property is readily serviced by public infrastructure and the proposed uses are highly compatible with existing and planned uses on the island. This project will provide the island's visitors and residents with the opportunity to enjoy the rich cultural history of Matlacha.

In summary, approval of this request will allow the Property to be developed in a manner that is consistent with the Urban Community future land use designation and is compatible with the surrounding land use pattern. The request directly supports numerous elements of the Lee Plan, especially those pertaining to commercial development, public infrastructure and services, and development within the Greater Pine Island Planning Community. The proposed project will meet or exceed the standards set forth in the Land Development Code for planned developments therefore the Applicant respectfully requests a Special Certificate of Appropriateness for the construction of the project.