

ADMINISTRATIVE APPROVAL (ASV) ADD2005-00024

ADMINISTRATIVE APPROVAL  
LEE COUNTY, FLORIDA

WHEREAS, St Charles Harbour Yacht Club, Inc., in reference to Marina office, filed an application for administrative approval for administrative setback variance for development of property located at St Charles Harbour Marina, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 45 South, Range 23 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 35-45-23-05-00001.0110; and

WHEREAS, the property is zoned Residential Planned Development (RPD) by Resolution Z-88-009; and

WHEREAS, an application for approval of an administrative setback variance has been filed pursuant to the Lee County Land Development Code Section 34-268; and

WHEREAS, in accordance with LDC Section 34-268(a)(1) the applicant has requested an administrative variance to legitimize a water body setback; and

WHEREAS, the Lee County Land Development Code provides for administrative approval from the Zoning Regulations for matters involving setbacks in LDC Sections 34-651 through 34-1041 and 34-1744; and

WHEREAS, located at the end of the dock is a floating structure used for a marine office, fuel docking operations, emergency and medical response, and safety spill equipment; and

WHEREAS, due to disrepair the floating office is sinking ;and

WHEREAS, the applicant seeks to replace the existing floating structure with an elevated structure on pilings; and

WHEREAS, the new dimensions will reduce the current square footage from 432 square feet to 320 square feet; and

WHEREAS, the Lee County Division of Environmental Sciences has no objection to the proposal; and

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

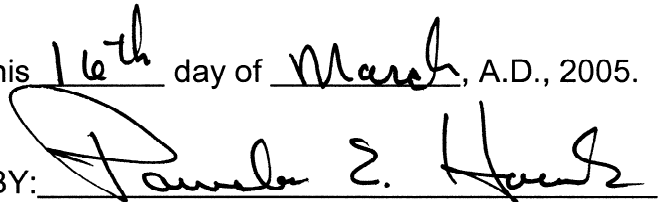
WHEREAS the following findings of fact are offered:

1. There are no apparent deleterious effects upon the adjoining property owners;
2. The modifications will not have an adverse impact on the public health, safety and welfare; and
3. The modifications will be the minimum required.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the RPD zoning district from the Lee County Land Development Code Section 34-268 (a) (1), from the required water body setback of 25 feet to allow a 0 foot setback from the mean high water line and 0 feet setback from the rear property line for a marina office **is APPROVED, limited to the as-built survey dated November 12, 2004 and stamped received February 14, 2005 by Permit Counter. A copy is attached hereto.**

DULY PASSED AND ADOPTED this 16<sup>th</sup> day of March, A.D., 2005.

BY:



Pamela E. Houck, Director  
Division of Zoning  
Department of Community Development

**ADD2005-00024**

**PROPERTY DESCRIPTION**  
**ST. CHARLES HARBOUR YACHT CLUB OFFICE**

IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA:

LOT 11, ST. CHARLES HARBOUR SUBDIVISION, PHASE ONE, AS  
RECORDED IN PLAT BOOK 41 AT PAGES 95 THROUGH 101, PUBLIC  
RECORDS OF LEE COUNTY, FLORIDA.

Applicant's Legal Checked  
by *[Signature]* 09 FEB 05

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# HARBOR MASTER BUILDING

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## ST. CHARLES HARBOUR

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FLOOR PLAN  
ELECTRICAL PLAN  
ELEVATIONS  
NOTES/SCHEDULES

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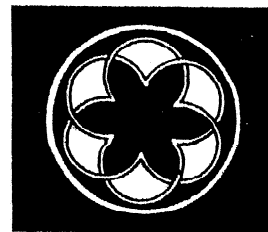
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ADD 2005 00024

*Gersdorf &  
Gersdorf, Inc.  
Architects*

AA C001249

6360 PRESIDENTIAL COURT  
SUITE 6  
FT. MYERS, FLORIDA 33919  
PHONE 239-437-1960  
FAX 239-437-1961



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PERMIT COUNTER

GREGORY W. GERSDORF  
ARCHITECT  
FLORIDA REG. #AR0010597

*[Signature]*  
10/12/04

**Applicable Code.**

Building Code: Florida Building Code, Building 2001  
 Mechanical Code: Florida Building Code, Mechanical 2001  
 Plumbing Code: Florida Building Code, Plumbing 2001  
 Electrical Code: NFPA 70 - NEC **2002**  
 Accessibility Code: Florida Building Code, FACBC 2001  
 Energy Code: Florida Building Code, Energy Efficiency 2001

**Method of Design per FBC 1606**

ASCE 7-98

1606.2

SSTD10-99

OTHER

Fully Enclosed

Partially Enclosed

(with checklist)

Basic Wind Speed: 130 m.p.h. (Figure 1606)  
 Importance Factor: 1.0 (Table 1606)

Exposure: B or C (circle one) (Section 1606.1.8)

**Internal Pressure Coefficient:**

X 0.18 for Enclosed  
 0.55 for Partially Enclosed

**Structural Forces:**

(Section 1603 &amp; 1604)

Floor Design: Live Load: 60 p.s.f.  
 Dead Load: 20 p.s.f.  
 Roof Design: Live Load: 25 p.s.f.  
 Dead Load: 20 p.s.f.

**Components and Cladding Design Pressures:**

Zone 1: 15.0/-26.6 p.s.f. Zone 3: 17.5/-58.7 p.s.f. Zone 5: 28.4/-37.0 p.s.f.  
 Zone 2: 17.3/-58.1 p.s.f. Zone 4: 28.5/-31.2 p.s.f.

General Building Limitations (Table 500) Construction Type: V1; UNPROT/UNSPRM  
 Floor Area: Allowed 9000 SF Proposed 1535 SF  
 Height of Building: Allowed 40' Proposed 12' 1"  
 No. of Stories: Allowed 2 Proposed 1  
 GROUP B - BUSINESS SERVICE

Windborne Debris Region: Yes X No

**Protection of Openings:**

Storm Shutter Mfg. Cert. No.  
 Impact Resistant Glass Mfg. "PGT WINGUARD"

I certify to the best of my knowledge and belief, these plans and specifications have been designed to comply with the structural portion of the Building Code for wind and gravity loads as amended and approved by the permitting jurisdiction. Signature: [Signature] Date: 3-17-04

Architect/Engineer  
 Seal

**GENERAL NOTES**

ALL DIMENSIONS ARE TAKEN FROM THE ROUGH UNLESS NOTED OTHERWISE

NOTED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS

GENERAL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PROTECT THE WORK AND ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION, AND MUST PROVIDE ALL NECESSARY GUARDS, RAILINGS, LIGHTS, WARNING SIGNS, ETC... DURING THE PROGRESS OF THE WORK.

EXISTING UTILITIES WITHIN AND BEYOND THE BUILDING LINE OF CONSTRUCTION SHALL BE PROTECTED, RELOCATED, OR REPAIRED AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO BUILDING DEPARTMENT REVIEW, NOTATIONS AND REVISIONS, AS SHOWN ON SIGNED, APPROVED DRAWINGS. VERIFY PRIOR TO COMMENCING THE WORK.

IF APPLICABLE, THESE DRAWINGS ARE SUBJECT TO HEALTH DEPARTMENT REVIEW, REVISIONS AND NOTATIONS AS SHOWN ON SIGNED APPROVED DRAWINGS. VERIFY PRIOR TO COMMENCING THE WORK.

GREGORY W. GERSDORF  
 ARCHITECT  
 FLORIDA REG. #AR0010597

[Signature]  
 10/12/04

NOTE: ALL LUMBER TO BE PRESSURE TREATED

ALL ROUGH HARDWARE -INCLUDING BUT NOT LIMITED TO:  
 BOLTS WASHERS. NUTS. SCREWS. NAILS. STRAPS. CLIPS,



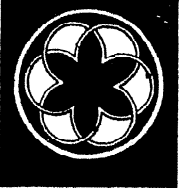
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 Gersdorf, Inc.  
 Architects

AA C001249

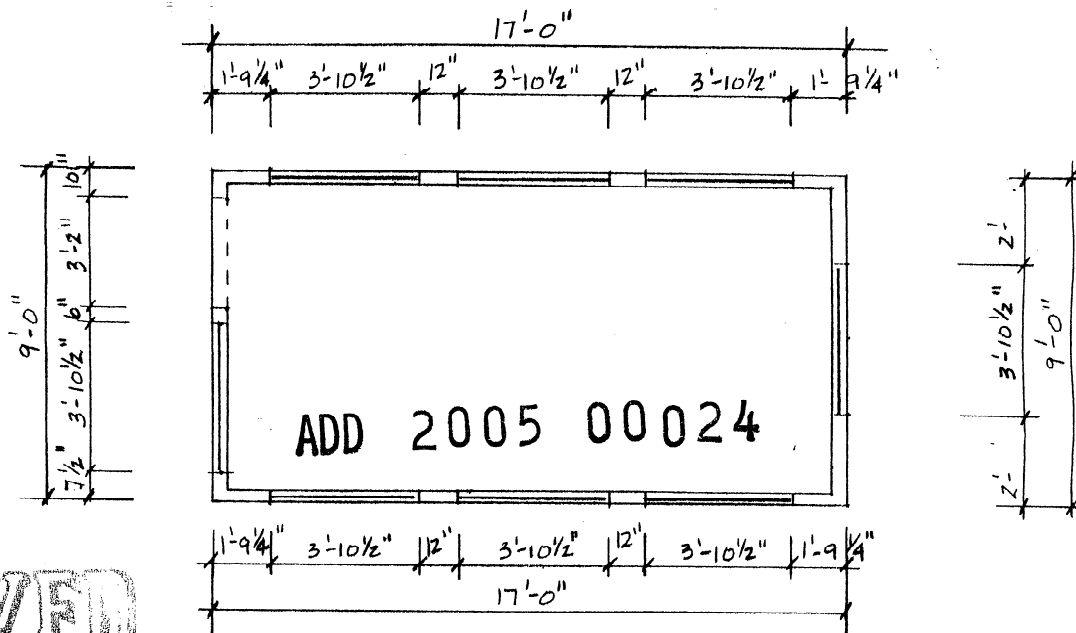
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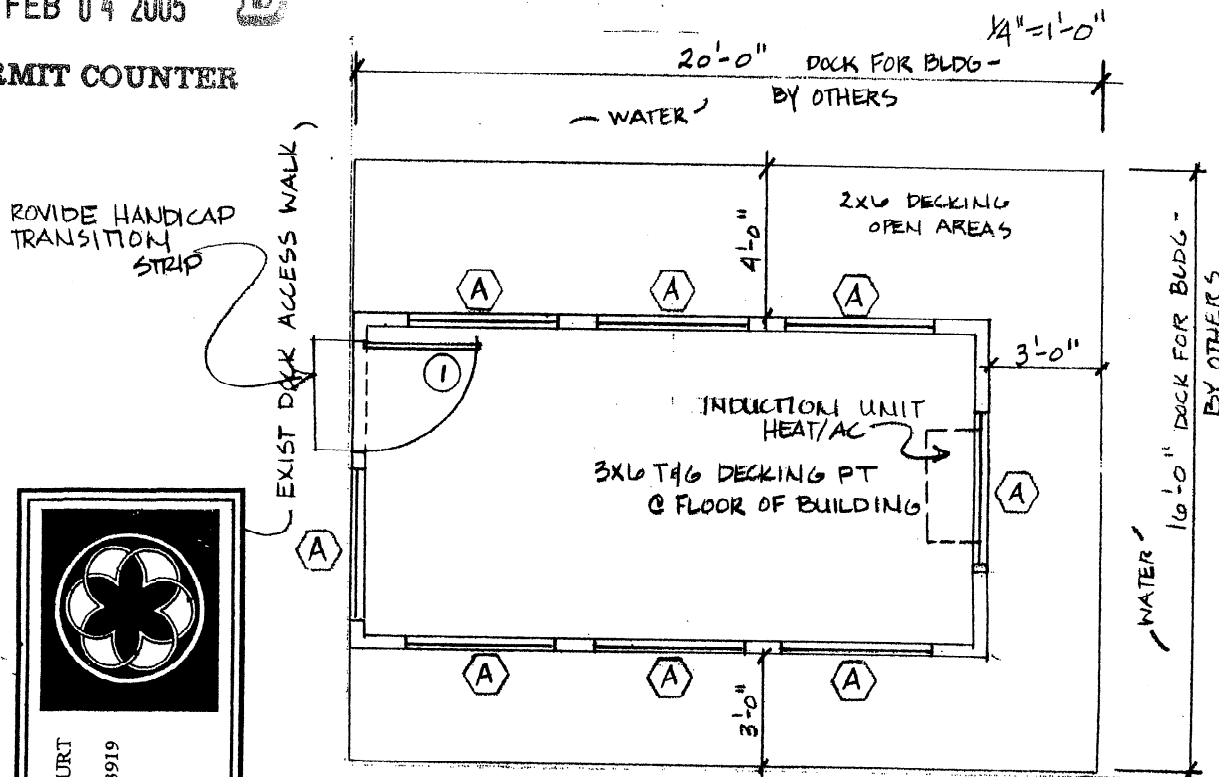


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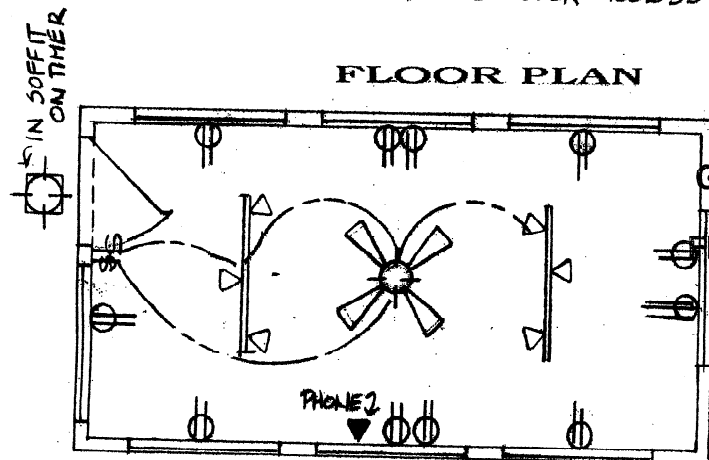
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Architects**  
AA C001249



**DIMENSIONED PLAN**

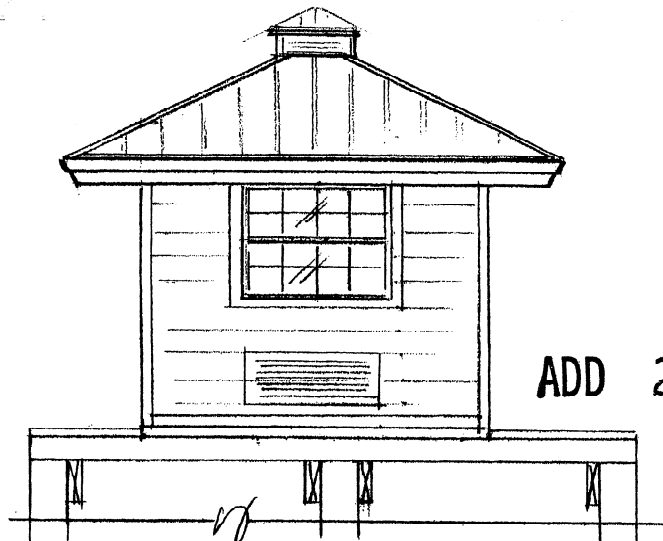


**FLOOR PLAN**



**GREGORY W. GERSDORF**  
ARCHITECT  
FLORIDA REG. #AR0010597

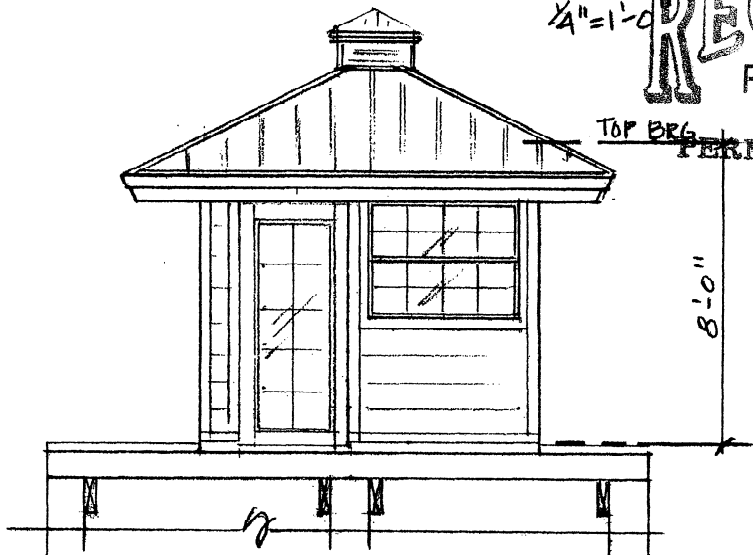
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REAR ELEVATION

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$\frac{1}{4}" = 1'-0"$  **RECEIVED**  
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FRONT ELEVATION

$\frac{1}{4}" = 1'-0"$  TOP BRG PERMIT COUNTER

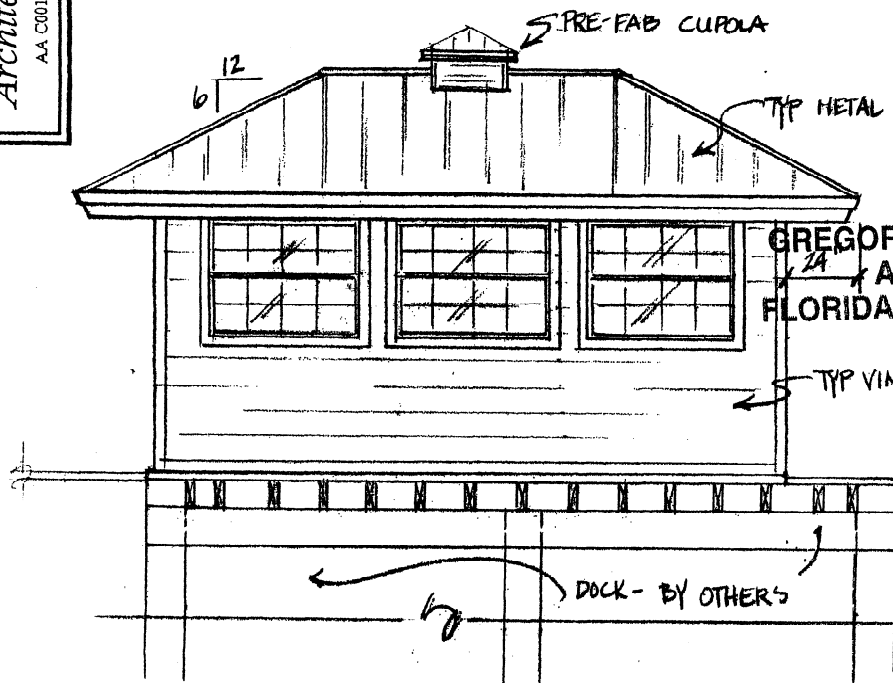
8'-0"

$\frac{1}{4}" = 1'-0"$



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RIGHT/LEFT ELEVATION

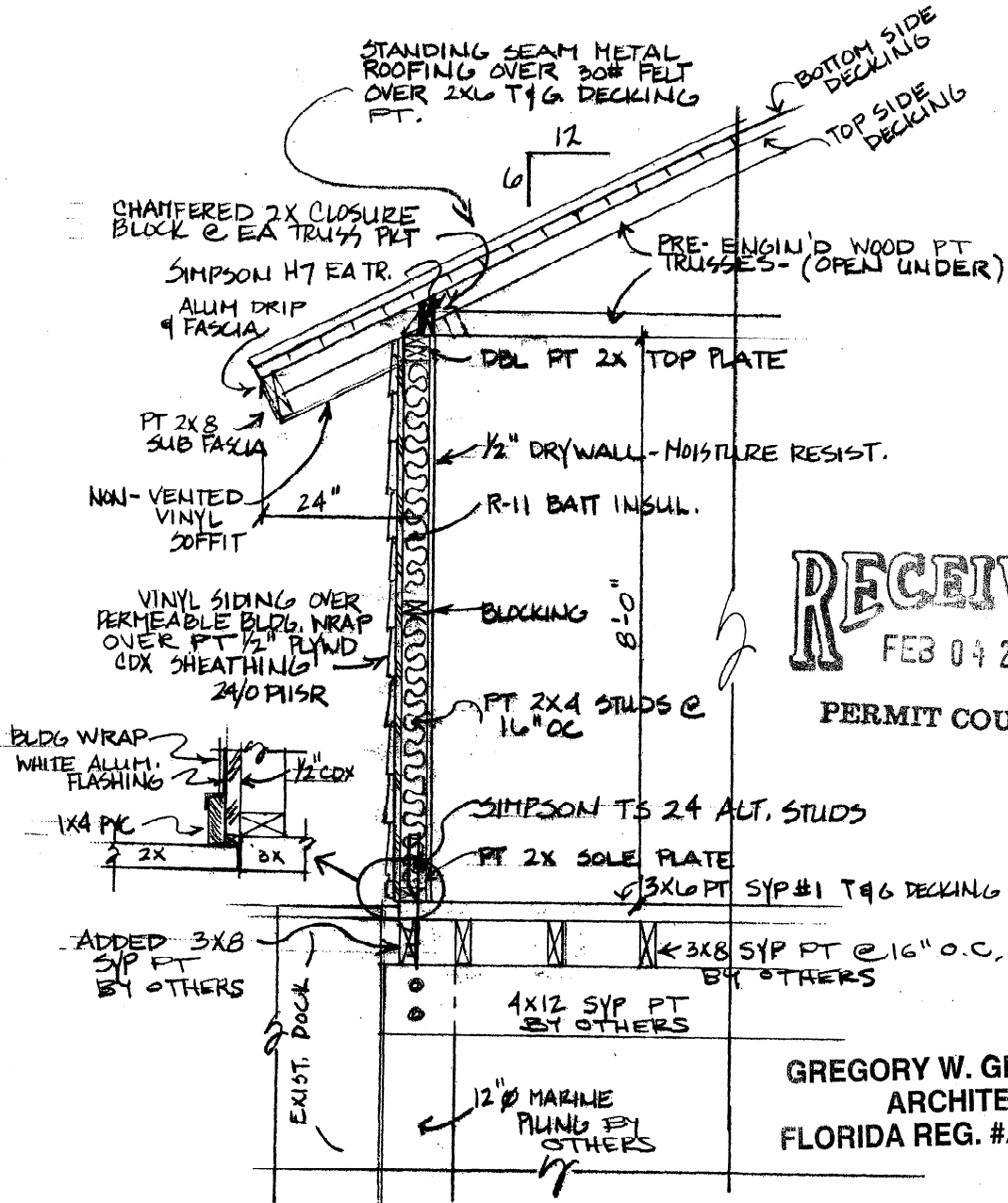
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ARCHITECT  
FLORIDA REG. #AR0010597

TYP VINYL SIDING

DOCK - BY OTHERS

*[Signature]*  
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NOTE: PROVIDE DBL 2x12  
PT HEADERS OVER ALL  
OPENINGS.



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FLORIDA REG. #AR0010597

WALL SECTION

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1/2" = 1'-0"

*[Signature]*  
10/12/04

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# FLORIDA BUILDING CODE, 2001

## DESIGN PRESSURES FOR OPENINGS

(VERSION 1.01)

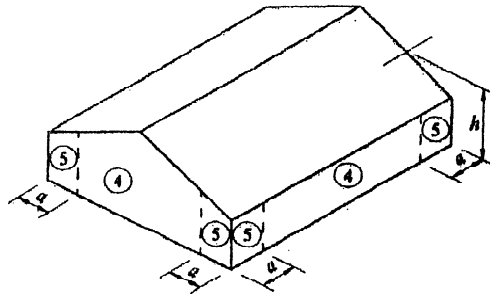
BUILDING DATA		JOB INFORMATION	
Wind Velocity (mph)	130	Company	Gersdorf & Gersdorf
Importance Factor	1.00	Prepared By	RB
Exposure Category	C	Client Name	ST CHAS HARBOUR
Internal Pressure Coefficient $\pm$	0.18	Job Description	HARBMSTRBLDG
Mean Roof Height (ft)	12	Job Number	04-2260
Building Width (ft)	9		
Building Length (ft)	17		
Roof Slope (x:12)	6		



STRUCTURES  
INTERNATIONAL, LLC

### WALL OPENINGS

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING DIMENSIONS WIDTH (ft) HEIGHT (ft)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	SINGLE HUNG	5		3.91 3.17	36.3	-48.3
1	FRENCH DOOR	5		3 6.68	35.2	-48.0



Width of Edge Strip (a) in feet = 3

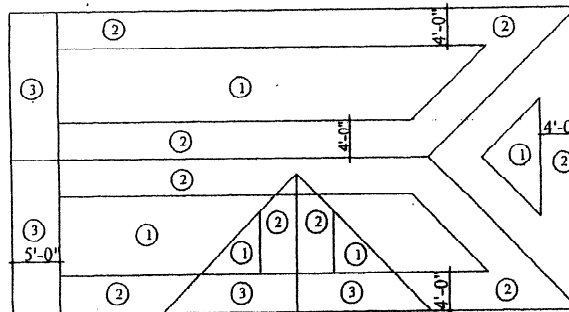
STCHASHARBMSTRBLDG

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### Roof Nailing Schedule

#### ROOF SHEATHING NAILING ZONE NOTES

##### ROOF SHEATHING NAILING PATTERN

ZONE ① : USE 8d COMMON NAILS @ 6" O.C.

AT EDGES AND 12" O.C. INTERMEDIATE

ZONE ② : USE 8d COMMON NAILS 6" O.C. (ALL FIELDS)

ZONE ③ : USE 8d COMMON NAILS 4" O.C. (ALL FIELDS)

##### WALL SHEATHING NAILING PATTERN

USE 8d COMMON NAILS...

AT SHEARWALL SEGMENTS: PANEL EDGES 4" O.C.  
8" O.C. INTERMEDIATE

ELSEWHERE: PANEL EDGES 6" O.C.  
12" O.C. INTERMEDIATE

1/2" GYPSUM CEILING : Use 5d Nails @ 7" on center

SECOND FLOOR NAILING : 8d @ 6" O.C. Edges (glue & nail)  
@ 12" O.C. @ Field

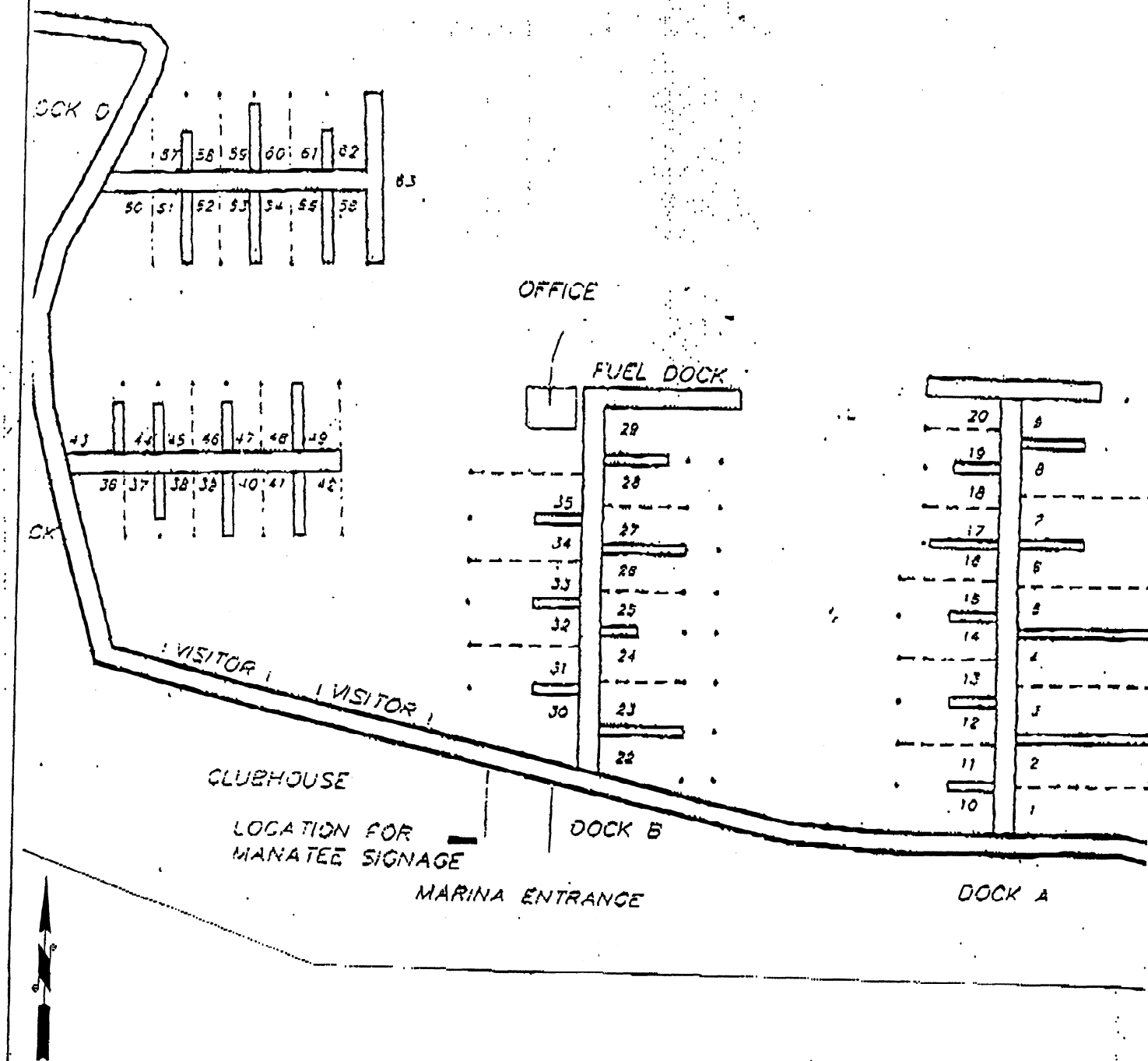
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PHONE 239-437-1960  
FAX 239-437-1961

*Gersdorf & Gersdorf, Inc.*  
*Architects*

AA C001249



Stemig Enterprises, Inc.  
18420 Old US 41  
Fort Myers, FL 33912  
Tel: 239-481-7143

JOB NO. \_\_\_\_\_  
DESIGN: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

St. Charles Harbour Marina Office  
Site Plan  
35-43-23-05.00001.0110

Scale 1" = 60'