



Building Height Workshop

Captiva Community Panel

April 26, 2011

South Seas Plantation

Presented by:

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Illustrations by Morris Depew Associates

#LC26000330

***Status quo* since 2003**

Lee Plan Policy 13.1.2:

- “No building or structure may be erected or altered so that the ***peak of the roof*** exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, ***whichever is lower.***”
- Added to Lee Plan by Ordinance No. 03-01.

Sec. 34-2173. - Exception to height limitations for certain structural elements

- (a) The following structural appurtenances may exceed the height limitations stipulated in the applicable districts for authorized uses...:
 - (1) Purely ornamental structural appurtenances such as church spires, belfries, cupolas, domes, ornamental towers, flagpoles or monuments.
 - (2) Appurtenances necessary to mechanical or structural functions such as chimneys and smokestacks, water tanks, elevator and stairwell enclosures, ventilators, and bulkheads; AM and FM radio and television masts, aerials, and antennas; fire and hose towers, utility transmission and distribution structures, cooling towers, aircraft control towers or navigation aids, forest fire observation towers, and barns, silos, windmills or other farm structures when located on farms.

Sec. 34-2173. - Exception to height limitations

- (b) The permitted exceptions to the height limitations may be authorized only when the following conditions can be satisfied:
- (1) The portion of the building or structure permitted as an exception to a height limitation may not be used for human occupancy or for commercial purposes.
- (2) Structural exceptions to height limitations may only be erected to the minimum height necessary to accomplish the purpose it is intended to serve, and no higher.
- (3) If the roof area of the structural elements permitted to exceed the height limitations equals 20 percent or more of the total roof area, they will be considered as integral parts of the whole structure, and therefore not eligible to exceed the height limitations.

Summary: Current Captiva height regulations

- “Peak of roof”
- 35 feet above *average grade* or 42 feet above sea level
- “whichever is lower”
- No variances or deviations
- Cupolas, etc. do not count toward the maximum height and do not require variances or deviations
- No incentive for additional setback
- No incentive for sloped roof

A history of building heights on Captiva

- 1971... “35 feet above the mean average ground level” in the days before base flood elevation was required.
- 1973... not to exceed “35 feet from the average fill-grade level...that in no case shall...be greater than 10 feet above mean sea level.”
- 1974... “peak of the roof [cannot] exceed a height of 35 feet. The building height shall be measured from the elevation...of the floor of the first occupied story of the building but in no event...higher than required by federal authorities to establish eligibility or insurance...in the absence of such...requirements...in no case from an elevation higher than 10 feet above mean sea level.”

A history of building heights on Captiva

- 1978... “peak of the roof [cannot] exceed a height of 35 feet... measured from the elevation of the floor of the first occupied story... but in no case... higher than 10 feet above the average ground level, unless flood insurance or coastal code regulations require the elevation to be higher than 10 feet.”
- 1997... “not higher than two stories above the lowest habitable floor... peak of the roof [cannot] exceed... 28 feet above the lowest habitable floor.”
- 1999... “peak of roof [cannot] exceed 35 feet above average grade... or 42 feet above mean sea level, whichever is lower.”

Historical Note: McHarris study ca. 2001

- Review the architectural character of the island
- Review roof components that add to the architectural character and that are being lost under the new code
- Understand how the Height Ordinance has impacted the roof and thus the architecture of the island

The architecture of Captiva

- Blending of many styles
- Lush landscaping is a key component of Captiva's look
- Each style is dependent on the flexibility of the roof and its components to create style

Post-modern



Cracker architecture

Spanish Mission



**Mediterranean
architecture**

Modern Architecture





The old versus the new code

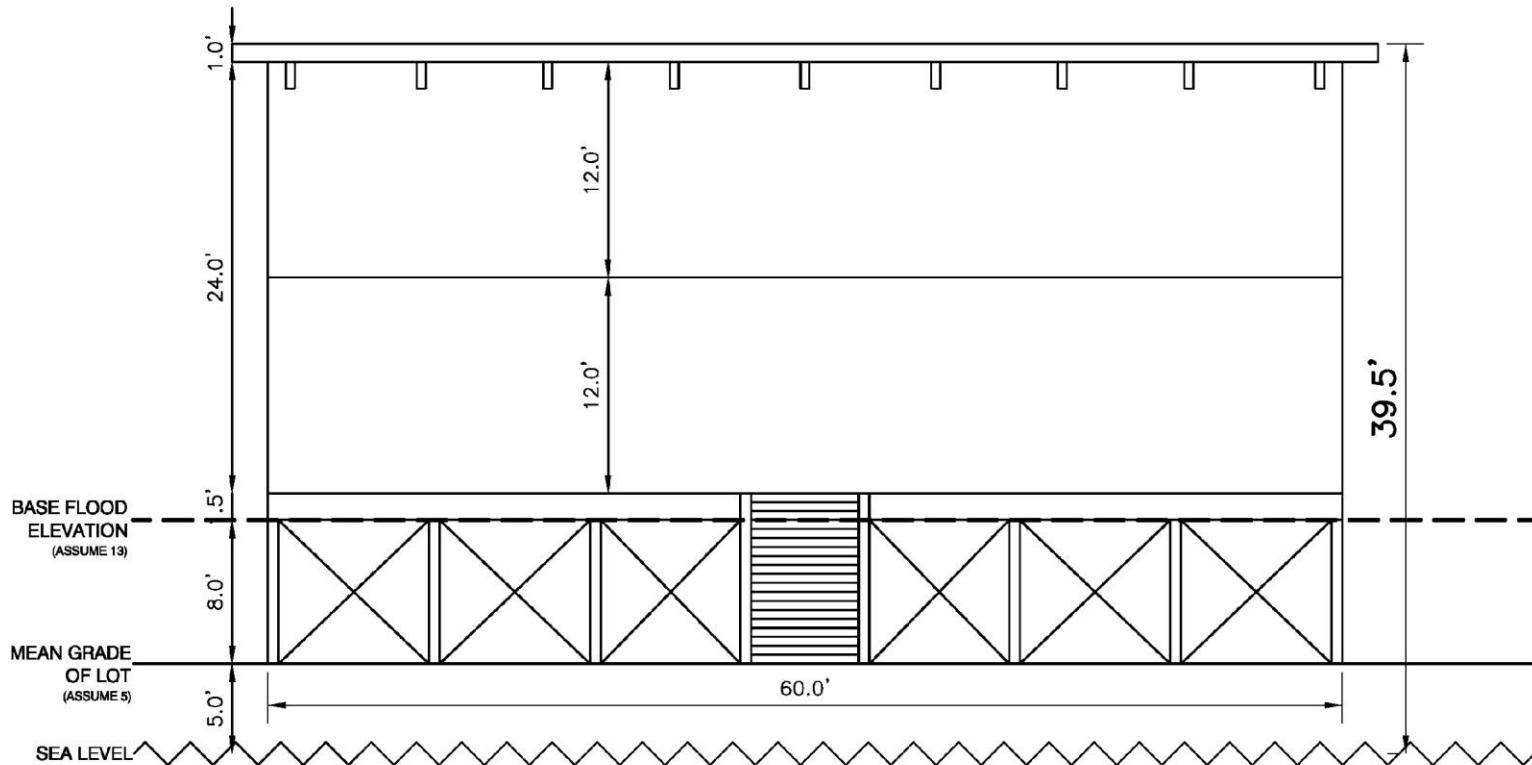


- ◆ Old code allowed for roofs with character
- ◆ New codes is effecting the roof height and the addition of roof elements on new construction.

Example: A two-story RSC-2 home

- Assume the property owner has a one-acre lot zoned RSC-2 illustrated as VE-13 on the FIRM (FEMA's 'Flood Insurance Rate Map')
- Elevation of property is 3.5 feet above sea level; property owner adds fill to bring it up to 5.0 feet above sea level
- Wants to build two 12-foot stories with a flat roof

ADD A TWO-STORY HOUSE WITH A 1.5' BOTTOM
DECK, TWO 12' FLOORS AND A 1' FLAT ROOF
FIGURE 2



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REVISIONS

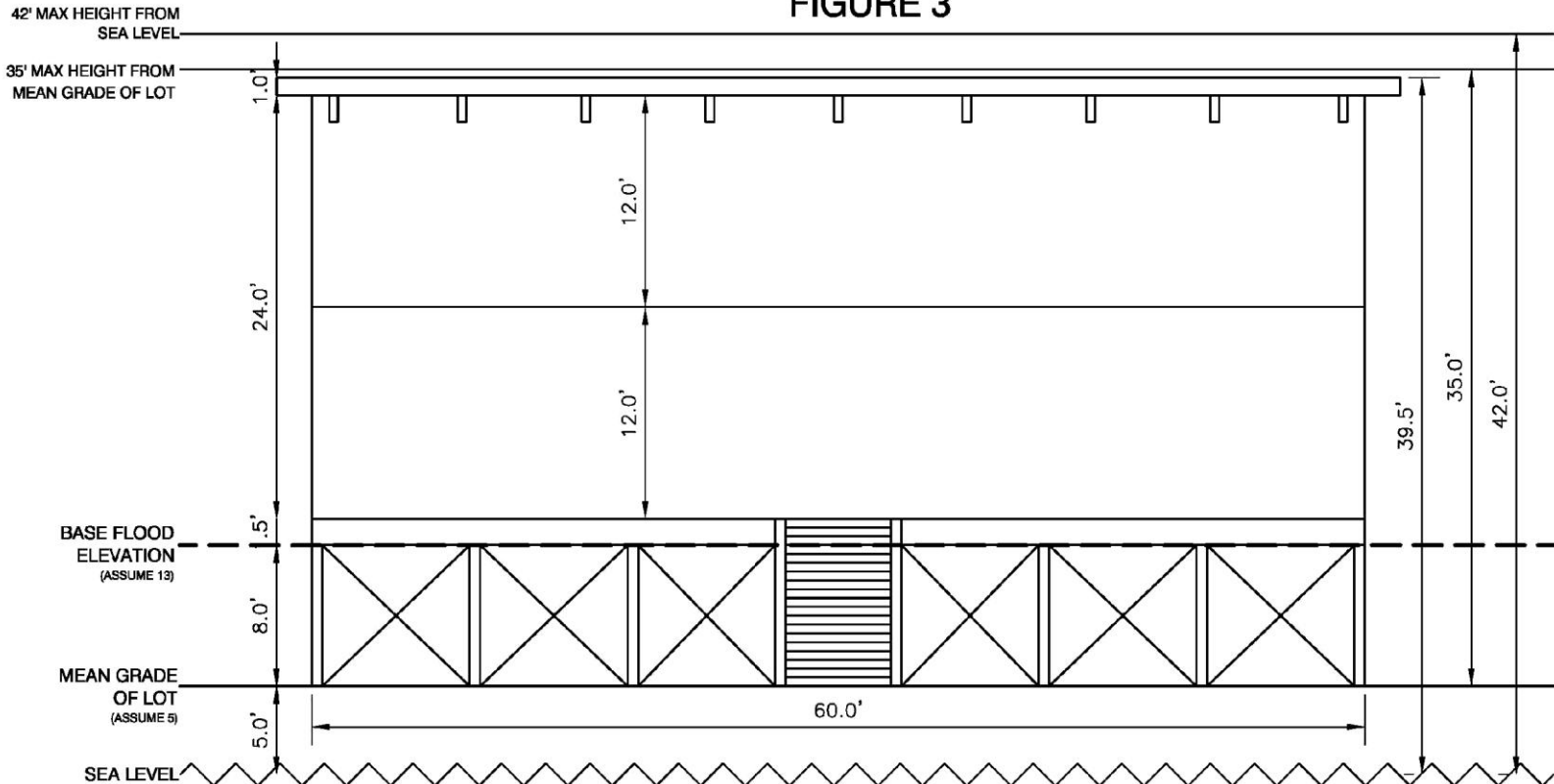
• Add House
 • Deck
 • Stairs
 • Dimensions
 DEFEW
 ENGINEERING ARCHITECTURE INTERIORS
 11 CANAL WALK, FORT MITCHELL, TAMPA, FL 33629

CAPTIVA CODE REVISIONS
 CAPTIVA PLANNING PANEL
 Captiva Project Board

SEA PROFILE	08/04/11
DESIGNED BY	SKM/ST
DRAWN BY	LKC
DATE	11/03/09
SHEET	


ADD A TWO-STORY HOUSE WITH A 1.5' BOTTOM DECK, TWO 12' FLOORS AND A 1' FLAT ROOF AT ELEVATION 13' - YOU CAN DO THIS!

FIGURE 3



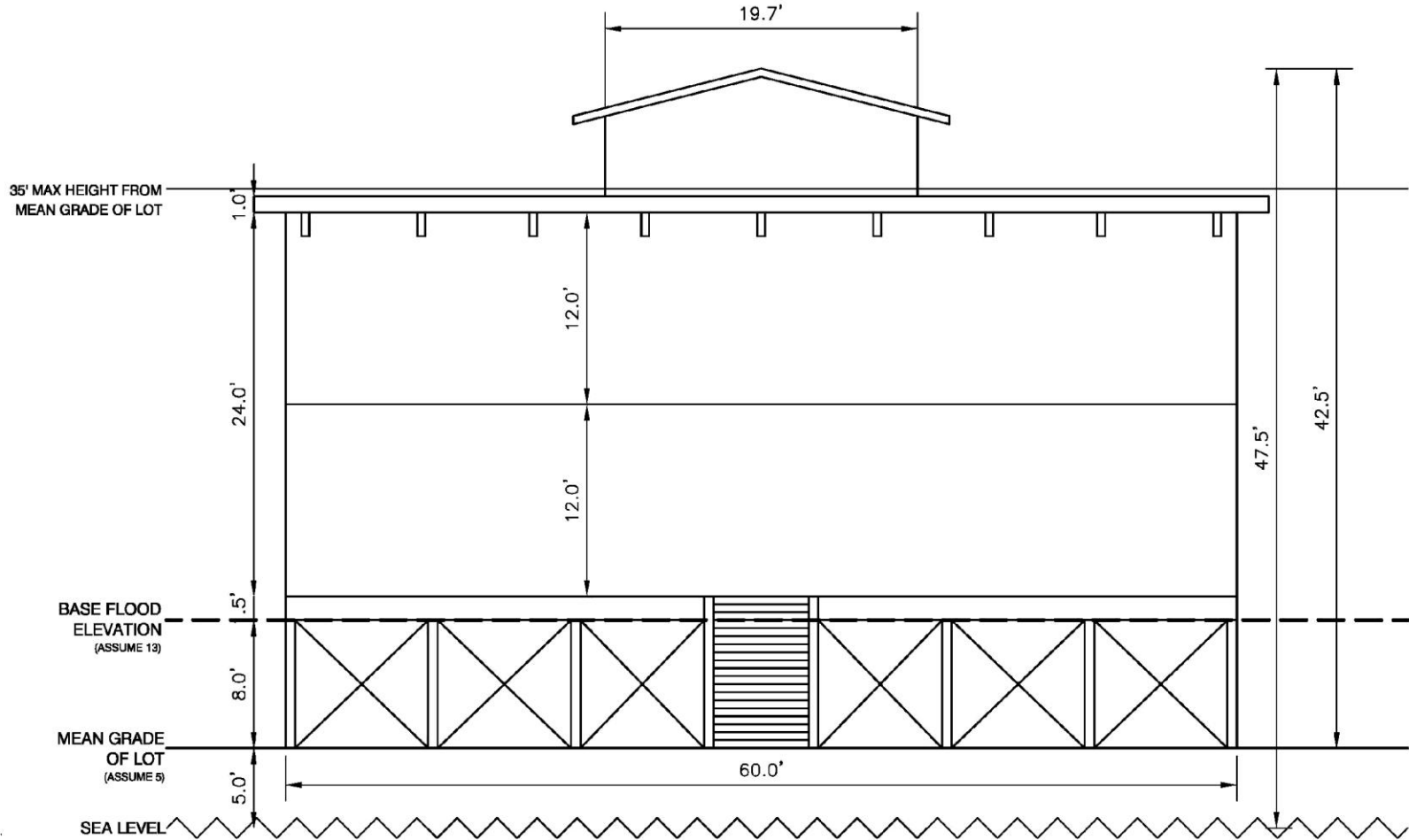
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<p style="font-size: 8px; margin: 0;"> CAPTIVA CODE REVISIONS CAPTIVA PLANNING PANEL Captiva Island, Florida </p>
<p> MSA PROJECT: 09041 DRAWN BY: DWD DATE: 11-08-09 SHEET: </p>

YOU CAN DO THIS!

FIGURE 4



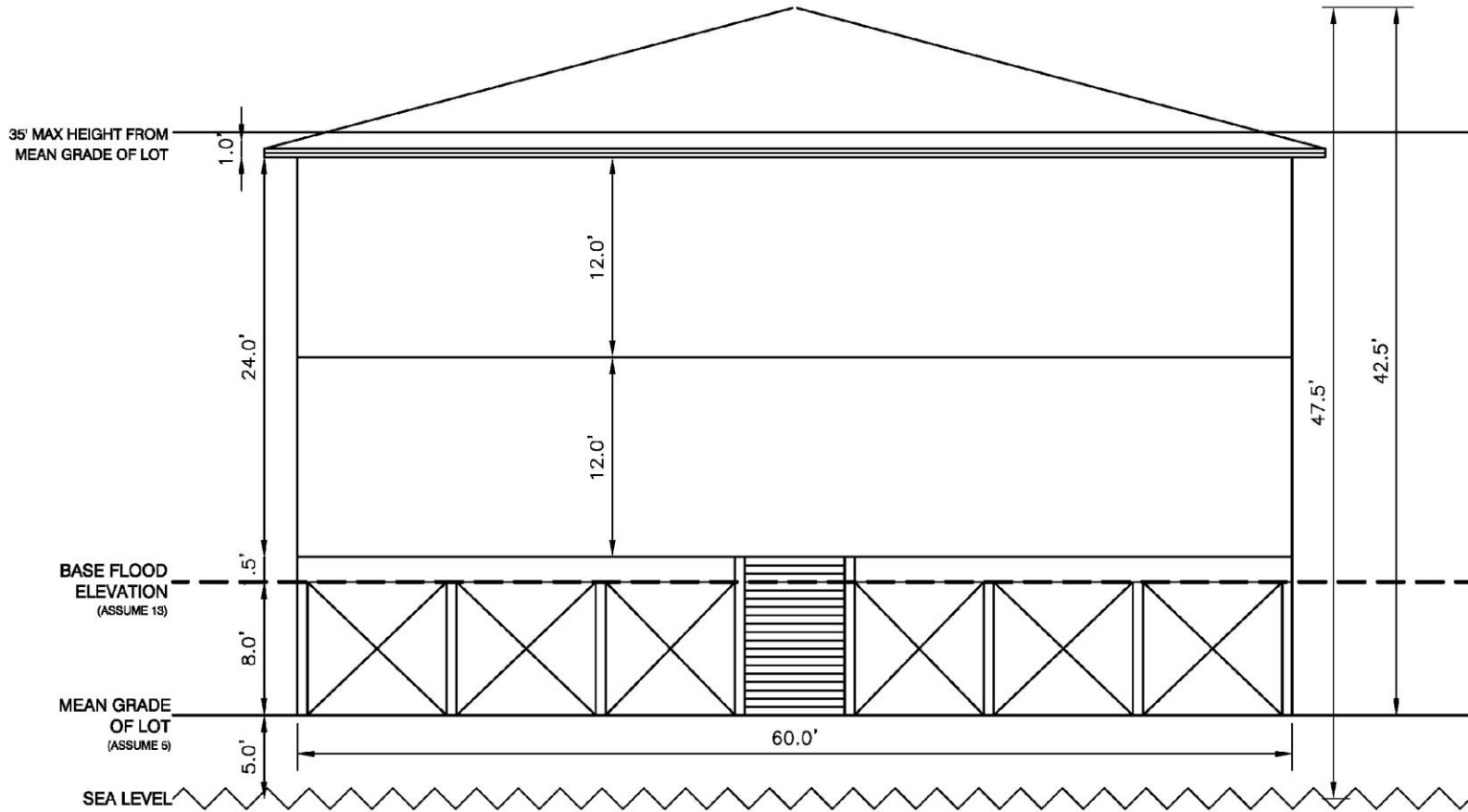
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REVISIONS	
<p style="font-size: small;"> • Additions • Changes • Deletions • Relocations • Other </p> <p style="text-align: center; font-weight: bold; font-size: small;">MORRIS DEFEW</p> <p style="font-size: x-small;"> ENGINEERING PLANNING ARCHITECTURE 11000 S.W. 11th Street, Suite 100 Fort Lauderdale, FL 33334 FL LAND REG. #10877 NO. 12869 L120000000 </p>	
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...BUT YOU CAN'T DO THIS!

FIGURE 5



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The panel's mission

- Enable two-story houses
- Sloped roof
- Roofline articulation
- Respect the historic appearance of Captiva

Proposed amendment to Lee Plan

POLICY 13.1.2: No building or structure may be erected or altered so that the peak of the roof, or the mean height level between eaves and ridge in the case of gable, hip and gambrel roofs, exceeds 28 feet above the lowest horizontal member at or above the lawful base flood elevation. In those areas of the island as specified in the Land Development Code only, no building or structure may be erected or altered so that the peak of the roof exceeds 35 feet above the average grade of the lot in question or 42 feet above mean sea level, whichever is lower. (~~Added by Ordinance No. 03-01~~).

Lee Plan Amendment process: Affects building height language only:

- *Once per year*
- Transmitted by Board of County Commissioners to Florida Department of Community Affairs (DCA) for interagency review
- Process takes 6-8 months without complications
- Text amendments ineligible for “small scale” exemption
- County staff report due by mid-May

Lee County Land Development Code (LDC)

- Current draft revisions include items in addition to building height, including mangrove protection and signs.
- ***Code can be amended at any time*** by majority vote of County Commission if not inconsistent with the Comprehensive Plan.

Amend Land Development Code

Sec. 33-YY...

Height restrictions on Captiva Island

(A) Consistent with Policy 13.1.2 of the Lee Plan, no building or structure may be erected or altered so that the peak of the roof, or the mean height level between eaves and ridge in the case of gable, hip and gambrel roofs, exceeds 28 feet above the lowest horizontal member at or below the lawful base elevation.

☞ Continued on next slide

Proposed height language continued

- ...Deviations or variances from this section are prohibited. Architectural features, including but not limited to cupolas, lanterns, dormers, façade or roofline articulations, etc., and mechanical appurtenances may extend an additional four (4) feet above the roof peak or eight (8) feet above the mean height level in the case of gable, hip, and gambrel roofs, whichever is lower, so long as such details do not account for more than 20% of the total front façade area and any mechanical appurtenances are fully screened from visibility from adjoining properties.

The ‘X’-ception: no change in the ‘X’ zone

(C) Buildings or structures illustrated as zone “X” on the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA) or its successor agency shall be erected or altered so that the peak of the roof may not exceed 35 feet above the average grade of the lot in question or 42 feet above sea level, whichever is lower.

QUESTIONS?