

CITY OF SANIBEL

RESOLUTION NO. 13-092

A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF THE EXISTING ROOF OF THE HISTORICAL BAILEY'S GENERAL STORE LOCATED IN THE HISTORICAL MUSEUM AND VILLAGE AT 950 DUNLOP ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sanibel Historic Preservation Committee has recommended to the Sanibel Planning Commission the replacement of the existing roof of the historical Bailey's General Store located in the Historical Museum and Village at 950 Dunlop Road; and

WHEREAS, on September 24, 2013, the City of Sanibel Planning Commission approved Planning Commission Resolution No. 13-20 recommending that City Council approve a Certificate of Appropriateness for the replacement of the existing roof of the historical Bailey's General Store located in the Historical Museum and Village, (a copy of Planning Commission Resolution No. 13-20 is attached hereto and incorporated herein as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanibel, Florida:

SECTION 1. The City Council hereby approves a Certificate of Appropriateness for the replacement of the existing roof of the historical Bailey's General Store situated in the Sanibel Historic Museum and Village located at 950 Dunlop Road, Sanibel, Florida, and such Certificate is hereby approved.

SECTION 2. Effective Date.

This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the Council of the City of Sanibel, Florida, this 1st day October, 2013.

AUTHENTICATION:

Kevin Ruane, Mayor

Pamela Smith, City Clerk

APPROVED AS TO FORM:

Kenneth B. Cuyler
Kenneth B. Cuyler, City Attorney

9/25/13
Date

Vote of Council members:

Ruane _____
Congress _____
Denham _____
Harrity _____
Jennings _____

Date filed with City Clerk: _____

RESOLUTION NO. 13-20

**CITY OF SANIBEL
PLANNING COMMISSION**

A RESOLUTION RECOMMENDING THAT CITY COUNCIL APPROVE A CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT OF THE HISTORICAL BAILEY'S GENERAL STORE EXISTING ROOF WITH A 5V METAL PANEL ROOF SYSTEM. THE BUILDING IS LOCATED, WITHIN THE CITY'S HISTORICAL VILLAGE AND MUSEUM SITE, AT 950 DUNLOP ROAD.

IN THE MATTER OF: Certificate of Appropriateness for replacement of the historical Bailey's General Store roof.

APPLICANT: Sanibel Historical Museum & Village, Inc., on behalf of the property owner, the City of Sanibel.

APPLICATION NO.: 13-7533CA

DATE OF HEARING: September 24, 2013

ADOPTION OF RESOLUTION: September 24, 2013

WHEREAS, the Planning Commission heard Application No. 13-7533CA submitted for the issuance of a Certificate of Appropriateness to allow for the replacement of the historical Bailey's General Store roof with a 5 V metal panel roof system. The subject building is listed on the local register of historical sites and structures and is located, within the City's Historical Village and Museum site, at 950 Dunlop Road (tax parcel no. 26-46-22-T2-00007.0030). The application is submitted on behalf of the Sanibel Historical Museum and Village, Inc., by the property owner, the City of Sanibel. Application No. 13-7533-CA; and

WHEREAS, the Sanibel Historic Preservation Committee has reviewed and recommended the replacement of the historical Bailey's General Store existing roof; and

WHEREAS, a public hearing was legally and properly noticed and held on September 24, 2013 before the Sanibel Planning Commission; and

WHEREAS, the deliberations of the Planning Commission and this Resolution constitute the Commission's site evaluation report; and

WHEREAS, the Planning Commission reviewed the Roof Replacement Proposal as submitted by the Planning Department and the Historical Preservation Committee; and

WHEREAS, the subject request has been found to be consistent with the visual compatibility standards of Sanibel Code, Section 98-151, Standards for Certificate of Appropriateness; and Will adhere to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and

WHEREAS, The Planning Department recommends that the following conditions be included with the approval of the certificate of appropriateness:

1. The replacement roof system shall be in conformance with the scope of work specified in page 3 of the Roof Replacement Proposal, dated August 13, 2013 and provided with this Planning Department staff report as Attachment A, incorporated herein by reference.
2. No change in the developed area or impermeable coverage on the parcel is authorized. No change in the overall height of the existing building is authorized.
3. The removal of native vegetation is not authorized by this permit.
4. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper *Schinus terebinthifolius*, the Cajeput or Punk tree *Melaleuca quinquenervia*, Earleaf Acacia *Acacia auriculiformis*, Lead tree *Leucaena leucocephala*, Java Plum *Syzygium cumini*, Air Potato *Dioscorea bulbifera*, Exotic Inkberry *Scaevola frutescens*, *Scaevola sericea* and Mother-in-law's Tongue/Bowstring Hemp *Sansevieria hyacinthoides* shall be removed from within the boundaries of the parcel proposed for development or site alteration. The parcel shall be kept permanently free of such exotics.
5. Obtain all applicable development and building permits.

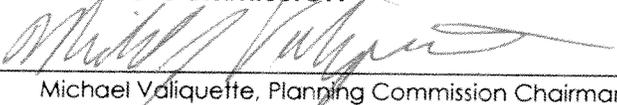
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds, based on the totality of the testimony, documentation presented and recommendations from the Historical Preservation Committee and the Planning Department Staff that the application is consistent with the policies of the Sanibel Plan and the standards of the Land Development code. Furthermore, the Planning Commission recommends that City Council passes a resolution, with the conditions set forth above, granting a Certificate of Appropriateness for the replacement of the historical Bailey Store existing roof with a new metal panel roof system.

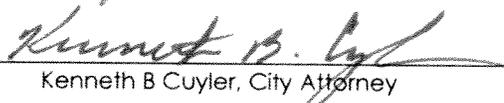
The foregoing Resolution was adopted by the Planning Commission upon a motion by Planning Commission Member Michael Valiquette and seconded by Planning Commission Member Phillip Marks, and the vote was as follows:

Christopher Heidrick	<u>YES</u>	Holly Smith	<u>YES</u>
Chuck Ketteman	<u>YES</u>	John Talmage	<u>EXCUSED</u>
Tom Krekel	<u>YES</u>	Michael Valiquette	<u>YES</u>
Phillip Marks	<u>YES</u>		

DULY PASSED AND ADOPTED this 24th day of September, 2013.

SANIBEL PLANNING COMMISSION

Signed:  9/24/2013
 Michael Valiquette, Planning Commission Chairman Date Signed

Approved As To Form:  9/24/13
 Kenneth B Cuyler, City Attorney Date Signed

Date Filed With City Manager: 9/24/2013