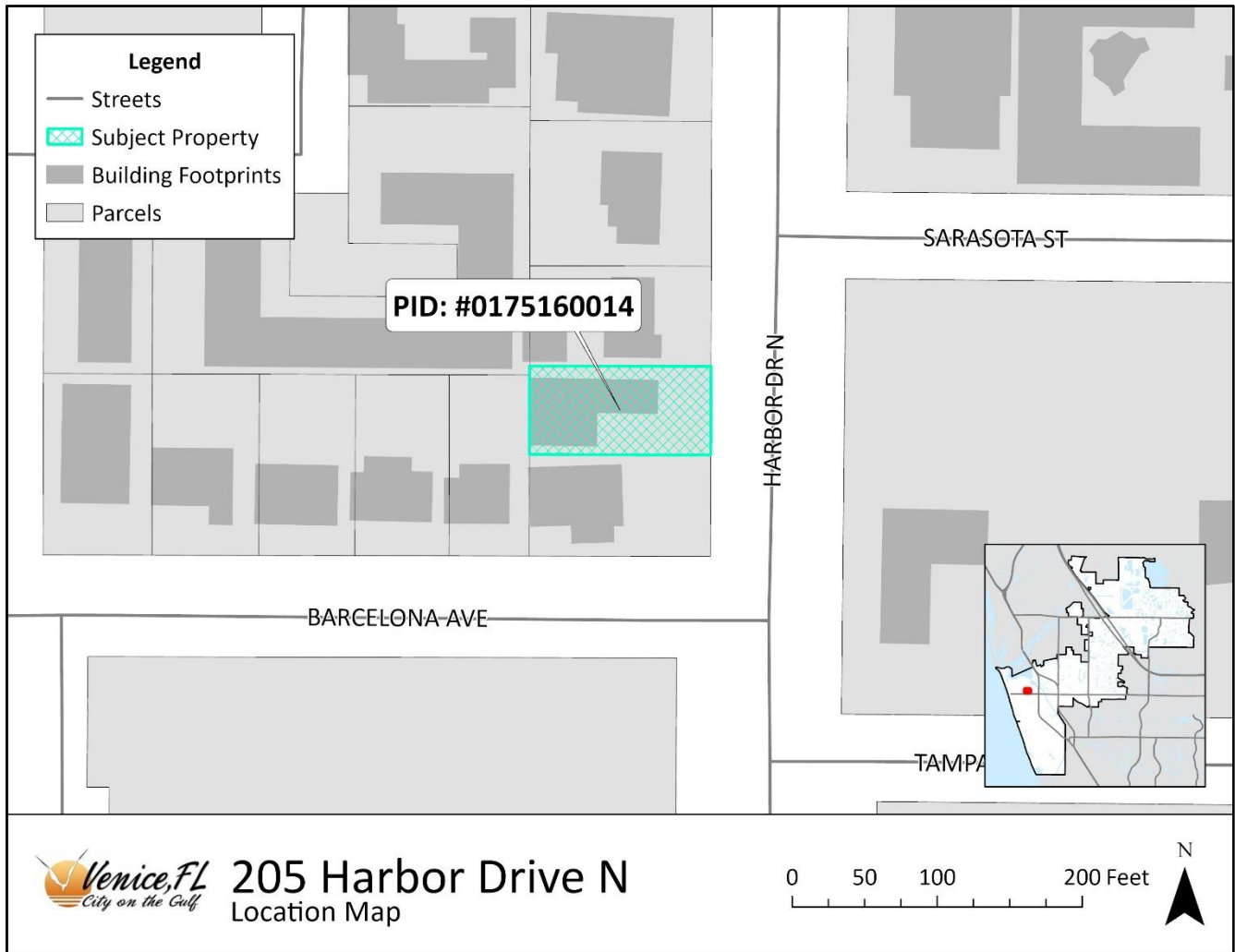


PLAR26-00113 – 205 Harbor Drive North

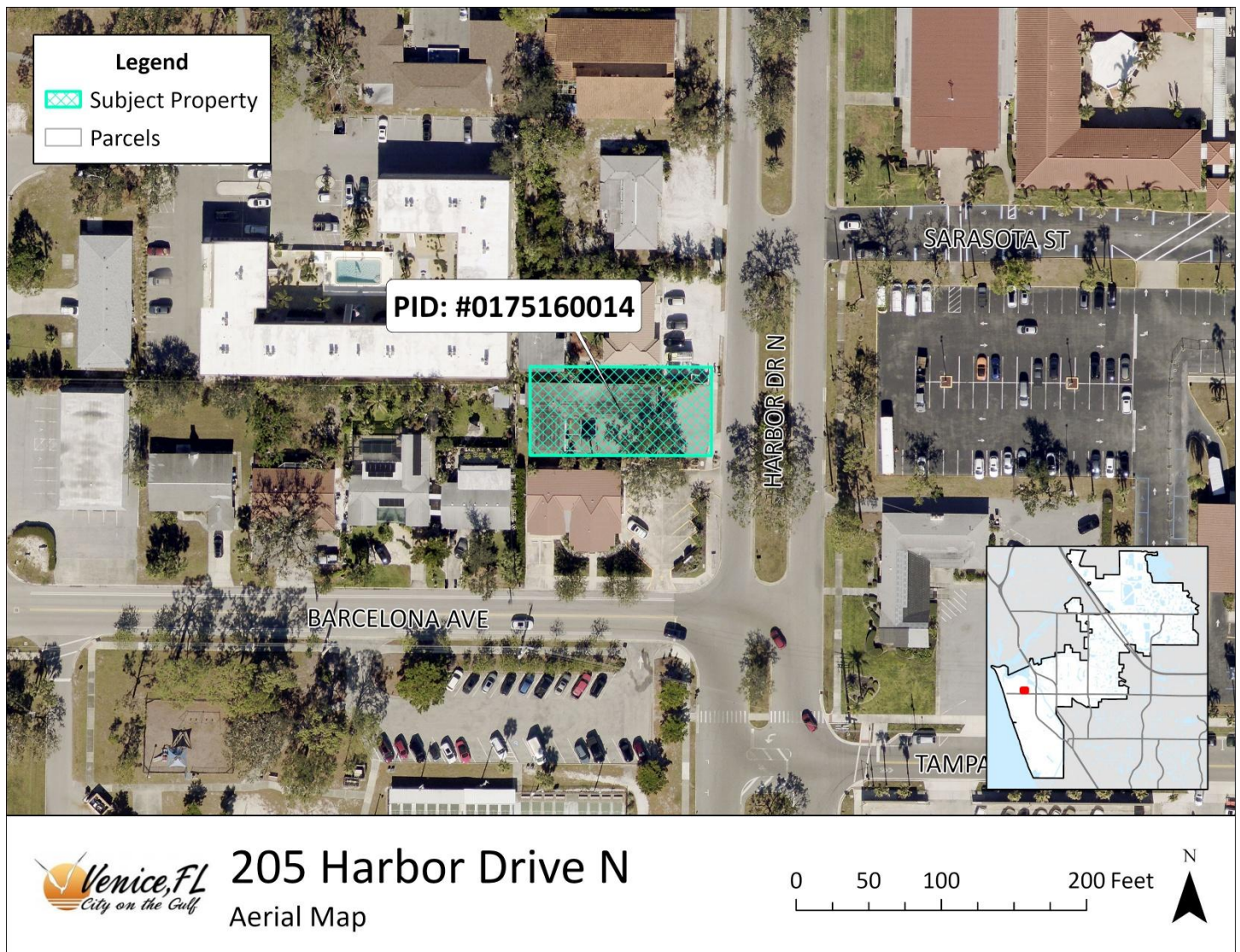
Staff Report



General Information

Address:	205 Harbor Drive North
Request:	Certificate of Architectural Compliance (CAC) for a new single-story office building
Owner/Applicant:	Catholic Community Foundation of SW Florida, Inc.
Agent:	John J. Holz, Plunkett Raysich Architects, LLP
Parcel ID:	0175160014
Architectural Control District:	Venetian Theme
Application Date:	March 23, 2026

AERIAL MAP



PROJECT DESCRIPTION

The subject property currently has an older (1959) building that does not include elements of the Venice Historic Precedent. The Catholic Community Foundation of Southwest Florida wishes to build a new office building for its administration activities in the VHP style. The proposed building is one story and totals 2,149 square feet. The roof material proposed metal barrel tile with a terra cotta color, and building materials include a stone base and splayed stucco in an off-white color. Other features include recessed arches and projecting bays, an aluminum cross to denote the use, and brackets with a stucco finish.

The Historical Resources Manager reviewed the application and had no comments, as the office building is entirely new construction.

PRE-APPLICATION HEARING

A pre-application hearing for this project was held on January 8, 2026. Discussion ensued about the look of the windows, including proportion and absence of divided lites in a residential context, although the use here is nonresidential. Bracket details were requested, including material samples, with discussion about avoiding materials easily damaged by birds or overly shiny metal. The stone base was also mentioned as being too thin. The applicant indicated final color selections would be provided at the CAC hearing.

For this submittal, the stone base has been expanded as requested. Windows on the north elevation have included mullions and the look of these windows has changed with the larger stone base, as there is no longer stucco between the bottom of the windows and the stone. Material details have been provided on page 11 of the applicant submittal, including colors and finishes of stucco, stone, roofing, windows, and mullions.

SITE PHOTOGRAPHS



Existing 1959 building to be demolished



Adjacent property to the north (Our Mother's House offices)



Adjacent building to the south (realty office)



View of Epiphany Cathedral across Harbor Drive

VENICE HISTORIC PRECEDENT COMPLIANCE

Nearly all items contained in Sec. 87-7.10 – The Venice Historical Precedent will be relevant to this proposal, as the building is new. Some of the relevant sections are below:

7.10.2 Building Massing

- b. Structures located on lots greater than 50' lot width, shall have at least 2 different massing forms and two offsetting wall planes of at least 10' the length of the façade having a minimal depth of at least 16".

7.10.3.A.1. **Primary materials:** A minimum 90% of wall area not including openings will be stucco without an applied pattern.

7.10.5.D. **Required Materials:** Permitted visible roofing materials include:

1. Clay, terracotta, concrete roof tiles.
2. Composite and alternate roofing materials that are substantially similar to clay, terracotta, and concrete roof tiles in appearance and profile.

F. Required Roofing Colors:

1. Reds, browns, whites, and natural earth tone colors, including greens, and shall contrast the façade colors of the building.
2. Design Alternatives may be proposed for roofing color blends.

7.10.6 Openings: Windows, Doors, and Garages

2. **Non-residential Development:** Glazing areas shall be composed of multiple panels.

7.10.7 Building Features

A. **Features and Entryways.** Each building on a site shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through-building articulation, transparency, or other design treatments.

1. Entryway features for residential structures shall be:
 - a. Flush with primary elevation with decorative or ornate trim;
 - b. Recessed in a small alcove within the primary elevation;
 - c. Sheltered by a projecting roof; and
 - d. Covered by a porch, arcade, portico, or tower element.

D. **Recesses and/or Projections.** All buildings must contain two or more of the following features. Design alternatives may be considered for this requirement.

1. Colonnades
2. Corbels and brackets
3. Balconies

4. Arches
5. Outdoor patios
6. Ornamental relief designs
7. Integrated planters or knee walls that incorporate landscape areas
8. Exterior stairways

E. Decorative Architectural Features.

1. All buildings must contain one or more of the following:
 - a. Clay toile attic vent;
 - b. Recessed niches;
 - c. Wall cutouts;
 - d. Carved bas relief ornamentation;
 - e. Decorative iron window grilles;
 - f. Ornamental relief designs.

HAPB should review each of these sections, as well as any other sections that the Board deems relevant to the proposal.

DECISION CRITERIA

There is only one decision criterion in Sec. 87-7.8.1.C for Certificates of Architectural Compliance:

Criteria. New structures and changes to structures in the HV and VT Districts that require a CAC shall incorporate the design characteristics of the VHP Style.

With consideration of this item and the requirements of Sec. 87-7.10, staff believes there is sufficient information on the record for the HAPB to take action on the subject petition.