

**PUBLIC MEETING OF THE  
HISTORIC PRESERVATION BOARD  
THURSDAY, APRIL 26, 2018 5:30 P.M.  
CITY HALL, 9101 BONITA BEACH ROAD  
BONITA SPRINGS, FLORIDA 34135**

**AGENDA**

I. MEETING CALLED TO ORDER

Meeting called to order, Thursday, April 26, 2018 at 5:30 p.m.

II. ROLL CALL

**Present**

Dallas Revord  
J. Welsch  
Trish Welles  
Alan Glazier  
Ronda Lawhon  
Alex Grantt

**Staff**

Mike Fiigon  
Carly Jean Sanseverino

**Public**

Chris Pflieger  
Melissa Pflieger  
Thomas Hecker  
Antonio Correia

III. PUBLIC COMMENT

No public comment at this time.

IV. BOARD MEMBER ATTENDANCE

Mr. Revord asked the Board to please respond to Ms. Chiaramonte regarding their attendance when the packets are sent out to insure there will be a quorum.

V. PHOTO EXHIBIT

- a. Opportunity to display in City Hall Council Chambers

The City came forward and asked if the Historic Preservation Board would like to place some of the Iconic Bonita photographs in City Council Chambers.

The Board selected the following pictures to be displayed in Chambers:

Picture 2 – Everglades Wonder Garden sign  
Picture 3 – Leitner House  
Picture 4 – Everglades Wonder Garden sign  
Picture 6 – Briggs Home  
Picture 8 – Goodbread Grocery  
Picture 10 – Fish Trap Marina  
Picture 11 – Water Tower – Big Hickory Pass Bridge  
Picture 15 – Don True photographed at Bonita Springs School  
Picture 17 – Everglades Wonder Gardens Zoo Keepers House

Picture 23 – Artist Cottages behind Liles Hotel

Picture 28- Shangri-La

## VI. ORAL TRADITION PROJECT

### a. Antonio Correia: Request to discuss continuation of the project

Mr. Correia addressed the Board stating he would like to continue the oral tradition project. Mr. Correia learned from last year that it was difficult to get five projects done in one year. Everything was accomplished, but this year he suggested the following three projects:

1. Weeks fish Camp
2. Jane Hogue

Mr. Correia explained that Ms. Hogue does not live in Bonita Springs, but she is very interested in telling her story. Ms. Hogue will be here at the Fireman's picnic and Mr. Correia will talk to her more there.

3. Finish the project on the Hispanic Experience in Bonita Springs.

Mr. Correia stated he was lucky to find three different people from Mexico, Nicaragua and Panama who would be willing to be interviewed. Mr. Correia mentioned that the City of Bonita Springs had just entered into a Sister City Agreement with Isla Mujeres in Mexico.

Mr. Correia explained because some of the older Bonita Springs residents/pioneers are no longer living, he will work with the descendants and the oral tradition will basically be an account from the descendants.

Chairman Revord asked if Mr. Correia was able to contact any of the older Bonita Springs residents. Mr. Correia stated yes, but the problem is that they don't go that far back.

Chairman Revord mentioned a woman who spoke at his Rotary Club meeting about the migrant worker experience in Florida. She spoke about how her family lived in Florida and had wonderful stories about her brothers and sisters. Mr. Revord thinks this woman could be a part of the oral tradition project for the Hispanic Experience and will get Mr. Correia her contact information. Mr. Correia shared he has leaders in the community that he can reach out to who are open to being on camera and are the descendants of the original migrant workers.

Ms. Lawhon shared that Golden Gate Nursery had ties to Bonita Springs. Mr. Fiigon will get the information for Mr. Correia. Mr. Correia has also reached out to the Immokalee Coalition to hear their stories about migrant workers.

### b. Proposals and Cost Estimates

Mr. Correia would like permission to fund the three projects listed above, with the adjustments to the oral tradition as discussed above regarding working with the descendants. Price would be the same, \$1000 per project.

***Ms. Welles made a motion that we fund the Oral Tradition project, including the necessary adjustments to the existing oral tradition project, Mr. Welsch seconded; motion passes unanimously.***

## VII. HISTORIC VILLAGE CONCEPT DISCUSSION (*Running agenda item*)

a. Scope of Services

Ms. Welles brought in some books that she would like to share with the Board to help make things clearer. Ms. Welles thinks the proposal is getting better and better; it's clear and compelling.

Mr. Welsch thinks they're probably at the step where they can start the process of the RFQ. Mr. Revord suggested the Board look at Ms. Welles' revisions and after this is done, they can send it out.

b. Path to an RFQ

Mr. Revord thanked Ms. Welles for reviewing the document. Mr. Welsch will make the changes referenced below and send it over to Mr. Fiigon, Community Development, and Ms. Sanseverino, Assistant City Attorney, for review. Ms. Sanseverino will run it by City Attorney, Audrey Vance to see if she has any additional tweaks. Michael will make sure the Board can look at it before it is sent out.

c. Revisions to language

First page, second paragraph:

A recommended procedure is to form a non-profit foundation for a project like this, whereas the foundation's executive board will be ~~constituted~~ comprised of ~~by~~ members of the city and /or city council, members of the historic preservation board and public.

First page, second paragraph, 3<sup>rd</sup> sentence

The Foundation is owner of the property and its structures should read:  
The Foundation will become the owner of the property.

Page 3, under APPROACH 2, 3<sup>rd</sup> sentence:

Users can be ~~business~~ businesses or offices

Page 3, under APPROACH 2, bullet 4:

1. ~~Rather~~ More frequently visited as opposed to a museum

Page 4, Under STRUCTURE MIX, first sentence

Change "Additionally to all of the above" change to:  
In addition to all of the above

Page 6, Under Cost of Art, 2<sup>nd</sup> paragraph (last sentence):

Besides this option, art objects can also be temporarily provided by artist and therefore part of rotating exhibitions.

Under D. Proposal, Item 3

If the proposed fee is conditional on a certain specific term, the firm shall define such a term, if any (semicolon); however, in any case the proposal MUST include, without exemption, ALL items of section A-C. Add a semicolon as indicated above.

#### VIII. UPDATE REGARDING HISTORIC RESOURCE/DEMO DELAY LIST

##### a. Staff review of property list nearing completion

Mr. Fiigon is nearing the end of compiling all the data for the demo delay list of potential new properties to be added to the demo delay list. There are 688 homes. He has not had a chance to go through to find out how many have been altered significantly, which may affect the number. Mr. Fiigon explained, when this list started, there were over 1000 properties. Mr. Fiigon was able to get the list from the Lee County Property Appraiser for no charge, but the list was not searchable, so he had to go through it by hand. It took a while, but that's why he hasn't done the final portion of the review to see how many of the homes have been significantly altered.

Mr. Fiigon asked the Board to take a look at the list, if anything sticks out to you or if you know of a property that's not on the list, please let him know.

Mr. Grantt asked if they need to look at condominiums. The Board discussed and Chairman Revord stated if there is no significance on the condominiums, take them off.

Mr. Fiigon removed all the mobile homes. The other homes removed from the list were duplicates of properties that were already on our previous list.

Mr. Fiigon asked the Board if they would want to entertain a potential code change in the future, that's always on the table. Ms. Sanseverino reminded the Board that they had talked about amending the date which is currently any home built February 2, 1968 or older. Mr. Revord thinks as this process ages, they could have homes built in 1970 that are historic. Mr. Revord said what he's afraid of is what happens 10 years from now or 20 years from now. Ms. Sanseverino said she needs to check to see if there is a national standard, and will let the Board know. Ms. Sanseverino recommended doing it this way for now. There will be time later to amend.

Mr. Welsch suggested dividing the list equally between members. Mr. Revord agreed stating that's what they did before.

Ms. Lawhon will be out of pocket due to health issues, so not will be able to devote any time to this at this time. Ms. Welles will take Ms. Lawhon's list.

Mr. Fiigon pulled the list in February and although there isn't an established time line, he would like to have it done in the first quarter. Mr. Revord stated since this exercise has to be done every year, he would like it done by June.

Ms. Welles stated there are 18 pages, 114 properties per person. The Board decided that each member will take 3 pages each. For each property, is it historic, yes or no. Each Board member will send Mr. Fiigon their yes/no answer for each property. Mr. Fiigon will bring the consolidated list back to the Board for their review and once approved, it becomes the new demo delay list.

Ms. Lawhon – pages 1, 2 and 3

Mr. Welsch – pages 4, 5 and 6

Ms. Welles – pages 7, 8 and 9 (Ms. Welles also offered to take Ms. Lawhon's)

Mr. Glazier – pages 10, 11 and 12

Mr. Revord – pages 13, 14 and 15

Mr. Grantt – pages 16, 17 and 18 (note: on page 18, ¾ of the way down starts commercial properties)

The Commercial properties will be reviewed by the Board – ¼ of page 18, all of 19 and 20

Chairman Revord advised the Board to send Mr. Fiigon their comments. Mr. Fiigon will make the changes based on the comments and he will bring the revised list back to the Board for review.

## IX. BOARD MEMBER ITEMS

### **Bonita Springs Chamber of Commerce Leadership Class – Chairman Revord**

Chairman Revord attended the Bonita Springs Chamber of Commerce Leadership class. Mr. Revord explained that one Friday a month, they go around with about 25 people who come from all walks of life, business, fireman, policeman, government, media and arts. They go on behind the scenes tours of different aspects of the community. It is a nine month program.

Mr. Revord explained they are looking for a project and he suggested historic preservation. Mr. Revord thought they may be able to help the Board with the historic village project. Before he invited them to a meeting, he wanted to make sure that the Board is onboard. The Board was in favor of inviting the Bonita Springs Chamber of Commerce Leadership Class to a meeting; Mr. Revord will invite the class to the next meeting.

### **Using Existing Rail System for Civil Defense – Board member Alex Grantt**

Mr. Grantt has been in contact with Sonoma-Marin Area Rail Transit people in California to speak to them about their train and bike system. Mr. Grantt stated it's a way to protect the train track and the excess property is available for bike and hike trails along the railroad track.

Mr. Revord asked if Mr. Grantt sent this information to Council. Mr. Grantt replied he spoke to the Council very generally about it. Mr. Grantt explained that in 2006 they had a resolution for passenger train service and that was sent to the City Council by City Attorney, Audrey Vance on April 19, 2018 in response to his comments at City Council.

Mr. Grantt is trying to see if the City can replicate what they did in California. Mr. Grantt stated it's going to take some time. Mr. Grantt's wish is to use the rail system as a civil defense system. Mr. Grantt's concern was emphasized during the Hurricane Irma evacuation. Mr. Grantt explained when a storm comes this way, the people in Tampa Bay, St. Petersburg, Sarasota and Bradenton have a 2 to 3 hour advantage trying to leave the state of Florida, and they all go up I75. By the time we get out of here, there is a parking lot from Sarasota northward all the way to the Florida/Georgia line. The highway system is clogged.

Mr. Grantt stated, right now, there are at least 800,000 permanent residents in Lee County, 500,000 in Collier and at least 200,000 in Charlotte. That's three coastal counties with approximately 1.5 million people. Mr. Grantt is looking at the rail corridor for potential evacuation and emergency resupply after post hurricane. Mr. Glazier suggested it could also be used to remove debris.

Mr. Grantt stated the scope is to use the rail system as a civil defense system including but not limited to:

- Commuter train
- Emergency evacuation
- Post hurricane supplies
- Post hurricane debris removal
- Large scale construction supplies after a storm

Mr. Revord asked if the rails were in working order. Mr. Grantt said yes at 10 or 15 miles per hours. The ties will need to be replaced and they might need to strengthen or replace the rails to 115 pounds per yard of rail.

Mr. Revord asked Mr. Grantt to keep the Board posted. Mr. Grant said it's a work in progress.

#### **Historic Preservation Board - Change in Staff Liaison – Arleen Hunter, Assistant City Manager**

Assistant City Manager, Ms. Arleen Hunter, announced she will no longer be the official liaison for the Historic Preservation Board. Mr. Fiigon will be the official liaison for the Board assisted by Assistant City Attorney, Carly Sanseverino. Ms. Hunter stated her current focus is devoted to recovery from Hurricane Irma and the City's local mitigation strategy. Ms. Hunter explained the emphasis of what they're working on now is the flooding mitigation.

Ms. Hunter assured the Board that she will be available to help with anything that needs to be brought before Council she is here to help with that and speak and be a part of that process. Mr. Fiigon will be the official liaison assisted by Assistant City Attorney, Carly Sanseverino. The Board thanked Arleen for her time as liaison and said it's nice to know that Arleen will continue to support the Board and will be on hand to help if needed.

#### **Board Announcement**

Mr. Revord announced that Ms. Elly McKuen resigned due to work commitments. The Board will miss Ms. McKuen.

Mr. Revord asked if we plan to replace and if we had any applicants. Mr. Fiigon will work with staff to advertise that there is a vacancy on the Board.

#### **Dixie Moon**

Arleen reported that the Public Works Director had done some preliminary testing to determine the viability of the structure. Council had discussions about the front and the side. The cost will most likely exceed the \$140K provided by the developer. City Architect, Sam Vincent, and Building Official, Pete

Haigis, were looking at the proposed site because the proposed site is in the flood plain. This requires it to be built at the correct elevation. Mr. Fiigon stated they would be raising the structure another 6 feet above ground. Mr. Fiigon stated when Mr. Haigis looked at the building, he was surprised at how good most of the wood was, which was good to see from a building perspective. Based on the extent of how downtown flooded after the storm he doesn't want to provide an opinion on how it would go, but he has concerns about leaving at grade. Mr. Fiigon stated it would have to be raised another 6 to 8 feet. The flood zones are set by FEMA and determine how high structures need to be. Mr. Fiigon said there are two choices, it can be raised by bringing in fill or structurally raise it for commercial structures or they can elect to keep it at grade and flood proof around it. Mr. Fiigon stated Mr. Haigis has concerns leaving it at grade level based on what happened downtown. Mr. Vincent would have to go back and do a redesign to the rendering Mr. Fiigon shared a couple months ago.

Mr. Revord said the spot they picked out may not be the best place, Mike Fiigon said Council was comfortable with the spot. The developer has been in touch with the City and are anxious to get that project going.

Ms. Hunter reported that the City participates in a community rating system to affect insurance rates for flood insurance and the City moved a level to a higher percentage of safety. When you raise a level, you fall under a microscope of review by the NFIP so every single variance and elevation certificate is thoroughly reviewed annually by the NFIP. Ms. Hunter explained that we have to be vigilant because that affects insurance rates for the majority of the City and unfortunately most of us are in flood categories. Mr. Fiigon explained that insurance rates ebb and flow based on the community rating given by the NFIP and every time Mr. Haigis issues a variance for a building not to meet that requirement, it affects that rating and has the ability to affect the community rating. In the last five years Mr. Fiigon has been here, he has not issued one variance.

Mr. Revord feels the building has to be elevated. Mr. Welsch said a solution is to keep the façade. It is more flexible and they have done that in Europe for so many years. Mr. Fiigon stated now, because you're only talking about the front façade, the alterations that would need to be made to make the building flood proof which would not cause the original structure to stand out as much because you'll be building from scratch. Mr. Fiigon thinks it will be most cost effective as well.

Mr. Revord asked the Board to please send their ideas to Mr. Fiigon on the usage for the building once it's moved.

### **ERRATA SHEET – Everglades Wonder Gardens Signage and Removal of Mural**

Mr. Revord opened the discussion introducing Mr. Thomas Hecker from the Everglades Wonder Gardens. Mr. Hecker brought a PowerPoint presentation to illustrate the damaged signs from Hurricane Irma. Mr. Hecker explained they have a donor who is willing to pay artist, Alex Nunez, to create new signs. Mr. Nunez could provide renderings which they could bring back to the Board for review.

Mr. Hecker is getting estimates on how to fix the signs. Right now it's at \$20K to just get them straight, which does not include the one that's totally demolished. Using the presentation, Mr. Hecker went through each sign discussing plans to repair and/or replace the sign. Mr. Hecker would like the sign to reflect what's going to be inside focusing on the four groups of animals that have been the epicenter of the Wonder Gardens.

Mr. Hecker reported that depending on funding, the big sign that is between Maria's and the Wonder Gardens, may cost a lot to rebuild. Mr. Hecker said it is most important sign because it is where the people get out of the car and have their picture taken.

Mr. Hecker reported the bids have been high, construction costs are high due to hurricane damage. Mr. Hecker will bring renderings for the two signs that need slight adjustments back to the Board and see if they fit the flavor of what is appropriate for downtown.

Mr. Fiigon asked if they were thinking of increasing the square footage of the sign. Mr. Hecker replied they want to go smaller.

Mr. Hecker said please reach out to him and let him know how you feel.

Mr. Glazier likes the sign on the river.

Ms. Lawhon said the front sign is beneficial to the business and iconic to the era. It is the oldest roadside attraction left in Florida. The signs are designated as historic resource as well. It is part of the historic character. She understands it's a financial thing, but it is a designated property and suggested Mr. Hecker come to the Board for help with funding. Mr. Hecker said he would if he could get better estimates.

Ms. Welles asked if the Wonder Gardens need approval for the signage. Mr. Revord replied the Board would approve it.

Mr. Revord thinks it's great that Mr. Hecker is coming forward and is trying to pay for the signs using donations. Mr. Hecker replied they currently have funding for two signs. They just need to come to agreement with the artist rendering.

Mr. Glazier said it would be nice if you could save part of the signs on the north side, salvage some of it. See what he could do to use it. Mr. Hecker said they're not going to throw it away.

Ms. Welles stated she loves the old signs.

Mr. Revord would hate to see the third sign taken away because once that sign is gone, they're never going to be able to replace it with a sign that big. As owner of the property, I would think they would want to preserve that sign.

Mr. Fiigon replied the property is designated and the signs are designated, but this is an area of town where signs are not permitted, but the signs are grandfathered. They are there as part of the property. If you want to replace the signs, you can. However, if you want to replace the 2nd sign, staff cannot guarantee that it can ever be put back. Please keep that in mind when you give your feedback.

Mr. Revord replied to Mr. Hecker stating the Historic Preservation Board would like to see all the signs remain. Mr. Hecker will gather all the options and bring it back to the board. Ms. Lawhon reminded Mr. Hecker to please come back to the Board if funding may be a problem.

Mr. Revord thanked Mr. Hecker for coming forward before they do anything.



### **Certificate of Appropriateness 10351 Pennsylvania Avenue:**

Mr. Fiigon addressed the Board stating this is not an item they need to vote on, however, Mr. Fiigon thinks it's a good idea to let the Board know what's going on. This is newer property that was designated not too long ago. They are proposing some work to be done on the property, not to the home itself. It was the home that was designated, not the property.

The Pfliegers are proposing to redo the existing driveway, fence and patio. Nothing is structurally changing to the structure itself. Mr. Pflieger explained the fence was built about 15 years ago and is falling apart, it was not pressure treated. They are going to completely take it out and replace it with the same exact fencing so it looks better. The only change, on the left hand side of the house under the tree they're going to bring the fence back about 8 feet so they can put in a paver patio.

Mr. Pflieger said that currently the fence is 3 feet high, they would like to make the fence 6 feet high. Mr. Pflieger asked if it might be against code. Mr. Fiigon explained if the pickets are at least 4 inches apart, then, yes, it can be higher. If the pickets are less than 4 inches apart, then the code defines it as an opaque fence and to have an opaque fence on your property line, it can only be 3 feet. Mr. Pflieger said then the fence will be 3 feet.

In terms of the driveway, the curved driveway is asphalt and is starting to crumble and the other driveway leading out to Pennsylvania is dirt. They would like to make the driveway concrete all the way around. Mr. Fiigon said they would have to get permits from the public works department since both roads are City maintained roads. They would also add a little side section there so they can park their cars.

Mike Fiigon stated the code requires that he provides a letter to the Board stating that staff is going to approve it the Certificate of Appropriateness. Mr. Fiigon handed out the letter to the Board. Note for record they are still looking for the plat for 10351 Pennsylvania.

Mr. Pflieger stated that three generations have lived in this house. His parents lived in the house 28 years ago and his grandparents lived there before then. It used to be closer to the train tracks and they believe it was an overnight house for the railroad. Mr. Pflieger's grandparents moved it to the current location. The house was built in 1947 and was designated as a historic resource last year, but are still waiting for the plaque. Mr. Revord stated once they get the plaque, they will have a ceremony.

Mr. Pflieger stated the garage was done with hardi-board and they wanted to keep that look. They are still looking for siding, they might have to use vinyl. Mr. Welsch stated he works with a small contractor who may do that kind of work and could get the contact information for Mr. Pflieger. Mr. Glazier would also be interested in that information. Mr. Revord told Mr. Welsch to let Mr. Fiigon know and he can get the information out to interested parties.

Mr. Fiigon will send the permit application for the driveway to the Pflieger's.

Mr. Revord thanked them for coming in.

### **McSwain House**

Mr. Grantt asked when they were going to repair the roof on the building. Mr. Revord answered the Historical Society said the roof did not need to be replaced, they are going to have it repaired. Mr. Fiigon explained it was going to be pushed down the agenda list because as long as it wasn't leaking, and they didn't need it to get their COO, they pushed it down the list a little longer.

X. PUBLIC COMMENT

XI. APPROVAL OF MEETING MINUTES

a. May 18, 2017

Ronda - 2<sup>nd</sup> page top paragraph

Change the sentence to "the hardi-board which would resemble what was originally used on the house", because it wasn't hardi-board that was originally used on the house.

Page 3 5<sup>th</sup> paragraph last sentence, correct spelling of work roll, should be role.

Item VI, 3<sup>rd</sup> paragraph, second sentence, correct spelling of work palette: Mr. Boswell-Ebersole stated they are changing the color and there is a color pallet (correct to palette) they have to abide by

Next page item 7 4<sup>th</sup> paragraph down, Chairman is incorrectly spelled

b. July 27, 2017

Front page under roll call, Public, correct Gary Lawhon to Terry Lawhon

2<sup>nd</sup> page middle of page Ms. McKuen stated she did not see anything for the bids for the canapé (correct spelling to canopy) to go over the front doors.

Page 3 5<sup>th</sup> paragraph, Ms. Lawhon recommended her great grandfather's house on Poland and Childers - should be Pullen and Wilson and she can get permission for the house to be photographed.

Page 5, 5<sup>th</sup> paragraph, Ms. Lawhon is not sure Bonita Springs is the home of the first swamp buggy race, but it is the home of the first swamp buggy – take out the word race. "As an example, in one of the panels, the mural features a swamp buggy because Bonita Springs is the home of the first swamp buggy race".

c. February 22, 2018

Item VII, page 5 second paragraph where it read "Ms. Lawhon stated it was referred to as the corner store and known to have the "coldest beer in town". That is incorrect. Ms. Lawhon was reminiscing about a store called "The Corner Store" that was known to have the "coldest beer in town." It is not the same store as the Dixie Moon. Ms. Lawhon asked for the record to be corrected.

Item IV, first page, third bullet where it reads:

“Tri Towne construction submitted the incorrect”, add the word “permit”.

Item VII under Traveling Photo exhibit

Ms. Welles asked if the prints were “glossy white metal”.

“Name of Picture”

“Brian Tietz Photographer”

“2017, glossy white metal print”

Mr. Revord replied that is correct, the prints are glossy white metal.

XII. CONFIRM NEXT MEETING DATE: May 31, 2018

Next meeting date is confirmed as May 31, 2018. Mr. Welsch will not be able to attend the May 31, 2018 meeting and has been excused.

XIII. ADJOURNMENT

Respectfully submitted,

  
Nadine Chiamonte, Office Assistant

APPROVED  
HISTORIC PRESERVATION BOARD:

Date: 6/28/18

AUTHENTICATED:  


Dallas Revord, Chairman

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Arleen Hunter, Assistant City Manager, at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which such appeal is to be based.