

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, MAY 2, 2019 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES**

I. MEETING CALLED TO ORDER

Meeting called to order at 5:32 p.m.

II. ROLL CALL

Present

J. Welsch
Bonnie Whittemore
Dallas Revord
Alexander Grantt
Alisha Feezor

Staff

Mary Zizzo
Carly Sanseverino
Elly McKuen

Public

David Sacks – David Sacks Landscape Architecture, LLC
Jeff Mudgett – Parker Mudgett Smith Architects
Dr. Tyler Patak – Parker Mudgett Smith Architects
Randall Gross – Randall Gross Development Economics
Charlie Strader – Bonita Springs Historical Society

III. PUBLIC COMMENT

No public comment

IV. HISTORIC VILLAGE FEASIBILITY STUDY

a. Presentation by Parker Mudgett Smith Architects

Representatives from Parker Mudgett Smith Architects attended at the request of the Board to present their proposal and answer questions. Mr. Jeff Mudgett introduced the team and explained that his firm has a history of projects previously completed for the City of Bonita Springs. Mr. Mudgett stated that the firm focuses on public spaces, master planning, college campuses and historical campuses, including the Edison Ford Winter Estates, which is an 8 million dollar restoration project.

Mr. David Sacks of David Sacks Landscape Architects explained that his firm has a historical and landscape architecture focus and has done various work for botanical gardens and cultural sites. Mr. Sacks brought examples of previous work performed in Florida, including historic landscape projects such as the Mound House in Fort Myers Beach and the Ringling in Sarasota and various roadside attractions.

Mr. Randall Gross, attending by phone, stated that he is an economic and strategic planning consultant for all types of strategic planning projects, market analysis, financial feasibility studies and economic and fiscal impact analysis. He has worked on community revitalization projects around the globe for the public and private sectors and nonprofits in various forms and formats to evaluate market potential and financial sustainability. Mr. Gross works on financing and funding plans as well as conducting investor outreach and specializes in arts and cultural economics.

Questions from the Board:

Ms. Whittemore asked whether the firm has experience with relocating historic buildings.

Mr. Mudgett replied yes, and named a few:

- City of Sanibel
- Langford Kingston Home
- Numerous City of Sanibel

Mr. Mudgett explained that they know the technical and planning parts of moving a historic structure.

Mr. Gross stated that the market information would help define the use and potential of the project and that he would be analyzing the economic viability of the project to identify potential sites as part of the process.

Mr. Revord asked whether the project tasks could be adjusted. Mr. Mudgett replied that they are flexible.

Mr. Revord, asked whether the expenses could be allocated per phase. Mr. Mudgett replied yes.

Mr. Welsch asked whether the four representatives present would all be a part of this project. Mr. Mudgett replied affirmatively that they would be the core team, but they have other team members in their office.

Mr. Gross asked with whom would they be working with if the firm was selected. Mr. Revord replied that they would be working with Ms. Sanseverino, Staff Attorney, and Ms. Zizzo, Community Development.

Ms. Whittemore asked whether there was any interest for the firm to come to town to take a tour of Bonita Springs. Mr. Mudgett replied the first part of the process would be a series of meetings with the stakeholder and getting to know the area.

Mr. Revord suggested that City staff might be able to assist with property that might be available. Mr. Gross explained that he would use market analysis to create a destination by enhancing what Bonita Springs already has and not competing with what it already has. He needs to understand what we have now to create something that has value and testing what the market potentials are for creating that venue.

The firm representatives left the meeting. Discussion ensued amongst the board members, and the Board ultimately agreed to the following ranking:

Ms. Feezor made a motion to rank as follows:

<i>First Choice:</i>	<i>Parker Mudgett Smith</i>
<i>Second Choice:</i>	<i>PK Studios</i>
<i>Third Choice:</i>	<i>NativeTec</i>

Mr. Grantt seconded; motion passed unanimously.

The Board discussed funding for the project. Mr. Revord suggested moving funds from the grant budget to the study's fund for next fiscal year, which would almost cover the whole amount, rather than ask for more funding.

Mr. Grantt made the motion to approve Board member J. Welsch to start a preliminary conversation with the selected firm on the Board's behalf and then report back to the Board, Mr. Revord seconded the motion; motion carried unanimously.

A staff member will join Mr. Welsch for the meeting. Mr. Welsch will get the information to Ms. Sanseverino, who will draft a memorandum to the Board for discussion at the next Board meeting.

V. BONITA BOOK IDEA UPDATE

The Board decided to table item V. until next meeting.

VI. BUDGET AND GRANT PROGRAM

a. Matching Grant Funding Opportunities

Ms. McKuen presented two matching grant opportunities. Ms. McKuen reported that the Division of Historic Resources has a category for special projects with a one-to-one match. Ms. McKuen received permission to apply for the Dixie Moon. If awarded, the grant would be \$200,000 towards the rehabilitation of the Dixie Moon.

Ms. McKuen explained that the other grant opportunity, called a Small Matching Grant, is geared to surveys, studies and identification of different non-construction related projects. Ms. McKuen provided examples of what the state has funded in the past. Ms. McKuen explained how this grant might be a good opportunity for the Historic Village project. Ms. McKuen explained that this grant is very competitive, and she would need someone from the Grant Subcommittee to outline Phase 3 and Phase 4.

Mr. Grantt made a motion for Ms. McKuen to go to City Council on May 15, 2019 and request permission to apply for the Small Matching Grant for the Historic Village Project, Ms. Whittemore seconded; motion passed unanimously.

Ms. McKuen reported that she is in the process of hiring an architect for the Wonder Gardens Café. The architect will be looking at ADA compliance, parking and other items. They would like to have construction started November 2019. The goal is to have the café open and operating by season.

The topic of the Old 41 Road Marketing Study was discussed. The Board expressed interest in seeing this study. Ms. McKuen will have staff email the study to the Board.

VII. BOARD MEMBER ITEMS

Ms. Zizzo reported that she would be going to the Florida Preservation Conference in Pensacola May 16 – 18. Ms. Zizzo will update the Board on the conference at the next meeting.

Ms. McKuen reported that the Division of Historic Resources offers a certification program for archeological studies. Ms. McKuen recently attended and earned her certification, which is needed for certain projects where they may suspect historic artifacts.

VIII. PUBLIC COMMENT

IX. APPROVE NEXT MEETING DATE: May 23, 2019

The next Historic Preservation Board meeting confirmed for Thursday, May 23, 2019.

X. ADJOURNMENT

Respectfully submitted,


Nadine Chiamonte, Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 6/27/19

AUTHENTICATED:


Dallas Revord

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, Director of Administrative Services, 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.