

**PUBLIC MEETING OF THE  
HISTORIC PRESERVATION BOARD  
THURSDAY, NOVEMBER 26, 2019, 6:30 P.M.  
McSwain House, 27451 Old 41 Road  
BONITA SPRINGS, FLORIDA 34135  
MINUTES**

I. MEETING CALLED TO ORDER

Meeting called to order at 6:30 p.m. at the Lyles Hotel, 27300 Old 41 Rd.

II. ROLL CALL

**Present**

J. Welsh  
Bonnie Whittemore  
Dallas Revord  
Alex Grantt  
Alisha Feezor  
Alan Glazier

**Staff**

Carly Sanseverino  
Mary Zizzo  
Elly McKuen  
Jackie Genson

**Public**

Wayne Tracey

III. PUBLIC COMMENT

IV. DEMOLITION DELAY REMOVAL REEQUEST

- a. 27733 Hickory Blvd.

Mr. Tracey gave a presentation on the property stating per the results of the FEMA evaluation, it is not economically feasible to repair the home to FEMA standards.

Ms. Zizzo reported that the entire house would have to be raised up for flood.

Mr. Tracey explained that FEMA will only give 50 percent of the appraised value. They would only have \$7,000 to spend in the next 4 years.

Mr. Tracey explained that the water comes under the house every high tide.

***Mr. Grantt made a motion to remove 27733 Hickory Boulevard from the demo delay list, Ms. Whittmore seconded, all in favor; motion passed unanimously.***

Mr. Glazier commented that he would like to see a mechanism in place where the home could be offered to someone else who would be interested in moving it. Mr. Tracey stated the house has been added on to and consequently there are so many units, it would be difficult to move.

V. HISTORIC VILLAGE FEASIBILITY STUDY

a. Formal Update

Ms. McKuen reported that she has been working with Parker-Mudgett on the feasibility study. Ms. McKuen explained that Parker-Mudgett submitted the report by the deadline explaining the report contained mostly data collection of employment opportunities and number of employees available. The report did reference two sites, but not specific locations. Without context, of what a site would look like, Ms. McKuen did not want to bring it to the Board for review.

Mr. Welsh and Ms. McKuen will be meeting with Parker-Mudgett to go over the report and will report back to the Board at the next meeting.

Mr. Revord suggested discussing whether to extend the contract at the December 12 meeting. Mr. Welsh stated they should know more by the December 12 meeting. Ms. McKuen will invite Parker Mudgett to the December meeting.

VI. PHOTO BOOK PROJECT

a. Update (if applicable)

Ms. Feezor reported on the photo book committee meeting stating that the Book Committee was looking at the river theme for the book and how to incorporate Brian Tietz's photos with the write-ups.

Ms. Feezor stated that Antonio had some really good feedback. The book committee decided before they get together for a collaborative meeting, they need guidance from the Historic Preservation Board on the following:

- What is the vision
- What is the concept
- What is the budget
- What is the schedule for completion?

Ms. Feezor explained the committee needs more guidance on the vision, task, purpose and the goal.

Ms. Feezor advised that the Committee needs to understand the Board's expectation of historic images in the book. Is it a history focused book or a City of Bonita Springs focused book that incorporates historic images?

Ms. Feezor stated it was a very good meeting but feels a collaborative meeting on December 12 would not be the best use of the committee's time or the Board's time. Ms. Feezor suggests the Board discuss on December 12 and try to narrow it down.

The Board discussed selecting a Board member to be a liaison/chair on the photo book committee.

Ms. Feezor will draft a proposed vision and concept for the Board to review for December 12 meeting.

Mr. Revord asked if a Board member could meet with the Mayor on the budget. Ms. Feezor agreed to meet with the Mayor on the budget.

VII. ANOTHER TOPIC FOR CITY NEWSLETTER

Ms. Feezor reported that at the last meeting they spoke about submitting an article about Mr. Tietz's collection of pictures for the newsletter. Mr. Welsch had written a draft, which Ms. Feezor reviewed and wrote a little more. Ms. Feezor presented to the Board for review. Mr. Revord would like something added about the description and they are at City Hall and they can view them.

VIII. BOARD MEMBER ITEMS

Mr. Grantt reported on the Lee County Legislator Delegation on October 30, 2019. Mr. Grantt had written a 3-page proposal with 11 references. Mr. Grantt wanted to impress upon the State delegation that probably within the next 5 to 10 years, the population in Lee and Collier will increase to another 2 million winter residents. Mr. Grantt feels the current road projects will not sustain this population.

Mr. Glazier asked about the demolition delay ordinance and having a process in place to offer the house to the public. Ms. Zizzo explained the demolition delay process and advised how the ordinance could be reworded. Mr. Revord suggested adding verbiage stating if they want to be taken off the list, to consider donating the house.

Mr. Revord thanked Ms. Whittemore for looking into the historic designation signs.

IX. STAFF UPDATES (if applicable)

Ms. Zizzo announced that she has accepted a position with a law firm and her last day will be Monday. Ms. Genson will be filling in until they fill Ms. Zizzo's position. The Board congratulated Ms. Zizzo on her new endeavor.

X. PUBLIC COMMENT

No public present.

XI. APPROVAL OF MINUTES

a. October 17, 2019

Minutes were not attached, move to next meeting.

XII. CONFIRM NEXT MEETING

a. December 12, 2019, 5:30 p.m.

XIII. ADJOURNMENT

Mr. Revord asked for a motion to adjourn, Ms. Whittemore so moved, Mr. Grantt seconded; meeting adjourned at 8:00 p.m.

Respectfully submitted,

*Nadine Chiaramonte, 8/17/2020*

Nadine Chiaramonte, Office Assistant

APPROVED  
HISTORIC PRESERVATION BOARD:

Date: 10-1-20

AUTHENTICATED:



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Jurgen Welsch, Chair

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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.