



City Hall Room 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

HISTORIC PRESERVATION BOARD
MEETING AGENDA
Thursday, June 27, 2024
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Review of a Certificate of Appropriateness
 - a. 27583 Pullen Avenue
- V. Review and Approve Grant Application Receipts and Invoices
 - a. McSwain House
- VI. Antonio Correia, Oral Tradition Projects Discussion
 - a. Board of Realtors
 - b. Bob Vielhauer/Charles Lebouf
- VII. Board Member Items
 - a. Charman Glazier: Bonita Elementary School
- VIII. Staff Items
- IX. Public Comment
- X. Approval of Meeting Minutes:
 - a. May 9, 2024
- XI. Establish next meeting: TBD
- XII. Adjournment

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT MIKE SHEFFIELD, CITY CLERK,, AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO THE MEETING.

TWO OR MORE MEMBERS OF THE BONITA SPRINGS CITY COUNCIL MAY BE PRESENT AND MAY PARTICIPATE AT THE MEETING. THE SUBJECT MATTER OF THIS MEETING MAY BE AN ITEM FOR DISCUSSION AND ACTION AT A FUTURE BONITA SPRINGS CITY COUNCIL MEETING.

IV



CERTIFICATE OF APPROPRIATENESS

SPECIAL

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

COA No.		Designation No.		Date Filed:	
Contributing Yes or No	Non-Contributing Yes or No	Individual Designation Yes or No		Not Historical Yes or No	

Name of Project: Wendy Borgman

Location: Northeast corner of Pullen Avenue and Abernathy Street. Flat roof addition on back of house.

STRAP No.: 35-47-25-B3-00331.0060

Name of Applicant or Agent: Wendy Borgman

("All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: 27583 PULLEN AVE
City/State: BONITA SPRINGS, FL. Zip: 34135 Phone: 239-272-5524
Fax Number: N/A E-mail address: wendyborgman@comcast.net

Name of Historic District (if applicable): Bonita Springs (Old Bonita)

Check all that apply:

Building ☒ Archaeological Site ☐ Object ☐ Landscape Feature ☐

Project Description: (describe all work proposed)

Type of Work:

Alteration ☒ Demolition ☐ New Construction ☐ Reconstruction ☐ Rehabilitation ☐ Relocation ☐

Narrative: Flat roof work - replacing previous flat roof membrane with new flat roof
membrane material. Previous flat roof membrane is leaking. Flat roof is not the
historic part of the home, it is an addition added long after the home was built.

Change in Use: YES ☐ NO ☒

If yes, explain: _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance?

YES ☐ NO ☒

If yes, explain: Not that I am aware of.

Has a development order or exemption been applied for prior to or concurrent with this application?

YES ☐ NO ☒

If yes, explain: Not that I am aware of.

SUBMITTAL REQUIREMENTS

- A. Full plans and specifications (10 sets of plans, 1 set of specification).
- B. Site plan (11).
- C. Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- D. Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
- E. Demolition applications only: Provide reason for the proposed move, and description of the new location and settings.
- F. Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- G. Proposed mitigation measures.
- H. Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.
- I. Please provide one CD with all application document information.

***** FOR STAFF USE ONLY *****		
Date Issued:	APPROVED	DENIED*
Certified by:		
<i>*Explanation attached</i>		



27575

150'
150'

27583

150'

Abernathy St

Pullen Ave

150'









9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

Certified Mail/Return Receipt Requested and First Class Mail

June 17, 2024

Ms. Wendy Borgman
27583 Pullen Avenue
Bonita Springs, FL 34135

Re: Certificate of Appropriateness (Special), 27583 Pullen Avenue Flat Roof Replacement
(COA24-113974-BOS)

Dear Applicant:

Please be advised that the hearing for your application for a special certification of appropriateness to replace a flat roof has been scheduled for a public hearing before the City of Bonita Springs Historic Preservation Board on **Thursday, June 27, 2024, to commence at 5:30 p.m.** at City Hall, located at 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

A copy of the Notice of Public Hearing, which shall be posted at City Hall, and upon the City's website or other electronic media at least five (5) days proper to the scheduled hearing, is attached. A notice shall also be posted at the property. ***It is your responsibility to post the notice at the property.*** Failure to do so may result in the delay of the hearing. The hearing notice signs are available for pickup at Community Development, located at 9220 Bonita Beach Road, Suite 111, Bonita Springs, Florida 34135. Please confirm via email when the sign has been posted. The City reserves the right to inspect the property to make sure the posting was done properly.

You may appear and testify at such public hearing either in person, or through an authorized representative.

Please feel free to contact me at (239) 444-6151 if you should have any questions.

Sincerely,

Mike Fiigon II,
Senior Planner
Community Development

v



Wicked Cool
License #CAC1820630

Remit to: 1101 Sun Century Rd. suite E Naples,
FL 34110

Invoice 37466225
Invoice Date 5/16/2024
Completed Date 5/16/2024
Customer PO
Payment Term Due Upon Receipt
Due Date 5/16/2024

Billing Address
Mike Henriquez
27451 Old U.S. 41
Bonita Springs, FL 34135 USA

Job Address
Mike Henriquez
27451 Old U.S. 41
Bonita Springs, FL 34135 USA

Description of Work

Wicked Cool will donate \$4000 to the install of a 3 Ton Carrier split system. Approximate install cost of 4800.

Task #	Description	Quantity	Your Price	Your Total
RI	Installation of new R410a Air Conditioning System. Carrier Comfort 24SCA5 AC 3 Ton ahri#: 210990277 cc: 33000 ahri#: 210990277 cc: 33000 seer2: 15.5 eer2: 13 Condenser Carrier® Comfort - 3 Ton Up to 16 SEER2 Residential Air Conditioner Condensing Unit Fan Coil 3 Ton Residential Fan Coil Carrierpoise (Aluminum Coil) (KFF/AFA Heater Sold Separately) Fan Coils For Economical Cooling And Heating Comfort. The FJ4 fan coil is an affordable addition to cooling and heating HVAC Add-Ons / Quantity: 1 10kW Electric Heater Kit Circuit Breaker 230-1 (Fits 2-5T) Item: KFFE2601C10 for FJ Air Handlers 10kW Electric Heater Kit Circuit Breaker 230-1 (Fits 2-5T). Item: KFFE2601C10. Services / Quantity: 1 The Metal Shop - 008-770 - 4" Condenser Anchor Deluxe Kit (4 Clips-Screws-Drill Bit-Tap) 4" Condenser Anchor Deluxe Kit (4 Clips-Screws-Drill Bit-Tap)). HVAC Add-Ons / Quantity: 1 Miami Tech - DP2654-26 26 Gauge - 26" x 54" Metal Drain Pan 26 Gauge - 26" x 54" Metal Drain Pan. Investment Details Sale Price \$8,888.61 Total Investment \$8,888.61 The Total Investment is the total cost of the goods and services described in this proposal	1.00	\$8,888.61	\$8,888.61
IPP	Investment Protection Program (New Installations Only) - 1 Year Coverage FREE with new equipment installation. ▪Two tune-ups per year (every 6 months), inclusive of checking all mechanical, electrical, and refrigerant components, cleansing all coils in place, cleaning the internal condensate drain pan, and	1.00	\$0.00	\$0.00

condensate drain line.

*\$79 Diagnostic / Service call fees (when not covered by labor warranty)

■10% discount towards all services*

(Up to two media type filters will be provided if applicable)

**Discount applies to all services with the exception of new equipment installation and ductwork, this will be given a varying discount based upon job.

Warranty for Maintenance/Cleaning

Residential Properties Only

Wicked Cool shall warranty the cleanliness of your Air conditioning system, and drain line for 60 days from the date of your last maintenance performed by Wicked Cool.

We do NOT guarantee the mechanical function/operation of the air conditioning system.

This contract covers air conditioning equipment at the address above. This program is not transferable to another piece of equipment.

Non-payment (within 30 days of billing) of membership invoice voids warranty, and plan benefits.

Warranty on cleanliness begins only after first, or initial service has been performed. This membership is non-refundable.

Discount	Discount -- Donation	1.00	\$-4,000.00	\$-4,000.00
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Paid On	Type	Memo	Amount
5/29/2024	Check	9212	\$4,888.61

Sub-Total	\$4,888.61
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Tax	\$0.00
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Total Due	\$4,888.61
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Payment	\$4,888.61
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Balance Due	\$0.00
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Thank you for choosing Wicked Cool!

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

IMPORTANT NOTICE REGARDING YOUR NEW AIR CONDITIONING SYSTEM:

Please note that routine maintenance is required per the manufacturer. Martins Cooling recommends maintenance/cleaning twice annually. Filters should be replaced every 4-6 weeks. The existing drain line condition is unknown and additional cleaning may be required. In Southwest Florida, unlike many other places in the US, we live in a subtropical climate zone, meaning that during many months of the year we experience excessive heat, humidity and rainfall. Your air conditioning system is one of the most crucial components in keeping your home protected from two of these important elements; Heat & Humidity. Excessive humidity in a home (typically 60% relative humidity and higher) can cause damage to furniture, computer equipment, wall coverings, wood, artwork, and may lead to organic growth (commonly called mold or mildew) in your home.

You may be able to prevent disastrous situations by protecting your property from excessive humidity in your home. Make sure your air conditioning system is running properly and is maintained by a licensed & insured, Florida air conditioning company on a regular basis. Preventative maintenance should be performed on your system at least two times per year. Failure to maintain your air conditioning system may cause the condensate pan and drain to become clogged, resulting in water leakage and poor system performance. (Hiring a reputable home watch service to inspect your home on a regular basis when the home is unoccupied will assist in maintaining a clean, and problem free space. This is especially important if you are a seasonal resident. Your home-watch professional should check the relative humidity within the conditioned space, and if it is elevated the source of the infiltration needs to be determined and corrected to prevent any damage from occurring in the home. In many instances, we have seen this occur from water intrusion through the roof, a leak from a running facet or toilet, faulty windows, a malfunctioning a/c system, and the improper use of hurricane shutters)

AN IMPORTANT NOTICE ABOUT CONDENSATE DRAINS THAT COULD AFFECT YOU:

Your air conditioning system has a condensate drain line which drains moisture from the indoor air handler coil to the outside of your home. These drains can develop unwanted interior buildup over the years even when maintained. The new system may create MORE condensate water than the older system! The condensate drains are normally not replaced with a system replacement unless you request it be done. As this is your existing condensate drain, it is NOT covered under our installation, maintenance or service warranty which covers the equipment, workmanship, materials and labor supplied by Wicked Cool. Our drain line warranty covers new condensate drains installed by us. Your maintenance contract (if applicable carries a 90 day warranty of the cleanliness of your drain line)

If a homeowners' or condominium owners' association has jurisdiction for approval of a condensate drain replacement, it will be necessary for you to obtain applicable authorization prior to our proceeding with the work.

Replacement of condensate drains will be priced as time and materials per the degree of difficulty

By accepting this proposal you, the homeowner, or homeowner's representative are confirming that you have read this important notice and understand the importance of routine maintenance on the air conditioning system and documenting the relative humidity in my home on a frequent basis through the use of a reputable home watch service. You understand that excessive humidity in my home may lead to biological growth and damage to other furnishings. You agree that you have read and understand the notice regarding drain lines.

Wicked Cool cannot be responsible for any organic growth or other damage due to an improperly maintained air conditioning system, acts of nature, water intrusion in the home, or from the failure to notify Wicked Cool in a timely manner in the event of any mechanical breakdown of your air conditioning equipment, regardless of cause.

AN IMPORTANT NOTICE ABOUT LINE SETS THAT COULD AFFECT YOU:

Your air conditioning system has a copper line set, which includes low voltage control wiring, as part of the overall refrigerant connections between the condenser and the air handler. Unless the line set is known to be faulty (with leaks or the wrong size) it is not normally replaced with the system replacement unless you request it be done. As this is your existing line set it is NOT covered under our installation warranty covering equipment, workmanship and materials supplied by us. Only new line sets installed by Wicked Cool are covered by our warranty.

Line sets can be run overhead in the attic space, if conditions permit. If a homeowners' or condominium owners' association has jurisdiction for approval of a line set replacement, it will be necessary for you to obtain applicable authorization prior to our proceeding with the work.

Due to the indeterminate nature of the work involved in the replacement of line set, replacement of line sets will be performed on a time and material basis, not to exceed \$7,000.00.

A test can be performed on your line set to determine the integrity of the line set. Please note that this test in no way guarantees the integrity of the line set for any length of time in the future. It tests its current status. The test usually takes 24 hours (you will be without air conditioning during this 24 hour period) and costs \$425.00.

CUSTOMER INSPECTION NOTICE:

The jurisdiction where you live requires that Wicked Cool applies for and obtains a permit whenever we install new equipment. This is a statutory requirement placed on us by your jurisdiction. We have no say or any choice in this matter. Upon completion of the work, the jurisdiction requires that an inspector from that jurisdiction inspect the work. In order for the inspector to perform this inspection, the inspector must have access to your residence. Therefore, a time must be scheduled (Monday thru Friday) for someone over the age of 18 to be home to allow the inspector access to your residence. Unfortunately, the time frame is between 8am and 5pm, however typically Wicked Cool can offer a narrower time frame the day prior to the scheduled inspection (after 2 PM)

A handwritten signature in black ink, consisting of a stylized 'W' followed by a long, sweeping horizontal line that curves upwards at the end.

5/16/2024

I have inspected all of the work done by Martin's Cooling & Heating, Inc. [the contractor] pursuant to the terms agreed prior to the installation. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by [the contractor] to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

A handwritten signature in black ink, consisting of a stylized 'W' followed by a long, sweeping horizontal line that curves upwards at the end.

5/16/2024

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK. DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK.

Please Post to Account: N/A
BONITA SPRINGS HISTORICAL SOCIETY INC
27742 S RIVERSIDE DR
BONITA SPRINGS, FL 34135

FINEMARK NATIONAL BANK & TRUST, NA
FORT MYERS, FL

63 1673
670

9212

May 20, 2024

Check number referenced in the
account details document

Bonita Springs Historical
Society Account Name

PAY Five Thousand Sixty Three and 61/100 Dollars

\$ *****5063.61

TO THE
ORDER OF WICKED COOL AIR CONDITIONING
1101 SUN CENTURY RD STE E
NAPLES FL 34110-8432

#CSP010017325475# 71664548 VOID 90 DAYS AFTER ISSUE

Security
Features
Detailed on
Back

SIGNATURE ON FILE
This check has been authorized by your depositor

PER VOICE 37466225 THANK YOU!

⑈9212⑈ ⑆067016231⑆ 5935032402⑈



Deposit Reports

Deposit Accounts Activity Summary

Report Created:06/12/2024 12:41:30 PM (ET)

Account:Checking - Checking [REDACTED]

Date Range:05/30/2024 to 06/12/2024

Transaction Types:All Transactions

Detail Option:Includes transaction detail

Checking - Checking - 067016231 - *2402 - [REDACTED]

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
05/31/2024	9212	9212	CHECK PAID	\$5,063.61		[REDACTED]
06/12/2024	Totals			\$5,063.61	\$0.00	

Showing 1 - 1 of 1

↑
Check number referenced in the
copy of the check

X



City Hall Room 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

HISTORIC PRESERVATION BOARD MEETING MINUTES Thursday, May 9, 2024

I. Call to Order

Chairman Glazier called the meeting to order at 5:32pm

II. Roll Call

Chairman Glazier, Board Member James, Board Member Meyers, Board Member Condit, and Board Member Grant were in attendance.

Mike Fiigon was in attendance representing Staff

Mayor Steinmeyer was present.

Derrick Botana and Maikol Henriquez were in attendance representing the Historical Society

III. Public Comment

None

IV. Review a Grant Proposal for a Designated Historic Resource

a. McSwain House

The request was for a reimbursement of \$4,888.60. The total project cost is approximately \$8,888.60. This is for the replacement of the AC unit at the McSwain House.

Board Member Condit made a motion to approve the grant, with a dollar amount not to exceed \$4,888.60. Motion was seconded by Board Member James. Motion carried unanimously.

V. Ideas for Oral Tradition Projects

a. Board of Realtors

b. Bonita Springs Historical Society

c. Bob Vielhauer

Mike Fiigon stated that in order to have enough cushion in the budget, only two out of the three choices may be feasible for this fiscal year.

Additional discussion ensued and it was recommended to add Charles Lebouf to the list to compliment Bob Vielhauer with regards to their connection to the Piper's and the Wonder Gardens.

Board Member Meyers made a motion to pursue the options of the Board of Realtors, and Bob Vielhauer/Charles Lebouf. The motion was seconded by Board Member Condit and the motion carried unanimously.

- VI. Discussion regarding a possible Green Sheet for the Dixie Moon/Goodbread Grocery
Chairman Glazier had a conversation with Councilman Fullick regarding the Dixie Moon. Mr. Glazier would like a green sheet to be brought forth to Council on the subject.

Mr. Fiigon reminded the Board that the City has a contract with DPZ and they have been tapped to come up with a “reimagining” of the Liles Hotel/Riverside Park area, which will specifically include the Dixie Moon Building.

Board Member Condit asked for a status update on the progress that DPZ has made. Mr. Fiigon will reach out to City management for an update.

Board Member Grantt stated that he wants DPZ to attend a Historic Board meeting and share some ideas.

- VII. Board Member Items
None

- VIII. Staff Items
None

- IX. Public Comment
None

- X. Approval of Meeting Minutes:
a. April 25, 2024
Motion to approve made by Board Member Grantt, seconded by Board Member James. Motion carried unanimously.

- XI. Establish next meeting:
TBA

- XII. Adjournment

Meeting adjourned at 6:10pm.

RESPECTFULLY SUBMITTED BY: MIKE FIIGON II

APPROVED BY THE BOARD: _____

AUTHENTICATION: _____