



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

## **HISTORIC PRESERVATION BOARD MEETING AGENDA**

Thursday, May 9, 2024  
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Review a Grant Proposal for a Designated Historic Resource
  - a. McSwain House
- V. Ideas for Oral Tradition Projects
  - a. Board of Realtors
  - b. Bonita Springs Historical Society
  - c. Bob Vielhauer
- VI. Discussion regarding a possible Green Sheet for the Dixie Moon/Goodbread Grocery
- VII. Board Member Items
- VIII. Staff Items
- IX. Public Comment
- X. Approval of Meeting Minutes:
  - a. April 25, 2024
- XI. Establish next meeting:
- XII. Adjournment

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ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT LISA ROBERSON, DIRECTOR OF FINANCE 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



**INSTRUCTIONS AND APPLICATION FORM FOR THE  
CITY OF BONITA SPRINGS  
HISTORIC PRESERVATION ASSISTANCE PROGRAM**

**(Only buildings and structures located  
in the City of Bonita Springs shall qualify  
for assistance under this program)**

**CITY OF BONITA SPRINGS HISTORIC PRESERVATION PROGRAM  
FISCAL YEAR 2023-2024**

BE ADVISED THAT OWNERS MUST NOT START ON POTENTIAL GRANT FUNDED PROJECTS UNTIL SUCH PROJECTS HAVE BEEN PRE-SCREENED BY THE HISTORIC PRESERVATION BOARD AND ULTIMATELY APPROVED FOR A GRANT AWARD BY THE BOARD. A GRANT AWARD AGREEMENT MUST BE SIGNED BY BOTH THE APPLICANT/OWNER AND THE CITY OF BONITA SPRINGS. PROJECTS STARTED PRIOR TO APPROVAL WILL NOT BE FUNDED.

This application should be prepared only after reading the enclosed Instructions for Completing the Historic Preservation Assistance Form. The provisions furnished by the Instructions and Application form herein shall be the procedures and requirements governing the Historic Preservation Assistance Program. All responses, correspondence, and other material required or authorized under the provisions of the program must be in either electronic, digital, or printed form. Applicants are encouraged to meet with the Historic Preservation Board prior to submitting an application for funding.

The Application and any attachments must be delivered to Mike Fiigon, Senior Planner, City of Bonita Springs, Community Development, 9220 Bonita Beach Road, Suite 111, Bonita Springs, FL 34135, prior to August 31, 2024.

Information submitted after the application cutoff date will not be considered unless submitted in response to a specific inquiry from City of Bonita Springs staff. Responses to staff inquiries must be provided within four days of the inquiry. Any questions are to be forwarded to the City of Bonita Springs, Community Development Department at (239) 444-6150; or E-mail to [Mfiigon@cityofbonitaspringscd.org](mailto:Mfiigon@cityofbonitaspringscd.org).

Mail or hand-deliver application to:  
Mike Fiigon, Senior Planner  
City of Bonita Springs  
Community Development

9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135 E-Mail  
completed application to:  
[Mfiigon@cityofbonitaspringscd.org](mailto:Mfiigon@cityofbonitaspringscd.org)

## EXECUTIVE SUMMARY: OVERVIEW OF THE PROGRAM

This program makes grants available for projects that restore/preserve certain historic structures in the City of Bonita Springs

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### PRELIMINARY REQUIREMENTS

- The structure must be located in the city limits of the City of Bonita Springs AND
- The structure must be either:
  - Designated as a historic resource pursuant to the City of Bonita Springs Land Development Code, Chapter 5; or
  - Qualified\* for designation, and in the process of being designated, as a historic resource pursuant to the Land Development Code

### PROCESS FOR RECEIPT OF GRANT AWARD

1. Prospective applicant participates in a pre-application meeting to discuss the details of a proposed project\*\*
2. Prospective applicant completes and submits an application (along with all required supporting materials)
3. Historic Preservation Board considers the application at a public meeting
4. Historic Preservation Board decides whether to approve or deny grant award
5. If grant award is approved, the grant money is awarded as a “not to exceed” amount on a reimbursement basis—meaning that the award is capped at a certain dollar amount and the applicant pays for project costs up-front. Applicant must enter Grant Award Agreement.
6. The City reimburses applicant based on Historic Preservation Board approval of *detailed* payment documentation (itemized invoices, receipts, etc.) that applicant must submit for Board review. Applicant must execute self-executing Mortgage and Note in favor of City.

*\*Note that if, in City staff’s opinion, the structure does not qualify as a historic structure, projects in connection with the structure will not qualify for grant assistance under this program.*

*\*\*This can be accomplished by contacting City staff to notify staff of the prospective applicant’s intention to attend the monthly Historic Preservation Board meeting at City Hall. The appropriate staff member to contact is Mike Fiigon, Senior Planner, City of Bonita Springs, Community Development, at (239) 444-6151. The Historic Preservation Board meets quarterly. Conducting a pre-application meeting with the Board is required.*

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- VI. Application Form for the City of Bonita Springs Historic Preservation Assistance Program
  - All property taxes on the building must be current as to Lee County taxes.
  - All property taxes of the owner of record must be current as to Bonita Springs taxes.
  - All work done paid in part or in whole must be by a licensed/insured contractor, when required.
  - All work done must have been paid in full by the owner/applicant, have received in hand any/all mechanics lien release(s), inspected and approved by local building department as to workmanship/design/materials and completion.
  - All applicable property owner insurance must show City of Bonita Springs listed as an additional insured.

Grant Awards shall not be granted to owners/applicants with legal judgments pending or in place that could cause a threat to the property for which grant is requested.

Grant requests for residential property shall be awarded with preference to owner occupied properties.

Grant requests shall not be awarded to commercial/for profit entities whether owned by corporations, partnerships, or individuals.

A grant is given based on the totality of the submission – any change/deletion or addition of approved work, if not pre-approved by the Historic Preservation Board will void the City obligation to reimburse any funds expended, or may necessitate reimbursement of funds already distributed.

## I. PURPOSE OF THE CITY OF BONITA SPRINGS HISTORIC PRESERVATION ASSISTANCE PROGRAM

The historic structures of the City of Bonita Springs are major contributors to the quality of life enjoyed by the City's residents and visitors. These resources provide substantial value, contribute to economic and urban revitalization, preserve the City's architectural heritage, enhance visual interest in sceneries, serve as sources of recreation, and give identity and a special sense of place. The City is also losing historic structures at an alarming rate. To help alleviate the problem posed by the destruction of these historic resources, the City of Bonita Springs City Council, working through the Historic Preservation Board, has voted to make available up to a total of \$50,000 in the 2023-2024 Fiscal Year for all grants under the Historic Preservation Assistance Program.

## II. METHOD SELECTION OF PROPERTIES

The City of Bonita Springs Historic Preservation Assistance Program will award grants through a competitive process. The solicitation for applications for such grants will be publicized by means of all available City media and Public Service Announcements provided to local media. Prior to submitting an application, a prospective applicant must participate in a pre-application review meeting with the Historic Preservation Board where the Board will pre-screen any potential project. Prospective applicants must initiate this pre-application meeting by contacting Mike Fiigon, Senior Planner, City of Bonita Springs, Community Development, at (239) 444-6151 and indicating his or her intention to attend the next scheduled Historic Preservation Board meeting (typically the last Thursday of each month). Upon completion of a favorable pre-screening and the prospective applicant's submission of an application, the Historic Preservation Board shall review and, with staff recommendation, consider submitted applications during a public meeting. At this public meeting, applicants should be prepared to answer Board member questions. The Board's decision will be rendered during this meeting or shortly thereafter. Unless waived, the actual project start date is to be no more than 60 days after a decision to award is acted upon by the Board.

## III. BASIC REQUIREMENTS OF THE CITY OF BONITA SPRINGS HISTORIC PRESERVATION ASSISTANCE PROGRAM

- In order to qualify for assistance under the City of Bonita Springs Historic Preservation Assistance Program, a structure must be located in the City of Bonita Springs.
- In order to be considered for funding under this program, a project must be regarding a structure that is either 1) designated as a historic resource under the City of Bonita Springs Land Development Code (LDC), Chapter 5, Historic Preservation; or 2) qualified for designation and actively involved in the process of designation as a historic resource under LDC Chapter 5. Structures not designated pursuant to LDC Chapter 5 and which, in staff's opinion, would not qualify for designation pursuant to this chapter, shall be disqualified.

- Please read the attached instructions carefully and make certain that you participate in a pre-application meeting, provide responses to all applicable questions on the application, and that the application and any supporting materials are returned to the address indicated on the cover page.
- Since the City is funding programs on a reimbursement basis, an applicant must pay for costs up front and then request grant reimbursement for work with prior approval of the Board as a condition of the grant payment by the City. In order for the Board to adequately review the cost of the work, applicants shall provide the Board with detailed itemized invoice(s) reflecting the funds paid by applicant for the work. In the application, the applicant must demonstrate how the proposed project will be funded while pending reimbursement by the City.
- No portion of the grant award will have to be repaid unless the property is sold or transferred within five years of the grant award. Grant awards are secured by a five-year mortgage, which automatically reduces by 20% per year for five years so long as the property is not sold, transferred, used for commercial purposes, or otherwise violates the terms of the mortgage note (i.e., owner permits, commits, or suffers waste, impairment, or deterioration of the Property, or fails to keep and maintain all improvements now and hereafter on the Property in sound condition and good repair).
- Applications must be submitted on the form provided. Do not modify or use an adaptation of this form. Prior to submitting applications, applicants must meet with the Historic Preservation Board to pre-screen projects so as to determine eligibility prior to completing the application.
- Answers provided on the application form should be legible and confined to the spaces provided on the form.
- Contact Mike Fiigon, Senior Planner, City of Bonita Springs, Community Development, at (239) 444-6151.

#### IV. CRITERIA OF SELECTION

The Historic Preservation Board shall evaluate each application on the basis of criteria relating to the site involved and the prospective grantee. A grantee need not meet all these requirements; the Historic Preservation Board has the discretionary power to award the grant if it believes the grantee has demonstrated a preponderance of evidence to meet the intent and purpose of the grant program requirements. The Board may at its sole discretion reject any/all proposals.

##### A. Criteria related to the building:

1. Historic significance, meaning the relative importance of the site in connection with prehistory or historical events, developments, or personalities.

2. Endangerment, meaning existing or potential threats of loss or damage through demolition, deterioration, or encroaching development.
3. Appropriateness of the historic preservation treatment proposed in relation to the preservation of the historic appearance and character of the site.  
In addition, consideration will be given to:
  - a. completed schematic plans or research proposals;
  - b. clear plans as to intended use of the property;
  - c. demonstration of applicant's ability and intent to maintain the property once restoration or rehabilitation work has been completed.

B. Criteria related to the grantee:

1. Financial resources adequate to carry project costs as necessary.
2. Availability of professional and technical services required to carry out the project works.
3. Demonstration of the manner in which the project will be funded and paid for pending reimbursement from the city. Since the city is funding this program on a reimbursement basis, an applicant must pay for all costs up front and thereafter submit detailed payment documentation to the Board in order to request payment by the City.
4. Demonstration of more than one bid from prospective contractors for the proposed work. Note that, if securing multiple bids is not possible or feasible, applicant is not required to submit evidence of multiple bids as long as applicant provides a description of the reason(s) securing multiple bids is not possible or feasible.
5. Optional. The applicant has the option to demonstrate a financial hardship as the reason for filing this application. Applicants shall not be penalized for not demonstrating a financial hardship. However, those applicants that do demonstrate a hardship may improve the likelihood of obtaining assistance.
6. Availability of endorsement and support.

V. INSTRUCTIONS FOR COMPLETING THE ATTACHED APPLICATION

Project Number: to be assigned by staff

1. Project Title: Enter the name of the property or area involved. If the property is listed on the National Register of Historic Places, the Florida Master Site File, or is designated pursuant to the City of Bonita Springs Land Development Code, Chapter 5, Historic Preservation, enter the name by which it is listed or designated.
2. Location or Address of the Project Site: Enter the complete mailing address or location of the project site. Also, enter the applicable STRAP number(s).



3. Applicant Name and Address: The applicant may be a private person(s), a corporation, and/or a non-profit organization. Government agencies shall not qualify as applicants. Joint ownership applicants shall require signature of all parties.
4. Designated Project Contact: Indicate the person to whom questions should be directed regarding the grant application and project. This person should be thoroughly familiar with the project and available to respond by telephone or other method to any questions which may arise during staff review of the project.
5. Funds Requested: This is the same amount indicated in answer to question 8 of the Application, and requires that applicant demonstrate—unless it is not possible or feasible—that multiple bids/proposals for the work have been secured.
6. Applicant's Cost Share: This is the same amount as indicated in answer to question 9 of the Application.
7. Project Summary: Describe the historical resource which is the subject of the project, its present and intended use, and provide a brief description of the work for which funding is requested. A more detailed description of the work is required in the Application.
8. Photograph: Attach in the space provided a current 3" x 5" photograph (black and white or color) of the principal view of the building. Should your application be successful, this photograph, along with current photos, may be used by the City to promote the City's Historic Preservation Assistance Program.

### PROJECT BUDGET

9. Cost Estimate: Provide a detailed breakdown of estimated project costs for each work item or expense category for which assistance is requested. The total of these costs should coincide with the answer to question 5, and the detailed breakdown shall include evidence of multiple bids.
10. Applicant's Cost Share: To document the applicant's cost share, the applicant must clearly describe and confirm the following contributions to the project:
  - a. Resources (funds only) available by the applicant for the project for which assistance funding is requested in the applicant's Application form.
  - b. Preferences will be given to those projects in which applicants can show resources or expenditures directly contributing to the evaluation, preservation, stabilization or restoration of the property during the past five years. These may include, but are not limited to, cash expenditures and in-kind services for non-profits. Resources or expenditures for ordinary repair and maintenance must be excluded because such contributions are not eligible for grant funding.

One copy of the documentation of the applicant's proposed Cost Share shall be included with the Application form as an attachment.

11. Demonstration of Financial Hardship: Any submission of evidence to demonstrate financial hardship must be documented in an attachment to the Application form. Financial hardship shall generally be defined as a circumstance usually and customarily regarded as a hardship. For instance, a circumstance where a person's income level is within or below the federal poverty levels shall be deemed a financial hardship.

The answer to this question is optional. An applicant will not be penalized for not answering this question. However, an applicant who can demonstrate financial hardship may improve the likelihood of obtaining assistance by answering these questions.

### PROPERTY DESCRIPTION

11. Age of Property: Indicate the original date of construction of the resource. If this is not known, provide an estimate. Also indicate known or estimated dates for major alterations and additions. This information may be available at the City's Community Development department.
12. Original Use and Significant Historic Uses: Indicate the original use of the property (i.e., residential, commercial, industrial, military, etc.). Also indicate any subsequent historic use of the site or property, if different from the present use.
13. Present Use: Indicate the present use of the property. If vacant, indicate the property's last use and date(s) of occupancy.
14. Proposed Use: Indicate the current and future use of the property to which the completion of the project described in this application will constitute. If the future of the property has not been fully determined, so indicate.
15. Statement of Significance: Explain why this property is historically or architecturally significant. This may be accomplished by answering any of the following:
- Is it a rare type of building?
  - Has it been associated with persons or events which have contributed to local, state, or national history?
  - Does it possess distinctive architectural value or represent a characteristic architectural style, building type, or period?
  - Does it have any intrinsic social value?
  - Indicate whether the City of Bonita Springs Staff has deemed the property eligible for local, state, or national designation.
16. Historic Designation: Indicate whether the property is listed in the National Register of Historical Places either individually or as part of a district. Indicate

whether the property is designated individually or is a resource to be designated by the City of Bonita Springs Historic Preservation Board under the City of Bonita Springs Land Development Code, Chapter 5, Historic Preservation.

17. Protection of Property: Indicate any and all types of local protection currently afforded the property.
- Provide citations for applicable local protective ordinances.
  - Include a copy of the property-specific restrictive legal instrument as an attachment.
  - If application is pending, include letter of review by the City of Bonita Springs Planning Staff as an attachment.
18. Threat: Threats may include: demolition, vacancy, severe deterioration, loss of structural integrity, encroaching development, adverse environmental conditions, vandalism, etc. Be specific regarding the nature and immediacy of the threat.
19. Condition of Property: Indicate, by checking the appropriate term, the present condition of the property. This should be an assessment of the general physical condition of the property based on the following criteria:

**Good:** The property is habitable and is, or could be, occupied; only cosmetic repairs are need (e.g., peeling paint, missing ornamental features, some deteriorated mortar, etc.). Property is maintained but in need of minor repair.

**Fair:** The property is habitable but may be vacant. Both the structural integrity (foundation, framing, etc.) and weathertight integrity (siding, walls, roofing, etc.) of the property are in jeopardy because of prolonged neglect.

**Poor:** The property is uninhabitable and vacant. Major structural repairs are needed. Weathertight integrity has been lost. The property is derelict, abandoned and not habitable without major rehabilitation work.

Also, list any specific factors or problems, which contribute to the present condition of the property.

### PROJECT PLANNING

20. Maintenance/Protection/Curation: Indicate the person, agency or organization responsible for managing the property, and funding and performing routine maintenance subsequent to project completion.
21. Project Planning: For the appropriate project type, check the box which most closely describes the highest level of project planning completed. If none of the indicated levels accurately describes the status of your project, check the "Other" box. Provide an explanation and description of the level of planning that is identified as being completed.

22. Detailed Description of Project Work: This description should address each major element of the proposed work. Descriptions of individual elements of the work should be in sufficient detail to demonstrate project compliance with applicable standards and guidelines. All project work involving historic structures should be consistent with the Secretary of the Interior's Standards for Historic Preservation projects. Questions about the proposed project work should be directed to the City of Bonita Springs Staff.
23. Attachment Checklist: Indicate each of the attachments that accompany, and are part of, the application. Attachments must be labeled. If possible, attach letters of support, endorsements, resolutions, and other documentation evidencing any type of local support for the project for which funding is requested.

### CERTIFICATIONS

25. Previous Assistance Received: If you received assistance under this program before, please provide the name, address, and year the assistance was needed.
26. Applicant Certification: Applicant certification must be signed by the Applicant as well as by the duly authorized representative of the applicant. This representative shall have the authority to represent the applicant in all matters relating to required Grant Award should the applicant be successful.
27. Owner Concurrence: If the applicant, agency, or organization does not own the property, the owner must sign the application to indicate concurrence with the application.



**FISCAL YEAR 2023-2024**  
**CITY OF BONITA SPRINGS, FLORIDA HISTORIC PRESERVATION BOARD**  
**Submission Cutoff Date: August 31, 2024**

**APPLICATION FORM FOR THE CITY OF BONITA SPRINGS HISTORIC PRESERVATION ASSISTANCE PROGRAM** (Only buildings and structures located in the City of Bonita Springs shall qualify for assistance under this program)

Project Number. (to be assigned by staff)

1. Project Title: McSwain Home AC Replacement.
2. Location or Address of Project: 27451 Old 41 Rd. Bonita Springs, FL 34135.  
STRAP NO.: 35-47-25-B2-00323.0130.
3. Applicant Name and Address.  
Full Name of Applicant: Bonita Springs Historical Society.  
Applicant Address: 27451 Old 41 Rd. Bonita Springs, FL 34135.
4. Designated Project Contact.  
Name: Maikol Henriquez.  
Address: PO Box 3015. Bonita Springs, FL 34133.  
Daytime Telephone: (239) 992-6997.
5. Amount of Funds Requested: \$ 4,888.60.  
Applicant's Cost Share: \$ \$4,000.  
Total Project Cost: \$ 8,888.60.
6. Project Summary: In the space below, briefly describe the project for which funding is requested.

The requested funding is intended to cover expenses associated with the replacement of the AC system at the McSwain Home, which ceased functioning approximately 30 days ago. The new AC system will be installed in the identical locations as the previously installed unit. The requested funding will cover parts and labor.



9. Applicant's Cost Share: List the nature, sources and amount/value of:

- a. Resources (funds) available for the project for which assistance is being requested.

**Donation**

- b. The applicant's resources, which have directly contributed to the preservation, or restoration of the property. These past contributions will be used for purposes of preference for the application only.

**Our preservation efforts encompass comprehensive pest control, paint restoration, revitalization and regular maintenance of the surrounding property, thorough historical documentation, structural maintenance, and consistent irrigation upkeep.**

NOTE: Provide confirmation for each item included in Applicant's Cost Share as an attachment.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

11. Age of Property: Indicate date the resource was initially constructed and dates of major alterations or additions.

**The home was constructed in 1915.**

**Major alterations or additions:**

**Permit Number: ACC18-44498-BOS**

**Type: BLD - Accessory - Deck/Slab**

**Description:**

**FRONT PORCH/RAISED DECK**

12. Original Use and Significant Historic Uses:

**The home was originally used as a primary residence for the past homeowners. Currently the Bonita Springs Historical Society utilizes the home for historical education purposes and to advocate for the preservation of Bonita Springs' history.**

13. Present Use:

**The Bonita Springs Historical Society utilizes the home for historical education purposes and to advocate for the preservation of Bonita Springs' history.**

14. Future/Proposed Use:

**The Bonita Springs Historical Society will continue to utilize the home for historical education purposes and to advocate for the preservation of Bonita Springs' history.**



15. Statement of Significance: In the space below, explain why the property is historically significant.

**The historic McSwain Home is one of the oldest preserved pioneer style home in Bonita Springs. This home was built in 1915 by the McSwain family, a pioneer family who relocated to Bonita Springs in 1901.**

16. Historic Designation: Which of the following, if any, is applicable to the property?

- ☐ Listed in the National Register either individually or as part of a district.
- ☒ Designated as an individual resource by the City of Bonita Springs Historic Preservation Board.
- ☐ Application for designation by the City Historic Preservation Board as a historic resource is pending (explain below). If application is pending, please include letter of project review by the City of Bonita Springs Staff as an attachment.
- ☐ Application for designation to be submitted.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- ☒ Review under LDC Chapter 5, Historic Preservation
- ☐ Preservation or conservation easement
- ☐ Protective covenants
- ☐ Other (specify: \_\_\_\_\_)
- ☐ None of the above
- ☐ Don't know

18. Threat: Is the property threatened? ☒ Yes ☐ No If it is threatened, briefly describe the nature of threat and indicate its immediacy.

**The McSwain Home, constructed primarily of wood, faces a significant threat due to the lack of AC cooling and humidity control, which exacerbates excess humidity levels within the interior of the home. This heightened humidity poses a risk of mold growth, endangering the integrity of the home's interior. Furthermore, the Bonita Springs Historical Society stores archived historical documents, previously housed at the Liles Hotel,. Without prompt remediation, these documents are susceptible to potential damage.**

**In the meantime, while we raise the funds for the new AC system, we have acquired a portable air unit as a proactive measure to regulate the interior temperature and humidity levels within the McSwain Home.**

19. Condition of Property: Indicate the condition by checking the appropriate term below describing the present condition of the property.

  X   Good                             Fair                             Poor                             Other

List any specific factors or problems contributing to the present condition of the property.

**The Bonita Springs Historical Society has taken several steps to ensure the preservation of the McSwain Home.**

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

**The Bonita Springs Historical Society will continue taking various steps to ensure the preservation of the McSwain Home.**

**A few examples include:**

**Regular Maintenance:**

**Pest Control:**

**Documentation:**

**Education and Outreach:**

21. Project Planning: Indicate the highest level of project planning completed:

- ☐ Schematics, or Architectural Drawings
- ☐ Construction Documents
- ☒ Other

Please provide an explanation and description of the level of planning that is identified as completed.

**We have collected four estimates. The company we selected to move forward with is a trusted local company. Due to the historical significance of the home, the company has decided to contribute toward the total cost of the project. This company is on standby, ready to move forward when we are ready.**

22. Detailed Description of Project Work: Describe each element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

**All new components of the project will be placed precisely where the existing components are located. This meticulous approach ensures that no additional areas will be affected by the project.**

23. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- ☐ Documentation of total project cost and applicant's share (this includes documentation evidencing multiple bids).
- ☐ Documentation for demonstrated financial hardship, if applicable.
- ☐ Additional photographs describing the existing condition of the property.
- ☐ Letters of endorsement and support from community groups or civic leaders.
- ☐ Architectural project schematics or construction documents, if available.
- ☐ Citations for applicable preservation ordinances, and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- ☐ If designation is pending letter of review by City of Bonita Springs Staff.

Proof of property owner insurances showing the City of Bonita Springs as additional insured.

### CERTIFICATION

25. If you received assistance under this program before, please provide the name, address, and the year the assistance was received.
26. Applicant Certification: This certification below must be signed by the duly authorized representative of the applicant, organization, or agency.

**I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.**

**Name (type or print):** Maikol Henriquez

**Signature:**  **Date:** 04/25/2024

**Agency or Organization:** Bonita Springs Historical Society.

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

**I, the undersigned, am the owner of the property identified in item 2 of this application and hereby acknowledge my support and full concurrence with this application.**

**Name (type or print):** Bonita Springs Historical Society

**Signature:**  **Date:** 04/25/2024

**Address:** 27451 Old 41 Rd.

**City, State, Zip:** Bonita Springs, FL 34135

**Daytime Telephone:** (239) 992-6997

IF YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT MIKE FIIGON, SENIOR PLANNER, CITY OF BONITA SPRINGS, COMMUNITY DEVELOPMENT, AT (239) 444-6151.

**End of Application**

**CITY OF BONITA SPRINGS  
HISTORIC PRESERVATION ASSISTANCE PROGRAM**

**REPORT FORMS**

- **Report of Project Initiation - Form 1 of 4**
- **Report of Progress Report - Form 2 of 4**
- **Request for Historic Preservation Grant Reimbursement - Form 3 of 4**
- **Report Completion Report - Form 4 of 4**

RETURN COMPLETED FORM TO:

Mike Fiigon, Senior Planner  
City of Bonita Springs  
Community Development  
9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135  
TELEPHONE: (239) 444-6150

REPORT OF PROJECT INITIATION

PROJECT TITLE: McSwain Home AC Replacement

GRANTEE NAME: Bonita Springs Historical Society PHONE: (239) 992-6997

NAME OF DESIGNATED HISTORIC PRESERVATION GRANT PROJECT SUPERVISOR (if different from Grantee):

Maikol Henriquez PHONE: (239) 992-6997

1. Project Work Schedule:

**We would like to start this project as quickly as possible to avoid any damage to the interior of the home caused by excess humidity. HVAC company can start this project anytime.**

2. Scheduled Project Completion Date: Expected time for completion is 24-48 hours.

3. Prior to beginning any work, please submit to the City of Bonita Springs for review and approval any proposals, plans, specifications, or other similar documents relating to the project described in the Agreement between the City of Bonita Springs and the Grantee. All work performed prior to potential grant award is performed at Owner's risk and will not be selected to receive a grant award.

4. List of all attached proposals, plans, specifications, or other similar documents:

Maikol Henriquez

PROJECT SUPERVISOR

04/25/2024

DATE

RETURN COMPLETED FORM TO:

Mike Fiigon, Senior Planner  
City of Bonita Springs  
Community Development  
9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135  
TELEPHONE: (239) 444-6150

**REPORT OF PROGRESS REPORT**

PROJECT TITLE: **McSwain Home AC Replacement** DATE OF REPORT: **04/25/2024**

1. Summary of Work Completed:

**No work has begun.**

2. Unusual or significant conditions or problems encountered, and materials or methods employed:

**N/A**

3. Note any major changes to project work scheduled:

**N/A**

**Maikol Henriquez**

PROJECT SUPERVISOR

**04/25/2024**

DATE



RETURN COMPLETED FORM TO:

Mike Fiigon, Senior Planner  
City of Bonita Springs  
Community Development  
9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135  
TELEPHONE: (239) 444-6150

**REQUEST FOR HISTORIC PRESERVATION GRANT REIMBURSEMENT**

PROJECT TITLE: **McSwain Home AC Replacement**

GRANTEE NAME: **Bonita Springs Historical Society** PHONE: **(239) 992-6997**

PROJECT SUPERVISOR NAME: **Maikol Henriquez** PHONE: **(239) 992-6997**

1. Computation of Amount Requested:

- a. Total Amount of Funds Expended on Grant Project Activities  
(Attach documentation: copy of estimate, **detailed itemized payment invoice**, and cancelled check)
- b. Amount of Grant Funds Requested for Reimbursement  
(Cannot exceed amount approved by the City of Bonita Springs  
Historic Preservation Board)

2. Expenditures

- a. List all attached invoices, statements or certificates of completion and all cancelled checks and expenditures submitted in support of this request. Use a continuation sheet as necessary.

| Vendor            | Invoice No.       | Amount          | Check No.     |
|-------------------|-------------------|-----------------|---------------|
| <b>Home Depot</b> | <b>WG59617389</b> | <b>\$384.07</b> | <b>Credit</b> |
|                   |                   |                 |               |
|                   |                   |                 |               |
|                   |                   |                 |               |
|                   |                   |                 |               |

b. I, **Maikol Henriquez**, certify that to the best of my knowledge, the information reported above is correct, that all goods and services invoiced have been received, and that all outlays were made in accordance with grant conditions, and that reimbursement now due has not been previously requested.

**Maikol Henriquez**

PROJECT SUPERVISOR

**04/25/2024**

DATE



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Mike Fiigon, Senior Planner  
City of Bonita Springs  
Community Development  
9220 Bonita Beach Road, Suite 111  
Bonita Springs, FL 34135  
TELEPHONE: (239) 444-6150

**REPORT COMPLETION REPORT**

PROJECT TITLE: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

1. Briefly describe the project work actually accomplished. **(Please provide photographs showing all work completed. This photograph, as well as the “before” photograph submitted at the time of grant application may be used by the City as a promotional tool for the Grant Program).**
  
2. Describe any difference between original cost estimates and actual costs of the project work items.
  
3. Describe any major problems or unusual circumstances encountered or methods required.
  
4. Attach any required project documentation not previously submitted.

\_\_\_\_\_  
PROJECT SUPERVISOR

\_\_\_\_\_  
DATE





9:18 AM Sat Mar 30



## Proposal Comparison

LTE 52%

TJ BRYANT -#235125383

Log out

Option 1: No Interest No Pay - 12 Mo  
Amount Financed: \$16,685.00

Promotional - 12 months

0% Introductory APR | \$0.00/mth

Default - 84 months

19.5% APR | \$366.78/mth

APPLY NOW

Option 2: Standard - 899 - 120  
Amount Financed: \$16,685.00

Term - 120 months

8.99% APR | \$212.01/mth

APPLY NOW

Option 3: Standard - 999 - 66  
Amount Financed: \$16,685.00

Promotional - 6 months

0% Introductory APR | \$0.00/mth

Default - 60 months

8.234% APR | \$355.67/mth

APPLY NOW

APR = Annual Percentage Rate

This Loan Payment Calculator is intended solely for demonstration purposes and the user should not rely on information developed through its use as the actual loan payment may differ. Service Finance Company does not warrant that the information generated by using the Loan Payment Calculator is accurate, reliable, current, or error-free.





Chace Joseph Air Conditioning LLC  
CAC#1820230  
340 W. Blue Heron Blvd  
Riviera Beach, F.L 33404

561-531-8623

#239

03-29-24

Maikol Henriquez

27451 Old 41 Rd.  
Bonita Springs 34135

### 3TON Carrier/Bryant Split System

- 10 yr part warranty
- 1 yr labor warranty
- 1 yr maint. membership
- New Digital thermostat
- Re Hang AHU w/ chain & unistrut
- concrete Slab
- low volt. seal tight (outdoor)
- New Float switches
- Clean drain line
- new Emerg. Pan
- 10 Kw. Heat Strips
- 16 SEER / single stage compressor
- copper pipes ReInsulated 4'

7588

### Enhancements:

- Surge Protection
- compressor Hard Start Kit
- Wifi thermostat
- u.v bulb w/ balance
- 5" Filter kit

2499





Dr. Kool Air Conditioning and  
Refrigeration LLC.  
10911 Harmony Park Dr Suite 2  
Bonita Springs, Florida 34135

Phone: (239) 405-8797  
Fax: (239) 221-7859  
office@drkoolac.com  
https://drkoolac.com/

Billing Location  
**Bonita Springs Historical Society,  
Inc.**  
27451 Old 41 Rd  
Bonita Springs, Florida 34135

Service Location  
**Bonita Springs Historical  
Society, Inc.**  
27451 Old 41 Rd  
Bonita Springs, Florida 34135

**Quote #: q6786**

Quote Expiration Date: 5/2/2024

Quote Date: 4/2/2024

| Item                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Quantity | Amount      |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|
| W4A5S [13.8 - 15 SEER 2] - K | 5 Ton ICP (Grand Aire) Straight Cool Split System<br><br>Installation to Include: <ul style="list-style-type: none"><li>• Condenser Unit</li><li>• Air Handler Unit</li><li>• Municipality Permit &amp; Inspection</li><li>• Haul and Disposal of Old Equipment</li><li>• Warranty Registration: (Manufacture 10 Year parts and Compressor)</li><li>• 1 Year Workmanship Labor Warranty. (Related to Installation)</li><li>• Kool Club Membership with a comprehensive maintenance (within the first year from date of installation)</li><li>• System comes factory charged. (Dr. Kool to check pressures and add refrigerant as needed to ensure pressures are within manufactures specifications upon system start up.</li><li>• Locking Caps</li><li>• Tie Down Clips</li><li>• Overflow Safety Switches</li><li>• Auxiliary Drain Pan (as needed)</li><li>• Electric Circuit Breakers (regular 2 pole single phase as needed)</li><li>• Electric Heater (Residential Installs Only)</li><li>• Thermostat as Needed</li><li>• \$150.00 FPL Rebate (Rebate Applied)</li></ul> | 1        | \$10,523.00 |
| I. Friends & Family          | Thank you for your loyalty and business. To show our gratitude we have applied this discount.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1        | -\$1,000.00 |

Total: \$9,523.00

Payments: \$0.00

Balance Due: \$0.00

Quote Expires In 15 Days

A 50% Deposit is due upon authorization of quote.



Dr. Kool Air Conditioning and  
Refrigeration LLC.  
10911 Harmony Park Dr Suite 2  
Bonita Springs, Florida 34135

Phone: (239) 405-8797  
Fax: (239) 221-7859  
office@drkoolac.com  
<https://drkoolac.com/>

## Authorization

I hereby authorize the proposed service, repair, or replacement and agree to pay the 50% deposit at this time and the remaining invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.

---

A 50% Deposit is due upon authorization of quote.



## **Terms and Conditions**

### **Warranties:**

The manufacturer warranties just and only defective parts and components for a period of ten (10) years on residential equipment (some special equipment does not apply) and one (1) year on commercial equipment if registration was filed properly and on time. See Manufacturer Limited warranty for specific warranty coverage information. The manufacturer does not warranty failed parts due to wear or tear due to weather conditions, maluses, and or lack of maintenance.

Dr. Kool warranties its labor (workmanship) after completion of the following services: new installations (1 year), service calls (30 days), cleaned/cleared a drain lines (30 days) and \_install an overflow safety device (30 days). Dr. Kool warranties its labor against defects of workmanship, which labor shall be performed in a good and workmanlike manner in accordance with local industry standards, this warranty does not cover equipment, appliances or materials as these items are governed solely by manufactures warranties. Dr. Kool disclaims all liability for any damage of any kind related to biological growth, fungus, mildew, or chemicals. It is the customer's responsibility to control the biological growth or spread of any bacteria's through proper maintenance of the equipment and the environments of the premises, Dr. Kool hereby disclaims any and all other warranties, including but not limited to, any implied warranties of fitness for particular purpose, customer understands and agrees that no other or presentations, whether oral or written, shall create any additional warranties by Dr. Kool be on those stated herein. This warranty is the exclusive remedy for defects. Dr. Kool liability under this contract shall be limited to the summons paid by customer for the work under this contract. Furthermore, except to the extent caused by the negligence of Dr. Kool. Dr. Kool should not be liable for water or other damage resulting from chemical failures. Maintenance issues or damage resulting from infrequent or inadequate supervision of the property. In particular but without limitation, if damage is caused by the fault of Dr. Kool are Exacerbated because the damage was not discovered within a reasonable period of time (not to exceed 72 hours from inception of damage) Dr. Kool shall in no event be liable for any exacerbation of damages resulting from failure to discover the damage within such reasonable period of time.

### **Exclusion and Clarifications:**

Work to be completed during normal business hours (M-F 8am – 5pm) - No temporary A/C or heat unless otherwise indicated above – Dr. Kool reserves the right to quote new equipment prior to project start – Dr. Kool is not responsible for condition of existing: duct system, refrigerant lines, high and low voltage wires, electrical panel or circuit breakers, condensate drain lines, structural modification such as trusses removed or cut, holes and cracks, or condition of existing roof curb unless otherwise indicated above. Dr. Kool will not be held responsible for delays due to Acts of God, weather and/or Safety conditions beyond what is deemed reasonable by Dr. Kool. Any additional work not mentioned in the above work scope will be billed at an additional rate and will need to be preapproved in writing. Any and all accepted quotes or estimates by customer have 24 hours from date and time of acceptance to cancel. All cancellations after 24 hours of acceptance that are canceled prior to start or completion of work a cancellation fee of 10% of the accepted quote or estimate will be charged to customer.

The Terms and Conditions of product sales and service projects are limited to those contained herein. Any additional request or conditions in any form delivered by you ("Customer") are hereby deemed to be material alterations and notice of objection to them and rejection of them is hereby given. By accepting delivery of the products or by engaging Dr. Kool ("Contractor") to provide product(s) or perform or produce any services, Customer agrees to be bound by and accepts these Terms and Conditions unless Customer and Contractor have signed a separate agreement, in which case the separate agreement will govern. These Terms and Conditions constitute a binding contract between Customer and Contractor and are referred to herein as either "Terms and Conditions" or this "Agreement." The customer accepts these Terms and Conditions by signing this agreement.

Residential Service Charge rates are \$99.00 during normal business hours (M-F 8am - 5pm) and \$150.00 for after hours (M-F 5pm – 8am & All-Day Saturday & Sunday). Holiday Rates are \$175.00. Commercial Service Charge rates are \$175.00 00 during normal business hours (M-F 8am - 5pm) and \$200.00 for after hours (M-F 5pm – 8am & All-Day Saturday & Sunday). Holiday Rates are \$250.00. If a customer has an active Kool Klub membership, they will receive regular Service Charge rates 24/7, excluding holidays. All repairs, services, and installations are flat rate pricing.

For accounts that are not paid within 30 days upon work completion, Customer agrees to pay a late charge on any outstanding balance at one and a half percent (1.5%) per month or eighteen percent (18%) annually on the unpaid amount calculated from when the date payment was due. Should Contractor retain the assistance of a third party, including to and without limitation an attorney, to assist with collection of unpaid amounts due and owing, Customer agrees to pay Contractor's costs associated therein including to and without limitation, reasonable attorneys' fees, court costs, and interest at the maximum legal rate. The contractor holds no liability for damage to property sustained from clogged condensate drains. The contractor is not responsible for damage to equipment due to lack of maintenance, improper use, corrosion, water intrusion, or building defects. HVAC systems in buildings are not limited to the Heating, Ventilation and Air Conditioning equipment alone. Other components that are part of the system include high voltage wiring, disconnects, breakers, control wiring, condensate drains, refrigerant piping, ductwork, insulation, and structural supports. All these factors affect the overall performance of your HVAC equipment. The contractor is not liable for any of these conditions unless otherwise indicated.

Concealed conditions, which affect the progress of the work, will be addressed on a time and materials basis. Contractor requires access to the interior spaces of the building prior to commencement and throughout the performance of the work for the purpose of identifying pre-existing interior damage and/or mitigating damage that might occur. Failure to provide access as outlined above will relieve the contractor of responsibility for any claims of interior damage. Customer will be deemed to have accepted Contractor's performance as complete under this Agreement unless Customer has notified Contractor in writing otherwise within fifteen (15) days of substantial completion.

Florida law contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, supplier, or design professional for an alleged construction defect in your home. Sixty days before you file your lawsuit, you must deliver to the contractor, subcontractor, supplier, or design professional a written notice of any construction conditions you allege are defective and provide your contractor and any subcontractors, suppliers, or design professionals the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor or any subcontractors, suppliers, or design professionals. There are strict deadlines and procedures under Florida law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTION 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY, THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Mike Henriquez

Address: 27451 Old 41 Road Bonita Springs, FL 34135

Phone: (239) 207-8977

Email: [Maikol.bsbs@gmail.com](mailto:Maikol.bsbs@gmail.com)

Consultation Code: ENGZ9XALW

Date Presented: Mar 31, 2024

Date Accepted: Apr 5, 2024

Presented by: Andy Elwell

Phone: (239) 430-1685

Email: [Andy@wickedcoolac.com](mailto:Andy@wickedcoolac.com)



Wicked Cool is here for you! With 24/7 service we're only a phone call away. When you go with the hometown team at Wicked Cool, you've made the right choice for comfort and savings. Our easy-to-talk-to professionals have many years of experience solving Collier and Lee County home and business owners' indoor comfort challenges. And when you need A/C service fast, we handle all makes and models with response times that are the quickest in Southwest Florida. We work hard every day to earn your trust, with honest answers, fair prices, and dependable work that takes the stress out of dealing with air conditioning issues. For service and integrity you can count on, always call Wicked Cool! [www.WickedCoolAC.com](http://www.WickedCoolAC.com).

CAC1820630

Proposal Note

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



System  
Carrier Comfort 24SCA5 AC 3 Ton

AHRI Matched

AHRI#: 210990277 | CC: 33000

AHRI#: 210990277 | CC: 33000 | SEER2: 15.5 | EER2: 13



## System Carrier Comfort 24SCA5 AC 3 Ton

AHRI Matched

AHRI#: 210990277 | CC: 33000

AHRI#: 210990277 | CC: 33000 | SEER2: 15.5 | EER2: 13

### EQUIPMENT

2 ITEMS



#### Condenser

### Carrier® Comfort<sup>®</sup> - 3 Ton Up to 16 SEER2 Residential Air Conditioner Condensing Unit

Innovation, efficiency, quality: Carrier Comfort Series air conditioners represent years of research and design with one goal in mind – making your family comfortable. With standard models and units designed specifically for the rigors of coastal area installations, Comfort Series air conditioners represent the Carrier quality, environmental stewardship and lasting durability that have endured for

[Read More](#)

#### 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 systems. This model is loaded with popular features, utilizes electronic commutation motor (ECM) technology through the use of a high efficiency, Carrier-tap ECM motor allowing reliable air delivery. FEATURES.

[Read More](#)

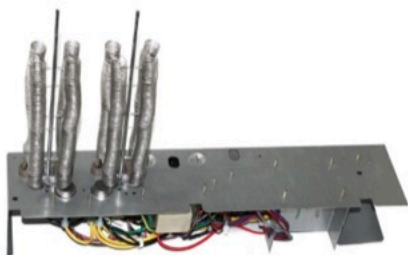
### INCLUDES

5 ITEMS

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.

[Read More](#)





Services / Quantity: 1

### Investment Protection Plan

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 condensate drain line. \*\$79 Diagnostic / Service call fees (when not covered by labor

[Read More](#)



HVAC Add-Ons / 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)).

[Read More](#)



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.

Featuring:.

[Read More](#)



Services / Quantity: 1

### Check Out Our Customer Reviews

. <https://g.page/r/CVow8aI0yG21EBM/review>.

[Read More](#)

|                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Complete system start up & job site clean up.                                                                                                                                                                           |
| Ensure clean, safe, and protected workspace utilizing drop clothes, shoe covers, plastic covers, and all personal safety items as necessary.                                                                            |
| Install emergency drain pain where applicable                                                                                                                                                                           |
| Install float switches                                                                                                                                                                                                  |
| Installation of appropriately sized electric heater within air handler.                                                                                                                                                 |
| Permitting costs. *Note that inspection will be required by local municipality.                                                                                                                                         |
| Recovery, and proper disposal of refrigerant, recycling of any applicable materials. To use existing connections if applicable (i.e. Copper refrigerant lineset, electrical, drain lines, condenser pad, and ductwork.) |
| Remove existing equipment from the premises                                                                                                                                                                             |
| Ten Year Parts & One Year Labor warranty (Product registration may be required)                                                                                                                                         |
| To clean/flush existing condensate drain line.                                                                                                                                                                          |
| To install leveled condenser using vibration isolation pads and hurricane rated straps anchored to concrete pad as per code.                                                                                            |
| To insulate exposed copper lineset with water vapor barrier (Armaflex)                                                                                                                                                  |

Investment Details

|                                                                                                                        |                   |
|------------------------------------------------------------------------------------------------------------------------|-------------------|
| Sale Price                                                                                                             | \$8,888.61        |
| <b>Total Investment</b><br>The Total Investment is the total cost of the goods and services described in this proposal | <b>\$8,888.61</b> |

**X**





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

## HISTORIC PRESERVATION BOARD MEETING MINUTES Thursday, April 25, 2024

I. Call to Order

*Chairman Glazier called the meeting to order at 5:34 p.m.*

II. Roll Call

*Chairman Glazier, and Board Members Grantt, Whittemore, Meyers, Condit, and James were in attendance. Mike Fiigon attended as a Staff member.*

*Members of the public in attendance were Derrick Botana and Maikol Henriquez of the Bonita Springs Historical Society.*

*Mayor Rick Steinmeyer was also in attendance.*

III. Public Comment

*None.*

IV. Review Certificate of Appropriateness Request (Special)

a. 27041 Center Avenue

*Mr. Fiigon presented the application and informed the Board it was for the replacement of an exterior door on the rear of the home.*

*Board Member Grantt made a motion to approve the COA request. Board Member Condit seconded the motion. Board Member Whittemore asked if a condition of approval could be to require a photograph of the door once installation is complete.*

*Motion carried 6-0.*

V. Pre-Application Meeting for a Potential Grant Project

a. McSwain House

*The Bonita Springs Historical Society (BSHS) informed the Board that the AC system needs to be replaced. Since the Liles Hotel is not usable right now, many of the City's historic artifacts are stored in the McSwain House. Currently, BSHS is using portable units to keep the air circulating. They requested that the Board accept a grant request for the replacement of the AC system.*

*Board Member Meyers made a motion to allow BSHS to submit a grant application and bids for examination for the next Board meeting. Board Member James seconded the motion.*

*Motion carried 6-0.*

VI. Ideas for Oral Tradition Projects

*Chairman Glazier suggested a piece on the Board of Realtors and the Historical Society as options for this year's Oral Tradition projects.*

*Board Member Meyers believes a good idea is to consider Bob Vielhauer, who was a longtime friend of the Pipers.*

*Mike Fiigon stated that the Board didn't need to decide on a project at the moment, and that a list can be considered at the next meeting.*

VII. Board Member Items

*Board Member Condit wanted to discuss ways to honor and/or recognize those in the City who have done a good job in their preservation efforts.*

*Chairman Glazier suggested that Board Member Condit can take the lead on coming up with options.*

VIII. Staff Items

*Mr. Fiigon stated that there will be a shift in the Staff members that attend future meetings.*

IX. Public Comment

*None.*

X. Approval of Meeting Minutes:

a. December 7, 2023

*Board member Meyers made the motion to approve the minutes.*

*Board member Whittemore seconded the motion.*

*Motion carried 6-0.*

XI. Establish next meeting:

*Meeting TBA*

XII. Adjournment

*Meeting adjourned at 6:17p.m.*

Respectfully submitted by: Mike Fiigon II

Approved by the Board: \_\_\_\_\_

Authentication: \_\_\_\_\_