



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

HISTORIC PRESERVATION BOARD MEETING AGENDA

Wednesday, February 12, 2025
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Discussion regarding potential grant projects
 - a. 10811 Dean Street (Ryan & Natalie Kipper)
- V. Review of a Special Certificate of Appropriateness for demolition of the pole barn structure at the Wonder Gardens
- VI. Sunshine Law, Public Records Law & Ethics Law
- VII. Staff Items
- VIII. Board Member Items
- IX. Public Comment
- X. Approval of Meeting Minutes:
 - a. October 24, 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.

v



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: _____

Location: _____

STRAP No.: _____

Name of Applicant or Agent: _____

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

Address: _____

City/State: _____ Zip: _____ Phone: _____

Fax Number: _____ E-mail address: _____

Name of Historic District (if applicable): _____

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: _____

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: _____

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

YES ____ NO ____

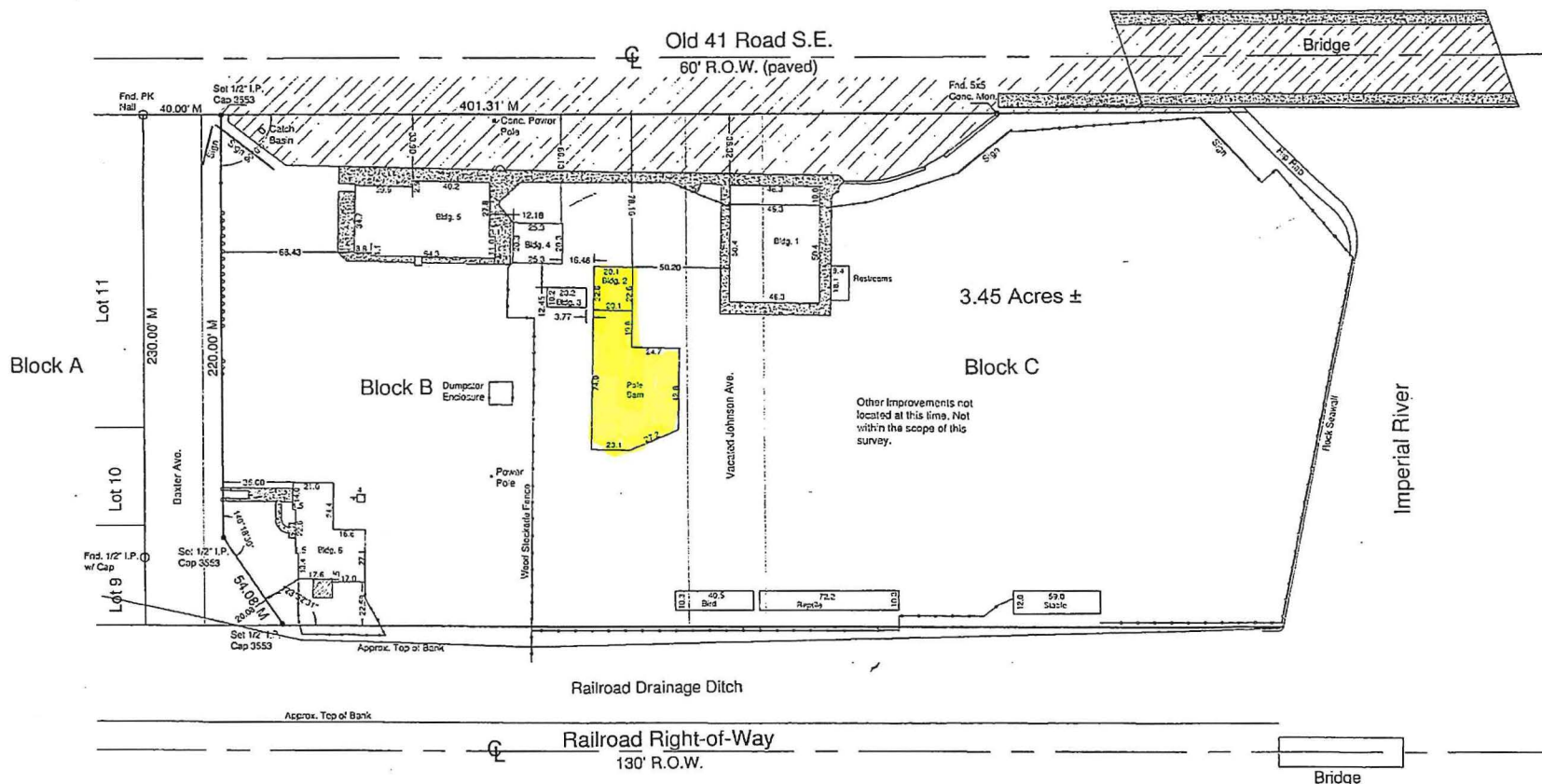
If yes, explain: _____

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>		

FIELDBOOK		See PAGE File DATE 3/25/15		SECTION 35 ,TWP 47 S,RGE 25 E	
NORTH TWO-V	FOUNDATION LOCATION		FIELDBOOK	PAGE	LEGEND SET CORNER MON. W/CAF 10'x10' SET BOUNDARY CORNER 10'x10' SET CORNER MON. W/CAF 10'x10' SET BOUNDARY CORNER 10'x10' SET CORNER MON. W/CAF 10'x10' SET BOUNDARY CORNER 10'x10' SET CORNER MON. W/CAF 10'x10' SET BOUNDARY CORNER 10'x10' SET CORNER MON. W/CAF 10'x10' SET BOUNDARY CORNER 10'x10'
					
SCALE 1"=40'					
					FINAL SURVEY DATE



LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

This is a boundary survey of the following:
Lots 1,2,3,4,5 and 6 of Block C, Lots 1,2,3,4,5,6,7,8,9,10 and 11, Block B, together with that portion of Johnson Avenue lying between Block B and Block C which has been previously vacated, less the North 10 feet of Lots 4, 5 and 11, in Block B and less that part of Lot 1 in Block B described as follows: Beginning at the Northeast corner of said Lot 1 in Block B, run West along the North line of said Lot 1 to the Northwest corner of said Lot 1; thence run Southerly along the West line of said Lot 1 and the East line of the right-of-way of the Fort Myers Southern Railroad for 40 feet; thence run East along the East line of said Lot 1 on the East line of said Lot 1, 10 feet South of the Point of Beginning; thence run North along the East line of the Lot 1, 10 feet South of the Point of Beginning, all the foregoing property lying in Spring Gardens, according to the map or plat thereof as recorded in Plat Book 6, Page 15, of the Public Records of Lee County, Florida.

This survey is certified to the following:

- Bonita Wonder Gardens, Inc.
- Old Republic National Title Insurance Company
- Law Offices of John D. Spear
- City of Bonita Springs

NOTES

1. REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. BEARINGS SHOWN HEREON ARE BASED ON
Section 36, T4N, R12E, S10W
5. THIS PROPERTY LIES IN FLOOD ZONE AE, EL. 10.95MSS PER FIRM
PAHEL NO. 102722255E, DATED 8/26/2009
6. LAST DATE OF FIELD WORK 2/21/14
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the position of survey is true and correct to the best of my knowledge. This survey meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to Rule B1017 - 6, Florida Administrative Code, and pursuant to Section 472.027 Florida Statutes. There are no mobile encroachments other than those shown herein.

MARK O. ALLEN P.L.S. #3553
LA 2852

FAX: (239) 992-6070
TELE: (239) 922-8900

MARK O. ALLEN, INC.
PROFESSIONAL LAND SURVEYOR

10502 WOODS CIRCLE
BOYITA SPRINGS, FL 35125

OWNED BY
MWG

ORDERED BY
Bonita Wonder Gardens, Inc.

SHEET 1 OF 1
DWG. NO. 2011-33A

REQUESTED MOTION: Approve a request from The Wonder Gardens to remove and dismantle the pole barn structure on site.

REQUESTOR: Lora Taylor, Director of Communications & Facilities and Nicole Perino, Parks and Recreation Director

AGENDA: City Manager Items

STRATEGIC PRIORITY: None

BACKGROUND: On June 1, 2022, City Council authorized city staff to execute a multi-year contract with Weston and Sampson for a facility assessment study. The assessment study included six city-owned sites comprised of nineteen buildings. Weston and Sampson presented the executive summary to City Council on July 19, 2023. The Wonder Gardens staff was provided the assessment in August 2023. In October 2023 City Council approved moving forward with \$2.9 million worth of priority one repairs. In November 2023, City Council held a joint workshop with the Wonder Gardens Board. Most recently, the Wonder Gardens Board approved demolishing the Pole Barn Structure on the Wonder Gardens property.

The pole barn structure is generally in poor condition with structural issues visible. Severely deteriorated timber members were observed by the secondary members forming the walls. There is severe deterioration at the foundation along the west wall. Lead paint was also discovered on the ceiling beam. The structure is currently not in use to the public due to its condition. The Wonder Gardens Board has requested to remove the pole barn. Funding is available in the city's capital improvement projects budget. Should City Council approve the request, staff would begin the permitting process to remove the structure, including an application as the property owner to the City's Historic Preservation Board for a Certificate of Appropriateness for the demolition of the structure.

STAFF RECOMMENDATION: Approve the removal of the pole barn structure on the Wonder Gardens property.

ATTACHMENTS:

1. Executive Summary Pole Barn
2. Wonder Gardens Letter

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	Lora Taylor

Building No. 11 – Pole Barn

The Wonder Gardens Pole Barn is primarily an open-air wood framed structure with an exposed fastener (5-v crip) type roofing system covering approximately 2,860 SF. A small staff break room is enclosed toward the rear with metal wall panels. The building is in generally poor condition with structural issues readily visible. The breakroom is similarly in poor condition, the painted plywood ceiling is splitting from obvious water damage, with parts being patched in the past.

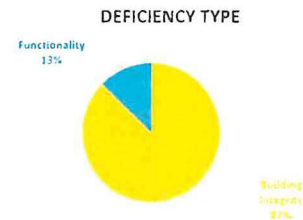
Extra light gage galvanized roof panels are constructed over wood planks that are spaced with a gap between. This is a low-cost system more suitable for an actual barn than a building. The metal roofing has neared the end of its life and should be replaced when the recommended structural repairs are performed. The metal siding along the north side and storage areas is ready for replacement concurrent with the repair to wood framing members.

The historic structure is custom and unique. Multiple wood poles have been embedded in a concrete foundation to form cantilever columns. Along the perimeter the concrete foundation consists of short walls. The base connection at the interior columns is not visible therefore it's unknown if these columns are embedded in a concrete footing or not. Roof beams span each direction to connect the columns and support the roof.

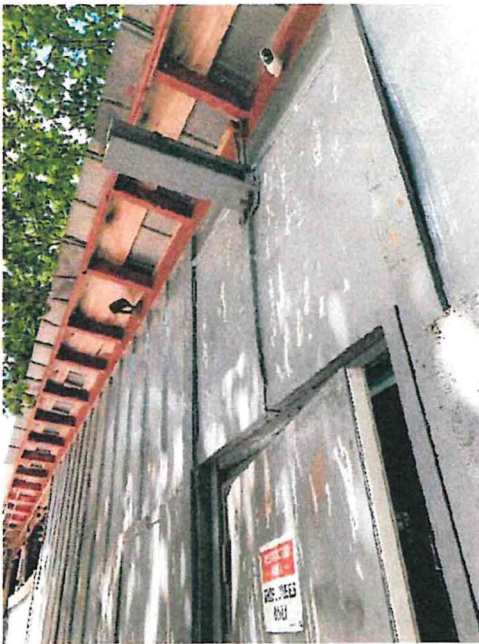
Severely deteriorated timber members were observed at the secondary members forming the walls. The cantilever columns and the roof beams have moderate section loss and texturing that resembles insect damage. Additionally, severe deterioration at the foundation along the west wall was observed. If this building is to remain in service it will require a structural evaluation, and based simply on the observed deteriorated state of this structure the renovation is expected to be extensive.

The electrical service at the barn is a 200 Amp, single phase service which terminates at a 200 Amp, MCB panel. The panel appears to be in fair condition.

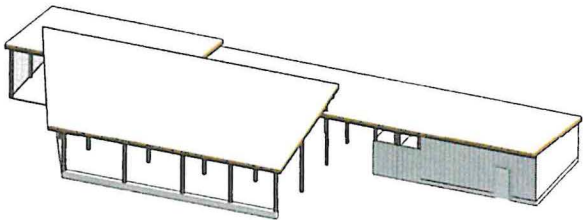
Alternative 1: Building Repairs				
Category	Priority 1	Priority 2	Priority 3	Total
Building Envelope	\$0	\$78,750	\$0	\$78,750
Structural	\$231,750	\$0	\$0	\$231,750
Total	\$231,750	\$78,750	\$0	\$310,500



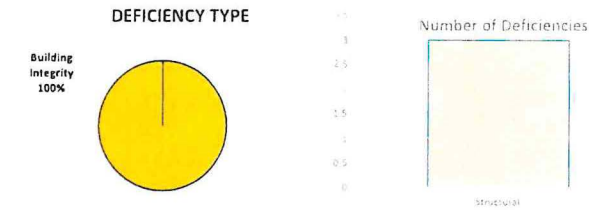
Lead Paint-Pole Barn



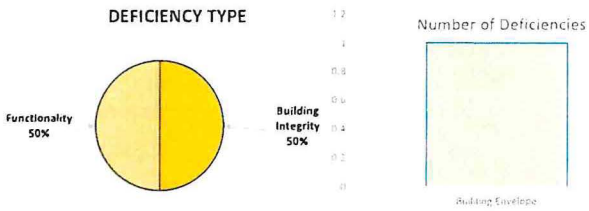
Bonita Springs
Pole Barn
BACKGROUND:
Address: 27180 Old 41 Road, Bonita Springs, FL, 34135
Year Built: 1947
Building Size: 2,860 Sq Ft
Priorities and Schedule:



Priority 1: Immediately



Priority 2: 1-5 Years



*For a more detailed description of each deficiency, refer to Exhibit B- Deficiency Tables.



November 23, 2024

To: The City of Bonita Springs

From: Wendy Arsenault, Board Chair

This letter is regarding the dismantling and removal of the pole barn located at the Wonder Gardens. At our board meeting on September 10th the board of directors voted unanimously in favor of the pole barn removal. We appreciate the city officials working quickly to get this accomplished. If you have any questions, please feel free to reach out to me personally.

Sincerely,

Wendy Arsenault, DVM, DACVIM-C
Wonder Gardens Board Chair

**The Wonder Gardens
27180 Old 41 Road
Bonita Springs, FL
34135-5405**

X



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

HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, October 24, 2024

I. Call to Order

Chairman Glazier called the meeting to order at 5:30PM

II. Roll Call

Board Members: Glazier, Grantt, James, Meyers

Staff: Mike F, Nick G

Public: Maikol H and Derrick B representing the Bonita Springs Historical Society

III. Public Comment

Maikol H of the Bonita Springs Historical Society wanted to know if a fence replacement at the McSwain House would qualify for grant funding through the City of Bonita Springs Historic Preservation Board. A car went through the fence on the Old 41 frontage and caused significant damage. Staff to research and follow up with BSHS.

IV. Discussion regarding Bonita Springs Elementary School

Chairman Glazier inquired if the joint workshop between City Council and the School Board is still happening. Mr. Glazier also wanted the Board to consider ways to get the public more involved in this particular issue. Board Member Grantt provided a detailed history of the elementary school and believes there are ways to save it. Board Member Grantt was advised to contact the Council Liaison in order to share this information.

V. Staff Items

a. CLG Update

Staff explained that the 2023-2024 CLG process has begun and will reach out to individual members for information needed for the report.

b. Oral Tradition Project Update

Staff explained that Antonio is in the editing process for the projects. Since the projects were not completed before the end of the previous fiscal year, a vote to allow up to \$4,500 to be spent from the current FY budget (if needed) would be appropriate. Motion made by Board Member Meyers, seconded by Board Member Grantt. Motion passed unanimously.

VI. Board Member Items

Board Member James inquired as to the status of the DPZ visioning regarding the Liles Hotel property and Riverside Park. Mr. Fiigon explained that a scope of services for

the project has been provided to City administration and is currently being reviewed. A meeting between Staff and DPZ is in the process of being coordinated.

VII. Public Comment

Maikol H. wanted to know a little more about the Oral Tradition projects and what qualifies. Chairman Glazier explained the project purposes from inception to current times.

VIII. Approval of Meeting Minutes:

a. June 27, 2024

Motion to approve made by Board Member Myers, seconded by Board Member James. Motion passed unanimously.

IX. Establish next meeting: TBD

X. Adjournment

Meeting adjourned at 6:30PM.

RESPECTFULLY SUBMITTED BY: MIKE FIIGON II

APPROVED BY THE BOARD: _____

AUTHENTICATION: _____