



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

HISTORIC PRESERVATION BOARD MEETING AGENDA

Thursday, May 15, 2025
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Review and provide a recommendation on a proposed grant project (pre-application meeting)
 - a. McSwain House Window Replacement
- V. Review a request to waive the demolition delay period for a residential property
 - a. 4817 Tarpon Avenue
- VI. Public Comment
- VII. Approval of Meeting Minutes:
 - a. March 24, 2025
- VIII. Establish next meeting: TBD
- IX. 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

CITY OF BONITA SPRINGS

Community Development Department

9220 Bonita Beach Road, Ste. 111

Bonita Springs, FL 34135

Phone: (239) 444-6150

email: permitting@cityofbonitaspringscd.org

RECEIVED
CITY OF BONITA SPRINGS

23 2025

COMMUNITY DEVELOPMENT
DEPARTMENT

DEMOLITION PERMIT APPLICATION (2024)

PERMIT #: 122-727

☒ RESIDENTIAL

☐ COMMERCIAL

1. Owner Name: ORGOCHEM AA LLC STRAP Number 32-47-25-B4-03215.0180
2. Site Address: 4817 TARPON AVE B City: BONITA SPRINGS Zip: 34134
3. Contractor License Number: CE036743 Company Name: Perkushin Homes
4. Contractor Name: Glenn Hoffmann Phone: Area Code: 239 Number: 267-3219
5. E-mail Address: pgrushinhomes@gmail.com
- Job Value: \$ 10000 Number of structures: 1
- Recycling: ☒ Yes ☐ No ☐ Diversion Fees Paid

Supplemental Information:

- Coastal Building Zone: ☒ Yes ☐ No Parcel Tag: ☐ Yes ☐ No
- Coastal Construction Line: ☒ Yes ☐ No Historic: ☐ Yes ☒ No
- Coastal Letter Sent: ☐ Yes ☐ No (If Yes to Historic, prior planning approval will be required.)
- Vegetation Removal: ☐ Yes ☐ No (If Yes, Environmental Review may be required.)

Requirements for Permits

1.0 Residential Structure (SFR/DUPLEX, SHED, MRV, ANY STRUCTURE ON RESIDENTIAL PROPERTY INCLUDING POOLS)

- Three (3) site plans showing property dimensions, all structures on property & highlight building(s) to be demolished.
- A notarized letter from the property owner, giving permission to the contractor for demolition...OR... A recorded "Notice of Commencement", signed by the owner, if the job value is over \$5,000.
- A copy of the "Demolition Well Protection" form. (Only required for a SFR or Duplex.)

2.0 Residential Interior Demolition

- Three (3) copies of the floor plan with the proposed demolition area highlighted.
- A notarized letter from the property owner, giving permission to the contractor for demolition...OR... A recorded "Notice of Commencement", if the job value is over \$5,000.

3.0 COMMERCIAL STRUCTURE

- Four (4) site plans showing property dimensions, all structures on property & highlight building(s) to be demolished.
- A notarized letter from the property owner, giving permission to the contractor for demolition...OR... A recorded "Notice of Commencement", signed by the owner, if the job value is over \$5,000.
- An "Asbestos Affidavit".
- A copy of the "Demolition Well Protection" form.

4.0 COMMERCIAL INTERIOR DEMOLITION

- Four (4) copies of the floor plan with the proposed demolition area highlighted.
- A notarized letter from the property owner, giving permission to the contractor for demolition...OR... A recorded "Notice of Commencement" if the job value is over \$5,000.
- An "Asbestos Affidavit".

NOTIFICATION REQUIREMENTS FOR DEMOLITION/RENOVATION ACTIVITIES

1. Written notification is required to be submitted to the South District Office of the Florida Department of Environmental Protection (FDEP/SD) ten (10) working days prior to the commencement of any facility demolition or regulated renovation activity
2. All facility demolitions (even those without asbestos) require notice.
3. Notice is also required for facility renovations impacting 260 linear ft. of RACM on pipes or 160 sq. ft. on other components (35 cu. Ft. if measurements not possible.)
4. A complete Florida Department of Environmental Protection (FDEP) Notice of Asbestos Renovation or Demolition Form 62-257.900(1) shall be mailed to:

FDEP/South District
2295 Victoria Ave, Ste 364
P.O. Box 2549
Fort Myers, FL 33902

Download Notice of Asbestos Renovation / Demolition form at: http://www.floridadep.com/south/Air/Air_Resources.htm

Initial _____

COMMUNITY DEVELOPMENT DEPARTMENT

Permit reviewed and approved based on information provided by applicant. Omitted and/or falsified information may void permit in accordance with 4-162(d).

APPLICABLE BUILDING CODES

8th ed. 2023 FBC; Florida Building Code: Building, Existing, Mechanical, Plumbing
8th ed. 2023 FFC; Florida Fire Prevention Code
NEC 2020; National Electric Code

*****SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC*****

Contractor Signature: *Glenn A. Hoffmann*
Contractor Name: Glenn A Hoffmann
Site Address: 4817 TARPON AVE B City: BONITA SPRINGS Zip: 34134
Date: 4/22/25

STATE OF FLORIDA
COUNTY OF LEE

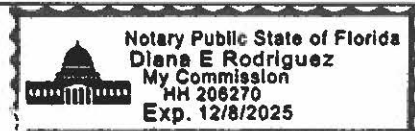
Sworn to (or affirmed) and subscribed before me by means of physical presence ☒ or online notarization ☐
this (day) 22nd of (month) April, (year) 2025
by (name of person making statement) Glenn A Hoffmann

Signature of Notary Public - State of Florida: *[Signature]*

Print, Type, or Stamp Commissioned Name of Notary Public: _____

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



NORTH
ARROW



SCALE
1" = 30'

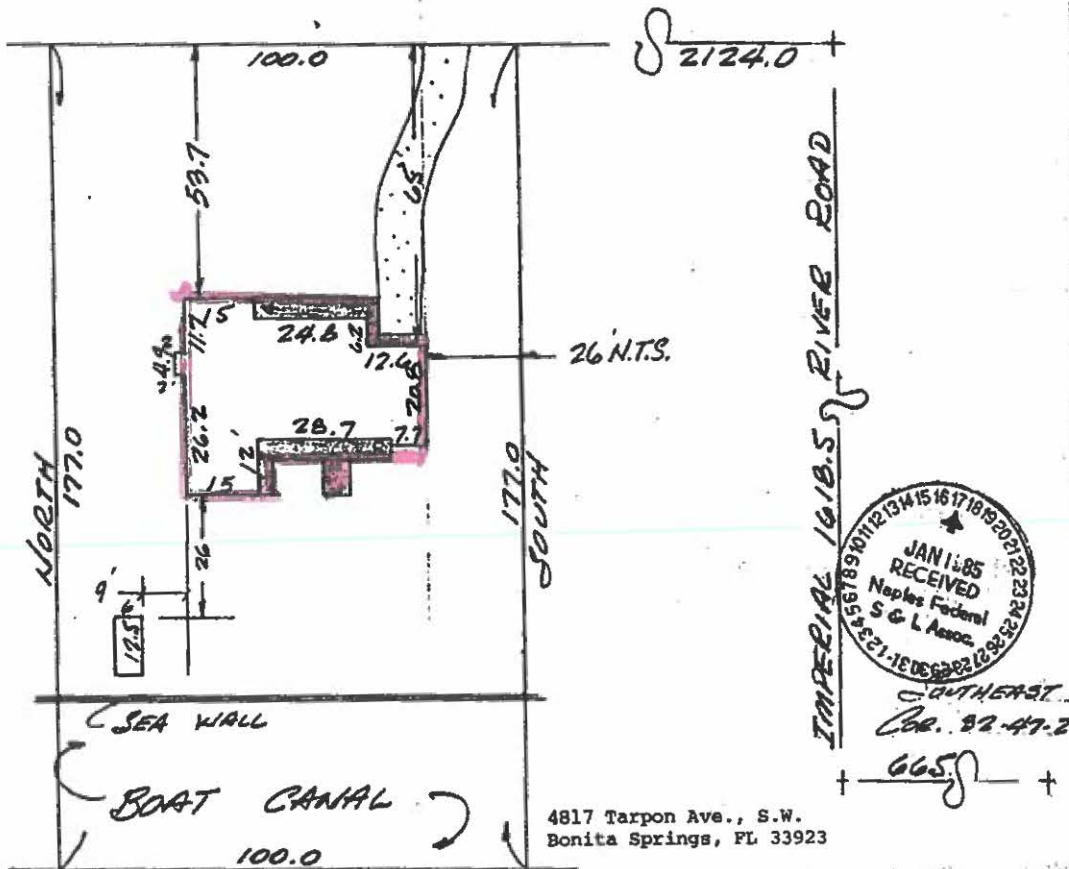
LEGAL DESCRIPTION

This is a spot survey for mortgage purposes of the following;
Beginning at the southeast corner of Section 32, Township 47 south, Range 25 East thence run west along the south line of said section for 665 feet thence north 50.00 feet to the north line of the Bonita Beach Road. Thence continue on the same course on the centerline of a road 130.00 feet wide for 1618.5 feet to the south line of a road 100.00 feet wide, thence west along said 100.00 foot wide road for 2124 feet to the Point of Beginning of the land herein conveyed. Thence south 177.00 feet; thence west 100.00 feet; thence north 177.00 feet to the south line of a road 100 feet wide; thence east along said 100.00 foot wide road to the Point of Beginning.

REVISIONS

- = Set Iron Pin
- = Fd. Iron Pin
- = Set Con. Mon
- = Fd. Con. Mon
- = Assumed El.
- Δ = Benchmark

TARPON ROAD 100' WIDE



NOTES

1. Reproduction of this sketch is not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were not abstracted for right-of-ways and/or easements of record.

CERTIFICATE

I hereby certify that the above described property was surveyed under my direction and the sketch 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 Section 472.027 Florida Statutes. There are no visible encroachments other than those shown hereon. There are no boundary line disputes, easements or claims of easements of which we have knowledge.

PREPARED FOR: NAPLES FEDERAL SAVINGS & LOAN ASSN.

P.L.S.

Naples
597-7500

MARK O. ALLEN
PROFESSIONAL LAND SURVEYOR

Bonita Springs
992-8900

OWN. BY
MBA

CHK'D BY
MBA

ORDERED BY
NANCY BAKER (For Fria)

SHEET 1 OF 1

JAN 18 A.M.



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

Mike Gibson
Mayor

Jamie Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel Fullick
Council Member
District Five

Jim Fitzpatrick
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

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

April 30, 2025

Glenn Hoffman
PGR Custom Homes
17596 Phlox Drive
Fort Myers, FL 33967

Re: DEM25-122727-BOS; 4817 Tarpon Avenue—Demolition Delay

Dear Applicant:

The Zoning Division has reviewed the information provided for the demolition permit request referenced above. The subject property is recognized as a historic resource in accordance with Land Development Code (LDC) Chapter 5-Historic Preservation. This property is subject to the demolition delay provisions set forth in LDC Sec. 5-88.

This letter serves as notice of the delay imposed. A request to waive or limit the 90-day delay period may be applied for, by submitting the attached form to my attention. The waiver must be approved by the Historic Preservation Board at a scheduled meeting. The next meeting is tentatively scheduled for May 15, 2025, at 5:30pm at City Hall, located at 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

If a request to waive the delay period is not submitted, in accordance with LDC 5-88, the permit will remain on hold until July 22, 2025.

Submittals are to be submitted to Mike Fiigon II
mfiigon@cityofbonitaspringscd.org

Please feel free to contact me if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Mike Fiigon II
Senior Planner

VII



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

HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, March 24, 2025

I. Call to Order

Meeting called to order at 5:34pm

Motion made by Board Member Condit to allow Chairman Glazier to participate via phone. Motion was seconded by Board Member James. Motion carried unanimously.

II. Roll Call

Board Members: James, Grantt, Whittemore, Condit and Glazier (by phone)

Staff: Mike Fiigon, Antonio Correia

Council: Jim Fitzpatrick

Public: Ryan & Natalie Kipper, Derrick Botana

III. Public Comment

None.

IV. Review and provide a recommendation on a grant application

a. 10811 Dean Street (Ryan & Natalie Kipper)

Chairman Glazier stated that he believed past projects had received 50% of the requested amount. Discussion regarding this grant request for window replacement followed. Motion to provide funding in an amount not to exceed \$14,368 made by Board Member James. Motion was seconded by Board Member Condit. Motion carried unanimously (5-0).

V. Discussion of Oral Tradition Projects

Antonio Correia was in attendance to provide an update. There were issues contacting Charles LeBouf, which was one of the projects approved at the June 27, 2024 meeting, and re-approved at the October '24 meeting for the current 24-25 Fiscal Year. Mr. Correia suggested interviewing Jay Arrand in lieu of Charles LeBouf. Discussion followed.

Board Member Condit suggested a project that included documenting the history of the Bonita Springs cemetery on the corner of Imperial Parkway and Bonita Beach Road. A motion was made by Board Member Condit and seconded by Board Member Whittemore. The motion carried unanimously (5-0). Staff is to review previous meeting minutes to see if there is any information regarding contacts for the cemetery. Board Member Whittemore seemed to recall that they came before the Board several years ago and spoke. Staff to research and follow up.

Chairman Glazier also wanted to know if a request can be made to Lee County to provide any historic records they may have of the Elementary School as a way to round out the existing oral tradition project.

VI. Staff Items

a. New City Council Liaison: Jim Fitzpatrick

Councilman Jim Fitzpatrick is the appointed City Council Liaison to the Historic Preservation Board. Councilman Fitzpatrick introduced himself to the Board and wanted them to know that he's available to meet with them (individually) at their convenience.

VII. Board Member Items

a. DPZ CoDesign Scope of Services for Liles Reimagining (Board Member James)

Board Member James wanted to know if Staff could provide info on the scope of services for the Liles reimagining. Mike Fiigon, Staff, stated that the scope is being amended and that City Staff had met with DPZ in mid-March to discuss.

b. Goodbread/Dixie Moon Budget Confirmation (Board Member James)

Board Member James requested confirmation of the budget for the Goodbread Grocery building. Mike Fiigon, Staff confirmed that the FY2024-2025 budget included \$497,000 for the building, some of which was based on prior FY contributions from the leftover funds in the Historic Preservation Board's budget items (projects & grants). Discussion followed and it was suggested that Councilman Fitzpatrick follow up with City Council regarding a proposed workshop item to discuss the building.

VIII. Public Comment

Derrick Botana provided information regarding a meteor that hit Bonita in 1938 and was later purchased by the Smithsonian in the 1960's. He would like to get the meteor returned to Bonita.

Mr. Botana also found the original mayoral badge for Bonita Springs and is hoping to obtain it soon.

Mr. Botana also stated his intentions to nominate the McSwain House to the National Register of Historic Places.

Mr. Botana would like to know why the Liles Hotel is not better protected from flooding.

Mr. Botana concluded his public comment by stating that he believes the City needs a museum and that he will be stepping down as Chair of the Bonita Springs Historical Society and that Jacque James will take his place.

IX. Approval of Meeting Minutes:

a. February 12, 2025

Motion made by Board Member James to approve the minutes, as drafted. Motion seconded by Board Member Condit. Motion carried unanimously (5-0).

X. Establish next meeting: TBD

XI. Adjournment
Meeting adjourned at 6:59pm.

RESPECTFULLY SUBMITTED BY: MIKE FIIGON II

APPROVED BY THE BOARD: _____

AUTHENTICATIION: _____