



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

HISTORIC PRESERVATION BOARD MEETING AGENDA

Thursday November 13, 2025
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Review and provide a recommendation on a request to remove a property from the Demolition Delay List
 - a. 10520 Reynolds Street
- V. Board Member Items
 - a. Chairman Glazier: Goodbread Grocery Discussion
- VI. Staff Items
- VII. Public Comment
- VIII. Approval of Meeting Minutes:
 - a. October 14, 2025
- IX. Establish next meeting: TBD
- X. 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.

**BONITA SPRINGS HISTORIC PRESERVATION BOARD – DEMOLITION DELAY
(RECOGNIZED HISTORIC RESOURCES)**

Property Owner(s): CITY OF BONITA SPRINGS
Property Address: 10520 Reynolds St , Bonita Springs , FL 34135
Property STRAP Number: 35-47-25-B2-00320.0000

I, CITY OF BONITA SPRINGS, hereby request the Historic Preservation Board consider:

removing the resource located at the above referenced property from the list of recognized historic resources maintained by the Historic Preservation Board

[or]

deeming the resource located at the above referenced property as not a prospective resource for placement on the list of historic resources maintained by the Historic Preservation Board.

For the reason(s) explained below, the resource located at the above referenced property lacks substantial historic significance and value based upon the criteria for historic designation of a building or structure as provided in the Historic Preservation Ordinance:

Design / Build project to convert an existing site area into a new splash pad park with emphasis on the existing Banyan Tree. Splash Pad to have water jets functional as a splash pad during daytime hours and virtual fountain animations with choreographable music & lighting for evening / night hours. Park area to include plaza hardscape areas, memorial plaza, shade structure pavilions and bus stop, restroom building with water and sewer services, drainage improvements, new landscaping & irrigation, premium RGBW landscape lighting experience, site furnishings, crosswalk improvements at Old 41 to Riverside Park, and 3 parking spaces added on Reynolds Street.

Demolition of existing building structure is required for the proposed improvements.

VIII



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HISTORIC PRESERVATION BOARD
MEETING MINUTES
Tuesday, October 14, 2025

- I. Call to Order
5:30pm meeting called to order.
- II. Roll Call
Board Members: Chairman Glazier, Grantt, Condit, Meyers present
Staff: Mike Fiigon, Antonio Correia
Council: Jim Fitzpatrick
Public: Jacque James, Anne Hopkins, Terry Schmidt, Rea Snow
- III. Public Comment
None
- IV. Review and provide a recommendation on a Certificate of Appropriateness
a. 27601 Old 41 Road (COA25-126686-BOS; Flemming House)
COA to underground the electrical connections and increase the size of the meter box.

Motion to approve COA made by Board Member Grantt, seconded by Board Member Condit; Motion passed 4-0.
- V. Review and provide a recommendation on proposed grant projects (pre-application meeting)
a. McSwain House
Jacque James, president of the Bonita Springs Historical Society discussed projects that she would like the Board to consider funding.
 - 1. Vapor barrier and insulation replacement (underneath the structure)*
 - 2. Decking and sub-decking*
 - 3. Well repair (for irrigation)*
The Board provided consensus that they are interested in all three projects, however, Mike Fiigon suggested on checking with the City Attorney's office to verify if the well project is eligible, since it doesn't directly affect the historic structure.
- VI. Update on Oral Tradition Projects
Antonio Correia stated that he was receiving lots of good information for the projects that were approved in the prior fiscal year. However, he was not able to complete

them in time. Additionally, the amount of information for the cemetery was so vast that it was suggested that it be a two-part project.

Board Member Grantt made the motion to continue the projects into the current fiscal year and to allow the cemetery project to be divided into two parts.

Project One: Bob Vilhauer

Project Two: Cemetery Part One

Project Three: Cemetery Part Two

The motion was seconded by Board Member Condit. Motion passed unanimously 4-0.

VII. Board Member Items

a. Chairman Glazier: Goodbread Grocery Demolition

Chairman Glazier expressed concerns about City Council's discussion to demolish the Goodbread Grocery building. Discussion followed and a motion was made by Chairman Glazier to recommend that Council consider options to save the façade or possibly move it to the splash pad. Motion was seconded by Board Member Grantt-- motion passed 3-1, with Board Member Meyers dissenting.

b. Other items

At the request of Board Member Condit, Rae Snow gave a presentation on the history of the Bonita Cemetery, including the fact that the oldest marker is from 1905 and that there are approximately 145 veterans buried on-site. The Board suggested that Ms. Snow convey to the church that it would be beneficial for them to consider a historic designation.

VIII. Staff Items

Mike Fiigon stated that the annual CLG report is due 10/31 and that he was working on submitting the required documentation to the state for review.

IX. Public Comment

None

X. Approval of Meeting Minutes:

a. March 24, 2025

Board Member Grantt made the motion to approve, seconded by Board Member Condit. Motion passed 4-0.

XI. Establish next meeting: TBD

XII. Adjournment

Adjourned at 7:20pm.

RESPECTFULLY SUBMITTED BY: MIKE FIIGON II

APPROVED BY THE BOARD: _____

AUTHENTICATION: _____