

SPECIAL CERTIFICATION OF APPROPRIATENESS CASE SYNOPSIS

APPLICATION/CASE NUMBER: COA26-135221-BOS

ADDRESS: 27451 OLD 41 ROAD

REQUESTOR: BONITA SPRINGS HISTORICAL SOCIETY

REQUEST: TO RELOCATE A DESIGNATED HISTORIC STRUCTURE

SYNOPSIS:

The property owner (Bonita Springs Historical Society) has filed a Certificate of Appropriateness (COA--Special) application to relocate the historic McSwain House from its current location at 27451 Old 41 Road, to 26961 Pine Avenue.

The current property on which the McSwain House sits is located within the T5 transect of the Downtown District. The T5 transect is defined as a high-intensity mixed use zone consisting of residential, commercial, and institutional uses.

The proposed property on Pine Avenue is a corner lot located in the T4 transect of the Downtown District and is defined as a medium-high density residential zone, which permits residential uses, live-work units (owner-occupied), and also allows for commercial uses for properties that front Bonita Beach Road or Terry Street (LDC 4-868). This property has frontage along East Terry Street, meaning that the Society would be able to continue to use the McSwain House as a meeting space, event space, office space, and other non-residential uses to help effectuate its mission.

In order for the Bonita Springs Historical Society to obtain building permits and engineering permits related to the move, they must first obtain a COA. The following criteria shall be utilized by the Planning & Zoning Board to determine the appropriateness of relocating a historic structure (LDC 5-86):

- (1) The historic character and aesthetic interest the building or structure contributes to its present setting.
- (2) The reasons for the proposed move.
- (3) The proposed new setting and the general environment of the proposed new setting.
- (4) Whether the building or structure can be moved without significant damage to its physical integrity.
- (5) Whether the proposed relocation site is compatible with the historical and architectural character of the building or structure.

- (6) When applicable, the effect of the move on the distinctive historical and visual character of a designated historic district.

The Applicant has provided a narrative and draft site plan (included in the packet) for consideration based on these criteria and will be available to provide additional information and answer questions.



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>		



ADDENDUM TO APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. The McSwain home has historic value, demonstrating Bonita Springs early settlement through its architectural design and structural preservation.
2. This move is proposed to alleviate the impacts caused by the surrounding uses to the current location. It is also proposed to improve the activities of the society and expand the future value to the community.
3. Careful consideration has been implemented to create a site plan that will be able to utilize the current assets and activities of the Historic Society as well as the future growth. It is anticipated that the downtown Bonita Springs area will continue to evolve and the society intends to meet and join those changes in support of the redevelopment plan.
4. A licensed, experienced relocation contractor will be utilized in order to maintain the structural integrity of the McSwain home. It will be relocated with care in order to ensure that it will be solidly in place, as well as continually monitored from foundation to roof conditions.
5. The proposed site provides a compatible setting for the McSwain Home, allowing it to remain the focal point of the property while supporting long-term preservation, public access and educational programming.
6. The Pine Avenue property provides the Historic Society the opportunity to demonstrate exterior elements that are significant to the area, such as Seminole chickee construction, homestead gardens and significant horticultural practices employed by the pioneers.
7. When the relocation is complete, the historic home will be compatible with the existing neighborhood and a beneficial City asset on the entry road to the downtown area.



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

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

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

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

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

Certified Mail/Return Receipt Requested and First Class Mail

August 3, 2026

Bonita Springs Historical Society
c/o Jacque James
27451 Old 41 Road
Bonita Springs, FL 34135

Re: Certificate of Appropriateness (Special), McSwain House Relocation: COA26-135221-BOS

Dear Applicant:

Please be advised that the hearing for your application for a special certification of appropriateness has been scheduled for a public hearing before the City of Bonita Springs Planning & Zoning Board on **Tuesday, August 18, 2026 to commence at 9:00a.m.** at City Hall, located at 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

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

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

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

Sincerely,

Mike Fiigon II
Senior Planner
Community Development

9589 0710 5270 0307 1531 61

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Postage \$

Total Postage and Fees \$

Sent To **Bonita Springs Historical Society**

Street and Apt. No. or PO Box No. **27451 Old 41 Rd**

City, State, ZIP+4® **Bonita Springs, FL 34135**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

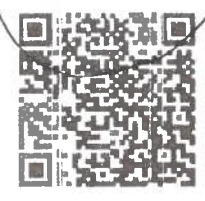


BONITA BEACH ROAD
 9071 BONITA BEACH RD SE
 BONITA SPRINGS, FL 34135-9974
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08/04/2026 02:36 PM

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Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.82
Bonita Springs, FL 34135			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 08/06/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 0307 1531 61			
Return Receipt			\$4.65
Tracking #:			
9590 9402 4915 9032 0834 31			
Total			\$11.02
Grand Total:			\$11.02
Credit Card Remit			\$11.02
Card Name: VISA			
Account #: XXXXXXXXXX5440			
Approval #: 098085			
Transaction #: 125			
AID: A0000000C31010			
AL: VISA CREDIT			
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APPLICANT: BONITA SPRINGS HISTORICAL SOCIETY
ACTION REQUESTED: A REQUEST FOR A
CERTIFICATE OF APPROPRIATENESS TO RELOCATE
A DESIGNATED HISTORIC STRUCTURE

PUBLIC NOTICE

HISTORIC
ACTION
REQUESTED

BONITA SPRINGS

PUBLIC HEARING DATE: AUGUST 18, 2026 TIME: 9:00AM

PUBLIC HEARING LOCATION: Bonita Springs City Hall
9441 Bonita Beach Road, Bonita Springs

FOR MORE INFORMATION CONTACT: MIKE FIGON

AT 484-6180 CASES: COA26-135221-BOS

BONITA SPRINGS CITY GOVERNMENT
CITY OF BONITA SPRINGS, FLORIDA DEVELOPMENT



Presented by: The Bonita Springs Historical Society

PRESERVING THE MCSWAIN LEGACY

A new chapter for the historic McSwain Home—preserving our past while creating new opportunities to educate, inspire and serve the Bonita Springs community for generations to come.

Preserve. Protect. Promote

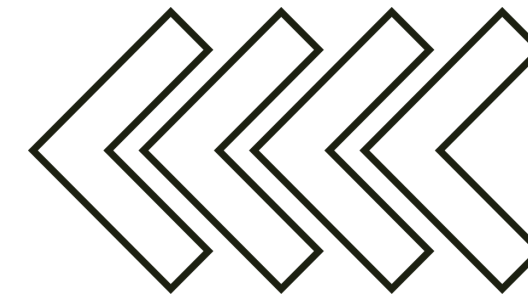




Project Overview

The Bonita Springs Historical Society is requesting Certificate of Appropriateness to relocate the Historic McSwain Home from 27451 Old 41 Rd to 26961 Pine Avenue. The proposed relocation is intended to ensure the home's long-term preservation while maintaining its role as a pioneer museum and educational enter within the City of Bonita Springs.

McSwain Home → 27451 Old 41 Rd → 26961 Pine Avenue



An Enduring Historic Resource

Historic McSwain Home

The McSwain Home has long contributed to the historic character of its present setting as one of Bonita Springs' most significant surviving pioneer homes. Its architecture, craftsmanship and association with the McSwain family provide a tangible connection to the City's early history.

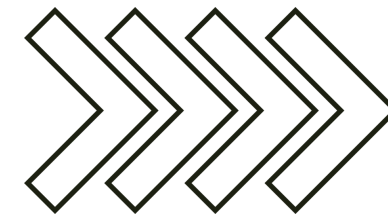
While the surrounding area has evolved over time, the home's historic significance remains rooted in the structure itself, its architectural integrity and its connection to the McSwain family.



Preserving the McSwain Home is the foundation of this project. The proposed relocation will protect the home's long-term future while ensuring continued public access and opportunities to interpret and share Bonita Springs' history.



Reasons for the Proposed Relocation



Reasons for the Proposed Relocation

The proposed relocation will ensure the long-term preservation of the McSwain Home while strengthening its role as a pioneer museum and educational center.

Changing Surroundings

Less compatible with the home's educational mission.

Historic Landscape

Historic setting and gardens have been significantly altered.

Stewardship

Ongoing preservation and security challenges.

Parking & Accessibility

Limited access for visitors and school groups.

Long-Term Preservation

A sustainable future in Bonita Springs.



A Compatible Setting for Preservation

A setting designed for long-term preservation

26961 Pine Avenue provides a compatible setting for the long-term preservation of the McSwain Home. The site supports improved public access, educational programming and future stewardship. Pine Avenue is owned by McSwain Family descendants.

Why Pine Avenue?

- Located within Bonita Springs and parks
- Long-term leased preservation site
- Compatible neighborhood setting
- Room for educational programming
- Supports future preservation efforts



Moving The Home

Protecting the Historic Integrity of the McSwain Home



A Preservation-First Approach

The proposed relocation will be completed using accepted historic preservation and structural moving practices. Every phase of the project has been planned to protect the McSwain Home's architectural integrity while carefully relocating it to its new permanent location.

Professional Structural Relocation

The home will be relocated by an experienced structural moving contractor using engineered methods specifically designed for historic buildings.

Preservation Measures

- Comprehensive documentation before relocation.
- Structural bracing to protect the building during lifting and transport.
- Controlled hydraulic lifting and transport procedures.
- Continuous monitoring throughout the relocation process.
- Installation on a new engineered foundation designed for long-term preservation.
- Repair or restoration of any disturbed historic materials using preservation best practices.
- Compatible elevation zone
- New Porches and ADA compliant
- Ample Parking

Commitment to Preservation

The objective is not simply to relocate the McSwain Home, but to preserve its historic character, craftsmanship and architectural integrity throughout the entire process.



Why Pine Avenue

Preserving the McSwain Legacy

Compatible by Design

The proposed site is larger than the current property by .2 acres and provides a compatible setting for the McSwain Home, allowing it to remain the focal point of the property while supporting long-term preservation, public access and educational programming.

Residential Character

The surrounding neighborhood provides a scale and setting that is appropriate for a historic pioneer residence.

Space for Native Florida Landscaping

The property offers room to re-establish native landscaping and gardens that complement the home's historic character. Native food forest, pollinator and shade gardens proposed.

Educational Campus

The site supports outdoor interpretation, school programs, community events and expanded opportunities to share Bonita Springs' history.

Long-Term Stewardship

The property's layout allows for ongoing maintenance, accessibility and preservation while respecting the home's historic significance.





**We respectfully request your support in preserving the
McSwain Home and its legacy for future generations.**

PRESERVE

PROTECT

PROMOTE

Bonita Springs Historical Society

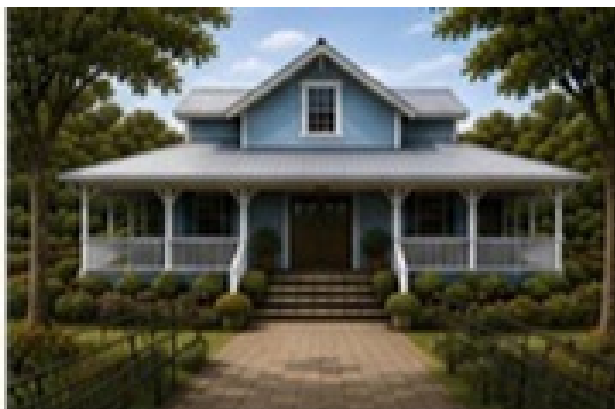
BONITA SPRINGS HERITAGE CAMPUS

McSwain Home & Historical Society

26961 PINE AVENUE, BONITA SPRINGS, FL 34135



SITE DATA SUMMARY	
Total Site Area	26,961 SF (0.61 AC)
Lot Dimensions	201' (W) x 148' (S)
McSwain Home	23' x 45' (1,035 SF)
Chickadee Hut	35' x 60' (2,100 SF)
Auxiliary Building	35' x 12' (420 SF)
Back Classroom	35' x 12' (420 SF)
Garden Shed/Cottage	14' x 12' (168 SF)
Parking (Revised)	8 Spaces
Bike Spaces	10 Spaces (Bike Rack)
Bike Type	Cruiser / Road
Building Heights	
McSwain Home	1 Story
Auxiliary Building	1 Story
Back Classroom	1 Story
Shed / Cottage	1 Story
Shed Zone	40' (Per 198)
zoning	RS-1 (Residential Conservation)
Future Land Use	Wood Use



McSwain Home (Relocated & Restored)
23' x 45' ~ 1 Story

MASTER PLAN OVERVIEW

The Bonita Springs Heritage Campus will preserve and share local history through the relocated McSwain Home and beautifully designed gardens, event spaces, and educational facilities. The campus will serve as a destination for heritage tourism, community gatherings, and lifelong learning.

POTENTIAL USES

- Museum & Historical Exhibits
- Visitor Center / Gift Shop
- Weddings & Private Events
- Educational Programs & Lectures
- Community Meetings & Gatherings
- Gardens & Outdoor Events

INSPIRATIONAL IMAGERY



Chickadee Hut Pavilion 35' x 60'



Heritage Garden



Event Lawn



Outdoor Classroom



Back Classroom



Bike Rack Area



NEXT STEPS

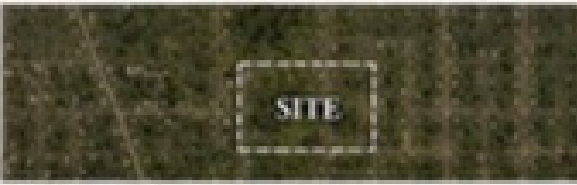
1. Pre-Application Meeting
2. Conceptual Site Plan Approval
3. Development Order (if Required)
4. Relocation & Building Permits
5. Construction & Restoration

PROJECT TEAM (RECOMMENDED)

- Civil Engineer / Site Planner
- Landscape Architect
- Architect (Historic Preservation)
- Structural/Mechanical Contractor
- Historic Preservation Consultant

NOTES

- All dimensions are to the property line and are subject to survey and field verification.
- Final approvals required from the City of Bonita Springs.
- Parking, drainage, and utility layout are conceptual.
- Final elevation and stormwater design to be determined in engineering phase.



VICINITY MAP

CITY OF BONITA SPRINGS
PLANNING & ZONING BOARD
HISTORIC PRESERVATION
RESOLUTION 26-02

**RESOLUTION APPROVING APPLICATION FOR A SPECIAL CERTIFICATE OF
APPROPRIATENESS TO AUTHORIZE THE RELOCATION OF A DESIGNATED
HISTORIC RESOURCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Bonita Springs Planning and Zoning Board (the "Board"), is authorized by Chapter 4 and Chapter 5 of the City of Bonita Springs Land Development Code ("LDC"), to consider requests to demolish historic resources; and

WHEREAS, Resolution 11-01 designated the McSwain House as a historic resource described more particularly as follows:

Address: 27451 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 34135
STRAP No.: 35-47-25-B2-00323.0130

WHEREAS, Section 5-82 of the LDC requires the issuance of a certificate of appropriateness before any building, moving, or demolition permit is issued for a designated historic resource; and

WHEREAS, an application has been filed by the Bonita Springs Historical Society ("property owner") for a special certificate of appropriateness to authorize the relocation of the McSwain House to 26961 Pine Avenue, Bonita Springs, Florida 34135 more particularly described as follows:

LOTS 18-21, BLOCK E OF ROSEMARY PARK NO. 1, AS RECORDED IN PLAT
BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

WHEREAS, such application was advertised as an agenda item for a public meeting before the Board held on August 18, 2026, at which time the application was reviewed and examined; and

WHEREAS, the Board has determined that the proposed relocation, as presented, is consistent with the criteria set forth in Chapter 5 of the LDC.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BONITA SPRINGS
PLANNING & ZONING BOARD THAT:

1. The City of Bonita Springs Planning & Zoning Board hereby approves the application for a special certificate of appropriateness to authorize the relocation of the McSwain House, as set forth and described in the application;
2. All provisions of the Bonita Springs Land Development Code, Chapter 5, as may be hereafter amended, renumbered or replaced, applicable to a designated historic resource shall apply to this property;

3. This Resolution and the Notice of Action on the application for a special certificate of appropriateness shall be recorded in the Public Records of Lee County, Florida.

DULY PASSED AND ENACTED by the Planning and Zoning Board of the City of Bonita Springs, Lee County, Florida, this 18th day of August, 2026.

AUTHENTICICATION:

BY: _____
CITY CLERK

BY _____
CHAIRMAN

APPROVED AS TO FORM BY:

City Attorney's Office