

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
JUNE 11, 2025
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton

Rebecca Paterson
Peggy Stanley (Vice Chair)

MEMBERS ABSENT:

Dennis Maloomian

Barbara Wickwire

STAFF PRESENT:

Peter Blackwell, Planner, Zoning
Mary Sue Groth, Senior Planner, Zoning

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Tom Hinkle (Architect)

Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication

Mr. Caldwell, Chair, called the meeting to order at 10:00 a.m.

The following members were in attendance: Bill Caldwell, Paul Eddy, Jerry Edgerton, Peggy Stanley, and Rebecca Paterson.

Ms. Miller stated the Attorneys Office had reviewed the ad and Affidavit of Publication for today's meeting and determined it was legally sufficient.

NOTE: For the audio recordings for this meeting, go to:

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says, "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the public to open. Contact Janet Miller at 239-533-8583 or jmiller@leegov.com if you need assistance.

Agenda Item 2 – Approval of Minutes – May 14, 2025

Mr. Eddy made a motion to approve the May 14, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 5-0.

Agenda Item 3 – Special Certificate of Appropriateness (SCA) Cases:

A. SCA2025-00011, Patenaude Wall, 710 Palm Avenue, Boca Grande, FL 33921

A new wall and gate on the west boundary line on the north portion of the property.

Ms. Blackwell reviewed the staff report and recommendations.

The Board had no questions of staff, so the Chair opened the item to the applicant or their representative.

Mr. Hinkle, architect for the applicant, stated the homeowner wanted to extend the wall for flood protection more than anything else. He noted that 75% of her property was already enclosed. As part of this proposal his client will be including flood gates to help prevent damage to the home that happened with previous storms.

The Chair opened this item for public comment. No members of the public wished to comment, so the public comment portion was closed.

Ms. Stanley made a motion to approve the Special Certificate of Appropriateness to permit the proposed perimeter wall, as depicted in the site plan, floor plans, and elevations stamped “Received” on May 14, 2025; and make a finding that the proposed perimeter wall conforms to the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code. The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 5-0.

B. SCA2025-00010, The Fox House, 1870 18th Street E, Boca Grande, FL 33921

Remodel of an existing, non-contributing residence to include an enclosed foyer, stairway and elevator addition, reconfiguration of windows and doors with updated functional shutters and decorative louvers, updated railings on exterior balconies and stairways, expansion of a bedroom on the second floor, removal of existing fireplace and chimney, and addition of a balcony on south side of structure..

Ms. Groth reviewed the staff report and recommendations. During her presentation, there was mention that *“to the west, lies the old Gasparilla Island Water Association abandoned water system.”*

Mr. Caldwell clarified that the water system is not abandoned and is still in use to this day.

As Chair of the Gasparilla Island Water Association, Mr. Edgerton confirmed Mr. Caldwell’s statement that the water system is not abandoned. He noted it is being repurposed, but it is still being used for water.

Ms. Groth stated she would notify the applicant because they had put in their narrative that it was abandoned.

Mr. Caldwell stated the applicant was also a board member on the Gasparilla Island Water Association. As such, he should already know this information.

The Board had no questions of staff, so the Chair opened the item to the applicant or their representative.

The applicant's representative was not present.

The Chair opened this item for public comment. No members of the public wished to comment, so the public comment portion was closed.

Ms. Paterson stated she was familiar with this house and felt they had done what they could with the tiny lot. She noted they also had an easement and boat slip on the concrete inlet. She was in favor of the proposal, and felt it brought the home into an appearance that it should have had from the beginning. However, the flood elevations and other items have changed over the years. There was a lack of knowledge to some extent many years ago. As a result, some of the construction looked like box cars.

Ms. Stanley made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to enclose the foyer, stairway and elevator addition, and the addition of a bedroom to the second floor, as depicted on the site plan and elevations stamped "received" May 9, 2025, titled "The Fox Residence"; and make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 5-0.

Agenda Item 4 - Items by Staff

A. Pending Historic Cases (where they are in the process)

Mr. Blackwell reviewed with the Board four pending cases and where they are in the process.

Agenda Item 5 – Items by the Public; Board Members

Public

SCA2025-00012 Fence Extension to Existing Entry Gate – 240 Gilchrist Avenue

Mr. Hinkle referred to the pending list that Mr. Blackwell reviewed with the Board and noted that he is representing the applicants for the fence extension at 240 Gilchrist Avenue. This case is scheduled for the July 9th Boca Grande Historic Preservation Board meeting. Mr. Hinkle noted that he would be unable to attend this meeting and hoped it would not be an issue.

Mr. Blackwell stated that Mr. Hinkle was welcome to have someone else attend in his place, but if that is not feasible, it is not a requirement for the applicant or a representative to be present in order for the Board to vote on the item as was evidenced with the last case.

Mr. Hinkle noted the proposed fence is different than the status quo because it is wood instead of stucco. Staff was not in favor of having the fence be entirely lattice. Mr. Hinkle stated he agreed with staff. A compromise was made to split it by having a lattice topper with a woven base. He personally felt it was an acceptable proposal that would be much better than a 6-foot-high lattice fence.

Boca Grande Parking Issue

Mr. Pollard with the Boca Beacon submitted for the record a 2017 article regarding Boca Grande parking. When the 2017 article took place, Jesse Lavendar, previous Parks and Recreation Director, presented the parking sign for 5th Street to the Boca Grande Historic Preservation Board. A lighthouse was put on top of the sign. Mr. Pollard stated he wanted to submit it into the record as the County and this Board review other parking items.

Board - None

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, July 9, 2025 at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921).

The meeting adjourned at 10:20 a.m.