

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
JULY 9, 2025
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton

Rebecca Paterson
Peggy Stanley (Vice Chair)
Barbara Wickwire

MEMBERS ABSENT:

Dennis Maloomian

STAFF PRESENT:

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

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Tom Hinkle (Architect)

Gloria Sajgo (APLANADAY LLC)

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, Barbara Wickwire, 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 – June 11, 2025

Mr. Eddy made a motion to approve the June 11, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.

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

A. SCA2025-00006, Robinette East House, 1140 11th Street West, Boca Grande, FL 33921

Rehabilitation of the property at 1140 11th St W by replacing the flat roof with low-angle roof, removing and altering windows and doors, and replacing an enclosed lanai with a roofed open porch.

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.

Ms. Sajgo, APLANADAY LLC, representative of the applicant, stated she did not have anything further to add but was available for questions.

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

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped “Received” on June 11, 2025, and June 18, 2025; and make a finding that the proposed renovations to the residence are in compliance with the criteria of the Secretary of the Interior’s Standards for Rehabilitation and Chapter 22 of the Land Development Code. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 6-0.

B. SCA2025-00012, Fence Extension to Existing Entry Gate, 240 Gilchrist Avenue, Boca Grande, FL 33921

Add fencing each side of the existing entry gate. All materials are to match existing gate.

Ms. Groth reviewed the staff report and recommendations.

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

Mr. Hinkle, Architect, representative of the applicant, stated he did not have anything further to add but was available for questions.

Ms. Stanley referred to the Elevation Plan (Exhibit – A) and noted that the design on the first portion of the fence, does not continue on the rest of the fence.

Mr. Hinkle stated it is supposed to be the same design for the entire fence. What is seen on the first portion will be carried over to the remaining portion even though it was not properly depicted on the Elevation Plan.

Mr. Hinkle asked staff if there was a fence at this location prior to this proposal that was 6 feet tall.

Mr. Blackwell did not recall a fence being there prior to this proposal.

Ms. Groth stated that as part of her research, she did not find an ADD (Administrative Variance). If there had been one, it would have been mentioned in her staff report.

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 for the subject property pursuant to LDC Chapter 22 to install 6-foot-high wooden fence with cross-lattice top along the west and north property lines, as depicted on the two-page site plan and elevation stamped “received” April 17, 2025; 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. Eddy. The Chair called the motion, and it passed 6-0.

C. SCA2025-00014, Court Residence, 211 Banyan Street, Boca Grande, FL 33921

Request to install a 100-foot-long and 4-foot-high frangible privacy fence along the west property line adjoining the existing “Promenade” privately owned accessway along the seawall spanning from 1st Street West to 4th Street West.

Ms. Groth reviewed the staff report and recommendations.

Mr. Edgerton stated this property as far back as 2015 had a “*contributing*” status but is now listed as “*non-contributing*.” He stated it still shows up as “*contributing*” on county documents.

Staff and the applicant’s representative, Gloria Sajgo (APLANADAY LLC), stated they would need to have a chance to research it further in order to answer his question. At this point, there could only be speculation on how it may have changed to “*non-contributing*.”

Ms. Sajgo stated she was given the status of “*non-contributing*,” and it was reviewed as a project with that status. In addition, no one in the county had any issue with it. Since the status is currently “*non-contributing*,” this Board would be unable to revisit a decision that may have taken place in 2015. The “*non-contributing*” status is clear.

Mr. Caldwell asked who required a frangible wall.

Ms. Sajgo stated the wall is located seaward of the 78 line. This type of wall is allowed because it is a wall to a public accessway. As such, it would be a frangible wall because of where it is located from the 78 line.

Ms. Paterson noted that one of the maps included in the Board's packet (SP-1) notes the "Gulf of Mexico." The map was received on May 21, 2025. She was uncertain when the name changed from "Gulf of Mexico" to "Gulf of America."

Mr. Blackwell stated that the County has not been given direction from the State to change the name on any of the county's records.

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

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to install 4-foot-high frangible wall along the west property line, as depicted on the one-page site plan and elevation stamped "received" May 21, 2025; 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 Ms. Paterson. The Chair called the motion, and it passed 6-0.

D. SCA2025-00015, New Perimeter Fence and Carport, 1121 11th Street West, Boca Grande, FL 33921

Approval to install fences along the property perimeter and to install a carport.

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."*

Ms. Groth reviewed the staff report and recommendations.

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

Ms. Sajgo, APLANADAY LLC, representative of the applicant, stated she did not have anything further to add but was available for any questions.

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 for the subject property pursuant to LDC Chapter 22 to permit the construction of the new perimeter fencing, and the carport, as depicted on the site plan and architectural plans, stamped "received" May 28, 2025; and make a finding that the request complies with The Secretary of Interior's Standards for Rehabilitation and Lee County LDC Chapter 22. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.

Agenda Item 4 - Items by Staff

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

Mr. Blackwell reviewed with the Board three pending cases and where they are in the process. Two of the cases are slated for the August 13, 2025 meeting, but the last case was only submitted the previous day, so it was not submitted in time to be on the August agenda.

Agenda Item 5 – Items by the Public; Board Members

Public - None

Board - None

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, August 13, 2025, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921).

Mr. Caldwell and Ms. Wickwire announced that they will be unable to attend the August meeting.

Ms. Stanley, Vice Chair, stated she planned to be in attendance and would conduct the meeting.

The meeting adjourned at 10:20 a.m.