



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, OCTOBER 8, 2025
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting September 26, 2025 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – September 10, 2025**
- 3. Special Certificate of Appropriateness (SCA) Cases:**
 - A. SCA2025-00022, Burcham Elevation, 740 East Railroad Ave., Boca Grande, FL 33921**
Request to elevate the home 2 feet and replace existing windows like-for-like with impact-rated windows.
 - B. SCA2025-00024, 750 Palm Avenue Residence, 750 Palm Avenue, Boca Grande, FL 33921**
Raise floor level to above required flood elevation, replace tile roof with metal roof, replace the front porch, alter and replace windows and doors, construct 2nd floor addition, construct new pool and elevated deck, new golf cart garage, and new perimeter walls.
- 4. Item by Staff**
 - A. Pending Historic Cases (where they are in the process)**
- 5. Items by the Public; Board Members**
- 6. Adjournment – Next Meeting Date: November 12, 2025**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Jerry Edgerton

Rebecca Paterson
Barbara Wickwire

MEMBERS ABSENT:

Paul Eddy
Dennis Maloomian

Peggy Stanley (Vice Chair)

STAFF PRESENT:

Peter Blackwell, Planner, Zoning

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Gloria Sajgo (APLANADAY LLC)
Tim Krebs (Architect, T A Krebs, 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, Barbara Wickwire, Jerry Edgerton, 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 – August 13, 2025

Mr. Edgerton made a motion to approve the August 13, 2025, meeting minutes. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 4-0.

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

A. SCA2025-00020, Ghriskey Remodel, 731 Palm Avenue, Boca Grande, FL 33921

Additions to an existing residence and installation of a new pool.

Ms. Groth reviewed the staff report and recommendations. She also noted that some renderings had been distributed at the beginning of the meeting so that the Board could review how the project will look once completed.

Mr. Caldwell opened this item to the applicant's representatives. They did not have anything further to add but were available for questions.

Mr. Edgerton asked if there was any storm damage to the house.

Mr. Krebs stated there was some damage, but not much.

Mr. Caldwell asked if they were planning to raise the structure.

Mr. Krebs stated the house will be at 8-ft NAVD, which complies with flood regulations. They will be using the existing foundation.

Mr. Caldwell asked if they were exempt from the 50% rule since the property is non-contributing.

Mr. Krebs stated they are not exempt from the 50% rule and that they are complying with regulations.

No members of the public were present, so the Chair asked for a motion.

Ms. Paterson made a motion to APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to enlarge the existing home by expanding the current kitchen, adding a north wing with living area and a garage, adding a roofed open rear lanai, and adding a small roof over the front entrance area, replace the existing pool and windows and doors, as depicted on the site plan and elevations stamped "received" August 20, 2025, titled "Ghriskey 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 Ms. Wickwire. The Chair called the motion, and it passed 4-0.

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. One case is slated for the October 8, 2025 meeting. A second case was originally scheduled for the October meeting, but the applicant wanted more time to work with staff. The last case was only submitted on 8/20/2025 and an insufficiency letter was sent to them

on 9/4/2025, so staff was uncertain as to whether it would be ready in time for the October agenda.

Agenda Item 5 – Items by the Public; Board Members

Public - None

Board

Commendation of Rebecca Paterson

Ms. Wickwire stated that Rebecca Paterson deserved special mention in the minutes because she took her job with the Boca Grande Historic Preservation Board so seriously that she changed her travel plans in order to attend today's meeting so that there would be a quorum. She felt this was a wonderful example of how important this particular committee is to Ms. Paterson as well as the health and well-being of the Boca Grande community.

Ms. Paterson stated she remembered when there were no quorums all summer long because of board members that did not live in the area year-round, but fortunately, there are current board members that are willing to purchase airfare so they can attend the meetings even though they do not live in the area year-round.

Mr. Edgerton stated it was his belief that as members of the Boca Grande Historic Preservation Board there is a duty and responsibility to our citizens and neighbors. Today's quorum reflects that commitment to review and approve plans to enhance and repair storm related issues.

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, September 10, 2025, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:13 a.m.

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00022 – Burcham Elevation

BOCA GRANDE HISTORIC PRESERVATION BOARD October 8, 2025

PROJECT ADDRESS: 740 East Railroad Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00056.0090
DESIGNATION: Non-Contributing

SUMMARY

The applicant requests approval to elevate and renovate the main single-family residence, including window and door replacement, after hurricane-related flooding caused damage to the existing structure. The finished floor elevation will be raised from 6.80' NAVD to 8.80' NAVD, a 2-foot increase. A damaged privacy wall and gate at the front elevation will also be replaced in-kind. Staff finds that the proposed project complies with The Design Guidelines for the Boca Grande Historic District, which are the standards used to evaluate changes to non-contributing properties.

FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and find the project to be consistent with all standards set forth in The Design Guidelines for the Boca Grande Historic District.

Staff recommends that the Historic Preservation Board:

- **APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to elevate and renovate the main single-family residence, including window and door replacement, as depicted on the site plan and elevations stamped “received” August 11, 2025, titled “Burcham 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.**

ANALYSIS

Subject Property

The subject property is currently listed as a non-contributing property located at 740 East Railroad Avenue in Boca Grande. The house faces west towards East Railroad Avenue with approximately 50 feet of street frontage, and the sides and rear property lines abut single-family residences. Across East Railroad Avenue is the Gasparilla Island Conservation median that abuts Gasparilla Road.

The site is developed with a one-story, 1,462 square-foot principal structure built in 1969, and a 392 square-foot cabana built in 2010, according to the Lee County Property Appraiser.

Previous historic cases for the subject property are as follows:

Case Number	Description
COA2008-00140	Rehabilitation and reconfiguration of the principal structure
COA2009-00152	Demolition
COA2010-00027	Demolition (affiliated with COA2009-00152)
COA2010-00059	Air conditioner replacement
COA2010-00072	Pool addition
COA2010-00090	Water, sewer replacement
COA2010-00111	Install propane tank

Requested Changes

The applicant requests approval to elevate the principal structure, raising the finished floor from 6.80' NAVD to 8.80' NAVD, a 2-foot increase. A new backfilled stem wall foundation and concrete slab will be constructed beneath the elevated structure, and the existing structure will be lowered onto the new foundation. Front and rear elevations will include stairs to the newly elevated structure, and finish materials will be white painted stucco on CBS block, compatible with the existing structure. The floor plan will remain unchanged, and the remodel will include code-compliant exterior window and door replacement. A privacy wall and gate at the front elevation will also be replaced in-kind.

As a non-contributing resource, the proposed project is being evaluated using The Design Guidelines for the Boca Grande Historic District. Staff finds that the request meets the criteria detailed below.

THE DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT

1.0 Streetscape

1.1 Building heights should be similar to the range of height already found in the district and on the particular block of the subject structure.

The maximum height of the home is in keeping with the range of heights observed on the surrounding streetscape.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front facade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and a sense of openness, especially at the front and sides of buildings.

The proposed building maintains the traditional setback patterns. In this area of Boca Grande, the residences are built on small lots resulting in substantial coverage. The proposed building footprint is not changing, and the existing pattern of setbacks in the area is maintained. The entrance faces the street, which is in keeping with the area.

1.3 Additions should attempt to maintain the overall sense of size of the building.

N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings or provide a visual transition to the next block.

N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The proposal is in keeping with the heights of the buildings along the block. The replacement windows and doors are located in a manner that aligns with the existing pattern.

1.6 Maintain the traditional proportions of glass in building facades.

The proposal features windows and doors in a familiar rhythm. The windows, and window sizes, are in keeping with those in the district. There are no large, fixed glass plates on the facade.

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

The traditional alignment between rooflines, porch protrusions and entrances are maintained. Under the proposal the house height is increased two feet.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The overall historical character of the site will remain unchanged, as the building features remain unchanged, and finish materials are compatible with the existing structure. The replacement privacy wall and gate remains unchanged, preserving the character of the site.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces.

The house maintains the traditional orientation to the street keeping the front façade parallel to East Railroad Avenue.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetrical of the building's front facade.

The front facade maintains the vertical and horizontal proportions of building mass, as the only change is the addition of stairs to access the elevated structure.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

The proposal maintains the traditional open, and unfenced front setbacks in this area.

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.

N/A

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

The existing accessory cabana building remains unchanged.

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.

N/A

2.8 Paving materials and patterns should respect traditional patterns on the block.

N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.

N/A

3.0 Additions to Existing Buildings

N/A

4.0 New Construction

N/A

5.0 Relocating Buildings in a Historic District

N/A

Conclusion

Staff finds that the proposed elevation of the existing home, replacing the existing windows and doors, and replacing the existing privacy wall and gate, are consistent with The Design Guidelines for the Boca Grande Historic District, and the Lee County LDC Chapter 22. Therefore, staff recommends **APPROVAL** of the request as proposed.

Attachments

Attachment A - Location Map

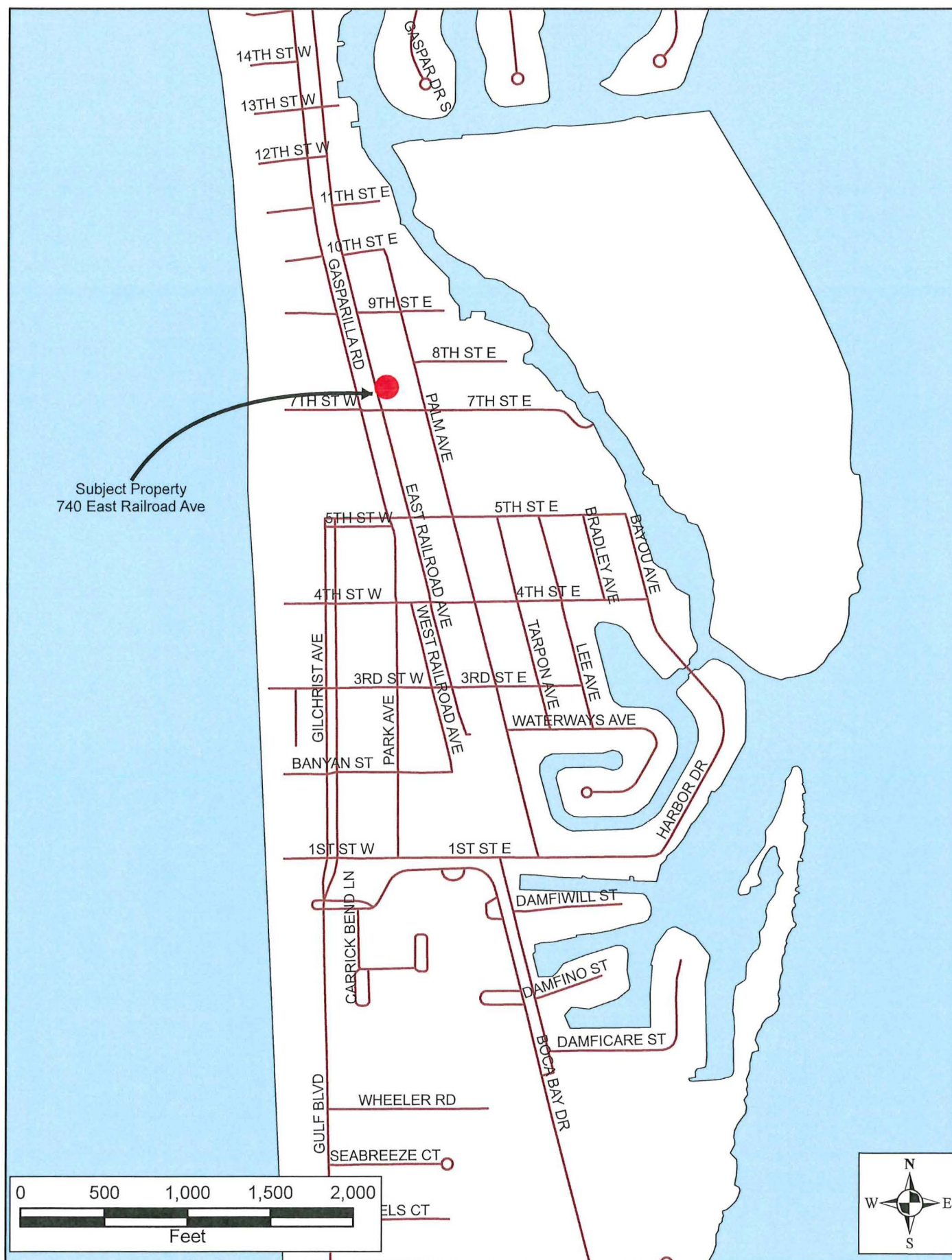
Attachment B - Aerial Photo

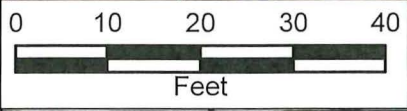
Attachment C - Request Statement

Attachment D - Site Plan

Attachment E - Elevations

SCA2025-00022, Burcham Elevation, 740 East Railroad Ave





EagleView, Lee County Property Appraiser, Lee



Request Statement

Narrative: Due to the recent flooding events which caused damage to the non-contributing property, at 740 E. Railroad Ave, Boca Grande FL, the homeowner wishes to elevate the home 2', which will place the finished floor above FEMA elevation. Egress treads and risers per code will be added. The windows will be replaced in-kind and will be impact rated.

Since in regards to the main structure, only raising the home is taking place, the materials, colors, etc. will remain the same and applicable design guidelines will remain adhered-to for a Non-Contributing property status within the district. The resulting foundation will be a back-filled stem wall and the perimeter water-table will be white painted stucco on CBS block to ensure compatibility with the existing structure and the surrounding neighborhood.

There are two areas where demolition is necessary:

1. Demolition to the main structure is limited to cutting and separating the exterior walls from the slab foundation as required to raise the home.
2. The privacy walls and gates at the front of the home were damaged to flood waters and will be replaced in-kind.

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1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

ANS - The building height is similar to other one story homes in the district.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front facade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

ANS - The pattern of spaces between buildings, setbacks, visual quality, traditional yard spaces and sense of openness will be unchanged.

1.3 Additions should attempt to maintain overall sense of the size of the building.

1.3 Not applicable. No additions are requested.

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block.

1.4 Not applicable.

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

1.5 Traditional horizontal and vertical alignments will be maintained.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation, and potential archaeological features.

ANS - Overall historical character will remain unchanged.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces.

ANS - The traditional patterns and orientation will remain unchanged.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front facade.

ANS - Will remain unchanged.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

ANS - All will remain unchanged.

2. 5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.

ANS - Not applicable.

2. 6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash, containers should be screened from view using fences, lattice screens or hedges.

ANS - Unchanged.

2. 7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widows, walks should be encouraged only where this type of architecture was traditionally found.

ANS - Will remain unchanged.

2.8 Paving materials and patterns should respect traditional patterns on the block.

ANS - Will remain unchanged.

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.

ANS - New (replaced) landscaping will respect traditional planting patterns, etc.

3.0 Additions to Existing Buildings

3.1 Additions should be compatible with the size, scale, color, material, and character of the building and its environment. Additions may include porches and bay windows as well as entire wings or rooms.

ANS - Not applicable.

ATTACHMENT B

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts.

ANS - Not applicable.

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.

ANS - Not applicable.

4.2 Align the facade of the building with the historic setbacks of the block or district.

ANS - Will remain unchanged.

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.

ANS - Not applicable.

4.4 Building and roof forms should match those used historically.

ANS - Will remain unchanged.

4.5 Use similar building materials to those used historically for all major surfaces.

ANS - Will remain unchanged.

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building.

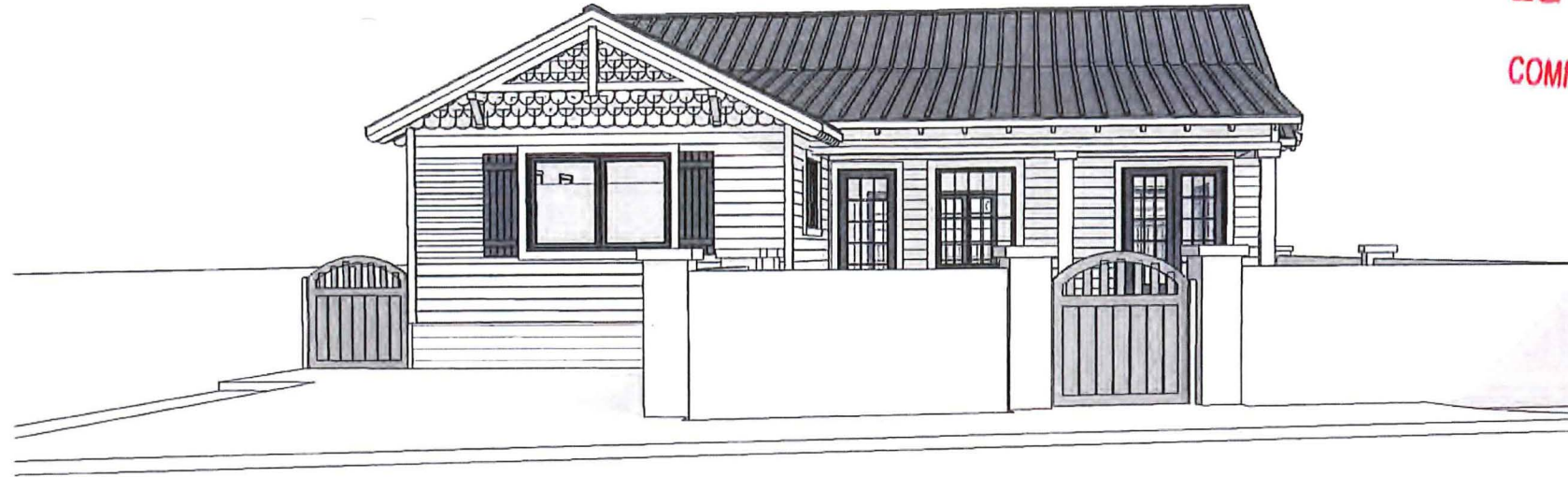
ANS - Not applicable.

5.2 Align the building within the historic patterns of setbacks and open space ratios.

ANS - Will remain unchanged.

5.3 Orient the building according to the traditional pattern of the block or district.

ANS - Will remain unchanged.



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COMMUNITY DEVELOPMENT

BURCHAM RESIDENCE

140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

FBC RESIDENTIAL 8TH EDITION

OCCUPANCY: RESIDENTIAL - SINGLE FAMILY

AREA CALCULATIONS:

LIVING AREA:	1,492	SQ. FT.
EXISTING CABANA:	392	SQ. FT.
COVERED ENTRY:	161	SQ. FT.
REAR ENTRY:	46	SQ. FT.
TOTAL UNDER ROOF	2,091	SQ. FT.

APPLICABLE CODES:

FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION (2023)

ZONING INFORMATION:

ZONING: RM-2

SITE ADDRESS: 140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

FLOOD INSURANCE RATE MAP INFORMATION:

COMMUNITY NUMBER:	125124
MAP & PANEL NUMBER:	12071C0019G
DATE OF FIRM INDEX:	11-22-22
FEMA FLOOD ZONE:	AE
BASE FLOOR ELEVATION:	1'

LOT SIZE: 51' WIDE AND 110' LENGTH (APPROX.)

DRAWING LIST

A-01	SITE PLAN
A-02	EXISTING FLOOR PLAN
A-03.1	PROPOSED FLOOR PLAN
A-04.1	FRONT ELEVATIONS
A-04.2	LEFT ELEVATIONS
A-04.3	RIGHT ELEVATIONS
A-04.4	REAR ELEVATIONS

PROJECT SUMMARY:

THIS PERMIT APPLICATION COVERS THE ELEVATION AND RENOVATION OF THE MAIN SINGLE-FAMILY RESIDENCE, INCLUDING WINDOW AND DOOR REPLACEMENTS. THE FINISHED FLOOR ELEVATION OF THE MAIN HOUSE WILL BE RAISED FROM 6.80' NAVD TO 8.80' NAVD (A 2-FOOT INCREASE). THE EXISTING CABANA WILL REMAIN AT ITS CURRENT GRADE AND WILL NOT UNDERGO ANY MODIFICATIONS. THE FOOTPRINT, FLOOR PLAN, AND LAYOUT OF THE MAIN HOUSE WILL REMAIN THE SAME. ALL EXTERIOR DOORS AND WINDOWS OF THE MAIN HOUSE WILL BE REPLACED WITH CODE-COMPLIANT UNITS, EXCEPT FOR ONE EXISTING WINDOW, WHICH WILL REMAIN AND BE NOTED ON THE UPDATED SCHEDULE.

SCOPE INCLUDES:

- LIFTING AND FOUNDATION MODIFICATIONS OF THE MAIN HOUSE
- EXTERIOR UPDATES AND DOOR/WINDOW REPLACEMENTS ON THE MAIN HOUSE ONLY
- RECONNECTION OF SITE UTILITIES TO THE MAIN HOUSE AFTER ELEVATION
- NO NEW CONDITIONED SQUARE FOOTAGE WILL BE ADDED
- NO WORK IS PROPOSED FOR THE EXISTING CABANA

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BURCHAM
RESIDENCE
140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

Wj WRIGHT JENKINS
HOME DESIGN

DATE: 8-11-25

SCALE:

SHEET #
A-00

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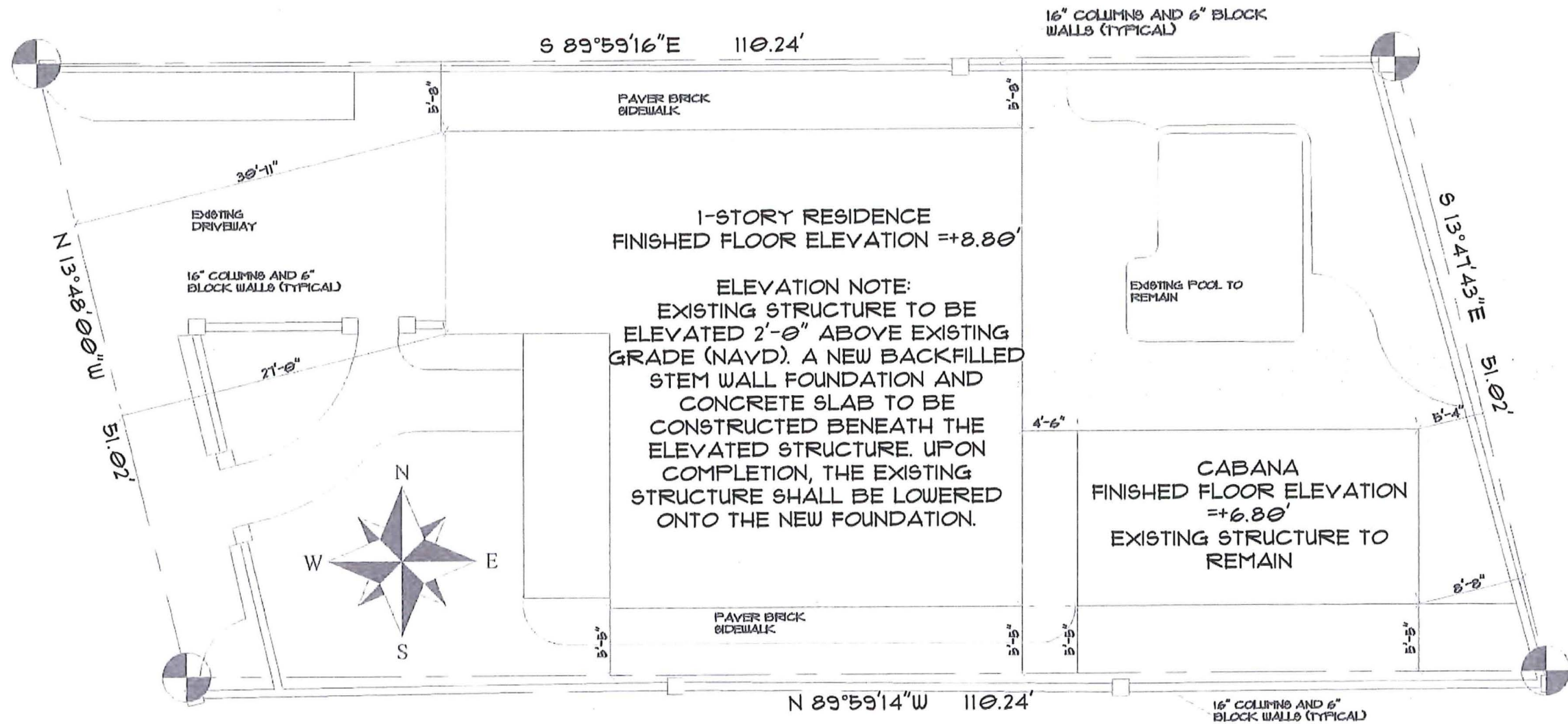
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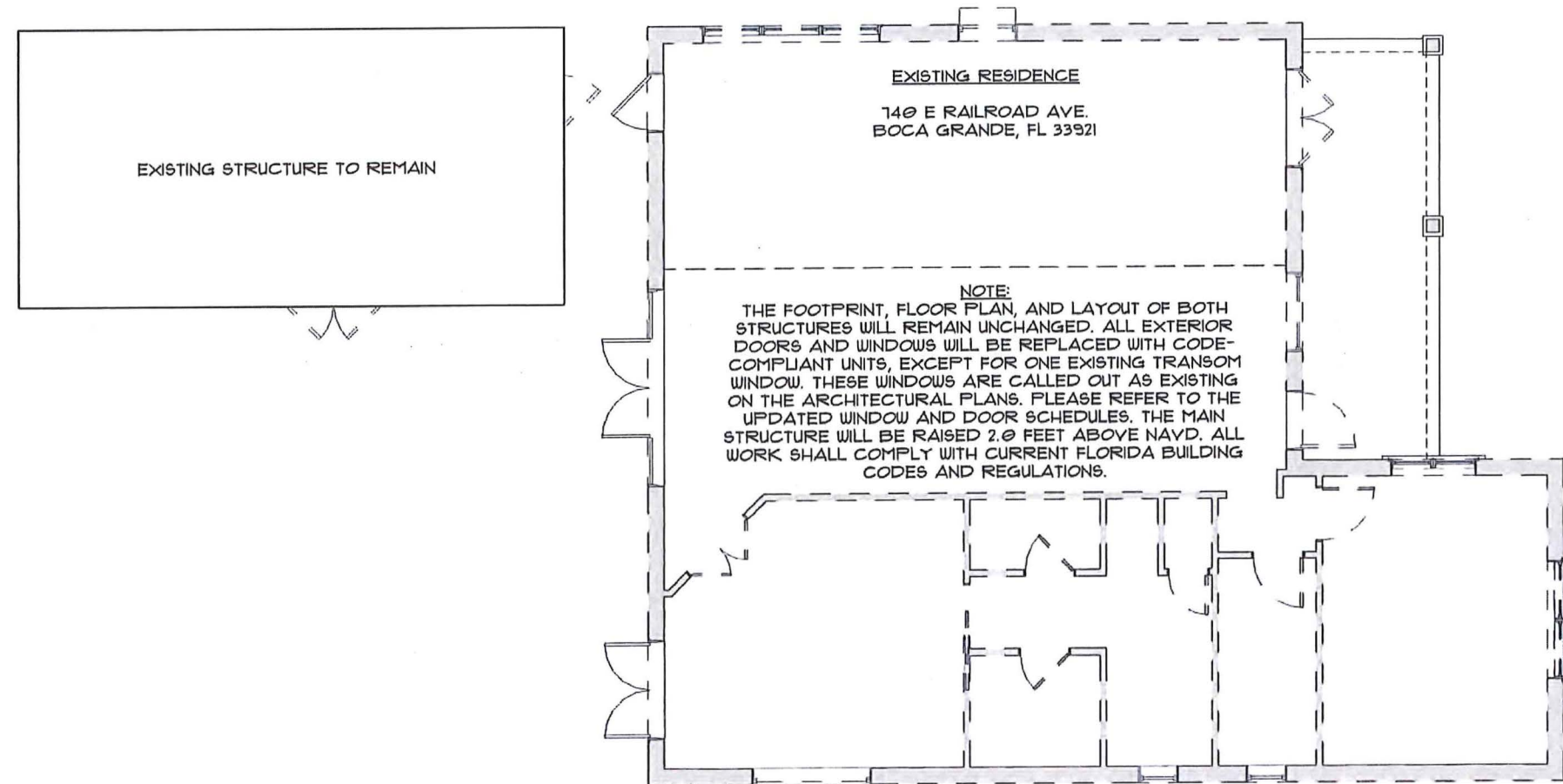
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A-01



1 SITE PLAN
1" = 10'-0"

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1 EXISTING FLOOR PLAN
1/8" = 1'-0"

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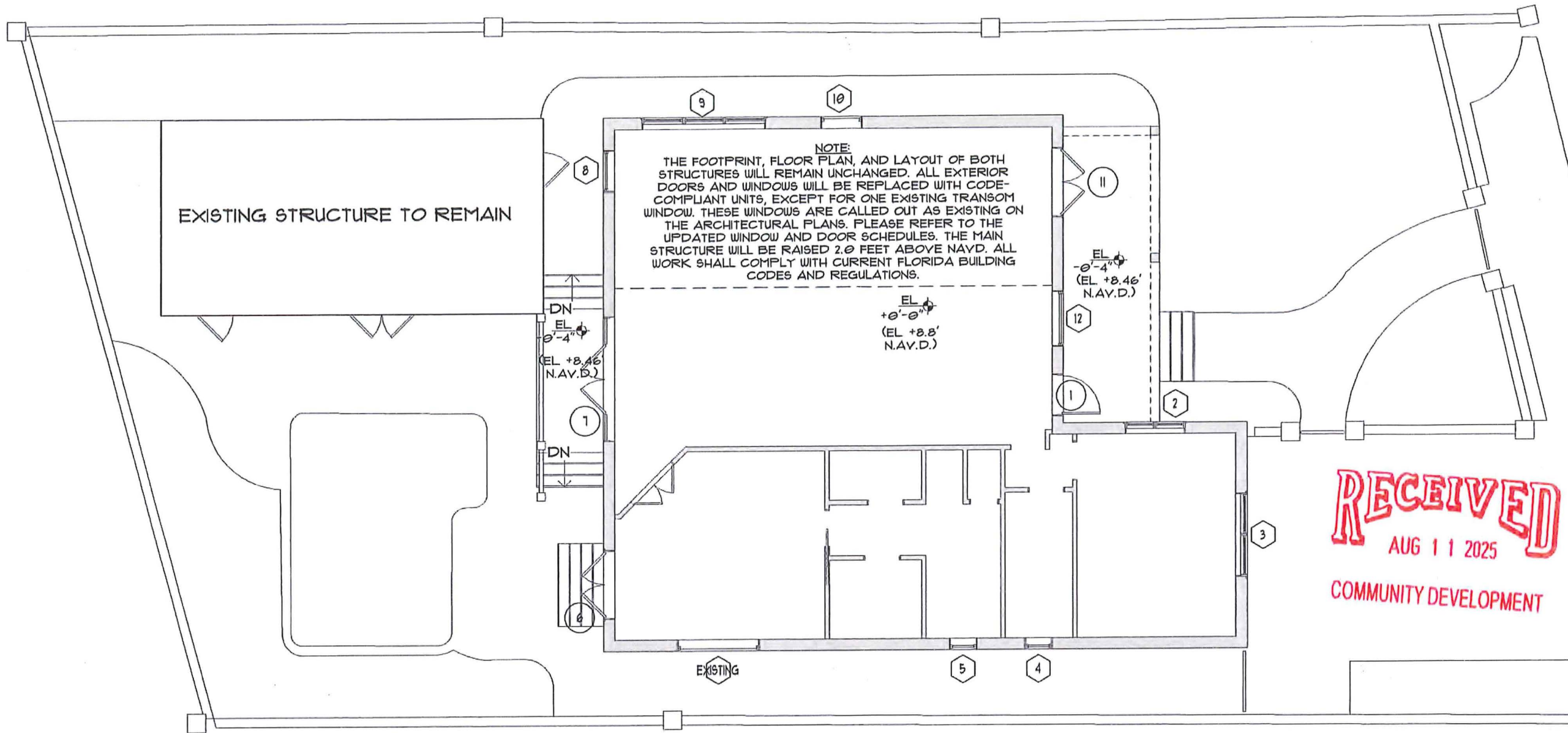
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SCALE: 1/8" = 1'-0"

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A-02



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BOCA GRANDE, FL 33921

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HOME DESIGN

DATE: 8-11-25

SCALE: 1/8" = 1'-0"

SHEET #
A-03.1

1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

WINDOW/DOOR SCHEDULE

#	Location	Style	Size	FL Approval	U-Factor	SHGC	Design Pressures	Grill Pattern	Manufacturer
1	Entry	Therma Tru Fiberglass	3/0 x 6/8	20468.7	-	-	+50 -50	2A SD	Therma Tru
2	Bedroom 2	Horizontal Roller	52" x 37-3/8"	242.2	0.19	0.19	+50 -50	2A 2D Side by Side	PGT
3	Bedroom 1	Single Hung	52" x 37-3/8"	219.2	0.32	0.19	+50 -50	3A 1D Over 1 Light	PGT
4	Hall Bath	Single Hung	25-1/2" x 37-1/4"	219.2	0.32	0.21	+50 -50	3A 2D Over 1 Light	PGT
5	Master Bath	Single Hung	25-1/2" x 37-1/4"	219.2	0.32	0.21	+50 -50	3A 2D Over 1 Light	PGT
6	Master Bedroom	Therma Tru Fiberglass Double	2/6 x 6/8 Double	20468.9	-	-	+50 -50	2A SD	Therma Tru
7	Living Room	Door Assembly	178-1/4" x 6/8	-	-	-	+50 -50	-	Therma Tru
8	Living Room	Therma Tru Double W/Sidelight	2/6 x 6/8 Double + 2/0 x 6/8 Sidelight	20468.8	-	-	+50 -50	2A SD	Therma Tru
9	Living Room	Therma Tru Double W/Sidelight	2/6 x 6/8 Double + 2/0 x 6/8 Sidelight	20468.8	-	-	+50 -50	2A SD	Therma Tru
10	Dining Room	Single Hung	35" x 62"	219.2	0.32	0.19	+50 -50	3A 2D Over 1 Light	PGT
11	Dining Room	Window Assembly	110-1/2" x 62"	-	-	-	+50 -50	-	PGT
12	Dining Room	Single Hung	35" x 62"	219.2	0.32	0.19	+50 -50	3A 2D Over 1 Light	PGT
13	Dining Room	Single Hung	35" x 62"	219.2	0.32	0.19	+50 -50	3A 2D Over 1 Light	PGT
14	Dining Room	Single Hung	35" x 62"	219.2	0.32	0.19	+50 -50	3A 2D Over 1 Light	PGT
15	Kitchen	Awning Window	35" x 37-1/4"	2768.6	-	-	+50 -70	2A SD	PGT
16	Kitchen	Therma Tru Fiberglass Double	2/6 x 6/8 Double	20468.9	-	-	+50 -50	2A SD	Therma Tru
17	Covered Porch	Single Hung	52" x 62"	219.2	0.32	0.19	+50 -50	3A 2D Over 1 Light	PGT

* All Windows And Doors Are Impact Rated

1	20468.7	1, 8, 11, 15
2	242.2	2
3	219.2	3-5, 9-11, 12
4	20468.9	6, 7a, 7b, 11, 14
5	2768.6	10

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RESIDENCE
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BOCA GRANDE, FL 33921

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HOME DESIGN

DATE: 8-11-25

SCALE: 3/16" = 1'-0"

SHEET #
A-04.1

PLATE HEIGHT ϕ +10' - 2"
NEW MAIN FLOOR ϕ 14'-8" N.A.V.D.

PLATE HEIGHT ϕ +8' - 2"
MAIN FLOOR ϕ 14'-8" N.A.V.D.

FINISHED FLOOR ϕ +2' - 2"
NEW MAIN FLOOR ϕ 8'-10" N.A.V.D.

DESIGN FLOOD ϕ +1' - 6"
D.F.E. ϕ 8'-0" N.A.V.D.

BASE FLOOD ϕ +0' - 6"
B.F.E. ϕ 7'-0" N.A.V.D.

FINISHED FLOOR ϕ +0' - 2"
EX. MAIN FLOOR ϕ 6'-8" N.A.V.D.



1 EXISTING FRONT ELEVATION
3/16" = 1'-0"

+10' - 2" ϕ PLATE HEIGHT
14'-8" N.A.V.D. ϕ NEW MAIN FLOOR

+8' - 2" ϕ PLATE HEIGHT
14'-8" N.A.V.D. ϕ MAIN FLOOR

+2' - 2" ϕ FINISHED FLOOR
8'-10" N.A.V.D. ϕ NEW MAIN FLOOR

+1' - 6" ϕ DESIGN FLOOD
8'-0" N.A.V.D. ϕ D.F.E.

+0' - 6" ϕ BASE FLOOD
7'-0" N.A.V.D. ϕ B.F.E.

+0' - 2" ϕ FINISHED FLOOR
6'-8" N.A.V.D. ϕ EX. MAIN FLOOR



2 NEW FRONT ELEVATION
3/16" = 1'-0"

PLATE HEIGHT ϕ +10' - 2"
NEW MAIN FLOOR ϕ 14'-8" N.A.V.D.

PLATE HEIGHT ϕ +8' - 2"
MAIN FLOOR ϕ 14'-8" N.A.V.D.

FINISHED FLOOR ϕ +2' - 2"
NEW MAIN FLOOR ϕ 8'-10" N.A.V.D.

DESIGN FLOOD ϕ +1' - 6"
D.F.E. ϕ 8'-0" N.A.V.D.

BASE FLOOD ϕ +0' - 6"
B.F.E. ϕ 7'-0" N.A.V.D.

FINISHED FLOOR ϕ +0' - 2"
EX. MAIN FLOOR ϕ 6'-8" N.A.V.D.

+10' - 2" ϕ PLATE HEIGHT
14'-8" N.A.V.D. ϕ NEW MAIN FLOOR

+8' - 2" ϕ PLATE HEIGHT
14'-8" N.A.V.D. ϕ MAIN FLOOR

+2' - 2" ϕ FINISHED FLOOR
8'-10" N.A.V.D. ϕ NEW MAIN FLOOR

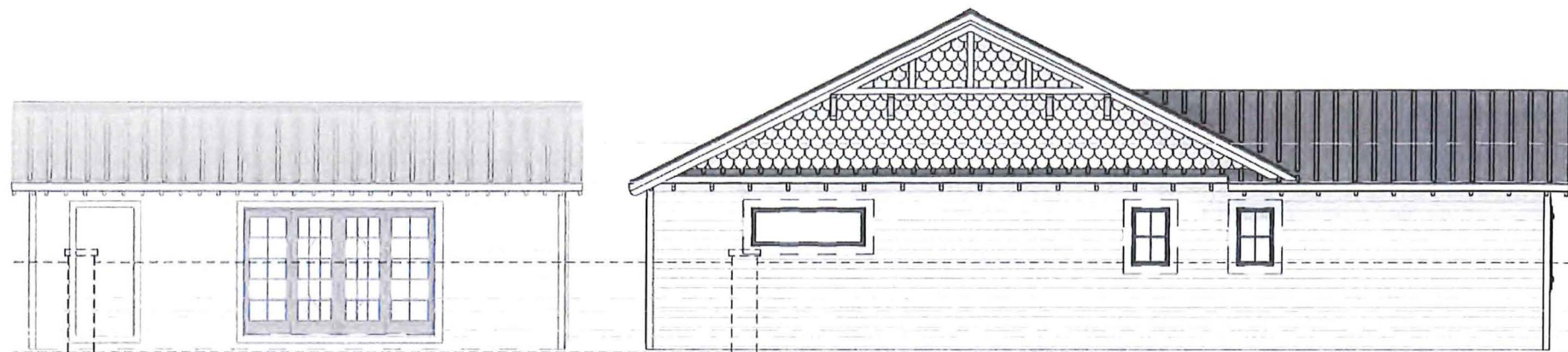
+1' - 6" ϕ DESIGN FLOOD
8'-0" N.A.V.D. ϕ D.F.E.

+0' - 6" ϕ BASE FLOOD
7'-0" N.A.V.D. ϕ B.F.E.

+0' - 2" ϕ FINISHED FLOOR
6'-8" N.A.V.D. ϕ EX. MAIN FLOOR

RECEIVED
AUG 11 2025

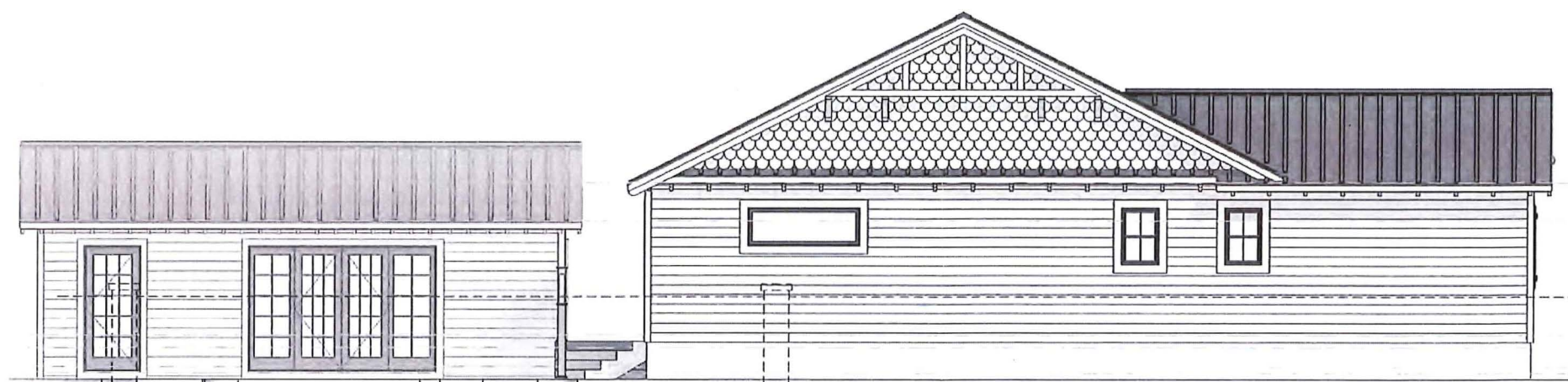
COMMUNITY DEVELOPMENT



+10'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	NEW MAIN FLOOR
+8'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	MAIN FLOOR
+2'-2"	FINISHED FLOOR
8'-10" N.A.V.D.	NEW MAIN FLOOR
+1'-6"	DESIGN FLOOD
8'-0" N.A.V.D.	NEW D.F.E.
+0'-6"	BASE FLOOD
1'-0" N.A.V.D.	NEW B.F.E.
+0'-2"	FINISHED FLOOR
6'-8" N.A.V.D.	EXIST. MAIN FLOOR

1 EXISTING LEFT ELEVATION

1/8" = 1'-0"



+10'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	NEW MAIN FLOOR
+8'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	MAIN FLOOR
+2'-2"	FINISHED FLOOR
8'-10" N.A.V.D.	NEW MAIN FLOOR
+1'-6"	DESIGN FLOOD
8'-0" N.A.V.D.	NEW D.F.E.
+0'-6"	BASE FLOOD
1'-0" N.A.V.D.	NEW B.F.E.
+0'-2"	FINISHED FLOOR
6'-8" N.A.V.D.	EXIST. MAIN FLOOR

2 NEW LEFT ELEVATION

1/8" = 1'-0"

© WRIGHT JENKINS HOME DESIGN

BURCHAM
RESIDENCE
140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

Wj WRIGHT JENKINS
HOME DESIGN

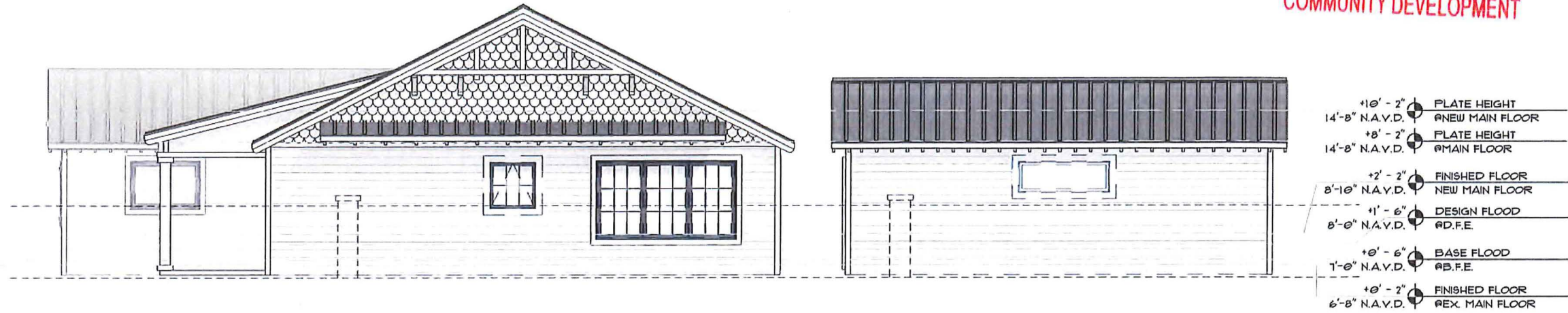
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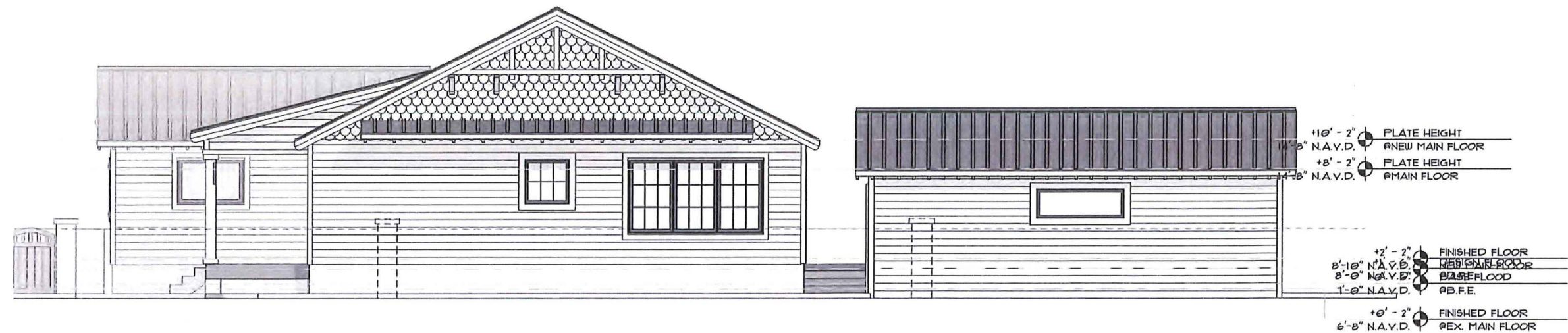
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AUG 11 2025

COMMUNITY DEVELOPMENT



1 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



2 NEW RIGHT ELEVATION
1/8" = 1'-0"

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BURCHAM
RESIDENCE
140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

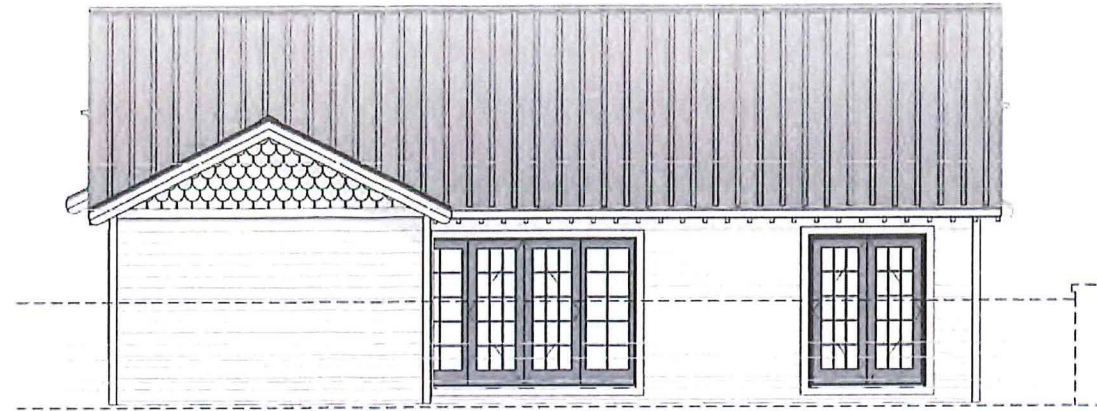
WJ WRIGHT JENKINS
HOME DESIGN

DATE: 8-11-25

SCALE: 1/8" = 1'-0"

SHEET #
A-04.3

RECEIVED
AUG 11 2025
COMMUNITY DEVELOPMENT



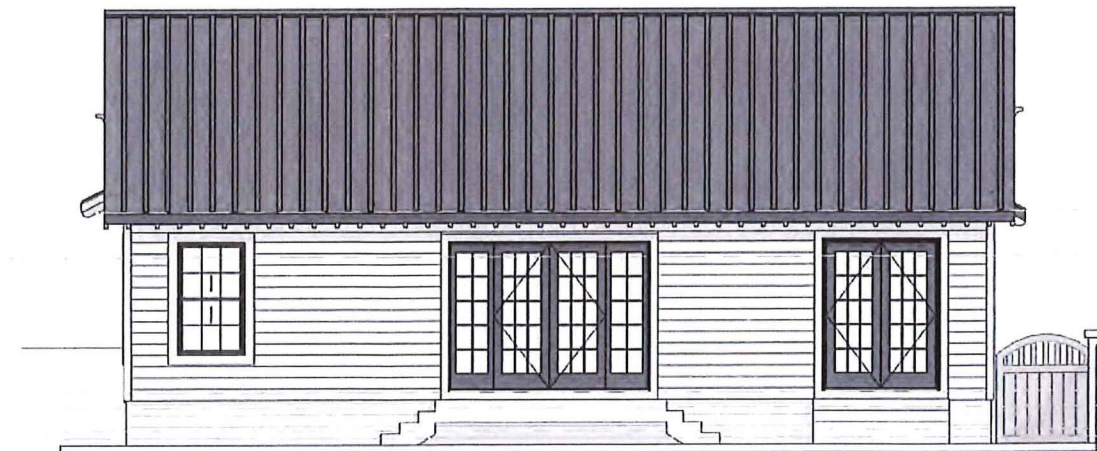
2 EXISTING REAR ELEVATION
1/8" = 1'-0"

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14'-8" N.A.V.D.	@NEW MAIN FLOOR
+8'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	@MAIN FLOOR
+2'-2"	FINISHED FLOOR
8'-10" N.A.V.D.	NEW MAIN FLOOR
+1'-6"	DESIGN FLOOR
8'-0" N.A.V.D.	@D.F.E.
+0'-6"	BASE FLOOD
1'-0" N.A.V.D.	@B.F.E.
+0'-2"	FINISHED FLOOR
6'-8" N.A.V.D.	@EX. MAIN FLOOR



1 NEW REAR ELEVATION
1/8" = 1'-0"

+10'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	@NEW MAIN FLOOR
+8'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	@MAIN FLOOR
+2'-2"	FINISHED FLOOR
8'-10" N.A.V.D.	NEW MAIN FLOOR
+1'-6"	DESIGN FLOOR
8'-0" N.A.V.D.	@D.F.E.
+0'-6"	BASE FLOOD
1'-0" N.A.V.D.	@B.F.E.
+0'-2"	FINISHED FLOOR
6'-8" N.A.V.D.	@EX. MAIN FLOOR



3 REAR ELEVATION - MAIN HOUSE
1/8" = 1'-0"

+10'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	@NEW MAIN FLOOR
+8'-2"	PLATE HEIGHT
14'-8" N.A.V.D.	@MAIN FLOOR
+2'-2"	FINISHED FLOOR
8'-10" N.A.V.D.	NEW MAIN FLOOR
+1'-6"	DESIGN FLOOR
8'-0" N.A.V.D.	@D.F.E.
+0'-6"	BASE FLOOD
1'-0" N.A.V.D.	@B.F.E.
+0'-2"	FINISHED FLOOR
6'-8" N.A.V.D.	@EX. MAIN FLOOR

© WRIGHT JENKINS HOME DESIGN

BURCHAM
RESIDENCE
140 E RAILROAD AVE.
BOCA GRANDE, FL 33921

WJ WRIGHT JENKINS
HOME DESIGN

DATE: 8-11-25

SCALE: 1/8" = 1'-0"

SHEET #
A-04.4

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00024, 750 PALM RESIDENCE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
October 8, 2025**

PROJECT ADDRESS: 750 Palm Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00057.0020
DESIGNATION: Non-Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow extensive renovation of the property to include elevation of the internal living space of the residence, replacement of the tile roof with a metal roof, enclosure of existing outdoor spaces, replacement of the front porch and perimeter walls, and the construction of a second-floor addition, pool and pool deck, and freestanding golf cart garage.

The subject property is listed as non-contributing in the Boca Grande Historic District (HD 90-05-01). Therefore, any changes are required to be consistent with the Design Guidelines for the Boca Grande Historic District and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Certificate of Appropriateness application package and finds the project to be consistent with the Design Guidelines for the Boca Grande Historic District and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- **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 September 10, 2025; and**
- **Make a finding that the proposed renovations to the property comply with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is designated as a non-contributing property and is located at 750 Palm Avenue. The property consists of a full platted lot and half of another platted lot from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the northwest corner of a platted block and fronts on two streets: Palm Avenue to west and 8th Street

East to the north. To the north, across 8th Street is a single-family residence. Abutting on the south is an additional single-family home. Abutting on the east is a large lot developed with two-story buildings that provide worker housing for the Gasparilla Inn. To the west, across Palm Avenue, are a two more single-family residences. The subject property and all of the abutting land is zoned Multi-Family Residential (RM-2).

The lot is currently developed with a single-family residence described by the Property Appraiser as a 2,272 square-foot, 3-bed, 2-bath Florida Ranch built in 1969. It consists of two main sections that includes a central north-south oriented section and a finished garage to the south of the main residence. The garage and residence are connected only by a finished screened porch along the front façade. A perimeter wall fully encloses the rear yard but not the front yard.

The property has one previous historic case. SCA2021-00003 approved the relocation of a concrete perimeter wall.

Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the following changes:

- Elevate the internal living space of the residence.
- Replace the existing tile roof with a metal roof.
- Enclose the existing rear porch and space between the existing garage and residence.
- Construct a second-floor suite above the garage with internal access and rear porch and stairs.
- Replace the front porch.
- Construct a new pool and pool deck.
- Replace the existing perimeter walls with new CMU walls and a gate.
- Construct a new freestanding golf cart garage.
- Alter and replace existing windows and doors on the residence.

Elevating Internal Living Space

The applicant proposes to elevate the internal living space of the residence without actually lifting the physical structure. This will be achieved by laying down a new floor slab within the house and extending the existing walls higher to create the same living space at a higher elevation. The windows will be partially filled in at the bottom and extended at the top to create windows that are at the appropriate height for the new floor. This will result in an increase in floor elevation and wall height of about three feet and will be one foot above the required flood elevation of 7 feet NAVD. The effect of this proposed elevation on the perceived mass and size of the structure is minimal and will not be noticed in comparison to the effect created by the proposed roof replacement.

Roof Replacement

The applicant proposes to replace the existing tile roof with a new standing seam metal roof. The existing roof is a combination of a central section consisting of a gable roof and lower secondary sections topped by hip roofs. The entire roof is covered in clay tile. The existing roof follows a horizontal line along the peak of the gable with a cupola on the main section and another on the garage. All of the secondary hip roofs are lower than the main gable and the entire residence is linear in character. The peak height of the main cupola is 22 feet 9 inches NAVD (18 feet 3 inches above grade), although this is several feet higher than the peak of the gable roof and does not represent the height of the main mass of the structure.

The proposed roof is a change to standing seam metal. The central portion of the house will be topped with a significantly taller central hip roof that retains the slope of the existing roof. The tallest portion of the roof will be the hip roof on the proposed second story addition. It will have a peak height of 31 feet 2 inches NAVD (26 feet 8 inches above grade). The central roof will have a gabled dormer in both the front and rear façades.

The new roof is a significant change in the character of the property. The existing building is a single mass with a continuous line and height across the property. The proposed building will consist of two large, tall masses connected by lower secondary sections. Combined with the slight increase in the height of the living space, the change to vertically oriented windows, and the vertical lines of the standing seam metal, the visual increase in mass, size, and scale is very large.

New Enclosures

The applicant proposes to enclose portions of the property that are currently outdoors. This includes the space between the existing garage and the main residence and the rear porch. The vacant space between the garage and the house at the rear of the building will be converted to a full bathroom. The existing rear porch will also be roofed over and enclosed to “fill-in” a gap in the rear façade. It will be incorporated into the existing dining area.

Neither of these enclosures will have a significant effect on the property as they are both within the building envelope and do not extend into the rear yard.

New Garage Suite

The applicant proposes to construct a new second floor addition to the existing garage. This addition will be a suite that consists of a large recreation room with a bathroom and a closet. There will be a kitchenette at the rear of the rec-room. This suite will be accessed both by internal stairs from the main residence and will have outside stairs with a landing at the rear of the garage. Although there is concern that the suite could be utilized as a lock-off unit, the addition does not meet the definition of an accessory dwelling unit as it does not have full kitchen facilities.

The height of the garage is greatly increased by this second-floor addition and its very tall, proposed hip roof. This structure will be the highest portion of the property and its narrow footprint combined with the pointed hip roof generates a very vertical, tower-like appearance. However,

the increase in height of the main residence helps reduce the vertical nature of the proposed garage by balancing out the overall appearance of the property and making the garage less prominent. At the same time, the enclosure of space between the garage and the main residence incorporates the garage into the overall building, which helps mitigate the tower-like effect of the new second floor addition.

Front Porch Replacement

The applicant proposes to replace the existing screened front porch with a new structure. This replacement will realign the access of the porch from directly outwards from the house to a sideways access along the front façade. This new porch will accommodate the increased height of the internal living area with a set of steps instead of the current at-grade access. The proposed porch will use 4 round columns with capitals and bases in place of the existing plain square posts. The porch will have decorative railings due to the increase in height. Staff finds that the character of the proposed porch is in keeping with the character of the property and the historic district as a whole.

New Pool and Deck

The rear yard is currently undeveloped but the applicant proposes to construct a new pool and accessory pool deck. The proposed pool will be rectangular and will be 18 feet long by 36 feet wide. The proposed deck will be elevated above grade and approximately 6 inches below floor level. The deck will cover the majority of the rear yard and will have access steps at both the north and south façades. The deck material is listed as “stone” but a wide variety of pavers, bricks, or tiles is acceptable within the historic district.

Perimeter Walls

The applicant proposes to remove the existing perimeter walls enclosing the rear yard and to replace them with new walls. The proposed wall along the south property line will be a plain stucco-faced concrete block wall approximately 6 feet tall. It will run from the building to the rear property line. There will be an access gate near the main building in a louvered style. On the north side of the property, the proposed wall is only half as high as the south wall and is topped with a decorative, open grillwork fence. The combination wall and fence runs from the back of the residence to the proposed golf cart garage. A gate matching the style of the southern gate will be located between the golf cart garage and the rear property line. The style and materials of the proposed perimeter walls complies with the character of the surrounding properties and the historic district in general.

Golf Cart Garage

The applicant proposed a new, freestanding golf cart garage in the northeast corner of the property. This garage will access 8th Street East and will be flanked by the proposed concrete block perimeter walls. The south (rear) façade will contain a window with louvered shutters similar to the residence. The structure will have standing seam metal roof to match the main structure.

Window and Door Alterations

The applicant is proposing changes to the location, number, and style of doors and windows on all façades of the residence.

On the west (front) façade of the residence and garage, the existing horizontal-oriented sash windows are proposed to be replaced with larger multilight windows. The small existing flanking shutters will be replaced with much larger louvered shutters on some of the windows. On the garage, the single large, paneled garage door will be replaced by two smaller louvered doors with a row of windows above. The new second-floor garage addition will have two large vertical windows with Bahama shutters.

On the east (rear) façade, the two existing doors and the window between them will be replaced by a large array of folding French doors. A new pair of casement windows will be installed on the north end of the façade. The two sash windows south of the existing doors will be replaced with a ribbon of 3 large double-hung windows. The existing open space between the garage and residence will be enclosed and a single, smaller double-hung window with louvered shutters will be installed in that space. On the new second-floor garage addition, two double-hung windows with louvered shutters will be installed.

On the south (side) façade, the two existing windows on the ground floor are being removed and two large vertical windows covered with Bahama shutters are being installed on the second floor addition.

On the north (side) façade, an existing garage door is being replaced with a pair of double hung windows with louvered shutters. A smaller double hung window will be installed further eastward of these windows. The middle section of the bay window at the east end of the façade will be filled in and the flanking sections will be replaced with double hung windows.

Most of the proposed replacement windows are a definite change in style for the subject property. However, because the property is designated as non-contributing, the main requirement is that the changes conform to the character of the historic district and not to the original character of the property. The style of the proposed windows and doors is similar to other properties found within the historic district. This includes the use of French doors, double hung windows and Bahama shutters. Therefore, staff finds that these proposed changes to the doors and windows are acceptable.

Conclusion

Staff finds that the architectural character of the proposed changes, both in design and material, is consistent with the character of the surrounding properties. Although the proposed changes heavily alter the character of the property, they are appropriate for the character of the Boca Grande historic district. Staff therefore recommends approval of the proposed changes.

Design Guidelines for the Boca Grande Historic District

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

The subject property is one of two single-family residences located at the end of the platted block. The majority of the block is developed with two-story multi-family structures that serve as housing for employees of the Gasparilla Inn. Therefore, although the other single-family residence on the block is one story, the block as a whole has a multi-story character. In addition, many of the residences found along nearby portions of Palm Avenue are either two-story structures or have high-slope roofs creating taller appearances. In particular, the residence across Palm Avenue has recently been approved for a similar tall metal roof similar in character to the roof proposed for the subject property.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of façades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The proposed renovations do not affect the footprint of the existing structures and therefore no change is made to the spacing of the structures along the block.

1.3 Additions should attempt to maintain the overall sense of size of the building.

The proposed enclosures of the rear porch and space between the garage and main house do not have any significant effect on the appearance of the property due to their location. The second-floor addition to the garage has a significant impact to the size of the structure. This effect is mitigated by the enclosure of the space between the garage and the residence which visually unifies the structure. In addition, the increased height of the roof on the residence will visually reduce the verticality of the new, taller garage.

1.4 Buildings at the end of a block should be similar in height to the buildings or provide a visual transition to the next block.

The proposed roof height will be similar to those structures located to the east on the rest of the block.

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The proposed renovations will severely impact the alignment of the vertical and horizontal elements. Not only do the proposed roof height and slope increase the verticality of the building, but the proposed second-floor suite also makes the property much taller in both fact and in appearance. This effect is magnified by the switch from horizontally aligned windows to vertically aligned windows.

1.6 Maintain the traditional proportions of glass in building façades.

The proposed redesign of the property alters the windows and doors of the residence from a horizontal axis to a vertical one. Although these changes affect the character of the glazing, the overall proportions are not significantly affected.

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

The proposed new roof and second-floor addition greatly interrupts the alignment of the roofline. The current roofline is a steady, horizontal line over its entire length with only two cupolas. But the proposed roof and addition completely breaks with this pattern and places two large masses separated from each other by lower sections on the property.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The existing property is non-contributing and there are no specific historically significant features on the property to be preserved.

2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The structure will stay oriented to be facing and parallel to Palm Avenue and 8th Street East and will therefore maintain the traditional orientation of building facades on the block.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade.

The proposed design of the residence has been greatly increased vertically with the proposed metal roof and the addition of a second floor suite on the garage. As a Florida Ranch style house, its orientation is extremely horizontal. The proposed changes completely alter this orientation to a vertical axis.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

The proposed addition and other renovations will be largely within the development footprint as the existing property and therefore conforms to this criterion.

- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.**

There are no alley ways associated with this property.

- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.**

The proposed accessory golf cart garage will be relatively unobtrusive due to its small size and discreet location at the rear of the property on the secondary access street.

- 2.7 Decks should be as unobtrusive as possible. Railings should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.**

No elevated decks are proposed for the property. Only the at-grade pool deck will be added to the property and that will be visually unobtrusive.

- 2.8 Paving materials and patterns should respect traditional patterns on the block.**

The only significant paving for this property is the proposed pool deck. Neither paver blocks, asphalt, nor other surfaces would create any significant issues with the historic district.

- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.**

The existing landscaping is compatible with the typical pattern found in the historic district.

3.0 Additions to Existing Buildings

- 3.1 Additions should be compatible with the size, scale, color, material, and character of the building and its environment. Additions may include porches and bay windows as well as entire wings or rooms.**

The proposed second-floor garage addition is much taller and larger than the existing garage, greatly altering the size and scale of the property.

- 3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts.**

The rhythm of the area surrounding the subject property is a mix of single-family residences of differing heights and vertically focused multi-family housing. The proposed first-floor additions conform to this mixed character.

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.

The proposed roof style and second floor addition are in scale with the majority of the block and portions of other adjoining areas.

4.2 Align the façade of the building with the historic setbacks of the block or district.

The façade of the structure will remain aligned with the street and block pattern in the neighborhood.

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.

No new buildings are proposed for the property.

4.4 Building and roof forms should match those used historically.

The proposed roof forms of the additions are similar to other structures within the historic district.

4.5 Use similar building materials to those used historically for all major surfaces.

The materials proposed for the new addition and other renovations will match the main residence and will be compatible with the historic district.

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

The applicant proposes a significant change in character with the switch from horizontal windows to vertical ones. However, the proposed character of the building is suitable to the historic district.

5.0 Relocating Buildings in a Historic District

N/A

Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds that although the proposed changes to the property greatly affect the character, size, scale, and mass of the property, the resulting structure is still compatible with the character of the neighborhood and historic district in general. Therefore, the project is consistent with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code. Therefore, staff recommends that the Board APPROVE the request.

Attachments:

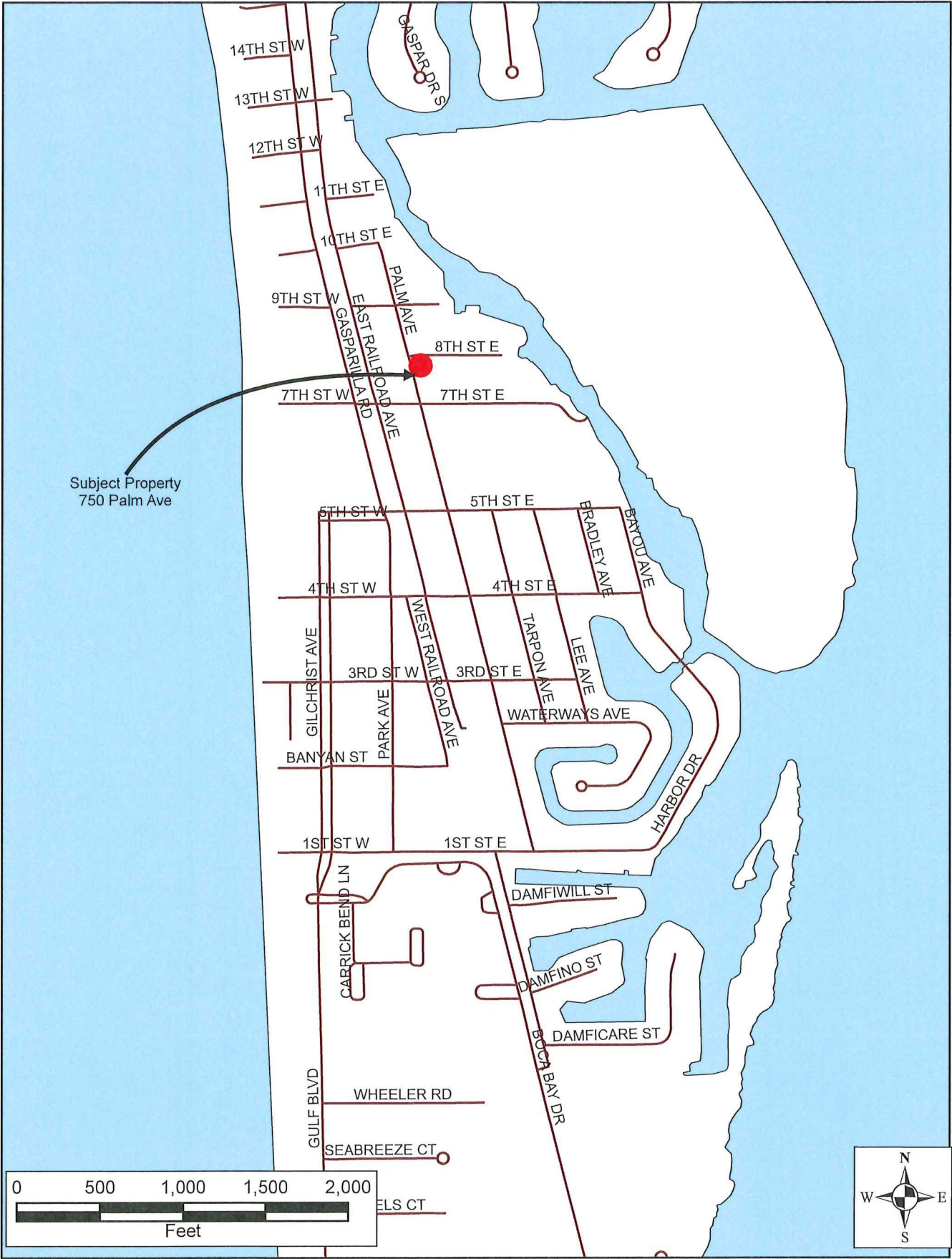
Location Map

Aerial

Applicant Packet:

Request Statement
Existing Conditions Plan
Proposed Site Plan
Floor and Roof Plans
Elevations
Window and Door Schedule

SCA2025-00024, 750 Palm Residence, 750 Palm Ave



SCA2025-00024, 750 Palm Avenue Residence, 750 Palm Ave



EagleView, Lee County Property Appraiser, Lee C

Konstant □ Architecture □ Planning

5300 Golf Road, Skokie, IL 60077 847-967-6115

Peter Blackwell
Lee County Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33902

September 10, 2025

Regarding: Boca Grande Historic District Certificate of Appropriateness for Renovations to 750 Palm Avenue, Boca Grande, Florida 33921

Dear Mr. Blackwell,

The existing house at 750 Palm Avenue is non-contributing to the district, has a living level approximately two feet below the base flood elevation, and has sustained recent flood damage in Hurricanes Helene and Milton. We propose supporting the perimeter walls as needed to allow for engineered fill and a new slab to be poured one foot above the required flood elevation. The existing walls will be added to and a new continuous tie beam poured. Window openings will be raised by cutting and removing portions of the existing tie beam. The roof will be rebuilt into a more contextually sensitive form that breaks its larger mass into two primary portions leading to a better fit into the scale of the district. In addition, we are proposing a small golf cart garage facing Eighth Street.

We would point out that at its highest, our proposal is still eleven feet below the maximum allowable building height of 43'-0" NAVD. That said, the existing structure does not meet the currently required front yard setback and thus will require zoning relief.

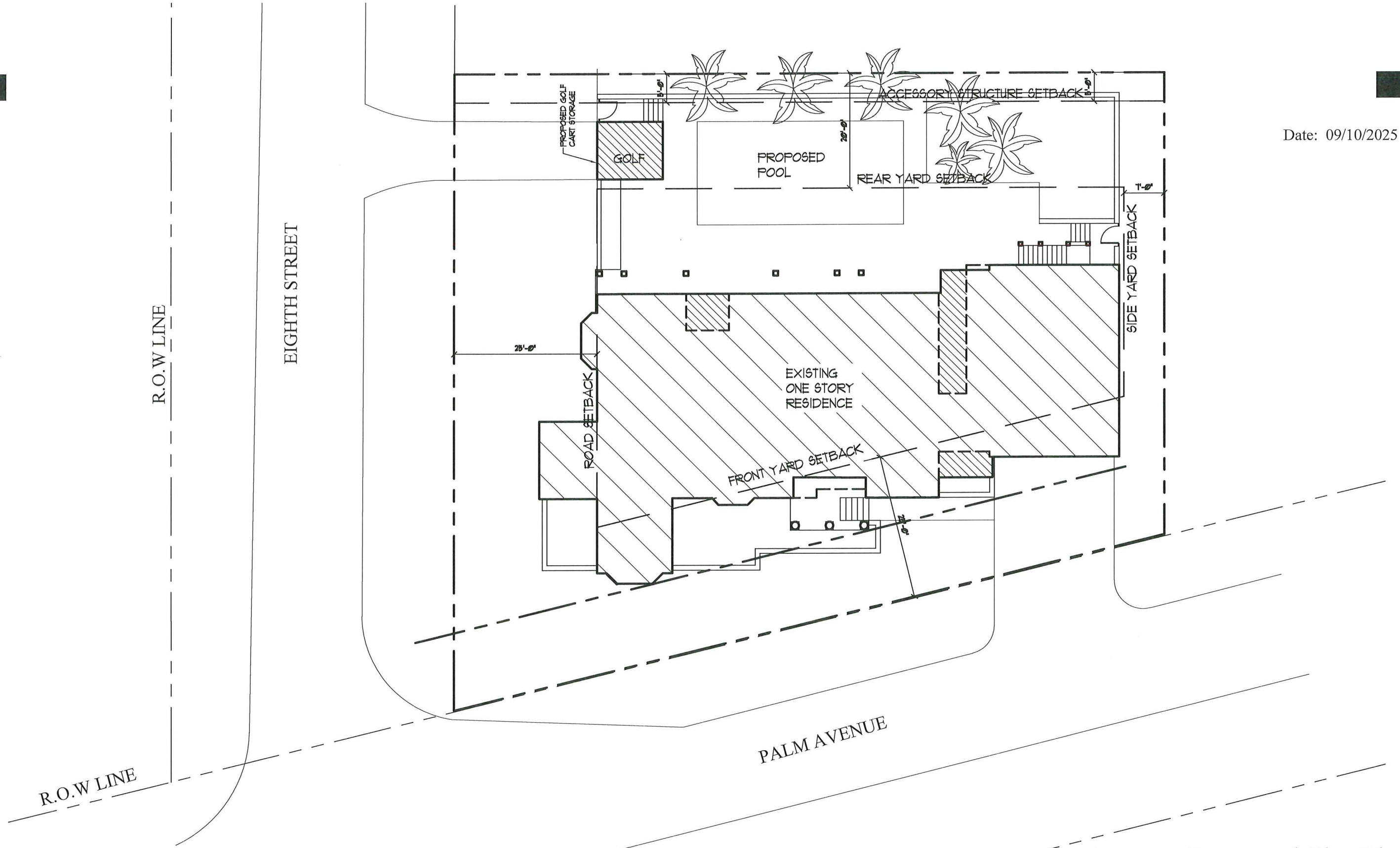
It is our goal to produce a house that is sensitive to the existing architectural character of the district and provides for the programmatic needs of our client. Thank you for your careful consideration of this project.

Sincerely,

Paul Konstant

Konstant Architecture, Inc.

Date: 09/10/2025



Proposed Site Plan

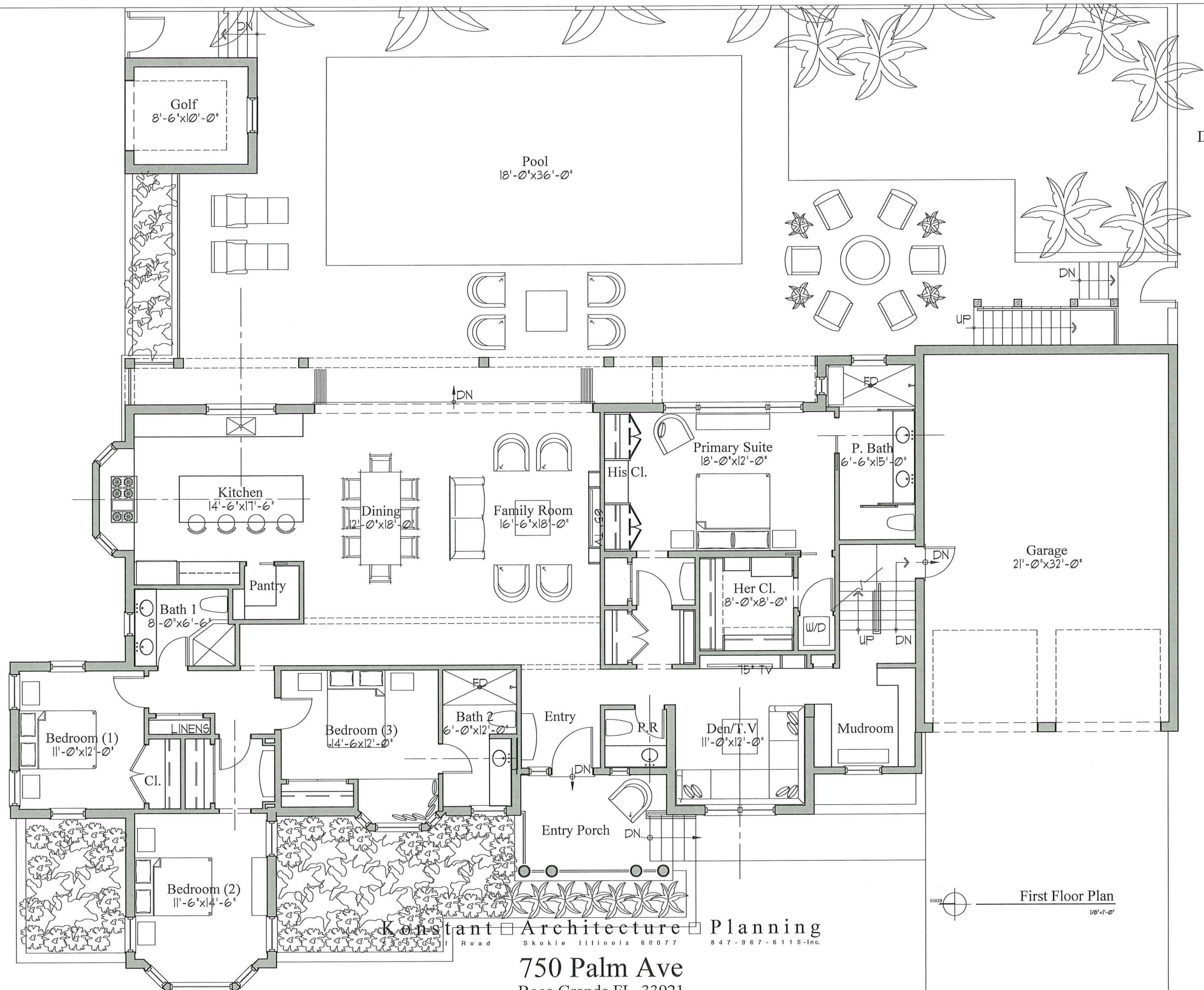
1/16" = 1'-0"

A1.0

Job No: 2417

Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921



Date: 09/10/2025

First Floor Plan

1/8" = 1'-0"

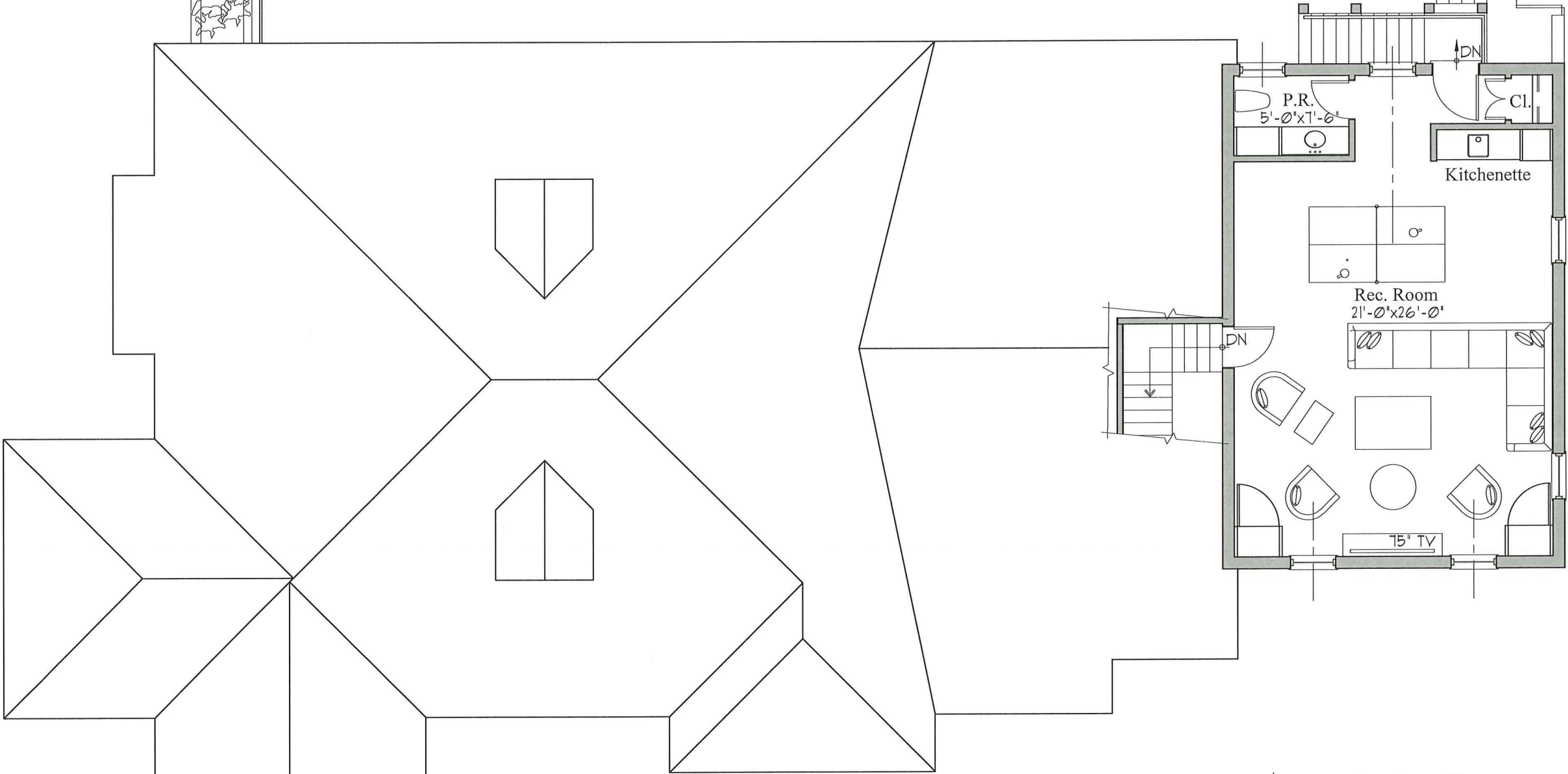
Konstant Architecture Planning
Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921

A1.1

Job No: 2417

Date: 09/10/2025



Rec. Room Plan
1/8"=1'-0"

Date: 09/10/2025



Existing West Elevation

1/8"=1'-0"



Proposed West Elevation

1/8"=1'-0"

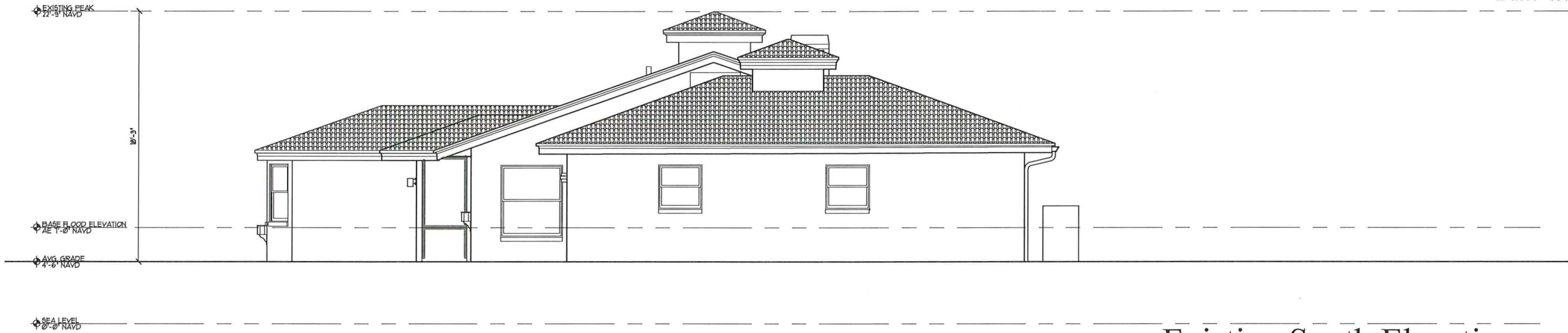
Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921

A2.0

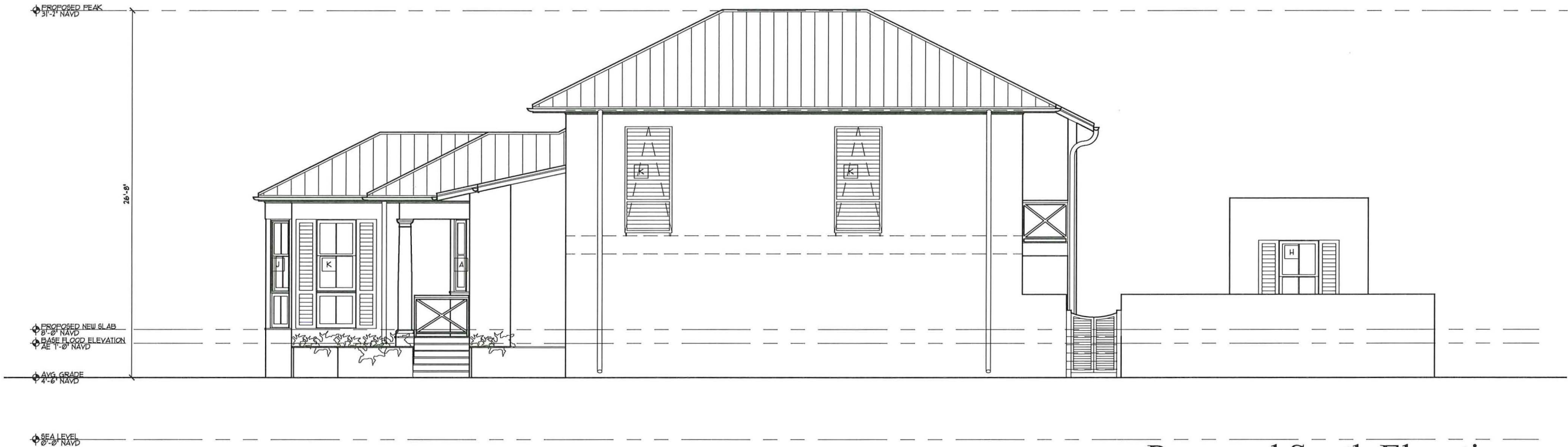
Job No: 2417

Date: 09/10/2025



Existing South Elevation

1/8" = 1' - 0"



Proposed South Elevation

1/8" = 1' - 0"

Konstant ☐ Architecture ☐ Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921

A2.1

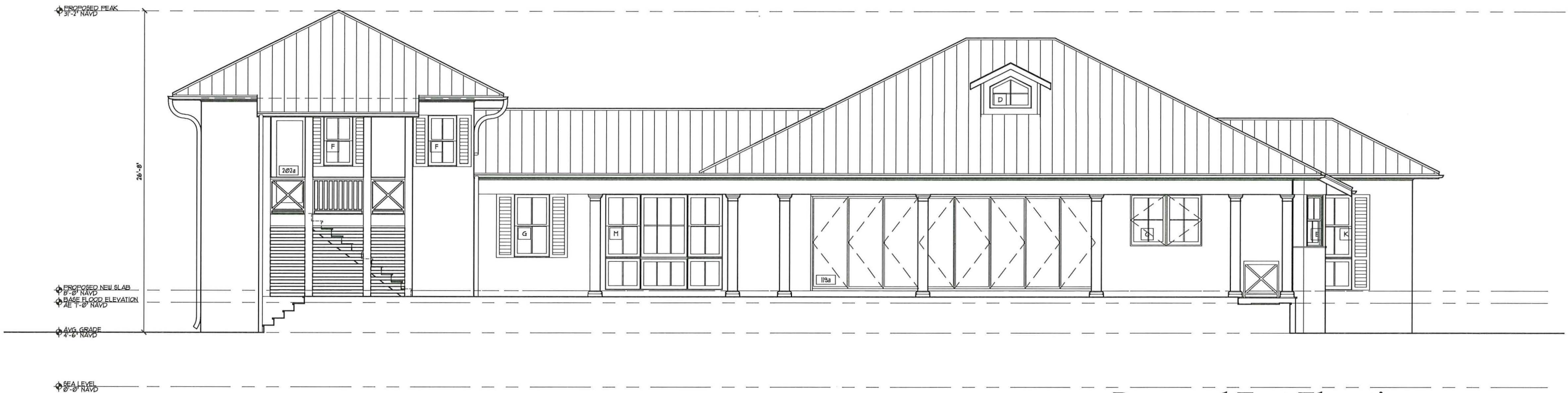
Job No: 2417

Date: 09/10/2025



Existing East Elevation

1/8" = 1'-0"



Proposed East Elevation

1/8" = 1'-0"

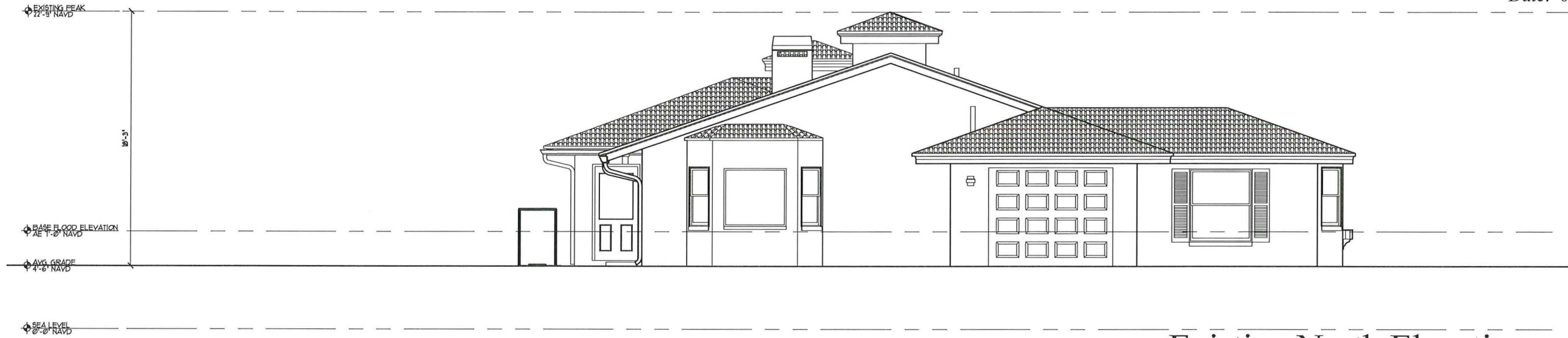
Konstant Architecture Planning
5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921

A2.2

Job No: 2417

Date: 09/10/2025



Existing North Elevation

1/8" = 1'-0"



Proposed North Elevation

1/8" = 1'-0"

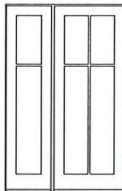
Konstant Architecture Planning

5300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

750 Palm Ave
Boca Grande FL, 33921

A2.3

Job No: 2417



XI

CUSTOM SOLID WOOD 2 1/4' DOOR W/
SIDELITE ALL W/INSULATING GLASS
(LOW-E ARGON) SEE SHEET A43

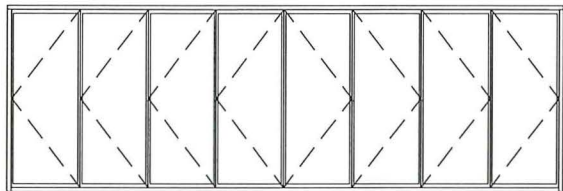
-SWING PER PLAN
-TEMPERED GLASS
-U FACTOR OF 0.32 OR LOWER
-PROVIDE 3/4" THICK 1-PANEL SCREEN
DOOR



XII

ANDERSEN A SERIES 1 3/4' CLAD
IMPACT RATED FRENCH DOOR
W/INSULATING GLASS (LOW-E ARGON)

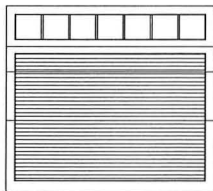
-SWING PER PLAN
-TEMPERED GLASS
-U FACTOR OF 0.32 OR LOWER
FLORIDA PRODUCT APPROVAL
FL18304 (INSULG)



XIII

EUROWALL VISTA FOLD 2 1/4' CLAD
IMPACT RATED FOLDING FRENCH DOOR
W/INSULATING GLASS (LOW-E ARGON)

-SWING PER PLAN
-TEMPERED GLASS
-U FACTOR OF 0.32 OR LOWER
FLORIDA PRODUCT APPROVAL
FL18301 (OUTSWING)

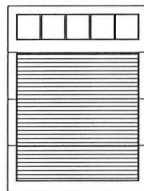


XIV

'CLOPAY' 2-1/8" THICK INSULATED
CANYON RIDGE LOUVER GARAGE DOOR
W/ COMPOSITE LOUVER CLADDING WITH
GLASS WINDOW AND DIVIDED LITE IN
TOP PANEL

GLAZING: CLEAR TEMPERED GLASS
COMPOSITE COLOR: WHITE

FLORIDA PRODUCT APPROVAL
FL1654628



XV

'CLOPAY' 2-1/8" THICK INSULATED
CANYON RIDGE LOUVER GARAGE DOOR
W/ COMPOSITE LOUVER CLADDING WITH
GLASS WINDOW AND DIVIDED LITE IN
TOP PANEL

GLAZING: CLEAR TEMPERED GLASS
COMPOSITE COLOR: WHITE

FLORIDA PRODUCT APPROVAL
FL1654628

Door and Frame Schedule								
NO.	LEVEL	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	REMARKS & DETAILS
101a	FIRST	XI	5'-0 3/32"	8'-0"	2 1/4"	WOOD/GLASS	WOOD	
119a	FIRST	XIII	24'-0"	8'-0"	2 1/4"	CLAD/GLASS	CLAD	
131a	FIRST	XIV	9'-0"	8'-0"	2 1/4"	CLAD/GLASS	CLAD	
131b	FIRST	XIV	9'-0"	8'-0"	2 1/4"	CLAD/GLASS	CLAD	
139a	FIRST	XV	6'-0"	8'-0"	2 1/4"	CLAD/GLASS	CLAD	
202a	FIRST	XIII	3'-0"	8'-0"	1 3/4"	CLAD/GLASS	CLAD	



R.O. = 16' x 64'

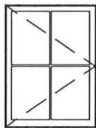
A

ANDERSEN 'A-SERIES'
STORMWATCH PICTURE W/ FULL
DIVIDED LITE

APU1454

- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 15553J
KOLBE: FL 15109J



R.O. = 48' x 64'

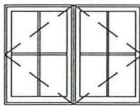
B

ANDERSEN 'A-SERIES'
STORMWATCH CASEMENT W/ FULL
DIVIDED LITE

ACU14054

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 15553J
KOLBE: FL 15109J



R.O. = 12' x 52'

C

ANDERSEN 'A-SERIES'
STORMWATCH CASEMENT W/ FULL
DIVIDED LITE

ACU3044/ACU3044

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 15553J
KOLBE: FL 15109J



R.O. = 42' x 32'

D

CUSTOM
STORMWATCH PICTURE W/ FULL
DIVIDED LITE

CUSTOM

- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 15553J
KOLBE: FL 15109J



R.O. = 24' x 52'

E

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG W/
FULL DIVIDED LITE

ADH2044

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912
KOLBE: FL 226553



R.O. = 30' x 52'

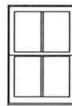
F

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG W/
FULL DIVIDED LITE

ADH2644

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912
KOLBE: FL 226553



R.O. = 36' x 52'

G

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG W/
FULL DIVIDED LITE

ADH3044

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912
KOLBE: FL 226553



R.O. = 36' x 64'

H

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG W/
FULL DIVIDED LITE

ADH3054

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912
KOLBE: FL 226553



R.O. = 24' x 96'

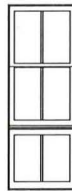
J

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

ADH2054/AFU2024

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912 FL15553J
KOLBE: FL 226553 FL15109J



R.O. = 36' x 96'

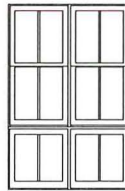
K

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

ADH3054/AFU3024

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912 FL15553J
KOLBE: FL 226553 FL15109J



R.O. = 64' x 96'

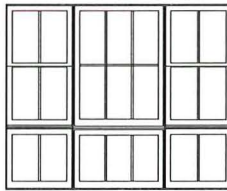
L

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

ADH2054/AFU2024/ADH2054/AFU2024

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912 FL15553J
KOLBE: FL 226553 FL15109J



R.O. = 120' x 96'

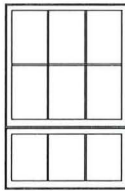
M

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

ADH3054/AFU3024/
AFU4054/AFU4024/
ADH3054/AFU3024

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912 FL15553J
KOLBE: FL 226553 FL15109J



R.O. = 64' x 96'

N

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

APU5454/AFU5424/

- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 15553J
KOLBE: FL 15109J



R.O. = 32' x 96'

P

ANDERSEN 'A-SERIES'
STORMWATCH DOUBLE HUNG AND
PICTURE WINDOW W/ FULL DIVIDED
LITE

ADH2054/AFU2024

- TRU-SCENE FULL INSECT SCREEN
- EXTERIOR FINISH: WHITE CLAD
- INTERIOR FINISH: PRIMED FINE
- HARDWARE COLOR: WHITE
- LOW-E4 SMART SUN IMPACT
GLASS

FLORIDA PRODUCT APPROVAL:
ANDERSEN: FL 154912 FL15553J
KOLBE: FL 226553 FL15109J

Window Schedule

WINDOW	Count	LOCATION	MANUFACTURER	ROHEIGHT	ROWIDTH	TYPE1	TYPE2	TYPE3	CATALOGNO1	CATALOGNO2	CATALOGNO3	EGRESS	TEMPERED	REMARKS
A	2	FIRST	ANDERSEN 'A-SERIES'	64	16	PICTURE	--	--	APU1454	--	--	NO	NO	
B	1	FIRST	ANDERSEN 'A-SERIES'	64	34	CASEMENT	--	--	ACU14054	--	--	YES	NO	
C	1	FIRST	ANDERSEN 'A-SERIES'	52	34	CASEMENT	--	--	CUSTOM	--	--	NO	NO	
D	2	SECOND	ANDERSEN 'A-SERIES'	32	42	SPECIALTY	--	--	CUSTOM	--	--	NO	NO	
E	1	FIRST	ANDERSEN 'A-SERIES'	52	24	DOUBLE HUNG	--	--	ADH2044	--	--	NO	YES	
E	4	FIRST	ANDERSEN 'A-SERIES'	52	24	DOUBLE HUNG	--	--	ADH2044	--	--	NO	NO	
F	2	SECOND	ANDERSEN 'A-SERIES'	52	30	DOUBLE HUNG	--	--	ADH2644	--	--	NO	NO	
G	1	FIRST	ANDERSEN 'A-SERIES'	52	36	DOUBLE HUNG	--	--	ADH3044	--	--	NO	NO	
G	1	FIRST	ANDERSEN 'A-SERIES'	52	36	DOUBLE HUNG	--	--	ADH3044	--	--	NO	YES	
H	1	FIRST	ANDERSEN 'A-SERIES'	64	36	DOUBLE HUNG	--	--	ADH3054	--	--	NO	NO	
J	2	FIRST	ANDERSEN 'A-SERIES'	96	24	DOUBLE HUNG	PICTURE	--	ADH2054	AFU2024	--	NO	YES	FACTORY MULL
K	4	SECOND	ANDERSEN 'A-SERIES'	96	36	DOUBLE HUNG	PICTURE	--	ADH3054	AFU3024	--	YES	YES	FACTORY MULL
K	5	FIRST	ANDERSEN 'A-SERIES'	96	36	DOUBLE HUNG	PICTURE	--	ADH3054	AFU3024	--	YES	YES	FACTORY MULL
L	1	FIRST	ANDERSEN 'A-SERIES'	96	64	DOUBLE HUNG	PICTURE	--	ADH2054	AFU2024	--	NO	YES	FACTORY MULL
M	1	FIRST	ANDERSEN 'A-SERIES'	96	120	DOUBLE HUNG	PICTURE	PICTURE	ADH3054	AFU3024	AFU4054	YES	YES	FACTORY MULL W/AFU4024
N	1	FIRST	ANDERSEN 'A-SERIES'	96	64	PICTURE	PICTURE	--	APU5454	AFU5424	--	NO	YES	FACTORY MULL
P	2	FIRST	ANDERSEN 'A-SERIES'	96	32	DOUBLE HUNG	PICTURE	--	ADH2054	AFU2024	--	NO	YES	FACTORY MULL

EXTERIOR FINISH SCHEDULE

ITEM	DESCRIPTION	ITEM	DESCRIPTION
ROOFING	GALVALUME STANDING SEAM METAL ROOFING	SOFFITS AND FLAT PORCH CEILING	5/8" x 6" TRUEXTERIOR T&G SMOOTH FLY-ASH COMPOSITE 'V-GROOVE' BOARDS (PAINTED)
ROOF FLASHINGS, VALLEYS, DRIP EDGES, RIDGE & CAP FLASHINGS	GALVALUME (TO MATCH ROOF COLOR)	CROWN MOULDING & MISC. TRIM	SMOOTH CELLULAR P.V.C. (PAINTED)
GUTTERS & DOWNSPOUTS	PRE-FINISHED WHITE ALUMINUM 6" HALF ROUND SINGLE BEAD GUTTER & 4" DIAMETER DOWNSPOUTS	WINDOWS & DOORS	PRE-FINISHED FIBERGLASS CLAD WOOD WITH INSULATED LOW-E ARGON FILLED IMPACT RESISTANT GLAZING (UNLESS NOTED OTHERWISE IN SCHEDULE)
FASCIAS	TRUEXTERIOR SMOOTH FLY-ASH COMPOSITE TRIM BDS. (PAINTED)	PORCHES & TERRACES	1 1/2" THICK CORAL STONE PAVERS (VERIFY THICKNESS W/ FINAL SELECTION)
EXTERIOR WALL FINISH	SMOOTH CEMENT STUCCO	RAILINGS	3'-0" HIGH POWDER-COATED ALUMINUM GUARDRAILS W/ 'HESGUARD' INFILL SYSTEM
BEAM WRAPS	TRUEXTERIOR SMOOTH FLY-ASH COMPOSITE TRIM BDS. (PAINTED)	BAHAMIA SHUTTERS & SHUTTER PANELS	LOUVERED FIBERGLASS SHUTTERS (WHITE)
COLUMN WRAPS	FRONT AND BACK PORCHES: FIBERGLASS AS FEG. BY ROYAL CORINTHIAN (PAINTED) UD, FRAME SUBSTRATE: TRUEXTERIOR SMOOTH FLY-ASH COMPOSITE TRIM BDS. (PAINTED)	EXTERIOR GATES	POWDER COATED ALUMINUM (WHITE)