

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

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton
Dennis Maloomian

Rebecca Paterson
Peggy Stanley (Vice Chair)
Barbara Wickwire

STAFF PRESENT:

Peter Blackwell, Planner, Zoning
MarySue Groth, Principal Planner, Zoning

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Derek Cronin, Cronin Engineering
Tina Ekblad, Sage Entitlement

Paul Konstant, Konstant Architecture, Inc.

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, Dennis Maloomian, Jerry Edgerton, Paul Eddy, Rebecca Paterson, Barbara Wickwire, and Peggy Stanley.

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 – October 8, 2025

Ms. Wickwire made a motion to approve the October 8, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 7-0.

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

A. SCA2025-00019, 1000 10th Street West, Boca Grande, FL 33921

Request to demolish the existing residence due to hurricane damage.

Ms. Groth reviewed the staff report and recommendations. She stated that the demolition request poses a threat to the distinct materials and features of the property, and the damaged historic features are not being proposed for repair, but rather demolished. The conceptual renderings and site plan depict no representation of the original two contributing structures which removes the integrity of the historic aspects of that “*Boom Town*” Florida era. Ms. Groth further stated that staff’s determination is that the request does not meet the criteria for demolition established in Land Development Code (LDC) Section 22-104 for a designated historic resource, and does not meet Standards 1, 2, 4, 5, 6, 9, and 10 of the Secretary of Interior’s Standards for Rehabilitation. Therefore, staff recommends that the Historic Preservation Board deny the demolition request for the subject property pursuant to LDC Chapter 22-104; and make a finding that the request does not comply with the Secretary of Interior’s Standards for Rehabilitation, specifically Standards 1, 2, 4, 5, 6, 9, and 10. Ms. Groth stated that if the Board finds that today’s proposal does meet the criteria for demolition, then staff recommends that the Board condition that the applicant pursue changing that historic designation to “*non-contributing*.”

Mr. Maloomian stated that the criteria are only guidelines. Regarding the Building Official’s e-mails related to the structural engineer’s letters, he asked if Mr. Delnay actually visited the property. Mr. Maloomian stated he did not feel the structural engineer letters indicate the full extent that this property has been damaged. He also did not see any documentation regarding the height of the structure. Lately, the Board has been approving elevation proposals so that the structures will be out of harm’s way during future storms. However, in this instance, he did not see how they would be able to elevate this project without running afoul of the height restrictions of the Gasparilla Act, which he felt was a hardship. Mr. Maloomian stated he also felt it was an additional hardship to suggest that this applicant go through the time and expense of designing a property to replace this property without knowing whether or not they will have permission to demolish this property. He asked if staff had any information on the height.

Ms. Groth stated she did not have information on the height; however, she noted that this project was being presented in two phases because staff agrees that it is a challenge for the applicant to make plans for the property without knowing if the Board will be favorable to a demolition. It was decided to present this before the Board today and if the Board agrees to the demolition, this item will be brought back before them with detailed information, plans, etc. at a future meeting.

Ms. Paterson asked staff if the applicant would be able to proceed with their project if they changed their designation.

Ms. Groth stated that even if they submitted for a designation change, they would still be required to submit for a demolition permit. This is the reason for bringing this item to the Board today. If the Board approves the demolition, staff's condition is to change the designation to "*non-contributing*."

Mr. Caldwell asked if the Building Official was a licensed structural engineer.

Ms. Groth stated he was. She referred to Attachments I and K, which are the e-mails that outline the Building Official's recommendations. She reviewed his recommendations with the Board.

Mr. Caldwell asked for confirmation that this property is in the V Zone.

Ms. Groth stated that is correct.

Mr. Caldwell noted that the V Zone restricts the use of dirt as structural underneath. He also noted that this property appears to be seaward of the Coastal Construction setback which requires a permit. He did not believe an architect or engineer would be willing to seal plans to rebuild this structure as is.

Mr. Maloomian recalled a case where the Board had to approve a demolition for a structure that was not in as bad of shape as the one presented today.

Mr. Caldwell stated that situation happened before this Board was created. It was handled by the Lee County Historic Preservation Board in Fort Myers. There was only one representative from Boca Grande on the Board (a representative of the GICIA). He stated that the property Mr. Maloomian was referring to was supposedly 75% rebuilt, but it turned out to be almost completely rebuilt to where it is a new structure.

Ms. Stanley asked if the Board should be reviewing these as three separate buildings.

Mr. Maloomian stated today's request is for the entire property.

Mr. Caldwell stated there are no portions that are historic anymore.

Ms. Stanley referred to a staff report from Gloria Sajgo in 1996 (included in the meeting packet). It is clear that her intent was to keep the two remaining historic structures and connect them with a bridge, which is why she was wondering whether the Board should review it as one comprehensive structure or three separate buildings.

Discussion ensued but the Board felt that because the center structure was added onto the two contributing structures, it was a moot point to review it as three separate buildings.

Mr. Caldwell opened this item to the applicant's representatives.

Ms. Tina Ekblad, representative for the applicant, introduced two other representatives in attendance today (Paul Konstant from Konstant Architects and Derek Cronin from Cronin Engineering). She referred to a comment by Mr. Maloomian and stated that the property owner chose to get feedback from this Board before going through the expense of designing the structure, preparing architectural plans, and going through the building permit process. If they receive the Board's approval of the conceptual demolition request, it is their intent to bring this item back before this Board with full architectural elevations, floor plans, materials, height information, etc. With regard to the comment about the historic resource, the property owner and representatives for the property owner agree with the staff's recommendation to submit an application to remove the historic designation if the Board approves the conceptual demolition request. Ms. Ekblad distributed hard copies of her PowerPoint presentation and reviewed it with the Board. She referred to a comment made by Mr. Caldwell and stated that this property does saddle the Coastal Construction Control Line, and the structure encroaches into the required setbacks on the east side and is very close to its neighbors. She referred to Slide 7, which provides a more detailed conceptual plan. It shows that the new proposed site will be compliant with all setbacks, it is being moved behind the Coastal Construction Control Line and will be elevated. She noted that Slides 8 and 9 show that the Mediterranean Revival Architecture will be maintained. Ms. Ekblad stated that Mr. Konstant has been in conversations with the surrounding neighbors. So far, they are in support of the new concept for the site. The representatives for the applicant intend to continue reaching out to the neighbors throughout the process and hope that they will remain supportive.

Mr. Konstant reviewed the architecture plans with the Board.

Mr. Edgerton asked if consideration had been given to the impact of the neighborhood as a demolition process/new construction can take several years and have an impact on nearby facilities such as the Johann Fust Library. He asked how the representatives for the property owner plan to mitigate those impacts.

Ms. Wickwire stated that, as an almost daily visitor to the library, she was mainly concerned with how the library will be able to continue its excellent service while the demolition and new construction is taking place.

Mr. Konstant stated a parking plan for the contractors will need to be in place. He also felt the traffic could be diverted by 9th Street instead of 10th Street. He felt that the demolition would be completed in approximately two weeks and that the new construction would be 18 months or up to two years.

Mr. Maloomian felt there would be an impact no matter what.

Ms. Paterson stated there would never be any new construction on the island if everyone is required to have no impact on their neighbors. On a separate note, Ms. Paterson referred to the gutters on the conceptual plan and stated she was not favorable to their appearance.

Mr. Konstant stated that it was only a conceptual drawing and that it would look different once constructed.

Mr. Caldwell opened this item to the public.

Ms. Bobbie Marquis, Executive Director of the Johann Fust Library Foundation, read a statement into the record (attached).

Mr. Caldwell referred to the final request in Ms. Marquis's request which was to "*ensure that the construction traffic is required to access the site through 9th street, because this is a requirement for the safety of the community.*" Mr. Caldwell stated this Board may not have the ability to completely guarantee that. They can only make a recommendation to direct the majority of the traffic on 9th Street.

Ms. Marquis stated she and the Foundation will continue raising this issue as it goes through the permitting process.

Mr. Eddy stated that some of the members on the Board have social connections and would do their best to accommodate the Foundations' request.

No other members of the public wished to comment, so the public comment portion was closed.

Mr. Maloomian made a motion to approve the demolition and recommend that the designation of the property be changed from "*contributing*" to "*non-contributing*." The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 6-1. Ms. Stanley was opposed.

Agenda Item 4 - Items by Staff

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

Mr. Blackwell reviewed with the Board two pending cases and where they are in the process. He also noted that three additional Special Certificate of Appropriateness applications were received today, but staff has not had a chance to review any of them. Two of them were submitted by Tom Hinkle and the third was submitted by Gloria Sajgo for the Boca Grande Preschool.

Mr. Maloomian announced, for disclosure purposes, that he had a voting conflict on the Boca Grande Preschool submittal because he is a board member and Chair of the Building Committee. Mr. Maloomian stated he would recuse himself from voting since he will be representing the applicant. He submitted his Voting Conflict Form to Ms. Miller in advance.

Mr. Blackwell stated Mr. Maloomian could still attend and be counted towards a quorum. He also noted that Mr. Maloomian would be able to handle part of the presentation for that case as long as he is acting on behalf of himself and the applicant and not representing this Board.

Agenda Item 5 – Items by the Public; Board Members

Public – None

Board

Boca Grande Community Center

Ms. Stanley stated she loved the new entrance of the Boca Grande Community Center including the recess and the arches.

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, January 14, 2026, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:48 a.m.

December 10, 2025
Boca Grande Historic Preservation Board Meeting
SCA 2025-00019 – 1000 10th Street
Bobbie Marquis – Comments on behalf of the Johann Fust Library Foundation

Good morning,

I am Bobbie Marquis, Executive Director of the Johann Fust Library Foundation. The library foundation owns the buildings at 1040 10th Street West. Many of you know the property well because it houses the Johann Fust Community Library, where the Lee County Library System provides library services.

This year, we celebrate our 75th anniversary. The great pink building with its prominent doors opened on January 6, 1951. It was originally a private library, and then in 2013, the Lee County Library System began providing library services there. We enjoy an excellent partnership. The Johann Fust Library Foundation owns and preserves the buildings and gardens and provides an adult literary series, and Lee County Library System provides all library services and children's programming.

The library is a popular place. Patrons arrive by foot, by bicycle, by golf cart and by car. We have a small parking area on the north side of 10th street for our patrons arriving in golf carts and cars. A crosswalk leads from the parking lot to the library entry on 10th Street. There is also a marked crossing area from the bike path to 10th street on Gasparilla Road. That crossing is used by bicycles, golf carts, pedestrians of all ages, and notably, groups of children who visit from the Island School. I tell you this, to stress that because of the presence of the library, there is a large amount of pedestrian traffic on 10th Street.

I am not here to weigh the merits of either strategy about the project, which spans from the westernmost ends of 9th and 10th street, that is being discussed here. What I am here to stress is that regardless of whether it is restored or demolished and replaced, the construction must be routed through 9th Street, not 10th Street. The Library Foundation has a responsibility to provide a safe and quiet facility for the operation of the library. This is our agreement with Lee County. We insist that the safety of the many people who come to the library will be put at risk if construction vehicles are allowed to reach the site through 10th Street.

So, I ask you, today, how can we ensure that the construction traffic is required to access the site through 9th Street, because this is a requirement for the safety of the community.