



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, FEBRUARY 11, 2026
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting January 30, 2026 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. **Election of Officers**
3. **Approval of Minutes – January 14, 2026**
4. **Special Certificate of Appropriateness (SCA) Case:**
 - A. **SCA2025-00030, 1911 Shore Lane, Boca Grande, FL 33921**
Proposal to elevate existing residence, add new entry stair enclosure to east facade, and add new deck and staircase to west facade.
 - B. **SCA2025-00031, Gates Residence, 1821 18th Street W, Boca Grande, FL 33921**
Proposal to elevate the existing residence, construct additions to the north and west side of the residence, add a golf cart garage to the west side of the property, and construct privacy walls on all sides of the property.
 - C. **SCA2025-00032, Boca Grande Preschool, Inc., 311 Palm Avenue, Boca Grande, FL 33921**
Request approval for the proposed redevelopment of the site and the rehabilitation and addition to the existing building for the establishment of a day care known as the Boca Grande Preschool.

5. **Item by the Public**
 - A. **Informal Presentation/Discussion Regarding the Amory Memorial Chapel at the Gasparilla Island State Park**
6. **Item by Staff**
 - A. **Pending Historic Cases (where they are in the process)**
7. **Items by Board Members**
8. **Adjournment – Next Meeting Date: March 11, 2026**

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
JANUARY 14, 2026
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton

Dennis Maloomian
Peggy Stanley (Vice Chair)
Barbara Wickwire

MEMBERS ABSENT:

Rebecca Paterson

STAFF PRESENT:

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

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

SCA2025-00026 Stafford Residence

Tom Hinkle, Hinkle Architecture, Inc. (Applicant's Representative)

SCA2025-00027 The Gasparilla Inn

Brent Cross, President and General Manager of The Gasparilla Inn (Applicant)
Ben Gholson, AIA, Cooper Carry (Architect)
Kyle Knight, P.E., Morris-Depew Associates (Engineer)
Lindsay Rodriguez, MPA, AICP, Morris-Depew-Associates (Planner)
Keith Simmel, AIA, LEED AP, Cooper Carry (Architect)

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

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

The following members were in attendance: Bill Caldwell, Dennis Maloomian, Jerry Edgerton, Barbara Wickwire, Peggy Stanley, and Paul Eddy.

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 BGHPB

public to open. Contact Janet Miller at 239-533-8583 or jmiller@leegov.com if you need assistance.

Agenda Item 2 – Approval of Minutes – December 10, 2025

Mr. Edgerton made a motion to approve the December 10, 2025 meeting minutes. The motion was seconded by Ms. Stanley. The Chair called the motion, and it passed 6-0.

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

A. SCA2025-00026, Stafford Residence, 1160 11th Street East, Boca Grande, FL 33921

Enclose existing deck to living – extend deck and garage 8' towards the street.

Ms. Groth reviewed the staff report and recommendations.

Mr. Caldwell opened this item to the applicant or their representative.

Mr. Tom Hinkle, architect for the project, stated he did not have anything further to add, but he was available for questions.

The Board had no questions of staff or Mr. Hinkle.

Mr. Caldwell opened this item for public comment. No members of the public wished to comment, so the public comment segment was closed.

Ms. Stanley made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to enclose the existing front deck to a living space, extending the second floor deck, extending the first-floor garage eight feet towards 11th Street, and adding a trellis pergola along the length of the eastern façade of the structure, as depicted on the site plan and elevations stamped “received” October 29, 2025, titled “Stafford Residence;” and make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22. The motion was seconded by Mr. Eddy. The Chair called the motion, and it passed 6-0.

B. SCA2025-00027, The Gasparilla Inn Spa, 500 Palm Avenue, Boca Grande, FL 33921

Request to construct a new freestanding spa building at the Gasparilla Inn Beach Club.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Caldwell opened this item to the applicant or their representative.

Ms. Keith Simmel with Cooper Carry gave an overview of the project along with hard copies of their PowerPoint presentation (distributed at the meeting) and presentation boards.

Mr. Caldwell referred to the shaded area entitled “CO-ED RETREAT” on Page 7 of the PowerPoint presentation and asked what that area would be designated for.

Mr. Simmel stated it would be a pool, but it would not be a lap pool. It would be a relaxation space for all guests whether it is before or after a treatment. The pool is shallow and meant to be more of a lounging pool. Guests will have the option for juices, waters, etc. while they relax in the space which includes the outdoor area to provide some connection to the outside.

Mr. Maloomian referred to the outdoor area to the north of the shaded area referred to by Mr. Caldwell and asked for clarification that Mr. Simmel mentioned it would be for stormwater management. Mr. Simmel reviewed the plans with the Board.

Mr. Caldwell asked for confirmation that they already had the impervious surface.

Mr. Simmel stated that was correct.

Ms. Stanley referred to the portions that have the lattice. She asked for confirmation that it would have a smooth finish with the lattice on top.

Mr. Simmel stated that was correct.

Mr. Caldwell opened this item to the public. No members of the public wished to comment so the public portion segment was closed.

Mr. Edgerton thanked The Gasparilla Inn for continuing to make improvements to the island. He felt this expansion represents an opportunity for additional employment and will contribute to additional business to our merchants and restaurants.

Mr. Caldwell stated that Boca Grande was very fortunate that The Gasparilla Inn always does a first class job on all of their projects.

Mr. Maloomian made a motion to approve the Special Certificate of Appropriateness to permit the construction of the proposed spa building, as depicted on the plans and elevations stamped “received” on November 3, 2025; and make a finding that the proposed project is in compliance with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Chapter 22 of the LDC. The motion was seconded by Ms. Stanley. 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, which are scheduled to be heard before this Board in February. In addition, Mr. Blackwell also noted that an informal presentation would be made at the February meeting regarding the Amory Chapel.

Agenda Item 5 – Items by the Public; Board Members

Public – None

Board

Election of Officers

Mr. Caldwell mentioned that Election of Officers would be on the February agenda.

Agenda Item 6 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, February 11, 2026, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:22 a.m.

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00030, 1911 SHORE LANE RESIDENCE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
February 11, 2026**

PROJECT ADDRESS: 1911 Shore Lane, Boca Grande, FL 33921
STRAP NUMBER: 11-43-20-01-00045.0230
DESIGNATION: Non-Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow the elevation of the main residence on the subject property, alterations to the existing windows and doors, and the construction of new additions to the east and west façades of the residence, to include an entry foyer, an outdoor deck, a roofed porch, and an elevator.

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 alterations to the property, as depicted in the site plan, floor plans, and elevations stamped “Received” on December 10, 2025; and**
- **Make a finding that the proposed elevation and alterations to the main residence are in compliance 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 1911 Shore Lane. The property consists of two full platted lots and portions of two additional platted lots from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located near the southern end of a long platted block along the west side of Shore Lane, on which the property fronts. Abutting on the north and south are single-family residences. To the east, across

Shore Lane, are additional single-family homes. To the west is the Gulf of Mexico. The subject property and all of the abutting land is zoned Residential, Single-Family (RS-1).

The lot is currently developed with two structures. The first is a residence described by the Property Appraiser as a 1-bed, 2-bath Contemporary style house built in 1970. The property as a whole contains 2,563 square feet of living area, divided between the main house and the accessory structure. Both structures are very irregular in appearance. The main house consist of two main sections. The largest is on the north side and is roughly triangular in shape with the acute angle pointing directly east and the north side running parallel to the north property line. The smaller section of the house extends southward from the larger section. It is more rectangular although it does have an acute angular section at the south end. It runs parallel to the west property line.

The second structure on the property is the single-story accessory structure in the northeast corner of the lot. It is described by the Property Appraiser as a “single family residence that was built in 1970. The building is an accessory dwelling unit with the main garage for the property. It fronts onto Shore Lane and is the only structure on the property visible from Shore Lane.

The property has previous historic cases. COA2022-00004 approved changes to the windows and sliding glass doors. COA2018-00053 approved air conditioning work. COA2010-00049 approved repairs for fire damage. COA2008-00160 approved roof work. COA2006-00046 approved air conditioning work.

Requested Changes

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

- Elevate the existing main residence one floor.
- Construct a new addition to the east façade of the residence, to include a new elevator.
- Construct a new addition to the west facade of the residence.
- Alter windows and doors on the main residence.

Proposed Elevation

The applicant proposes to elevate the main residence by one floor. This is being done to meet FEMA elevation requirements. The existing roof height is approximately 16 feet, 5 inches above grade while the proposed height is approximately 24 feet, 2 inches. This is an increase of 7.75 feet. A portion of the proposed ground floor will be enclosed and used as storage. The remainder of the ground floor, including the southern portion of the structure, will be supported on piles and will be otherwise open to the air.

This elevation will not significantly alter the character of the property overall. The design of the building will continue to emphasize a horizontal character through the use of the existing flat roofs on each section. The continued use of horizontal siding and the arrangement of windows in horizontal ribbons further enhance this character. The visual mass of the main residence will be

somewhat increased. However, the use of the open space at the south end of the structure will mitigate this result. Further, the location of the residence far back from Shore Lane and the intervening mass of the single-story accessory structure all combine to reduce the perceived height and mass of the main residence.

Entry Foyer Addition, Outdoor Deck, and Elevator

The applicant proposes to construct a new addition to the east façade of the residence. This addition is on the front of the residence and will replace the existing entry with a new entry foyer feature. The area proposed for this addition is currently occupied by a large outdoor concrete deck accessed by five broad, low stairs that wrap around the southeast corner of the concrete pad. The addition is located at the concave corner of the residence where the northern and southern portions intersect. The purpose of this addition is to allow for a new entry area that contains two flights of stairs and a new elevator. This addition will contain all of these features indoors. The foyer will occupy the footprint of the existing concrete access deck and the steps will be removed. An outdoor deck will extend from the south side of the proposed foyer and will be accessible from both the foyer and the main residence. The combination of entrance feature and deck will run along the east façade. On the east façade, the new foyer will have a ribbon of windows on the upper floor above a canopy. On the ground floor will be a glass door and two windows sized to match the rise of the internal staircase along the wall. On the south façade of the foyer will be a pair of sliding glass doors. The open deck will be open at the ground floor and its outer corner will be supported on a single column. The unglazed portions of the foyer will be covered with horizontal siding.

Although the addition increases the mass of the structure, the location of the foyer at the center of the façade in a concave corner reduces the visual impact of the addition. The open area beneath the deck further mitigates the impact of the new addition. The use of a flat roof for the addition allows it to blend in with the rest of the structure.

Rear Porch/Deck Addition

A new combination porch/deck is proposed for the west façade of the main residence. The proposed addition will run the entire length of the west façade and will have an external staircase near the middle of the façade. The portion of the porch running along the northern portion of the house will have a flat roof extending out from the main house and will be supported by three columns located centrally on the deck rather than at the edge of the roof. This roof will be an extension of the existing roof over the northern portion of the residence and will not increase the height of the house. This porch will be accessed via sliding glass doors from the living room of the house. The southern portion of the addition will be an open deck and will have two accesses from the house: one from a hallway and another from the master bedroom.

The nature of the proposed addition is linear and horizontal in nature. It will match the architectural character of the main house and because of its open design will not increase the visual mass of the residence.

Window and Door Alterations

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

On the east (front) façade of the residence, the existing ribbon of windows on the northern portion of the building will be replaced with a single pair of sliding glass doors with a small inset balcony on the new upper floor. The new, enclosed portion of the ground floor will not have any windows on this façade. The proposed foyer section will have a glass door and windows as described above.

On the west (rear) façade, there are several changes proposed. On the northern end of the façade, the existing windows will remain while the existing pair of sliding glass doors will be expanded to three panels. In the middle of the façade, another pair of sliding glass doors will replace the existing windows. On the southern portion, a single large window will be replaced by a pair of sliding glass doors.

On the north (side) façade, two outside access doors are being removed and the space filled in. The north façade will have a single ribbon of three horizontal windows located on the central of the upper floor.

On the south (side) façade, the proposed entrance foyer will have a pair of sliding glass doors on the upper floor and a pair of large windows on the ground floor. The large six-light window at the southern tip of the property will remain unchanged. A large window will be installed on the southern face of the study/bedroom on the upper floor.

All of the proposed replacement windows will be in styles and types that are found elsewhere in the historic district. Further, the proposed new windows and doors match the architectural character of the property itself. Therefore, staff finds that these proposed changes to the windows and doors are acceptable.

Conclusion

Staff finds that the architectural character of the proposed elevation, both in design and material, is consistent with the character of the Boca Grande Historical District and with the character of the property itself. As proposed, the property conforms to the scale, size, and mass of the immediate neighborhood.

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.

Both of the properties abutting the subject property are multi-story structures with pointed roofs. Although the subject building will be elevated to two-stories, the flat roof design keeps the structure from overshadowing either of its' neighbors.

- 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 additions are to the east and west façades. Because the neighboring properties are to the north and south, these additions do not change the pattern of spacing between the buildings along the block.

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

The proposed additions are located on the east and west façades. The west addition is completely open and does not increase the visual mass of the structure. The east addition is placed in a location that minimizes the increase in mass for the structure.

- 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 subject property is not located at the end of a residential 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 elevation will maintain the horizontal character of the main residence by keeping a portion of the ground floor open to the air. The proposed design and materials of the additions will maintain the character of the existing main building.

- 1.6 Maintain the traditional proportions of glass in building façades.**

The proposed additions to the property makes several changes to the windows and doors of the main residence. Although these changes decrease the amount of glazing, the overall effect is in keeping with the character of the building.

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

The proposed elevation has no effect on the alignment of the roofline. The current flat roof will be preserved.

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 in its current orientation. The additions on the front and back facades do not alter the orientation of any structures on the property.

- 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 elevation of the residence greatly increases the height of the main residence. However, this is mitigated by the use of concrete piles, which leaves a portion of the first floor open to the air. Neither the proposed roofed porch on the west façade, nor the proposed enclosed foyer or outdoor deck on the east façade will greatly alter this appearance.

- 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 existing building is set far back on the property. The proposed foyer addition on the east façade will not extend further east than the existing northern end of the east façade. Therefore, the proposed addition does not extend the building closer to the front of the property. The deck extension on the west façade faces the Gulf of Mexico and therefore does not encroach any further towards neighboring properties.

- 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 alleys 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.**

No changes are proposed for the accessory buildings on the property.

- 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.**

Both the open front deck and the rear deck/porch combination stay within the visual footprint of the property and do not extend beyond the front or rear façades. Both of the additions proposed for the property are in keeping with the appearance of the existing house.

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

No significant changes to the paving are proposed for this project.

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 additions are designed to match the existing structure and to stay within the scale and size limits of the property.

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

The proposed additions conform to the character of the existing structure as they do not alter the basic linear flat-roof character of the property.

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 elevation and additions are suitable for the historic district. The proposed elevated structure will be in scale with the rest of the block and adjoining areas.

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

The proposed additions will maintain the alignment of the existing buildings.

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 applicant proposes no changes to the existing flat roof. The elevation will not affect the linear appearance of the structure.

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

The materials proposed for the new additions 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 no significant changes to the windows. This has no impact on the character on the subject property

5.0 Relocating Buildings in a Historic District

N/A

Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds that 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

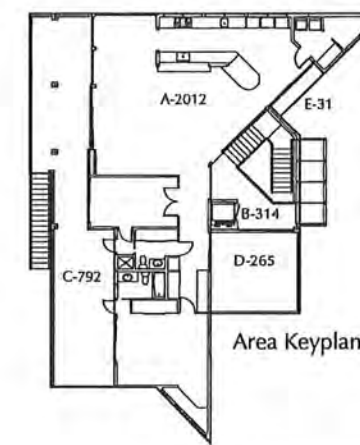
Proposed Site Plan

Floor and Roof Plans

Elevations

Renderings

RECEIVED
 DEC 10 2025
 COMMUNITY DEVELOPMENT



Area Analysis:

| | |
|---------------------------|------------------|
| A - Existing Living Area: | 2012 S.F. |
| B - New Entry Foyer: | 314 S.F. |
| Total Living Area | 2326 S.F. |
| | |
| C - Elevated Wood Deck-1 | 792 S.F. |
| D - Elevated Wood Deck-2 | 265 S.F. |
| E - Existing Wood Deck: | 31 S.F. |
| Total Living Area | 2145 S.F. |

Index Of Drawings

- P-1 Site Photos
- A-1 Site Plan
- A-2 Existing Floor Plan
- A-3 Existing Roof Plan
- A-4 Proposed Ground Floor Plan
- A-5 Proposed Elevated Floor Plan
- A-6 Proposed Roof Plan
- A-7 Existing & Proposed South Elevation
- A-8 Existing & Proposed West Elevation
- A-9 Existing & Proposed East Elevation
- A-10 Existing & Proposed Site Sections
- A-11 Exterior Renderings

Description:
 Lot 2, Block 6, of Unrecorded Division of Block 45, Revised Plat of Boca Grande, Gasparilla Island, Lee County, Florida, being more particularly described as follows:
 A lot or parcel of land lying in lots 11, 12, 23 and 24 and a portion of a vacated Shore Lane in Block 45 of Revised Plat of Boca Grande according to plat recorded in Plat Book 7 at page 1A of the public records of Lee County, Florida which lot or parcel is described as follows:
 From the concrete monument marking a point on the southeasterly line of said Lot 11, a distance of 3 feet southwesterly along said southeasterly line from the southeast corner of said lot run northwesterly, parallel with and 3 feet southwesterly of the northeasterly line of said lot for 100 feet to a concrete monument and the point of beginning. From said point of beginning continue northwesterly, parallel with said northeasterly line for 100 feet; thence run southwesterly, parallel with the southeasterly line of said Block 45 for 252 feet more or less to the waters of the Gulf of Mexico; thence run southwesterly along said waters for 100 feet more or less to an intersection with the southeasterly line of said Lot 23; thence run northeasterly along said southeasterly line of said lot and northeasterly prolongation thereof for 254 feet more or less to the point of beginning.

Flood Zone Data:
 It is the Responsibility Of The Owner And/or Contractor To Verify Flood Zone Information And Any Building Restrictions Prior To Construction. Flood Zone Determination Is For Informational Purposes Only. Proposed Finished Floor Elevations Can Only Be Determined By Permitting Authority. A Portion Of The Property (the Residence) Shown Hereon Appears To Lie Within Flood Zone "ve" 1' Base Flood Elevation. A Portion Of The Property Shown Hereon Appears To Lie Within Flood Zone "w" 1' Base Flood Elevation. A Portion Of The Property Shown Hereon Appears To Lie Within Flood Zone "x" 1' Base Flood Elevation, As Shown. As Per F.L.D.M., Community #125124 Panel #00194, Dated 02/6/06, Map #12071c0019f

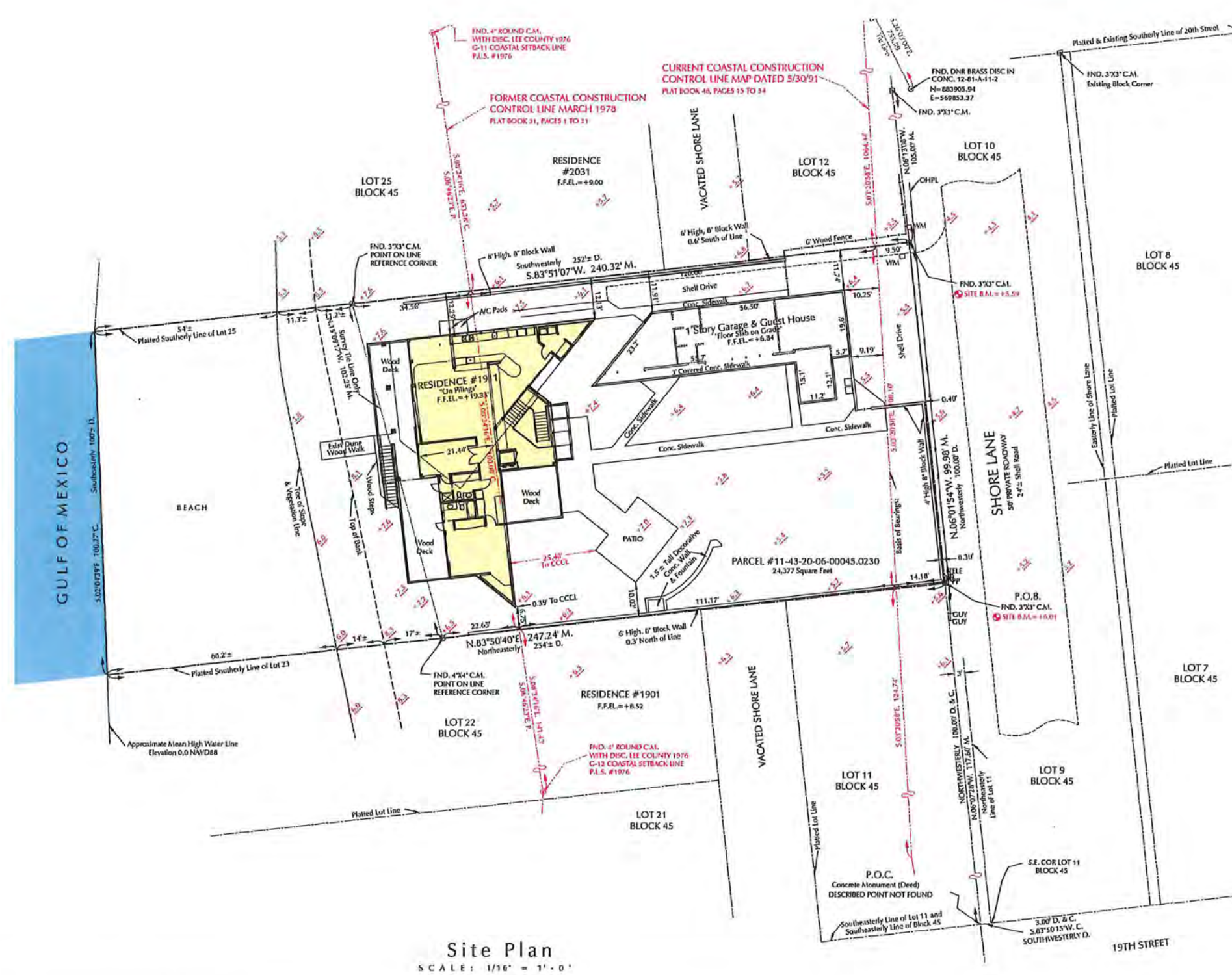
Compliance Statement
 These Plans Are Sealed In Compliance With The 2020 Edition Of The Florida Building Codes (section 1609, for Design Pressures Generated By A Design Wind Velocity Of 170 Mph - Exposure "D" - Building Risk Category II, And In Compliance With The Lee County Land Development Code, Chapter 14, Article II, And Article IV Flood Hazard Reduction. Windows And Doors Comply With 170 Mph Wind Speed Design Pressures, Structural Calculations For Gravity Loads Were Performed For This Structure. The Lee County Land Development Code, Chapter 14, Article II, Division 2, And Article IV Flood Hazard Reduction.

Addition to existing structure will meet required compliance set forth in the 2020 Florida Existing Building Code, Section 1003 - Existing building being able to carry additional gravity and lateral loading.

This building has been designed with an Risk Category II, Exposure "D" and fully enclosed with an internally pressure coefficient of 0.18.

The Lee County Land Development Code, Chapter 14, Article II, Division 2, Sea Turtles; Also Chapter 6, Article III Coastal Construction Code, And Article IV Flood Hazard Reduction.

The Alterations And The Addition Has Been Designed For Compliance With The 2020 Existing Building Code, Chapters 6, 7, & 8. Per Section 405, This Structure Be Classified As A Level 2 Remodel.



Site Plan
 SCALE: 1/16" = 1'-0"

Contract: 2025
 Drawn: T.V.H.
 Checked:
 Date: 3/28/2022

| Date | Description |
|----------|-----------------|
| 12/23/25 | PROPOSED A |
| 11/23/25 | PROPOSED A |
| 11/23/25 | PROPOSED A |
| 11/23/25 | PROPOSED A |
| 11/23/25 | PROPOSED A |
| 11/23/25 | PROPOSED A |
| 11/23/25 | HISTORICAL DATA |

Freeman Residence Remodel
 1911 Shore Lane

HI
 HINKLE ARCHITECTURE
 CONSULTING ARCHITECTS
 3744 W. GARDNER AVE.
 TAMPA, FL 33611
 PH: 813.281.1111
 FAX: 813.281.1112

| |
|----------------------------|
| Comm: 2025 |
| Drawn: T.W.H. |
| Checked: |
| Date: 3/28/2022 |
| Revisions |
| Date Description |
| 10/20/22 PREPARED |
| 10/22/22 PREPARED SET |
| 01/20/23 PREPARED SET |
| 12/14/23 PREPARED-4A |
| 12/27/23 HISTORIC SUBMITTA |



↑ E



↑ D



↑ C



↑ B



↑ A



↑ F



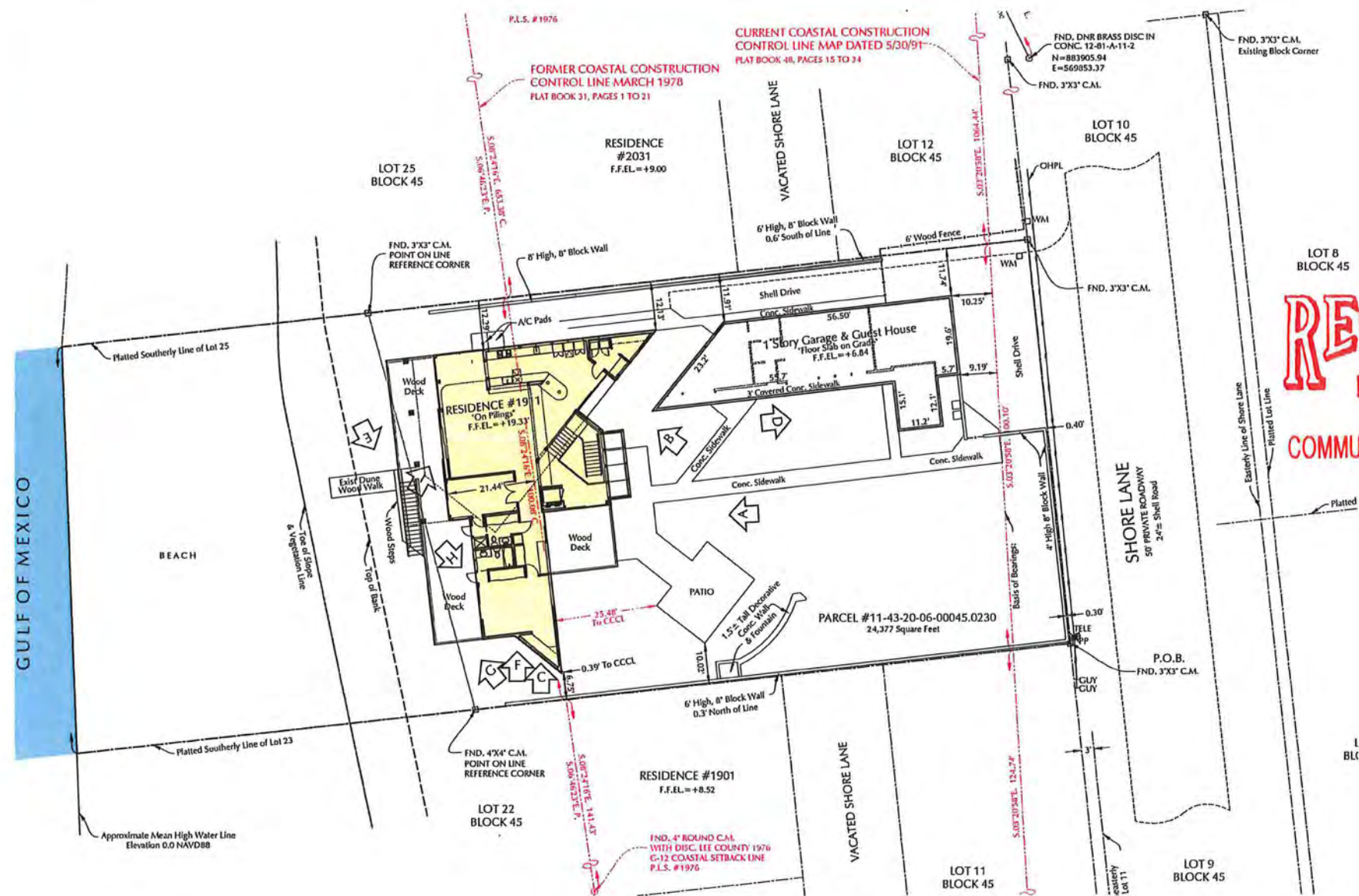
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Site Plan
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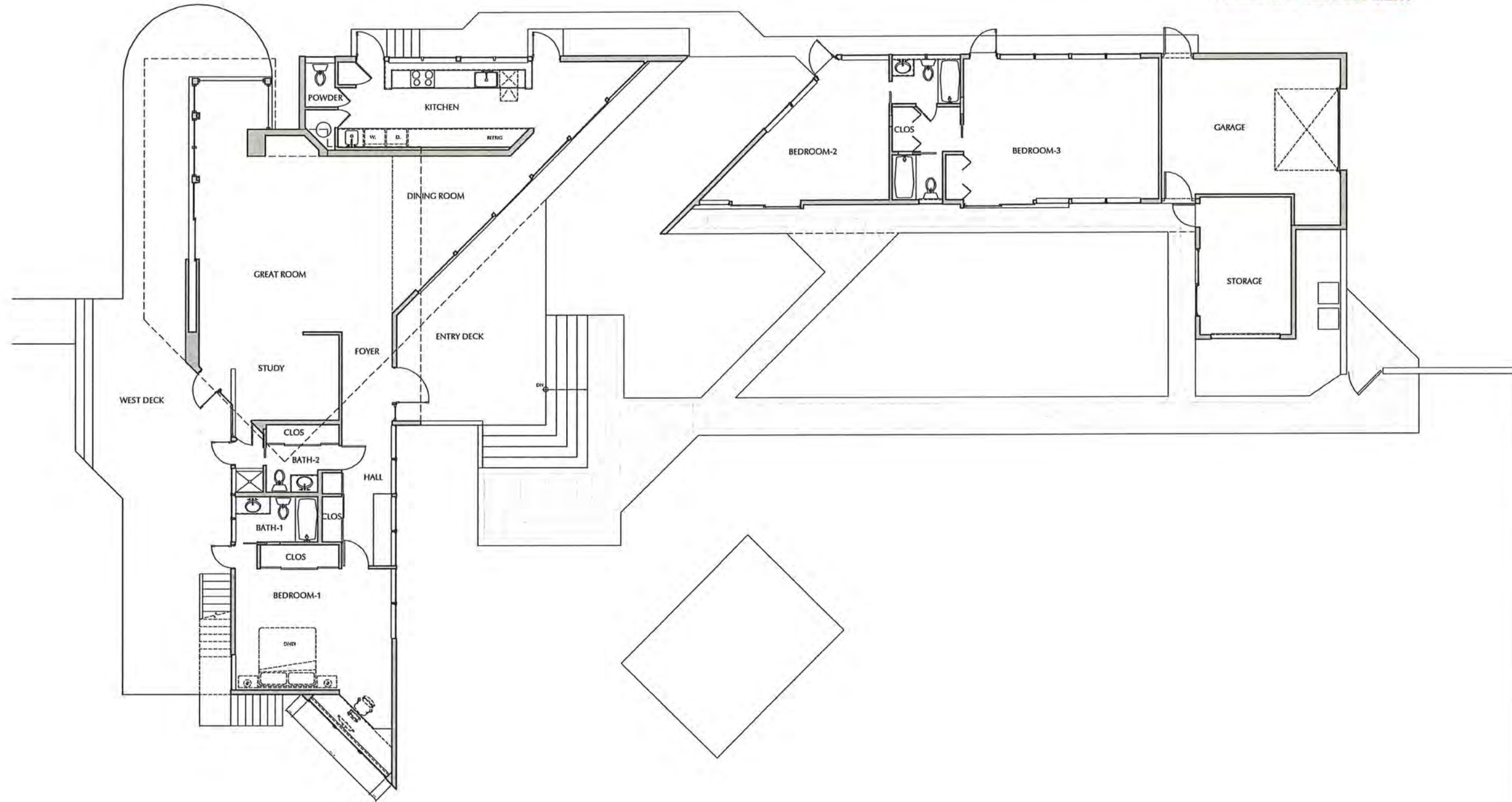
Freeman Residence
Remodel
1911 Shore Lane

HI
CONSULTING ARCHITECT
1100 BAYVIEW BLVD
SUITE 1000
MIAMI BEACH, FL 33134
PH: 305.441.7444

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| Drawn: T.W.H. | |
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| Date | Description |
| 3/29/22 | PROPOSAL #1 |
| 4/12/22 | PROPOSAL #2 |
| 5/10/22 | PROPOSAL #3 |
| 6/13/22 | PROPOSAL #4 |
| 12/13/22 | PROPOSAL #5 |
| 12/13/22 | REVISION B, SHEET 14 |



Freeman Residence
Remodel
1911 Shore Lane

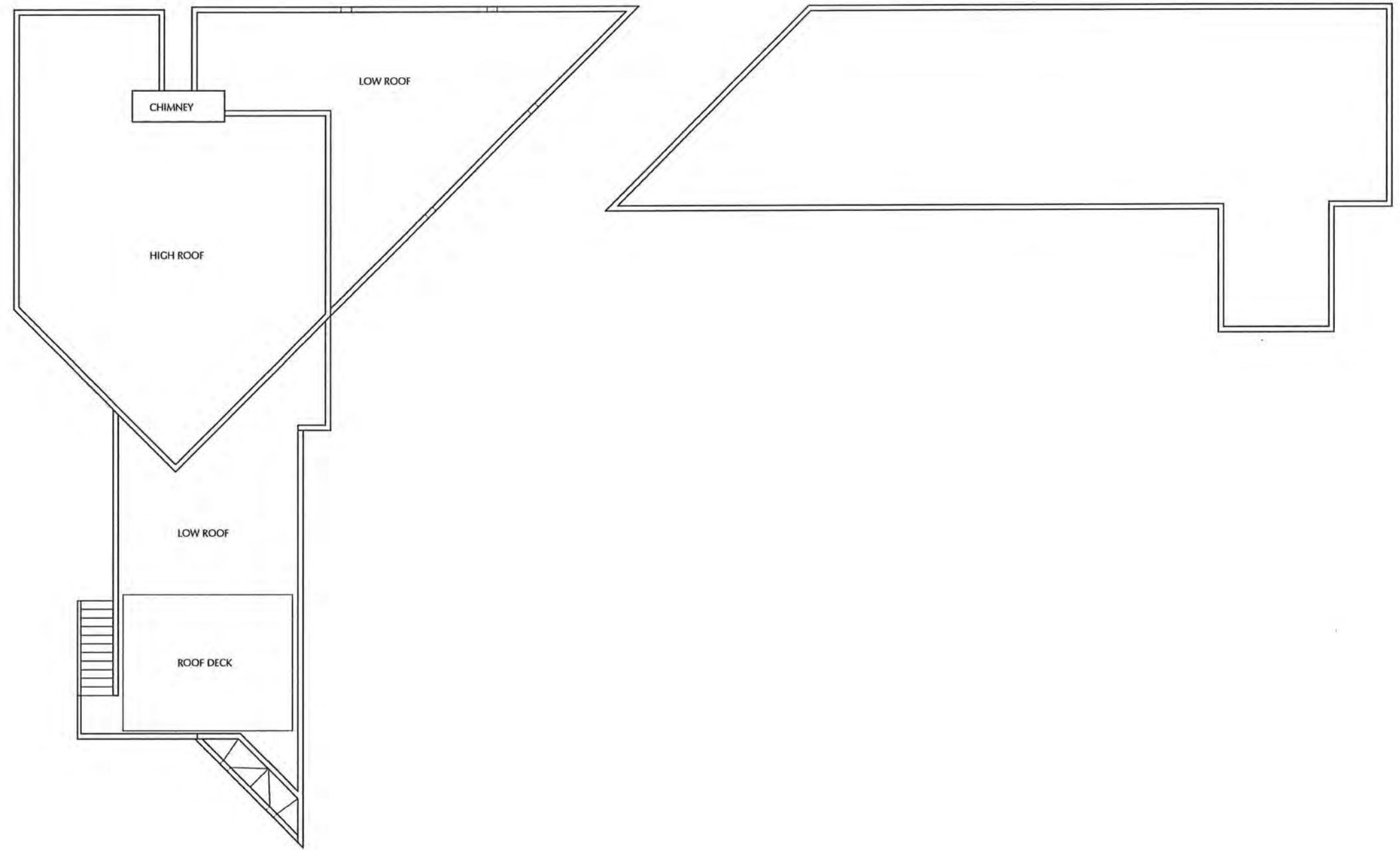


CONSULTING ARCHITECT:
HI
1000 Lakeside Dr.
Pittsburgh, PA 15226
412.261.1111

Existing Floor Plan
SCALE: 3/16" = 1'-0"

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COMMUNITY DEVELOPMENT

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| 05/12/22 | PERMIT REV-2 |
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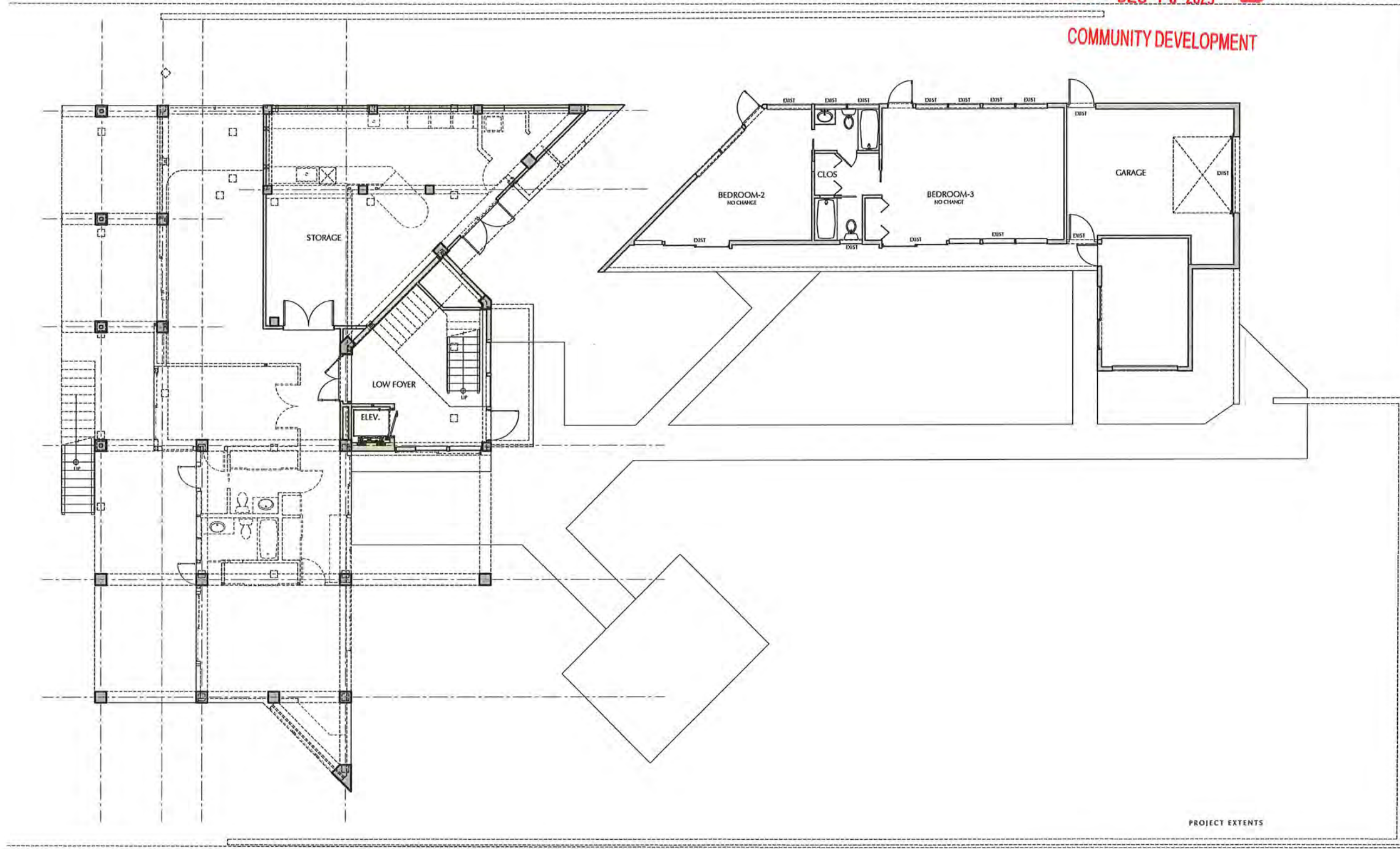
Freeman Residence
Remodel
1911 Shore Lane

HI
HINALE ARCHITECTURE
ARCHITECTS
1911 SHORE LANE
CAPE CORRAL, FL 33914
CONSULTING ARCHITECT
VINCE GABRIEL P.E.
CHRISTOPHER HERRINGTON
PETER HINALE

Existing Roof Plan
SCALE: 3/16" = 1' - 0"

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| 12/22 | SCHEM. 45 |
| REVISION | ARCHITECTURAL |

Freeman Residence
Remodel
1911 Shore Lane

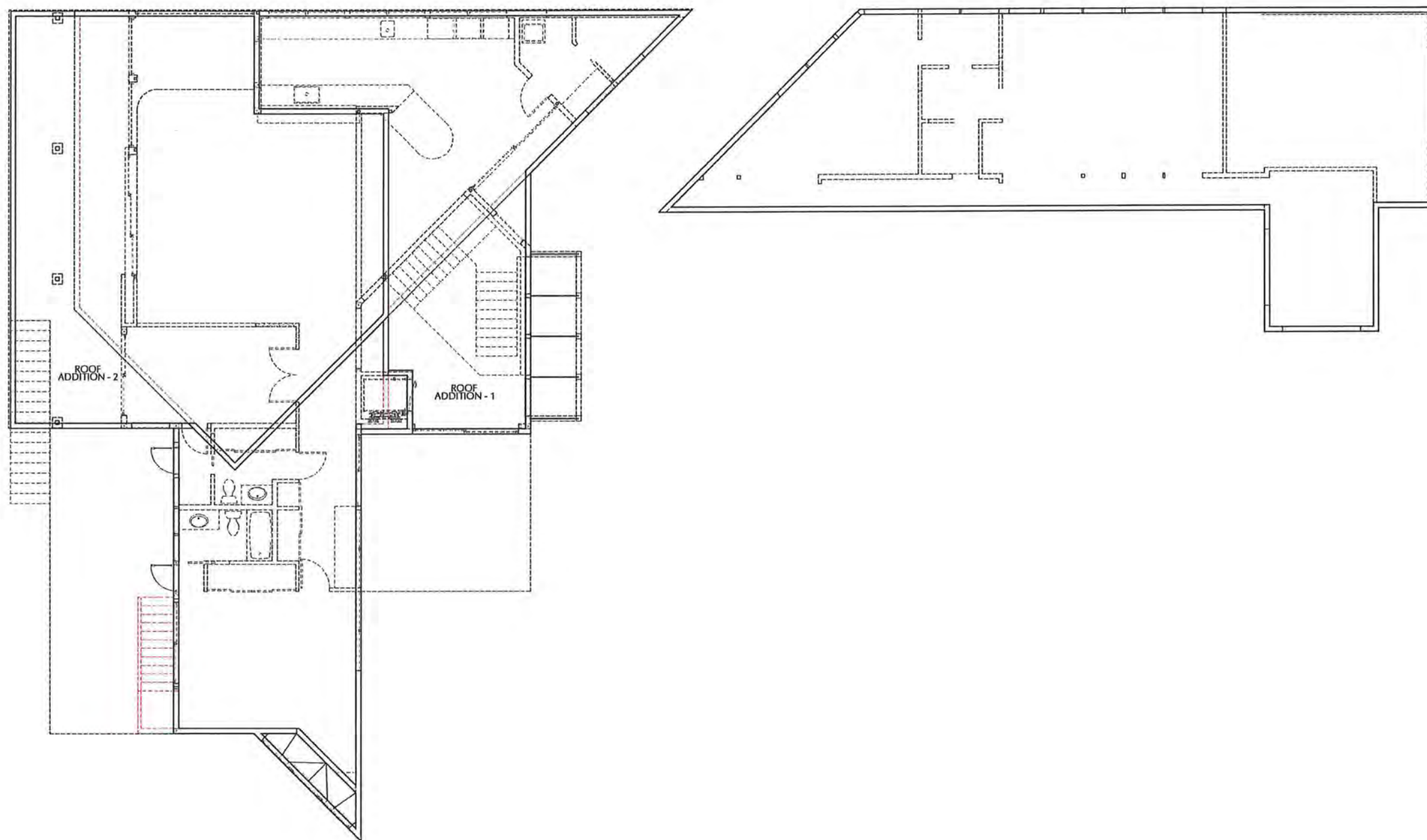


CONSULTING ARCHITECTS
1716 WEST GARDEN AVE
CHICAGO, ILLINOIS 60612
PH: 312.467.1100

Proposed Ground Floor Plan
SCALE: 3/16" = 1'-0"

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| 12/13/22 | HISTORIC VARIATION |



Freeman Residence
Remodel
1911 Shore Lane

HI
HINALE ARCHITECTURE
ARCHITECTS

1911 SHORE LANE
SUITE 100
LAKE CHARLES, LA 70601
504.483.1111

CONSULTING ARCHITECT:
SPYRIS GIBSON, P.C.
CORPORATE REGISTRATION
NO. 1000000000

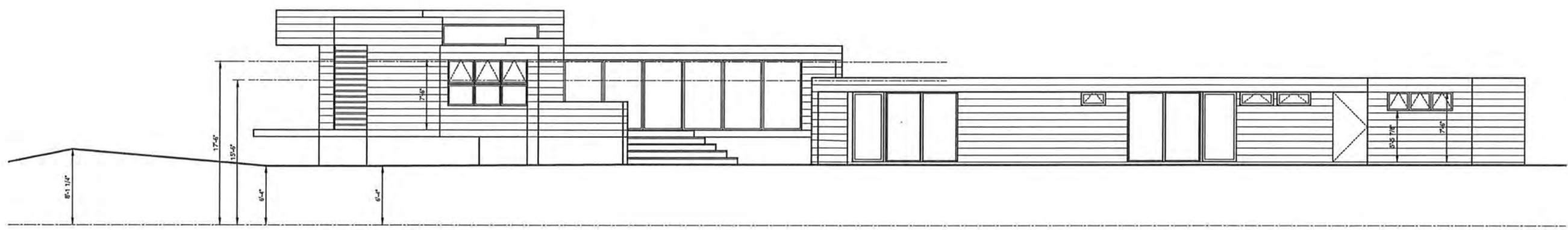
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Proposed South Elevation
 SCALE: 3/16" = 1'-0"



Existing South Elevation
 SCALE: 3/16" = 1'-0"

Freeman Residence
 Remodel
 1911 Shore Lane

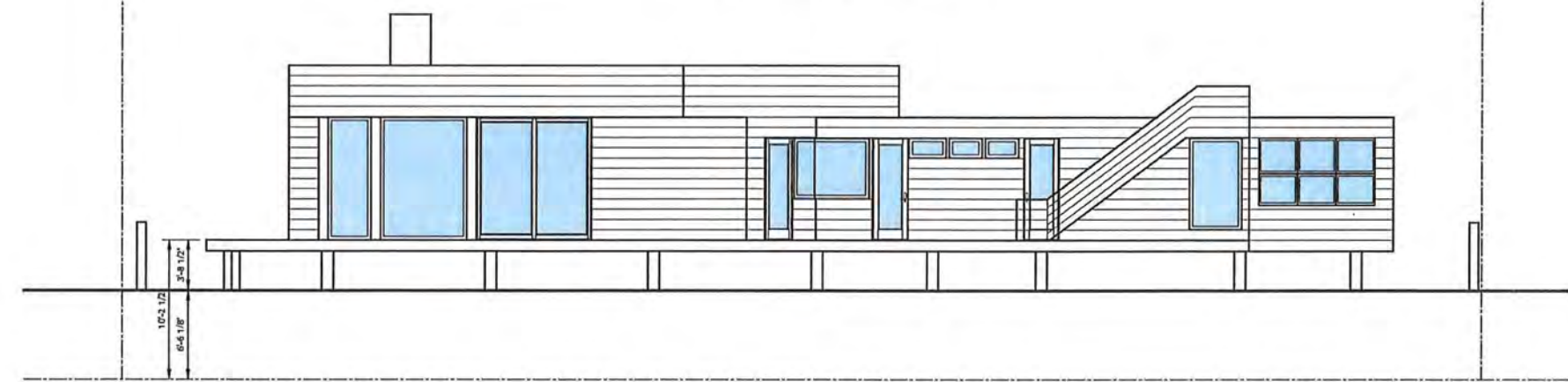
HI
 HINZLE ARCHITECTURE
 ARCHITECTS
 CONSULTING ARCHITECTS
 1911 SHORE LANE
 FREEMAN, CA 94522
 (925) 461-1111
 www.hinze.com

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 COMMUNITY DEVELOPMENT

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| 12/22 | PROCON-109 |
| 12/22 | PROCON-110 |



Proposed West Elevation
 SCALE: 3/16" = 1'-0"



Existing West Elevation
 SCALE: 3/16" = 1'-0"

Freeman Residence
 Remodel
 1911 Shore Lane

HI
 HINKLE ARCHITECTURE
 CONSULTING ARCHITECTS
 1741 WEST GARDEN RD.
 CHICAGO, IL 60612
 PH: 312.344.7400

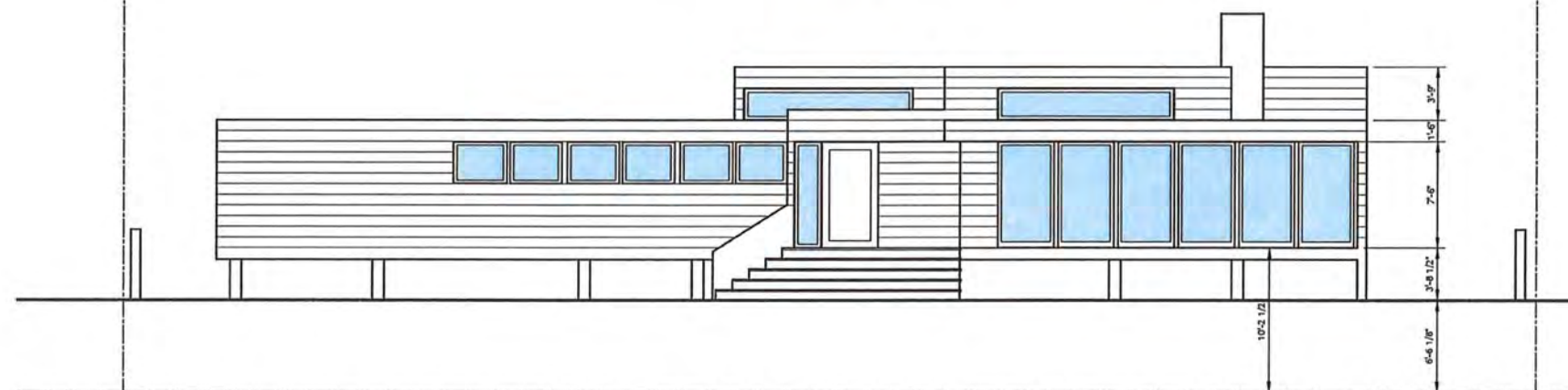


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| 07/22/2022 | PERMIT SET |
| 08/22/2022 | PERMIT REV-A |
| 12/22/2022 | SCHEME-A |
| 02/23/2023 | PERMISSION REVIEW |



Proposed East Elevation
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Existing East Elevation
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Freeman Residence
 Remodel
 1911 Shore Lane

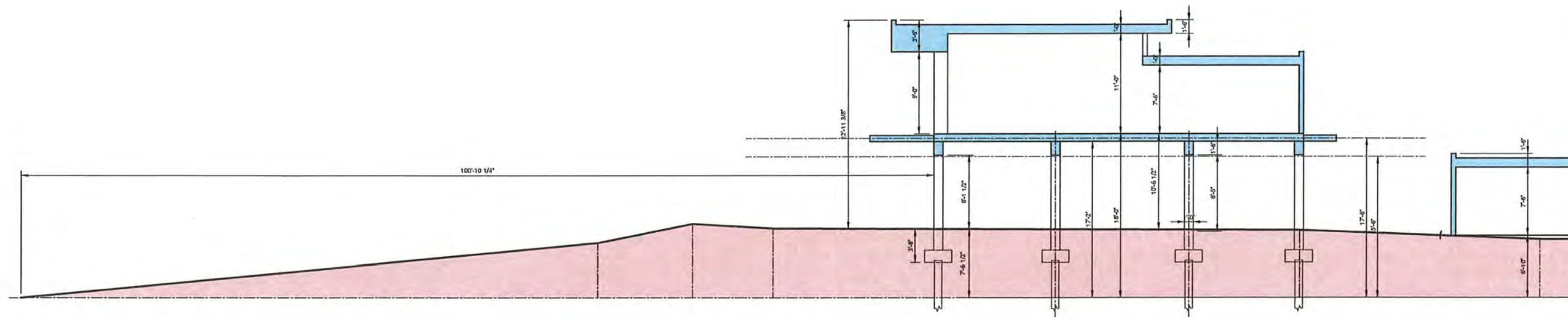


H2 ARCHITECTURE
 CONSULTING ARCHITECTS
 1741 GOLF GREEN RD.
 COMPANY REGISTRATION
 PROFESSIONAL

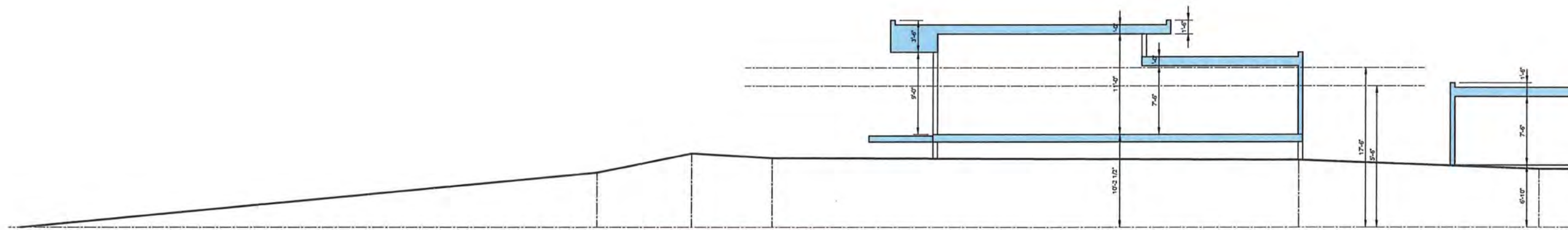
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| 04/22 | PROCON-101 |
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Proposed East/West Section
SCALE: 3/16" = 1'-0"



Existing East/West Section
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Freeman Residence
Remodel
1911 Shore Lane

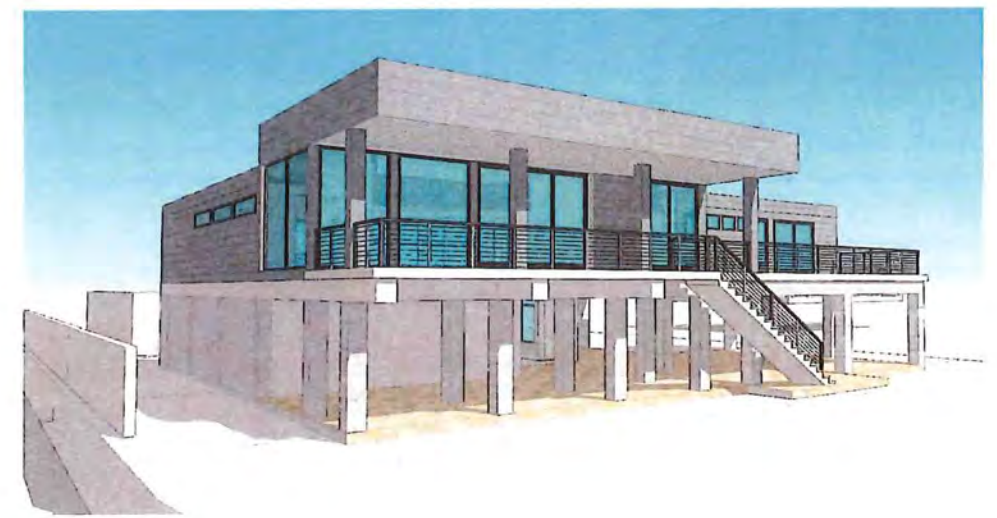
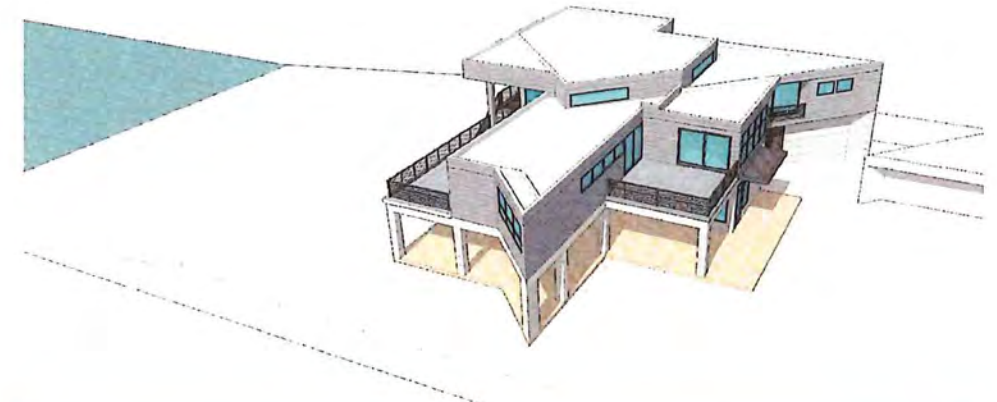
HI
HINBLE ARCHITECTURE
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CONSULTING ARCHITECTS
3741 18TH GARDEN RD.
COMMUNITY DEVELOPMENT
PRAIRIE VILLAGE, IL 60173

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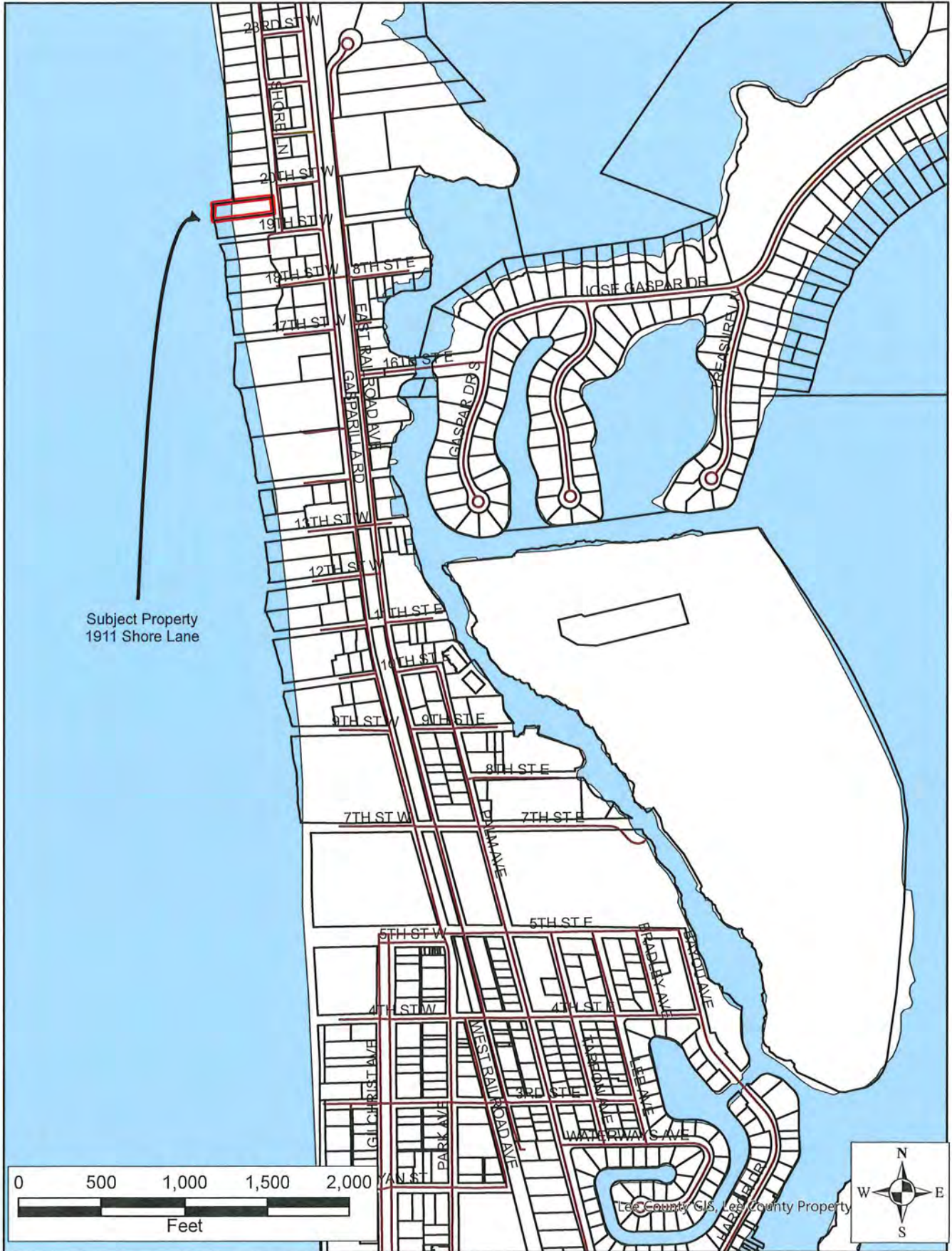


Freeman Residence
Remodel
1911 Shore Lane

HI
HINKLE ARCHITECT
AN FIRM
AS A DESIGN

CONSULTING ARCHITECT:
HINKLE ARCHITECTURE INC.
1214 40th GARDEN RD.
CORPORATE REGISTRATION
FLEMING VILLAGE

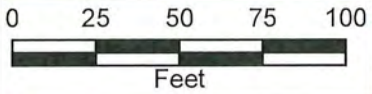
SCA2025-00030, 1911 Shore Lane Residence, 1911 Shore Lane



SCA2025-00030, 1911 Shore Lane Residence, 1911 Shore Lane



Subject Property
1911 Shore Lane



EagleView, Lee County Property Appraiser, Lee County GIS, Lee County Property



**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00031, GATES RESIDENCE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
February 11, 2026**

PROJECT ADDRESS: 1821 18th St W, Boca Grande, FL 33921
STRAP NUMBER: 11-43-20-01-00044.0090
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow renovations of the residence at 1821 18th Street West, Boca Grande. This includes elevating the main residence, constructing five additions, constructing an accessory golf cart garage and outdoor kitchen, constructing perimeter walls, modifying the existing pool, expanding the paved area of the front yard, relocating pool equipment, and modifying the shell drive.

The subject property is listed as contributing in the Boca Grande Historic District (HD 90-05-01). Therefore, any changes are required to be consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Special Certificate of Appropriateness application package and finds the project to be substantially consistent with the Secretary of the Interior's Standards for Rehabilitation 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 December 10, 2025, SUBJECT TO THE FOLLOWING CONDITIONS:**
 - **Retain the existing front façade of the eastern historic property**
 - **Redesign the addition expansion of "Bedroom 2" to retain the original rear and side walls of the western historic structure; and**
- **Make a finding that the proposed renovations to the residence, subject to conditions, comply with the criteria of the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is located at 1821 18th Street West and consists of a single lot from the 1925 Revised Plat of Boca Grande recorded in Plat Book 7 Page 1 and a portion of the vacated right-of-way of Shore Lane. The parcel is an irregularly shaped, being a rectangle with the western side being at a 45 degree angle. It is bounded on both the north and south by single family residences. It is bounded on the east by a single family residence and on the west by the Gulf of Mexico.

The main residential structure is an amalgam of multiple historic structures and new construction. The historic portions of the house make up the two north-south oriented sections on the east and west of the house. These two structures were originally accessory structures for the Journey's End property to the southwest of the subject property. One of the structures, the Seaside Cottage, was built in 1937 and the other one, the Redroof Cottage in 1944. The two structures were relocated to the subject property in approximately 1998. At that time, the middle connecting section of the house was built. This resulted in the creation of a single residence. In 2017, new features were approved, such as the existing porch located at the southeast corner of the house and the existing pool and southern perimeter wall. The central deck between the two wings was also enclosed as a dining area.

The property also contains an accessory guest house to the southeast of the main residence. It was relocated to its current location as part of COA2017-00068. None of the proposed changes concern this structure.

The property has previous historic cases. COA2017-00068 approved the additional features discussed above, COA2012-00136 was withdrawn, COA2010-00207 approved propane tanks and lines, COA2010-00191 approved A/C work, COA2010-00149 approved A/C work, HD-98-10-Amended approved the relocation of the historic cottages and their incorporation into a single structure.

Requested Changes

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

- Elevate the existing residence.
- Construct a bedroom addition on the south (front) façade.
- Construct a family room addition on the west (side) façade.
- Construct an addition on the north (rear) façade to expand the kitchen area.
- Construct an addition on the north (rear) façade to expand a bedroom.
- Enclose the existing roofed entry port on the southeast corner to create a sun room.
- Construct a combination golf cart garage and outdoor kitchen structure.
- Extend the existing partial perimeter wall to the entire perimeter of the property.
- Expand the paved areas between the house and 18th Street West.
- Relocate pool equipment onto elevated platforms.

- Install an elevated spa section to the existing pool.
- Modify the existing shell drive layout.

Elevation of the Existing Residence

The applicant proposes to elevate the existing main residence. This elevation will raise the finished floor of the existing residence from 8 feet NAVD to 10 feet NAVD. This elevation, while not rendering the residence proof from flooding and storm surge concerns, will help address and mitigate these issues. The elevation will be performed on the existing residence and the proposed additions will be constructed afterwards. Neither the existing guest house nor the proposed golf cart garage will be affected by this elevation.

Additions to the Main Structure

The applicant proposes four separate additions to the main residence as well as the enclosure of an existing roofed porch. Two of the additions expand existing rooms and two additions and the enclosure create completely new rooms.

The first addition is a new separate bedroom being attached to the south (front) façade of the residence. The location is the westernmost of the two historic structures currently incorporated into the residence. Being attached to the exterior of the façade, the addition will not affect the historic internal structure. However, the proposed addition will greatly affect the appearance of the façade. The existing façade on this portion of the house is glazed with a ribbon seven casement windows. The proposed south façade of the addition would be glazed with two pairs of larger single-hung windows separated by a blank area with horizontal siding. The existing roof of the historic structure would be extended forward and would end with a Dutch gable instead of the existing regular gable end.

The second addition is a large family room structure being attached to the west façade. The internal connection to the existing structure will be through the creation of a new internal hallway in the existing historic structure. The addition will also create a new closet for the rear bedroom and a new shower for an existing bathroom. The roof will be a hip roof with a connecting section intersecting the side of the existing gable roof on the historic portion of the house. The front façade of the addition will have three pairs of French doors providing access onto an elevated paved terrace. The rest of the façade will be faced with horizontal siding. The terrace will have 36-inch high railings. Both the north and west façades of this addition will have two widely separated pairs of large single-hung windows with the rest of the space faced with horizontal siding.

The third and fourth additions are located on the north (rear) façade. One of the additions is to the rear of the western historic section of the house. It will remove an area occupied by a bathroom and closet and create a larger bedroom in the rear of the structure. The existing gable roof will be extended and will end in a regular gable face. The north façade of this addition will preserve a small single-hung window on the east end of the section and add two picture windows to the middle and west end of the section. The rest of the façade will be faced with horizontal siding. As part of this proposed addition, the interior layout of the western historic structure is proposed to be greatly altered. This includes the complete removal of the rear wall of the historic structure.

The other addition to the north façade extends from the non-historic middle portion of the existing house. It extends the existing kitchen area slightly further than the bedroom extension. This extension will require the relocation of the existing rear access stairs from along the central section of the house to the eastern historic section. The roof on this section will be extended and will end in a hipped roof face like the front façade. The façade on this section will change from one single-hung window to a ribbon of three larger single-hung windows.

The last addition to the main structure is the enclosure of a roofed entry feature at the southeast corner of the house. The proposed enclosure requires the removal of the existing southern wall on the eastern historic portion. The existing structure is either open or screened and is supported by four square columns. This enclosure will not require a change to the roof. The south façade of the proposed enclosure will be composed of three pairs of single-hung windows located between the existing square posts. The east façade will also have two pairs of single-hung windows between the existing columns. The west façade of the enclosure will have a set of double doors opening onto a paved terrace with the rest of the façade faced with horizontal siding.

Golf Cart Garage and Outdoor Kitchen

The applicant proposes to construct an accessory structure to act as both a garage for golf carts and an outdoor kitchen under an open porch. This structure will be concrete block construction faced with smooth stucco. It will have a garage door on the south façade. The roof, including the perpendicular extension over the outdoor kitchen, will be hip roofed. The roof will be covered with split cedar shingle, to match the main residence. The outer corners of the side roof will be supported on masonry columns faced with smooth stucco. The outdoor kitchen equipment will be installed along the outside of the structure facing the courtyard under the side roof.

Perimeter Wall

The applicant proposes to construct new sections of perimeter wall that, when combined with existing sections of wall, will completely enclose the property. This will require two new sections along the south property line to attach to the existing wall sections on the south and east property lines. The applicant proposes new walls for the entirety of the southwest, west, and northern property lines, to hook into the existing wall on the east property line. The south walls and a portion of the west wall will match the style and materials of the existing walls, being solid sections of masonry construction with smooth stucco facing. The remainder of the west wall and the entirety of the north wall will consist of 3-foot-high solid masonry faced with stucco topped with 30-inch-high wood picket fencing.

Expanded Paved Areas and Terraces

The applicant proposes to expand the existing pool deck to encompass the majority of the front yard of the property. The additional paved area will be to the west of the pool and will extend to the proposed outdoor kitchen and the beach access gate in the west wall. The paving will extend to two new raised terraces being created to accommodate the elevation of the residential structure. The main terrace will be north of the pool and the secondary terrace will be in front of the proposed south addition. The new paving will match the existing paving located east of the pool.

Pool Equipment Platforms

The applicant proposes changes to the location of the pool equipment and its elevation on platforms. The pool equipment is currently at the northwest corner of the property. The new location of the equipment platform is to the east of the accessory guest house in the southeast corner of the subject property. The location will be shielded from view by the existing east perimeter wall and the proposed south perimeter wall.

Pool Spa

The applicant proposes to modify the north end of the existing pool in order to install a new spa. This modification will fit inside the footprint of the existing pool, although the northern 7 feet, 4 inches of the pool will be elevated to be the same height as the outdoor terrace of the elevated residence.

Shell Drive

The applicant proposes to alter the existing shell drive on the property to accommodate the proposed golf cart garage. This alteration will be located at the southwest corner of the property and will consist of a narrow lane of shell paving from the street to the garage.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property will continue to be used as a residence.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The majority of the alterations proposed by the applicant are external to the historic structures. However, the removal of the front wall of the eastern building and the rear wall of the western building would be excessive and would result in the effective demolition of the historic western wing of the existing building. These two proposed additions do not comply with this criterion.

- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features are proposed for the structure.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The features added to the main residential structure subsequent to the 1998 combination into a single building occurred after 2017. This is too recent to have become historically significant.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The majority of the changes on the property are external and do not significantly affect the historic portions of the property. However, the proposed removal of the south wall of the east wing and the removal of the rear wall of the west wing would remove significant portions of the historic structure of the residence. These two proposed changes do not comply with this criterion.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The applicant proposes to use appropriate materials and architectural styles for all of the proposed changes. Apart from the demolition issues detailed in criteria 2, 5, 9, and 10 staff have found no problems with this criterion.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

There is no significant cleaning proposed as part of the construction work.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

There are no known archaeological features on the subject property, and it is not within any Archaeological Sensitivity Zone.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Most of the proposed additions comply with this criterion as they do not impact the structure of the historic wings. However, the removal of the south façade of the east wing and the removal of the rear portions of the west wing directly oppose the intent of this criterion. These two additions literally propose the destruction of significant portions of both historic wings of the residence.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The front bedroom addition, the rear central addition, and the west family room addition all comply with this criterion. The front bedroom and family room are attached to the exterior of the structure with little removal of common walls. So no significant restoration would be required to the main house if these were removed. The rear central addition is not in a historically significant section and is not relevant to this criterion. However, the addition to the south façade of the east wing is proposing the complete removal of the existing wall. If that addition were removed, the historic structure would have to be enclosed with a new wall that was not original to the house. Likewise, the proposed addition to the rear of the west wing would completely remove structural components of the historic building. If that addition were removed in the future, there would nothing left in that area, historic or not. These two additions do not comply with this criterion.

Conclusion

Staff finds that the proposed renovations are consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code Chapter 22.

Attachments:

Location Map

Aerial

Applicant Packet

Narrative

Site Plans and Photos

Floor Plans

Roof Plans

Elevations

HINKLE ARCHITECTURE INC.

December 8, 2025

RE: 1820 18th Street W – Gates Residence Improvements – Project Narrative

Owners wish to propose a number of site improvements and one building addition. The following is a list of these proposed improvements:

1. **Swimming Pool:** We propose to modify the existing swimming pool to add an elevated spa at the north end to align with the new floor elevation.
2. **Front Wall:** We proposed to extend the privacy wall to the west and extend along the west property line and the north property line. Said wall shall replicate the replica of the original wall. Wall shall be a minimum of 48" above grade to comply with pool code.
3. **Elevate Existing finished floor:** We propose to elevate (raise) the existing building's finished floor from 8.00' NAVD to 10.00' NAVD. All new additions will align with the new finished floor. The existing guesthouse shall remain unchanged.
4. **Entry Gate:** No changes proposed.
5. **Building Extension-1:** We propose a living area addition to the main house towards the west as a new family room. (748 sf area "D")
6. **Building Extension-2:** We propose a living area extension to the main house towards the south as a master bedroom remodel. The addition extension aligns with the existing front east covered porch. The extension maintains the existing roof line. (256 sf area "F")
7. **Building Extension-3:** We propose a living area extension to the main house towards the north as a new bedroom addition. The addition extension adds 6' towards the north. The extension maintains the existing roof line. (120 sf area "G").
8. **Building Extension-4:** We propose to extend kitchen wall and roof to the north. (129 sf area "E1").
9. **Cart Garage & Pool Cabana:** We propose to add a golf cart garage (240 sf area "K"). The vernacular and scale shall be consistent with the main house and guest house. Attached to the golf cart garage is a pool cabana (128 sf area "H"). Columns to match exiting porch column in trim. Roof finish shall be split cedar shakes to match existing.

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HINKLE ARCHITECTURE INC.

10. **West Paver Pool Patio:** We propose to add a paved pool deck of (1200 sf area "M") on the west side of the house with a connecting walk from the south side – see site plan. Paver shall be 16x16 with finish to match pool deck.
11. **Drive Modification:** We propose to slightly modify the shell drive configuration to access the golf cart garage and maintain a landscape buffer – see site plan. The beach access easement shall be maintained in its entirety.
12. **Existing Guesthouse:** No changes are proposed.
13. **Privacy Wall Change on South side of Guesthouse:** We are proposing to modify the masonry privacy wall to the south of the existing Guesthouse. The wall shall connect from the existing pier adjacent to the entry gate and will connect to the existing wall pier on the southeast corner of the property.
14. **Exterior equipment location change:** We proposed to relocate the existing and new condensers and generator where shown on the plan on elevated wood platforms.
15. **Exterior finish summary:**
 - Roof finish:** Split cedar shakes – to be reused, replaced and matched.
 - Wall siding:** Novelty Dutch Lap Siding to be reused, replaced and matched.
 - Corner & window Trim:** Existing Azek to be replaced and matched.
 - Windows:** Existing Marvin windows – new proposed to be matched.
 - Color:** Will match existing white color palette.

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Zoning Relief: Within zoning AG-2, we are seeking zoning relief in the following areas:

1. The west property lines (*side*) have a 15' side setback per AG-2. We are seeking to reduce this setback to 7'-6".
2. The north property line setback (*rear*) has been reduced to 11'2" per a previous ADD. We seek to reduce this setback to 7'-6" also.
3. The south property line (*front*) is 25'. We seek to reduce this setback to 20'-0" for the additional masonry privacy walls.
4. Add Additional accessory structure (Cart garage / Pool Cabana).
5. Lot area 11,615 sf (0.26 acres) – 40% allowable coverage 4,646 sf. Proposed impervious areas are 5,400 sf. We are seeking coverage relief to 46% or 5,400 sf.

HINKLE ARCHITECTURE INC.

The exterior modifications as selected are defined in Exhibit-A to have attributes consistent with the guidelines of the BGHD – see Exhibit "A" (exterior elevations).

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The site and environment will be altered but will maintain the same detail, scale and overall character.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Some materials are to be removed; however similar modern materials are to be employed. Most current and existing exterior finish materials were added from the last remodel in 2017. The Dutch lap profile will be maintained.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. No conjectural elements are being added – new elements such as the additions shall be consistent with the current vernacular.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. The property is contributing most likely due to age and connection with Journey's End. The property has been altered significantly throughout its existence. We are preserving the character of scale and employing materials consistent and similar with the current building.*
5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. The structure is rather simplistic with very little detail, craftsmanship or distinctive features. The current structure is not being modified except for the additions as described in the outline. All new features shall remain consistent.*

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6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. No pictorial or any evidence exists – this is our assumption the original siding was wood lapped siding as typical of other buildings of that era.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. None proposed.*
8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. None found.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The additions cannot reasonably be differentiated as the new finished envelope shall be consistent in detail mass and scale.*
- #
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. This is possible but not likely.*

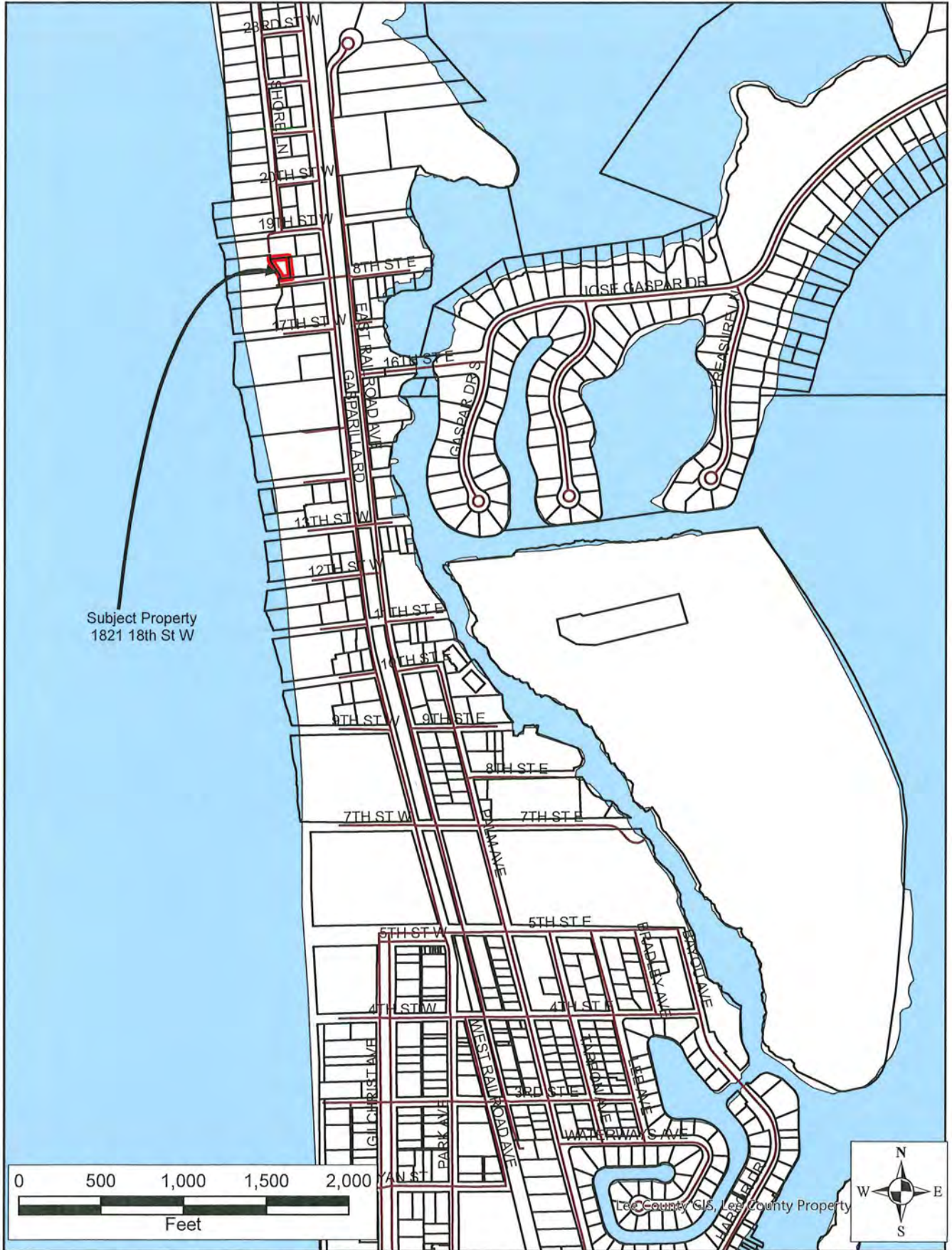
Thomas W. Hinkle A.I.A



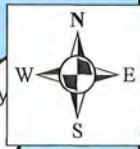
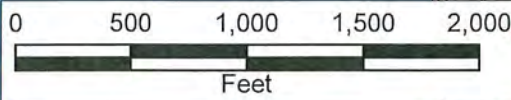
Hinkle Architecture INC.
AR 13687

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SCA2025-00031, Gates Residence, 1821 18th Street W



Subject Property
1821 18th St W



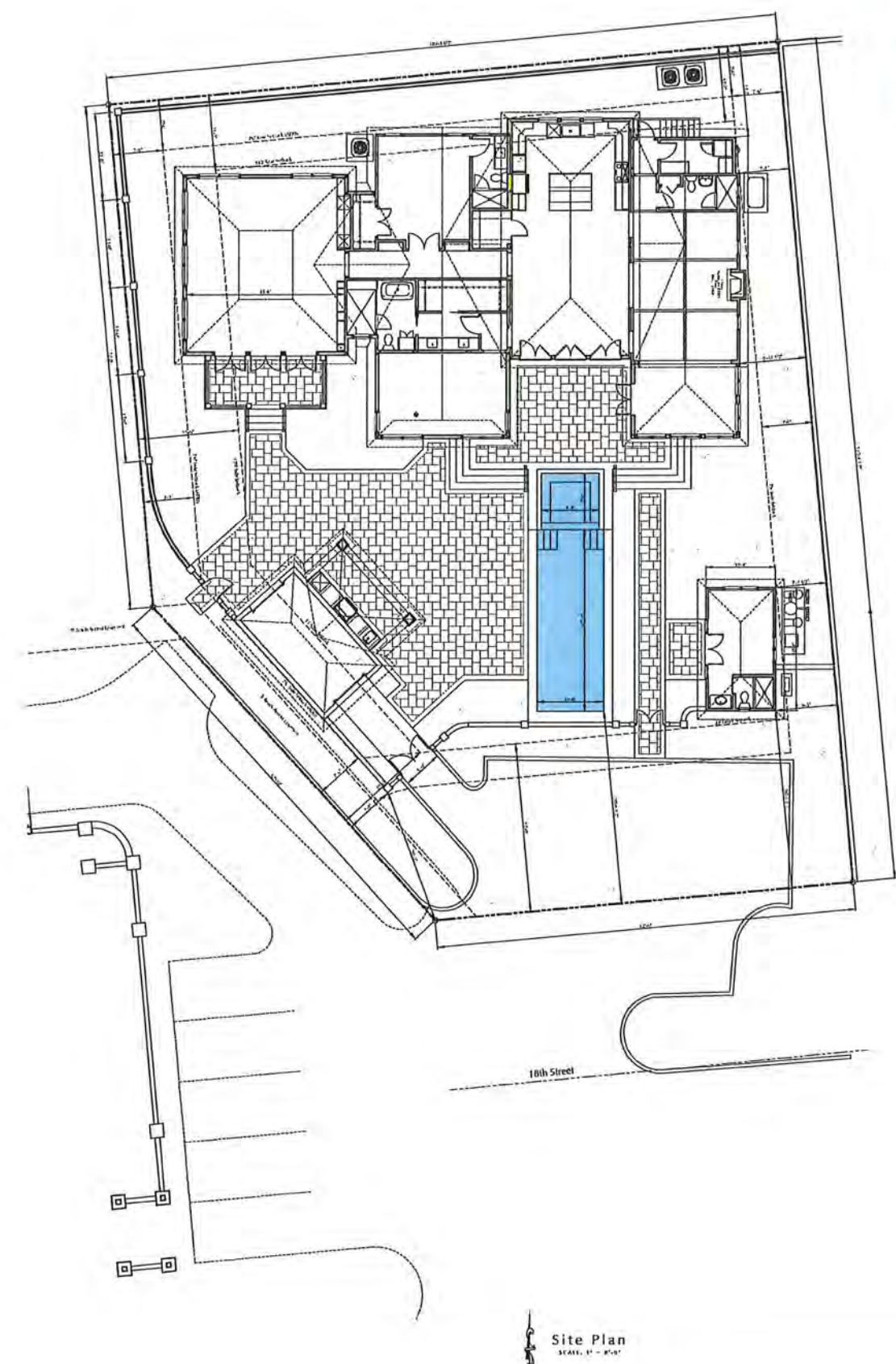
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SCA2025-00031, Gates Residence, 1821 18th Street W



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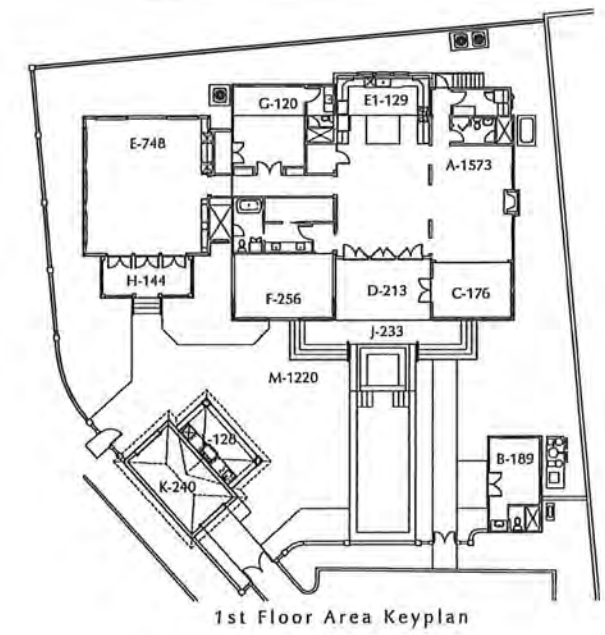


Area Analysis:

| | |
|--|------------------|
| A - Existing Living Area: | 1573 S.F. |
| B - Existing Guest House: | 189 S.F. |
| C - Existing Covered Porch: | 176 S.F. |
| D - Existing Open Patio: | 213 S.F. |
| E - Proposed Addition-1: | 748 S.F. |
| E1 - Proposed Addition-2: | 129 S.F. |
| F - Proposed Addition-3: | 256 S.F. |
| G - Proposed Addition-4: | 120 S.F. |
| Total Existing Living Area: | 1762 S.F. |
| Total Proposed New Living Area: | 1253 S.F. |
| Total Proposed Overall Living Area: | 3015 S.F. |

Miscellaneous Area Analysis:

| | |
|----------------------------------|------------------|
| H - New Open Porch: | 144 S.F. |
| J - New Patio Extension & Steps: | 128 S.F. |
| K - New Golf Cart Garage: | 240 S.F. |
| L - New Pool Cabana: | 128 S.F. |
| M - New Paver Pool Deck: | 1220 S.F. |
| Total Other Areas: | 1860 S.F. |
| Total All Areas: | 4875 S.F. |



Index Of Drawings

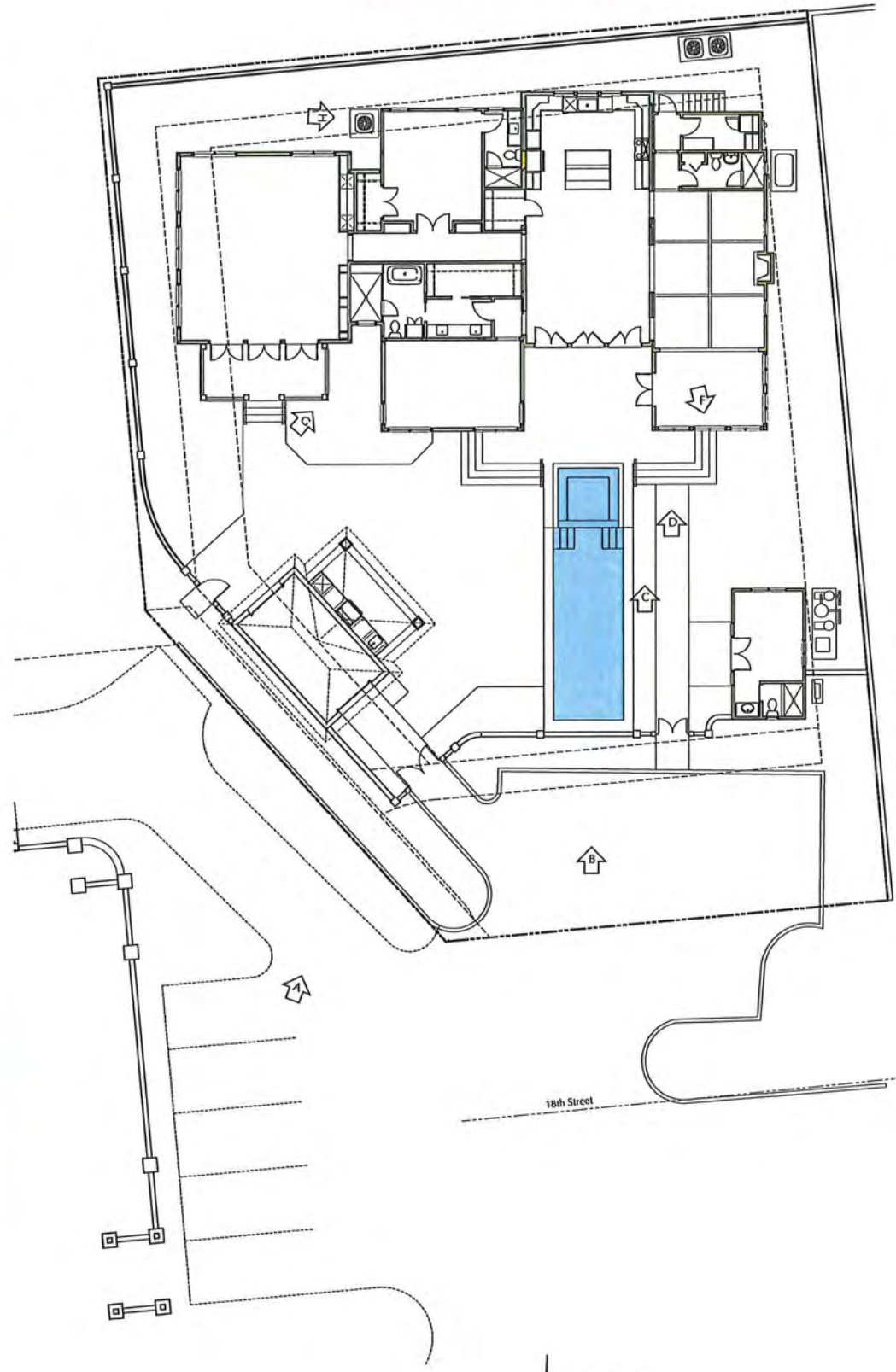
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|------|-------------------------------------|
| A-1 | Site Plan, Cover Sheet & Area Calcs |
| A-2 | Existing Floor Plan |
| A-3 | Existing Roof Plan |
| A-4 | Proposed Floor Plan |
| A-5 | Proposed Roof Plan |
| A-6 | Existing Elevations |
| A-7 | Proposed South Elevations |
| A-8 | Proposed North Elevations |
| A-9 | Proposed East Elevations |
| A-10 | Proposed West Elevations |
| A-11 | Proposed Garage & Wall Elevations |

Compliance Statement
THESE PLANS ARE SEALED IN COMPLIANCE WITH THE 2023 R6 EDITION OF THE FLORIDA BUILDING CODE, SECTION 1609, FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 120 MPH, EXPOSURE 'D', AND IN COMPLIANCE WITH THE CAPL CORN LAND DEVELOPMENT CODE. STRUCTURE CALCULATIONS FOR GRAVITY LOADS WERE PERFORMED FOR THIS STRUCTURE.
THOMAS W. HIRSH - REGISTERED ARCHITECT FLORIDA CERTIFICATE NO. 13897

Gates Residence
 1821 18th Street W
 ST. PETERS, FL 34786
 STRAP: 11-43-20-01-0004.0090

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 HIRSH ARCHITECTURE
 CONSULTING ARCHITECTS
 1821 18th Street W
 St. Petersburg, FL 34786
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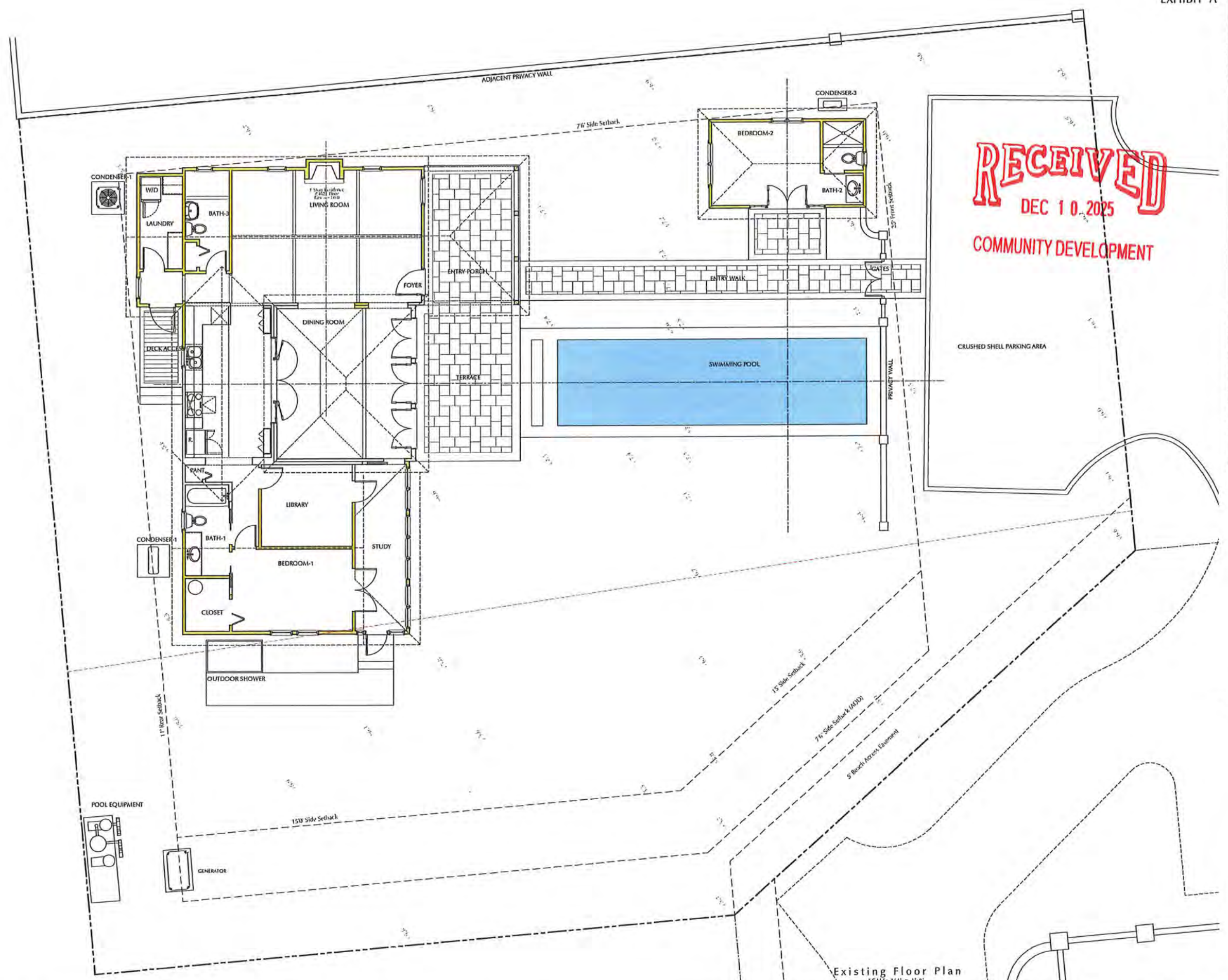
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| Description: | |

Gates Residence
 1821 18th Street W
 STRAP: 11-43-20-01-00044.0000

HI
 HAWAIIAN ARCHITECTURE
 CONSULTING ARCHITECTS
 1111 KALANIANA'OHU DRIVE, SUITE 200
 HONOLULU, HI 96813
 TEL: (808) 943-1111
 FAX: (808) 943-1112
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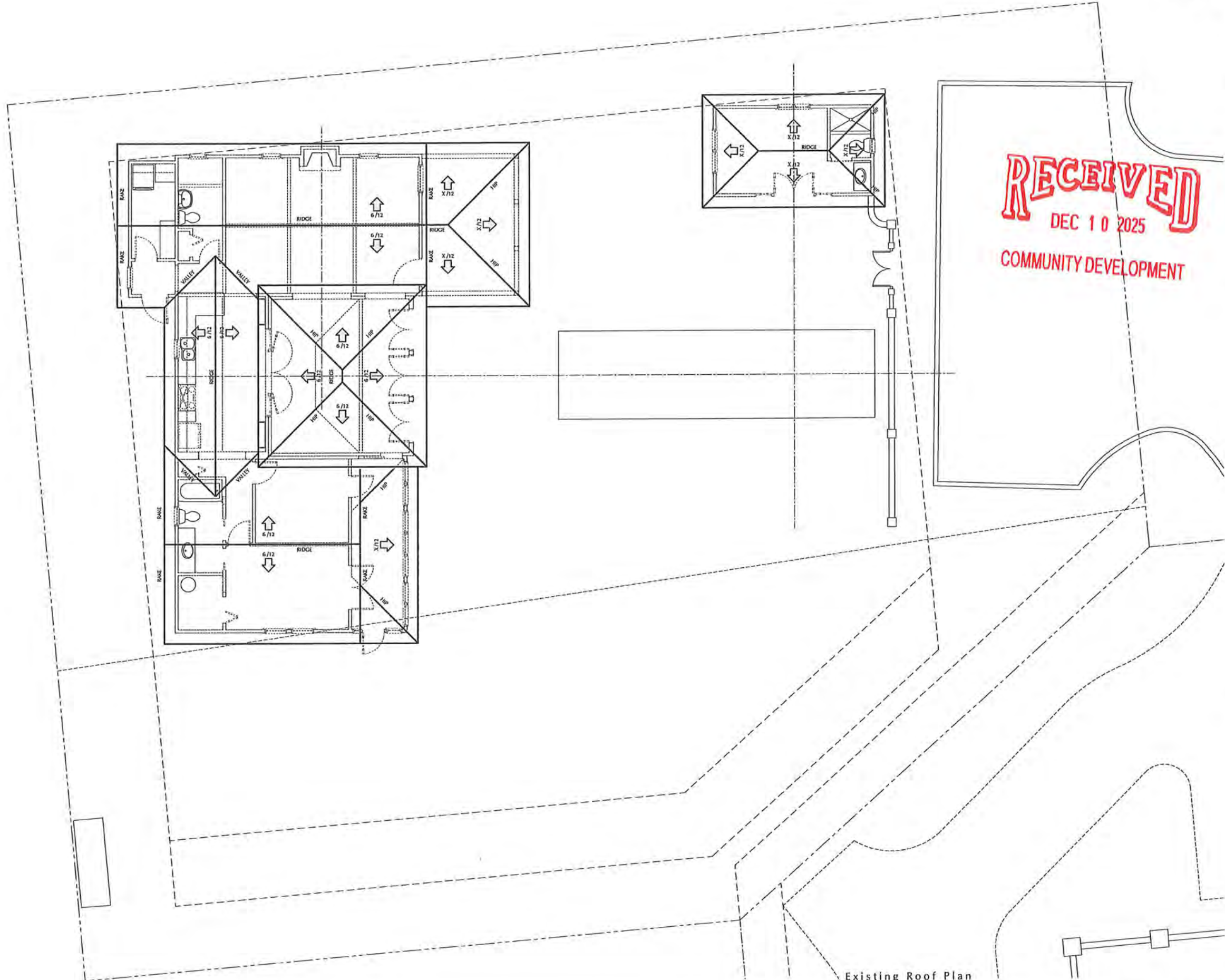
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| Revisions: |
| Date Description |
| 01/25 In Review |
| 03/25 Approved |
| 05/25 Approved |
| 07/25 Approved |
| 09/25 Approved |
| 11/25 Approved |

Gates Residence
 1821 18th Street W
 STRAP: 11-43-20-01-0004.0090

HI
 CONSULTING SERVICES
 1821 18th Street W
 Seattle, WA 98148
 206.461.1111
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Existing Floor Plan
 SCALE: 1/4" = 1'-0"

| | |
|---------|----------|
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| Drawn | TWJL |
| Checked | |
| Date | 10/20/25 |
| Scale | |
| Sheet | |
| Project | |
| Room | |
| Notes | |
| 11/10 | Revised |
| 11/12 | Revised |
| 11/13 | Revised |
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| 11/15 | Revised |
| 11/16 | Revised |
| 11/17 | Revised |



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Gates Residence
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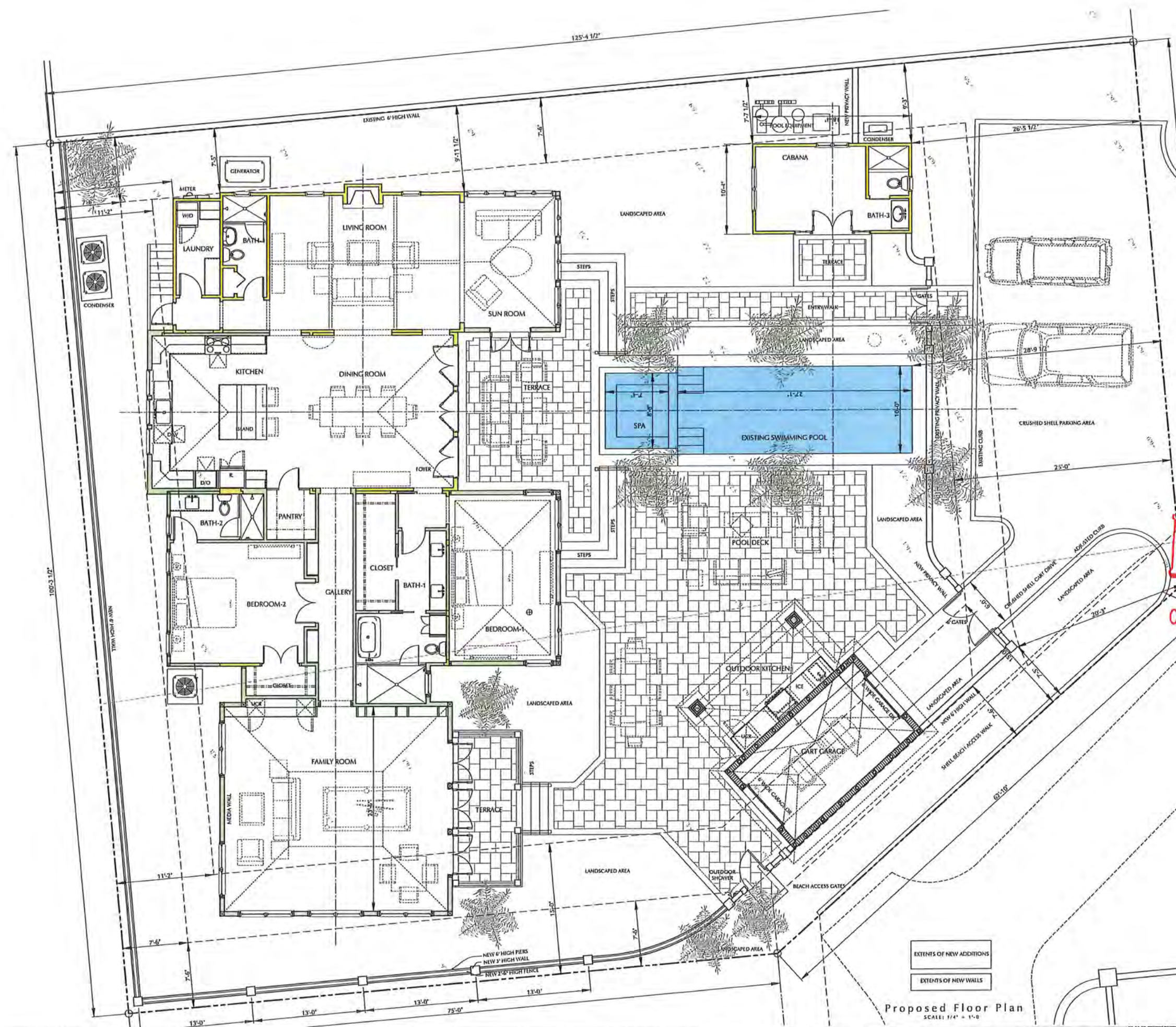
Existing Roof Plan
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 CONSULTING ARCHITECTS
 1017 PARK AVENUE, SUITE 200
 SEASIDE, CA 94134
 (415) 441-1111
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| Checked | |
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| Revised | |
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Gates Residence
 1821 18th Street W
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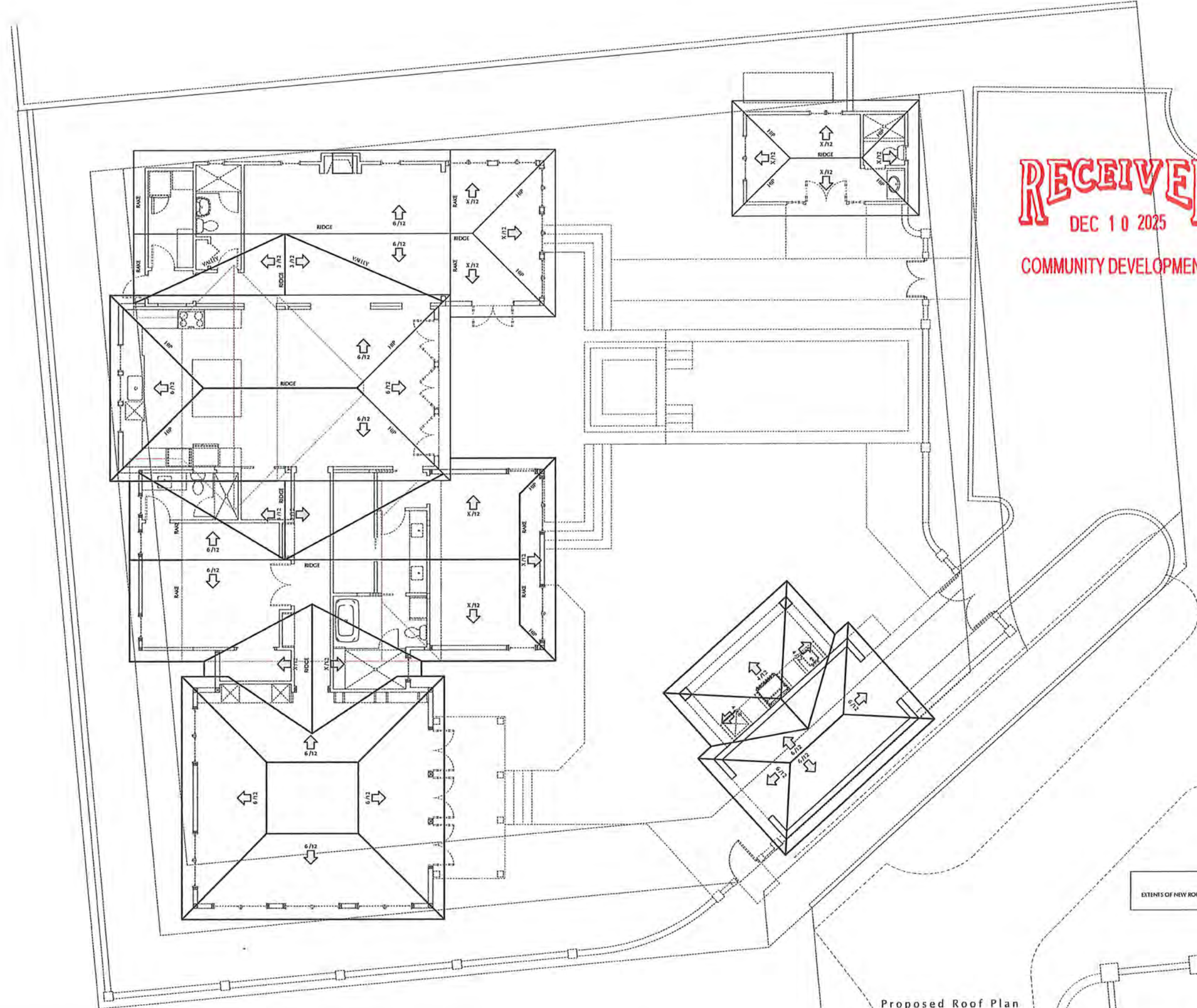


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Proposed Floor Plan
 SCALE: 1/4" = 1'-0"

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 Suite 1000
 Seattle, WA 98101
 Phone: 206.461.1111
 Fax: 206.461.1112
 www.hiarchitect.com

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| Drawn | 2025 |
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| Scale | |
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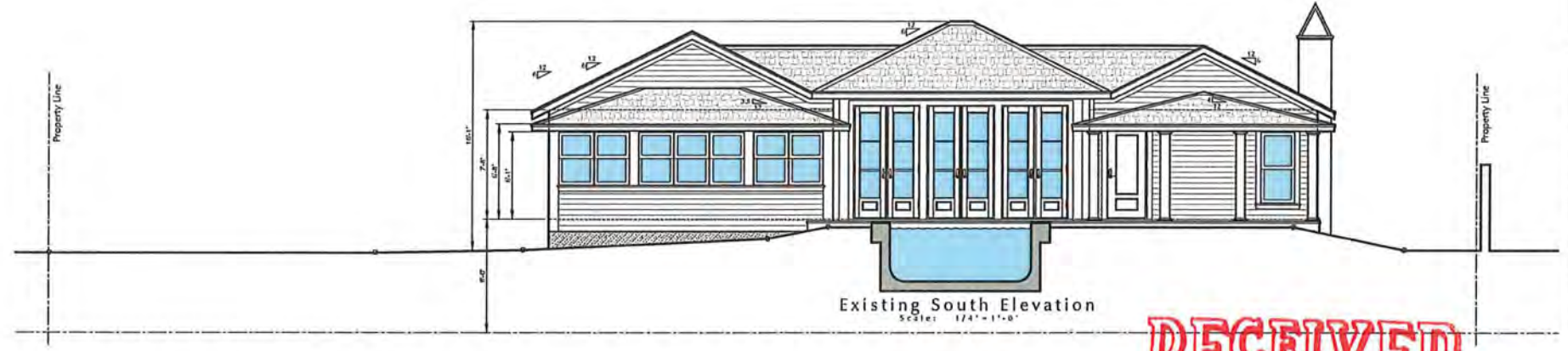
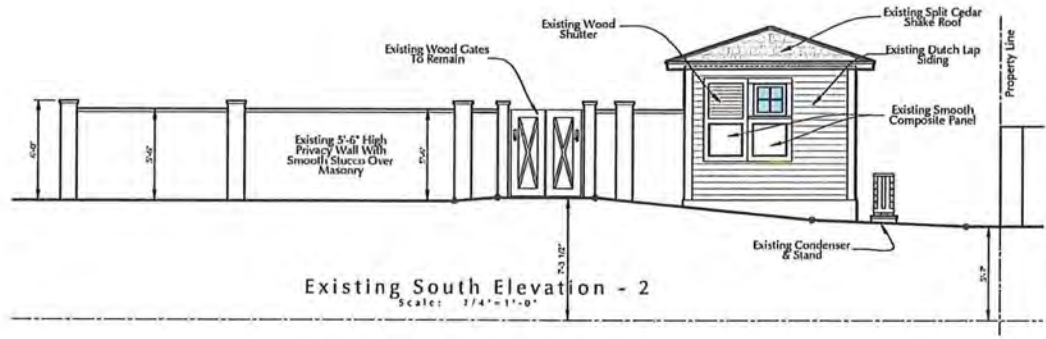
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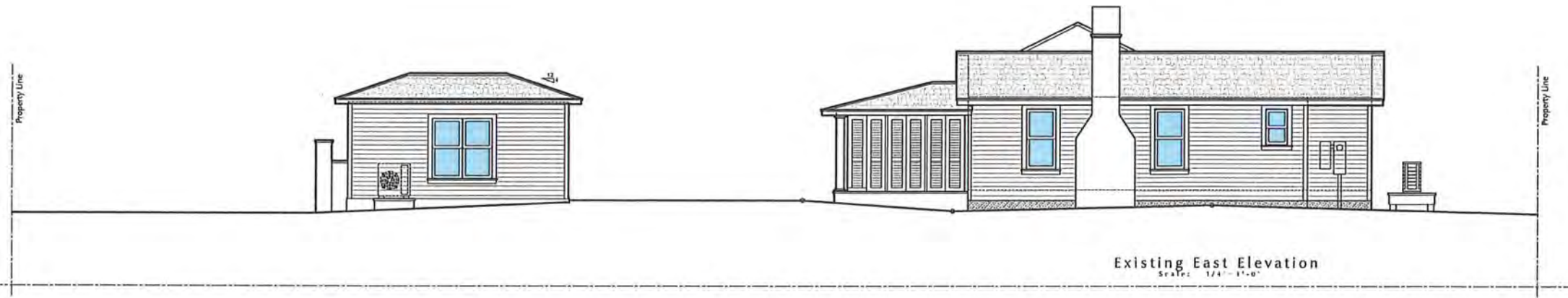
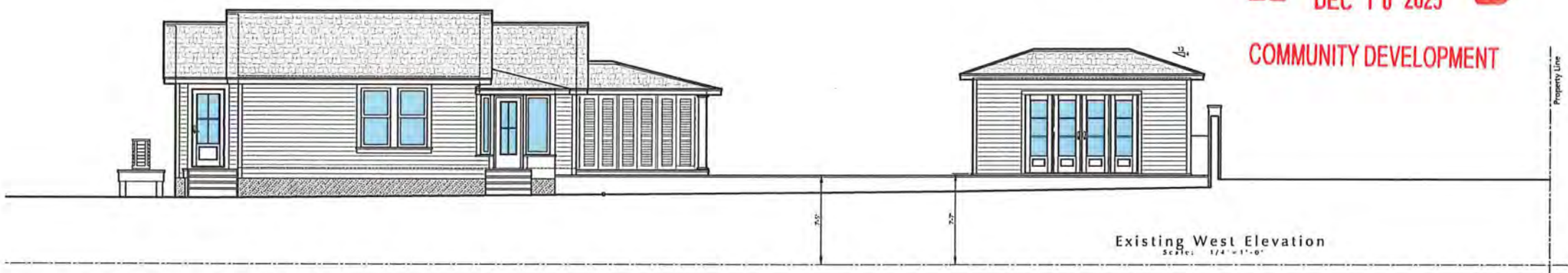
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Proposed Roof Plan
 SCALE: 1/4" = 1'-0"

| | |
|--------------|---------------------------|
| Client: | TWH |
| Project: | Gates Residence |
| Location: | 1821 18th Street W |
| City: | Eden Prairie, MN |
| State: | Minnesota |
| Zip: | 55424 |
| Phone: | 763-254-1111 |
| Fax: | 763-254-1112 |
| Website: | www.hillierarchitects.com |
| Project No.: | 11-43-20-01-00044-0090 |
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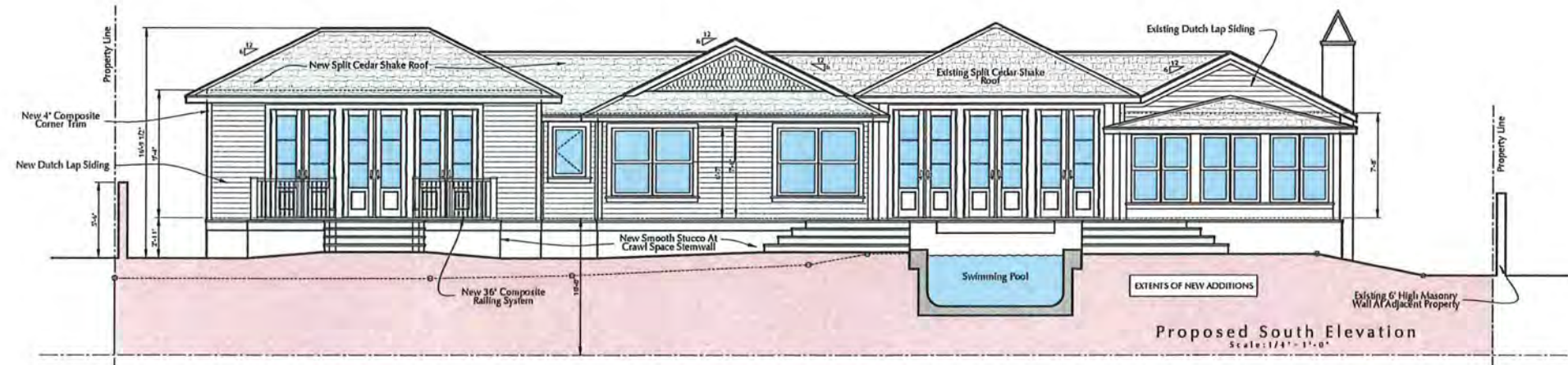
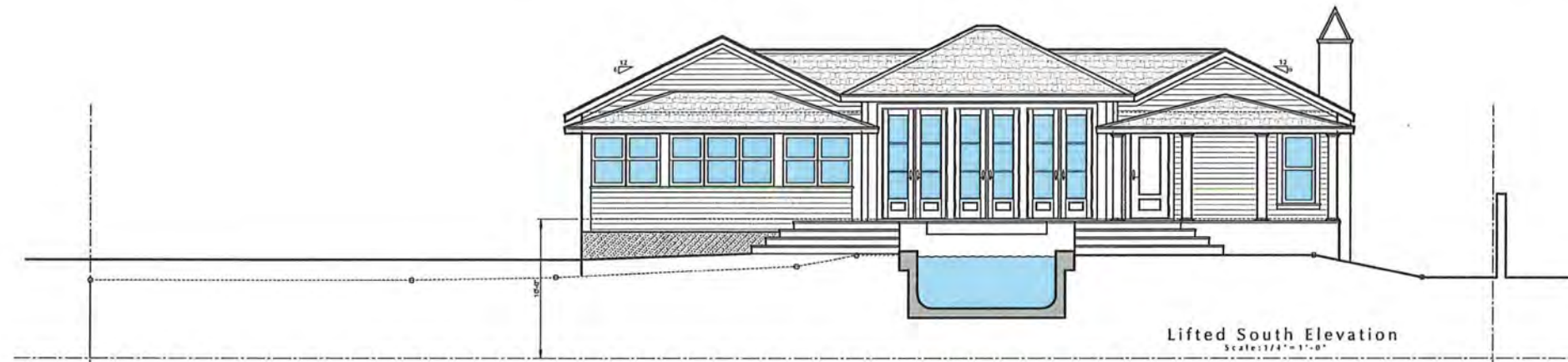
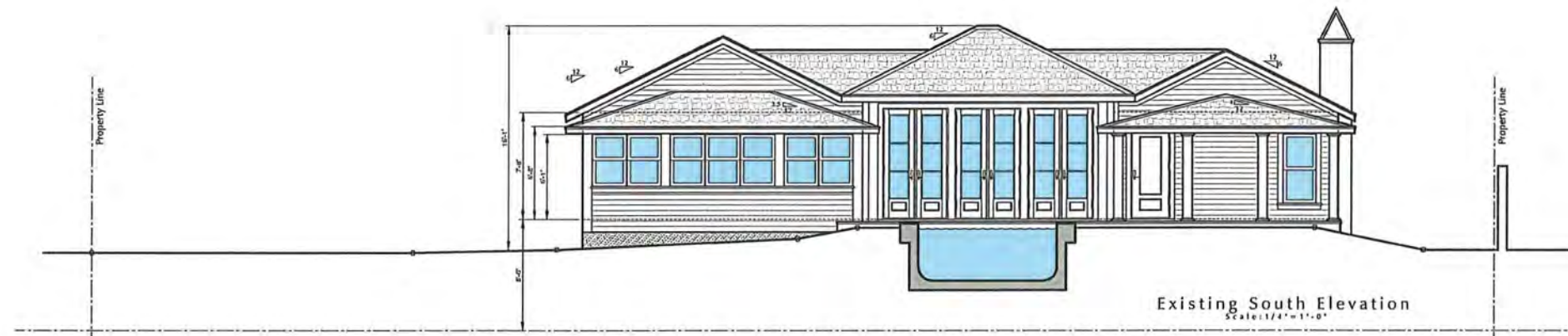
Gates Residence
1821 18th Street W
STRAIP: 11-43-20-01-00044-0090

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| Drawn | TJH/SL |
| Checked | |
| Date | 11/20/2023 |
| Revisions | |
| Date | Description |
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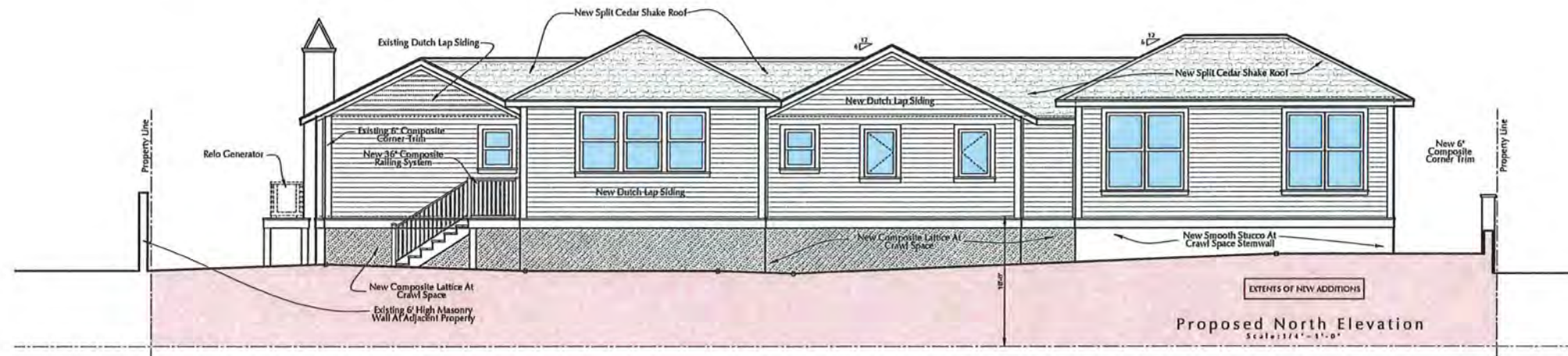
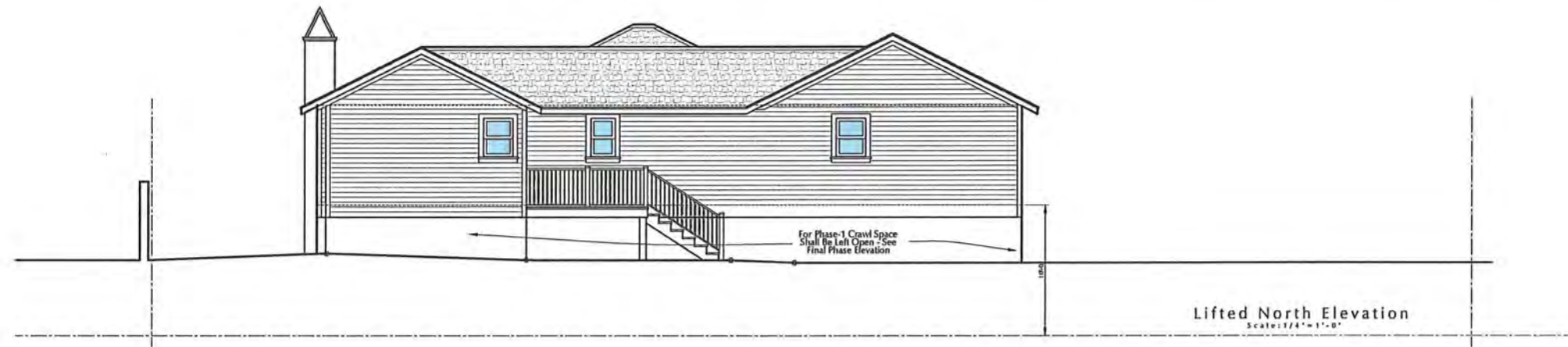
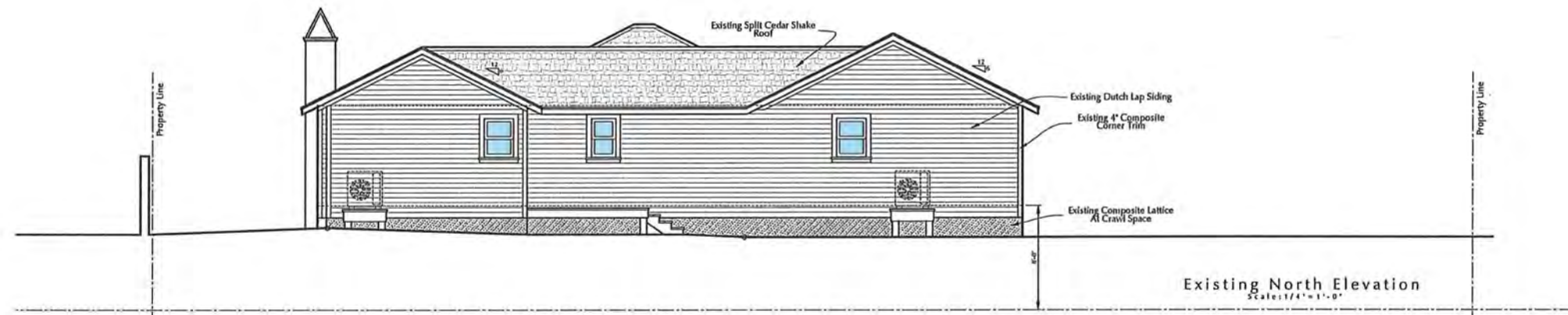


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| Drawn | 12/01/2025 |
| Checked | |
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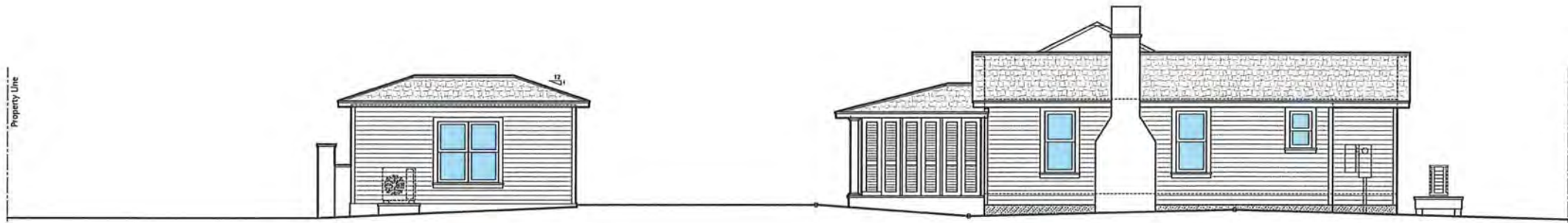
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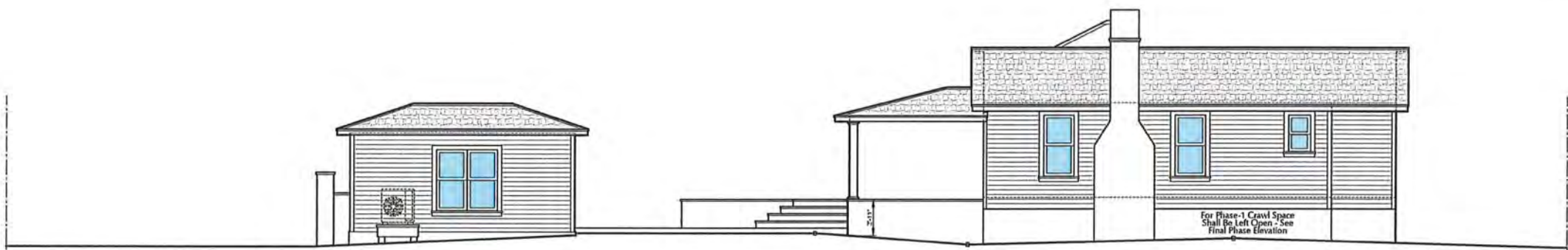
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| 2 | Revised |
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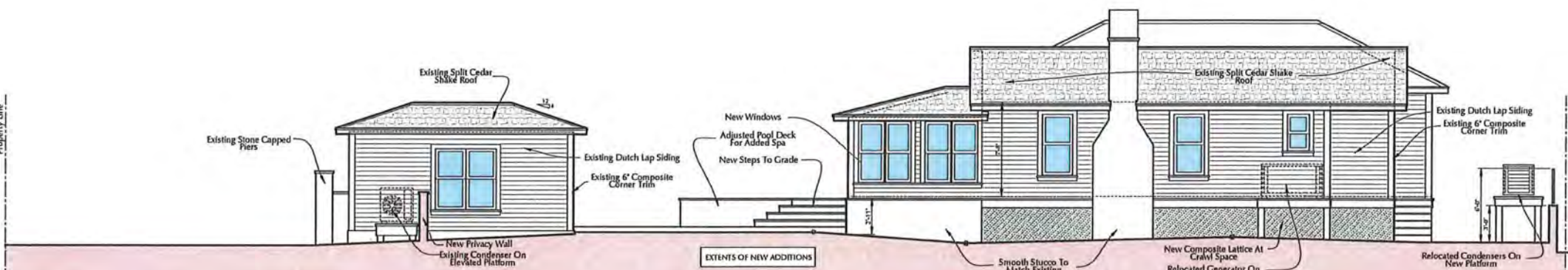
COMMUNITY DEVELOPMENT



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Lifted East Elevation
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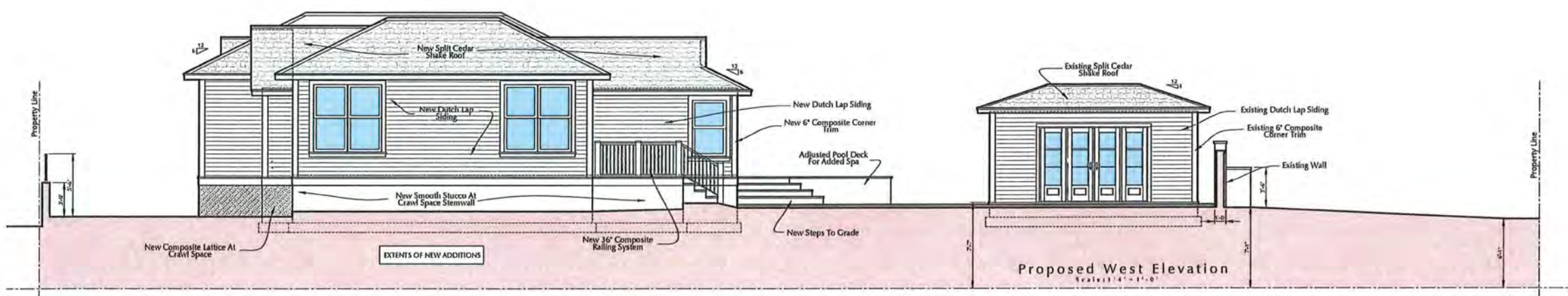
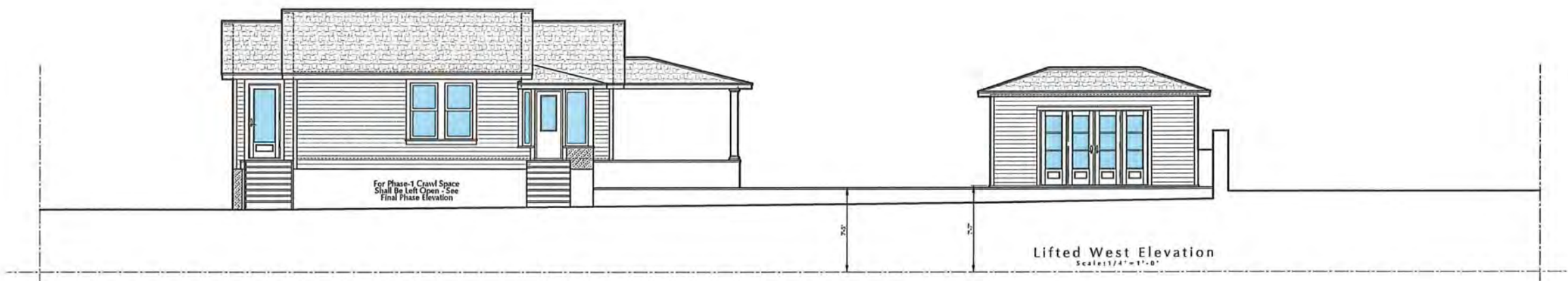
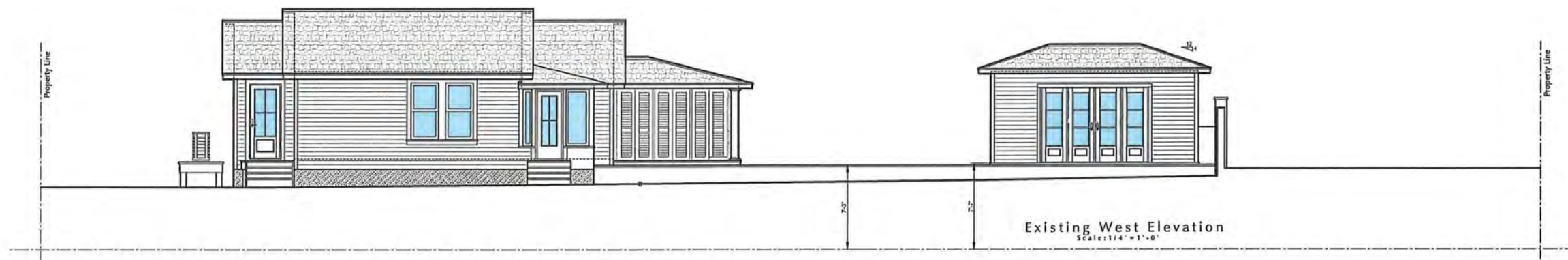
Proposed East Elevation
Scale: 1/4" = 1'-0"

Gates Residence
1821 18th Street W
STRAP: 11-43-20-01-0004.0090

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| Drawn: EWH |
| Checked: |
| State: 12/2023 |
| Scale: |
| Date: 12/13/23 |
| Discipline: Architecture |
| Project: 11-43-20-01-00044.0090 |
| Sheet: A-10 |

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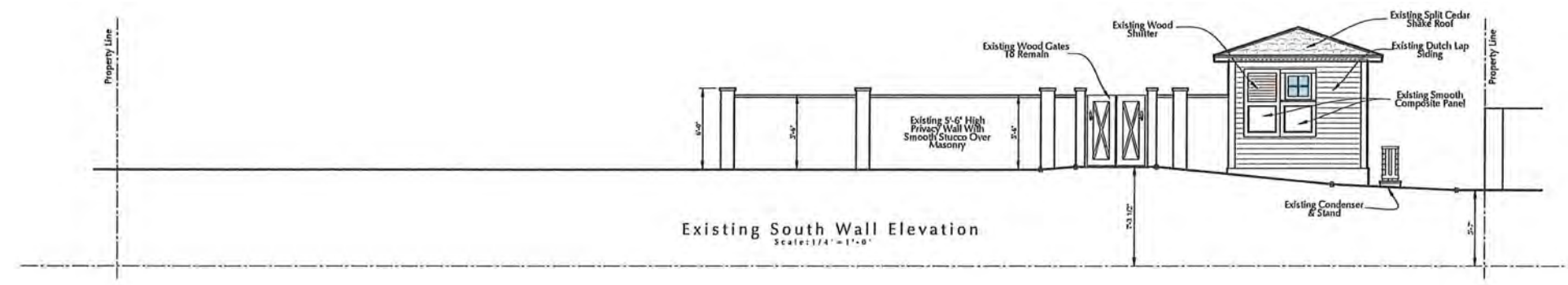
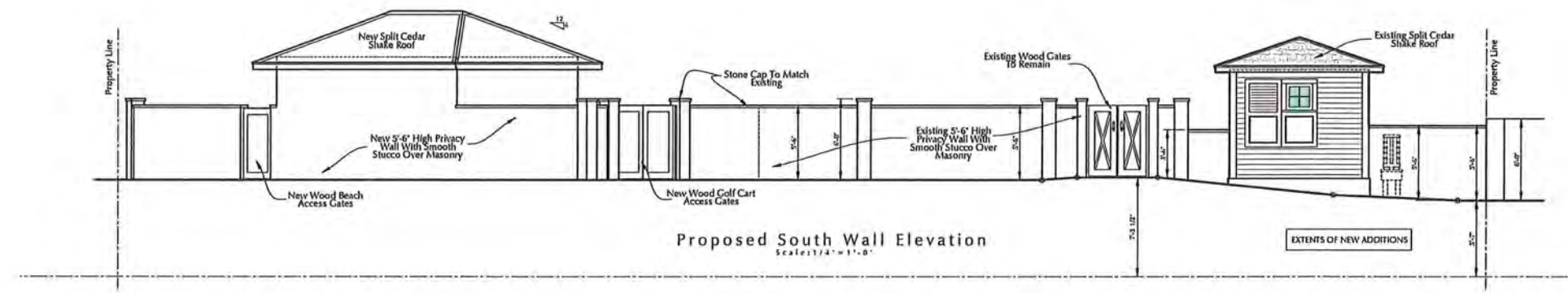
Gates Residence
 1821 18th Street W
 STRAP: 11-43-20-01-00044.0090

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| Client: | 2025 |
| Drawn: | TAVH |
| Checked: | |
| Date: | 10/2/2025 |
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STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00032 – Boca Grande Preschool

BOCA GRANDE HISTORIC PRESERVATION BOARD February 11, 2026

PROJECT ADDRESS: 311 Palm Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00035.0210
DESIGNATION: Contributing

SUMMARY

The applicant requests approval for the redevelopment of the subject property, to include the rehabilitation and addition to the existing contributing building to establish a children's daycare known as the Boca Grande Preschool. The request also includes demolition of a non-contributing shed.

FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the Special Certificate of Appropriateness submittal and finds the request to be substantially consistent with the Secretary of Interior's Standards for Rehabilitation and LDC Chapter 22.

Staff recommends that the Historic Preservation Board:

- **APPROVE the requested Special Certificate of Appropriateness for the redevelopment of the site and the rehabilitation and addition to the existing contributing building for a children's daycare known as the Boca Grande Preschool; and**
- **Make a finding that the proposed project is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.**

ANALYSIS

Existing Conditions

The property is a contributing site located at 311 Palm Avenue, Boca Grande, on the corner of 3rd Street East and Palm Avenue. The parcel frontage along both 3rd Street and Palm Avenue is approximately 100 feet, and an approximate 10-foot-wide public alleyway runs the length of the back property line. The property is conventionally zoned Commercial (C-2A) and abuts other C-2A properties to the north and west, while properties to the east across Palm Avenue and south across 3rd Street are zoned Residential (RS-1). The subject property consists of one parallelogram shaped lot from the Revised Plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is currently developed with a 1,569-square-foot building described by the Lee County Property Appraiser as a Store/Office/Residence Combination with an effective year built of 1986.

Property History & Designation

Historical Structure Designation

In 2007, the Florida Master Site File #8LL00879, designated the "Austin Bass House" south wing as a one-story, frame vernacular residence that had remained virtually unaltered since the identified construction date of c.1940. The residence was deemed typical for the time period, so did not appear to

be eligible for National Register of Historic Places. In 1980, two rooms, approximately 520 square feet, of office spaces were added by the owner at the north side of the structure and are easily differentiated from the contributing south building.

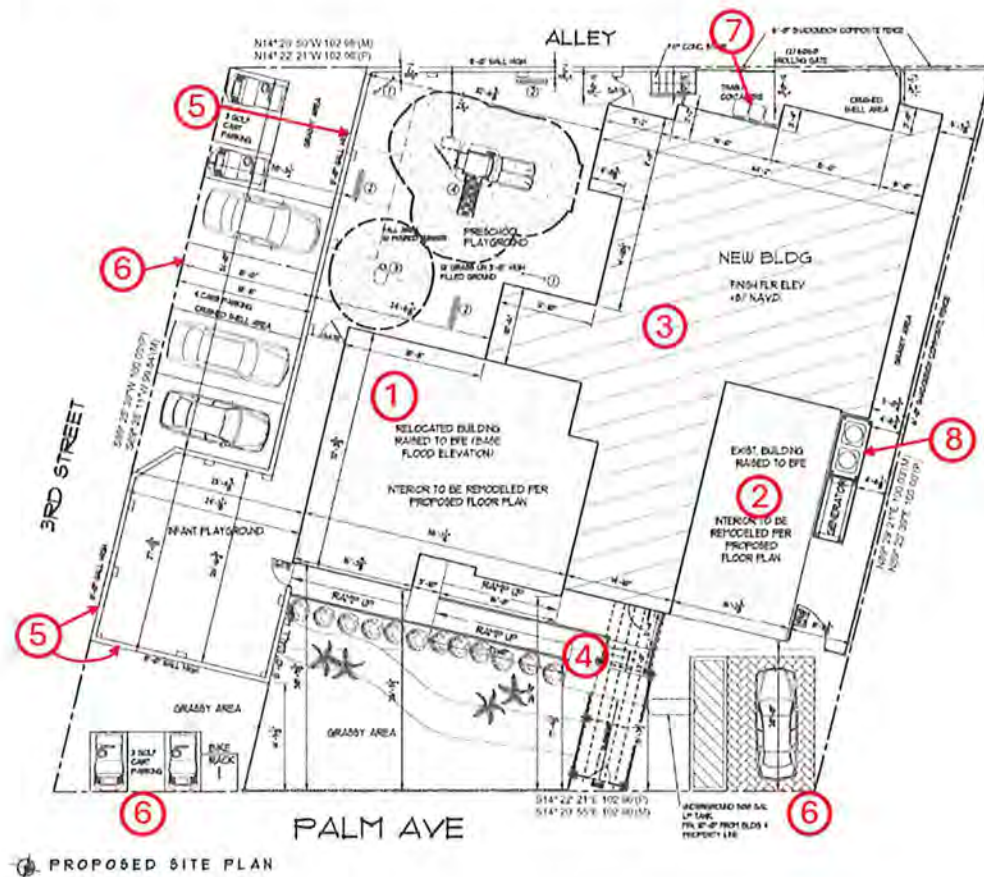


Figure 1: Archive photo from Florida Master Site File #8L00879 of the contributing structure.

In 2000, SCA2000-09-04, with associated ADD2000-00162, approved the current commercial front façade featuring a central single glass door with multi-light windows, to allow the establishment of a flower shop.

Request

The applicant proposes the following:



1. The existing contributing structure is to be relocated 14-ft 10-in southward. Its front orientation to Palm Avenue, as well as its architectural features, will be preserved.
2. The 1980s north concrete block portion of the existing building will stay at its current location and will be incorporated into the new building design.
3. A new addition of 2,161 square feet is proposed between the relocated contributing structure and the 1980s concrete block building, increasing the total square footage to 3,730SF.
4. The front elevation will provide handicap and nonhandicap access at the entrance to the new preschool, as well as the playground.
5. The infant and preschool playgrounds will be screened by high concrete walls.
6. Car and golfcart parking will be to the south (along 3rd Street) and east (along Palm Avenue).
7. Trash containers will be stored west of the building.
8. Generator and HVAC equipment are along the north side of the building.

East Elevation

The proposed changes to the existing contributing historic structure will not change the materials, or any of the primary features of the exterior structure. The historic structure will be relocated approximately 14 feet 10 inches to the south of its current location and elevated 3 feet 7 inches above existing grade. The 1980s concrete block wing will remain in its current configuration, and a new wing will be installed between the two existing structures. The contributing structure will remain recognizable in its historic character, as design mass and scale will remain unchanged, the novelty siding will be preserved, and the secondary front facing gable roof with vents under gable peaks will be preserved. The pair of windows currently under the south gable and the single window under the roof eave will also be preserved in their current locations, while only the front door will be replaced with a single window.

The proposed newly constructed wing will be distinguishable from the historic structure but remain compatible with the aesthetic and feel of the existing structure and surrounding neighborhood. The height of the addition is proposed at 21 feet 6.75 inches high, slightly higher than the existing south historic structure. A featured front door centered under a large main gable peak will be accessed by a set of stairs covered by a gable-roofed walkway. The addition will feature a larger gable-on-hip roof at its center, while the historic structure features a smaller secondary gabled roof attached to a central side roof. A metal gable roof covered walkway extends from the property line at Palm Avenue to the front entrance of the daycare and also connects with the handicap ramps providing access to the building.

The addition will feature Hardie board lap siding that is similar to, but distinguishable from, the historic structure's novelty wood siding. Decorative lattice below the building encloses the area where the structure will be lifted.

The east property line features a 5-foot high "weather wise" picket fence with an entry gate elevation along the Palm Avenue property line. The fence connects and veers westward at either side of the covered walkway up to the building. A three-foot picket-style entrance gate allows entry through the covered walkway. Towards the south property line, the fence connects with an eight-foot-high fence, shielding the infant and preschool playgrounds on Palm Avenue and around the southern property line on 3rd Street. The fence will consist of a six-foot-tall concrete wall facing the street with textured cement finish and a two-foot-high decorative lattice band at the top of the concrete block. This provides increased security for the preschool, while providing a pleasant streetscape visual. The interior side of the fence will abut three feet of fill, and as a result, the fences when measured from three-foot elevated grade to fence top will be five feet high. Three feet of the concrete block on the interior side will feature the textured cement finish, and the two-foot-high decorative lattice band.

South Elevation

Similar to the east elevation, the existing contributing historic structure will not change in materials or primary features of the exterior structure. The original side gable roof and two single multiple light windows will be preserved in location, and only one of the existing windows will be replaced with a door, while the historic aesthetics remain identifiable.

The newly constructed wing will be compatible with the historic structure featuring horizontal siding and metal roof. Though the addition is larger than the historic house, it is recessed behind the structure, and if removed it would not affect or impair the contributing structure.

The south property line will feature the eight-foot-high fence, shielding the infant and preschool playgrounds, while jogging inward approximately 18-feet to allow for crushed shell parking for car and golfcart spaces at the property line.

West Elevation

The west (rear) elevation will be the most altered, and most notable is the addition of windows. The gabled roofed wing will maintain the south contributing structure's integrity and will preserve the horizontal novelty siding. A pair of windows will be added to the rear wall of the historic south structure.

The new addition will have a larger roof mass and staggered wings near the alley. In contrast, the historic gable roof wing will remain recessed at the rear behind the new addition to the rear. Decorative lattice below the building will enclose the area where the structure has been lifted.

The narrow side yard along the western property line will be fenced with a six-foot-high composite shadowbox fence and will incorporate two rolling gates and will include a storage area for trash containers. This area is not elevated; therefore it will be measured at existing grade.

North Elevation

The existing historic structure north elevation novelty wood siding will remain, along with the existing metal roof.

The new addition aesthetic is compatible with the historic structure, featuring the Hardie board siding and metal roof, while two triple, single hung windows and one single hung window will be added. Decorative lattice below the building will enclose the area where the structure has been lifted.

The side yard along the northern property line will be fenced with the six-foot-high composite shadowbox fencing.

As a Contributing resource, the project must also be evaluated against The Secretary of Interior's Standards for Rehabilitation. Staff finds that the request **DOES** meet the standards, which are analyzed in further detail below.

THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

The historical use of the contributing structure was a single-family dwelling unit and was later changed to a commercial use. In the 1980s, an addition was allowed to enable the use of a machine/repair shop, including roll-up doors. In 2000, the county approved the use of a flower/gift shop and the roll-up doors were replaced with the current store front façade. The proposed daycare facility is an allowable use in the Commercial (C-2) zoning district, and the changes to the contributing historic structure are minimal in nature, and the aesthetic remains distinguishable from the proposed addition and changes to the site. Staff finds the request meets this standard.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

The applicant has made large changes to the site while maintaining the visual integrity of the contributing structure. The existing siding, roofing, and window materials on the 1940s structure

have been preserved, and though the structure is being relocated, the applicant has taken care in meeting the objectives to this standard. Staff finds the request meets this standard.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

No conjectural features or elements are being added to the building that would create a false sense of historical development. The new addition is clearly identifiable from the contributing building, and similar materials used to provide compatibility with the physical record of the 1940s structure. Staff finds the request meets this standard.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The 1940s contributing structure will be moved, but care is being taken in preserving its integrity. The siding, roofing, and window materials are largely the same, and the addition replicates the visual aspects of the era, and the surrounding community. The existing north structure did not acquire any historic significance, therefore were not required to be retained or preserved, but do provide a continuity with the existing structure and new addition. Staff finds the request meets this standard.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The mass and scale of the contributing 1940s residential building remain, and its original design and materials are incorporated into its rehabilitation and the new addition. Staff finds the request meets this standard.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

All building materials of the 1940s structure will be repaired rather than replaced, where required or replaced with a feature consistent with the original design. Staff finds the request meets this standard.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Not applicable.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Not applicable.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

As previously stated, the original 1940s contributing structure is being relocated and preserved. The proposed new addition does not destroy the historic structure and will be distinguishable from the contributing design while remaining compatible with the historic aesthetic of the property and surrounding community. Staff finds the request meets this standard.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition is being designed in a manner that if the proposed features were removed, would not impact or harm the integrity of the historic structure. Staff finds the request meets this standard.

Conclusion

Staff finds that the proposed redevelopment of the site and the rehabilitation and addition to the existing contributing building to establish a children's daycare known as the Boca Grande Preschool is consistent with The Secretary of Interior's Standards for Rehabilitation, and 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 – Conceptual Plan & Renderings

Attachment E – Historical Structural Form Master Site File #8LL00879

Attachment F – SCA2000-09-04 & ADD2000-00162

SCA2025-00032, Boca Grande Preschool, 311 Palm Avenue



SCA2025-00032, Boca Grande Preschool, 311 Palm Avenue



**Boca Grande Preschool -- Applicant's Project Narrative for the
Special Certificate of Appropriateness (SCA) Application
Boca Grande Historic Preservation Board (BGHPB)**

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PROJECT NAME: Boca Grande Preschool
PROJECT ADDRESS: 311 Palm Ave., Boca Grande FL 33921
STRAP NUMBER: 14-43-20-01-00014.0190
STATUS: Contributing - Boca Grande Historic District per HD (District) 90-05-01

COMMUNITY DEVELOPMENT

SUMMARY

The applicant requests approval for the redevelopment of the site and the rehabilitation and addition to the existing building to establish a daycare known as the Boca Grande Preschool. Redevelopment is to include demolition of a noncontributing shed.



Rendering of the proposed Boca Grande Preschool building – Architect T. A. Krebs

The proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 (Historic Preservation) of the LDC.

EXISTING CONDITIONS



The subject parcel is located at 311 Palm Ave., Boca Grande at north west corner of 3rd St E and Palm Ave. This contributing parcel has an area of 9,987 sq ft. The property is parallelogram shaped with approximately 100-ft frontage on each: the east on Palm Ave., the south on 3rd St E and the west on a 10-ft wide public alley.

Currently the building on the property has an area of 1,569 sq ft and a contemporary shed outbuilding of 292 sq ft.

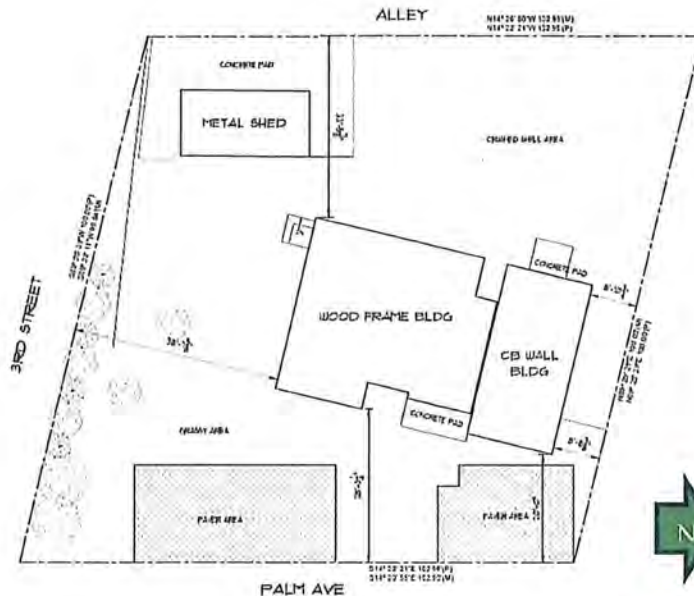
Photo: Lee Co Prop Appraiser

**Existing Site Plan
Architect T. A. Krebs**

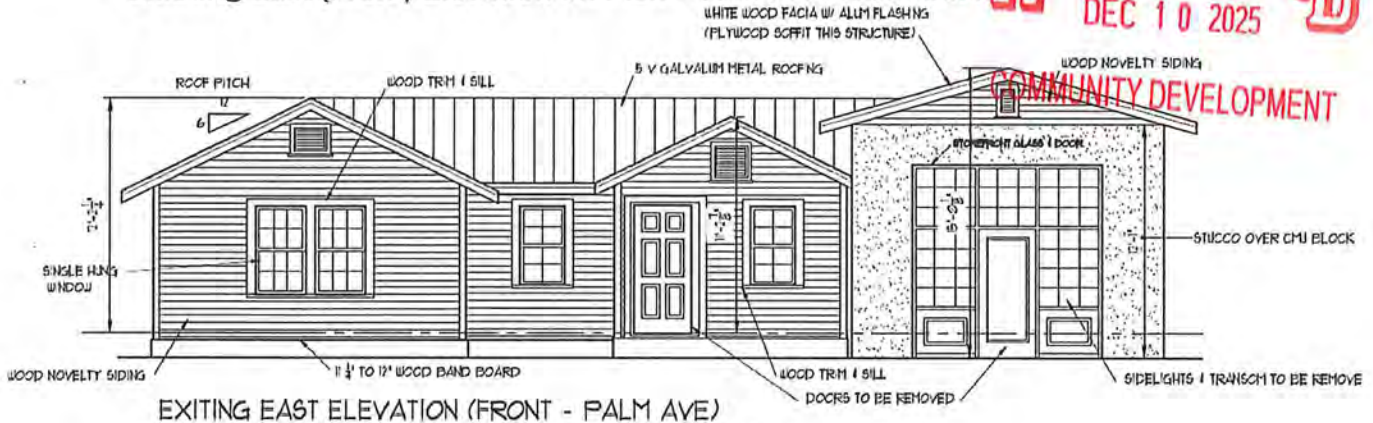
Note metal shed at the rear to be demolished

Existing wood frame south wing is a 1940s historic residence with contributing status.

Concrete block north wing was added in the 1980s and will be incorporated into the new larger building.



Existing East (Front) Elevation on Plan -- Architect T. A. Krebs



The existing main building consists of two wings:

South wing: This wing consists of the small (approx. 1,050 sq ft) historic frame vernacular residential building, approximately 12-ft high from grade to roof peak. It features horizontal wood siding, front facing, intersecting metal gable roofs and single and pairs of multi-light windows. The Property Appraiser identifies 1940 as the first year on the tax roll and Florida Master Site File form 8LL00879 also identifies the construction date as c.1940.

North wing: Florida Master Site File Form 8LL00879 notes that in the 1980s the north wing (approx. 520 sq ft) was added. This north wing is easily differentiated from the adjoining south wing—which is the 1940s historic house.

In contrast to the south wing, the building materials of the north wing are concrete block walls with a stucco finish. Also, with a height of approximately 15-ft from grade to roof peak, the north wing is 3-ft higher than the residential building. In 2000 the county approved SCA2000-09-04 and ADD2000-00162 for the establishment of a flower shop -- resulting in the current "store front façade" featuring a central single glass door flanked by multi-light windows.

PROPOSED PROJECT – NEW BOCA GRANDE PRESCHOOL



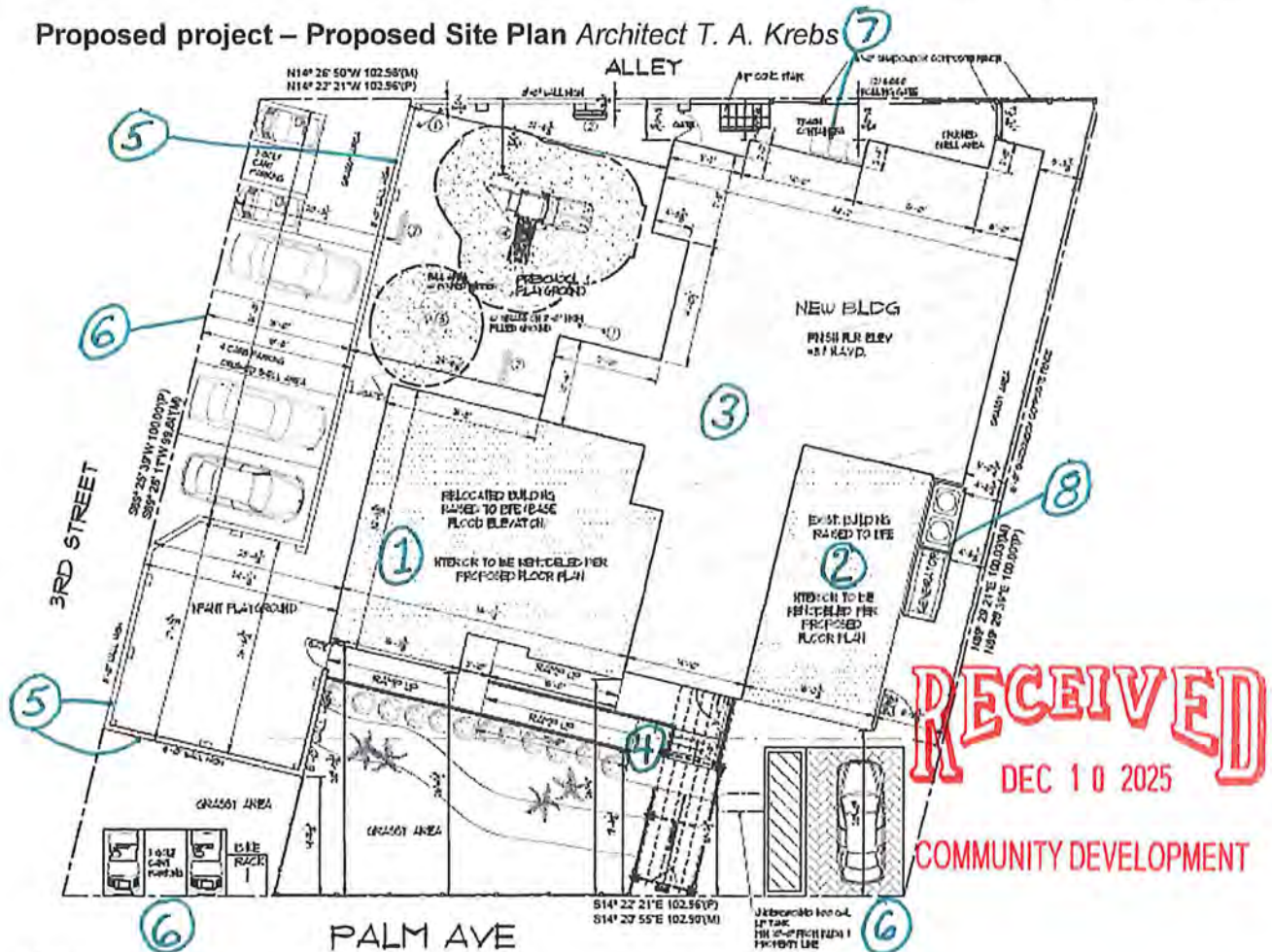
Brief History of the Boca Grande Preschool

| | |
|------|---|
| 1988 | Boca Grande Child Care Center (a daycare per county regulations) is established at the Lady of Mercy Catholic Church campus at 240/250 Park Ave., Boca Grande. |
| 1995 | Lee County Historic Preservation Board approved SCA95-12-03 allowing the following changes to the day care at the Church campus: <ul style="list-style-type: none"> • the alteration of then existing rectory (priest's residence) into a new day care center with an open playground north of the building; • the demolition of existing daycare fronting West Railroad Ave to make room for the construction of a new rectory fronting on West Railroad Ave. |
| 2019 | Reflecting its focus on early education, the day care facility is renamed the Boca Grande Preschool – but still classified as a daycare by county regulations |
| 2021 | BGHPB approved SCA2021-00022 for minor upgrades to the day care center such as replacement of a carport with conditioned space and installation of new fencing around the playground. |
| 2025 | <p>After hurricanes Helene and Milton, the day care temporarily relocated to Englewood and became a 501(c) (3) nonprofit organization the: Boca Grande Preschool Inc. In August 2025, Palm 311 LLC donated the subject property at 311 Plam Ave. to the nonprofit so that day care facilities could be re-located back to Boca Grande.</p> <p>Currently the Boca Grande Preschool has</p> <ul style="list-style-type: none"> • 9 employees and • 39 children: 15 preschoolers, 12 early learners, 8 toddlers and 4 infants |

Proposed new site is appropriate for the Boca Grande Preschool (a day care facility)

- Appropriate zoning category -- The proposed project is for the establishment of the Boca Grande Preschool (a day care facility) at the subject site at 311 Palm Ave Boca Grande FI 33921. The subject site is zoned C-2A – a zoning classification allowing a day care facility. This is an important consideration as in Boca Grande the number of commercially zoned properties is limited as the Gasparilla Act does not allow rezonings to commercial zoning categories.
- Qualifies for administrative variance -- In an e-mail dated July 10,2025 Anthony Rodriguez, Lee County Zoning Manager confirmed that the redevelopment of this subject property at 311 Palm Ave Boca Grande into a day care does not constitute a change in use and as a result the proposed project qualifies for the administrative variance process (also known as zoning relief) available to structures in the Boca Grande Historic District.

Proposed project – Proposed Site Plan Architect T. A. Krebs



PROPOSED SITE PLAN

Highlights of the Proposed Site Plan

1. The existing historic 1940s residence is relocated 14-ft 10-in southward. Its front orientation to Palm Ave., as well as its architectural features are preserved.
2. The 1980s north concrete block portion of the existing building stays at its current location and is incorporated into the new building design.
3. A new addition of 2,161 sq ft is proposed between the relocated historic house and the 1980s concrete block building—increasing the total square footage to 3,730 sq ft.
4. The front elevation will provide handicap and nonhandicap access to entrance to the new preschool as well as the playground.
5. The infant and preschool playgrounds are screened by high concrete fences.
6. Car and golf cart parking are to the south (along 3rd St) and east (along Palm Ave.)
7. Trash containers are stored west of the building; will be rolled to the alley for pick up
8. Generator and HVAC equipment are along the north side of the building.

Proposed project – Overview

The proposal incorporates several key design elements allowing the existing commercial building to accommodate a day care: the Boca Grande Preschool.

Relocation on site of the historic building and construction of a new addition

- The existing historic 1940s residence is relocated 14-ft 10-in southward. Its front orientation to Palm Ave., as well as its architectural features are preserved.
- The 1980s north concrete block portion of the existing building stays at its current location and is incorporated into the new building design.
- A new addition of 2,161 sq ft is proposed between the relocated historic house and the 1980s concrete block building—increasing the total square footage to 3,730 sq ft.

Elevate above existing grade: Precise ground elevations will be field verified in the future,

- The fenced areas for the playgrounds are elevated with fill to 3-ft. above existing grade;
- The existing building and proposed building additions will be elevated 3-ft 7-in +/- above existing grade. Fill at the perimeter of the buildings will taper down to the playground level (3-ft above existing grade).

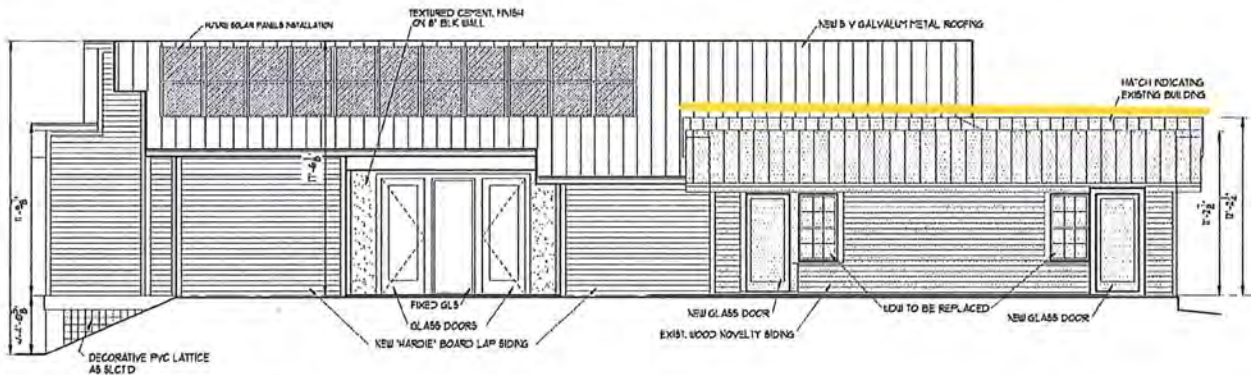
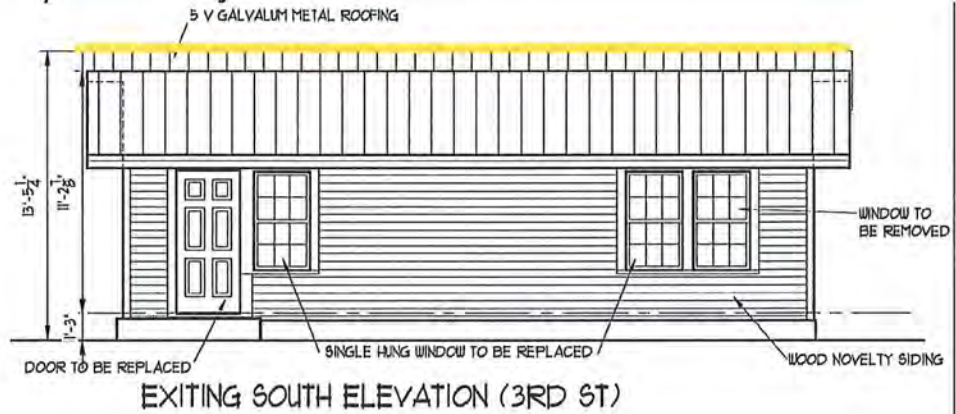
Preservation of historically significant architecture: The proposal preserves the historically significant architectural features of the south wing that characterize the 1940s residence and proposes additional new construction in a manner that is compatible with this historic building element.

Maintenance of single-story building height: A major architectural feature that is preserved in this proposal is the single-story building height. While existing buildings and additions will be elevated 3-ft 7-in +/- to 4-ft +/- above existing grade, all buildings on site will continue to be single-story buildings – as the existing historic 1940s building.

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Proposal – Side (South) Elevation by 3rd St -- Architect T. A. Krebs



PROPOSED SOUTH ELEVATION (3RD ST)

Preservation of the historic 1940s residence's south (side by 3rd St) elevation

Looking at the yellow highlighted area, it is clear that south side elevation is preserved.

Looking at the yellow highlighted area in the drawings above it is clear original 1940s house is recognizable in the proposal.

The original house's

- Design, mass and scale remain unchanged
- Novelty wood siding is preserved
- The original side gable roof is preserved
- Multi-light windows -- two single multiple light of windows are preserved in location. Only one of the existing windows is replaced with a door.

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Generally, because the mass, scale and design remain mostly unaltered, on the proposed south elevation, the historic house continues to be clearly identifiable as its simple architectural features and design are visible.

The proposed addition is compatible with and distinguishable from the historic house

The proposed addition is compatible with the historic house. Both the addition and the historic house feature horizontal siding, metal roofs. The addition is larger than the historic house and clearly recessed behind it. If the addition were to be removed the historic house would be unimpaired.

FENCES

1. Front entry picket fence and entry gate: The east property line by Palm Ave. features a 5-ft high "weather wise" picket fence with an entry gate elevation along the east property line by Palm Ave.

Towards the south this fence along Palm Ave turns west to connect with the concrete fence by the infant playground. Towards the north this fence along Palm Ave turns west to connect with the building entrance. See renderings below.

A metal gable roof covered walk-way extends from the property line by Palm Ave. to the front entrance to the day care. This gable roofed covered walk also connects with the handicap ramps providing access TO the building.



5-ft high picket fence along the Palm Ave property line turning west to the concrete fence.



5-ft high picket fence along the Palm Ave property line turning west to the building entrance.

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2. Concrete wall fences along playgrounds: Both the preschool playground and the infant playground are screened from the roads (Palm Ave., 3rd St and the alley) by concrete fence; these have two faces: streetside and interior side.

Street side of the concrete fences

On the street side these fences measured from **grade to fence top will be 8-ft high**. They feature:

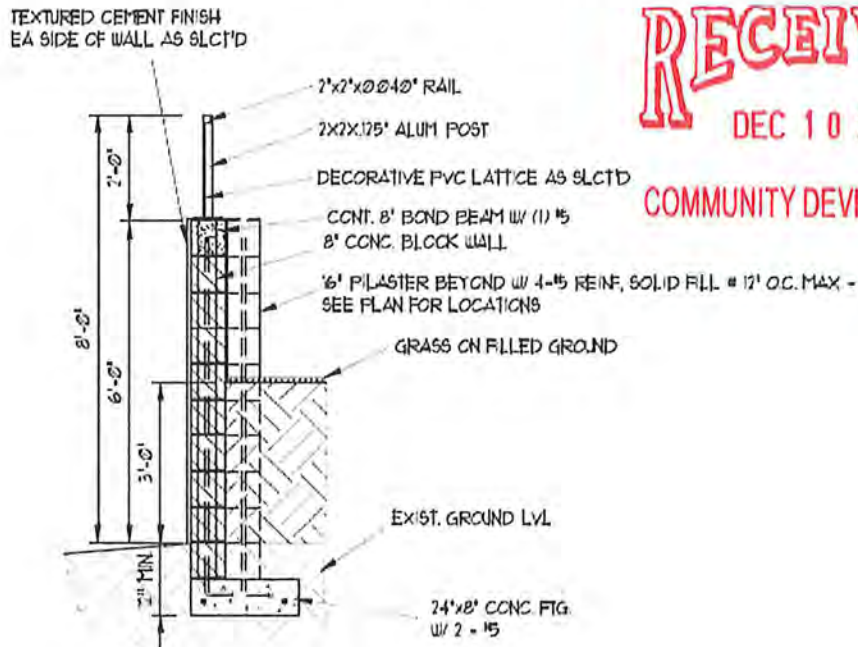
- 6-ft high concrete block fences with textured cement finish;
- 2-ft high decorative pvc lattice band at the top of the concrete block fence.

Having an 8-ft high fence at the street level is important as it provides improved security for the preschool. However, breaking up the fence into 6-ft high concrete block with 2-ft high lattice band on top softens the impact of the fence on the streetscape.

Interior side of the concrete fences

On the interior side these fences will about 3-ft of fill. As a result, these fences when measured from **3-ft elevated grade to fence top will be 5-ft high**. They feature:

- 3-ft high concrete block fences with textured cement finish
- 2-ft high decorative pvc lattice band at the top of the concrete block fence



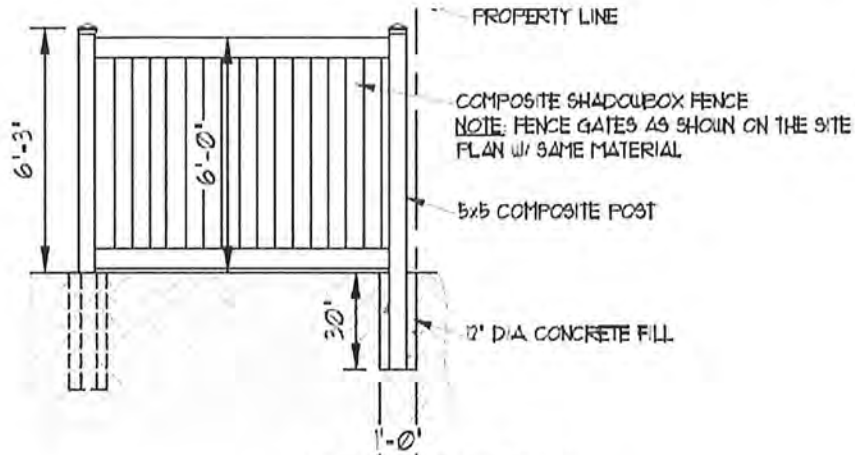
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SCREEN WALL SECTION

Architect T. A. Krebs

3. Composite shadowbox fences along the west and north side yards: The narrow side yard on the west along the alley includes a storage area for trash containers. The narrow side yard on the north by the adjoining property accommodates generator and HVAC platforms. Both side yards provide functional pathways for maintenance/service activities.

These narrow side yards to the west and north are not elevated but instead stay at existing grade and are screened by 6-ft high composite shadowbox fences. On the west by the alley the fence incorporates two rolling gates: On the east by Palm Ave. there is a single gate providing access to the north side yard. Refer to site plan.



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**COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION**
(Please also refer to the narrative above)

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Standard 1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposal is to use the property as a day care center which is an allowed commercial use in the C-2A zoning district. As discussed, the proposed day care preserves the defining characteristics of the 1940s residential building which is still recognizable.

The establishment of a day care on this site is a commercial use that follows previous commercial uses on this site. For the approximately the last 40 years the property has had commercial uses. In the 1980s an addition of a north wing to the property enabled use of the property as a machine/repair shop. At that time the north wing included large roll up garage doors as the property was used as a machine/repair shop until approximately October of 2000. At that time the county approved a conversion to a "flower and gift shop" and the roll up garage doors were replaced with a "store front façade".

Standard 2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property is retained and preserved. In the proposal the 1940s residential structure is clearly visible and identifiable. Removal of historic materials or alteration of features of spaces that characterize the property has been avoided.

Standard 3:

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No conjectural features or architectural elements from other buildings are added. The 1940s residential building is still visible. The contemporary addition is clearly identifiable. The property is recognized as a physical record of its time, place and use.

Standard 4:

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The 1940s residential building is still visible, recognizable and considered historic. It is preserved.

In the 1980s the addition of a north wing to the property enabled its use as a machine/repair shop and subsequently as a "flower and gift shop". The changes associated with this north wing have not acquired historic significance and therefore are not retained or preserved.

Standard 5:

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The mass and scale of the 1940s residential building is preserved. Its design and materials area incorporated into the proposed rehabilitation.

Standard 6:

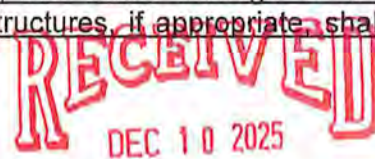
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

As necessary the building materials – roofing, siding, windows etc. – of the 1940s residential structure will be repaired rather than replaced or if necessary, replaced with a feature that matches the old in design, texture and other visual qualities.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.



Standard 8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable.



Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

As discussed, the original 1940s residential structure is preserved. The proposed new additions for the day care do not destroy the historic residential structure. Instead, the additions incorporate the historic house in a manner easily differentiated from the old and compatible with its massing, size and scale of the historic house.

Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new addition for the installation of a day care is done in a manner that if removed in the future the essential form and integrity of the 1940s historic residential structure will be unimpaired.



Aerial
Front (east)
elevation of
the existing
building

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Aerial
Rear (west)
elevation of
the existing
building

Note rear
shed by the
alley will be
demolished.



Front (east)
elevation

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Close up
detail of the
south wing—
the original
1940s
residence



Close up
detail of the
north wing—
the 1980s
addition.



South (side) elevation of the south wing

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North (side) elevation of the north wing
Photo taken from the front of the building



North (side) elevation of the north wing
Photo taken from the rear of the building



Rear (west) elevation

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Aerial of rear (west) elevation. Note small shed building which will be demolished.



Shed at the rear by the alley will be demolished

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Boca Grande, FL

T.A. Krebs
Architect, T.A. Krebs LLC

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Boca Grande, FL

T.A. Krebs
Architect, T.A. Krebs llc

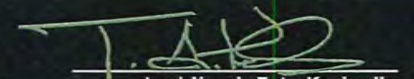
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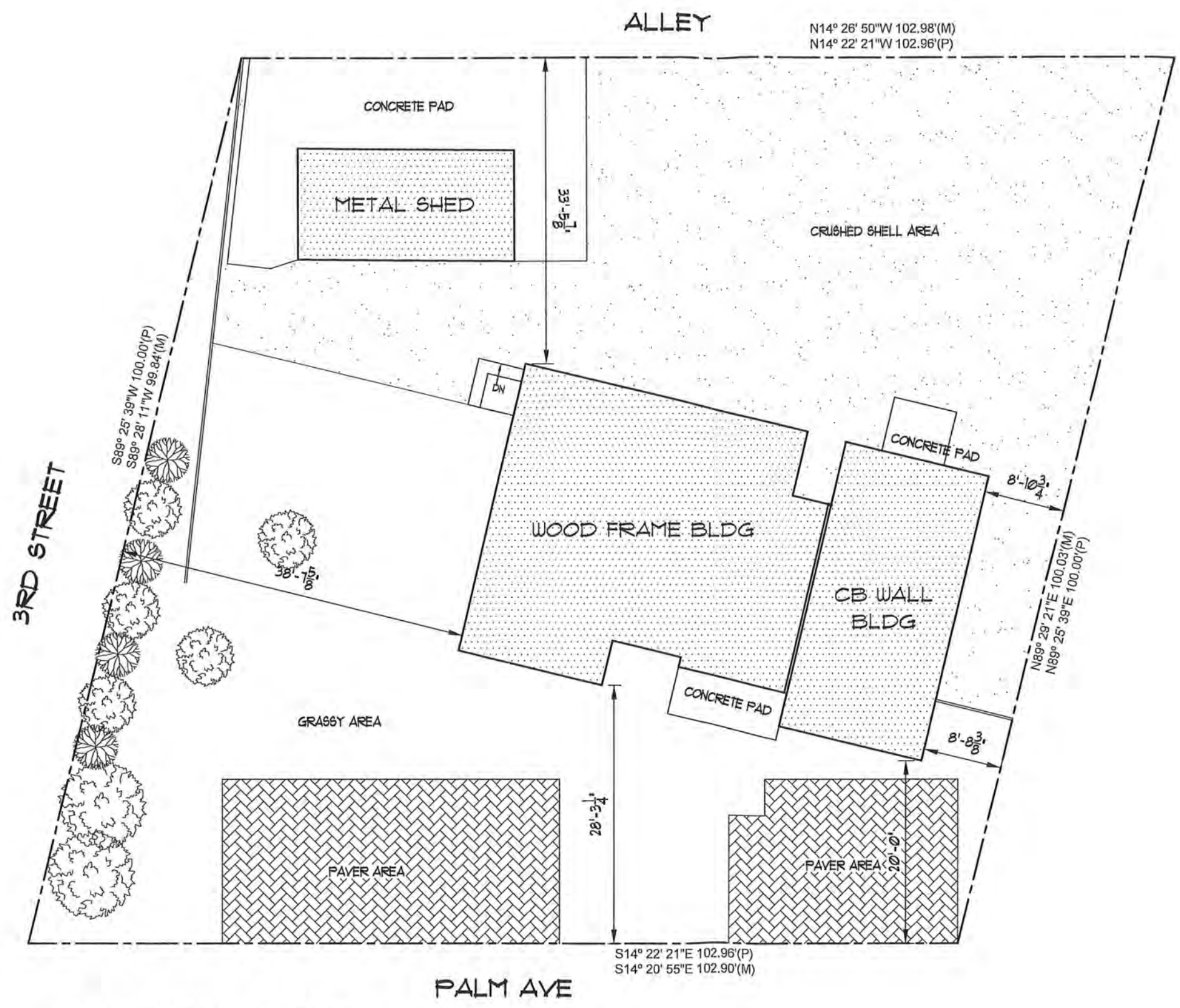


BOCA GRANDE PRESCHOOL
Boca Grande, FL


Architect, T.A. Krebs llc

A - 3
10/29/25

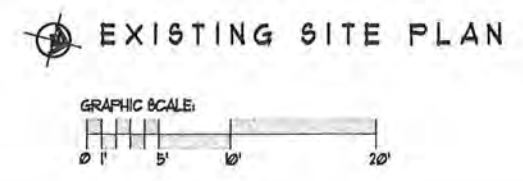
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| | |
|---------------|---------------|
| LOT AREA | 9,987 SQ. FT. |
| BUILDING AREA | 1,569 SQ. FT. |
| METAL SHED | 292 SQ. FT. |
| LOT COVERAGE | 18.63% |

LEGEND:

| | |
|--|--------------------------------|
| | EXISTING PARTITION TO REMAIN |
| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |



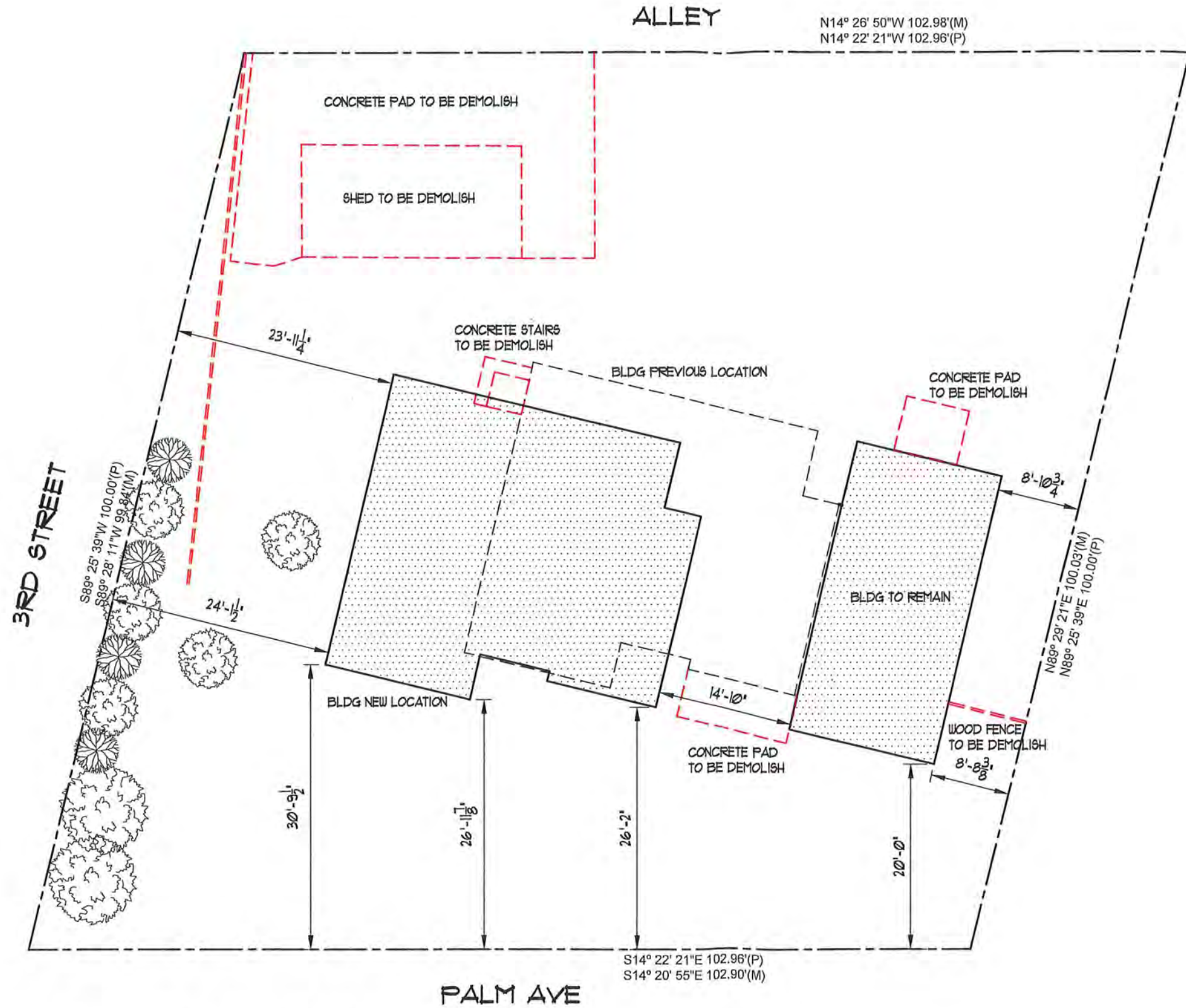
BOCA GRANDE PRESCHOOL
 311 PALM AVE BOCA GRANDE, FL

| | |
|--|-----------------|
| l.a. krebs, llc AA 26002462 WEST OFFICE: Edgewater Cir., suite 4A 1489 McCall Rd., S Englewood, FL 34223 (941) 475-7327 www.lakrebs.com | revisions: |
| | date: 12-8-2025 |
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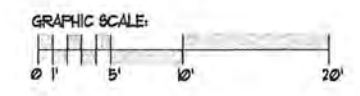


| | |
|---------------------------------|---------------|
| LOT AREA | 9,981 SQ. FT. |
| BUILDING TO REMAIN OR RELOCATED | 1,569 SQ. FT. |
| TO BE DEMOLISH | 292 SQ. FT. |

LEGEND:

| | |
|--|--------------------------------|
| | EXISTING BLDG TO BE RELOCATED |
| | TO BE DEMOLISHED |
| | EXIST. ENCLOSURE BUILDING AREA |

SITE PLAN (DEMOLITION AND RELOCATIONS)



BOCA GRANDE PRESCHOOL
311 PALM AVE BOCA GRANDE, FL

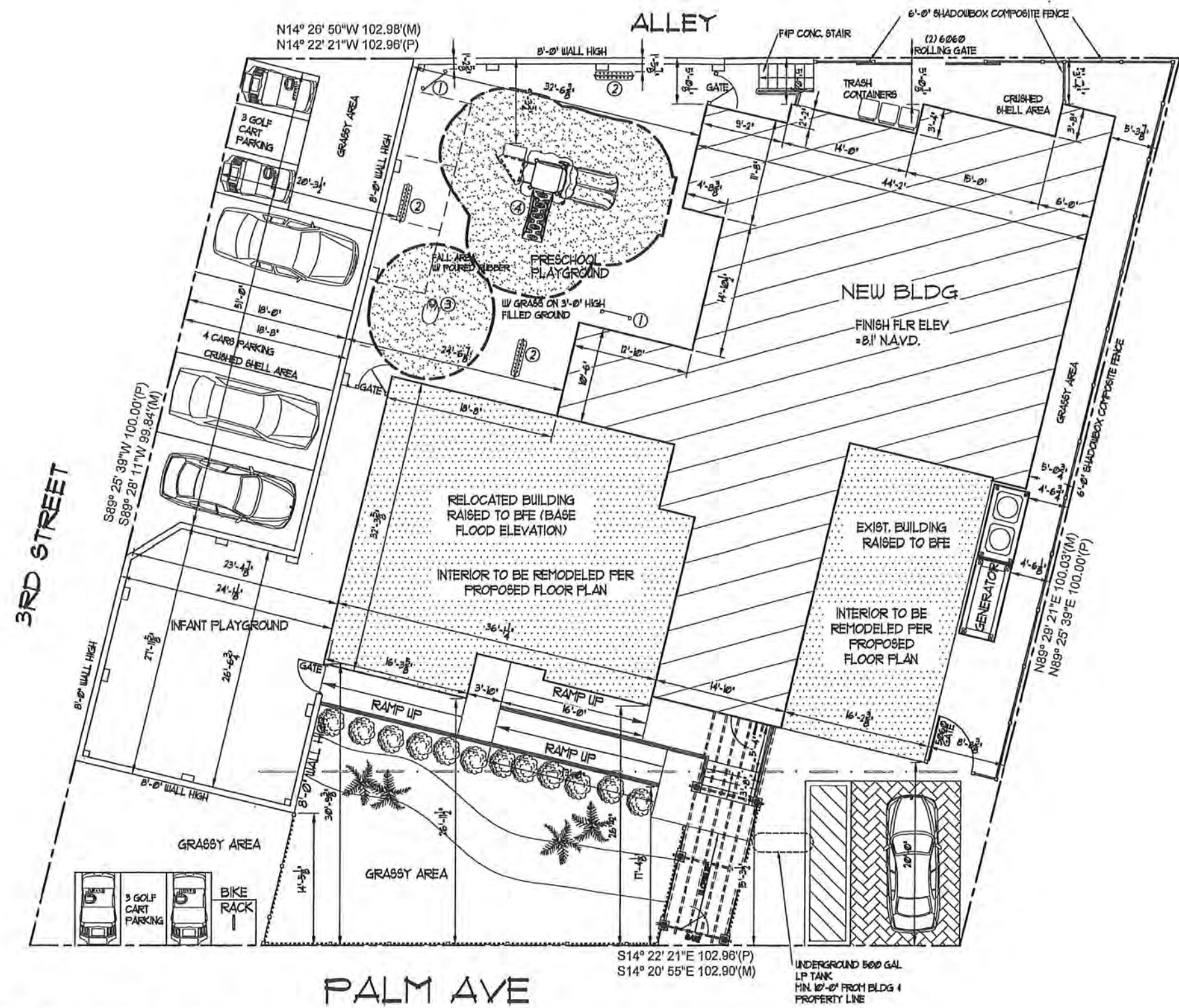
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- PLAYGROUND EQUIPMENT:
- ① SIGN LANGUAGE PANEL
 - ② PAINT SHOP PANEL
 - ③ FROG SPRING RIDER
 - ④ LITTLE DIPPER STRUCTURE

| | |
|---------------------------|----------------------|
| LOT AREA | 9,361 SQ. FT. |
| EXIST. BUILDING TO REMAIN | 1,569 SQ. FT. |
| BUILDING ADDITION | 2,161 SQ. FT. |
| TOTAL | 3,730 SQ. FT. |
| LOT COVERAGE | 31.35% |

LEGEND:

| | |
|--|--------------------------------|
| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |

PROPOSED SITE PLAN



BOCA GRANDE PRESCHOOL
311 PALM AVE BOCA GRANDE, FL

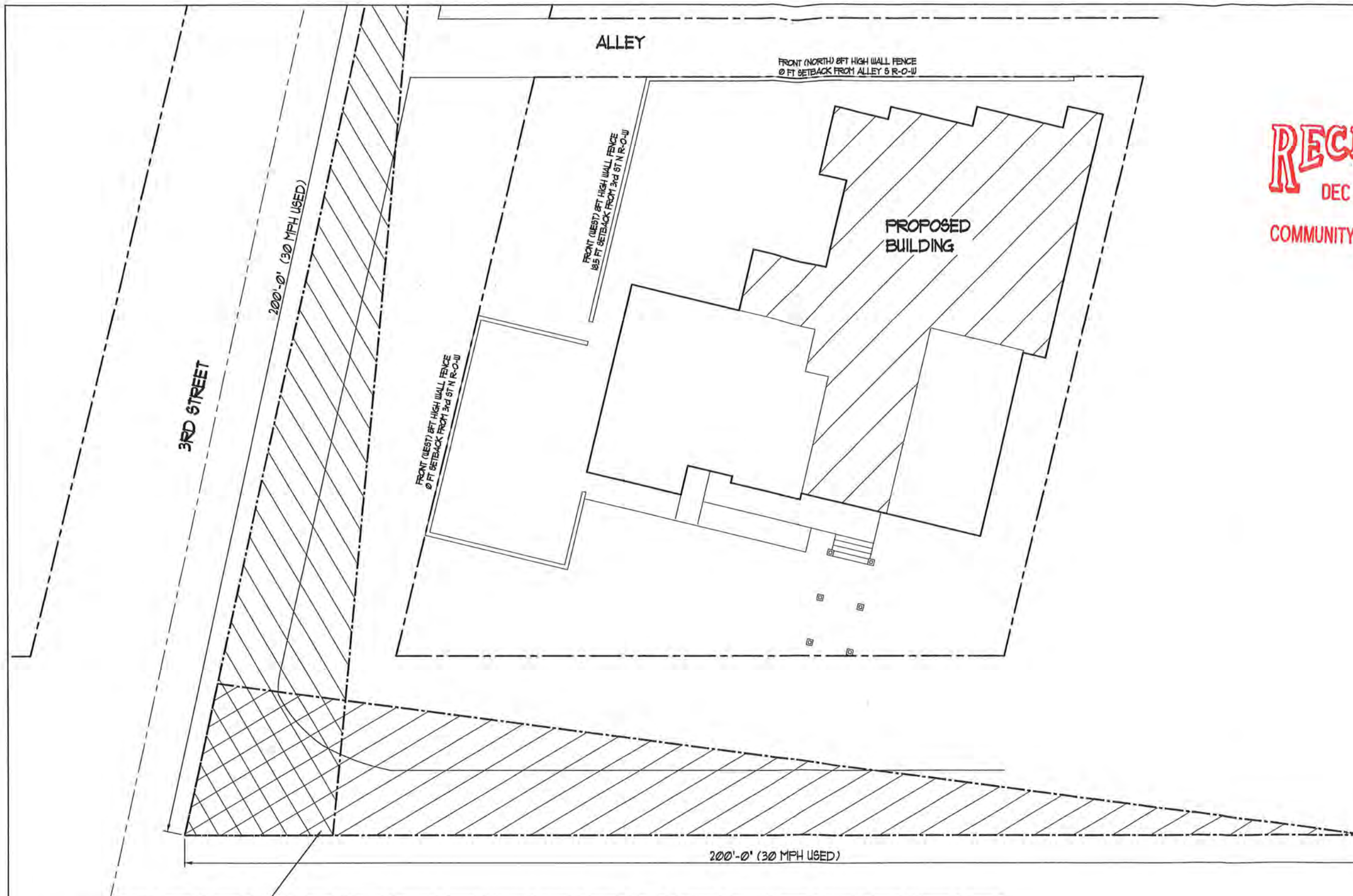
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l.a. krebs, llc
M 26002462
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DEPARTURE SIGHT TRIANGLE PER LEE COUNTY LAND DEVELOPMENT CODE § FIG 3-16 DEPARTURE SIGHT TRIANGLE 'FLORIDA GREENBOOK' 2018 EDITION

PALM AVE
ASPHALT ROADWAY
(60' RIGHT-OF WAY PER PLAT)

GRAPHIC SCALE:



 **PROPOSED SITE PLAN W/ TRAFFIC APPROACHING**

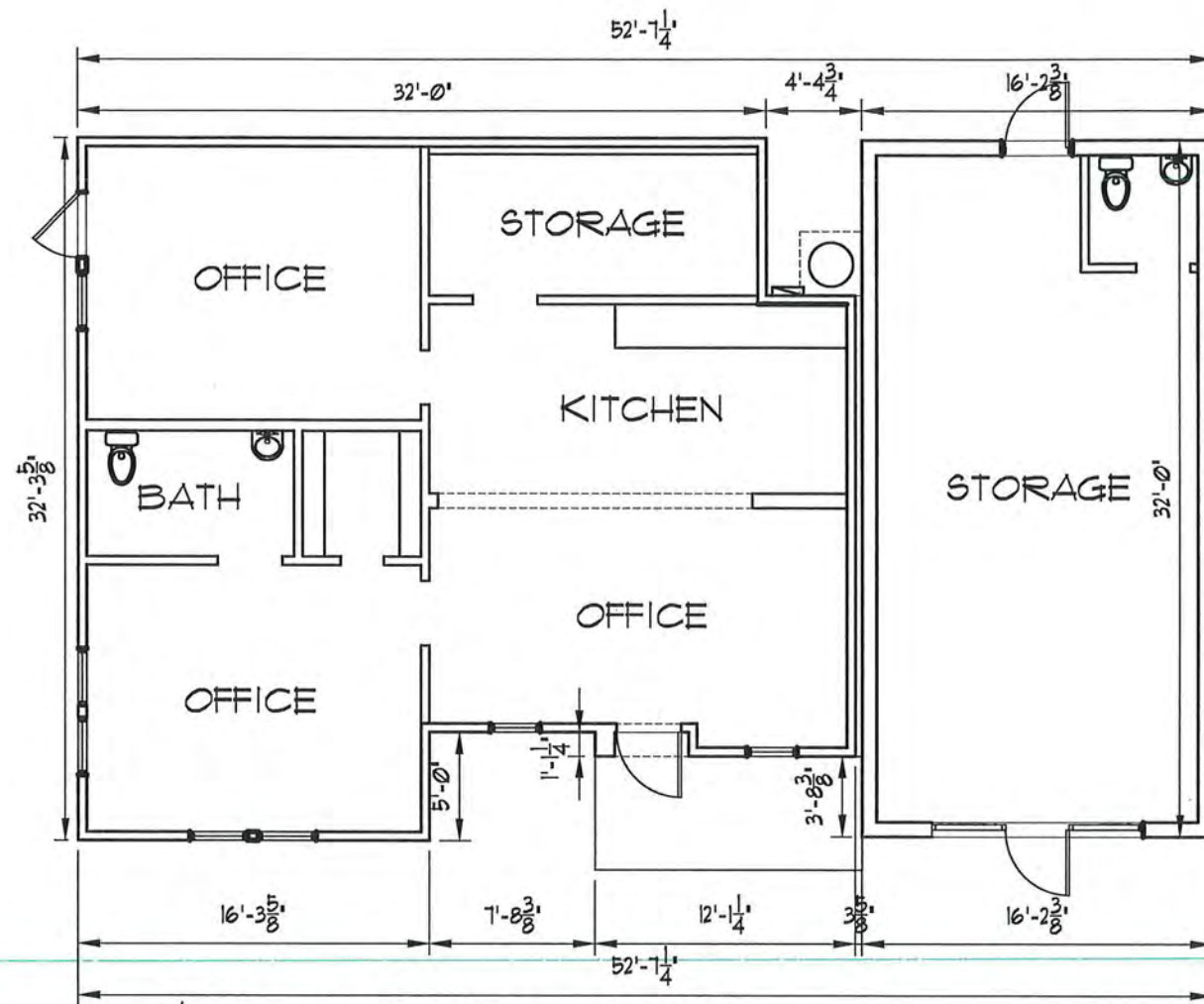
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311 PALM AVE BOCA GRANDE, FL

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EXISTING FLOOR PLAN

GRAPHIC SCALE:



| LEGEND: | |
|---------|--------------------------------|
| | EXISTING PARTITION TO REMAIN |
| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |

arch
L.A. krebs, LLC
AA 26002462

WEST OFFICE:
Edgewater Cir. suite 4A
1480 McCall Rd. S
Englewood, FL 34223
(841)475-7327

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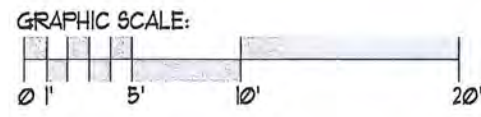
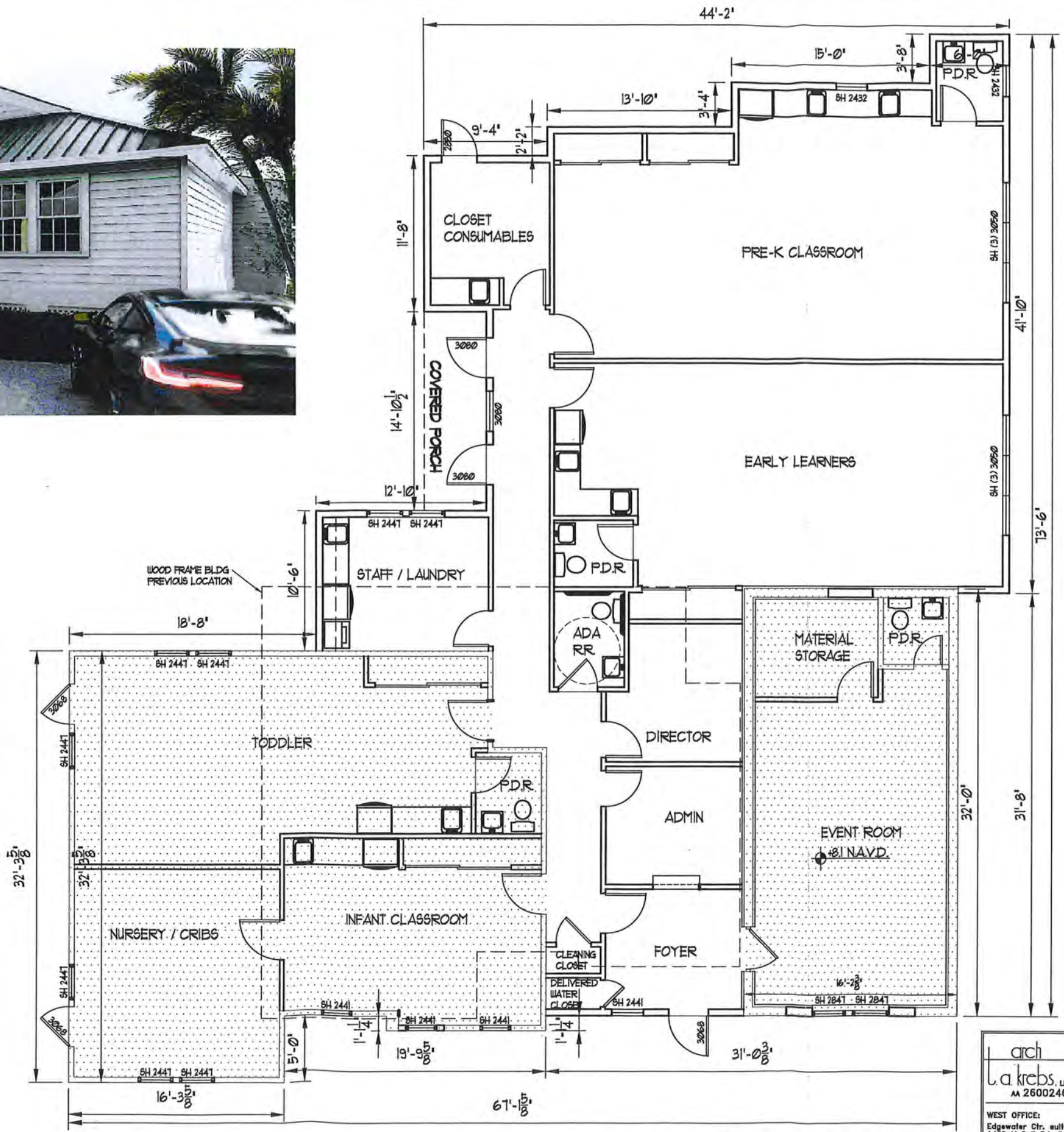
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LEGEND:
 — EXISTING PARTITION TO REMAIN
 — NEW PARTITION
 ▨ EXIST. ENCLOSURE BUILDING AREA

PROPOSED FLOOR PLAN

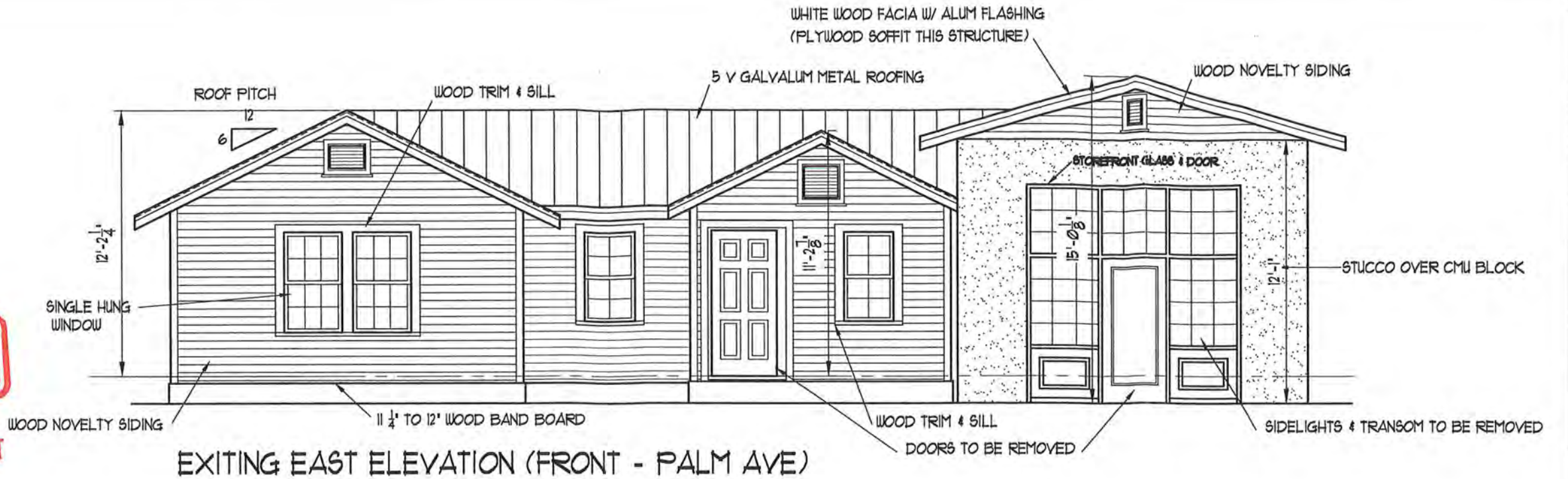
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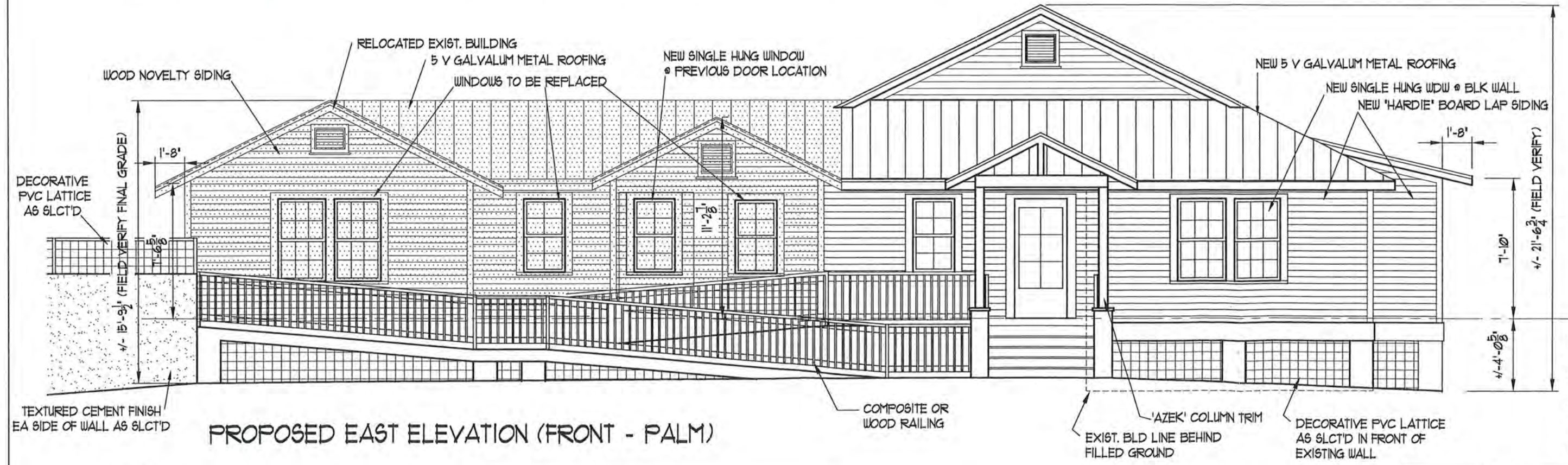
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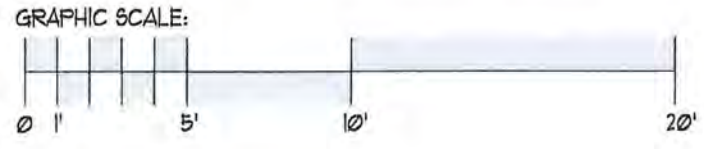
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EXISTING EAST ELEVATION (FRONT - PALM AVE)



PROPOSED EAST ELEVATION (FRONT - PALM)



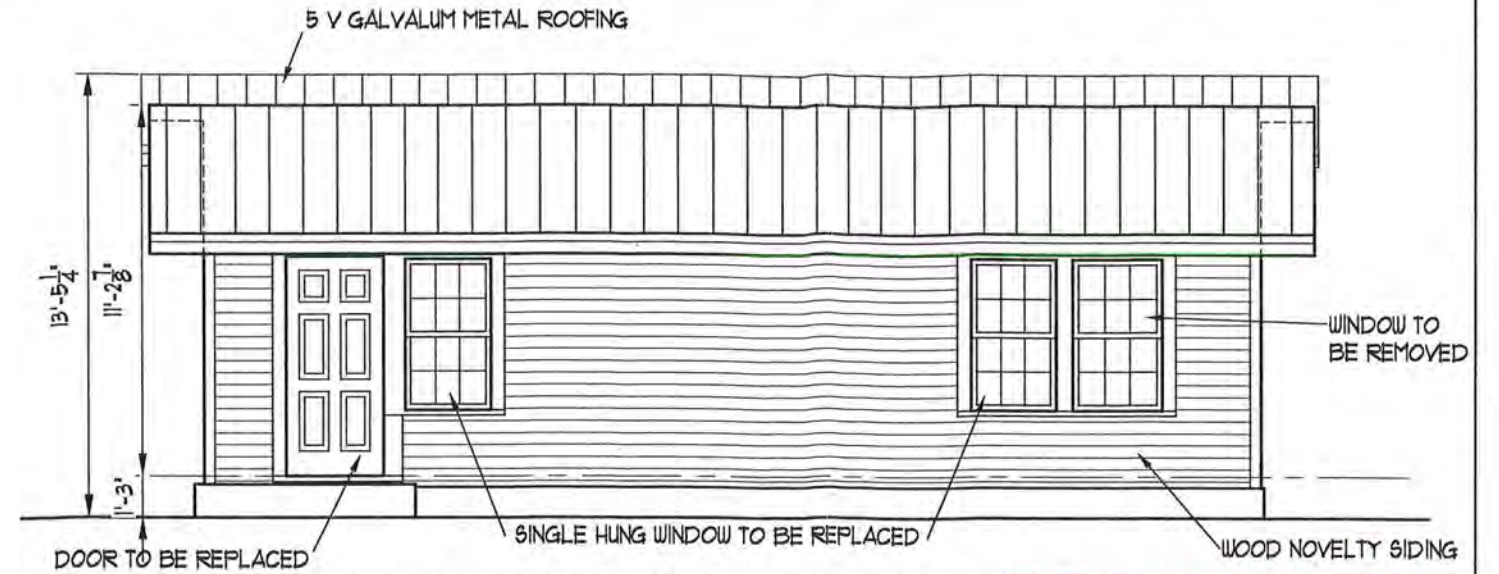
LEGEND:

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| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |

BOCA GRANDE PRESCHOOL
 311 PALM AVE BOCA GRANDE, FL

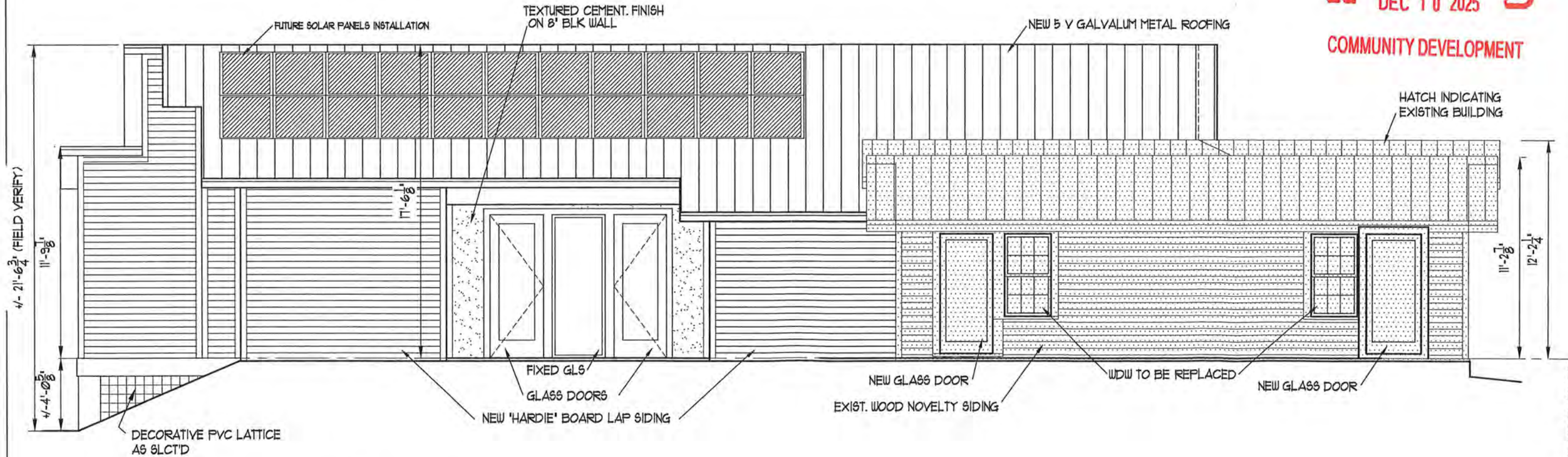
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EXISTING SOUTH ELEVATION (3RD ST)

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PROPOSED SOUTH ELEVATION (3RD ST)



LEGEND:

| | |
|--|--------------------------------|
| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |

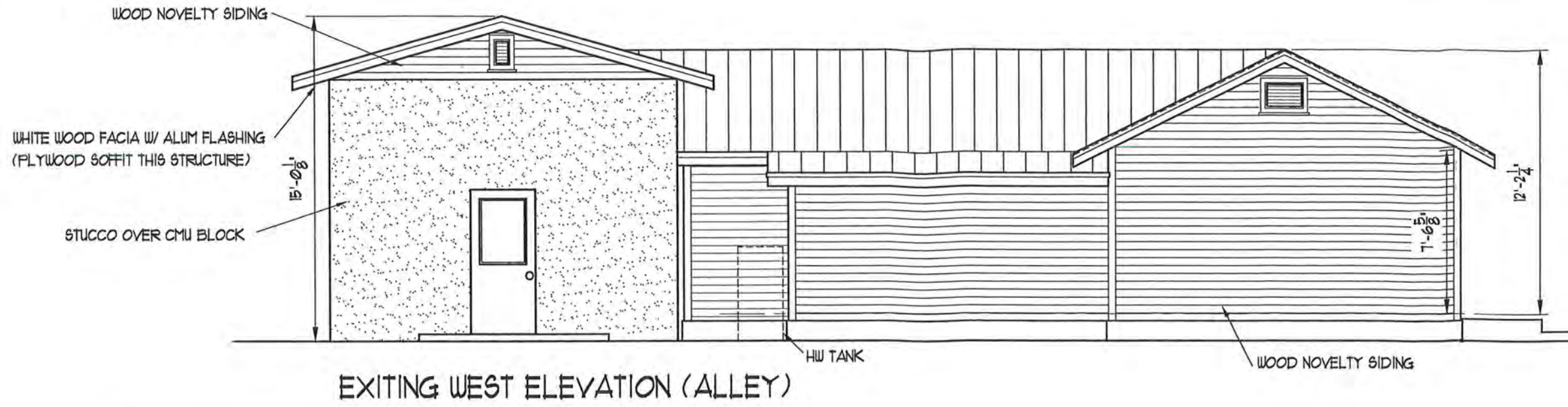
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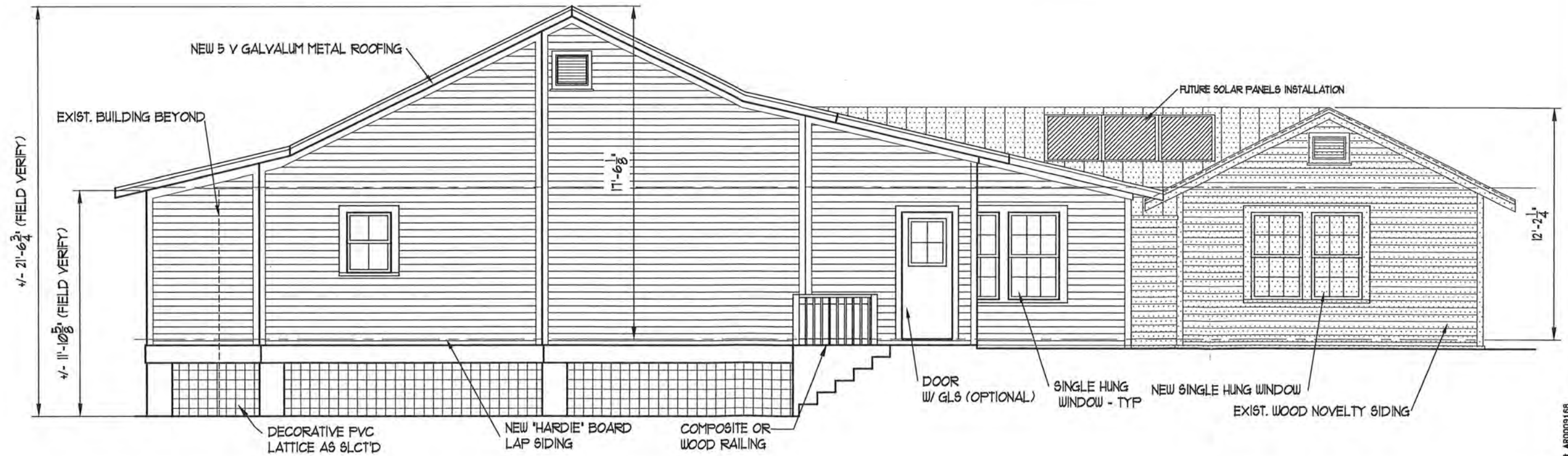
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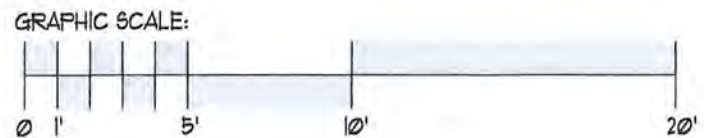
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EXISTING WEST ELEVATION (ALLEY)



PROPOSED WEST ELEVATION (ALLEY)



LEGEND:

| | |
|--|--------------------------------|
| | NEW PARTITION |
| | EXIST. ENCLOSURE BUILDING AREA |

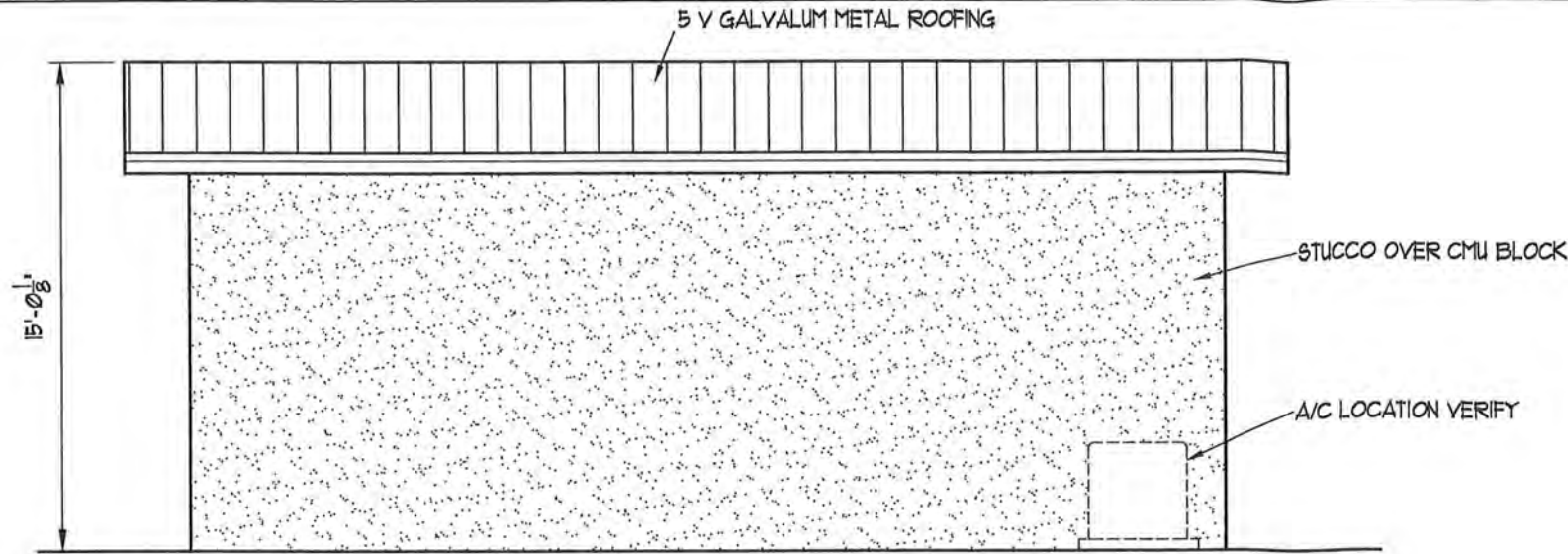
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| <p>arch l.a.krebs, llc AA 26002462</p> <p>WEST OFFICE: Edgewater Cir. suite 4A 1480 McCall Rd. S Englewood, FL 34223 (941) 475-7327 www.lakrebs.com</p> | revisions: |
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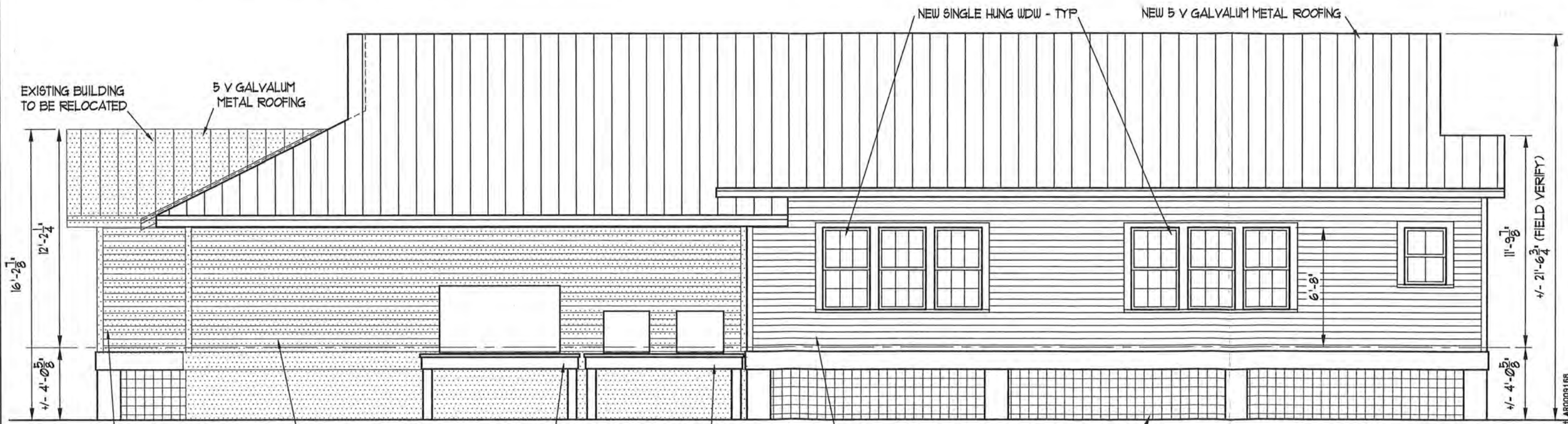
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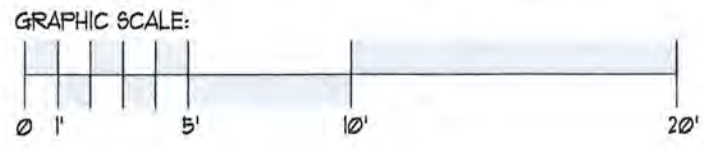
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EXISTING NORTH ELEVATION (SIDE)



PROPOSED NORTH ELEVATION (SIDE)



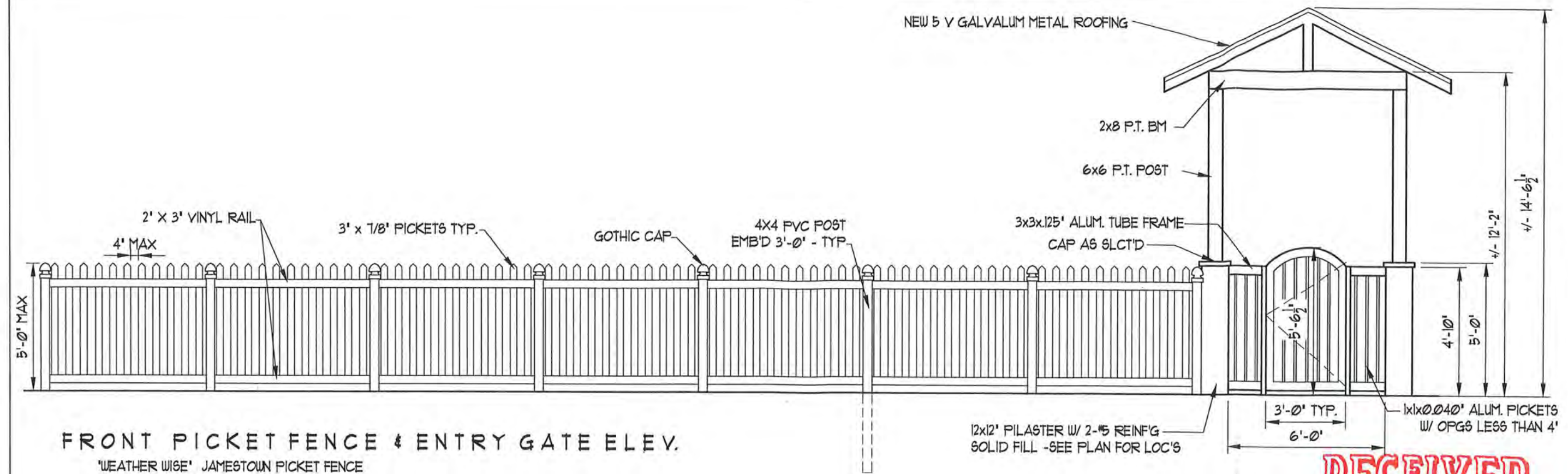
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| | EXIST. ENCLOSURE BUILDING AREA |

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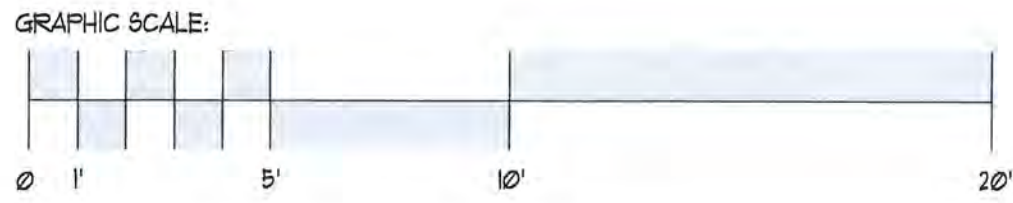
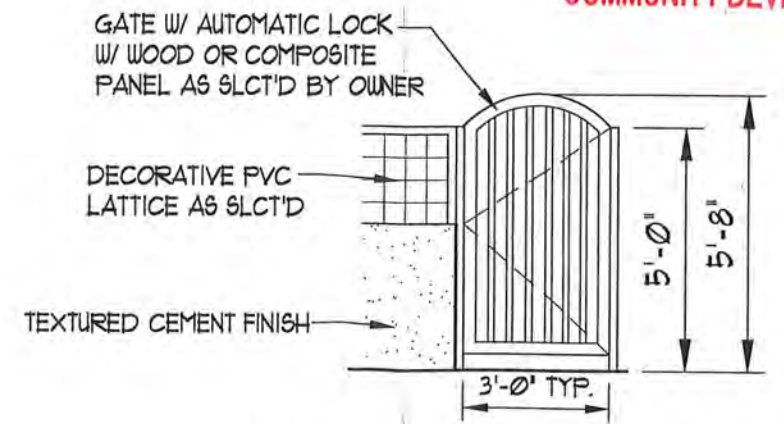
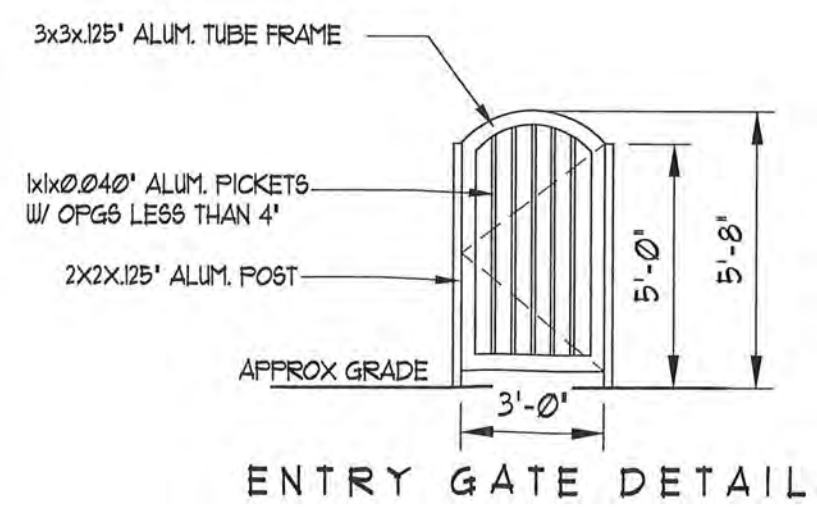
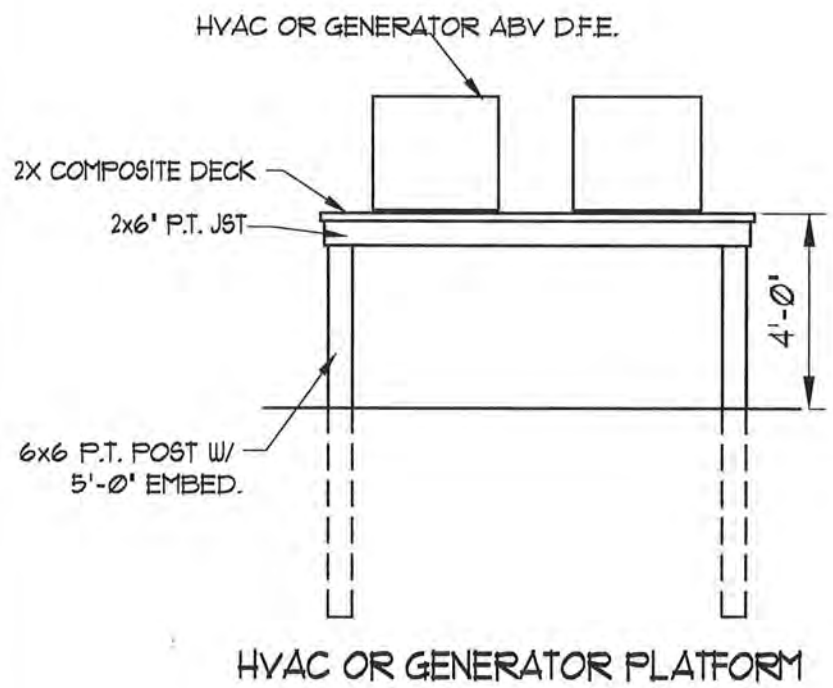
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FRONT PICKET FENCE & ENTRY GATE ELEV.
 "WEATHER WISE" JAMESTOWN PICKET FENCE

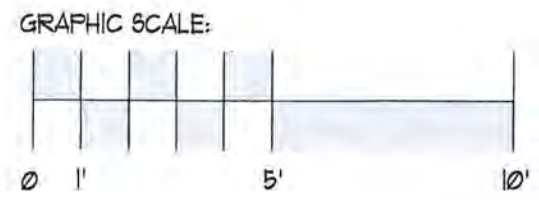
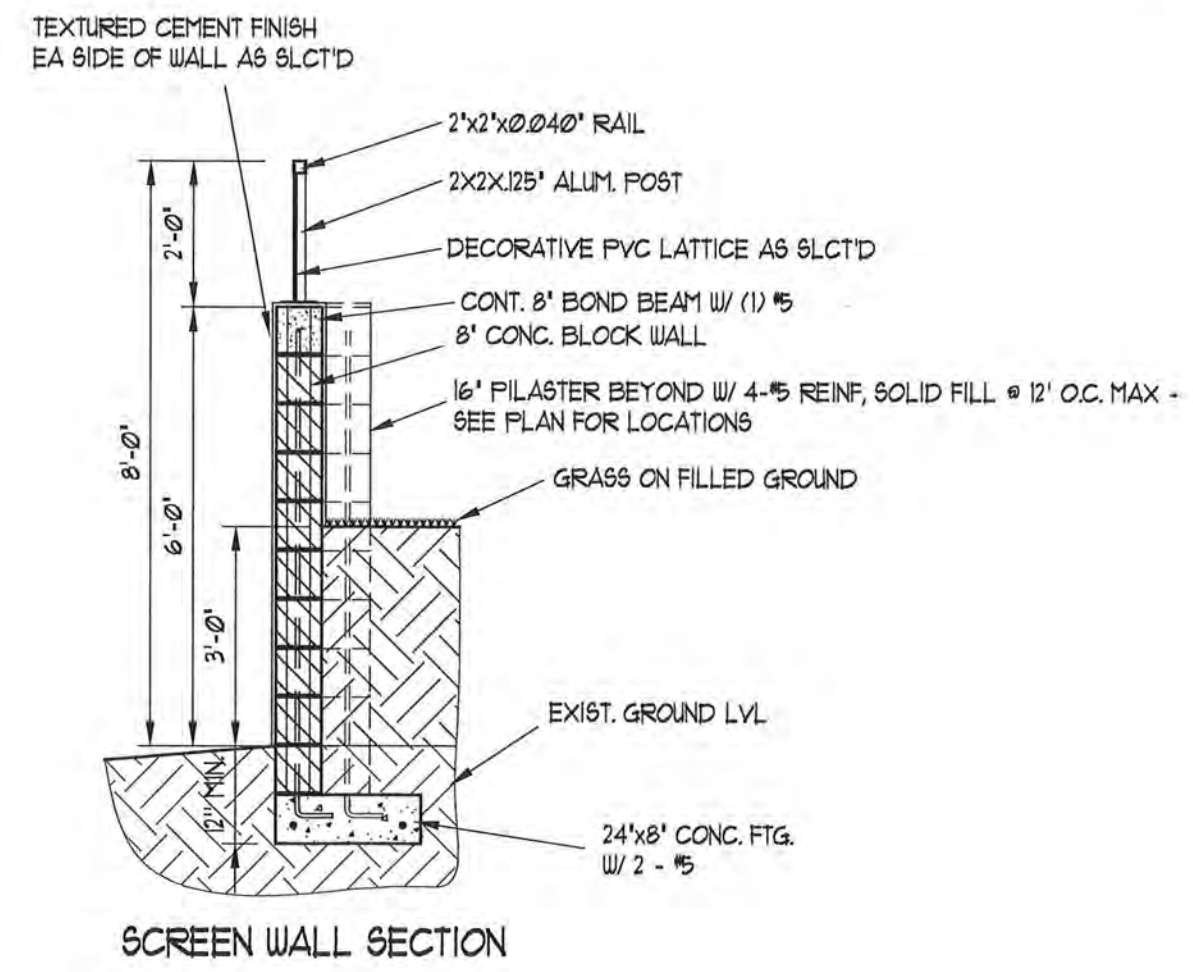
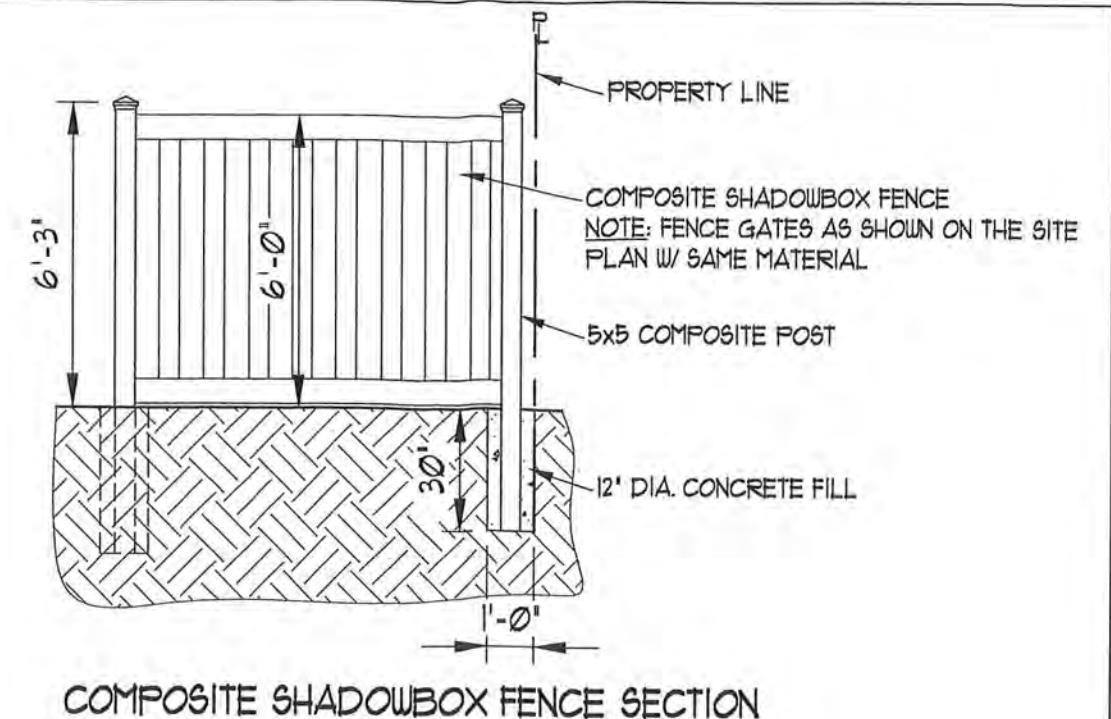
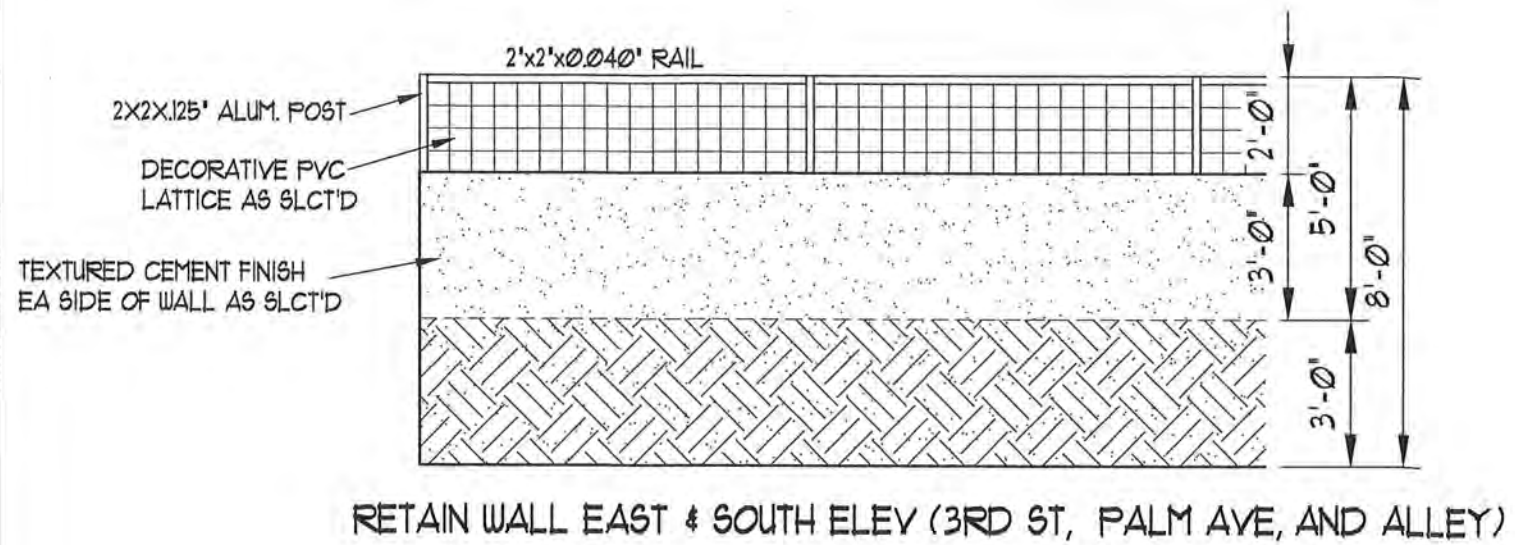
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Timothy Krebs, Architect AR0009168

- Original
- Update (give site#)



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 3.1 6/05

Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 LL00879
 Recorder # _____
 Field Date 8/30/07
 Form Date 10/02/07

Site Name(s) (address if none) Austin Bass House Multiple Listing [DHR only] _____
 Survey Downtown Boca Grande Historic District Project Survey # _____
 National Register Category (Please check one: consult with Site File before using last four): building structure district site object

Address (include N,S,E,W; #; St, Ave., etc.) 311 Palm Avenue
 Cross Streets (nearest / between) Third & Fourth Streets
 City / Town (within 3 miles) Boca Grande In City Limits: y n unknown
 County Lee Tax Parcel #(s) 14-43-20-01-00014.0190
 Subdivision name Boca Grande Block 14 Lot 19 & 20
 Ownership (Please check one): private-profit private-individual city county Native American
 private-nonprofit private-unspecified state federal foreign unknown
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

USGS 7.5' Map Name & Date Port Boca Grande, FL: 1958 P.R. 1987
 Township 43 Range 20 Section 14 ¼ section: NW SW SE NE Irregular-name: _____
 Landgrant _____ UTM: Zone 16 17 Easting _____ 0 Northing _____
 Plat or other map (map's name, location) Boca Grande, Lee County Clerk's Office, Ft. Myers, FL

Style* Frame Vernacular Exterior Plan* Irregular Number of Stories 1
 Structural System(s) *Wood frame
 Foundation: Type(s) *Slab Material(s) * Concrete
 Exterior Fabric(s) * Wood, drop siding; stucco
 Roof: Type(s) * Cross-gable Material(s) * Sheet metal * Aluminum
 Roof secondary strucs. (domers etc.) Gable dormer
 Chimney: No. 0 Material(s) * _____ Location(s) _____
 Windows (types, materials, etc.) * DHS, 4/4 & 5/5, wood, ind. & paired; Display, fixed, aluminum

Porches: #open _____ #closed _____ #incised 1 Location(s) W
 Main Entrance (stylistic details) _____

Porch roof type(s) Shed
 Exterior Ornament Louvered wood attic vents

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Interior Plan* unknown COMMUNITY DEVELOPMENT
 Condition (Please check one): excellent good fair deteriorated ruinous
 Surroundings (N=None, S=Some, M=Most, A=All/nearly all): M commercial S residential N institutional S undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc) c.2002 wood gazebo on W Non-historic shed on NW

Archaeological Remains None Observed Check if Archaeological Form completed
 c Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

| DHR USE ONLY ♣♣♣♣ OFFICIAL EVALUATIONS ♣♣♣♣ DHR USE ONLY | |
|---|--|
| NR DATE ____/____/____ | KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no Date ____/____/____ |
| DELIST DATE ____/____/____ | SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially ellg. <input type="checkbox"/> insufficient info Date ____/____/____ |
| | LOCAL DESIGNATION: _____ Date ____/____/____ |
| Local office _____ | |
| National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2) | |

HISTORICAL STRUCTURE FORM

Consult *Guide to Historical Structure Forms* for detailed instructions.

Construction date: Exactly _____(year) Approximately 1940 (year) Earlier than _____(year) Later than _____(year)
 Architect (last name first): Unknown Builder (last name first): Unknown
 Moves: yes no unknown Dates _____ Original address _____
 Alterations: yes no unknown Dates c.1980 Nature* N wing modification and enlargement
 Additions: yes no unknown Dates _____ Nature* _____
 Original Use* (give date ranges) Residential, single family, Austin Bass residence (c.1940-c.1944)
 Intermediate Uses* (give date ranges) Residential, single family, rental property (c.1944-c.1986)
 Present Use* (give date ranges) Residential, Harold Bowe House and Bowen Tractor office (c.1986-present)
 Ownership History (especially original owner, dates, profession, etc.) Bass, Austin and Bass family(c.1940-c.1963); Spears, Thelma (c.1963-c.1986); Bowe, Harold, tenant (1979-1986), owner (1986-present)

Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> formal archaeological survey | <input checked="" type="checkbox"/> past surveys search at FMSF | <input type="checkbox"/> local library research | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> informal archaeological inspection | <input checked="" type="checkbox"/> past sites search at FMSF | <input checked="" type="checkbox"/> non-local library research | <input type="checkbox"/> subdivision maps |
| <input type="checkbox"/> Public Lands Survey (DEP) | <input type="checkbox"/> FL Archives (Gray Building) | <input type="checkbox"/> building permits | <input checked="" type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> tax records/property deeds | <input type="checkbox"/> FL Photo Archives (Gray Building) | <input type="checkbox"/> demolition permits | <input type="checkbox"/> local newspaper files |
| <input type="checkbox"/> tax records only | <input checked="" type="checkbox"/> occupant/owner interview | <input type="checkbox"/> commercial permits | |
| <input type="checkbox"/> interior inspection | <input checked="" type="checkbox"/> neighbor interview | <input type="checkbox"/> occupation permits | |
| <input type="checkbox"/> other methods (specify) | | | |

PE means Potentially Eligible

NR means National Register of Historic Places

PE Individually for NR? yes no insufficient info _____
 PE as contributor to NR district? yes no insufficient info _____

Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 Community Planning and Development

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

The original residential blocks of this one-story simple Frame Vernacular residence remain essentially unaltered. However, two rooms on the N end of the structure were modified and enlarged to create an office for the owner in c.1980. The residence is typical for its period, therefore, it does not appear individually NR eligible, however, it does contribute to the 1990 local district and a potential NR historic district.

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Bowe, Louise, longtime next door neighbor and mother of current owner, telephone interview with Mikki Hartig on 9/20/07; Bowe, Harold, current owner, telephone conference w/Mikki Hartig on 4/22/08; Lee County Property Appraiser Records

Photographs (required) B&W print(a) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers Historical & Architectural Research Services, 2337 19th Street, Sarasota, FL 34234

Name (last name first) / Address / Phone / Fax / Email / Affiliation Hartig, Mikki, 2337 19th Street, Sarasota, FL 34234, (941)-536-4476 fl_mikki@yahoo.com, Historical & Architectural Research Services

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED:

- (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3X5

RECEIVED
 DEC 10 2025

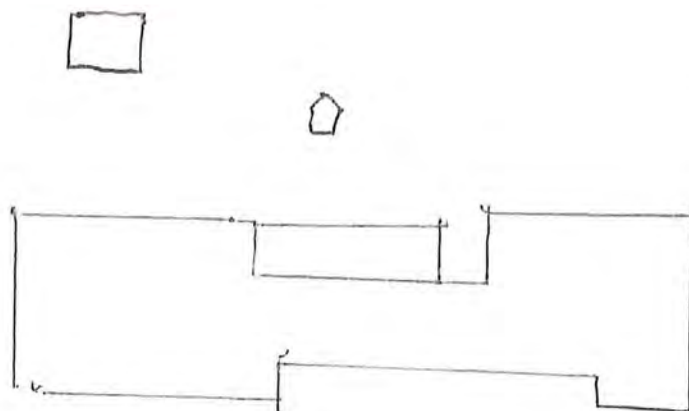
COMMUNITY DEVELOPMENT

LL00879

RECEIVED

DEC 10 2025

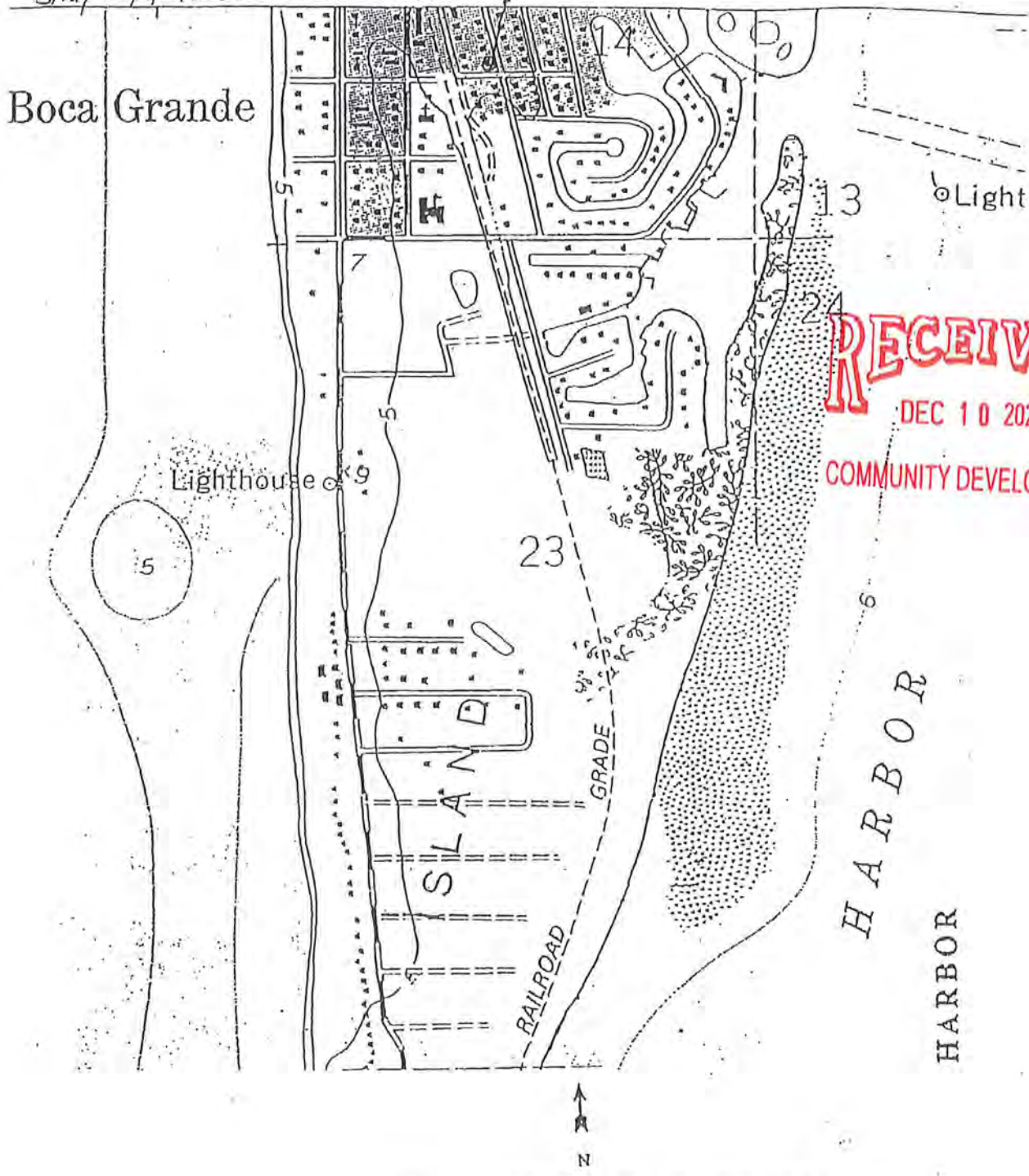
COMMUNITY DEVELOPMENT



Palm Ave

N →

File: 8LL00879
Address: 311 Palm Avenue Boca Grande, FL 33921
Zone: 17
Strap: 14-43-20-01-00014-0190



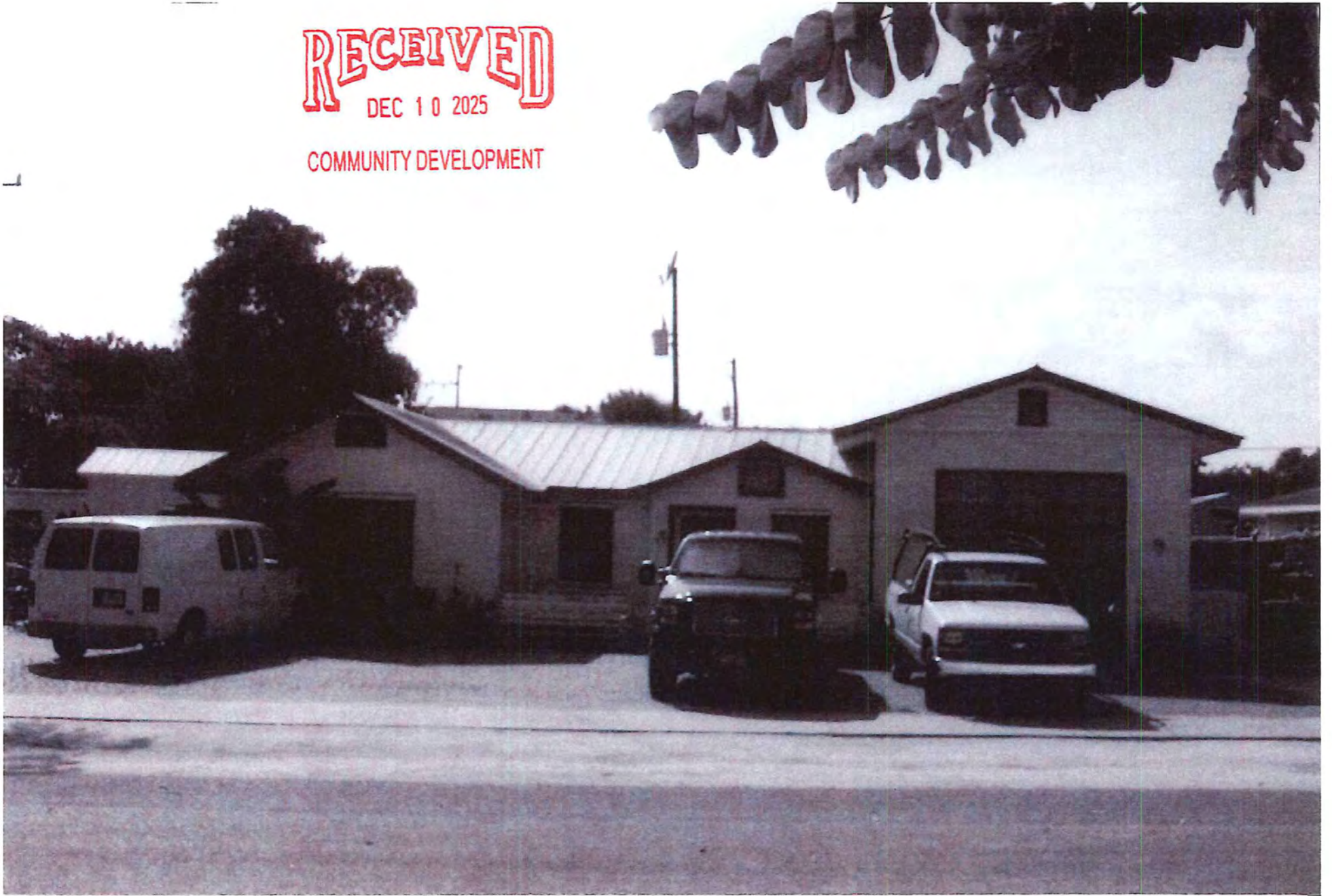
RECEIVED
DEC 10 2025
COMMUNITY DEVELOPMENT

PORT BOCA GRANDE, FL Quadrangle
7.5 Minute Series (Topographic)
1958 (PR 1987)

RECEIVED

DEC 10 2025

COMMUNITY DEVELOPMENT





NOTICE OF DECISION ON

SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

YOU ARE HEREBY NOTIFIED that on 9/14/00 the Lee County Historic Preservation Board voted to:

- Approve
- Approve with conditions
- Deny

Special Certificate of Appropriateness 2000-09-04 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter
22 of the LDC and on the basis of staff analysis,
the proposed project is in compliance w/ the
Secretary of the Interior Standards for Rehabilitation
and Chapter 22 of the LDC

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

- | | |
|------------------------|--|
| <u>Harold Bowe</u> | (Property Owner) <u>w/plans</u> |
| <u>c/o Kay Deselem</u> | Director, Zoning Division <u>w/out plans</u> |
| <u>c/o Bob Stewart</u> | Director, Codes & Building Services <u>w/out plans</u> |

Date: 9/15/00

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

Designation No.: HD 90-05-01

Project Name: BOWE

STRAP No.: 14-43-20-01-00014.0190

Applicant: HAROLD BOWE

Address: P.O. Box 152 BOCA GRANDE FL 33921

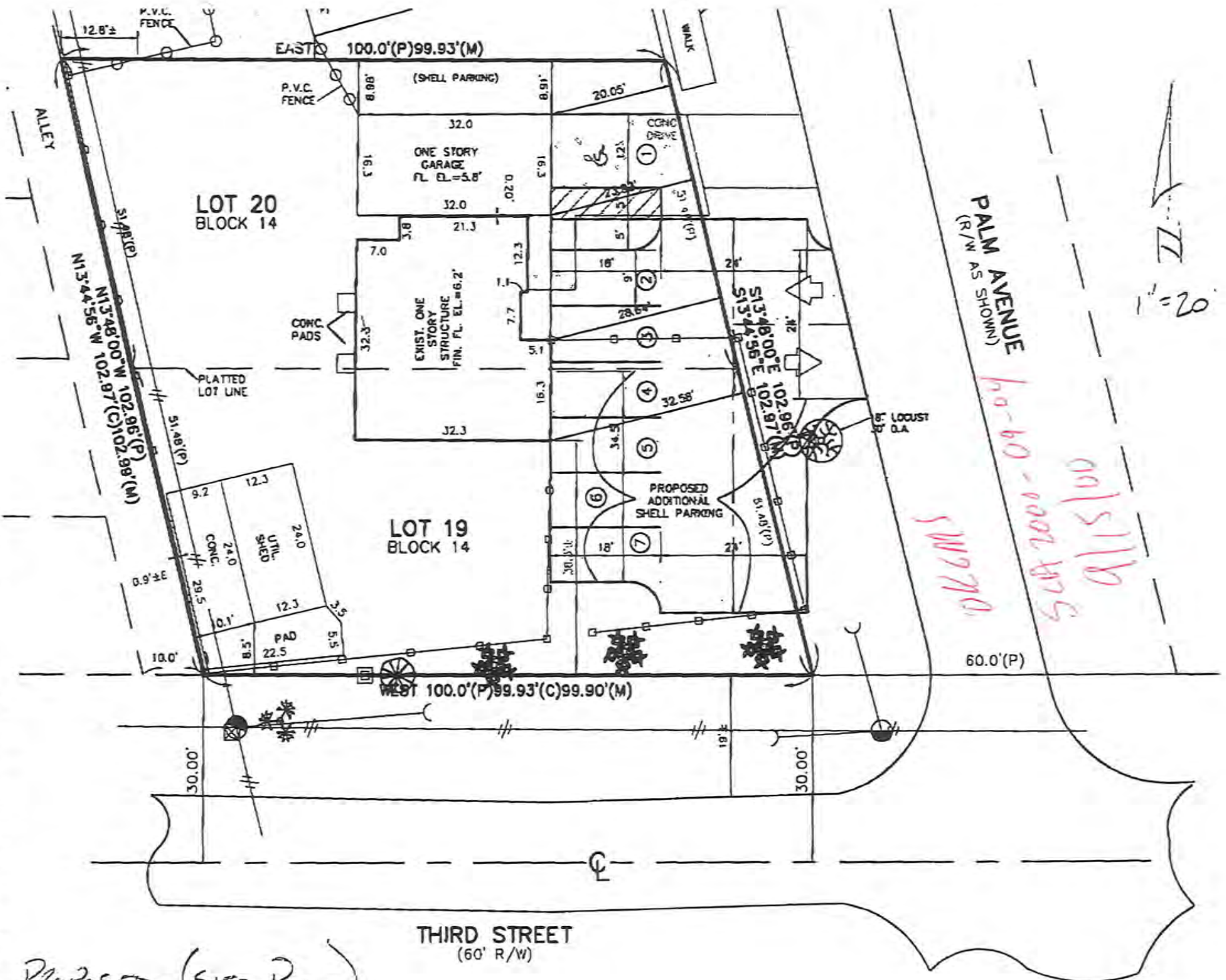
YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

/ APPROVED: Certified By: Gloria M. Seigo
Date Certified By Staff: 9/15/00

 DENIED: For the reasons outlined below:

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.



PROPOSED (SITE PLAN)

SCA 2000-09-04 Bowe, Boca Grande

COA NO. _____
DESIGNATION NO. _____
DATE FILED: _____
DATE ISSUED: _____
APPROVED _____
DENIED _____

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS
APPLICATION

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

Name of Project: Bowe

Location: 311 Palm Ave Boca Grande FL 33921

Strap No.: 14-43-20-01-00014.0190

Name of Applicant or Agent: Harold Bowe

Address: P.O. Box 152

City/State: Boca Grande FL Zip: 33921 Phone: 941-964-2651

Fx: 941-964-1418

Name of Historic District, if applicable, check all that apply:

- Building
- Archaeological Site
- Object
- Landscape Feature

Project Description: (describe all work proposed)

Type of Work: Alteration Demolition New Construction
 Reconstruction Excavation Relocation

Narrative: Changing a garage into a flower shop

Change in Use: yes no

If yes, explain: Changing a garage (machine shop) to accommodate retail flower store.

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? yes no

If yes, explain: setbacks -

Has a development order or exemption been applied for prior to or concurrent with this application? If yes, give the development order number or the exemption number and date of application.

SUBMITTAL REQUIREMENTS

- _____ Full plans and specifications (9 sets of plans, 1 set of specifications).
- _____ Site plan (2)(9)
- _____ Samples of materials if needed to fully describe the proposed appearance, color, texture, materials or design of the building(s), structure(s) and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- _____ Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action or adjacent buildings and streetscape within a historic district.
- _____ Demolition applications only: Provide plans for the reuse of the property.
- _____ Moving applications only: Provide reasons for the proposed move, and a description of the new location and setting.
- _____ Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- _____ Proposed mitigation measures.
- _____ Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

SCA 2000 09 04 Bowe



STRAP 14 43 20 01 00014 0190

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: SCA 2000-09-04 Bowe, Boca Grande

HEARING DATE: September 14, 2000

SUMMARY

The proposed project the conversion of a machine shop garage into a flower shop. The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14 43 20 01 00014 0190 and the address is 311 Palm Avenue Boca Grande.

STAFF ANALYSIS

The subject structure consists of two portions:

- A small (roughly 12 feet high) frame vernacular house featuring horizontal wood siding and intersecting metal gable roofs
- A roughly 500-sq. ft garage building that is about 15 high and adjoins the residence on the north elevation. This garage features a front facing gable roof, concrete block walls and a large 10' by 10' opening with a roll-up garage door. The current use of this garage building is that of a machine shop.

The applicant proposes to change the garage building into a flower shop. As a result the large opening on the front will be enclosed with a central front door with multiple lights flanked by multiple double hung windows. Over the top of the door and windows will be a ribbon of three multiple light windows. Horizontal wood siding will be installed over the existing concrete block wall to match that of the existing house.

The garage addition is obviously a later and non-historic addition to the existing historic house. The proposed changes to this non-historic addition are compatible in terms of the materials of the historic house and other historic houses in the district. Overall the proposed changes in wall material and the addition of a front door and windows to this gable-roofed building make it more compatible with property and its environment. The historic integrity of the small frame vernacular house is unimpaired.

III. STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

- 1) Approve the project as presented by the applicant.
- 2) Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.



File: Mvc-0031.jpg



front (east) elevation Palm Ave.

File: Mvc-0021 (3).jpg



front (east) elevation Palm Ave.

File: Mvc-0011 (1).jpg



Front (east) elevation Palm Ave.

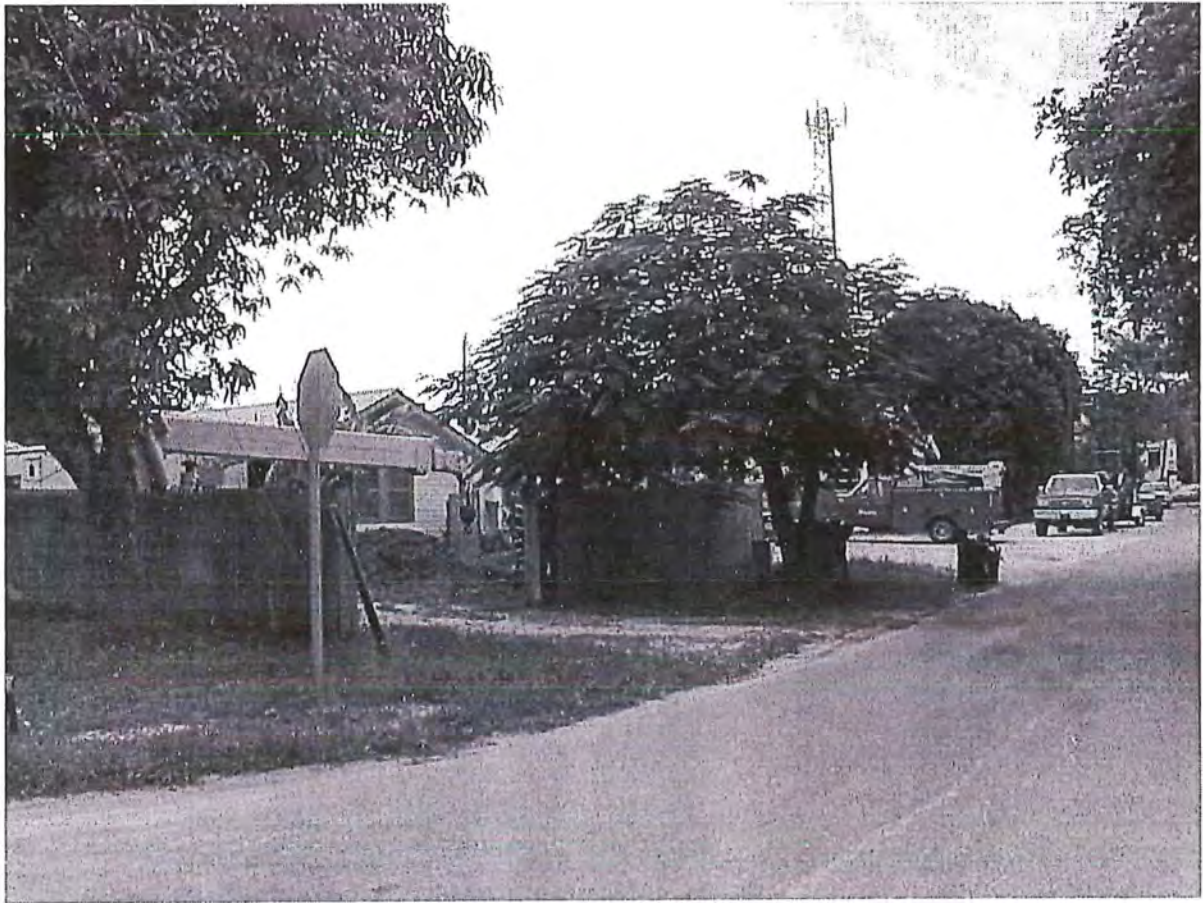
6/23/00



West elevation (alley)



Corner of 3rd & Palms



Palm Ave. (East) Streetscape

Aloria Sajgo

ADMINISTRATIVE APPROVAL (HD) ADD2000-00162

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Tracy Bowe filed an application for administrative approval seeking relief in conjunction with September, 2000 Historic Preservation Board action to allow the remodel of an existing home and convert the existing machine shop into a flower and gift shop, while preserving the Historic Boca Grande area; and

WHEREAS, the subject property is located at 311 Palm Avenue, Boca Grande, described more particularly as:

LEGAL DESCRIPTION: In Section 14, Township 43 South, Range 20 East, Lee County, Florida:

Lots 19 & 20, Block 14, revised plat of Boca Grande, as recorded in Plat Book 7, Pages 1 & 1-A, of the Public Records of Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is 14-43-20-01-00014.0190; and

WHEREAS, the property is zoned C-2A; and

WHEREAS, the property is located in the Boca Grande Historic District as designated by Resolution HD90-05-01; and

WHEREAS, an application for administrative relief for designated historic resources has been filed pursuant to the Lee County Land Development Code Section 22-174; and

WHEREAS, the Lee County Land Development Code provides for administrative relief from the Zoning Regulations for matters involving setbacks, lot width, depth, area requirements, land development regulations, height limitations, open space requirements, parking requirements, and other similar zoning relief not related to a change in use of the property in question; and

WHEREAS, the Lee County Historic Preservation Board met on September 15, 2000 and reviewed the requested relief and issued Special Certificate of Appropriateness (SCA) No. 2000-09-04 (a copy of which is attached), finding the requested action in compliance with Chapter 22 of the Land Development Code and the Lee County Historic Preservation program in general; and

WHEREAS, relief is requested in the C-2A (Commercial) zoning district, as provided by the Lee County Land Development Code, as follows:

1. from the minimum required side setback of 15 feet to allow 8 feet on the north side [LDC Section 34-844];
2. from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave in a forward motion to allow the parking spaces located on Palm Avenue to back out [Section 34-2015(2)d.];

3. from the minimum required side setback along Third Street for an accessory structure (existing shed) of 10.0 feet to allow a 8.5-foot setback [LDC Section 34-1174(d)(2)].

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, the following findings of fact are offered:

- A. The relief will be in harmony with the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the C-2A (Commercial) zoning district from the Lee County Land Development Code, from:

1. the minimum required side setback of 15 feet to allow 8 feet on the north side [LDC Section 34-844];
2. the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave in a forward motion to allow the parking spaces located on Palm Avenue to back out [Section 34-2015(2)d.];
3. the minimum required side setback along Third Street for an accessory structure (existing shed) of 10.0 feet to allow a 8.5-foot setback [LDC Section 34-1174(d)(2)].

is **APPROVED**. Site Plan ADD2000-00162 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 19th day of October, A.D., 2000.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

Attachments: SCA 2000-09-04
Site Plan ADD2000-00162

Date: 9/15/00

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

Designation No.: HD 90-05-01

Project Name: BOWE

STRAP No.: 14-43-20-01-00014.0190

Applicant: HAROLD BOWE

Address: P.O. Box 152 BOCA GRANDE FL 33921

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

APPROVED: Certified By: Gloria M. Sojgo

DENIED: Date Certified By Staff: 9/15/00

For the reasons outlined below:

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

NOTICE OF DECISION

ON

SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

YOU ARE HEREBY NOTIFIED that on 9/14/00 the Lee County Historic Preservation Board voted to:

- Approve
- Approve with conditions
- Deny

Special Certificate of Appropriateness 2000-09-04 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis,
the proposed project is in compliance w/ the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

| | |
|------------------------|--|
| <u>Harold Bowe</u> | (Property Owner) <u>w/ plans</u> |
| <u>c/o Kay Deseler</u> | Director, Zoning Division <u>w/out plans</u> |
| <u>c/o Bob Stewart</u> | Director, Codes & Building Services <u>w/out plans</u> |

ABBREVIATIONS:

A=Arc
 Alum.=Aluminum
 Approx.=Approximate
 B.M.=Bench Mark
 (C)=Calculated data
 C=Chord dimension
 C.B.=Chord Bearing
 C.M.=Concrete Monument
 Conc.=Concrete
 (D)=Dead data, Description data
 D.E.P.=Department of Environmental Protection
 D.N.R.=Department of Natural Resources
 D.O.T.=Department of Transportation
 Drain.=Drainage
 EL=Elevation
 Est.=Easement
 (F)=Field data
 Fin. Fl.=Finished Floor
 Fnd.=Found
 Cor. Fl.=Garage Floor
 Inv.=Invert
 L.B.=Land Surveying Business
 L.S.=Land Surveyor
 (M)=Measured data
 M.H.W.L.=Mean High Water Line
 M.P.=Metal Pipe
 M.R.=Metal Rod
 N.A.V.D.=North American Vertical Datum 1989
 N.G.V.D.=National Geodetic Vertical Datum 1929
 O.R.=Official Records
 (P)=Plot data
 P.C.=Point of Curvature
 P.C.C.=Point of Compound Curvature
 P.C.P.=Permanent Control Point
 P.I.=Point of Intersection
 P.K.=PARKER-KALON
 P.L.S.=Professional Land Surveyor
 P.O.B.=Point of Beginning
 P.O.C.=Point of Commencement
 P.O.L.=Point on Line
 P.O.T.=Point of Terminus
 P.R.C.=Point of Reverse Curvature
 P.R.M.=Permanent Reference Monument
 P.S.M.=Professional Surveyor and Mapper
 P.T.=Point of Tangency
 R=Radius
 R/W=Right-of-Way
 S.F.=Square Feet
 Sta.=Station
 Struc.=Structure
 T.B.M.=Temporary Bench Mark
 Typ.=Typical
 (U)=Unrecorded data
 U.S.G.S.=United States Geodetic Survey
 Util.=Utility
 W.L. Cor.=Witness Corner
 WTWY=Waterway
 ☉=Centerline
 ☐=Property Line

LEGEND:

- Found 4"x4" Concrete Monument (number noted if any)
- Found No. 5 Rebar (L.D. noted if any)
- ▲ Found P.K. Nail and Disc (L.D. noted if any)
- Spot Elevation
- Set 4"x4" Concrete Monument with Cap L.B. #3943
- Set No. 5 Rebar with Cap L.B. #3943
- Set P.K. Nail and Disc L.B. #3943
- ⊕ Utility Box
- ⊖ Utility Pole
- ⊙ Guy Wire Anchor
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Overhead Utility Line
- ⊙ Barb Wire or Wire Fence
- ⊙ Chain Link Fence
- ⊙ Wood Privacy Fence

Applicant's Legal Checked by *Jm* 10/12/00

TREE LEGEND:
 * = MANGO TREE WITH TRUNK DIAMETER AND DRIP AREA

DESCRIPTION:

LOTS 19 & 20, BLOCK 14, REVISED PLAT OF BOCA GRANDE, AS RECORDED IN PLAT BOOK 7, PAGE 1 & 1-A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S NOTATIONS:

1. FLOOD ZONE: A-10, (EL.=9').
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. BASE BENCHMARK: PK NAIL & DISC LB #3943 AT CENTERLINE INTERSECTION OF FOURTH ST. & PALM AVE., BEING EL.=6.35'.
4. BEARINGS ARE BASED ON ASSUMED DATA AS REFERENCED TO THE NORTH R/W LINE OF THIRD ST., BEING WEST.

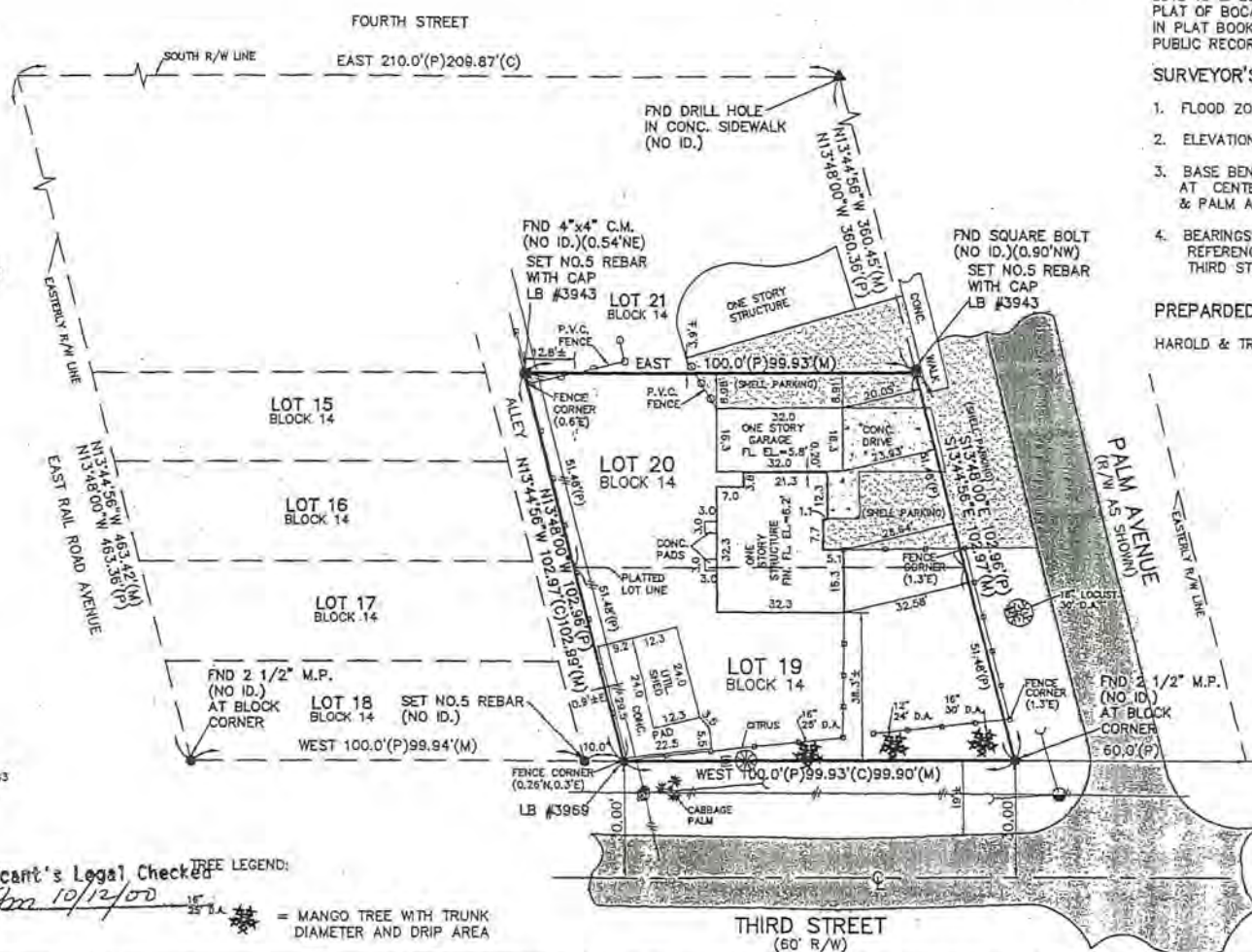
PREPARED FOR THE EXCLUSIVE USE OF:
 HAROLD & TRACY BOWE.

RECEIVED
 OCT 02 2000
 PERMIT COUNTER

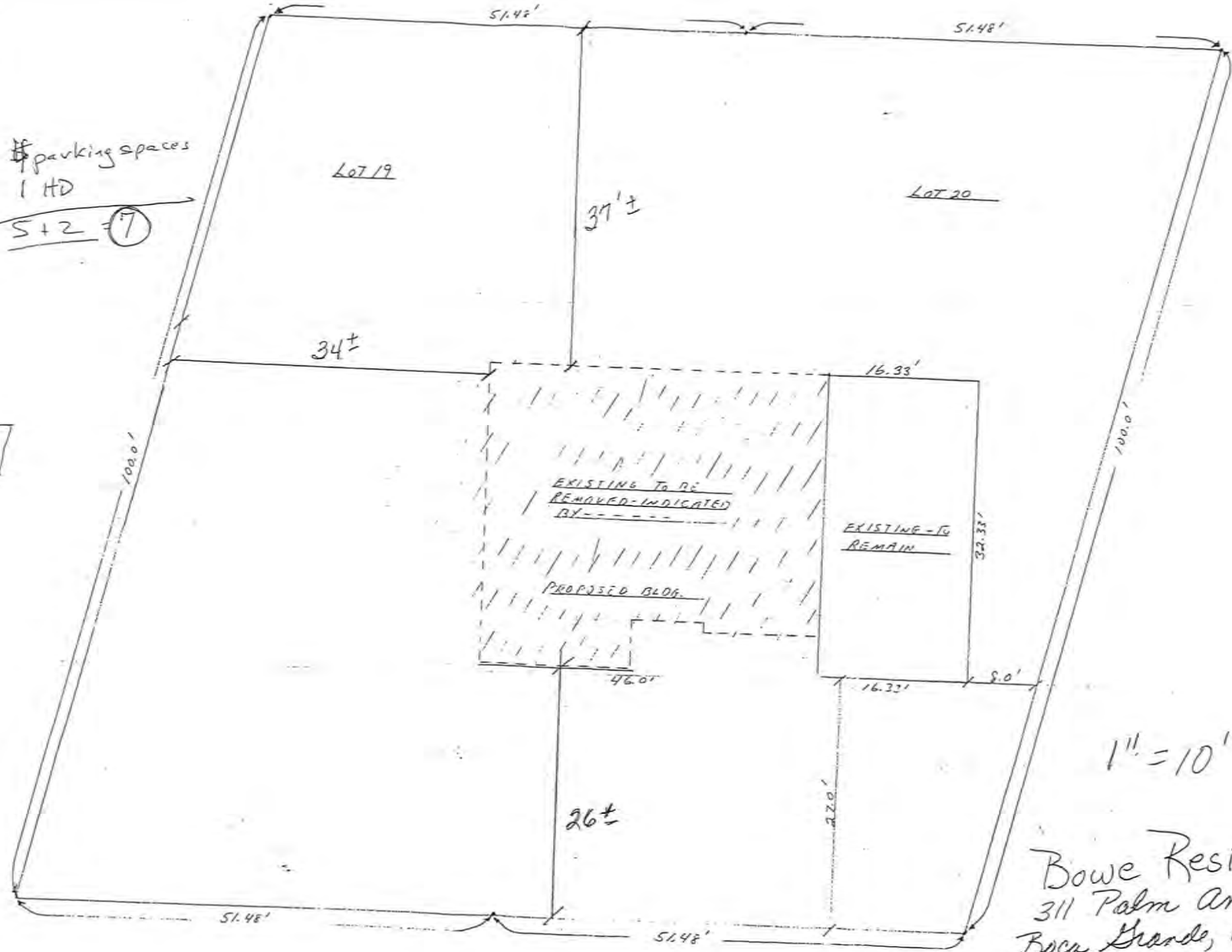
ADD 2000-00162
 1" = 30'

SURVEYOR'S CERTIFICATE:
 This survey was prepared under my direction and is true and correct to the best of my knowledge and belief. This survey was also prepared to comply with Minimum Technical Standards effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown herein.

DMK GROUP, INC.
 8/9/00
 DATE OF FIELD SURVEY
 BY: *JRM*
 JEROME R. McLEOD
 Professional Surveyor and Mapper
 Florida Licensure No. 0005525
 Land Surveying Business No. 3943
 File No. 00-917



| | | |
|---|--|--|
| <p>DMK GROUP, INC. ENGINEERS SURVEYORS PLANNERS 4315 McCall Road Englewood, FL 34224 (941) 475-6596 FAX: (941) 474-5060</p> | TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC ACCURACY STANDARD: SUBURBAN JOB NO.: REMARKS: DATE: FIELD BOOK: PAGE: DRAW BY: DWG NO. | NOTE: The undersigned, DMK Group, Inc. do not guarantee or assume any liability for any easements, flood zones, right-of-way, setbacks, reservations, restrictions, agreements, or similar matters which are not physically visible on-site, shown on record plat, or provided matters of Title. Unless otherwise noted subsurface structures, utilities and jurisdictional waters, if any, have not been located. This survey was prepared without benefit of Abstract of Title. All matters of Title should be referred to an Attorney of Law. No liability will be taken for usage of this survey by any party not specifically named herein. |
| | NOTE: Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions, Deletions, or Reproductions of this survey is prohibited without the written consent of DMK Group, Inc. | |



parking spaces
1 HD
5+2 = 7

3RD ST.

1" = 10'

Bowe Residence
311 Palm Ave
Boca Grande, FL

SHAW #14-43-20-01-00014.0190



DEVELOPMENT SERVICES DIVISION

INFORMAL AGENDAS

1500 Monroe Street
Fort Myers, Fl 33901

08/03/2000

Time: 8:30:00AM

CASE NUMBER: PRE2000-00158
NAME OF APPLICANT: BOB EVANS FARMS INC
SITE ADDRESS: 5050 DANIELS PKWY
STRAP NUMBER: 24452411000000030
NAME OF PROJECT: RED ROBIN RESTAURANT

CURRENT ZONING: CPD
ACREAGE: 2.00 Acres

EXPLANATION: Vacant land to build restaurant, make sure meets all county requirements

Time: 9:00:00AM

CASE NUMBER: PRE2000-00169
NAME OF APPLICANT: SCOTT GERALD A + DARLENE G +
SITE ADDRESS: 9930 BONITA BEACH RD SE
STRAP NUMBER: 344725B3002140170
NAME OF PROJECT: DOLLY'S PRODUCE PATCH

CURRENT ZONING: CT
ACREAGE: 2.00 Acres

EXPLANATION: Previously applied for a limited review for kitchen addition and was denied. Wants to see what they will need to continue with this project

Time: 9:30:00AM

CASE NUMBER: PRE2000-00170
NAME OF APPLICANT: LEHIGH CORPORATION
SITE ADDRESS:
STRAP NUMBER: 3044260000010140
NAME OF PROJECT: LP PLANT

CURRENT ZONING: IL
ACREAGE: 1.00 Acres

EXPLANATION: Info on zoning needed for LP plant. Can this property be used and what other things are needed for an LP Plant

Time: 10:00:00AM

Time: 10:00:00AM

CASE NUMBER: PRE2000-00171
NAME OF APPLICANT: BERNET JAMES A
SITE ADDRESS: 25161 BERNWOOD DR
STRAP NUMBER: 224725B10150D0030
NAME OF PROJECT: BOWLING ALLEY

CURRENT ZONING: CPD
ACREAGE:

EXPLANATION: This is lots 3-6 of Bernwood Business Park Unit 2. They are looking to see what they need to obtain a DO

Time: 10:30:00AM

CASE NUMBER: PRE2000-00172
NAME OF APPLICANT: TLC PROPERTIES INC
SITE ADDRESS: 17660 EAST ST
STRAP NUMBER: 20432501000000090
NAME OF PROJECT:

CURRENT ZONING: IL
ACREAGE: 1.00 Acres

EXPLANATION: Proposal to split lot and sell vacant. Access road and limited frontage raise a question as to whether or not variances are needed. Also there is a conditioned zoning Z-79-58B that talks about a 50' buffer on the east side of Lot 9. How will this affect development of lot.

Time: 11:00:00AM

CASE NUMBER: PRE2000-00173
NAME OF APPLICANT: BOWE HAROLD J + TRACY E
SITE ADDRESS: 311 PALM AV
STRAP NUMBER: 14432001000140190
NAME OF PROJECT: RETAIL STORE

CURRENT ZONING: C-1
ACREAGE:

EXPLANATION: Removal of machine shop to accommodate retail flower store. Previous occupational #880578. Would like to have Becky Whitney, Kay Deselem and Gloria Sajgo present. Note this is in the historic district of Boca Grande.

Time: 11:30:00AM

CASE NUMBER: PRE2000-00153
NAME OF APPLICANT: JOHN D KLOSNER
SITE ADDRESS: 6861 BAYSHORE RD
STRAP NUMBER: 30432500000150000
NAME OF PROJECT:

CURRENT ZONING: AG-2
ACREAGE: 9.00 Acres

EXPLANATION: Site Address: 6861 Bayshore Road 33917. To discuss D.O. and Rezoning requirements from AG-2 to IL, for access points, environmental, land use for warehouse office mix.



REQUEST FOR AN INFORMAL PRE-APPLICATION MEETING

This form may be used by applicants wishing an informal meeting with the Division Staff for the purpose of advancing a conceptual plan for development/rezoning prior to submitting a formal application for a Development Order or Zoning action.

The results of an informal meeting are not binding on the developer/applicant, the development services/zoning staff, or the county.

NAME OF APPLICANT/ENGINEER: Harold J Bowe

MAILING ADDRESS: P.O. Box 152

CITY/ZIP CODE: Boca Grande FL 33921

PHONE NUMBER: 964-2651 FAX: 964-7418

NAME OF PROJECT: Bowe's Flowers & Gifts

OWNER OF PROJECT: Harold J Bowe

STREET ADDRESS OF PROJECT: 311 palm cove Boca Grande 33921

TYPE OF PROJECT: Retail store

DEV. ORDER # (If applicable):

STRAP: 14-43-20-01-00014-0190 lots 19+20 06/14

CURRENT ZONING: Commercial

ACREAGE: 2 lots 100X105 total approx

PLEASE BE SPECIFIC. EXPLANATION FOR INFORMAL MEETING REQUEST INCLUDING TYPE OF ACTION NEEDED (i.e., Zoning, Development Order, etc.):

Removal of machine shop to accommodate
retail flower store previous occupational
license # 880578 Bowe's tractor service
INC.

YOU WILL BE ADVISED AS TO THE DATE AND TIME OF YOUR APPOINTMENT. PLEASE FAX THIS APPLICATION TO 479-8387, OR DELIVER TO LOBBY RECEPTIONIST.

FOR OFFICE USE ONLY

DATE AND TIME CONFIRMED FOR INFORMAL:

8/3 11:00

PRE 2000-00123

Kay - Becky + Gloria

PLANNING DIVISION

M E M O R A N D U M

to: Interested Parties
from: Gloria M. Sajgo, Principal Planner
subject: September 14, 2000 Historic Preservation Board Meeting
date: August 30, 2000

The Lee County Historic Preservation Board will meet on Thursday, September 14, 2000 at 3:00 p.m. in the East Room of the restored Old Lee County Courthouse, 2nd Floor, 2120 Main Street, in downtown Fort Myers.

AGENDA

- I Call to Order -- 3 p.m./Review of Affidavit of Publication
- II Approval of Minutes of July 10, 2000
- III Public Comment on agenda items not scheduled for public hearing.
- IV Request to File Historic Designation
 - A. HD(District) 2000-09-01 Tween Waters, 15951 Captiva Drive, Captiva
- V Public Hearings on Special Certificates of Appropriateness (SCA)
 - A. SCA 2000-07-03 Regnery, 270 Gilchrist Avenue, Boca Grande, FL (Continued)

WITHDRAWN

B. SCA 2000-07-04 Giacinti, 411 Lee Avenue, Boca Grande, FL (Continued)

WITHDRAWN

C. SCA 2000-09-01 Anne Regnery, 260 East Railroad Avenue, Boca Grande, FL

1. Relief in the RS-1 (Single-Family Residential) District from the 25 foot minimum required street setback (Railroad Avenue) to 9.0 feet to the existing steps per LDC Section 34-695.
2. Relief in the RS-1 (Single-Family Residential) District from the minimum required street setback of 25 feet (Railroad Avenue) to 11.54 feet to the existing residence per LDC Section 34-695 and LDC Section 34-1174(b)(2)(a); and
3. Relief in the RS-1 (Single-Family Residential) District from the 25 foot wide minimum street setback (alley) for the existing house, to allow a 6.49 feet setback per LDC Section 34-1174(b)(2)(a).

D. SCA 2000-09-02 McGee, 574 5th Street E, Boca Grande, FL

1. Relief in the RS-1 (Single-Family Residential) District from the 7.5 foot minimum required side setback (east side) to 8 feet 8 inches for the existing house per LDC Section 34-695 and 34-2192(2)1.
2. Relief in the RS-1 (Single-Family Residential) District from the 7.5 foot minimum required side setback (west side) to 5 feet for the proposed home expansion per LDC Section 34-695 and 34-2192(2)1.
3. Relief in the RS-1 (Single-Family Residential) District from the 20 foot rear setback requirement, to allow a 3 foot rear setback for the proposed golf cart storage, per LDC Section 34-695.

E. SCA 2000-09-03 St. Andrews Church, 380 Gilchrist Avenue, Boca Grande, FL

1. Relief in the RM-2 (Multi-Family Residential) District from the 15 foot minimum required street setback of 25 feet (Gilchrist Avenue), to allow 13'7" for the front steps [LDC Section 34-715 and LDC Section 34-2192(2)].
2. Relief in the RM-2 (Multi-Family Residential) District from the minimum 20 foot required side setback, to allow 5'2 ½" for the existing church on the south side [LDC Section 34-715 and LDC Section 34-2192(2)].
3. Relief in the RM-2 (Multi-Family Residential) District from the minimum 20 foot required side setback, to allow 8 ½' for the existing handicapped ramp on the south side [LDC Section 34-715 and LDC Section 34-2192(2)].
4. Relief in the RM-2 (Multi-Family Residential) District from the minimum 20 foot required side setback, to allow 14.8 feet for the existing church on the north side [LDC Section 34-715 and LDC Section 34-2192(2)].

F. SCA 2000-09-04 Bowe, 311 Palm Avenue, Boca Grande, FL

1. Relief in the C-2 (Commercial) District from the minimum required side setback of 15 feet to allow 8 feet on the north side [LDC Section 34-844].
2. Relief in the C-2A (Commercial) District from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room aso as to allow an exiting vehicle to leave in a forward motion to allow the parking spaces located on Palm Avenue to back out [Section 34-2015(2)d.].
3. Relief in the C-2A (Commercial) District from the minimum required side setback along third Street for an accessory structure (existing shed) of 10.0 feet to allow a 8.5 foot setback [LDC Section 34-1174(d)(2)].

G. SCA 2000-09-05 DiCarlo, 154 E. First Street, Boca Grande, FL

1. Relief in the RS-1 (Single-Family Residential) District from the minimum required side setback (west side) for an accessory structure (proposed pool) of 7.5 feet to allow a 5.5 foot setback per LDC Section 34-1174(d)(2).
2. Relief in the RS-1 (Single-Family Residential) District from the minimum required water body setback for an accessory structure (proposed pool) of 25 feet to allow a 9 foot water body setback per LDC Section 34-1174(d)(2).

VI Review and Comment on the Proposed National Register Nomination of Whidden's Marina, 190 First Street East, Boca Grande

VII Presentation of Topics by the Public

VIII Presentation of Topics by the Board

IX Presentation of Topics by the Staff

X Future Meetings and Adjournment

For further information, please contact the Lee County Planning Division at 941-479-8311 or 941-479-8585 Ext 5910

This agenda may be accessed on-line at <http://www.lee-county.com/DCD/HistoricPreservation/Agendas.htm>

SCA 2000-09-04 Bowe

Harold Bowe
P.O. Box 152
Boca Grande, FL 33921

Braxton Bowen
Bowen Construction
P.O. Box 71
Boca Grande, FL 33921

SCA 2000-09-05 DiCarlo

Ralph DiCarlo
P.O. Box 1947
Boca Grande, FL 33921

SCA 2000-09-01 Regnery

Anne Regnery
175 E. Delaware Place
Chicago, IL 60611

Braxton Bowen
Bowen Construction
P.O. Box 71
Boca Grande, FL 33921

SCA 2000-09-02 McGee

Bonnie McGee
P.O. Box 1995
Boca Grande, FL 33921

Randy Porter
McHugh-Porter Builders, Inc.
P.O. Box 598
Boca Grande, FL 33921

Greg Wall A.I.A.
Urban Order
1234 Second Street
Sarasota, FL 34236

SCA 2000-09-03 St. Andrews Church

Samuel Holladay
Seibert Architects
325 Central Avenue
Sarasota, FL 34236-4915

St. Andrews Church - Boca Grande, FL
c/o Diocese of SW FL, Inc.
P.O. Box 763
Ellenton, FL 34222



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Braxton Bowen
Bowen Construction
P.O. Box 71
Boca Grande, FL 33921

2. Article Number (Copy from service label)

7000 0520 0012 3046 6503

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

9-5-00

C. Signature

X *J. Clayton*

- Agent
- Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

**U.S. Postal Service
CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

7000 0520 0012 3046 6503

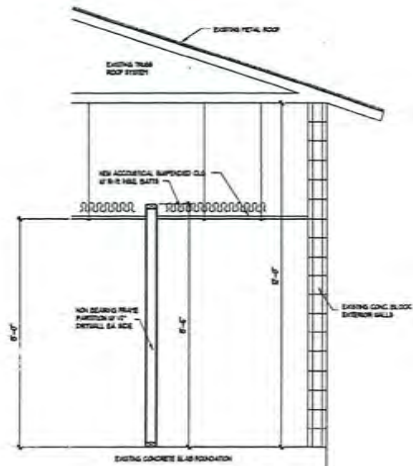
| | |
|---|----|
| Postage | \$ |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |

Postmark
Here

Recipient's Name: Harold Bowe (Completed by mailer)
Street, Apt.: P.O. Box 152
City, State: Boca Grande, FL 33921

© 2000, February 2000

See Reverse for Instructions



SECTION A
SCALE = 1/4"=1'-0"



FRONT ELEVATION
SCALE = 1/4"=1'-0"

ACCESSIBILITY CODES AND STANDARDS

ALL SITE WORK, RAMP, ENTRANCES, DOORS, DOORWAYS, STAIRS, TOILET ROOMS AND FIXTURES SHALL MEET FLORIDA STATUTES CHAPTER 383 PART V AND ANS. INTL.

TOILET ROOMS SHALL HAVE A 1 1/2" X 30" GRAB BAR AT 33" ABOVE FINISHED FLOOR WITH 1 1/2" CLEARANCE FROM WALL.

LAVATORIES SHALL BE AT A MAX. OF 34" AFF. WITH 2 1/2" PIN CLEAR BELOW.

THE BOTTOM OF THE TANKOR SHALL BE LOCATED AT 40" MAX. AFF.

THE TOILET DISPENSER OR DISPOSAL SHALL BE AT 40" MAX. AFF.

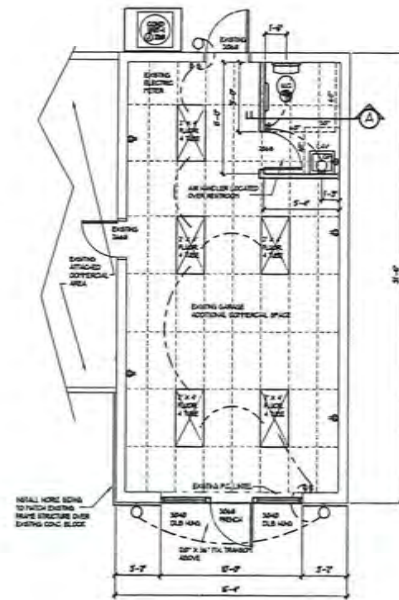
DRINKING FOUNTAIN AT 34" AFF. OR PROVIDE BOTTLED WATER COOLER.

LIGHT SWITCHES AT 40" MAX.

ALL DOOR HARDWARE SHALL BE GRASPABLE AS PER F.A.C.C.D. REQUIREMENTS. INTERIOR DOORS SHALL HAVE LEVER TYPE DEVICES.

MAXIMUM ELEVATION CHANGE BETWEEN ANY FLOOR AREA TO BE NO MORE THAN 1/2" OR F.A.C.C.D. APPROVED RAMP SHALL BE PROVIDED.

THE ABOVE REQUIREMENTS ALONG WITH THE USE OF 36" WIDE DOORS SHALL PROVIDE AN ACCESSIBLE ROUTE TO ALL AREAS OF THE BUILDING INCLUDING ENTERING AND LEAVING THE BUILDING.



FLOOR PLAN
SCALE = 1/4"=1'-0"

SCOTT
J. BOWEN, INC.
ARCHITECTS
1000 S. W. 10TH AVENUE
MIAMI, FL 33135
TEL: 305-371-1111
FAX: 305-371-1112

BUILT BY:
BOWEN
CONSTRUCTION

A COMMERCIAL INTERIOR RENOVATION FOR:
MR. HAROLD BOWIE
DOGA GARAGE

DATE DRAWN
JUNE 28, 2000

DRAWN BY
J. BOWEN

DATE REVISED

SHEET
1 OF **1**

JOB NUMBER
2K-081

*ok
J & H 2000-07-07
9/25/00*

AECO

ADMINISTRATIVE APPROVAL (HD) ADD2000-00162

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Tracy Bowe filed an application for administrative approval seeking relief in conjunction with September, 2000 Historic Preservation Board action to allow the remodel of an existing home and convert the existing machine shop into a flower and gift shop, while preserving the Historic Boca Grande area; and

WHEREAS, the subject property is located at 311 Palm Avenue, Boca Grande, described more particularly as:

LEGAL DESCRIPTION: In Section 14, Township 43 South, Range 20 East, Lee County, Florida:

Lots 19 & 20, Block 14, revised plat of Boca Grande, as recorded in Plat Book 7, Pages 1 & 1-A, of the Public Records of Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP number is 14-43-20-01-00014.0190; and

WHEREAS, the property is zoned C-2A; and

WHEREAS, the property is located in the Boca Grande Historic District as designated by Resolution HD90-05-01; and

WHEREAS, an application for administrative relief for designated historic resources has been filed pursuant to the Lee County Land Development Code Section 22-174; and

WHEREAS, the Lee County Land Development Code provides for administrative relief from the Zoning Regulations for matters involving setbacks, lot width, depth, area requirements, land development regulations, height limitations, open space requirements, parking requirements, and other similar zoning relief not related to a change in use of the property in question; and

WHEREAS, the Lee County Historic Preservation Board met on September 15, 2000 and reviewed the requested relief and issued Special Certificate of Appropriateness (SCA) No.2000-09-04 (a copy of which is attached), finding the requested action in compliance with Chapter 22 of the Land Development Code and the Lee County Historic Preservation program in general; and

WHEREAS, relief is requested in the C-2A (Commercial) zoning district, as provided by the Lee County Land Development Code, as follows:

1. from the minimum required side setback of 15 feet to allow 8 feet on the north side [LDC Section 34-844];
2. from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave in a forward motion to allow the parking spaces located on Palm Avenue to back out [Section 34-2015(2)d.];

3. from the minimum required side setback along Third Street for an accessory structure (existing shed) of 10.0 feet to allow a 8.5-foot setback [LDC Section 34-1174(d)(2)].

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, the following findings of fact are offered:

- A. The relief will be in harmony with the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the C-2A (Commercial) zoning district from the Lee County Land Development Code, from:

1. the minimum required side setback of 15 feet to allow 8 feet on the north side [LDC Section 34-844];
2. the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave in a forward motion to allow the parking spaces located on Palm Avenue to back out [Section 34-2015(2)d.];
3. the minimum required side setback along Third Street for an accessory structure (existing shed) of 10.0 feet to allow a 8.5-foot setback [LDC Section 34-1174(d)(2)].

is **APPROVED**. Site Plan ADD2000-00162 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 19th day of October, A.D., 2000.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

Attachments: SCA 2000-09-04
Site Plan ADD2000-00162

Date: 9/15/00

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

Designation No.: HD 90-05-01

Project Name: BOWE

STRAP No.: 14-43-20-01-00014.0190

Applicant: HAROLD BOWE

Address: P.O. Box 152 BOCA GRANDE FL 33921

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

/ APPROVED: Certified By: [Signature]

Date Certified By Staff: 9/15/00

 DENIED: For the reasons outlined below:

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

**NOTICE OF DECISION
ON**

SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2000-09-04

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Contributing | <input type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|--|---|---|---|

YOU ARE HEREBY NOTIFIED that on 9/14/00 the Lee County Historic Preservation Board voted to:

- Approve
- Approve with conditions
- Deny

Special Certificate of Appropriateness 2000-09-04 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter
22 of the LDC and on the basis of staff analysis,
the proposed project is in compliance w/ the
Secretary of the Interior Standards for Rehabilitation
and Chapter 22 of the LDC

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

- | | |
|------------------------|---|
| <u>Harold Bowe</u> | (Property Owner) <u>w/ plans</u> |
| <u>c/o Kay Deselem</u> | Director, Zoning Division <u>w/ out plans</u> |
| <u>c/o Bob Stewart</u> | Director, Codes & Building Services <u>w/ out plans</u> |

ABBREVIATIONS:

- A=Arc
- Alum.=Aluminum
- Approx.=Approximate
- B.M.=Bench Mark
- (C)=Calculated data
- C.D.=Chord dimension
- C.B.=Chord Bearing
- C.M.=Concrete Monument
- Cont.=Concrete
- (D)=Dead data, Description data
- D.E.P.=Department of Environmental Protection
- D.N.R.=Department of Natural Resources
- D.O.T.=Department of Transportation
- Drain.=Drainage
- EL.=Elevation
- E.L.=Easement
- (F)=Field data
- Fin. Fl.=Finished Floor
- Fnd.=Found
- Gr. Fl.=Grade Floor
- Invt.=Invert
- L.B.=Land Surveying Business
- L.S.=Land Surveyor
- (M)=Measured data
- M.H.W.L.=Mean High Water Line
- M.P.=Metal Pipe
- M.R.=Metal Rod
- N.A.V.D.=North American Vertical Datum 1988
- N.C.V.D.=National Geodetic Vertical Datum 1929
- O.R.=Official Record
- (P)=Plot data
- P.C.=Point of Curvature
- P.C.P.=Point of Compound Curvature
- P.C.P.=Permanent Control Point
- P.I.=Point of Intersection
- P.K.=PARKER-KALON
- P.L.S.=Professional Land Surveyor
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- P.O.L.=Point on Line
- P.O.T.=Point of Tangency
- P.R.C.=Point of Reverse Curvature
- P.R.M.=Permanent Reference Monument
- P.S.M.=Professional Surveyor and Mapper
- P.T.=Point of Tangency
- R.=Radius
- R/W=Right-of-Way
- S.F.=Square Feet
- Sta.=Station
- Struc.=Structure
- T.B.M.=Temporary Bench Mark
- Typ.=Typical
- (U)=Unrecorded data
- U.S.G.S.=United States Geologic Survey
- U.G.=Utility
- W.C.=Witness Corner
- WTW=Waterway
- W.=Centerline
- W.=Property Line

LEGEND:

- Found 4"x4" Concrete Monument (number noted if any)
- Found No. 5 Rebar (I.D. noted if any)
- ▲ Found P.K. Nail and Disc (I.D. noted if any)
- Spot Elevation
- Set 4"x4" Concrete Monument with Cap L.B. #3943
- Set No. 5 Rebar with Cap L.B. #3943
- Set P.K. Nail and Disc L.B. #3943
- ⊠ Utility Box
- ⊠ Utility Pole
- ⊠ Guy Wire Anchor
- ⊠ Water Meter
- ⊠ Water Valve
- ⊠ Fire Hydrant
- ⊠ Overhead Utility Line
- ⊠ Barb Wire or Wire Fence
- ⊠ Chain Link Fence
- ⊠ Wood Privacy Fence

SURVEY PURPOSE: CONSTRUCTION

Applicant's Logo Checked

By: *Jpm* 10/12/00

TREE LEGEND:

- 15" D.A. = MANGO TREE WITH TRUNK DIAMETER AND DRIP AREA

DESCRIPTION:

LOTS 19 & 20, BLOCK 14, REVISED PLAT OF BOCA GRANDE, AS RECORDED IN PLAT BOOK 7, PAGE 1 & 1-A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S NOTATIONS:

1. FLOOD ZONE: A-10, (EL.=9').
2. ELEVATIONS ARE BASED ON N.G.V.D. 1929.
3. BASE BENCHMARK: PK NAIL & DISC LB #3943 AT CENTERLINE INTERSECTION OF FOURTH ST. & PALM AVE., BEING EL.=6.35'.
4. BEARINGS ARE BASED ON ASSUMED DATA AS REFERENCED TO THE NORTH R/W LINE OF THIRD ST., BEING WEST.

PREPARED FOR THE EXCLUSIVE USE OF:
HAROLD & TRACY BOWE.

RECEIVED
OCT 02 2000

PERMIT COUNTER



ADD 2000-00162

1" = 30'

15 0 30

SURVEYOR'S CERTIFICATE:

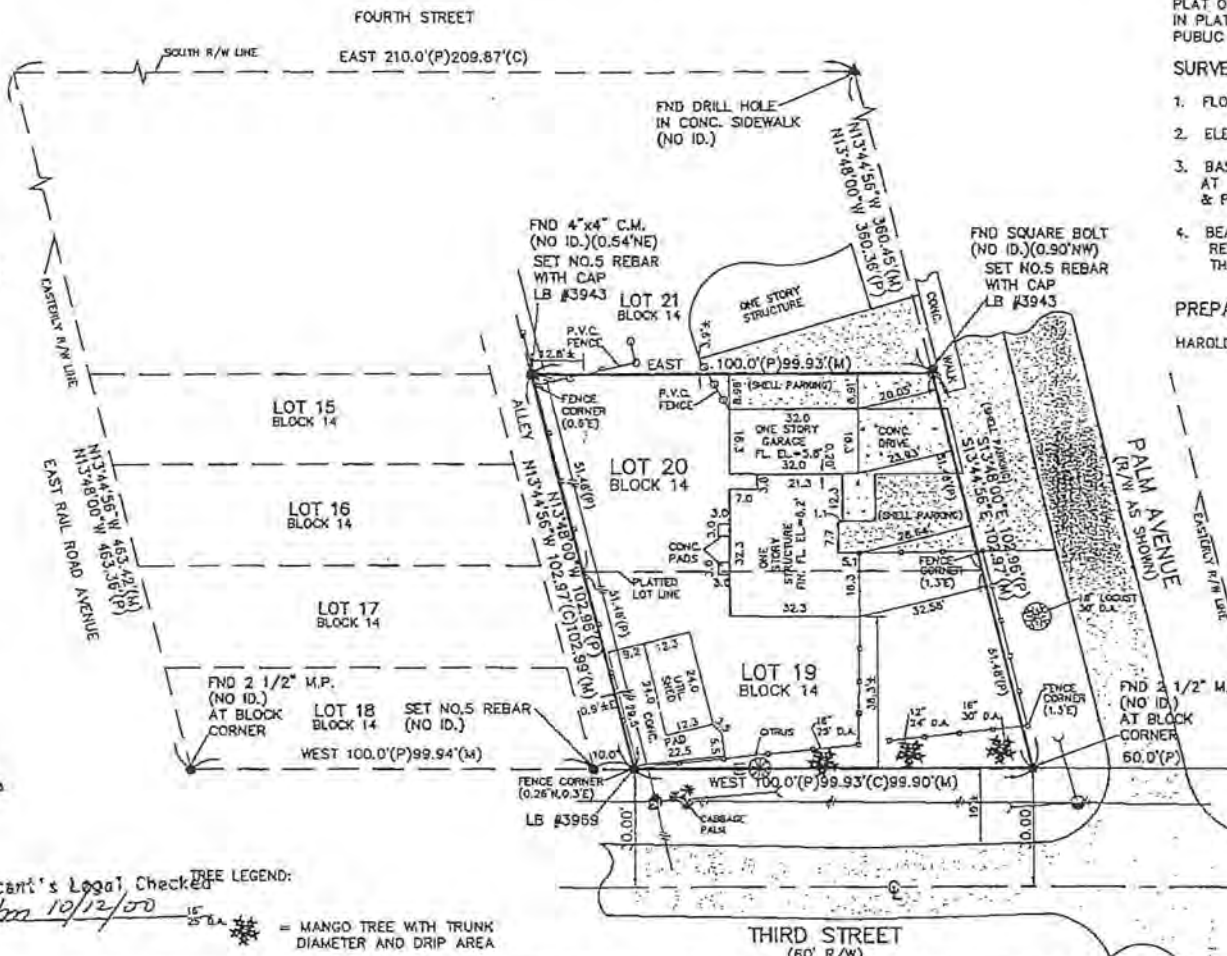
This survey was prepared under my direction and is true and correct to the best of my knowledge and belief. This survey was also prepared to comply with Minimum Technical Standards effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-5, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown hereon.

DMK GROUP, INC.

8/9/00

DATE OF FIELD SURVEY

BY: *JRM*
JEROME R. MCLEOD
Professional Surveyor and Mapper
Florida Licensed No. 0005525
Land Surveying Business No. 3943
File No. 00-917



DK
ENGINEERS
SURVEYORS
PLANNERS
DMK GROUP, INC.

4315 McCall Road
Englewood, FL 34224
(941) 475-6596
FAX: (941) 474-5060

| | |
|---|-------------------------------------|
| TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC | |
| ACCURACY STANDARD: SUBURBAN | |
| JOB NO.: | REVISIONS: |
| DATE: | FIELD BOOK PAGE: DRAW BY: CHECK BY: |

NOTE: The undersigned and DMK Group, Inc. do not guarantee or assume any liability for any encroachments, dead zones, rights-of-way, setbacks, easements, restrictions, agreements, or similar matters which are not physically visible, nor do we assume any liability for provided notices of title. Unless otherwise noted, subsurface structures, utilities and jurisdictional wetlands, if any, have not been located. This survey was prepared without benefit of Abstract of Title. All matters of Title should be referred to an Attorney at Law. No liability will be taken for wrongs of this survey by any party not specifically named herein.

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper". Additions, Deletions, or Reproductions of this survey are prohibited without the written consent of DMK Group, Inc.