



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, APRIL 8, 2026
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting March 27, 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. Approval of Minutes – February 11, 2026**
- 3. Special Certificate of Appropriateness (SCA) Case:**
 - A. SCA2026-00002, La Hacienda, 801 Gasparilla Road, Boca Grande, FL 33921**
Request to replace the existing open courtyard with a roofed garage.
 - B. SCA2026-00003, 260 Tarpon Avenue, Boca Grande, FL 33921**
Request to raise the floor level of existing residence, shed, wood deck, and garage.
Also, to extend a second-floor dormer and construct an addition between the existing shed and garage.
- 4. Item by Staff**
 - A. Pending Historic Cases (where they are in the process)**
- 5. Items by Public; Board Members**
- 6. Adjournment – Next Meeting Date: May 14, 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
FEBRUARY 11, 2026
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)	Rebecca Paterson
Paul Eddy	Peggy Stanley (Vice Chair)
Jerry Edgerton	Barbara Wickwire
Dennis Maloomian	

STAFF PRESENT:

Peter Blackwell, Planner, Zoning	Janet Miller, Recording Clerk, DCD
MarySue Groth, Principal Planner, Zoning	

OUTSIDE CONSULTANTS/APPLICANTS

Tom Hinkle, Hinkle Architecture, Inc.
Kyle Knight, PE, Morris-Depew-Associates (Engineer)
Neely Kountz, Treasurer, Boca Grande Preschool
Tim Krebs, T A Krebs Architect, Inc.
Robin Palmer, Environmental Planner, Weiler Engineering Corporation
Lindsay Rodriguez, MPA, AICP, Morris-Depew-Associates (Planner)
Gloria Sajgo, AICP, APLANADAY, LLC
Garland Sandel, Design Project Manager, Florida Department of Environmental Protection

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

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

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

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

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

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

Agenda Item 2 – Election of Officers

Chair

Mr. Edgerton made a motion to nominate Mr. Maloomian as Chair. The motion was seconded by Ms. Stanley. The motion was called and passed 6-0.

Vice Chair

Ms. Stanley made a motion to nominate Mr. Edgerton as Vice Chair. The motion was seconded by Mr. Maloomian. The motion was called and passed 6-0.

Agenda Item 3 – 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 4 – Special Certificate of Appropriateness (SCA) Cases:

A. SCA2025-00030, 1911 Shore Lane, Boca Grande, FL 33921

Proposal to elevate existing residence, add new entry stair enclosure to east façade, and add new deck and staircase to west façade.

Mr. Blackwell reviewed the staff report and recommendations.

The Board had no questions, so Mr. Maloomian opened this item to the applicant or their representative.

Mr. Tom Hinkle, architect for the project, reviewed the plans with the Board and noted that a secondary benefit of raising the house is that the courtyard never had a view of the water. That will change with the new proposal being presented today.

Mr. Caldwell believed there was once another Sarasota school residence on Boca Grande Isles.

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

Ms. Stanley thanked the owners for maintaining this structure.

Ms. Stanley made a motion to 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. The motion was seconded by Mr. Caldwell. The Chair called the motion, and it passed 6-0.

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.

Ms. Paterson arrived at this juncture.

Mr. Blackwell reviewed the staff report and recommendations. He recommended approval with conditions and outlined them with the Board. He stated the Board has several options: 1) approve the project as presented by the applicant; 2) approve with the conditions staff recommended; 3) deny the proposal; or 4) continue the case to next month, which will allow the applicant to provide new plans that the board would be able to review.

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

Mr. Hinkle stated that this structure only had two small bedrooms. In order to be able to access the western space through the house, there was no way to get a proper bedroom; therefore, they expanded on that access on that room portion in order to have proper sized bedrooms. He gave an overview of the proposal and the reasons for this specific design. Mr. Hinkle stated he did not agree with staff's recommendations because he felt it was reasonable to want two decent sized bedrooms and they minimized what they were adding. He noted there are plenty of features that will be saved on the inside of the home, but it cannot be determined until they tear up the drywall.

Mr. Maloomian asked if they would prefer a month to make valid arguments to staff in an effort to modify those qualifications or if they preferred to be subject to the preference of this Board.

Mr. Hinkle stated he would make that decision after finishing with the question and answer segment.

Ms. Paterson stated that she was aware of Mr. Hinkle's abilities and knew he could do what staff is requesting. It may not be exactly what he and the owner wants, but she felt this Board had been overlooking a lot of historic things lately in order to take care of the owners, but that is not what this Board's task is.

Mr. Hinkle stated he tried to address it another way, but this was the best option.

Ms. Paterson stated there might be other things that could be changed that would not ruin the integrity of the historic property.

Mr. Caldwell stated that many years ago he had spent a lot of time at Journey's End and was familiar with the red roofed cottage. Although it was an old structure that has been there for many years, he did not consider it to be of historic value in that it did not add much to the whole area. The original owners used to rent the cottage out. She lived in the larger home and rented the cottage out. She also combined two cottages together. He felt that if the

original owners had the finances, they would have probably liked to do something similar to what is being proposed today. To him, historic preservation is for a substantial piece of property/structure that needs to be saved. To him, no one would want to pay a substantial amount for this home and have to keep a 6 foot 6 inch ceiling.

Ms. Paterson stated she disagreed with that sentiment. She referred to another cottage that the owners wanted to demolish that backed up to the alley on Gilchrist Avenue, but when Tim Seibert realized that the reason it did not have a kitchen was because staff lived there, which is very historic, and they were always in the kitchen in the main house, he felt the cottage should be saved. She noted you cannot rewrite history.

Mr. Caldwell felt you must take everything by its merits.

Ms. Paterson stated that does not always mean “*beautiful*.”

Mr. Caldwell stated that was her opinion but, to him, it means a structure that is worth saving.

Ms. Paterson felt that all historic structures were worth saving.

Mr. Caldwell stated that the two combined structures were not great historic buildings. He was in favor of what Mr. Hinkle proposed and stated it was a beautiful site plan and building.

Mr. Maloomian opened this item to the public.

Mr. Royce Gates stated he and his wife were the proud new owners of 1821 18th Street W. He noted that one of the reasons they purchased this property despite all of its issues was they liked the feel of Old Florida and in particular Boca Grande. It is he and his wife’s intent to make the house and property feel as much like Journey’s End as possible. At the same time, the building is small with small bedrooms, one of which was called a library and has no windows. He reviewed the proposed plans for the property.

Ms. Courtney McGovern, resident of Boca Grande, stated she was familiar with this property and saw what it looked like post hurricane. She felt it was a very inconsequential historic cottage, yet the new owners are at least maintaining it in a manner that is consistent with the style of Boca Grande.

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to elevate the main residence, construct five additions, construct an accessory golf cart garage and outdoor kitchen, construct perimeter walls, modify the existing pool, expand the paved area of the front yard, relocate pool equipment, and modify the shell drive for the property at 1821 18th Street West, pursuant to LDC Chapter 22 as provided in the site plan, floor plans, and elevations plan stamped “Received 12/10/25, 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. The motion was seconded by Mr. Caldwell. The Chair called the motion, and it passed 5-2. Ms. Paterson and Ms. Stanley were opposed.

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.

Mr. Maloomian announced that he had a conflict of interest with this project because he is a board member and Chair of the Building Committee for the Boca Grande Preschool and would be representing the applicant today. He previously completed the appropriate Voting Conflict form and submitted it to staff. Mr. Maloomian stated he would be recusing himself from the vote and asked that the Vice Chair take over for this item. Mr. Maloomian stated he would resume his Chair duties after this case.

Ms. Groth reviewed the staff report and recommendations.

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

Ms. Sajgo, representing the applicant, did not have anything further to add, but was available for questions.

Ms. Courtney McGovern, resident of Boca Grande, asked why the parking was not off the alley, which would be in compliance with Code 2.5.

Ms. Sajgo stated it made better sense to have parking off the street to accommodate the traffic better. She noted it is a 10 foot narrow alley so it would not be preferable to divert traffic there.

Ms. McGovern stated she was not referring to traffic and noted there were four parking spaces for employees. The Code says that when there is an adjacent alley, that all parking should be accessed through the alley. Instead, the proposal shows that the one side of the project that is adjacent to the historic homes in the area is being cleared and turned into parking. Currently, there is a full street of areca palms, which will be cleared to put in parking, so it has a very different appearance.

Ms. Sajgo reviewed the plans for that area with the presentation boards, and she also explained some of the constraints they have with this project.

Ms. Paterson noted that since the alley is only 10 feet wide, only one car can be on it going in one direction because you are unable to move over to let someone by. To her, it did not make sense to insist on having parking there.

Ms. Groth stated that the Code referenced by Ms. McGovern is in the Administrative Code (2.5). She noted that the criteria in the ordinance for Boca Grande applies to non-contributing structures. For contributing structures, the Secretary of Interior's Standards for Rehabilitation is used. She noted that the Land Development Code and the ordinances are different. This project is not breaking any codes for a contributing structure.

Ms. McGovern stated she still did not understand why there could not be some consideration for the adjacent homes on 3rd Street who currently have a much better view of areca palms.

Mr. Maloomian stated that they were put on notice by the county that the areca palms and the composts are in the right-of-way and must be removed. If the county enforces this, the areca palms will need to be removed anyway.

Ms. McGovern referred to the adjacent commercial building and noted they did a nice job by putting in shell parking and landscaping along the 3rd Street side. They also removed their entrances that faced 3rd Street and put them on Railroad Avenue instead.

Ms. Sajgo referred to the wall and noted they planned to elevate the building about 3 ½ feet to meet Code. She explained that when you have a children's playground, the playground needs to be at grade. This means they must bring in fill so that the children will not have to go down steps to the playground. It will be an 8 foot high wall on the street side, but on the playground side, it will only be 5 feet high. On the inside, there will be a 3 foot concrete wall with a 2 foot high trellis. On the street side, it will be a 6 foot high wall with a 2 foot high trellis.

Mr. Maloomian stated that the height of the wall was a recommendation of the Sheriff's Department for the security and privacy of the children.

Ms. Groth stated that the proposal for the wall is allowed by Code as well.

Ms. McGovern asked what would be done to mitigate runoff to the neighbors.

Mr. Maloomian stated that because it is a commercial property, they have an extensive storm water management requirement where the standards are not just to control the rate at which water leaves the property, but to also control the volume of water leaving the property. The water must stay onsite. To accomplish this, under the playground, they will have a series of chambers and perforated pipes that will hold the water and allow it to percolate back into the soil. In addition, the entire front of the property behind the picket fence has a large retention basin. They plan to incorporate a wading garden. Mr. Maloomian stated it would be a beautiful garden that will serve as a stormwater management feature in addition to an attractive amenity. All of this is being done to ensure that no water will be coming off the property.

Ms. Lindsay Rodriguez stated that this lot is what is known as a legal non-conforming lot. It was platted in the 1920s long before the Land Development Code and Comprehensive Plan were in existence. They are designing the project to allow for a preschool use, so every feature has been designed around safety for children and parents dropping off their children. She noted that the alleyway has dumpsters for loading and unloading all the commercial uses in this area. She noted that this parcel is zoned commercial, so the location of parking is very consistent. Ms. Rodriguez stated that when you drive down Palm Avenue, there is parking everywhere. She stated that as part of this project, they will also have shell parking. Ms. Rodriguez stated that a preschool is essential for Boca Grande to keep the island alive and

give people a place to bring their children. This site also meets the parking code; therefore, they are not seeking relief from parking. She noted they would be asking for some relief from setbacks due to the legal nonconforming nature of the lot.

Ms. Sajgo stated that this property was donated to the preschool. She noted that one of the constraints of Boca Grande is that you cannot rezone to commercial. This means there is no way to find an alternate large residential parcel and try to rezone it to have a school. The commercial the island has now is what they will have tomorrow. This is another reason why this parcel is so important. It was not only donated, but it was donated with the idea that it could be redeveloped as a preschool.

Ms. McGovern stated for the record that she was not disputing having a nursery school on Boca Grande. She is in support of early childhood care on the island. She explained that the emotional component of this discussion is not about the children or whether or not Boca Grande needs a nursery school. Her concern is that there continues to be exceptions that seem to be things that are not consistent with protecting the adjacent historic home neighborhood. She noted that the other three adjacent properties on the corner of 3rd and Palm Avenue are all residential so she felt it was not authentic to say that this is consistent with the whole block of commercial when the entire east side of Palm Avenue is historic residential, the south side of 3rd Street is historic residential, and the southwest side of 3rd Street and Palm Avenue are historic residential. Her concern is having an entire 24 foot side of hardscaped parking and cars adjacent to the homes.

Ms. Paterson stated that this proposal meets all the criteria regardless of whether someone likes it or not. The applicants have done everything that is required. She did not know what else they could do to meet the criteria.

Mr. Neely Kountze, Treasurer for the Boca Grande Preschool, stated that the alley is used by Waste Management to pick up trash every week. He also noted that there has always been parking on 3rd Street, but it has been parallel parking not face-in parking. The plan is to come right up against the wall to put in face-in parking.

Ms. McGovern stated she was not suggesting parking in the alley. She was suggesting using the alley as the egress for parking on the west side of the building.

Ms. Sajgo stated that has been done in the past, but this is a different project, so what worked for parking in the past does not work for this project.

Ms. Rodriguez stated that the parking on 3rd Street is going to be consistent with crushed shell. It will also be a beautifully landscaped area with only a couple of parking spaces. This is some of the relief they are asking for so that they can have crushed shell. She noted that the Land Development Code, Chapter 22, allows certain relief to be requested from a historic district, so they are following all proper procedures.

Ms. Paterson felt the proposal was perfect in every way, so she was in favor of it.

Mr. Eddy made a motion to 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. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 6-0. Mr. Maloomian abstained.

Agenda Item 5 – Item by the Public

A. Amory Memorial Chapel

Informal presentation/discussion regarding the Amory Memorial Chapel at the Gasparilla Island State Park.

Ms. Robin Palmer, Environmental Planner, with Weiler Engineering Corporation, stated she and Garland Sandel were representing the Florida Department of Protection. Ms. Palmer stated they were now looking into designs to repair the Amory Memorial Chapel under the Gasparilla Island State Park. She reviewed a PowerPoint presentation with two possible options for the rehabilitation. One was a closed option and the other an open pavilion option.

Ms. Paterson noted that the original owners donated the property to the Gasparilla Island State Park in 1982 or 1983.

Ms. Palmer reviewed the damages to the building and stated that she did not believe this structure would survive another storm. Ms. Palmer stated that because this is a property that has significant history, they were seeking the Historic Board's opinion.

Mr. Eddy asked if they had considered raising the building.

Ms. Palmer stated this had been something they considered. Had this been an elevated structure, it would not have received this much damage. She reviewed Options 1 and 2 in the PowerPoint presentation.

Ms. Paterson referred to Option 2, which is an open pavilion. She asked if there could be some type of screening or a way for it to be enclosed with removable motorized shades so that it could be used in the rain and heat.

Mr. Caldwell stated that it says the FEMA elevation is AE6.

Ms. Palmer stated that is the flood elevation for the 100 year storm. Under current standards, AE6 is a flood elevation 6 with an additional 2 feet above that. It is a Special High Hazard flood zone.

Mr. Maloomian asked if there had been any thought to having Option 2 but keeping the windows.

Ms. Palmer stated they had considered this because the windows are a nice aspect of the Chapel, but they thought of having more of an artistic representation of them.

Mr. Caldwell discussed elevating the floor and roof and possibly slightly lifting the building.

Mr. Krebs felt they might be able to repair the wall with carbon fiber, which is used often. He reviewed other ways the wall could be repaired as well.

Mr. Caldwell noted that floodproofing is easier to accomplish as well.

Ms. Palmer stated they considered having flood doors and flood panels; however, the flood panels would be attached to the exterior of the structure.

Mr. Caldwell stated he would be more in favor of trying to build back something rather than spending the extra money for the flood panels for the entries.

Mr. Eddy stated there are inflatable flood panel options as well.

Mr. Maloomian asked if there was funding for this project.

Mr. Sandel stated that FEMA funding comes with certain guidelines that they will have to review thoroughly before beginning this project. This is why they were looking at an open air concept where they could use some of the windows on the side as part of an exhibit.

Mr. Eddy asked if there was a limitation to the amount of FEMA funding for the project. If they get through a portion of the rehabilitation and run out of FEMA funds, what would be their course of action?

Mr. Sandel stated they also had received a certain amount of money from Gasparilla.

Ms. Paterson stated she was certain they would be able to raise what they need from residents in Boca Grande.

Ms. Sharon McKenzie, Executive Director, for the Barrier Island Parks Society, stated they had managed and operated the Amory Memorial Chapel building for over 40 years, and it has always been their vision to turn it into an African American Museum. Unfortunately, the open air concept of Option 2 would not allow for that. She also felt that Option 2 takes away from the integrity of the history of the building, specifically the windows, which are the historic aspect of that building. She noted they were taken from the Shiloh Baptist Church and placed inside the Amory Chapel. She noted that originally the Shiloh Baptist Church was supposed to be moved to that site, but it was unable to be done. Ms. McKenzie stated that Roger and Louise Amory paid for that building to be built along with the historic windows, so she felt we should do whatever we could to restore the history of that structure.

Ms. Paterson asked under whose authority would they be able to put an African American Museum in there because that would limit the use for everyone else.

Ms. McKenzie stated it would remain a multi-purpose building. They used to rent out the east side of the building for weddings and other special events. As a museum, they will still be able to do that. The museum will be limited and not take up the entire building. Again, this could be compromised altogether depending on whether Option 2 will be selected with open doors and windows.

Ms. Paterson asked it if would be focused on the African Americans who lived in Boca Grande.

Ms. McKenzie stated that was correct. The Amory Memorial Chapel was the African American community's church and that is the history they would like to establish there, but it will depend on which option the State moves forward with. She noted that the Barrier Island Parks Society is in support of the State, but the open doors and windows will limit what they can use the building for.

Discussion took place on making the windows hurricane resistant, using hurricane shutters, or removable hurricane shutters, after which, discussion on this item concluded.

Agenda Item 6 - Items by Staff

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

Mr. Blackwell reviewed with the Board two pending cases. He noted that because they were recently submitted, it is unlikely they would be scheduled for the March agenda. He noted that staff will most likely cancel the March meeting because these two cases are the only pending cases.

Agenda Item 7 – Items by the Public; Board Members

Public – None

Board - None

Agenda Item 8 – Adjournment – Next Meeting Date

The next tentative Boca Grande Historic Preservation Board meeting will be held on Wednesday, April 8, 2026, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 11:35 a.m.

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2026-00002, LA HACIENDA**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
April 8, 2026**

PROJECT ADDRESS: 801 Gasparilla Road, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00033.0010
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow conversion of an open courtyard into an accessory garage at 801 Gasparilla Road, Boca Grande. This includes demolition and replacement of the north, south, and west walls, their replacement with new higher walls, construction of a new flat roof, and the installation of three garage doors on the west wall.

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 existing courtyard, as depicted in the site plan, floor plans, and elevations stamped "Received" on February 4, 2026,:**
- **Make a finding that the proposed renovations to the residence 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 801 Gasparilla Road and consists of an entire platted block from the 1925 Revised Plat of Boca Grande recorded in Plat Book 7 Page 1. The parcel is approximately 7.6 acres and is a parallelogram, with a slight angle on the east and west sides. It is bounded on the north by 9th Street West and on the south by 7th Street West. On the east is Gasparilla Road,

and on the west is the Gulf of Mexico. The property has several buildings, totaling 15,191 square feet, according to the Lee County Property Appraiser.

Subject Structure

The subject structure on the property is a courtyard located southeast of the center of the property. It is a roofless courtyard used for utility and storage. It shares its west wall with the existing motor court. The west wall has only a doorway and two small windows. The north and south walls run between the motor court and the existing workshops on its east. The north wall is plain while the south wall has a door and incorporates decorative features such as trellis breezeways made of staggered brick. The south wall has portions of a parapet with open barrel-tile trellises. The east wall is also the rear wall of the workshops and car port. It contains a door leading to the workshops and carport to the east. Portions of the walls are topped with decorative panels also composed of barrel tile trellises. Inside the courtyard are shed-roofed workshops abutting the west wall and a shed-roofed open work area attached to the east wall.

The property has two previous historic cases. COA2017-00053 approved A/C work and COA2011-00023 approved a re-roof.

Requested Changes

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

- Construct a new flat roof over the existing courtyard.
- Demolish the north, south, and west walls.
- Demolish the existing interior workshops and open work area.
- Construct a new taller west wall with three garage doors.
- Construct a new taller south wall with an enlarged doorway and solid wall in place of existing breezeways.
- Construct a new taller north wall.

New Flat Roof

The applicant proposes to construct a new roof over the courtyard. This roof will be a standard flat membrane design. It will be fully connected to the proposed higher walls in order to create a new building to function as a multi-car garage and storage area for lawn care equipment.

Demolitions

The applicant proposes to demolish the roofed open work-area on the southeast corner of the courtyard and the shed-roofed enclosed workshops in the northwest corner of the yard. Neither of these structures are considered particularly significant to the character of the property as a whole.

The applicant also proposes to demolish the north, south, and west walls of the courtyard. The walls be replaced as outlined below.

Alterations to the Walls

The applicant proposes to construct three new walls on the courtyard. These walls will be structurally stronger and taller in order to support the proposed flat roof of the new garage.

The proposed north wall will not be significantly changed from the existing structure. It will remain mostly plain and unadorned. But a new two-foot eight-inch parapet will be built at the top in order to provide sufficient height for the new roof. This parapet will be plain to match the wall.

The south wall will be significantly altered. The existing staggered brick trellises will be replaced with solid walls. These solid walls will have panels installed with decorative staggered brick arranged in a trellis pattern to imitate the previous breezeways. The existing pedestrian doorway will be replaced with a wider doorway with a roll-down door. This is to allow passage for lawncare equipment. The parapet on this wall will also be replaced and additional parapet will be installed to complete the feature.

The west wall is also being significantly altered. The existing wall has a single doorway at the south end and two small plain windows near the center. This would be replaced with a new wall that contains three large tilt-up garage doors. One door will be located at the center of the wall with the other two flanking it. The garage doors will be arched in design with flanking blocks at ground level and at the base of the upper arches. The style is designed to match the existing garage doors elsewhere on the property. The existing doorway will remain but will be altered to match the style of the garage doors. A new parapet will be constructed along the entire length of the wall. It will be plain in character.

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 overall will continue to be used as a residence. The subject structure will continue to operate as an accessory structure to the main residence although as a garage rather than a general storage structure.

- 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 visual mass of the subject structure will not be greatly affected. Although some of the walls will be heightened, the use of a flat roof will maintain the low, horizontal appearance of the subject structure. The applicant proposes to simulate the breezeway appearance of the south wall through the use of decorative panels.

- 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.

The proposed style and character of the renovations is based on both the existing state of the subject structure but also on the existing architectural character of the property as a whole. As such, features such as the proposed garage doors, parapet wall extensions, and trellis panels do not constitute conjectural features.

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

There are no subsequent alterations or additions to the subject structure that have acquired historic significance on their own.

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

The only feature that are being outright destroyed by the proposed renovations is the open staggered-brick construction of the south wall. The applicant is replacing this feature with solid walls. However, the use of a decorative staggered-brick panel emulates the existing structure to a degree. Although the construction of the three garage doors on the west wall removes a great deal of original material, the west wall is not noted for any architecturally significant features. The proposed increase in height of the walls will use solid walls in place of the barrel-tile trellis designs but will incorporate decorative panels that roughly emulate these trellis panels. The flat roof will not be visible above the walls and will have no effect on the character of any historically significant feature.

- 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 demolish the north, south, and west walls. These walls have been noted by an engineer as being significantly damaged and needing replacement. Two of the three replacement walls will appear significantly different from the existing walls.

- 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.**

The applicants use of a parapet to increase the height of the walls serves to demarcate the limit of the original walls. The use of the decorative panels on the south wall replicates to a degree the existing staggered-brick breezeways.

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 work is physically destroying three of the four walls of the courtyard and replacing two of them with significantly different walls. If these features were to be removed, the previous walls would have to be completely rebuilt from the ground up with new material.

Conclusion

Staff finds that the proposed renovations are consistent with most of the Secretary of the Interior's Standards for Rehabilitation and Land Development Code Chapter 22. Although the proposed construction does not meet some of the criteria, the proposed project is not being performed on a particularly significant feature of the estate. The utility courtyard does not represent the architectural or historic character of the estate. It is a minor feature on the estate and its demolition and reconstruction will not significantly impact the subject property. Based on this, staff recommends that the Board **approve** the proposed alterations of the utility courtyard.

Attachments:

Location Map

Aerial

Applicant Packet

Narrative and Photographs

Site Plans

Floor Plans

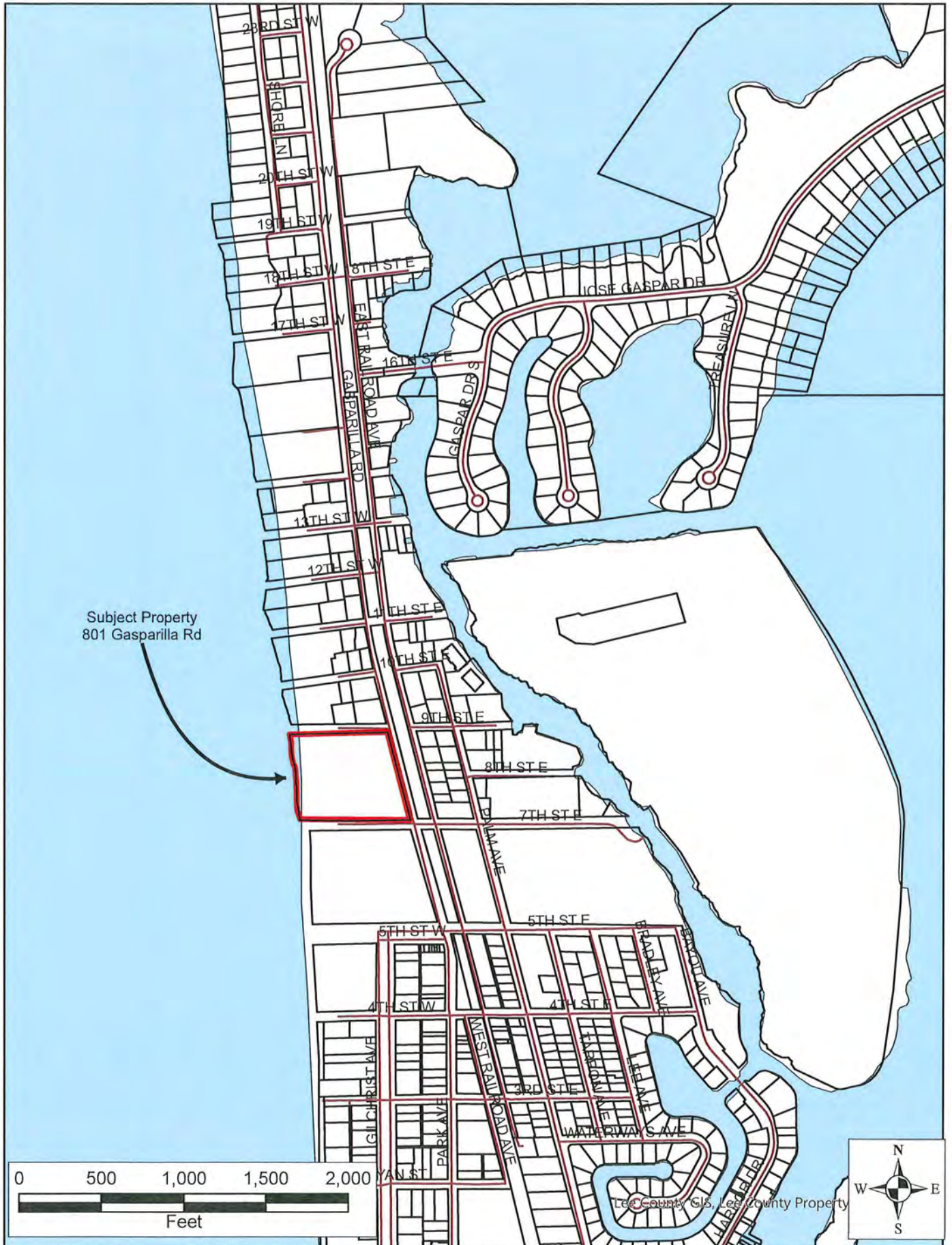
Roof Plans

Elevations

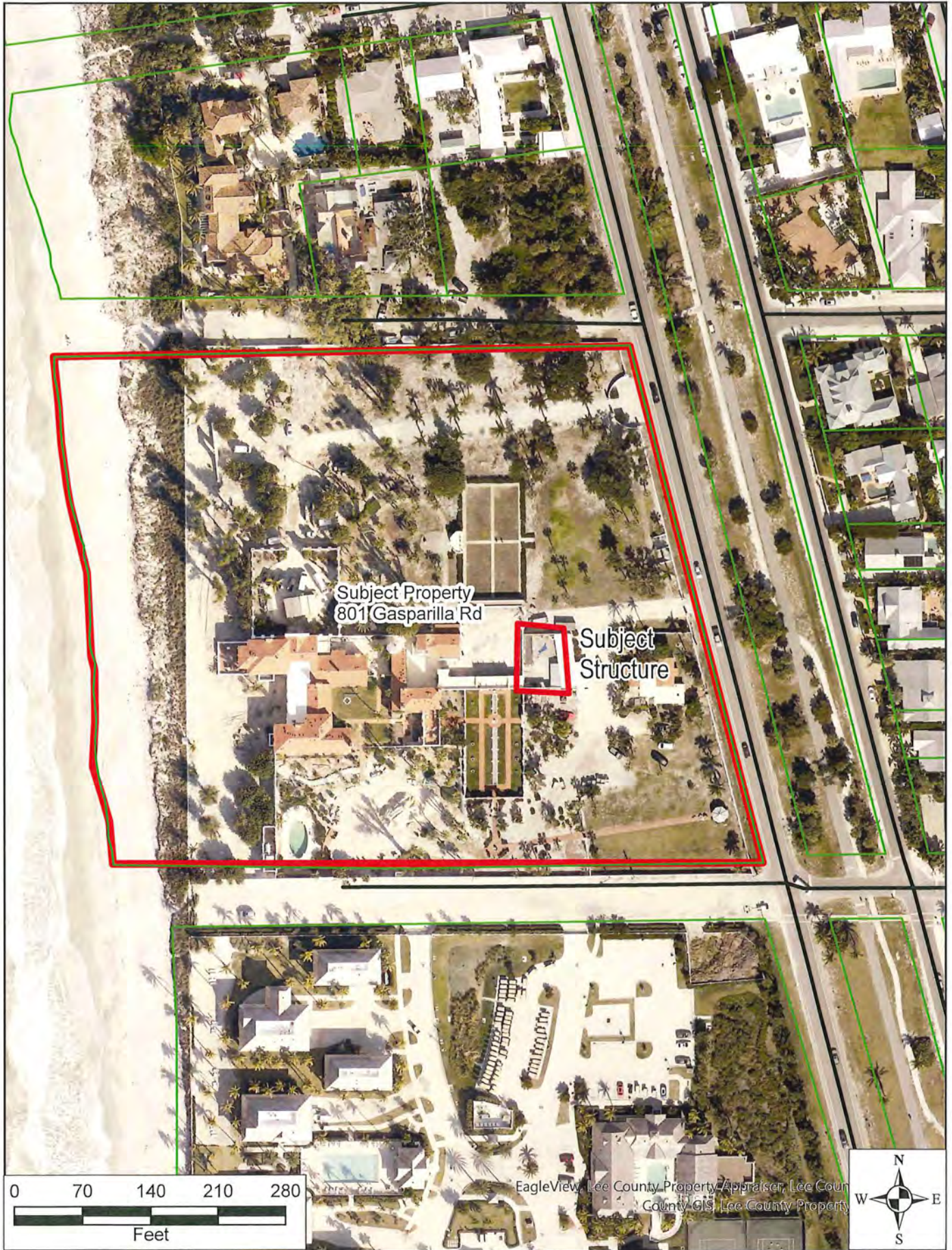
Engineer Letter

Florida Master Site file

SCA2026-00002, La Hacienda, 801 Gasparilla Road



SCA2026-00002, La Hacienda, 801 Gasparilla Road



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

PROJECT NAME: Replace unroofed utility courtyard w/a roofed garage at "La Hacienda"
PROJECT ADDRESS: 801 Gasparilla Rd., Boca Grande FL 33921
STRAP NUMBER: 14-43-20-01-00033.0010
STATUS: Contributing - Boca Grande Historic District per HD (District) 90-05-01

SUMMARY

The applicant requests approval for following changes to "La Hacienda", a Mediterranean Revival compound: replace existing 1920s open utility courtyard with a roofed garage; project entails the demolition of existing north, south and west walls, their replacement with new in-kind walls. Also, addition of 2'8" high parapet walls to north, south, east and west walls and on west addition of 3 garage doors. The proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 (Historic Preservation) of the Land Development Code.

EXISTING CONDITIONS

"La Hacienda" is a large Mediterranean Revival compound located on 7.6 acres (Lee Co. Property Appraiser) spanning north to south from 9th St W to 7th St W and east to west from Gasparilla Rd. to the beach front. According to the Property Appraiser the gross living area is 15,191 sq ft.

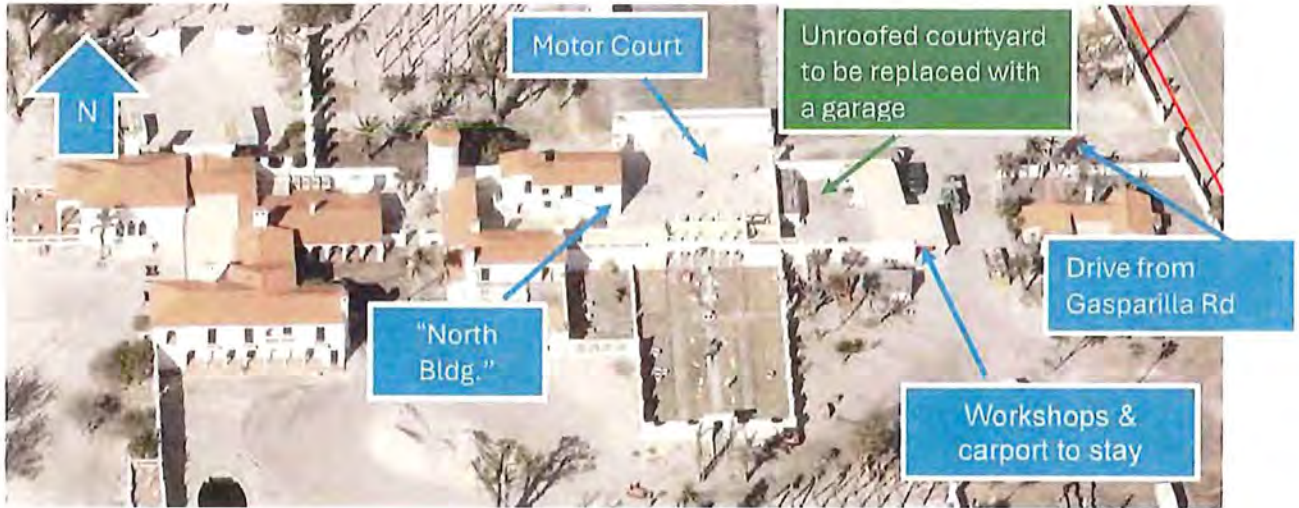
This estate is also referred to as the "Sharp Estate" as it was built in 1925 by Hugh Rodney Sharp Sr., whose family continues to own the property today. [Hugh Rodney Sharp Sr. was the father of Hugh Rodney Sharp Jr. and Bayard Sharp, all prominent Boca Grande residents.]

The Mediterranean Revival style became popular in the 1920s particularly in California, Arizona and Florida. The style incorporates architectural elements from countries surrounding the Mediterranean Sea. Signature features of this style incorporated into "La Hacienda" include a complex plan with receding and protruding one-and two-story wings with gardens, courtyards and patios. White stucco walls, low pitched barrel clay tile roofs, arched entrances and windows, articulated door surrounds, and keystones also contribute to La Hacienda's its unique charm.

The recent storms (Ian, Milton and Helene) caused serious damage to the compound. The owners have worked to restore "La Hacienda" like-for-like and thus preserving the signature characteristics of the estate. Below are examples of recently restored areas:



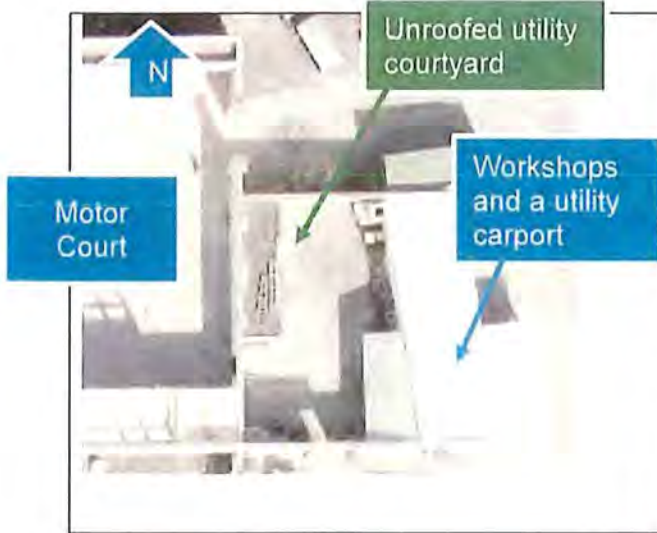
PROPOSED PROJECT: REPLACE UNROOFED UTILITY COURTYARD WITH A GARAGE



The open (unroofed) utility courtyard (see above) is located east of the compound towards Gasparilla Rd.; between the Motor Court to the west and service workshops/carport to the east.

This utility courtyard is obviously a service area designed to handle household activities in a manner that is out of sight from the main living and entertaining areas. As the utility courtyard's grade is slightly higher than the Motor Court's (6-in to 1-ft higher) it seems ideal to repurpose it as garage to create covered parking in a slightly higher area, and thus bit better protected from the environment – especially standing water from the frequent storms.





Aerial of the existing unroofed utility courtyard.

- Courtyard area is 1,916 sq ft
- High walls (10-ft 6-in) surround it
- Due to structural issues the north, south and west walls will be demolished and replaced in-kind with new; east wall will stay supported with columns
- To hide the tapering flat roof over the proposed garage the height of the 4 existing walls will be increased by 2-ft 8-in by installing parapet walls.
- On the east, the utility courtyard is abutted by two workshops and a utility carport which will remain as they are. No change.



West wall of the courtyard faces the Motor Court which is an architecturally significant feature functioning as an "exterior room". The Motor Court includes traditional elements of the Mediterranean Revival style:

- high, white stucco perimeter walls
- a traditional hardscape of wall-to-wall (no vegetation) warm toned gravel.



On the south

- The decorative open barrel tile trellis on the parapet wall will be removed. The new solid parapet wall on the new garage will have a barrel tile trellis panel inset into parapet wall.
- The staggered open brick trellis will be removed. The new solid garage wall will feature a staggered brick trellis panel inset into the wall.



North Wall – The new North Wall will continue facing the drive leading to the Motor Court. Its height will increase by 2-ft 8-in with the parapet wall addition.

East Elevation –The utility workshops and the utility carport will stay as they are. But the east wall for the proposed garage will increase with the new parapet wall by 2-ft 8-in. This new height will be visible on the east.

I. Proposed project overview:

The proposed project calls for the replacement of the open utility courtyard with a roofed garage by increasing the courtyard wall height by 2-ft 8-in with parapet walls -- which will differentiate the historic 10-ft 6-in wall height of the courtyard from the new 13-ft 2-in wall height of the garage. It is important to note proposed project would look the same whether the historic walls of the courtyard are repurposed as garage walls or whether historic walls are demolished and new walls are installed.

Unfortunately, the historic walls of the open courtyard were designed as perimeter walls and do not support the roof of the proposed new garage or the new garage doors on the west wall. (See attached letter from Stirling & Wilbur Engineering Group). As a result, the existing north, south and west walls will have to be demolished and replaced with new. The east wall is part of a separate building – the east workshop building -- and it can support the garage roof if shored up by columns or other structural supports.

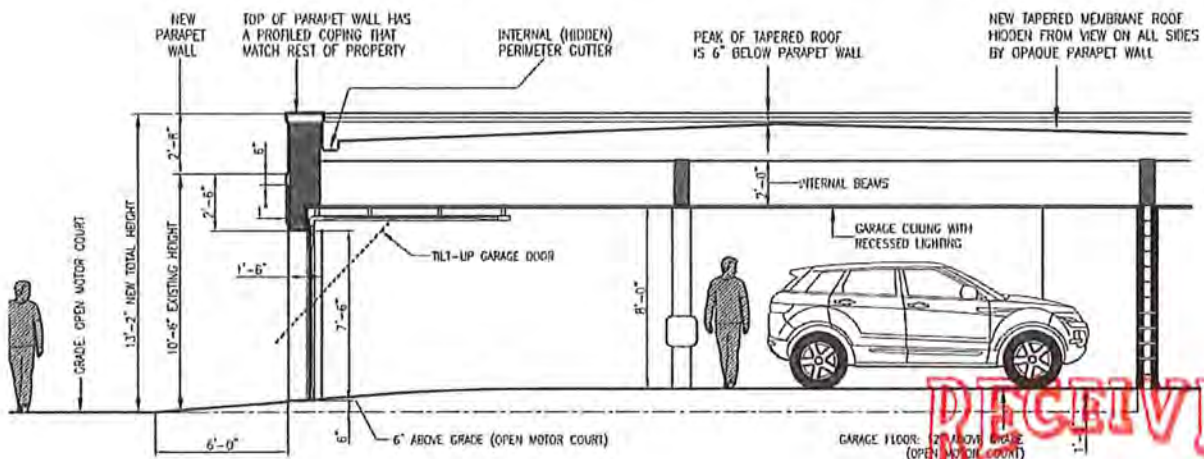
The proposal calls for installing new perimeter walls; which include the 10-ft 6-in height of the courtyard walls plus the addition of 2-ft 8-in high parapet walls for a total new height of 13-ft 2-in. The 2-ft 8-in parapet walls will differentiate the traditional historic height of the courtyard walls (10-ft 6-in). All walls to keep the traditional white rough stucco finish.

The purpose of these 2-ft 8-in high parapet walls is:

- to hide the tapering flat roof proposed to cover the garage and
- to identify that the 2-ft 8-in parapet wall is contemporary height addition to the historic 10-ft 6-in height
- the proposed design of the parapet walls is in keeping with the existing plain design of the white stucco perimeter walls around the Motor Court.

On the south elevation the decorative open barrel tile trellis parapet wall will be removed and replaced with a new parapet wall. The new solid parapet wall will have barrel tile trellis panels inset into parapet wall – but only in the area of the existing trellis. The rest of the parapet wall will be a new white stucco parapet wall.

All walls will have the same rough stucco painted white as the existing.

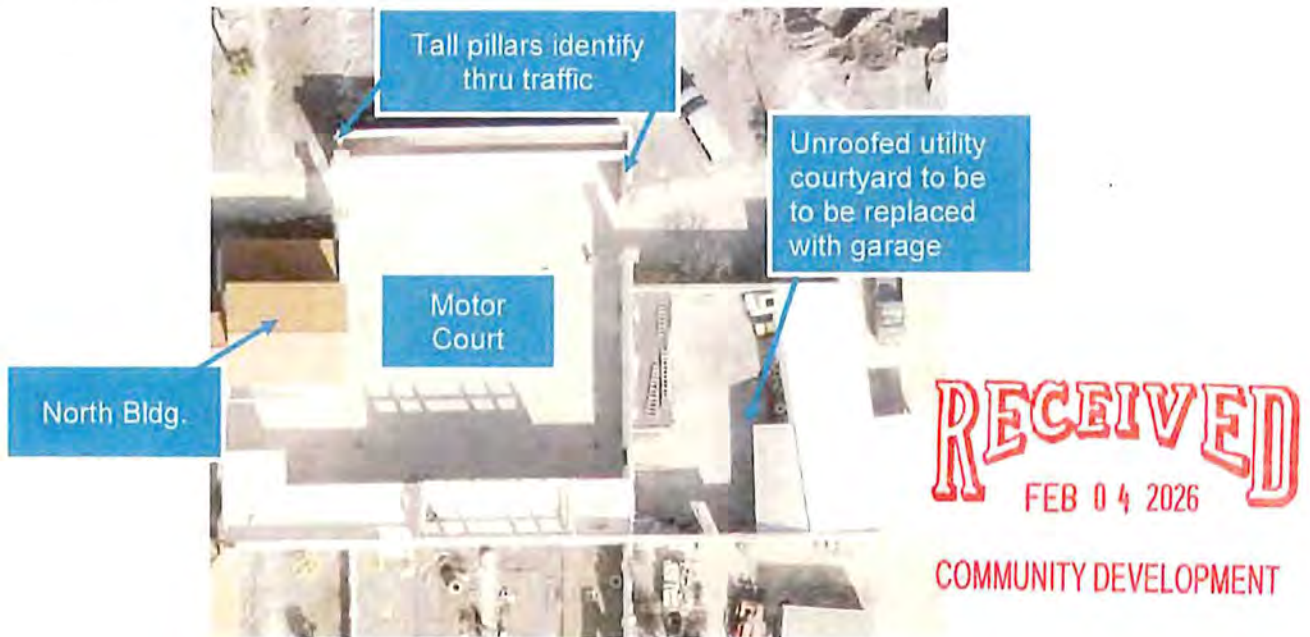


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II. **Proposed garage design is in keeping with the Historic Motor Court & "North Bldg."**

Motor Court -- A driveway from Gasparilla Rd leads to a restored Motor Court that is clearly identifiable by its traditional Mediterranean Revival architecture:

- white stucco walls at the perimeter,
- tall white pillars that direct traffic thru the Motor Court and
- traditional wall-to-wall warm toned gravel hardscape.



"North Building" --The "North Building" is a two-story building with a gable barrel tile roof. On the ground floor there is covered parking under each of the three arches. This building is directly across from the uncovered courtyard that will be replaced with a garage.



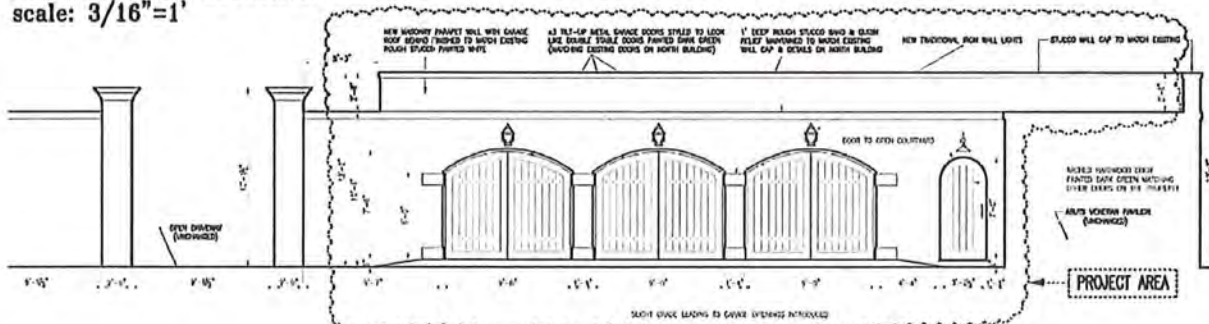
Existing West wall of the utility courtyard will be demolished and replaced with a new wall with garage entrance



The existing West wall of the unroofed utility courtyard is a plain white stucco wall with two small openings (to the storage area) and a single door opening to access the unroofed utility courtyard.

Proposed changes to the West Wall to accommodate the proposed garage

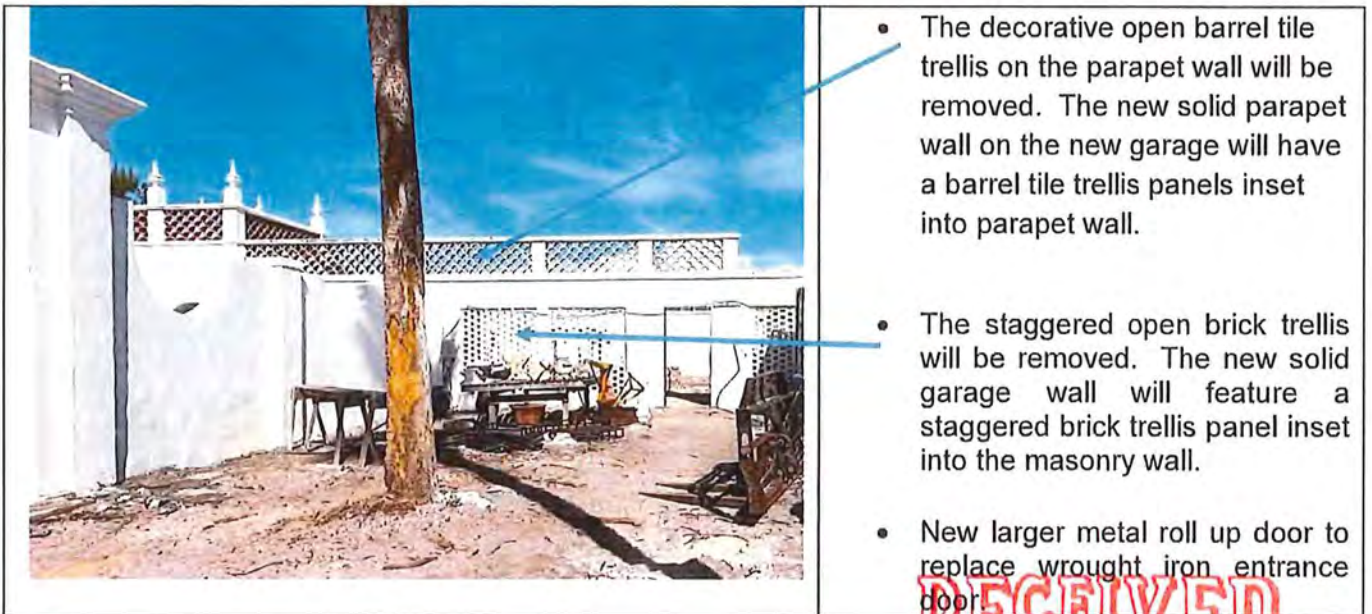
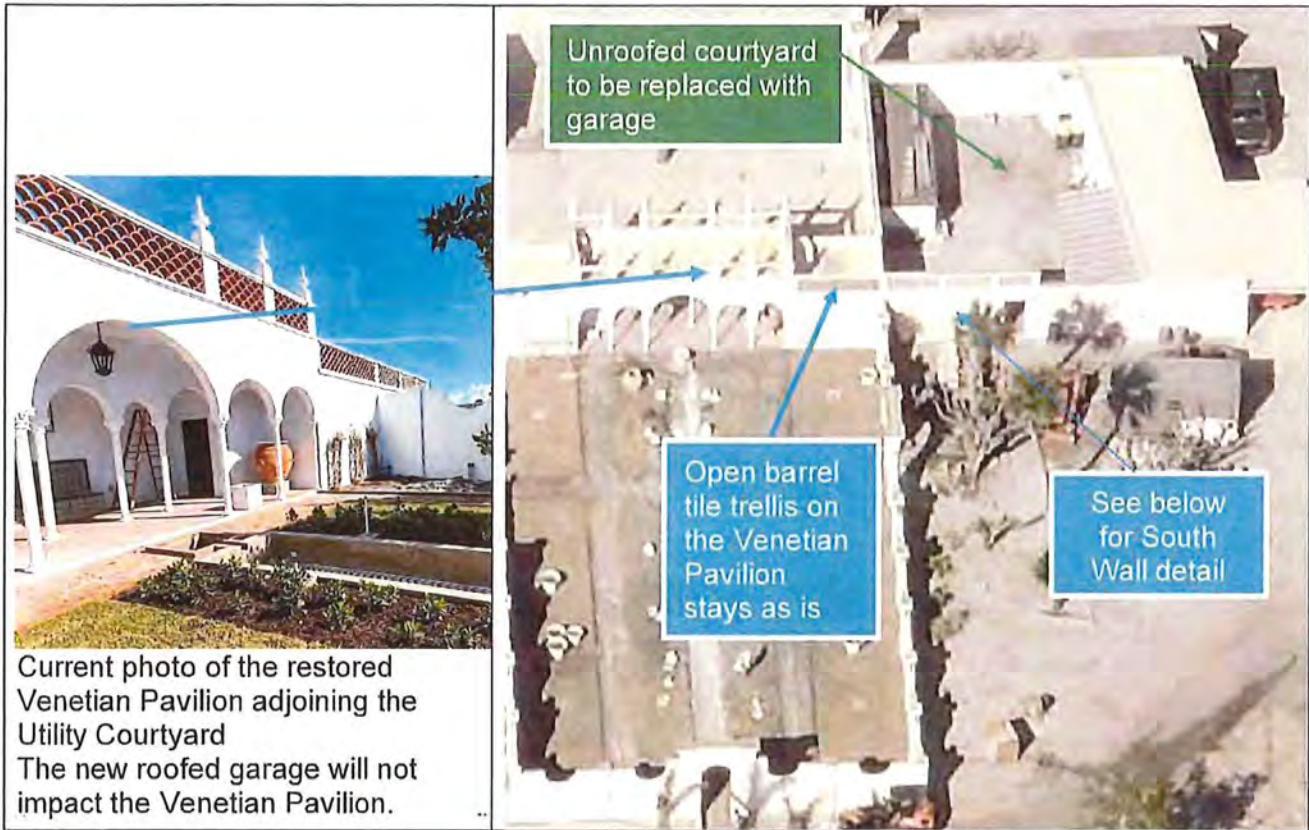
PROPOSED WEST ELEVATION
scale: 3/16"=1'



The new West wall of the proposed garage includes the following elements making it compatible with design of the Motor Court and the "North Building" in the Motor Court.

- The new west wall the same height as the existing historic 10-ft 6-in wall plus a 2-ft 8-in masonry parapet wall. Both are painted white and finished to match the existing rough stucco. The parapet wall will hide the proposed tapering flat roof over the garage. This an understated solution that is compatible with the white walls surrounding the courtyard.
- The parapet wall delineates the historic wall height from the new increased height
- The proposed 3 curved top garage doors echo the "North Building's" three arched entries to the three garages on the ground floor.
- Rough stucco bands and quoins also echo the details on the "North Building".

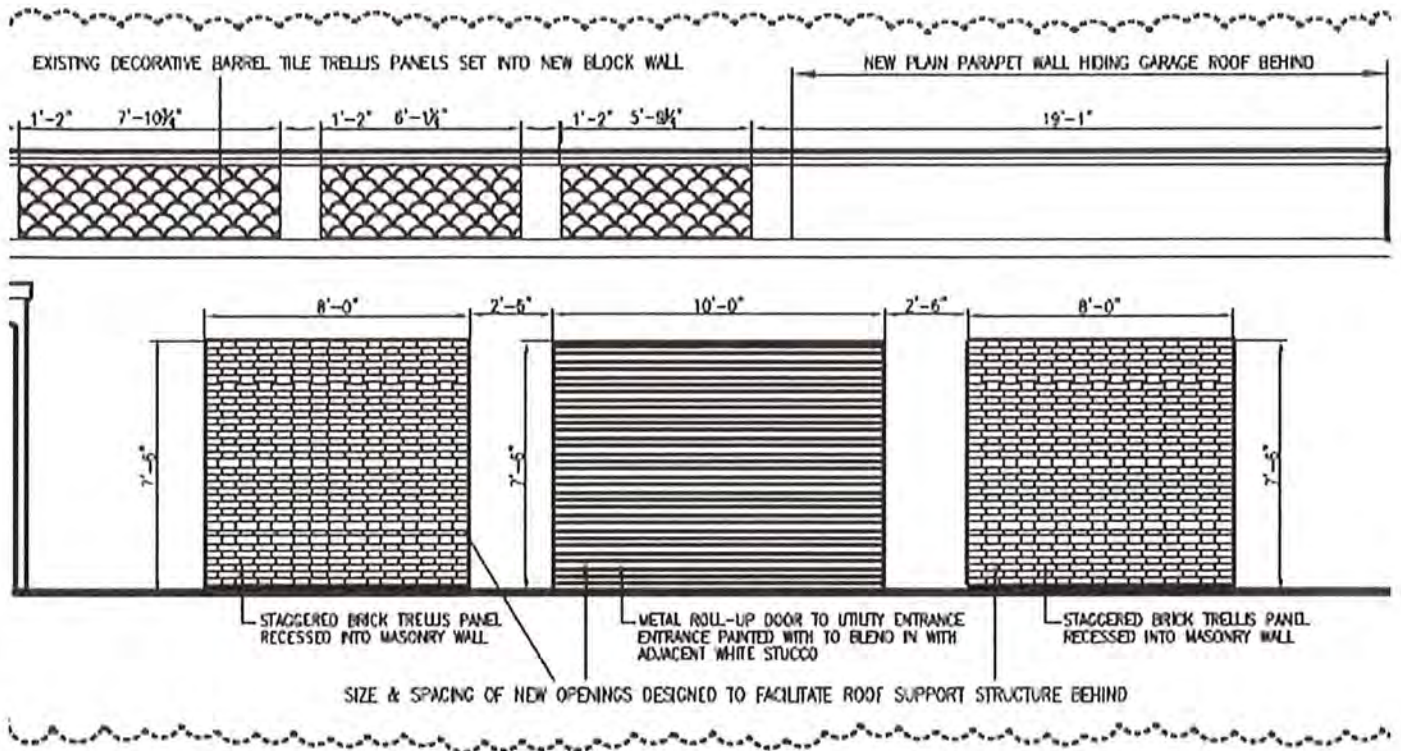
III. Proposed garage design is in keeping with original design on the south elevation



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Proposed South elevation to the proposed garage –



Parapet wall treatment

- The decorative open barrel tile trellis on the parapet wall will be removed. The new solid parapet wall on the new garage will have a barrel tile trellis panel inset into parapet wall but only in the area of the existing decorative tile trellis.
- The rest of the parapet wall will feature a new plain 2-ft 8-in high parapet wall – this design avoids extending the barrel tile beyond its current location, which would have created a false sense of historic development.

Staggered brick trellis panels on existing south wall

Existing

- There are four existing open staggered brick panels; two on each side of the south side opening. Each is 5-ft 6-in wide and 7-ft 6-in high.
- The existing central opening is 4-ft wide and 7-ft 6-in high

Proposed

- To facilitate the new roof support there will be only two staggered brick trellis panels; one on each side of the new central opening. These will be inset into the garage walls. Each is 8-ft wide & 7-ft 6-in high (height will be same as the existing).
- To facilitate storage of utility vehicles and machinery the width of the south utility entrance will be enlarged from 4-ft to 10-ft. The new door will be roll up door painted white to blend in with the adjacent stucco.

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**COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION**

(Please also refer to the narrative above and photographs and plans provided)

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 property shall continue to be used as a residence which is its historic purpose. The unroofed utility courtyard is proposed for an adaptive re-use as a garage.

Unfortunately, the historic walls of the open courtyard were designed as perimeter walls and do not support the roof of the proposed new garage or the new garage doors on the west wall. (See attached letter from Stirling & Wilbur Engineering Group). As a result, the existing north, south and west walls will have to be demolished and replaced with new. The east wall is part of a separate building – the east workshop building -- and it can support the garage roof if shored up by columns or other structural supports.

The proposal calls for installing new perimeter walls; which include the 10-ft 6-in height of the courtyard walls plus the addition of 2-ft 8-in high parapet walls for a total new height of 13-ft 2-in. The 2-ft 8-in parapet walls will differentiate the traditional historic height of the courtyard walls (10-ft 6-in). All walls to keep the traditional white rough stucco finish.

The installation of the garage will require minimal change to the defining characteristics of the existing historic courtyard, its site and its environment.

- The proposed garage is located within the footprint of the open courtyard; the defining characteristics of this space will not be affected.
- The walls including the proposed parapet walls will feature rough stucco painted white to match the existing.
- The arched garage doors will echo the existing arches leading to covered parking under the "North Building"
- The decorative open barrel tile trellis on the existing south parapet wall will be removed. The new solid parapet wall on the new garage will have barrel tile trellis panel inset into parapet wall—but only in the area of the existing trellis. The rest of the parapet wall will be a new white stucco parapet wall. This design avoids the creation of a false sense of historic development. Note the open barrel trellis on the adjoining Venetian Pavilion will not be impacted.
- The staggered open brick trellis on the south wall will be removed. The new solid garage wall will feature a staggered brick trellis panel inset into the new wall.

The defining historic characteristics associated with the Motor Court and the Venetian Pavilion are preserved.

The Motor Court maintains is traditional

- white stucco perimeter walls that define the Motor Court,
- the tall pillars identify thru traffic
- the wall-to-wall warm toned gravel that is a traditional hardscape

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There are no changes proposed to the adjoining Venetian Pavilion.

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. There are no alterations of features and spaces that characterize the property.

The foot print of the utility courtyard is preserved. The west perimeter wall of the Motor Court remains in its current location and keeps with white rough stucco finish. The main change is that it is 2-ft 8-in higher through the incorporation of a parapet wall and features garage doors with arched tops echoing the arches on the North Building.

Additionally, there is no significant change to the south wall. The decorative open barrel tile trellis on the parapet wall will be removed. The new solid parapet wall on the new garage will have a barrel tile trellis panel inset into parapet wall but only in the area of the existing decorative tile trellis. The rest of the parapet wall will feature a new plain 2-ft 8-in high parapet wall – this design avoids extending the barrel tile beyond its current location, which would have created a false sense of historic development.

The south wall continues to be in line with the Venetian Pavilion.

Both the historically significant Motor Court and the Venetian Pavilion retain their architectural integrity and characteristics.

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. There are no changes that create a false sense of historic development as no conjectural features are added.

The perimeter walls will increase by 2-ft 8-in from 10-ft 6-in to 13-ft 2-in. This contemporary increase in height is delineated by the use of a parapet wall to distinguish the historic height from the new increased height.

The garage doors on the west are contemporary as is the roll up door on the south elevation.

Standard 4:

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



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There have been no historically significant changes to the open utility courtyard. In the interior of the courtyard are storage areas, a covered work area and an incinerator. None of these are considered historically significant, and therefore, are not retained or preserved.

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Standard 5:

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

The most distinctive feature of this open utility courtyard is its footprint. As the original footprint of this courtyard is preserved there are no significant changes to the adjoining architecturally and historically significant Motor Court and Venetian Pavilion.

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.

The proposed project calls for the replacement of the open utility courtyard with a roofed garage by increasing the courtyard wall height by 2-ft 8-in with parapet walls -- which will differentiate the historic 10-ft 6-in wall height of the courtyard from the proposed new 13-ft 2-in wall height of the garage. It is important to note proposed project would look the same whether the historic walls of the courtyard are repurposed as garage walls or whether historic walls are demolished and new walls are installed.

Unfortunately, the historic walls for the open courtyard were designed as perimeter walls and not to support the roof of the proposed new garage roof and the installation of new garage doors on the west wall. As a result, the existing north, south and west walls will have to be demolished and replaced with new. The east wall is part of a separate building -- workshop building to the east, -- and as a result it can support the garage roof if shored up by columns or other structural supports.

The proposal calls for accommodating a new garage structure by installing new perimeter walls that are 13-ft 2-in high; these walls incorporate a 2-ft 8-in parapet wall above the historic 10-ft 6-in height of the courtyard walls. The 2-ft 8-in parapet walls will differentiate the traditional historic height of the courtyard walls (10-ft 6-in) from the new total height of the walls 13-ft 2-in. All exterior walls will keep the traditional white rough stucco finish.

The purpose of these 2-ft 8-in high parapet walls is:

- to hide the tapering flat roof proposed to cover the garage and
- to identify that the 2-ft 8-in parapet wall is contemporary height addition to the historic 10-ft 6-in height
- the proposed design of the parapet walls is in keeping with the existing plain design of the white stucco perimeter walls around the Motor Court.

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 historically and architecturally significant Motor Court and Venetian Pavilion are preserved. The changing the unroofed utility courtyard into a garage does not destroy the historic residential structure.

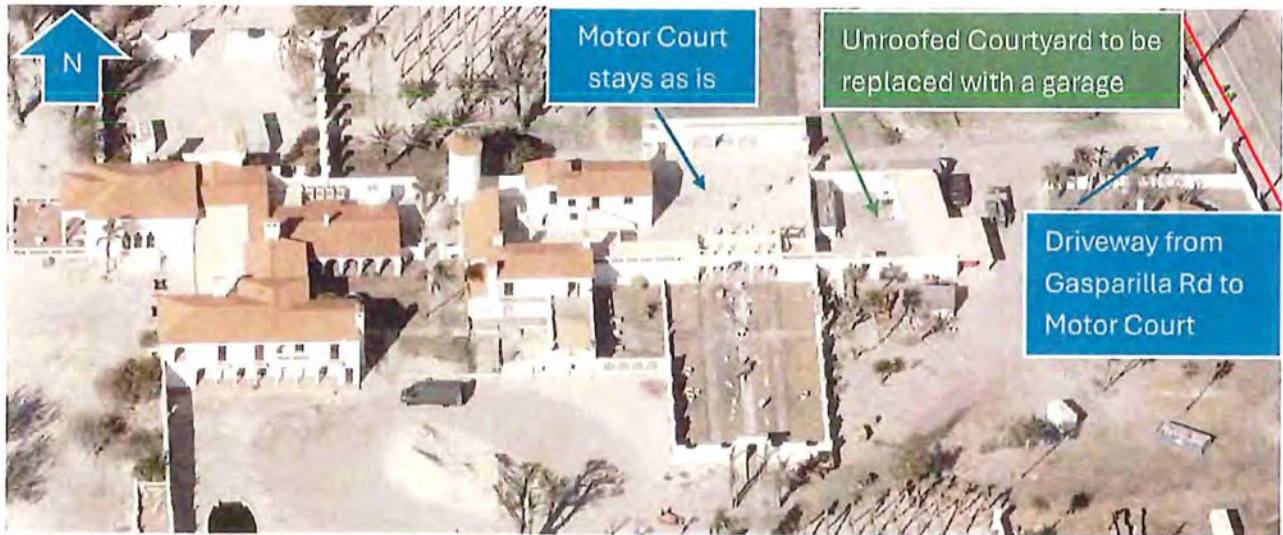
Standard 10:

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.

There are no additions to the property. The unroofed utility courtyard is proposed for an adaptive re-use as a garage within the courtyard footprint.



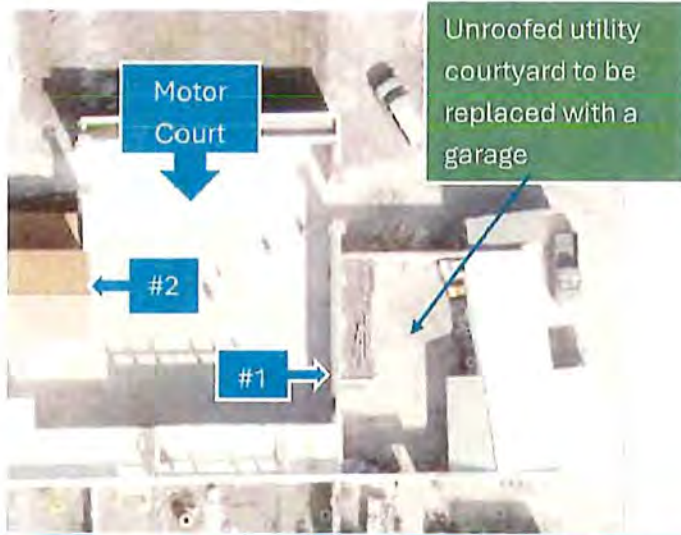
2025 AERIAL "LA HACIENDA" 801 GASPARILLA RD BOCA GRANDE FL - LEE CO. PROPERTY APPRAISER



Close up of the open utility courtyard to be replaced with a roofed garage



UNROOFED UTILITY AREA, THE MOTOR COURT AND THE "NORTH BUILDING"



Aerial showing the "Motor Court" and Numbers #1 & #2, refer to the photos below

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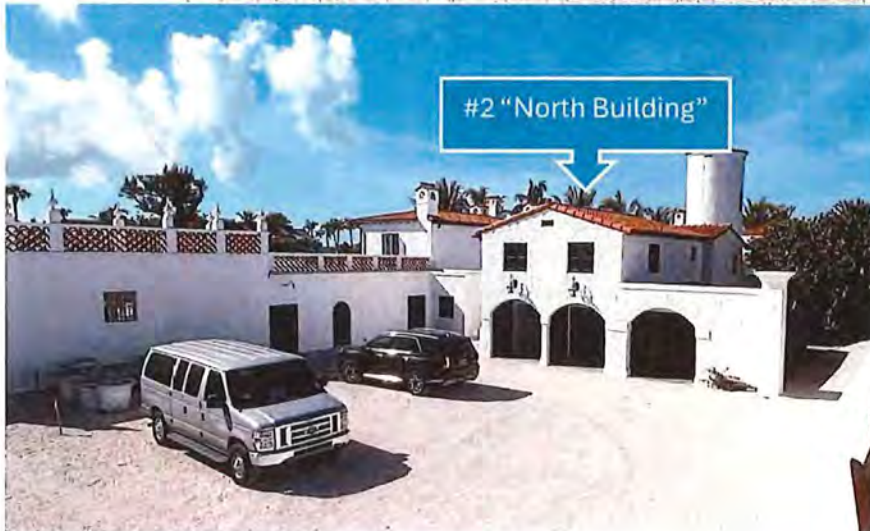
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The new west wall will feature a parapet wall and new garage doors for the new garage.

The exiting Motor Court integrates vehicular access with the Mediterranean Revival style:

- white stucco walls define the Motor Court,
- the tall pillars identify thru traffic
- the wall-to-wall warm toned gravel is a traditional hardscape

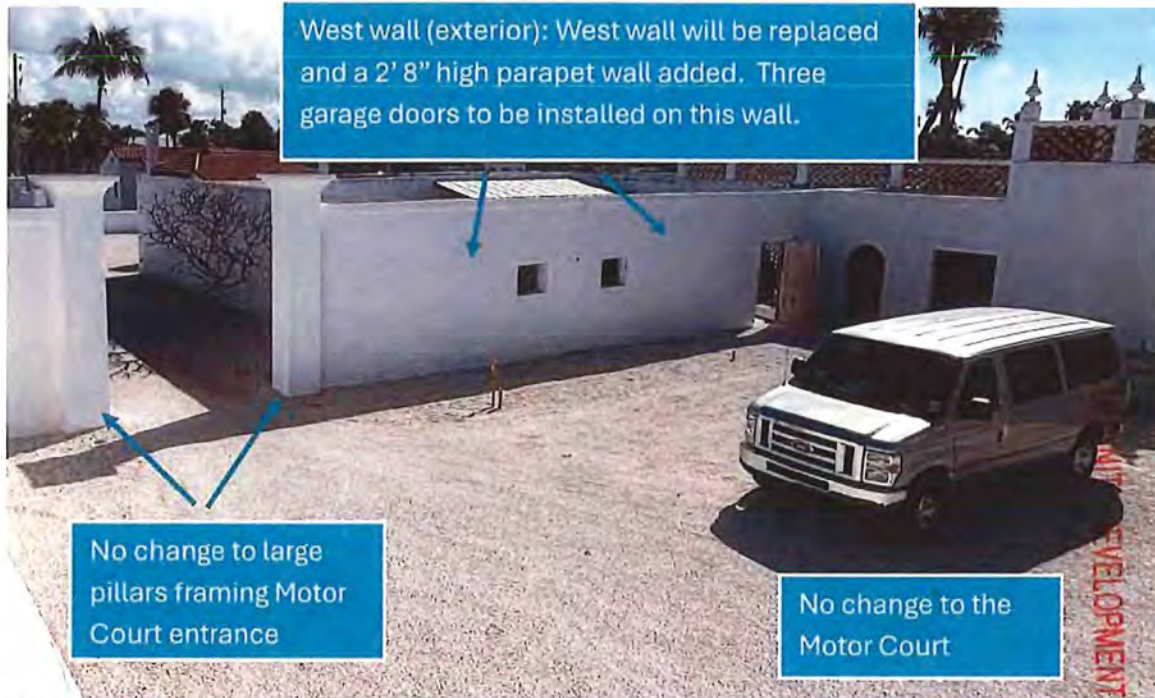


The "North Building" is across from the "West Wall" where the proposed garage will be located.

The "North Building" features a gable barrel tile roof and provides covered parking under each of its three arches.

The proposed garage complements this "North Building". It features an understated parapet wall (to hide the garage's flat roof) and curved top garage doors – echoing the "North Building's" arches.

UNROOFED UTILITY COURTYARD -- EXTERIOR AND INTERIOR OF THE WEST WALL



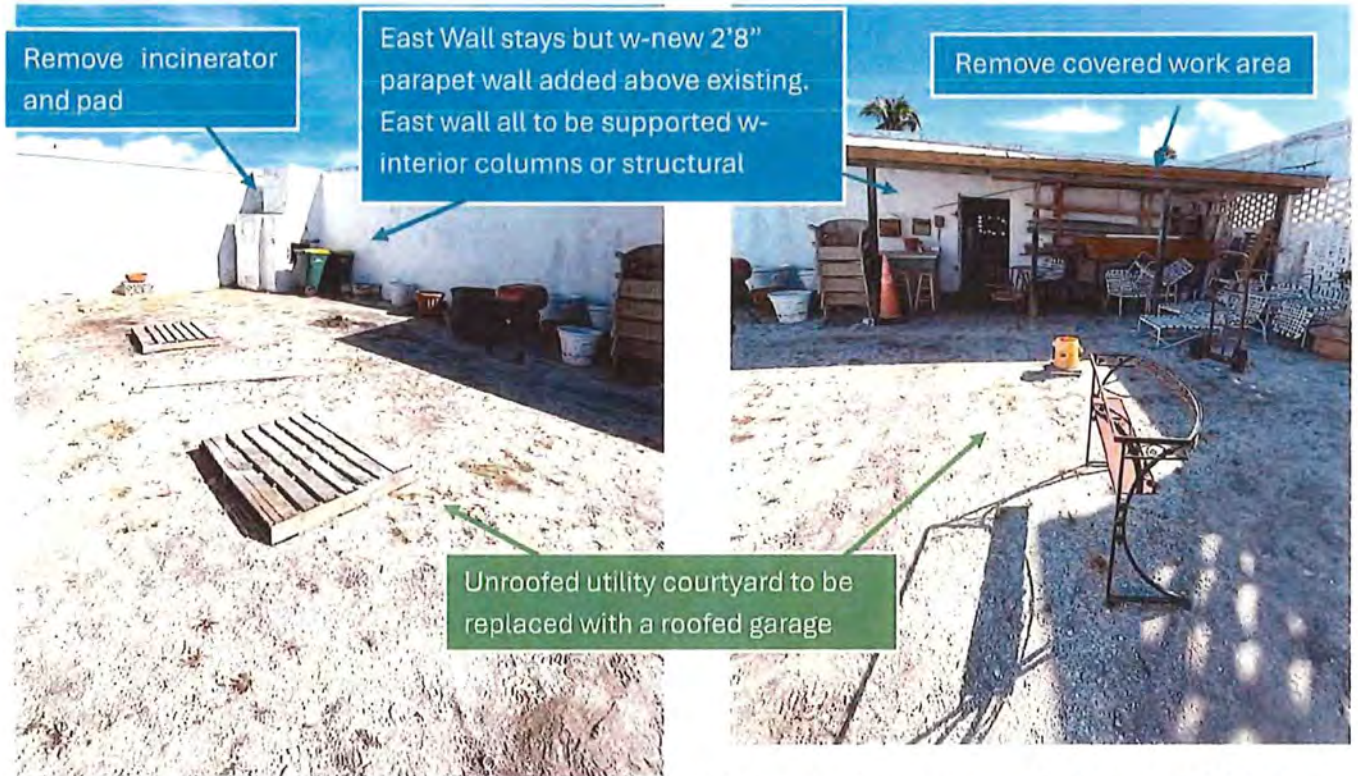
**Unroofed Utility Courtyard to be replaced with a roofed garage.
Exterior of the west wall faces the Motor Court**



Interior of the west wall facing the unroofed utility courtyard. For the new garage the existing wall will be replaced with new and in addition a parapet wall will be installed on top of the wall.

Note the unroofed utility courtyard is obviously an outdoor service area designed to handle household services in a manner that is out of sight from the main living and entertaining areas

UNROOFED UTILITY COURTYARD -- EXTERIOR AND INTERIOR OF THE EAST WALL



Unroofed Utility Courtyard to be replaced with a roofed garage. A parapet wall will be installed at the top of the existing perimeter walls.

Interior of the east wall note incinerator and covered work area to be removed.



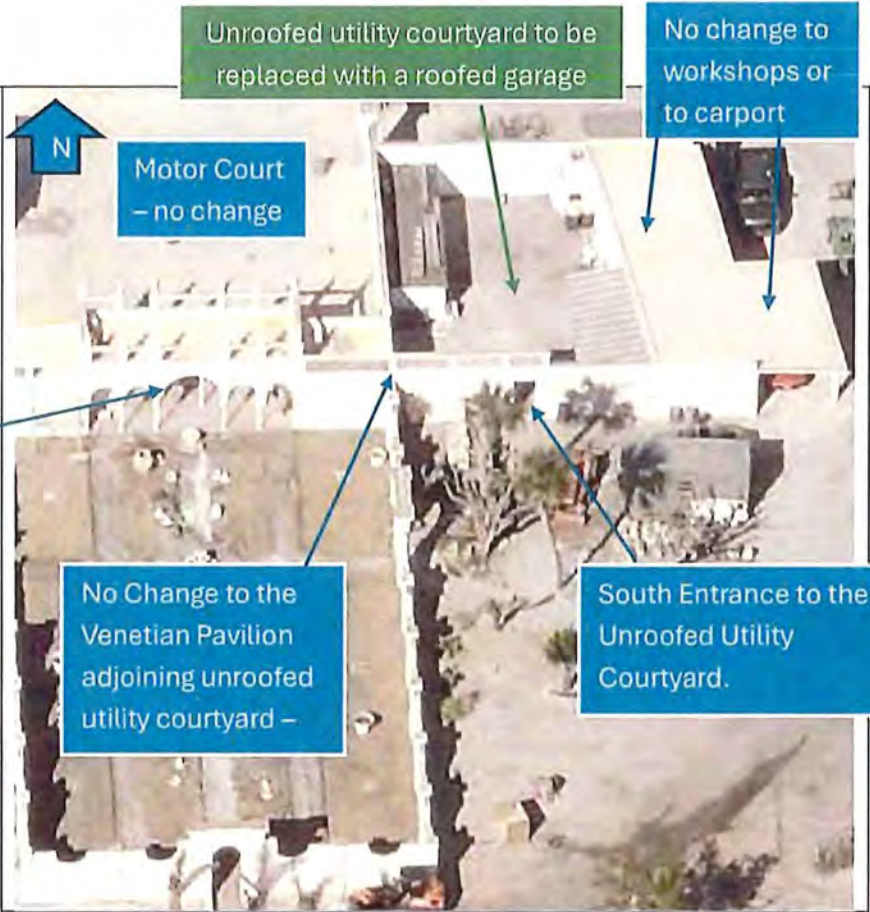
The east wall of the *unroofed utility courtyard* abuts the workshops and the carport seen above. There are no changes proposed the workshops or the carport. These will remain as they are.

UNROOFED UTILITY COURTYARD --- EXTERIOR AND INTERIOR OF THE SOUTH WALL

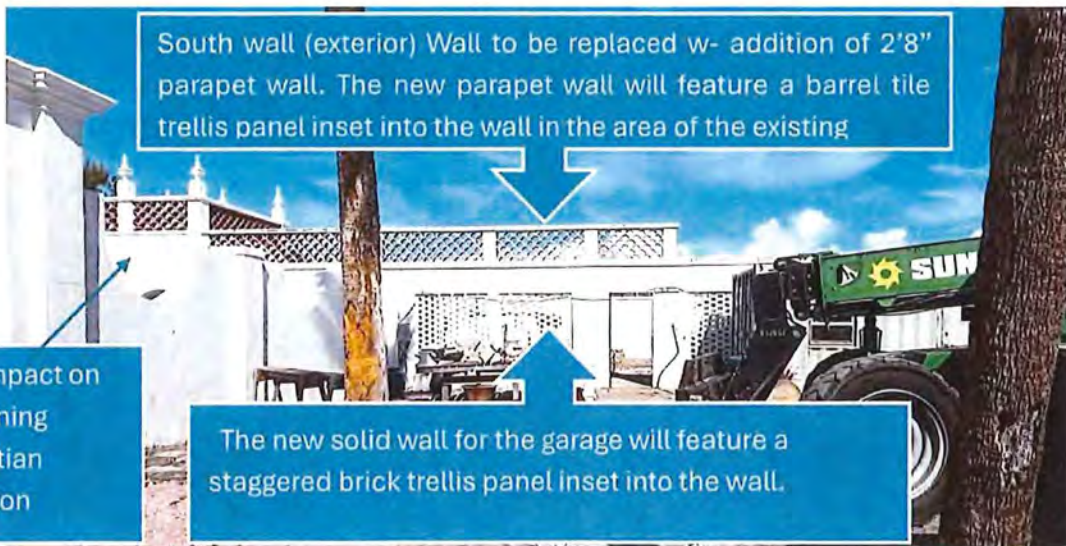
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Current photo of the Venetian Pavilion adjoining the unroofed utility courtyard. The new roofed garage will not impact the Venetian Pavilion



South entrance to the unroofed utility courtyard.



UNROOFED UTILITY COURTYARD -- INTERIOR OF THE SOUTH WALL



Above and below interior of South wall –of the *unroofed utility courtyard* to be replaced with a roofed garage; a parapet wall will be installed.



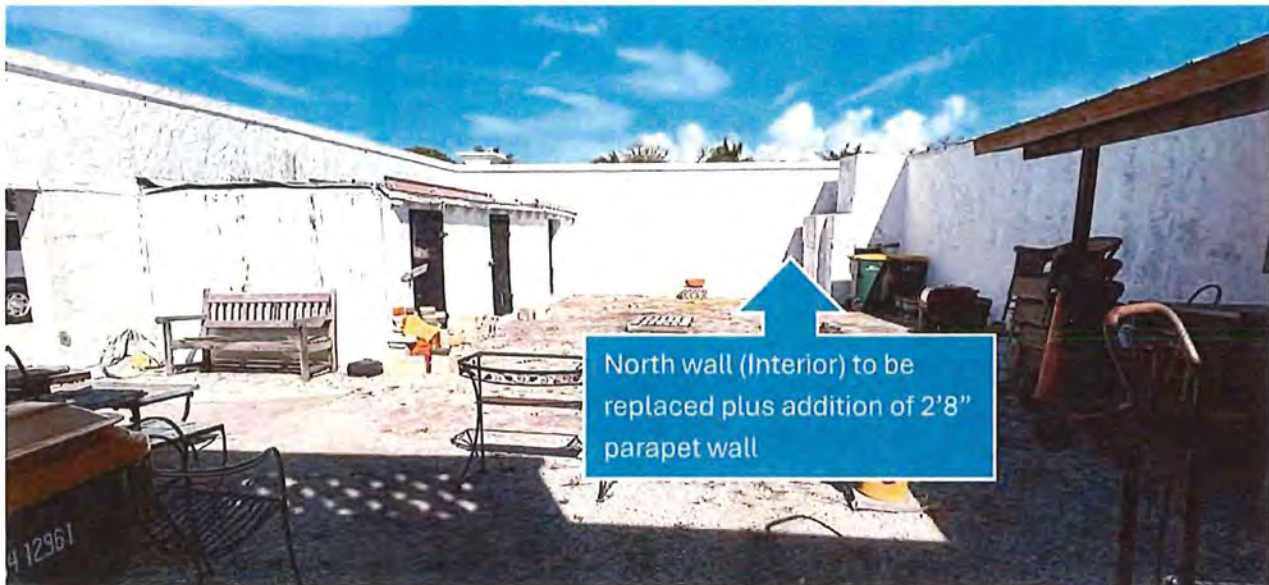
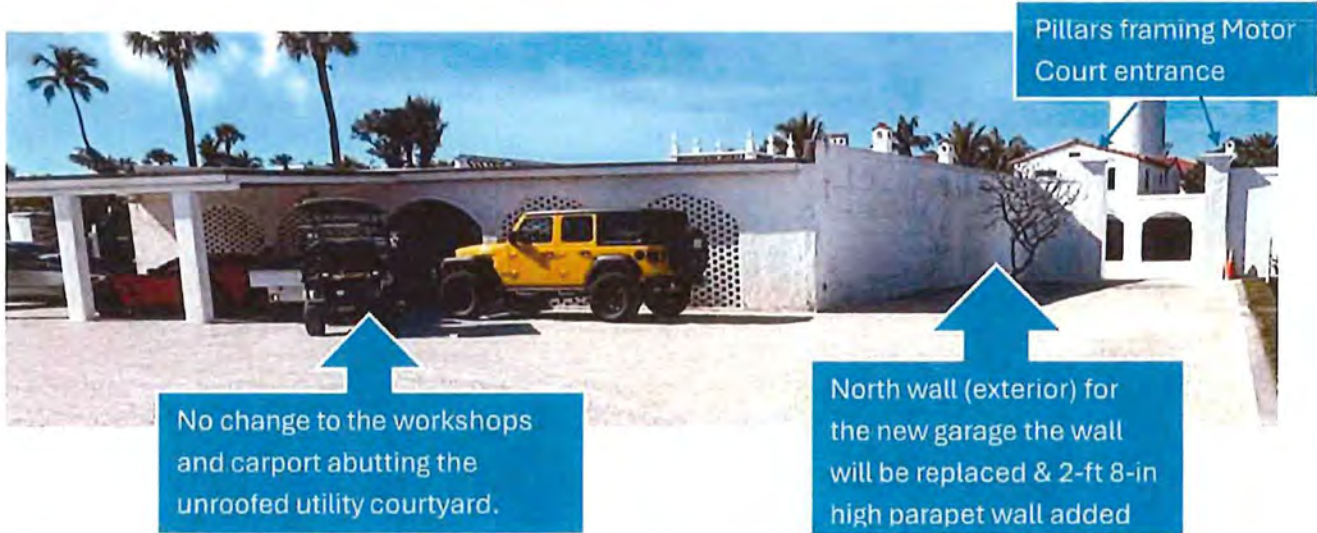
Note:

- The decorative open barrel tile trellis will be removed. The new solid parapet wall on the new garage will have a barrel tile trellis panel inset into parapet wall.
- The staggered open brick trellis will be removed. The new solid garage wall will feature a staggered brick trellis panel inset into the wall.

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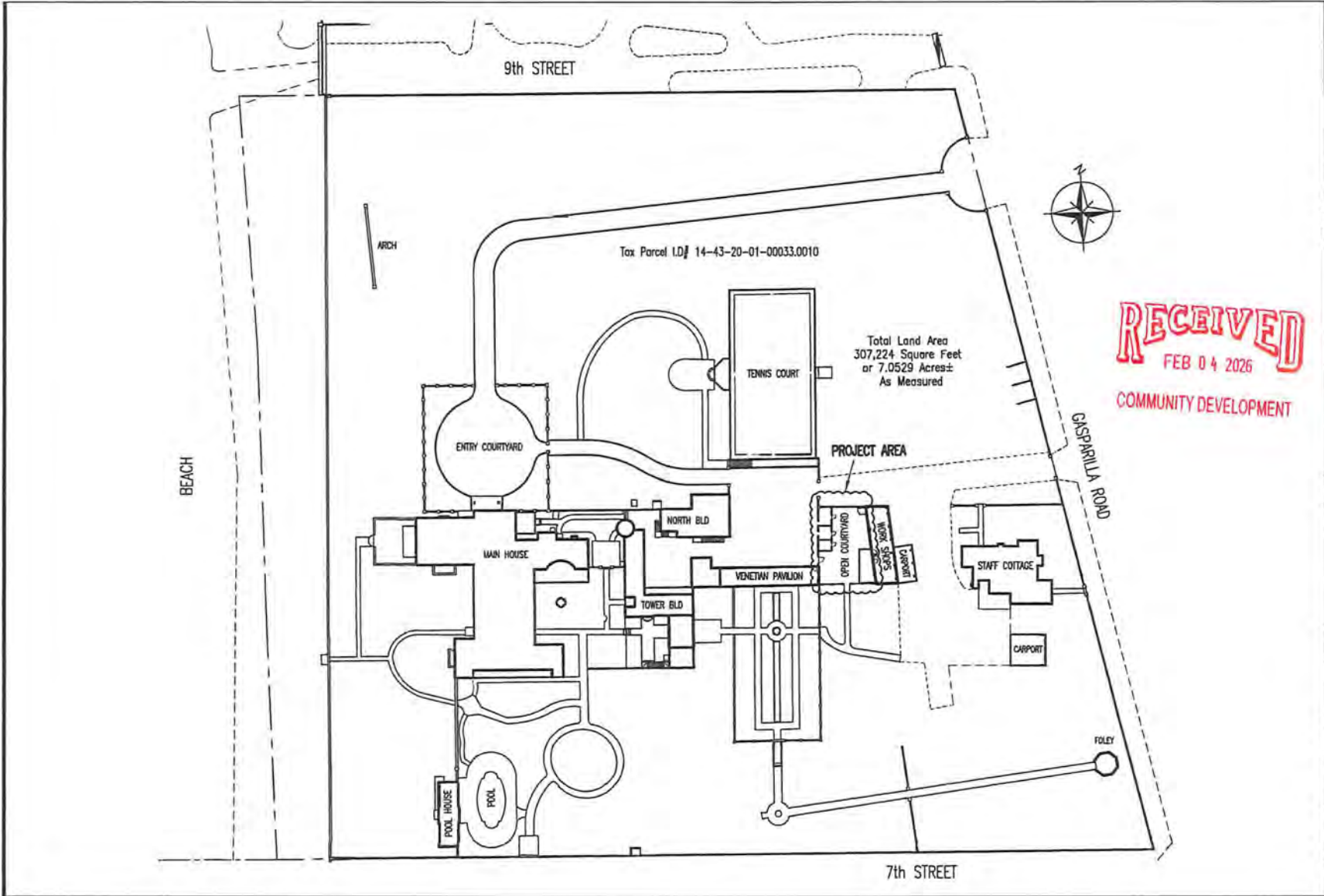
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UNROOFED UTILITY COURTYARD -- EXTERIOR AND INTERIOR OF THE NORTH WALL



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PLEASE NOTE:
 1. DO NOT SCALE FROM DRAWING
 2. ALL DIMENSIONS TO BE CHECKED ON SITE
 3. CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO DESIGNER
 ALL DRAWINGS, AND ISSUES ARE COPYRIGHT AND MAY NOT BE REPRODUCED, COPIED OR ISSUED WITHOUT WRITTEN PERMISSION OF PHILIP CHAPPELLE DESIGN

REVISIONS:

No.	Date	Description

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PLANNING

ISSUE DATE:
JAN 26 2026

APPROVAL:

PHILIP CHAPPELLE
 5900 5th AVENUE
 Miami Florida 33127
 Tel: 305 772 8872 Fax: 305 481 2022
 Email: phil@philchappelle.com

Project:
RACIENDA 801 Gasparilla Rd

Client:
PRIVATE RESIDENCE

Title:
**EXISTING SITE PLAN
 (PROPOSED LOCATION OF GARAGE)**

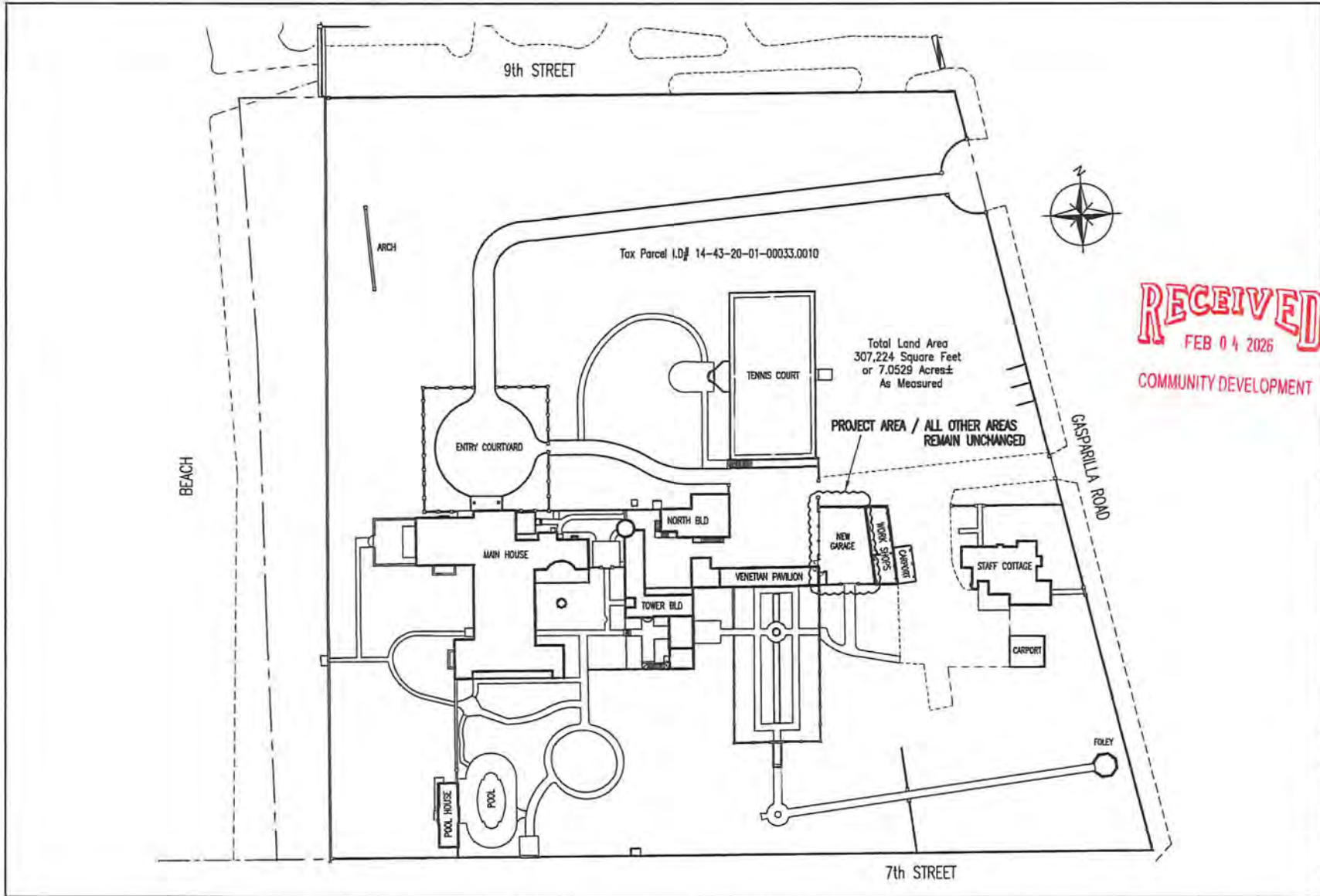
Scale:
 1/8"=1'-0"

Date:
 01-20-26

Drawn:
 PJC

Checked:
 PJC

Proj. No.:
626-PL001



9th STREET

Tax Parcel I.D.# 14-43-20-01-00033.0010

Total Land Area
307,224 Square Feet
or 7.0529 Acres±
As Measured

PROJECT AREA / ALL OTHER AREAS
REMAIN UNCHANGED

RECEIVED
FEB 04 2026

COMMUNITY DEVELOPMENT



BEACH

ARCH

TENNIS COURT

ENTRY COURTYARD

NORTH BLD

MAIN HOUSE

TOWER BLD

VENETIAN PAVILION

NEW GARAGE

STAFF COTTAGE

CARPORT

CASPERILLA ROAD

FOLEY

7th STREET

PLEASE NOTE:
1. DO NOT SCALE FROM DRAWINGS
2. VERIFY ALL DIMENSIONS ON SITE
3. CONTRACTOR IS OBLIGED TO REPORT ALL
ERRORS AND OMISSIONS TO DESIGNER
ALL DRAWINGS AND DECS ARE COPYRIGHT AND MAY
NOT BE DISTRIBUTED, COPIED OR ISSUED WITHOUT
WRITTEN PERMISSION OF PHILIP CHAPPELLE DESIGN

REVISIONS:

No.	Date	Description
X		

PLANNING

ISSUE DATE:
JAN 26 2026

APPROVALS:

DESIGNER	DATE
_____	_____
_____	_____



PHILIP CHAPPELLE
5900 5th AVENUE
Miami Florida 33127
Tel: 305 773 8879 Fax: 305 768 2822
Email: pchapple@pcbd.com

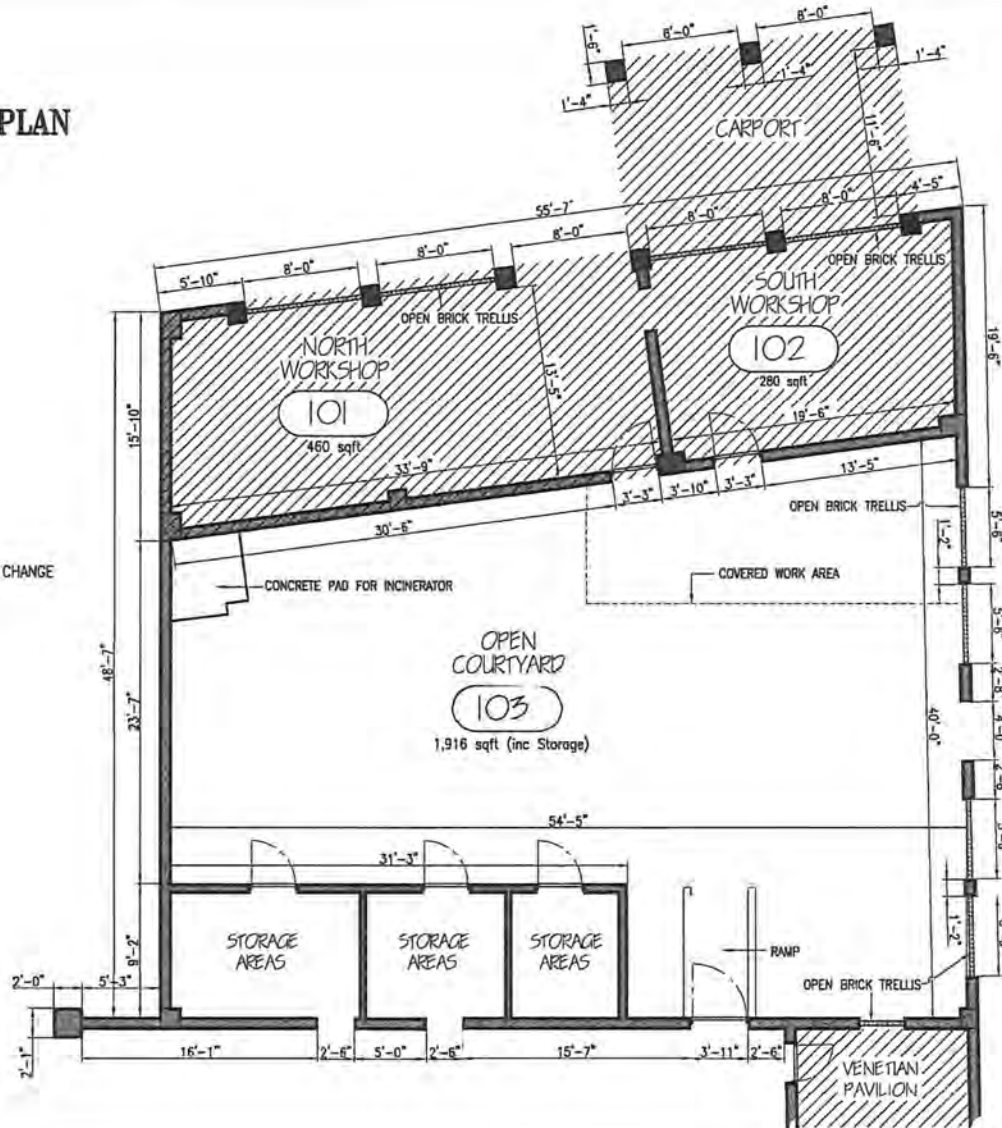
Project:
HACIENDA 801 Casperilla Rd
Client:
PRIVATE RESIDENCE

Title:
PROPOSED SITE PLAN
(SHOWING LOCATION OF GARAGE)

Scale:
1/8" = 1'-0"
Date:
01-25-2026
Drawn:
PVC
Checked:
PVC
Acad for:
626-PL002

EXISTING FLOOR PLAN
scale: 1/8"=1'

-  PROJECT AREA
-  OUTSIDE PROJECT AREA - NO CHANGE



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PLEASE NOTE:
1. DO NOT SCALE FROM DRAWING
2. ALL DIMENSIONS TO BE CHECKED ON SITE
3. CONTRACTOR IS ADVISED TO VERIFY ALL DIMENSIONS AND NOTES ARE CORRECT AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE
4. ALL DIMENSIONS AND NOTES ARE CORRECT AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE

REVISIONS:

No.	Date / Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PLANNING

ISSUE DATE: **JAN 26 2026**

APPROVAL:



_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

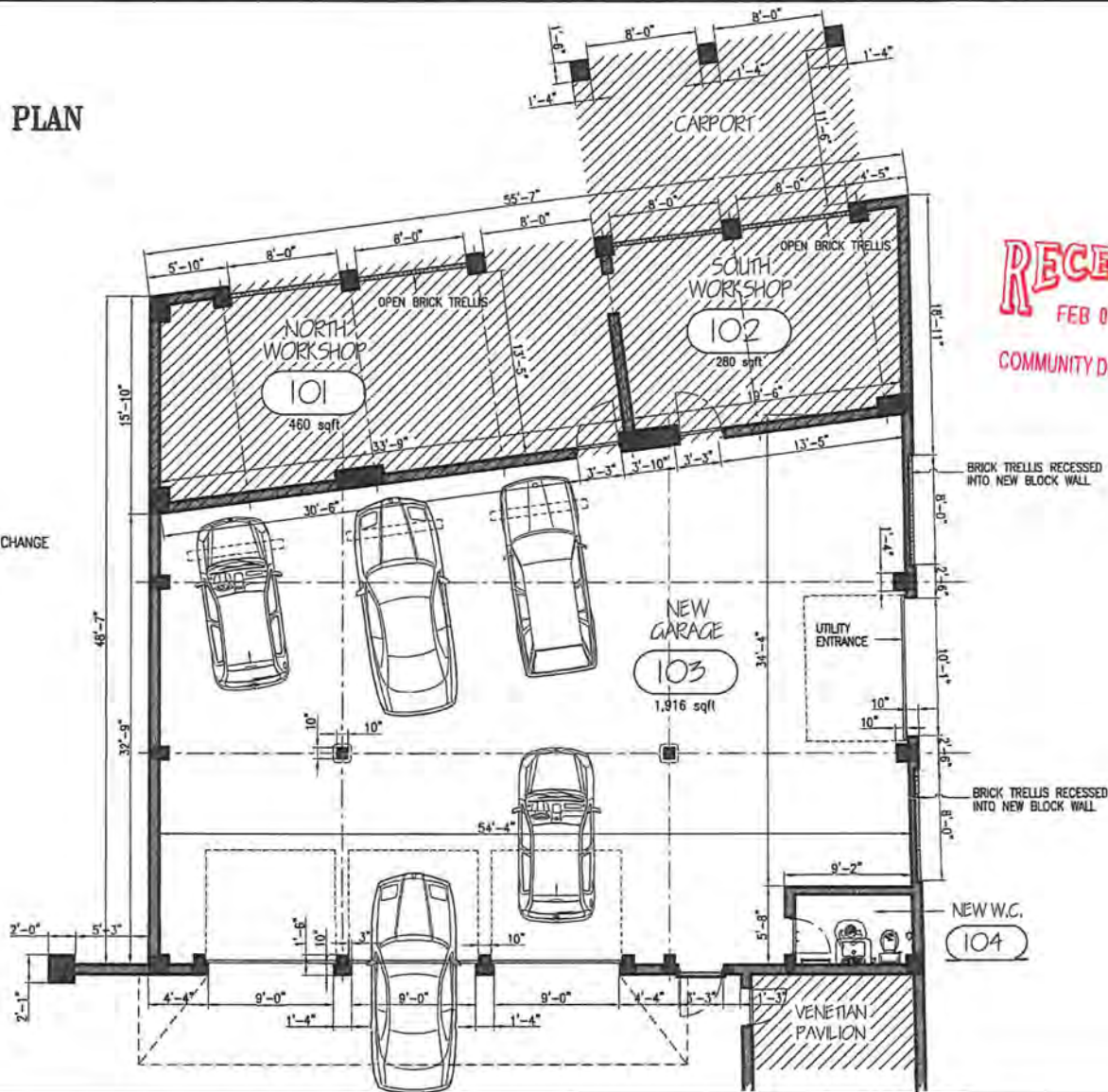
PHILIP CHAPPELLE
5500 5th AVENUE
MIAMI, FLORIDA 33122
PH: 305 555 1234
EMAIL: phil@chappelle.com

Project: SACRISTIA DEL Chaperilla Rd
Client: PRIVATE RESIDENCE

Title: EXISTING OPEN COURTYARD (PREVIOUS LOCATION OF GARAGE)
Scale: 1/8"=1'
Date: 01-26-26
Drawn: POC
Checked: _____
Acad: POC

PROPOSED FLOOR PLAN
 scale: 1/8"=1'

-  PROJECT AREA
-  OUTSIDE PROJECT AREA - NO CHANGE



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 COMMUNITY DEVELOPMENT

PLEASE NOTE:
 1. DO NOT SCALE FROM DRAWING
 2. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE
 3. EXISTING AND PROPOSED TO BE REMOVED ARE SHOWN IN DIFFERENT COLORS
 ALL SERVICES ARE BASED ON ASSUMPTIONS AND MAY VARY IN EXTENT AND COST ON GROUND REVIEW WHICH IS THE RESPONSIBILITY OF THE CLIENT

REVISIONS:

No.	Date / Description

PLANNING

DATE: JAN 26 2026

APPROVALS:




NAME	DATE

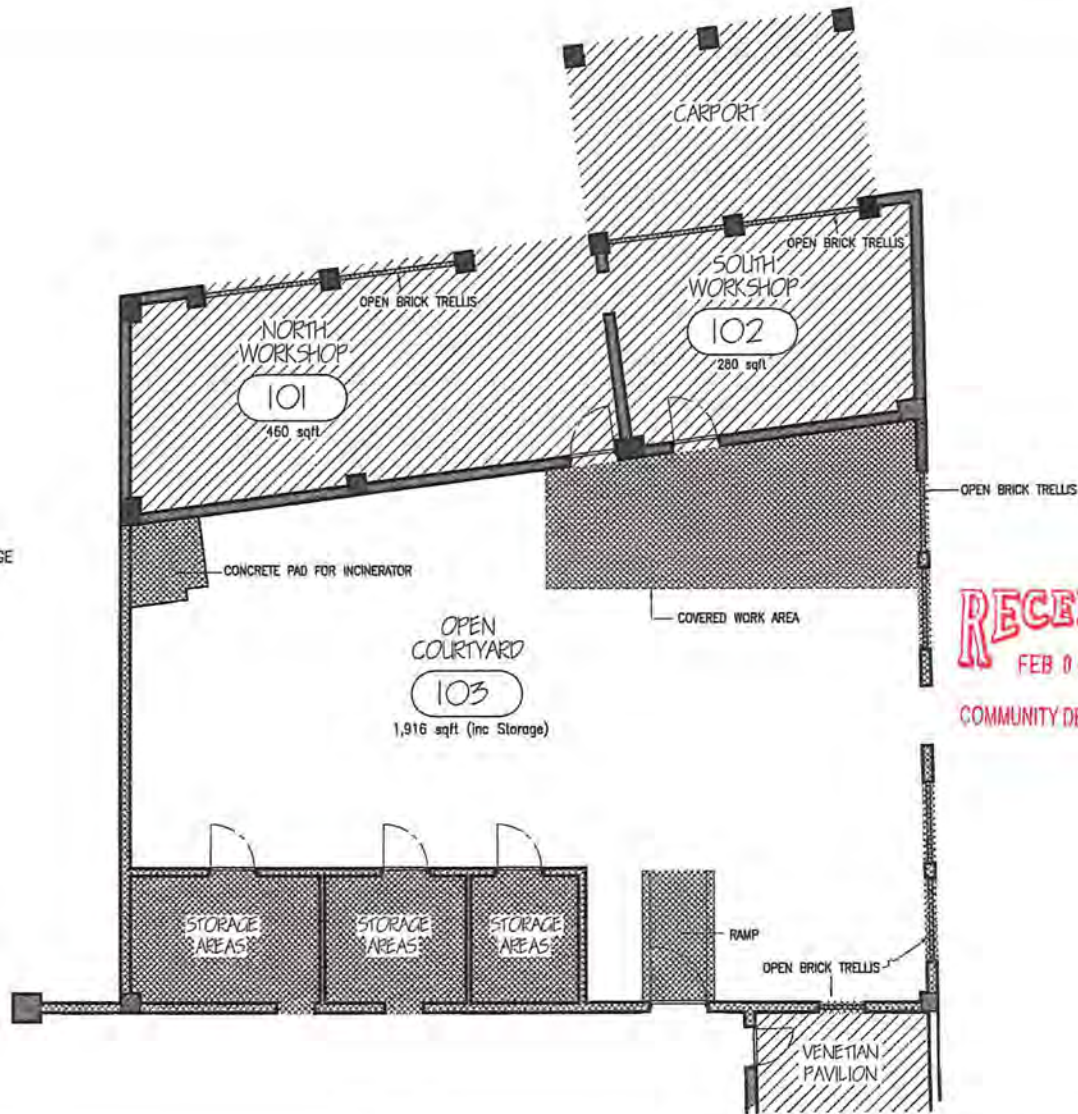
PHILIP CHAPPELLE
 5900 5th AVENUE
 Miami Florida 33137
 Tel: 305 444 8888 Fax: 305 444 8888
 phil@philchappelle.com

Project: BACINDA 801, Carpavilla Rd
 Client: PRIVATE RESIDENCE

Title: PROPOSED GARAGE (BY EXISTING DEED CONVEYANCE)
 Scale: 1/8"=1'
 Date: 01-26-26
 Sheet No: 626-PL004
 Project No:

DEMOLITION PLAN
scale: 1/8"=1'

-  PROJECT AREA
-  OUTSIDE PROJECT AREA - NO CHANGE
-  STRUCTURE TO BE DEMOLISHED



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COMMUNITY DEVELOPMENT

PLEASE NOTE

1. DO NOT SCALE FROM DRAWING
2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED ON SITE
3. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED
4. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS AND NOTES ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION AND NOT TO BE USED FOR PERMITS OR FOR CHANGELIST DESIGN

REVISIONS:

No.	Date / Description
X	

PLANNING

ISSUE DATE: JAN 26 2026

APPROVALS:

DATE	BY

PHILIP CHAPPELLE
3300 26th AVENUE
MIAMI, FLORIDA 33127
PH: 305 765 26 26 FAX: 305 765 26 26

Project: BICENTENAL BAY CENTER PH II

Client: PRIVATE RESIDENCE

Title: OPEN COURTYARD DEMOLITION PLAN (Private use only or owner)

Scale: 1/8"=1'

Sheet: 02-02-05

Project: 826-PL005

Author: [Name]

Checked: [Name]

Acad. Rev: [Name]

Date: [Date]



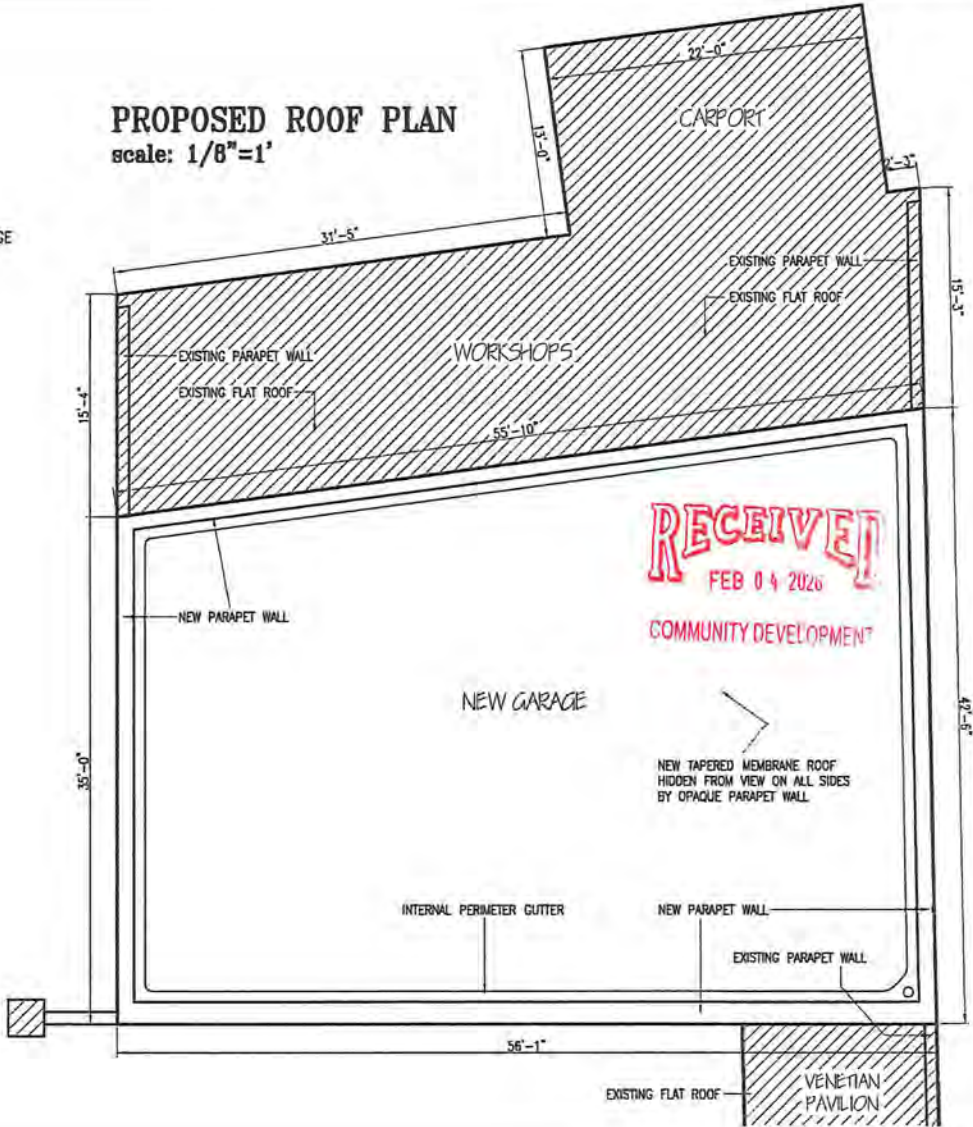
PROJECT AREA



OUTSIDE PROJECT AREA - NO CHANGE

PROPOSED ROOF PLAN

scale: 1/8"=1'



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 COMMUNITY DEVELOPMENT

PLEASE NOTE:
 1. DO NOT SCALE FROM DRAWING.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 3. CONTRACTOR IS ADVISED TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
 ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS:

No.	Date / Description

PLANNING

DATE: **JAN 26 2026**
 APPROVAL:

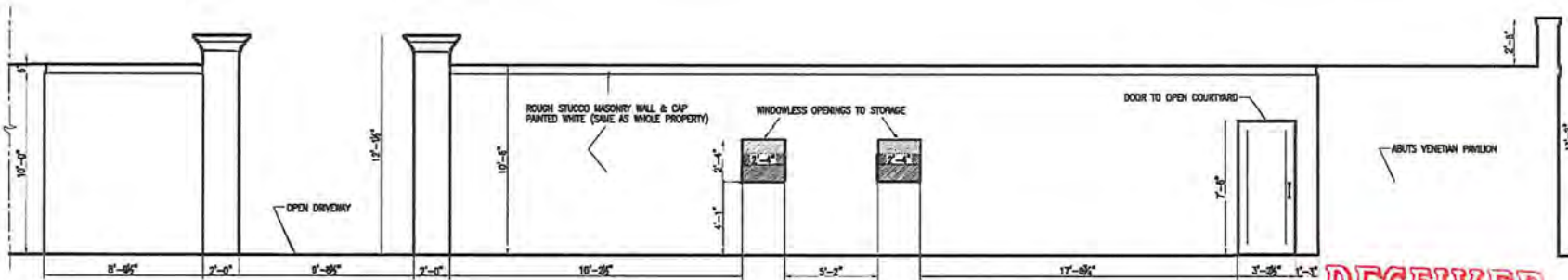
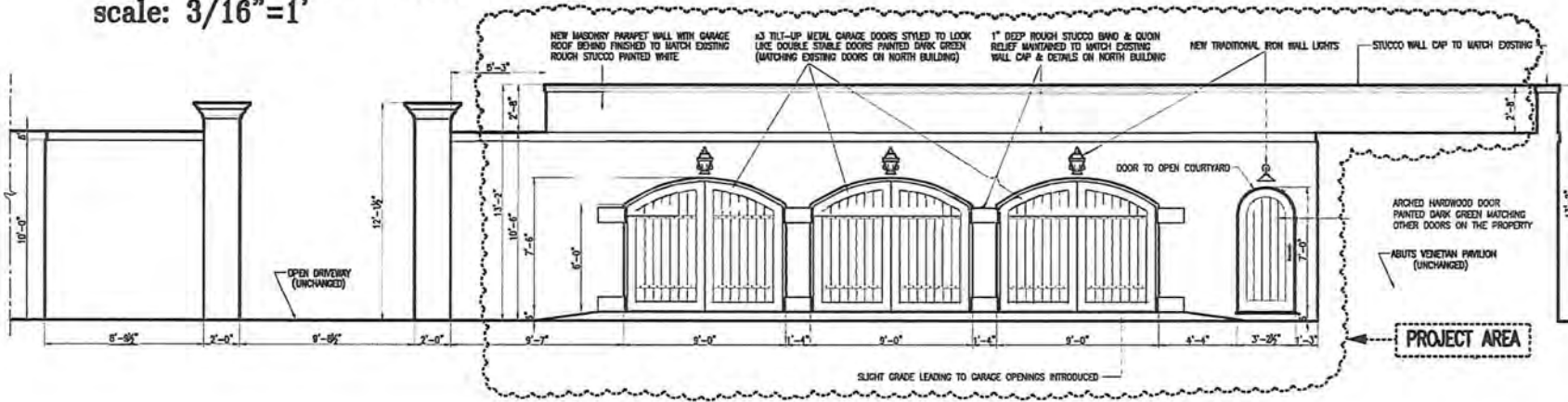
DATE	BY

PHILIP CHAPPELLE
 5000 5th AVENUE
 MIAMI, FLORIDA 33127
 305.421.1111

Project: **ESCONDIDA B&I** Cooperella BA
 Client: **PRIVATE RESIDENCE**

Title: **PROPOSED ROOF PLAN**
 (SEE SHEETS CIVIL CONTRACTS)
 Scale: 1/8"=1'
 Date: 01-26-26
 Sheet: **626-P1.006**
 Drawn: []
 Checked: []
 App'd: []

PROPOSED WEST ELEVATION
scale: 3/16"=1'



EXISTING WEST ELEVATION
scale: 3/16"=1'

RELEASE NOTE:
1. DO NOT SCALE FROM DRAWING
2. VERIFY WORK CONDITIONS ON SITE
3. VERIFY WORK CONDITIONS TO ALL UTILITIES AND ADJACENT TO ALL UTILITIES
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CITY AND COUNTY ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY ANY WORK NOT BEING IN ACCORDANCE WITH THE ABOVE.

REVISIONS:

No.	Date / Description

PLANNING

DATE: JAN 26 2026

APPROVAL:

NAME	DATE

PHILIP CHAPPELLE
2900 5TH AVENUE
MIAMI FLORIDA 33127
TEL: 305 575 1000 FAX: 305 575 1001

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COMMUNITY DEVELOPMENT

Project: SACZONIA DEL CORPORA 24

Client: PRIVATE RESIDENCE

Title: SECTION & RESPONSE WEST ELEVATION FOR GARAGE

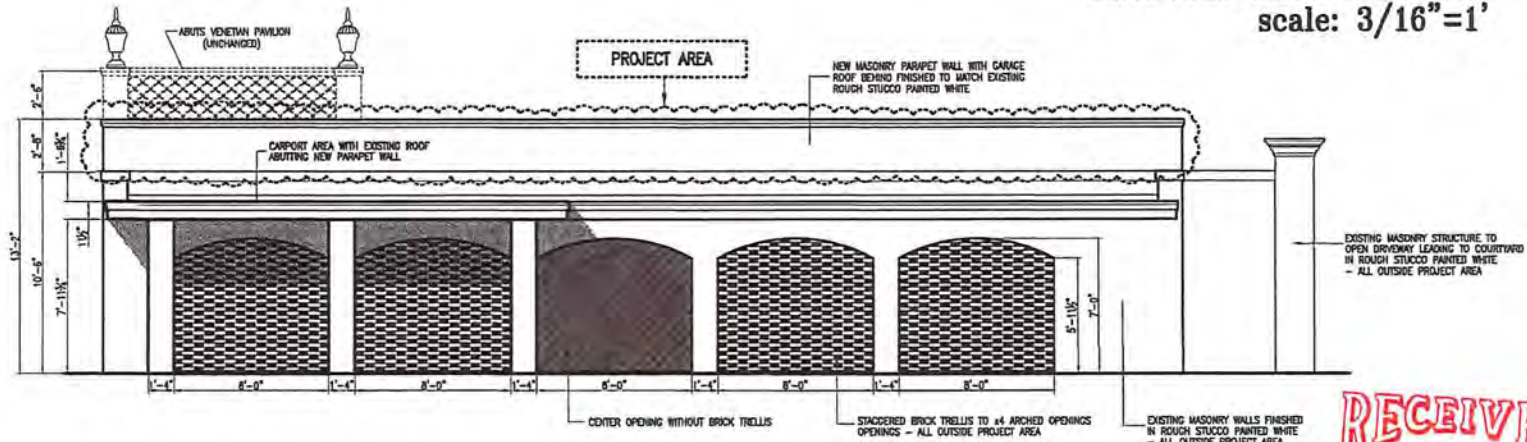
Scale: 3/16"=1'

Date: 01-23-26

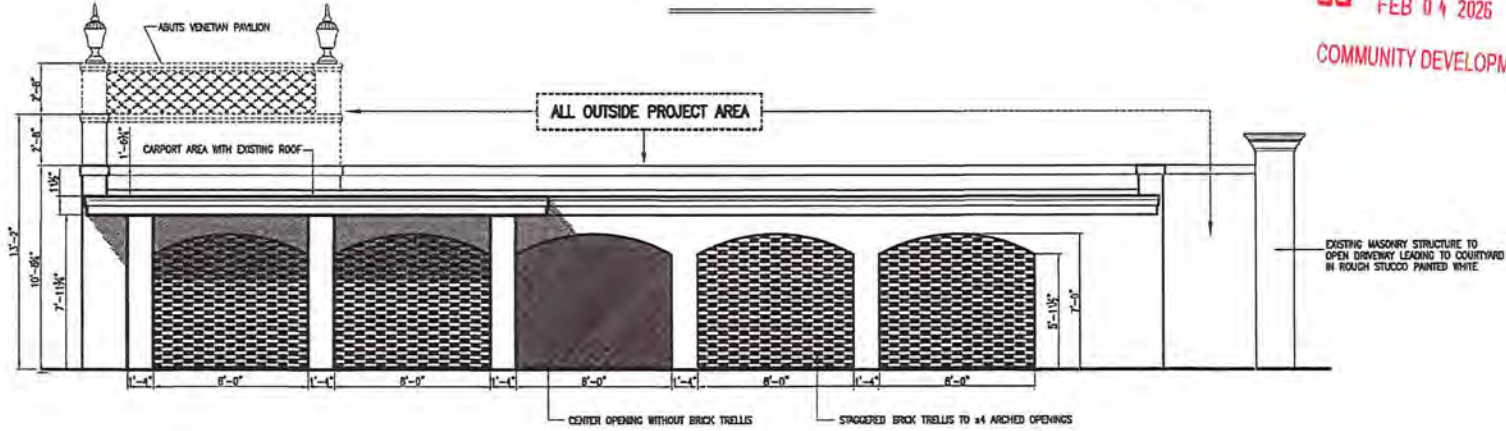
Sheet: 626-ELG01

Scale	Date	Checked	Acad Ref

PROPOSED EAST ELEVATION
scale: 3/16"=1'



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EXISTING EAST ELEVATION
scale: 3/16"=1'

PLEASE NOTE:
1. DO NOT SCALE FROM DRAWING
2. ALL WORK SHALL BE ACCORDING TO SITE
3. ALL WORK SHALL BE ACCORDING TO ALL
4. EXISTING AND PROPOSED SHALL BE
5. ALL DIMENSIONS AND NOTES ARE APPROXIMATE AND MAY
NOT BE EXTREMELY ACCURATE AS SHOWN AND/OR
INTERNAL PERMISSIONS OF PHILIP CHAPPELLE DESIGN

REVISIONS:

No.	Date / Description

PLANNING

ISSUED: **JAN 26 2026**

APPROVAL:

PHILIP CHAPPELLE
2800 5th AVENUE
Miami, Florida 33137
PH: 305 375 9511 FAX: 305 375 9512
www.philipchappelle.com

Project: **ELACEDRA 001 Casperilla Rd**
Client: **PRIVATE RESIDENCE**

Title: **EXISTING & PROPOSED EAST ELEVATIONS FOR GARAGE DESIGN CONCEPT & WORKSHEET**

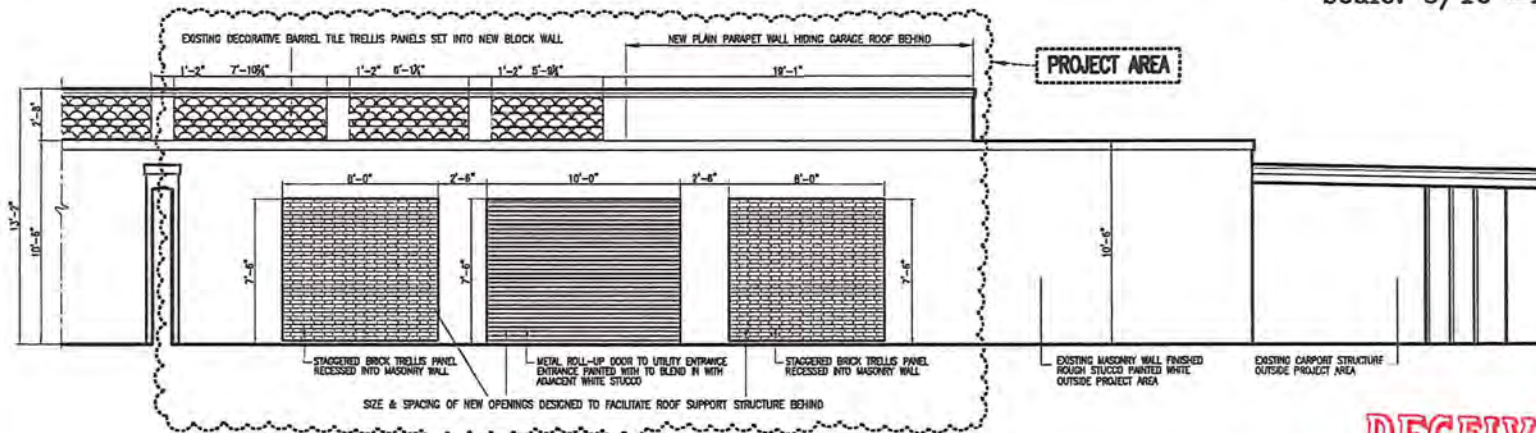
Scale: **3/16"=1'**

Date: **01-26-26**

Sheet: **026-ELG02**

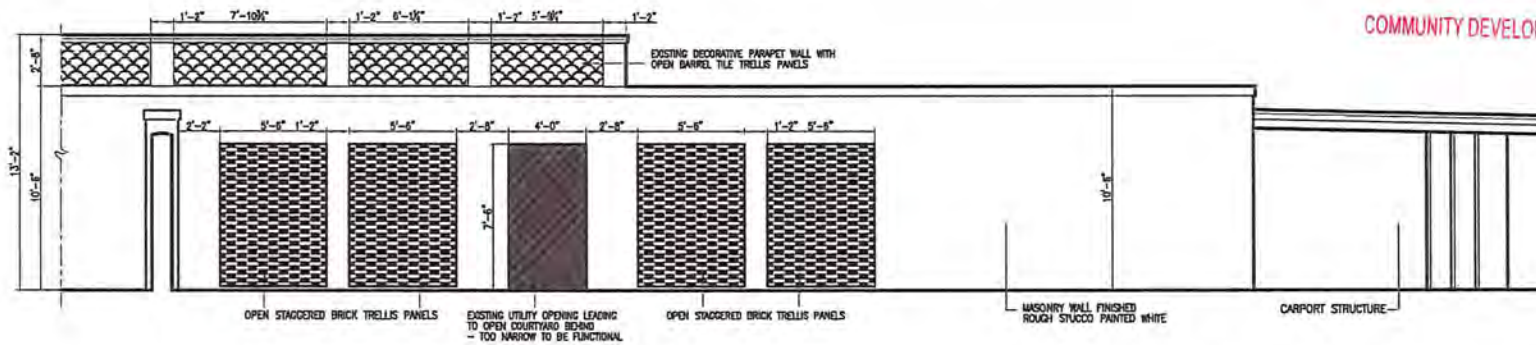
Drawn: Checked: Acct Mgr:

PROPOSED SOUTH ELEVATION
scale: 3/16"=1'



PROJECT AREA

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FEB 04 2026
COMMUNITY DEVELOPMENT



EXISTING SOUTH ELEVATION
scale: 3/16"=1'

PLEASE NOTE:
1. DO NOT SCALE FROM DRAWING
2. ALL WORK SHALL BE PERFORMED ON SITE
3. EXISTING WALLS TO REMAIN TO BE RECONSTRUCTED
4. EXISTING WALLS TO BE DEMOLISHED TO BE RECONSTRUCTED
5. ALL WORK SHALL BE ACCORDING TO ALL CITY AND COUNTY CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES
6. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR

REVISIONS:

No.	Date	Description
X		

PLANNING
DATE: JAN 26 2026
APPROVE:

PHILIP CHAPPELLE
5600 5th AVENUE
MIRAGE, FLORIDA 33127
PH: 772 379 8678
PH: 772 379 8678
PH: 772 379 8678

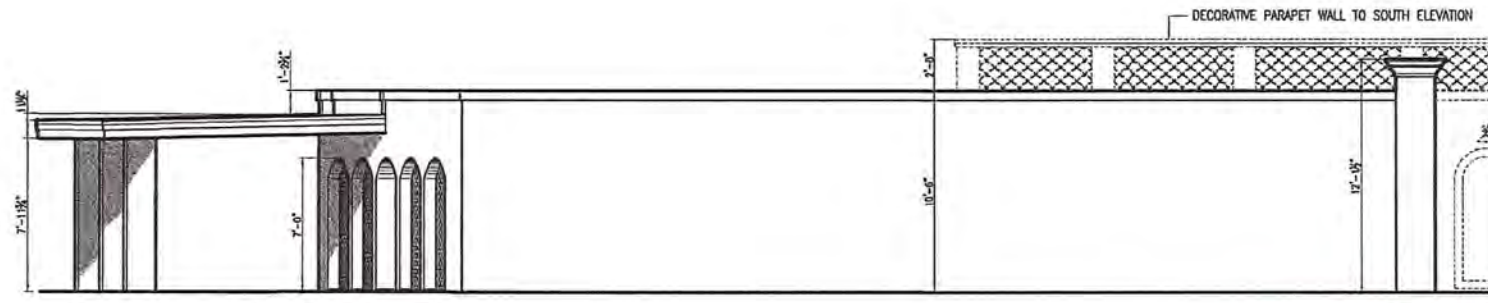
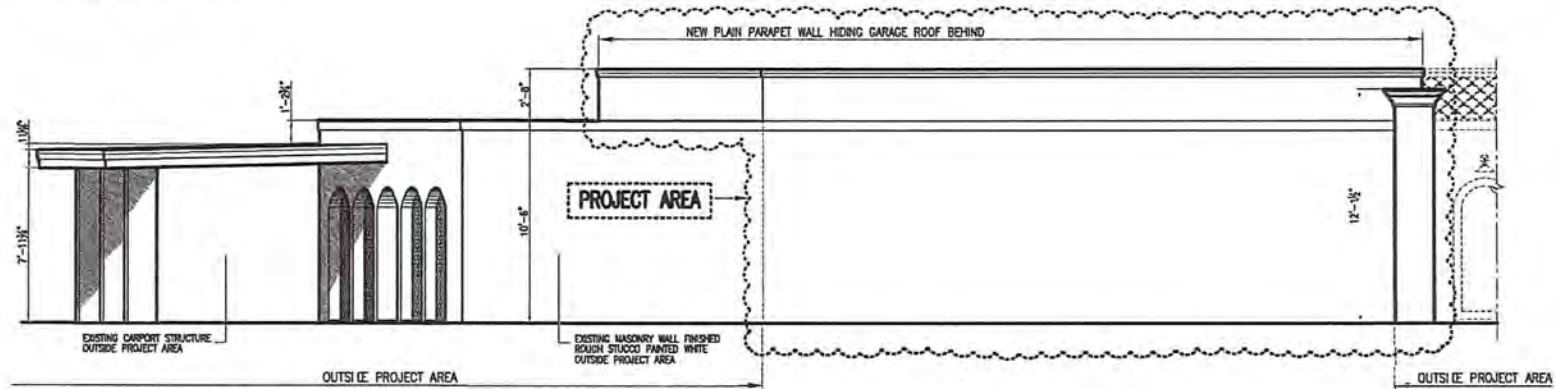
Project: ELICIDDA DOL Casperilla Rd

Client: PRIVATE RESIDENCE

Title: EXISTING & PROPOSED SOUTH ELEVATION FOR GARAGE, CARPORT & FENCED YARD

Scale: 3/16"=1'
Date: 01-26-26
Sheet: 626-ELG03
Drawn: PFC
Checked: _____
Acad Ref: _____

PROPOSED NORTH ELEVATION
scale: 3/16"=1'



EXISTING NORTH ELEVATION
scale: 3/16"=1'

PLEASE NOTE:

- DO NOT SCALE FROM DRAWING
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- CONTRACTOR IS OBLIGED TO REPORT ALL ERRORS AND OMISSIONS TO DESIGNER

ALL DRAWINGS AND NOTES ARE COPYRIGHT AND MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF PHILIP CHAPPELLE DESIGN

REVISIONS:	
No.	Date / Description

DRAFT

ISSUE DATE
JAN 22 2026

APPROVALS

DESIGNER	DATE

PHILIP CHAPPELLE
3000 5th AVENUE
MIAMI FLORIDA 33127
PH: 305 575 5555 FAX: 305 575 5555
WWW.PHILIPCHAPPELLEDESIGN.COM

Project: **TRACIDELL BOUL Carperella Rd**

Client: **PRIVATE RESIDENCE**

Title: **EXISTING & PROPOSED NORTH ELEVATION FOR CUTLACE CARPORT & WORKSHOPS**

Scale: **3/16"=1'**

Date: **01-22-26**

Project No: **626-ELG04**

Drawn: PC	Checked: 	Acad Ref:
Proj: 		

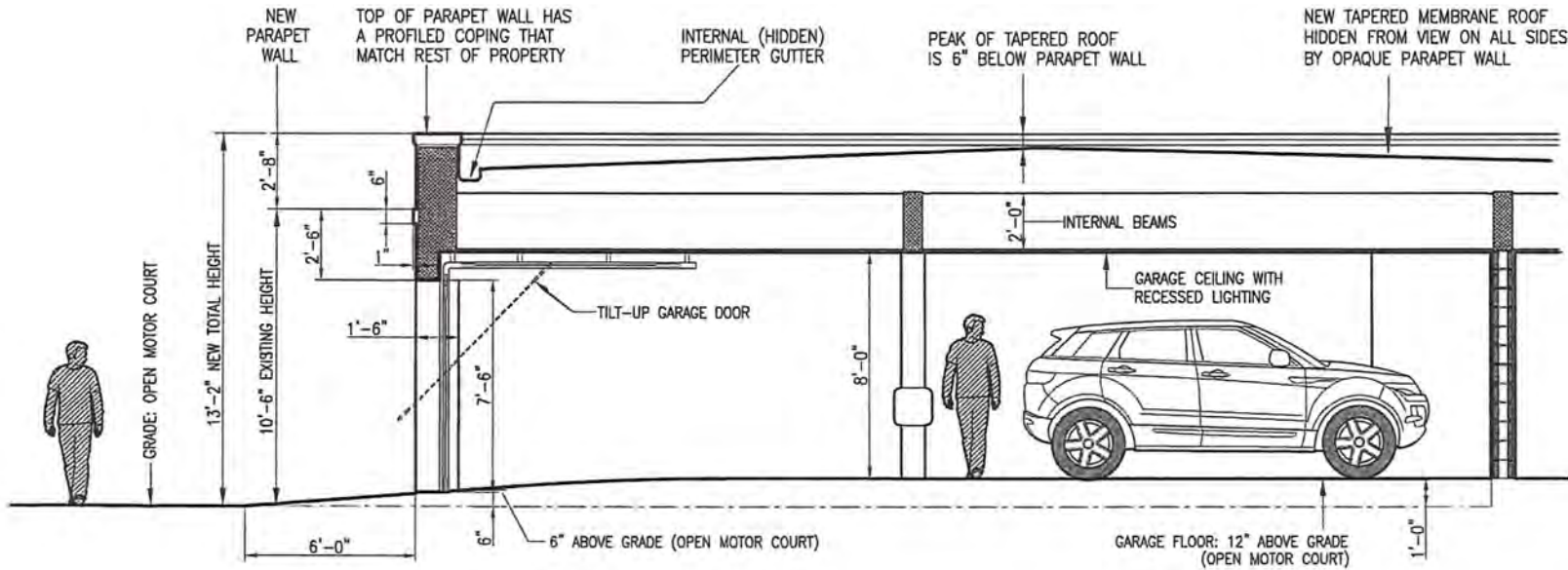
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COMMUNITY DEVELOPMENT

SCHEMATIC SECTION THRU PROPOSED GARAGE

scale: 1/4" = 1'

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FEB 04 2026

COMMUNITY DEVELOPMENT



PLEASE NOTE:
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2. ALL DIMENSIONS TO BE CHECKED ON SITE
3. CONTRACTOR IS OBLIGED TO REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
ALL DIMENSIONS AND NOTES ARE CONTRACT AND NOT A BASIS FOR THE FOUNDATION OF PHILIP CHAPPELLE DESIGN

REVISIONS:

No.	Date / Description
X	

PLANNING

DATE: JAN 26 2026

APPROVE:

_____	_____
_____	_____
_____	_____
_____	_____

PHILIP CHAPPELLE
5000 5th AVENUE
Miami, Florida 33127
305.755.4545




Project: SACERDA 041 Corporate Bld
Client: PRIVATE RESIDENCE

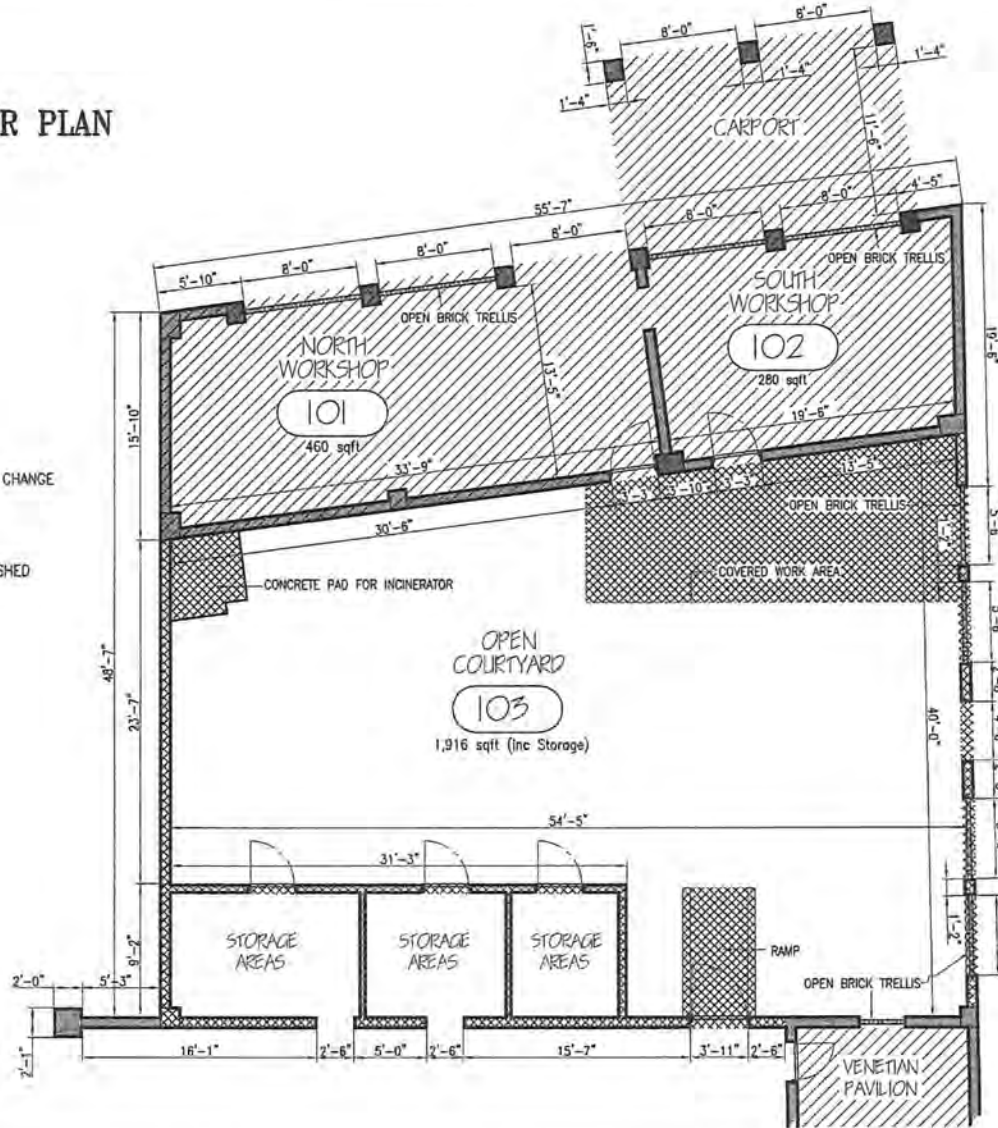
Title: PROPOSED GARAGE SECTION

Scale: 1/4" = 1'
Date: 02-26-26
Drawn: PJC
Checked: []
Acad Ref: []

626-PL007

DEMOLITION FLOOR PLAN
 scale: 1/8"=1'

-  PROJECT AREA
-  OUTSIDE PROJECT AREA - NO CHANGE
-  WALLS / ITEMS TO BE DEMOLISHED



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 COMMUNITY DEVELOPMENT

PLEASE NOTE:
 1. DO NOT SCALE FROM DRAWING
 2. ALL DIMENSIONS SHOWN ON SITE
 3. ALL DIMENSIONS SHOWN ON SITE
 4. CONTRACTOR IS ADVISED TO REPORT ALL
 5. DIMENSIONS TO CONTRACTOR TO VERIFY
 ALL WORKS AND ITEMS TO BE DEMOLISHED AND ANY
 OTHER INFORMATION OF PHILIP CHAPPELLE DESIGN

REVISIONS:

No. / Description

A 02-03-2023

PHILIP CHAPPELLE DESIGN

PLANNING

ISSUANCE:

FEB 03 2026

APPROVAL:

NO.	DATE

PHILIP CHAPPELLE

5900 5th AVENUE
 MIAMI, FLORIDA 33127
 PH: 305.441.4444
 WWW.PHILIPCHAPPELLEDESIGN.COM

Project: SACONDA 801 Casperella Rd

Client: PRIVATE RESIDENCE

Title: DEMOLITION PLAN
 (Proposed Location of Garage)

Scale: 1/8"=1'
 Date: 02-03-23
 Sheet: 626-PL008A

Drawn: [Signature]
 Checked: [Signature]



STIRLING & WILBUR ENGINEERING GROUP
 Consulting Structural Engineers

February 4, 2026

Mr. Ron Marcotte
 Ball Construction, Inc
 2135 Princeton Street
 Sarasota, FL 34237

via email to: ron@ballconstructionfl.com

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 FEB 04 2026

Re: **HACIENDA / NEW GARAGE**
 801 Gasparilla Road, Boca Grande, Florida

COMMUNITY DEVELOPMENT

Dear Ron,

Further to our meeting on site on Monday, the purpose of this letter is to confirm my recommendations to you regarding the existing structure.

The proposed garage will be constructed on the footprint of the existing open courtyard. Based upon my review of the existing conditions, it is my professional opinion that the existing masonry courtyard walls and foundations are inadequate to support the proposed new structure, and should be removed and reconstructed.

Should you have any questions regarding the above, or require any additional information, please do not hesitate to contact me.

Sincerely,

Stephen Wilbur
 Digitally signed by Stephen Wilbur
 Date: 2026.02.04 12:42:08 -05'00'



Stephen Wilbur, PE
 Stirling & Wilbur Engineering Group

K:\2026\2026005\LR020426 - Ball

This document has been digitally signed & sealed by Stephen Wilbur on the date 02/04/2026. Printed copies of this document are not considered signed & sealed and the Signatory must be verified at the electronic source.

FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

8110849

Site No. LEBG018

Survey # 1343
Survey Date 1986

Site Name SHARP, MAIN HOUSE
Address of Site LEBG018 GASPARILLA ROAD, BOCA GRANDE
Instructions for locating _____

Location BOCA GRANDE 34 1
Subdivision name block no. lot no.

County LEE
District name if applicable _____
Owner of Site: Name _____
Address _____

Type of ownership private Recording date _____
Recorder: Name & Title Wernkli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, FL 32317

Condition of Site:	Integrity of Site:	Original Use <u>PRIVATE RESIDENCE</u>
Check One	Check One or More	Present Use <u>PRIVATE RESIDENCE</u>
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Dates <u>1925</u>
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period _____
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR _____

Threats to Site:
Check one or more

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: Architecture
Significance: _____

The Mediterranean Revival style refers to a romantic form of architecture of the 1920s characterized by elements borrowed from historical areas riming the Mediterranean Sea. Arched windows, tile hip and gable roofs, Moorish towers, classical or Moorish columns and plain stucco facades are typical characteristics. Houses and commercial examples in Lee County are multi-level and U or L shaped. This estate was built by the Dupont family who has been involved in the development of Boca Grande for many years. The collection of buildings, gazebos, and grounds is a significant resource eligible for listing on the National Register of Historic Places.

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COMMUNITY DEVELOPMENT

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

LL 849

Architect _____
 Builder _____
 Style and/or Period MEDITERRANEAN REVIVAL
 Plan Type RECTANGULAR, IRREGULAR
 Exterior Fabric STUCCO; ROUGH CAST
 Structural System(s) MASONRY; CONCRETE BLOCK
 Porches S/1-STORY, OPEN LOGGIA
MULTIPLE PATIO AND BALCONIES
 Orientation W
 Foundation CONTINUOUS; CONCRETE BLOCK
 Roof Type GABLE
 Secondary Roof Structure(s) CROSS GABLE, HIP
 Roof Surfacing TILE; TERRAZZO
 Window Type CASEMENT, FRENCH DOORS, PALADIAN, WOOD
 Ornament Exterior METAL, TILE SHOULDERED CHIMNEY
 Chimney STUCCO, TILE
 Chimney Location _____
 No. of Chimneys 3 No. of Stories 2
 No. of Dormers _____ Outbuildings 6
 Surroundings RESIDENTIAL
 Map Reference (inc. scale & date) _____

Latitude and Longitude:

Site Size (Approx. Acreage of Property) 1.1

Location Sketch or Map	N:	Township	Range	Section
		43	202	14

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 COMMUNITY DEVELOPMENT

UTM Coordinates:

Zone	Easting	Northing
------	---------	----------

Photographic Records Number 12-21

Please attach photographs of _____





HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE

Version 2.0 7/92

Site #8 1LEBG 018
Recorder # LL00849
Field Date 1 / 18 / 93
Form Date 2 / 8 / 93

101

Original
 Update

SITE NAMES (addr. if none) Sharp Estate, Main Residence [MULT. LIST. #8]
SURVEY Boca Grande Design Manual [SURVEY # 6250]
NATIONAL REGISTER CATEGORY building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 801 Gasparilla Road
CROSS STREETS nearest/between 7th & 9th
NEAREST CITY/TOWN Boca Grande IN CURRENT CITY LIMITS yes no
COUNTY Lee TAX PARCEL # 14-43200100033.0010
SUBDIVISION NAME Boca Grande BLOCK 34 LOT NO. 1
OWNERSHIP private-profit priv-nonprofit priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

RECEIVED
FEB 04 2026

MAPPING

USGS 7.5' MAP NAME Placida, FL. 1957 P.R. 1987
TOWNSHIP 43 RANGE 20 SECT. 14 1/4 1/4-1/4 IRREG. SECT.? y n
UTM: ZONE 16 17 EASTING | | | | 0 | NORTHING | | | | | 0 |
PLAT OR OTHER MAP (Map's name, location) S14-T43-R20, LLPD

COMMUNITY DEVELOPMENT

DESCRIPTION

STYLE Mediterranean Revival EXTERIOR PLAN Irregular NO. STORIES 2/1
STRUCTURAL SYSTEMS Concrete block, clay tile
FOUNDATION: Types Continuous Materials Concrete block, slab on grade
EXTERIOR FABRICS Stucco
ROOF: Types Gable, shed, hip Materials Barrel tile, clay
Secondary strucs. (dormers etc.) Cross gable, hip
CHIMNEY: No. 5 Materials Tile, stucco, metal LOCATIONS ext:SE,SW;int:N,E,W
WINDOWS (types, materials, and placements) Wood casement, multiple panes; Wood fixed
sash: Wood palladian transoms; Lead colored glass oculi with depression
glass
MAIN ENTRANCE (stylistic details) Mediterranean Revival Court. Arch
PORCHES: #open 3 #closed #incised Locations NE;NW;SW 2nd floor
Porch roof types Open balconies; inset under 2nd floor, arcade, hip
EXTERIOR ORNAMENT Metal, barrel tile on shimney shoulders, ceramic tile, tile
compass, iron hardware, fixtures, bells, security grilles, railings, pecky cypress
INTERIOR PLAN CONDITION: excellent good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) 6 outbuildings, water tower
quest house, blue loggia, formal gardens, fountains, pecky cypress doors, deco
window screens (sliders), hardware, elaborate interior
ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)
Artifacts or other remains Not Studied

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
A servant court and drive connects outbuildings to the main house on the NE.
These buildings include dorms, cook's quarters, laundry, guest & servants
quarters, garage, workshop & service sheds. The west facade addresses the



HISTORICAL STRUCTURE FORM

Site #8 LL00849

HISTORY

CONSTRUCTION DATE 1925 CIRCA yes no
 ARCHITECT: (last name first) Unknown
 BUILDER: (last name first) _____
 MOVES yes no Dates _____ Orig. addr. _____
 ALTERATIONS yes no Dates _____ Nature Windows, maintenance
 ADDITIONS yes no Dates _____ Nature Pink parlor, enclosed porch
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ " _____
 PRESENT USES (give dates) _____ " _____
 OWNERSHIP HISTORY (especially original owner) _____
Hugh Sharp Family, heirs of the Dupont Family

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SURVEYOR'S EVALUATION OF SITE

COMMUNITY DEVELOPMENT

Potentially elig. for local designation? yes no insuff. info | Local Designation Category
 Individually elig. for Nat. Register? yes no insuff. info | Contributing
 Potential contributor to NR district? yes no insuff. info

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) Architecture & community development

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

The Sharp estate is a significant cultural resource to the community of Boca Grande, built at the time of the Florida land boom. It is associated with a family of national noteriety. The complex represents a significant local example of Mediterranean Revival Architecture.

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) FMSF LEBG 018, 12/86
Philip A. Werndli

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. SH2 JAMES SOLLER

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Soller, James*
202 W. Miami Avenue, (813) 488-0453, LLPD

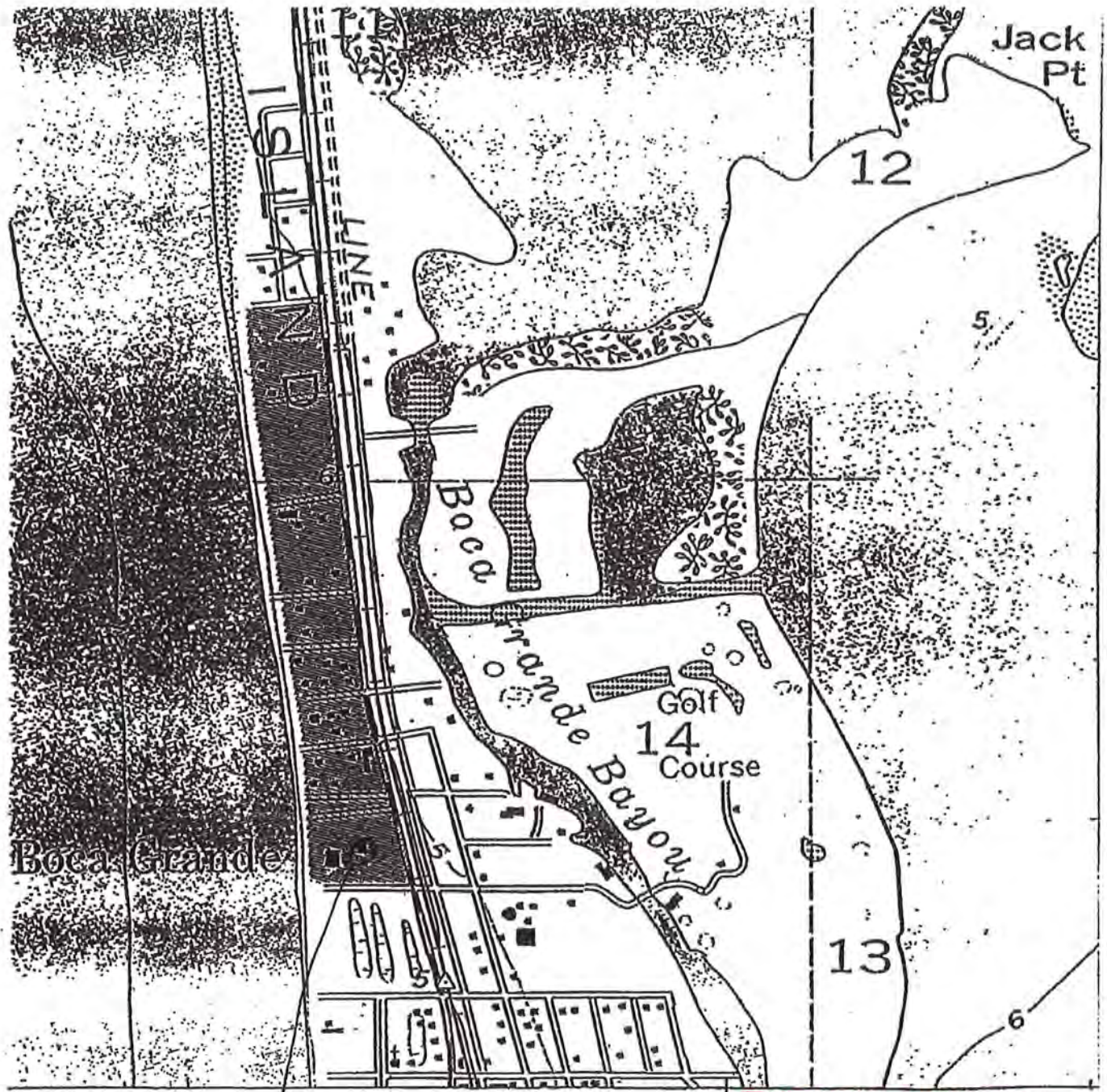
FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY*	y	n	pe	u	Date	/ /
	SHPO-NR ELIGIBILITY*	y	n	pe	u	Date	/ /
DELIST DATE	LOCAL DESIGNATION*					Date	/ /
	Local office						

- REQUIRED:
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

File: 8LL00849
Address: 801 Gasparilla Road Boca Grande, FL 33921
Zone: 17
Strap: 14-43-20-01-00033-0010

LL 849



Boca Grande

Jack Pt

12

Golf Course 14

13

6



N
PLACIDA, FL Quadrangle
7.5 Minute Series (Topographic)
1957 (PR 1972)

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BOCA GRANDE HISTORIC DISTRICT (HD-90-05-01)

DISTR CT BOUNDARY



8LL 00849
14-43-20-01-00033.0010

84877

LOCATION

101

4

FIFTH ST.

GILCHRIST AVE.

THIRD ST.

BANYAN (2ND)

TARPON AVE.

LEE AVE.

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Jack Pt LL849

2961

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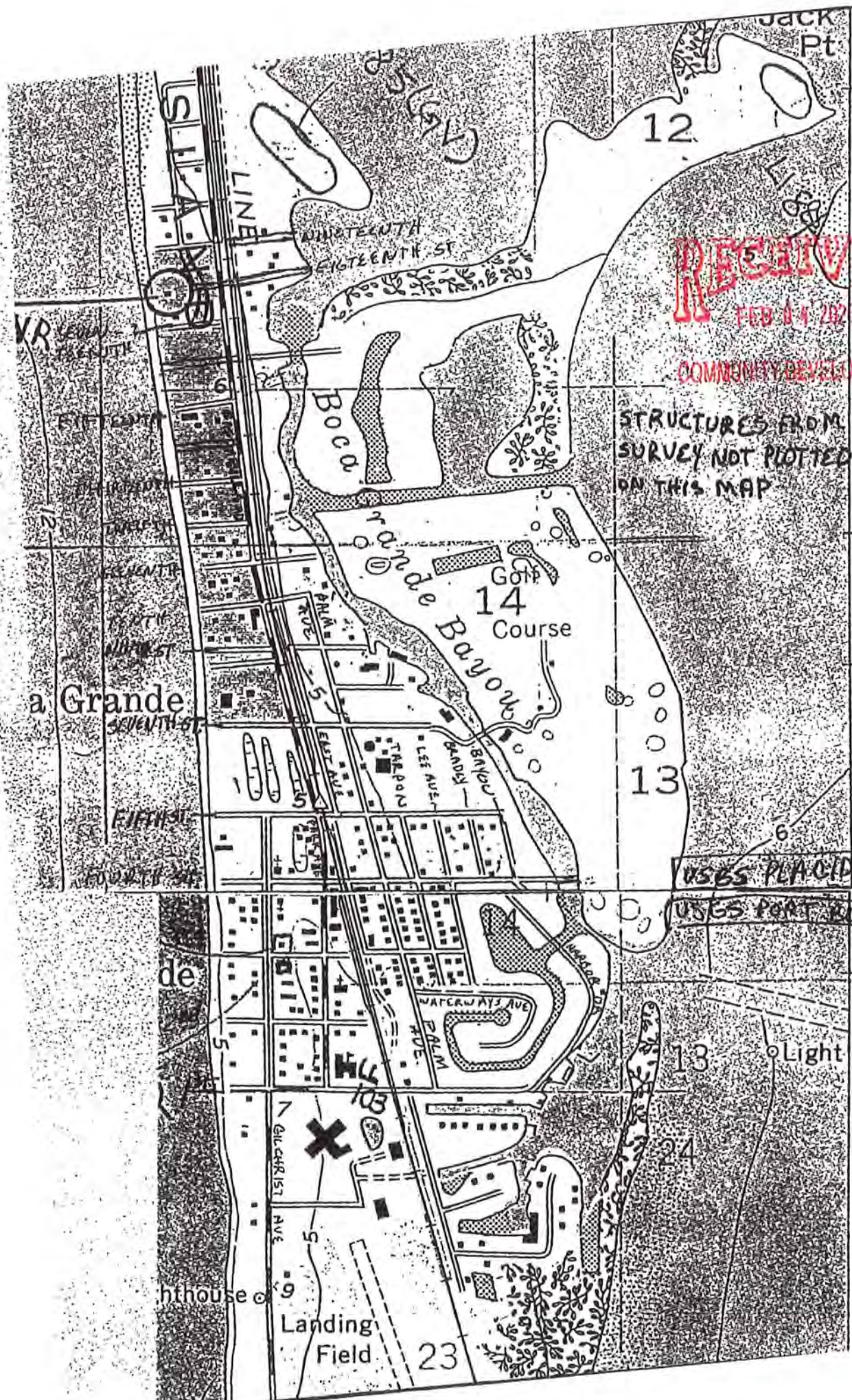
STRUCTURES FROM
SURVEY NOT PLOTTED
ON THIS MAP

2960000m.N.

USGS PLACIDA 26°45'
USGS PORT ROCA GRANDE

2959

252



a Grande

de

thouse

Landing Field

23

12

GOLF Course

13

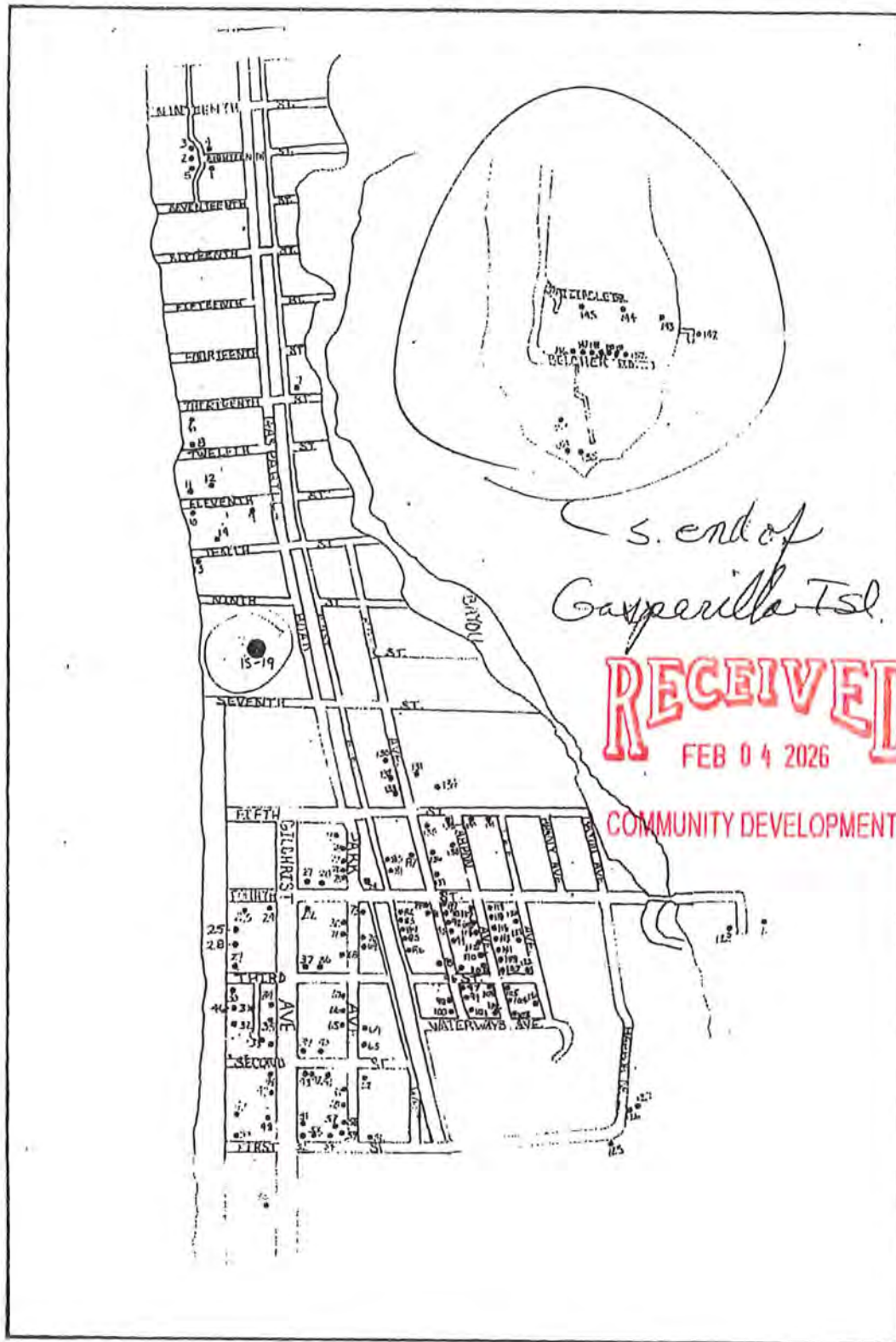
13

24

Light

LL849

BOCA GRANDE SITE MAP



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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2026-00003, 260 TARPON AVENUE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
April 8, 2026**

PROJECT ADDRESS: 260 Tarpon Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00009.0040
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow the elevation of the single-family residence, the rear deck, and accessory structures. The applicant also proposes to construct an extension of the 2nd-floor dormer to the east by 5.25 feet. Also to construct an addition connecting the existing rear shed and garage.

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 February 5, 2026,;**
- **Make a finding that the proposed renovations to the property 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 260 Tarpon Avenue and consists of a platted lot from the 1925 Revised Plat of Boca Grande recorded in Plat Book 7 Page 1. The parcel is approximately 0.12 acres and is a parallelogram, with the east and west sides at an angle to the north and south sides. It is bounded on the north and east by single family residences. It is bounded on the south by Waterways Avenue, then a single family residence. It is bounded on the west by Tarpon Avenue

and then a single-family residence. According to the Lee County Property Appraiser, the property has a single-family residential structure built in 1936. It is a two-story, three-bed one-bath, cottage/bungalow-style structure with 1,152 square feet of gross living area. In addition to the main residence, there is a garage in the southeast corner of the property, a shed in the northeast corner of the property, and a wooden deck connecting all three structures on the lot.

The property has many previous historic approvals. COA2014-00154 approved A/C work. COA2014-00083 approved gas installation. COA2014-00049 approved reconstructing the cistern, constructing a 2nd-floor dormer, and other additions. COA2011-00026 amended an earlier case to show roof eaves. COA2010-00205 approved the construction of the rear deck and shed. COA2008-00151 approved A/C work. COA2008-00148 approved a re-roof. COA2008-00089 and COA2008-00085 approved window replacement and a re-roofing. COA2007-00140 approved a fence. COA2006-00131 electrical work.

Requested Changes

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

- Elevate the main residence and deck 2.5 feet.
- Elevate the rear shed by 3.5 feet.
- Elevate the existing garage by 2 feet.
- Enlarge the second-floor dormer by 5.25 feet.
- Construct an addition that will run between the shed a garage.

Residential and Deck Elevation

The applicant proposes elevating the main residential structure and rear wooden deck by 2.5 feet. This will raise the existing habitable floor elevation of the structure from 6.5 feet NGVD above sea level to 8 feet NAVD. This measure is to bring the structure into compliance with flood zone requirements. The entire structure will be raised to a peak height of 25 feet above grade. This results in a de minimis change in the appearance of the structure. The wooden rear deck will also be raised by 2.5 feet in order to preserve its relation to the main structure. The increase in elevation will require enlargement of the access stairs on the west (front) elevation.

Shed Elevation

The applicant proposes to elevate the accessory shed in the northeast corner of the property. This elevation will raise the structure above the flood elevation and allow it to access the rear deck. The shed will also be part of an addition proposed for the rear portion of the property as outlined below. This elevation will not create any significant changes to the appearance of the property due to the low height and small footprint of the structure.

Garage Elevation

The applicant proposes to elevate the existing garage by 2 feet. This will help reduce past issues with standing water. There will be no change to the footprint of the garage.

Second-Floor Expansion

The applicant proposes to enlarge the second floor of the residence by extending the rear of the existing dormer by 5.25 feet. The expansion will contain a new shower and water closet. The addition will extend beyond the rear footprint of the building over the rear deck. This places the proposed addition at roughly the center of the property. The addition will use the same gable roof and metal roofing as the existing structure. The existing window on the gable face will be replicated on the new gable face and a new window matching the style of the existing windows will be installed on the north façade of the extension. The second floor of the property is not a historic feature and changes to it do not impact the historic character of the property.

Accessory Addition

The applicant proposes to construct an addition to the accessory shed. This addition will run between the shed and the garage and will connect to both. However, the addition will only access the shed and will not allow access to the garage. The door on the shed will be replaced with infill and a window while the main entrance will be through new double doors on the addition. The original shed will become a bathroom.

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 overall 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 proposed changes to the property are all additive in nature and do not remove any historic features or materials from the property.
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.**
The proposed style and character of the renovations are based the existing state of the subject structures. No conjectural features are being proposed.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
There are no subsequent alterations or additions to the subject structure that have acquired historic significance on their own.
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

The elevation of the structures does not compromise any of these qualities of the subject property. Likewise, the two additions do not remove much material from the property and are generally additive in nature.

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 proposed work does not directly affect any historic features on the property. The second floor is a subsequent feature of the property and so any changes to it are de minimis. Likewise, the addition to the accessory buildings do not affect the basic character of the property.

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.**

The second floor addition is being done on a portion of the house that was added later to the residence. Its expansion creates no issues. The addition to the accessory structures also creates no issues with the massing, size, scale and character of the property.

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.**

All of the proposed work is capable of being removed without any impact on the structure.

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. Therefore, staff recommends that the Board **approve** the proposed renovations of the property.

Attachments:

Location Map

Aerial

Applicant Packet

Narrative

Boundary Sketch

Site Plans

Elevations

Floor Plans

Roof Plans

Materials

Photographs

Konstant | Architecture | Planning

5300 Golf Road, Skokie, IL 60077 817-967-6115

REQUEST STATEMENT NARRATIVE

To meet the minimum required flood elevation, it is proposed to elevate the entire primary residence structure. The first-floor level has been previously certified at 6.5' NGVD above sea level. It is proposed to raise the entire structure 2.5' to meet the minimum habitable floor elevation of 8' NAVD for flood zone AE-7. After the entire structure is raised, maximum building height will be approximately 25' above grade or 28' NAVD and only 20' above the minimum habitable floor elevation, still much less than the maximum of 35' permitted.

It is also proposed to extend the eastern portion of the second-floor dormer structure by 5.25' further east. This proposed expansion falls entirely within zoning setbacks. The expansion will match the current east dormer elevation in form, composition, and material to stay consistent with the existing structure. This proposed expansion primarily impacts the portion of the residence approved for construction in 2014, which is already distinct from the character of the original. Additional windows are also proposed: one within the expanded second-floor dormer on the north elevation, and one on the west side of the first-floor cistern. These windows will visually match the color, scale, and proportion of the other windows throughout the property.

In line with increasing the primary residence floor level, it is proposed to increase the elevation of the wooden deck by 2.5' to maintain its current relationship with the main house. The front entry steps and porch access from Tarpon Avenue will be reworked accordingly for access to the house; the steps conform in street setback per the relief granted by ADD2014-00054 but may require additional side yard setback zoning relief. The deck access stairs from Waterway Avenue will be reworked with additional steps and integrated guard planters, which will require street setback zoning relief. The deck access stairs to the north interior side yard will be eliminated; a new guard planter is proposed that will require side yard setback zoning relief.

The existing shed is proposed to be elevated by 3.5' to conform to minimum required flood elevation, and the existing garage is proposed to be elevated by 2' to reduce standing water issues experienced within.

Between the existing shed and garage, an addition is proposed in line with the east walls of the existing shed and garage and not beyond the west wall of the garage. The proposed addition will have a flat roof structure to minimize its visual impact from the street and neighboring properties; the flat roof will minimally disturb the existing roof forms of the shed and garage. The proposed addition will be sided and painted in light blue with white trim and white windows to match the existing residence. The proposed addition will connect on the interior to the existing shed. Existing windows and doors of the existing shed and garage will be reworked as required to accommodate the addition but maintain the current character and form.

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RESPONSES TO SECRETARY OF THE INTERIOR'S STANDARDS FOR
REHABILITATION OF HISTORIC STRUCTURES FOR CONTRIBUTING BUILDINGS

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.*

No change of use is proposed. The property will continue to be used as a single-family residence, consistent with its historic use and site context.

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 characterizing light blue siding with white trim will be maintained throughout the existing structures and proposed additions. The proposed dormer extension retains the character and emulates the form of the existing, while the proposed accessory addition minimizes its visual impact and works within the existing structures.

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.*

The architectural elements used will be in line with the existing building, not taken from other buildings, places, or time periods.

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

The second-floor dormer footprint was modified and the detached shed added during work approved in 2014 under ADD2014-00054. The cistern original to the property was also rebuilt at this time. These updates from the original residence are respected in the proposed alterations. The dormer expansion is in line with the form of the existing, and the accessory addition has minimal impact on the form of the shed. Proposed new windows are in line with the scale and proportion of others throughout the property.

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

The existing siding, trim, color palette, architectural brackets, wooden cistern, and more are not affected by the proposed alterations. The proposed additions will utilize matching materials and colors to preserve the current character.

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 replacement or repair of historical features is proposed. Some patching may be required where the proposed additions meet existing features; such patching will match the existing materials and colors of the property.

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.*

No harsh chemical or physical treatments to the historic materials proposed. Any surface cleaning required will be undertaken gently.

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

No archeological resources are impacted by the proposed alterations.

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 proposed second-floor dormer expansion is designed to stay consistent in form, scale, and features to the existing dormer. The proposed accessory structure addition is compatible in scale to the adjacent accessory buildings and has a flat roof to minimize impact to existing roof forms.

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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 accessory addition intentionally maintains the existing shed and garage roof forms so it could be removed in the future without impact to the essence of those structures. Likewise, the proposed dormer expansion will not alter the essence of the existing second floor or the first floor structure below.

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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)=Deed 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
- Esmt=Easement
- (F)=Field data
- Fin. Fl.=Finished Floor
- Fnd.=Found
- Gar. 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 1988
- 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
- Wit. Cor.=Witness Corner
- WTWY=Waterway
- ⊕=Centerline
- ⊔=Property Line

LINE TABLE:

- L-1=N.13°48'00"W. 51.48'(P)(M)
- L-2=N.90°00'00"E. 100.0'(P)
- N.89°59'30"E. 99.90'(M)
- L-3=S.13°48'00"E. 51.48'(P)(M)
- L-4=S.90°00'00"W. 100.0'(P)
- S.89°59'30"W. 99.90'(M)

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
- x— = Barb Wire or Wire Fence
- o— = Chain Link Fence
- = Wood Privacy Fence

Legend symbols are not to scale and are for graphic I.D. only.

SURVEY PURPOSE: FINANCE

DMK ASSOCIATES
ENGINEERS & SURVEYORS

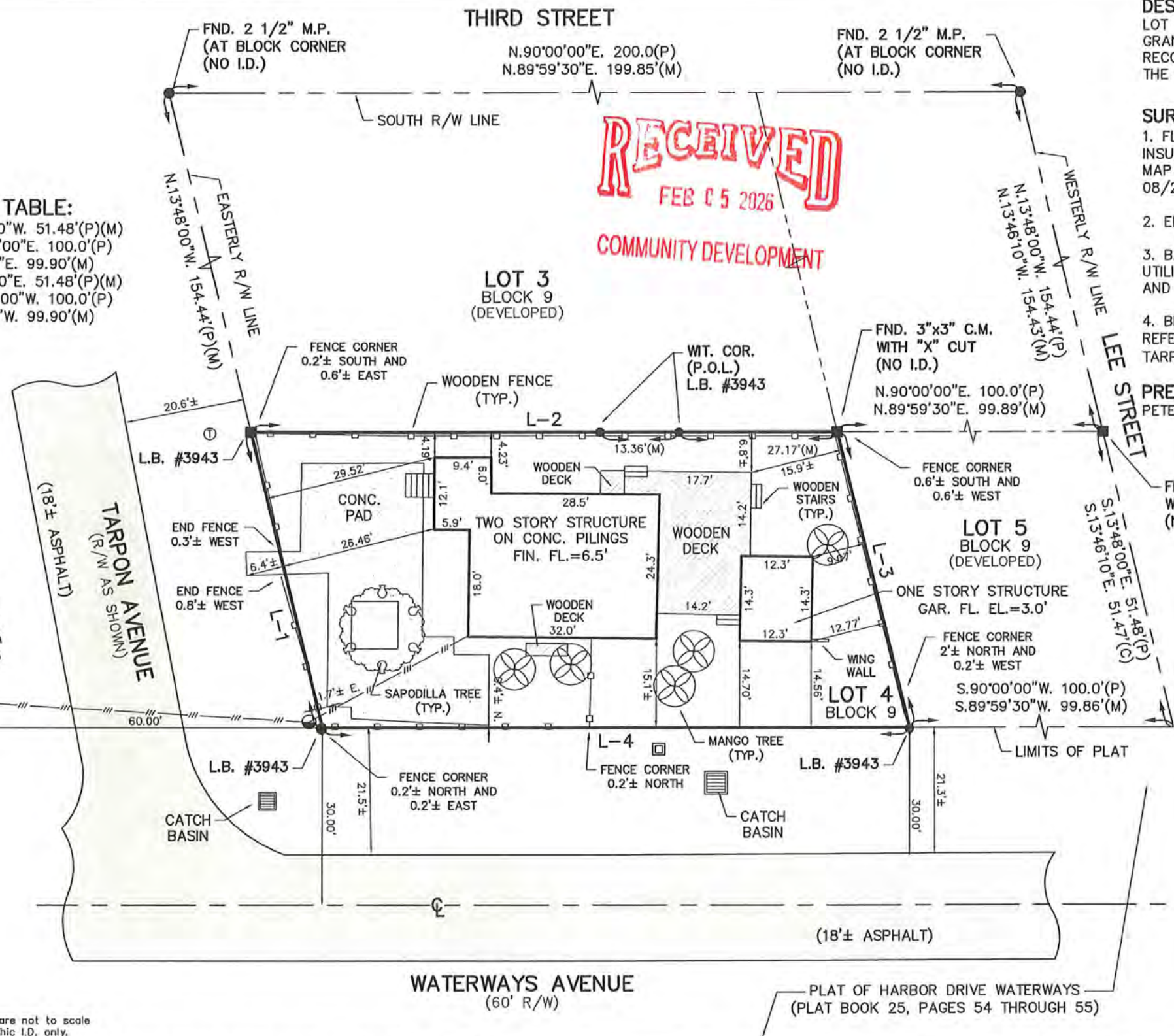
4315 S. Access Road
Englewood, FL 34224
TEL: (941) 475-6596
FAX: (941) 475-1881

TYPE OF SURVEY: BOUNDARY		ACCURACY STANDARD: SUBURBAN	
JOB NO.:	REVISIONS:	DATE:	FIELD BOOK PAGE: DRWN BY: CHK'D BY:
06-0128	UPDATE SURVEY	03/10/06	06-04 34 ARP JRM
11-0119		12/04/13	13-08 37-38 TDM JRM
-	ADD DIMENSION	03/13/14	- - - TDM JRM

NOTE: The undersigned and DMK Associates, Inc. do not guarantee or assume any liability for any easements, flood zones, rights-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 wetlands, if any, have not been located. Unless otherwise noted this survey was prepared without benefit of Abstract or commitment of Title. All matters of Title should be referred to an Attorney at 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 Associates, Inc.

BY: JEROME R. McLEOD
Professional Surveyor and Mapper
Florida Licensed No. 5525
Land Surveying Business No. 3943
File No. 11-0119

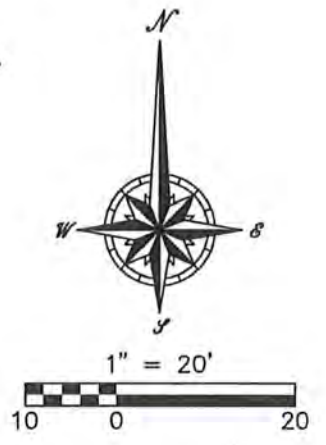


DESCRIPTION:
LOT 4, BLOCK 9, REVISED PLAT OF BOCA GRANDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 1 & 1-A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S NOTATIONS:

- FLOOD ZONE: AE, (EL.=9'). PER FLOOD INSURANCE RATE MAP, COMMUNITY No. 125124, MAP No. 12071C, PANEL No. 0019F, REVISED 08/28/08.
- ELEVATIONS ARE BASED ON N.G.V.D. 1929.
- BASE B.M.: P.K. NAIL AND DISC. # 4946 IN UTILITY POLE AT THE N.W. CORNER OF TARPON AND 3RD. STREET BEING EL.=5.14.
- BEARINGS ARE BASED ON ASSUMED DATA AS REFERENCED TO THE EASTERLY R/W LINE OF TARPON AVENUE, BEING N.13°48'00"W.

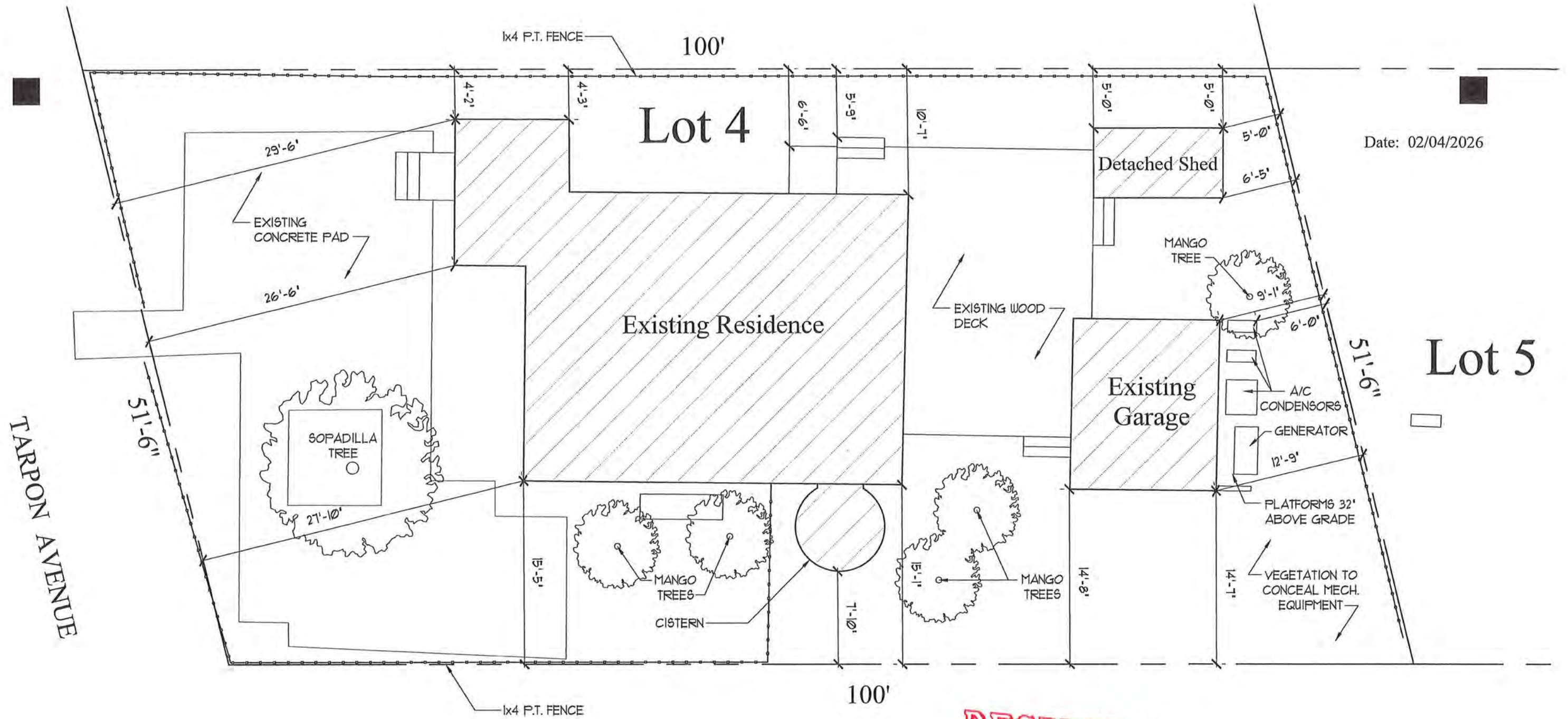
PREPARED FOR THE EXCLUSIVE USE OF: PETER BORDEN.



SURVEYOR'S CERTIFICATE:
This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been 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 5J-17.05, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown hereon.

DMK ASSOCIATES, INC.
12/04/13
DATE OF FIELD SURVEY
03/13/14
DATE OF SIGNATURE

Date: 02/04/2026



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Existing Site Plan

1/8" = 1'-0"

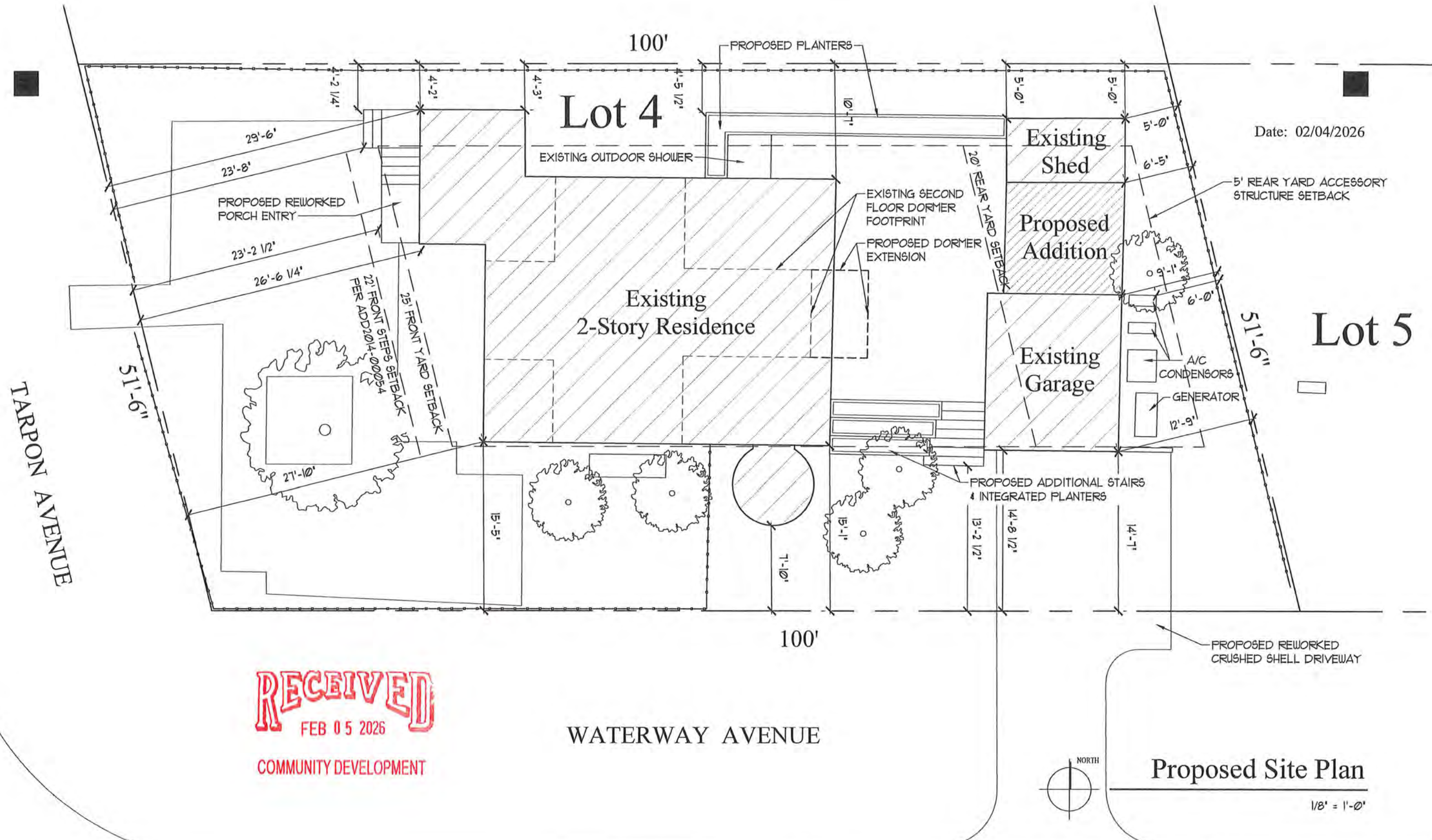
WATERWAYS AVENUE

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5300 Golf Road Skokie Illinois 60077 847-967-8115 Inc.

Addis Residence
260 Tarpon Avenue, Boca Grande, FL

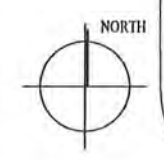
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Job No: 2521



Date: 02/04/2026

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Addis Residence
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A0.0
 Job No: 2521

Date: 02/04/2026

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COMMUNITY DEVELOPMENT



As-Built Waterways Avenue Elevation (South)

1/8"=1'-0"

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AB2.0

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Waterways Avenue Elevation (South)

1/8"=1'-0"

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As-Built South Elevation

1/4"=1'-0"

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South Elevation

1/4" = 1'-0"

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As-Built East Elevation

1/4"=1'-0"

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East Elevation

1/4"=1'-0"

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As-Built North Elevation

1/4"=1'-0"

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As-Built West Elevation

1/4"=1'-0"

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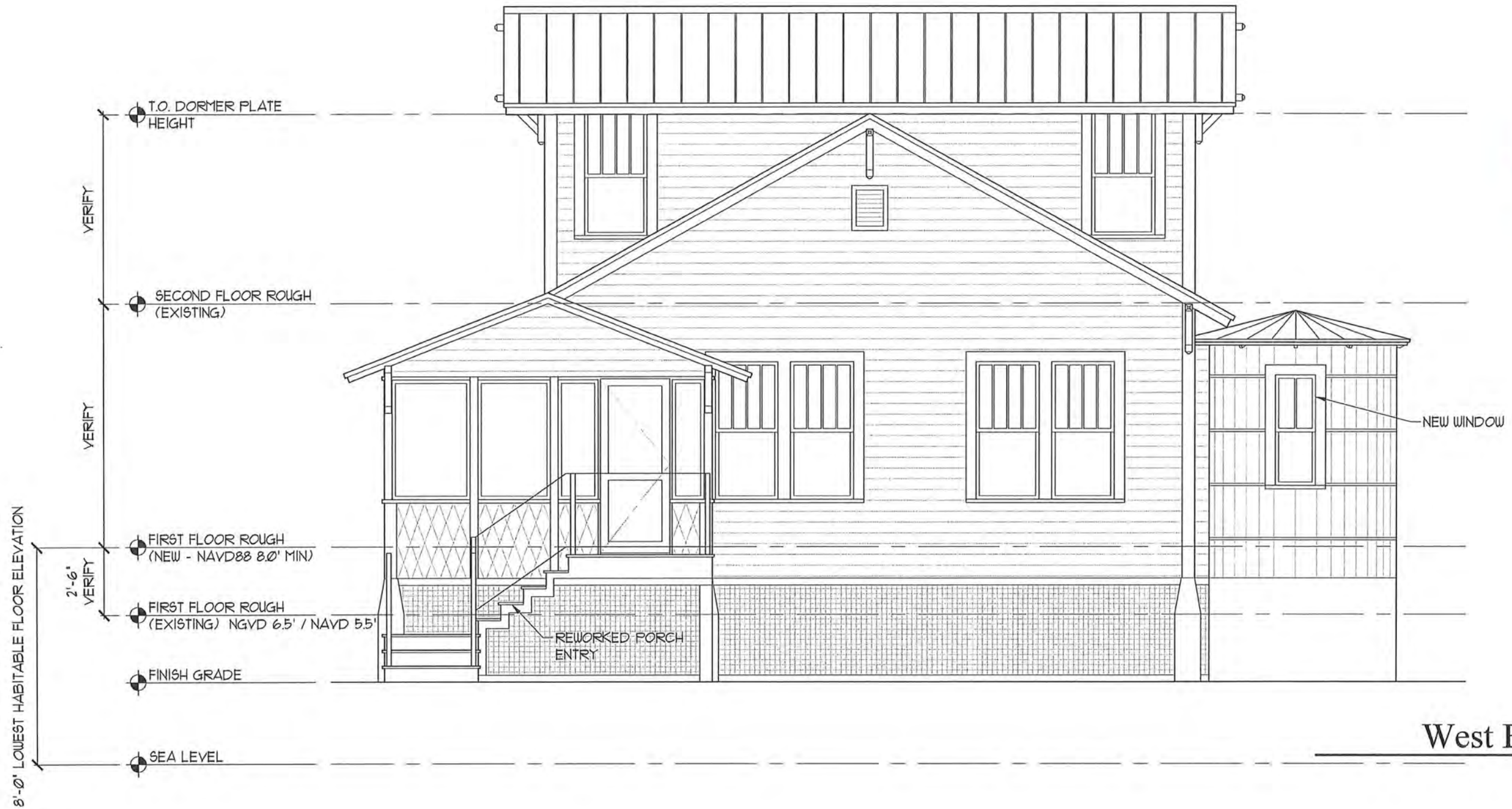
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AB2.4 ■

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West Elevation

1/4"=1'-0"

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As-Built Shed & Garage West Elevation

1/4"=1'-0"

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AB2.0a

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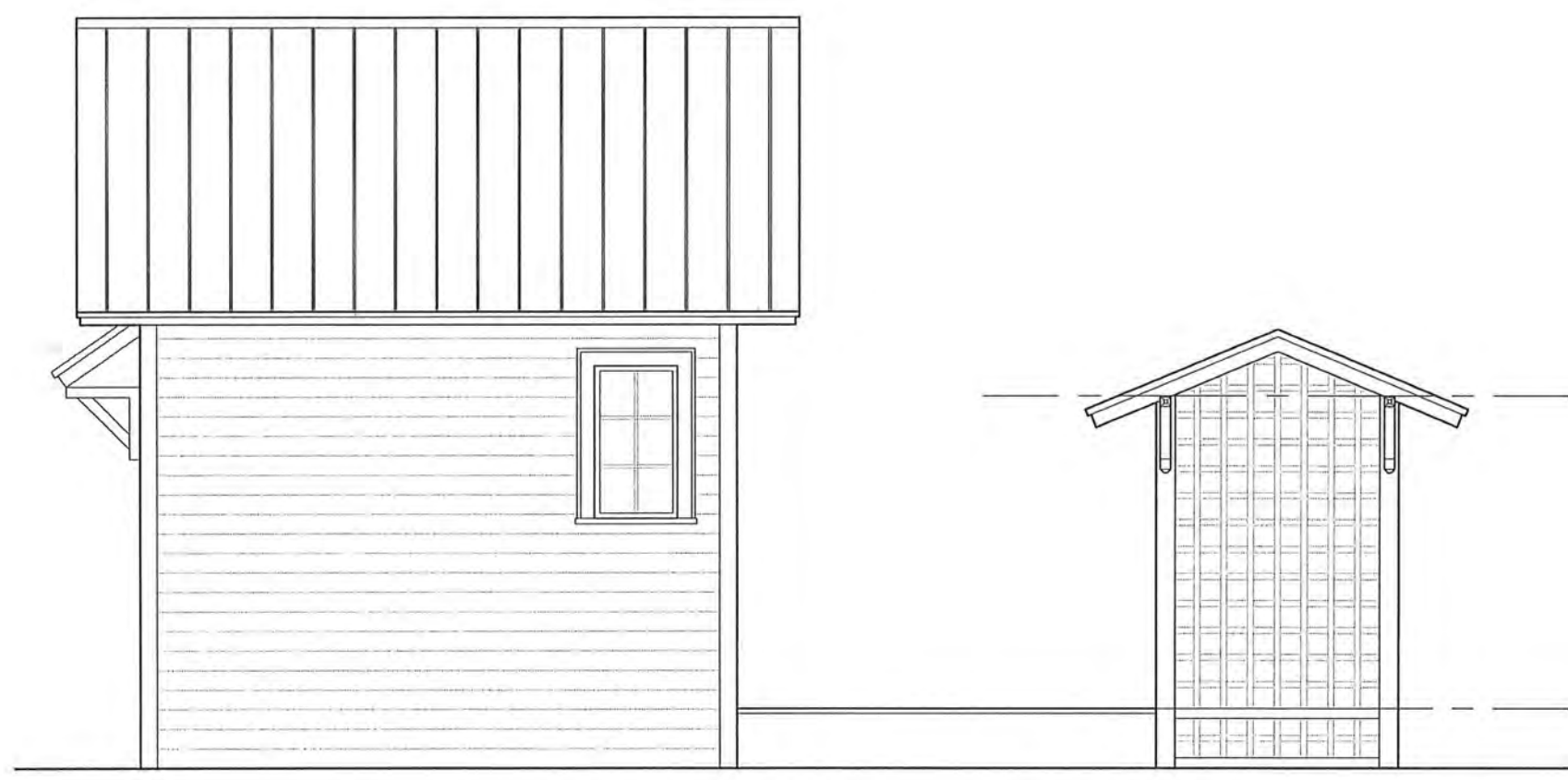
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260 Tarpon Avenue, Boca Grande, FL

A2.0a

Job No: 2521

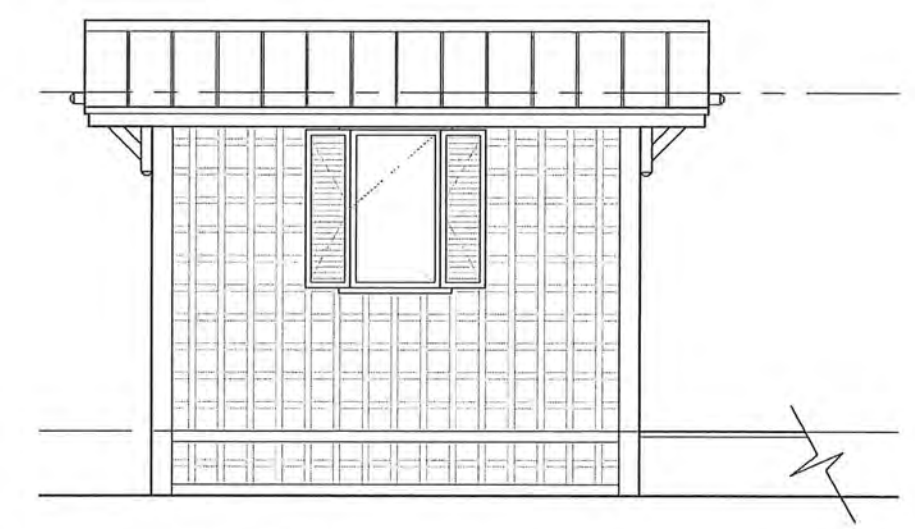
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As-Built Garage & Shed East Elevation

1/4"=1'-0"



As-Built North / South Shed Elevation

1/4"=1'-0"

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Accessory Structure - East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"

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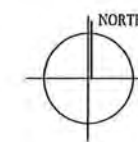
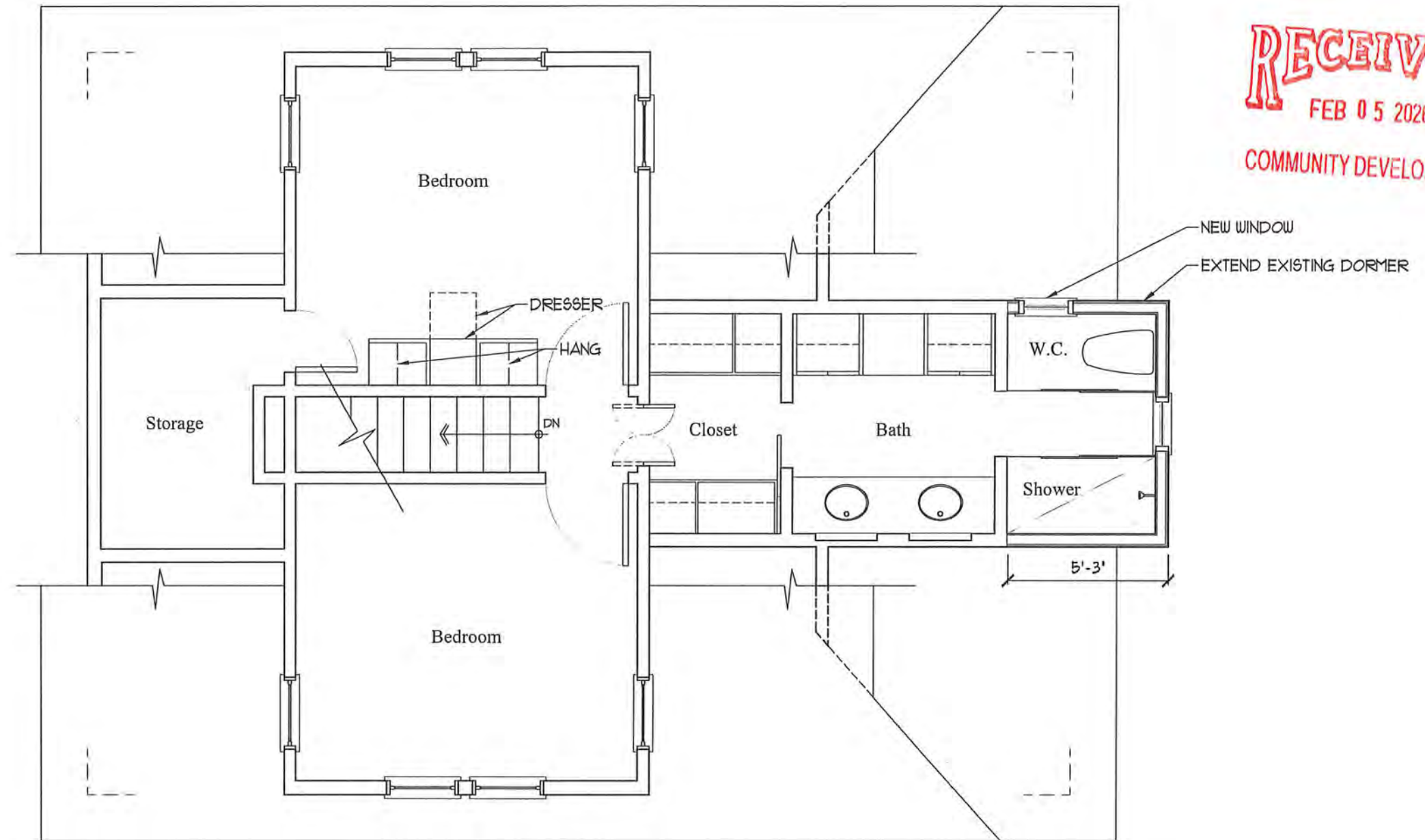
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Upper Level Plan

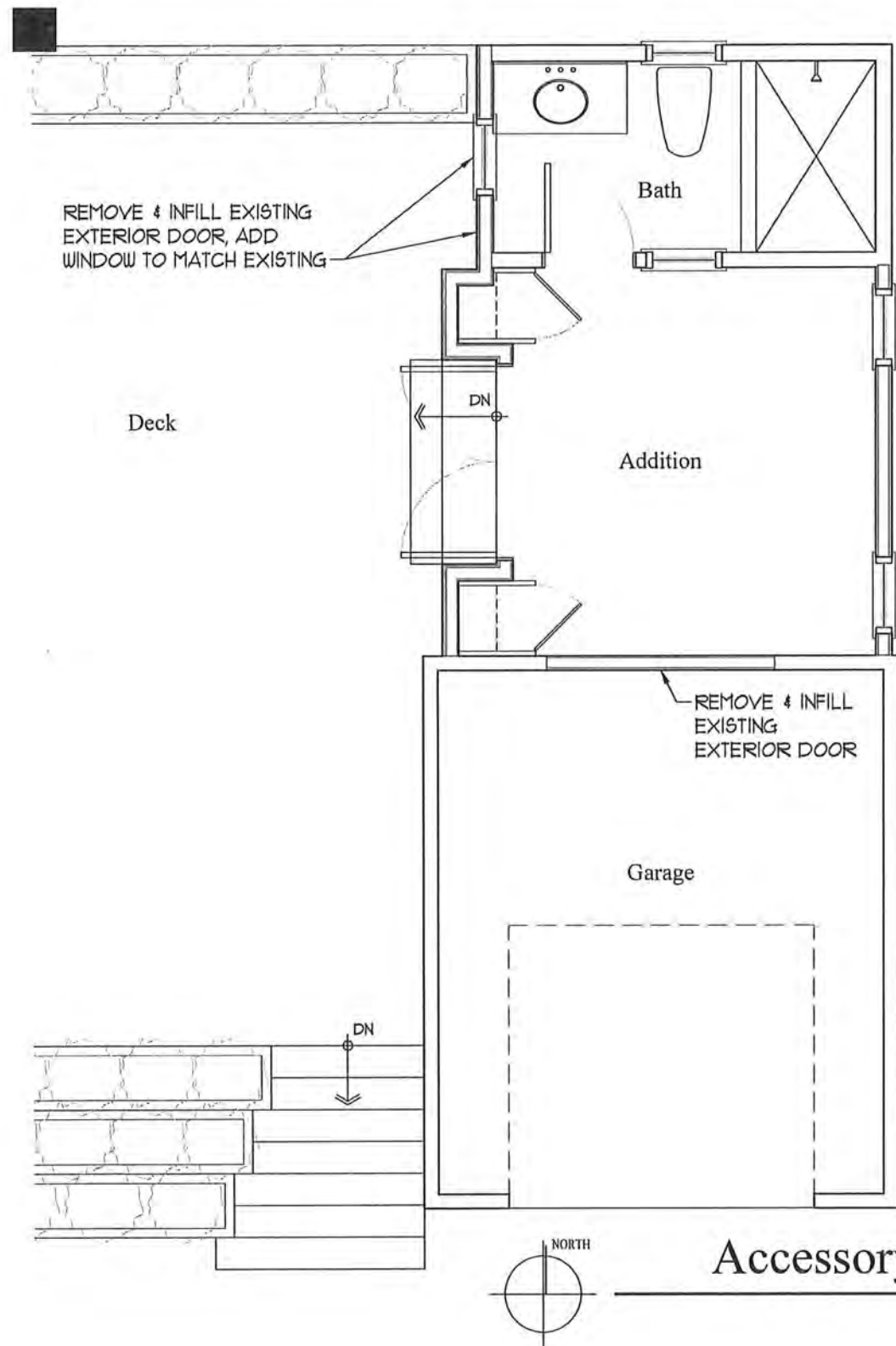
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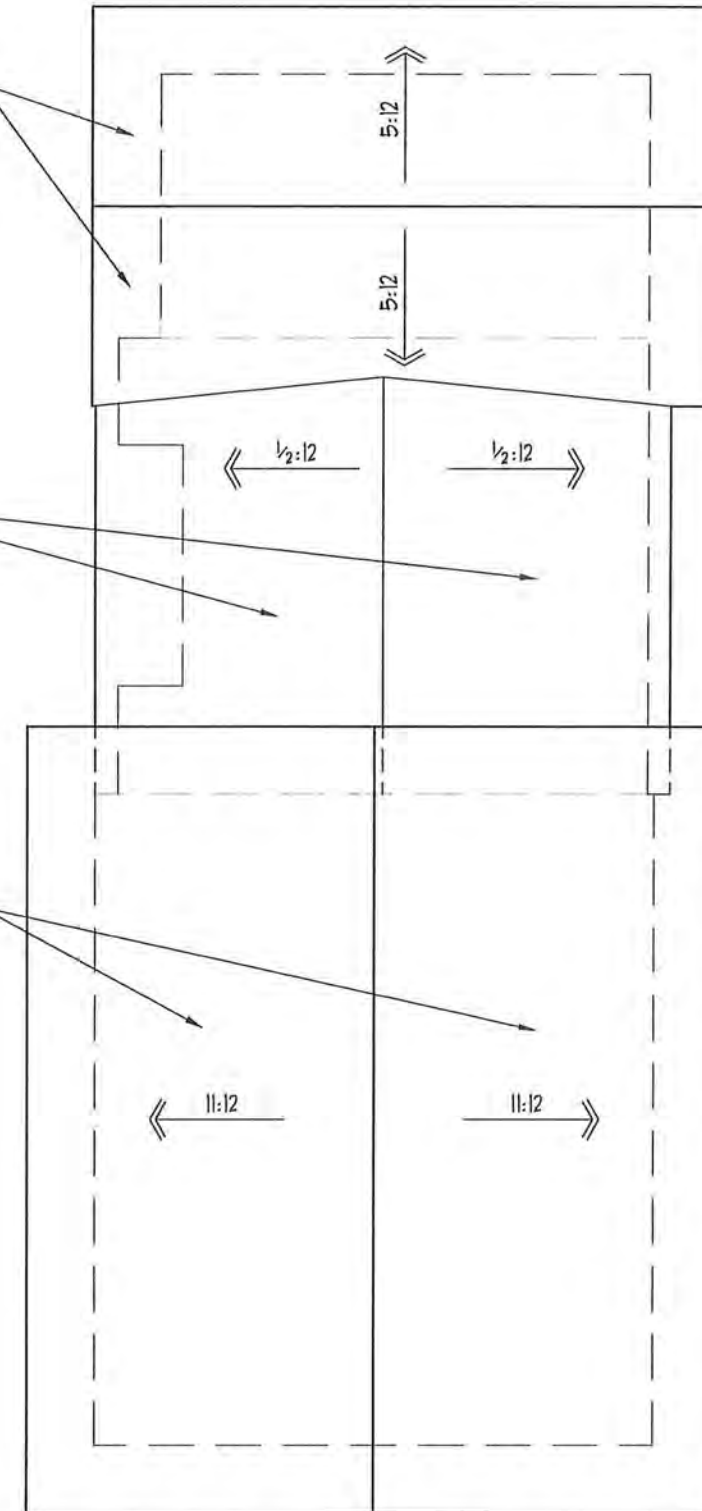
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MAINTAIN EXISTING ROOF FORM & PITCH OF EXISTING DETACHED SHED



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A1.2

Job No: 2521

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MATERIALS DESCRIPTION

Roof: Standing seam metal, silver to match existing

Exterior Wall Finish: 5/16" x 5-1/4" Smooth horizontal lap cement board siding to match existing, for paint, light blue to match existing

Trim Corner Boards, Window Surrounds, Sill Extensions: 5/4 Smooth cellular P.V.C. to match existing, for paint, white to match existing

Soffits, Fascias: 1x Smooth cellular P.V.C. to match existing, for paint, white to match existing

Windows: 'Andersen A-Series Stormwatch' with full divided lite, white clad exterior finish

Accessory Structure Entrance Door: 'Andersen A-Series Stormwatch' 2-panel hinged patio door, white clad exterior finish

Decking: Wood boards to match existing



*Note: all materials on existing structures are existing to remain with patching as required. Materials at additions shall match existing structures as closely as possible.

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SITE AND BUILDING PHOTOGRAPHS



Photo A: West elevation of the main house taken from Tarpon Avenue.



Photo B: Southwest corner of the main house taken from Waterways Avenue.

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Photo C: South elevation of the main house and garage taken from Waterways Avenue.



Photo D: Southwest corner of the detached shed and partial west face of garage taken from southern edge of wooden deck.

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Photo E: West elevation of detached shed taken from northwest corner of wooden deck.

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Photo F: East elevation of main house taken from between garage (left) and detached shed (right, only eaves pictured).

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