



**BOCA GRANDE HISTORIC PRESERVATION BOARD
BOCA GRANDE COMMUNITY CENTER
AUDITORIUM
131 1ST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, JUNE 10, 2026
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting May 29, 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 – April 8, 2026**
- 3. Special Certificate of Appropriateness (SCA) Cases:**
 - A. SCA2026-00005, Our Lady of Mercy Office & Chapel Building, 240 Park Avenue, Boca Grande, FL 33921**
Request to demolish the existing former daycare facilities and construct a two-story office and chapel building.
- 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: July 8, 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
APRIL 8, 2026
10:00 A.M.**

MEMBERS PRESENT:

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

Peggy Stanley
Barbara Wickwire

MEMBERS ABSENT:

Rebecca Paterson

STAFF PRESENT:

Peter Blackwell, Planner, Zoning
Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Gloria Sajgo, AICP, APLANADAY, LLC
Paul Konstant, Konstant Architecture, Inc.

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

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

The following members were in attendance: Bill Caldwell, Dennis Maloomian, Jerry Edgerton, Paul Eddy, 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 – Approval of Minutes – February 11, 2026

Ms. Wickwire made a motion to approve the February 11, 2026 meeting minutes. The motion was seconded by Mr. Caldwell. The Chair called the motion, and it passed 6-0.

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

A. SCA2025-00002, La Hacienda, 801 Gasparilla Road, Boca Grande, FL 33921

Request to replace the existing open courtyard with a roofed garage.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Maloomian commended the applicant for the restoration of this property especially when considering how significantly it was damaged. He also noted it was a 100 year old building.

Ms. Stanley stated she had visited the site and was appreciative that they are maintaining the footprint as well as some of the distinguishing features.

Mr. Edgerton thanked the applicant for doing their part to help maintain the character of the island.

Mr. Eddy stated he felt this particular property is a highlight of Boca Grande and noted it impacts the entire island. People walking or driving by can see the world class/museum class restoration. He thanked the applicant and their team.

Mr. Maloomian opened this item to the applicant or their representative. They did not have anything further to add but were available for questions.

Mr. Maloomian opened this item for public comment.

Mr. Rafael Portuondo, Architect with Portuondo Perotti Architects, stated he has known the Sharp family for a long time. He agreed with all of the Board's sentiments regarding this project. Mr. Portuondo stated he has done a lot of work in architecture on beaches and has seen many Miser homes as well as other types. He felt Boca Grande had the most beautiful collection of Miler homes and noted his opinion is not only based on the architecture of the homes but also the gardens. He commended Rodney Sharp who is the Great-Great Grandfather and whose vision is not only here in Boca Grande but other houses around the country. No matter what condition the homes are in, there are beautiful gardens and beautiful architecture. He felt this restoration makes it look as if the home was built yesterday.

Ms. Wickwire also noted the family currently uses the home, which she felt was pivotal.

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

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.

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. Konstant, architect for the project, stated he worked with the previous owner, and they did a meticulous restoration of the house. Although it was well built, it was flooded as a result of the tropical storms of Ian, Helene, and Milton. Everything was rebuilt and the structure was elevated. He noted it deserved recognition because it was built with great finesse. The new owners needed an extra bedroom, so they sought to get approval for an addition. However, what they are seeking is on a much smaller scale than the previous applicant.

Mr. Maloomian asked about the cistern.

Mr. Konstant stated it was turned into a pantry.

Mr. Caldwell felt turning the cistern into a pantry was one of the greatest things they did.

Mr. Edgerton stated he drives by that home every day and he thanked them for the restoration.

Mr. Konstant stated it was meticulously built and that they did a spectacular job.

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

Mr. Caldwell made a motion to APPROVE the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped "Received" on February 5, 2026, and 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. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.

Agenda Item 4 - Items by Staff

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

Mr. Blackwell stated there were currently no pending cases and anyone who applied currently would not meet the deadline for the May meeting. Therefore, the May meeting is cancelled. Staff will send out an e-mail to that effect.

Agenda Item 5 – Items by the Public; Board Members

Public – None

Board – None

Agenda Item 6 – Adjournment – Next Meeting Date

The next tentative Boca Grande Historic Preservation Board meeting will be held on Wednesday, June 10, 2026, at this same location (St. Andrew’s Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:18 a.m.

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2026-00005, OUR LADY OF MERCY OFFICE & CHAPEL BUILDING**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
June 10, 2026**

PROJECT ADDRESS: 240 Park Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00006.0060
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow the demolition of the existing former daycare facilities and the construction of a two-story office and chapel building.

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 demolition of the existing daycare facilities and the construction of the new office and chapel building, as depicted in the site plan, floor plans, and elevations stamped "Received" on April 8, 2026; and**
- **Make a finding that the proposed project complies 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 Park Avenue and consists of Lots 4 through 7, Lots 13 through 16, and a vacated alley from Block 6 of the 1925 Revised Plat of Boca Grande recorded in Plat Book 7 Page 1. The parcel is approximately 1.01 acres and is a quadrangle, with the east side at an angle to the other sides. It is bounded on the north by Boca Grande Clinic and on the south by a single family residence and the fellowship hall of the church. On the east is West Railroad

Avenue, and on the west is Park Avenue. The property has several buildings, totaling 3,786 square feet, according to the Lee County Property Appraiser.

Subject Property

The subject property is a parish church that is part of the Diocese of Venice. It has three buildings on the property. The principal structure is the church itself, built in 1950. It is 2,039 square feet in size and is located just south and west of the center of the property. The second building is the single-family residence functioning as the rectory for the church. It is described by the Lee County Property Appraiser as a 3,153 square-foot, 3-bed, 3-bath ranch-style house. It was built in 1998 and is located in the northeast corner of the property. The third building is the daycare center built in 1962. It is 2,938 square feet and is located north of the church proper and west of the rectory. There is a fenced-in playground area between the north side of the daycare building and the north property line.

The property has several previous historic cases. SCA2021-00022 approved upgrades to the existing daycare facilities. COA2018-00023 and COA2016-00077 approved A/C work. COA2011-00066 approved a re-roof from shingle to metal. COA2011-00065 approved A/C work. COA2010-00112 approved window work on the daycare. COA2008-00082 approved a fence for the playground. COA2006-00059 approved a handicap ramp.

Requested Changes

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

- Demolition of the existing daycare facilities, consisting of the one-story daycare building and outside playground
- Construction of a new two-story office and chapel building.

Demolitions

The applicant proposes to demolish both the existing daycare building and the outdoor playground abutting it on the north. Both of these features were damaged by hurricanes in 2024. LDC Section 22-104 lists seven criteria for evaluating the demolition of buildings in historic districts. The applicant has demonstrated that none of these seven criteria are applicable to the existing daycare facilities. Although the age of the building is somewhat older (built in 1962), it is not part of the original church property. It was built 12 years after the church proper. In addition, neither the style of the daycare building nor the materials used are particularly significant from a historical perspective. The building is a basic concrete block structure typical of commercial and residential buildings constructed during the 1960s and does not contribute to the historic character of the subject property or the historical district as a whole.

The outdoor playground is also not particularly historic. Alterations to the playground were approved in both 2008 and 2021. Demolition of the outdoor playground will not destroy or alter any historically significant features or characteristics of the subject property.

New Office and Chapel

The applicant proposes to construct a new two-story structure in the area currently occupied by the daycare building and outdoor playground. The building will have a roof consisting of multiple gables at right angles and a section of flat roof in the northwest corner. The roof will be covered with tile to match the other buildings on the property. The peak roof height will be 30 feet 3 inches. The base of the ground floor will be faced with coral stone. Above this, the rest of the building will be faced with stucco. Decorative stucco-faced bands will be located above the coral stone, between the ground floor and the upper floor, at the top of the upper floor, and capping the pilasters.

The ground floor of the structure will be a combination of open, covered parking spots and interior spaces. There will be two storage rooms, two bathrooms with a short hallway, and an elevator. This constitutes 1,234 square feet of enclosed space. Staff has found no issues with this layout from a historic perspective. Although the property is Contributing and is therefore not subject to the majority of FEMA regulations, some alterations to the ground floor may be required during the permitting process to address flood issues.

The upper floor will contain a chapel, reconciliation room, reception room, offices, conference rooms, bathrooms, waiting area, corridors, and mechanical spaces. All of this adds up to approximately 2,491 square feet for the interior of the upper floor. The upper floor is accessed on both the east and south façades by exterior stairwells as well as an elevator located near the southwest corner of the building.

The south façade is the most complex side of the building. This façade will face the principal church structure on the property and will contain the primary entrance to the building. At the ground floor will be an open arch directly below the main entrance. It will allow access to the ground floor rooms and parking area. West of this will be two false windows. They will be narrow and arched to match the rest of the building and property and will be filled with coral stone tile. At the center of the upper floor will be the main entrance to the building. It will be a single door with a narrow full-length light and will be flanked on both sides with narrow full-length sidelights. The doorway will be arched and the area above the door will be filled with a glazed transom. The doorway will be covered with a shed-roofed tiled canopy supported by curved brackets. There will be a large landing at the upper floor and a staircase running east along the façade with a smaller landing near the ground level. The portion of the ground floor supporting the upper floor landing and staircase will extend forward of the rest of the façade. Above the entrance will be a small gable face with a circular window. The upper floor façade is divided into several bays by five narrow and one wide pilaster. The three bays in the eastern half of the upper floor will each have a single, wide, arched, three-light window. On the west half of the upper floor will be a single false window matching those on the ground floor. West of that will be three arched, narrow windows that are false for their lower two thirds and a single light for the top third. The false portions will be filled with coral stone tile like the other false windows.

The west façade will face onto Park Avenue and will be the most visible side of the building. On the ground floor there will be a false window in the middle of the façade that will match the south

façade. At the north end will be an open archway accessing the under building parking. On the upper floor, there will be three narrow, arched, three-light windows in the center below a large gable face. The face will have a circular window. Another narrow arched three-light window will be located above the ground floor archway.

The north façade will face the abutting Boca Grande Clinic building. This façade will also contain the upper floor outdoor equipment platform, which is surrounded by a decorative black metal railing. The façade will be divided into three bays by square pilasters. On the ground floor each bay will have a wide, open archway that will allow access to the under building parking spots. On the upper floor, the western bay will have three tall, narrow, arched, three-light windows. The middle bay will be under the face of a gable with a decorative circular window. The upper floor will also have three tall, arched windows. But, the central window will be wider and taller than the flanking windows. These central windows will be covered by a shed-roof canopy supported by curved brackets with tiles to match the rest of the building. The eastern bay will have the equipment platform and a pair of arched, three-light windows that are shorter and wider than those on the western bay. The access stairs from the east entrance empty at the eastern end of this façade.

The east façade will contain the secondary entrance to the building. The entrance will be slightly south of the center of the façade. The entrance is reached by a straight staircase running along the façade from the northeast corner with a landing at the top. The portion of the ground floor supporting the staircase and landing will extend outwards from the façade. The entrance will have a single door with a single, narrow full-length light in the middle and a narrow, single-light sidelight flanking the north side of the door. The entrance will be shielded by a shed-roof, tiled canopy supported by curved brackets. There will be three square pilasters on this façade. At the north end will be a narrow corner pilaster running the full height of the façade. The other two wider pilasters will flank the entrance and run from the upper floor base to the bottom edge of the gables. This façade will have multiple gable faces, with the smaller extending out from the larger, set back gable. The smaller gable will have a central circular window. There will be three windows on this façade. There will be one wide, arched, three-light window in each of the wide pilasters and a single, narrow arched three-light window looking over the equipment platform. There will be an arch at the north end of the ground floor, allowing access to the under building parking. The base of the staircase for the southern entrance empties at the south end of this façade.

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 by the church for the full range of existing uses. Although there will be no daycare facilities left on the property, this is not an original use on the property and no historically significant uses are being removed or ended.

- 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.**

Because the proposed building is freestanding and the lack of historical significance of the existing daycare building, no historic materials are being affected by the proposed construction. The architectural character of the proposed building is similar to other buildings on the property and as such, the new building will not significantly affect its historic character.

- 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 structure will be freestanding and will match the architectural character of the rest of the property. It will not be attached to any historic portions of the property and will require no work on any historically significant features of the property.

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

The existing daycare building is not a historically significant feature on the property. It's demolition will not greatly affect the historic character of the property.

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

No historically significant features, finishes or construction techniques are affected by this proposed project. The existing daycare facility is of common, ordinary design and possesses no significant features.

- 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 historic features are being proposed for either repair or replacement. The existing daycare structure is not significant and was not part of the original historic construction.

- 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 visual mass of the new structure will be much larger than the previous structure. The effect on the property as a whole is significant. However, the presence of adjacent large structures on neighboring properties and the presence of the other religious structures renders the large size of the proposed office and chapel acceptable in the context of the property and block. The massing, size, and scale of the structure will be compatible with the abutting clinic building and the block as a whole.

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 building is freestanding. Its removal would not require any work on historically significant portions or features of the property.

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. Based on character of both the existing daycare and the proposed office and chapel, staff recommends that the Board **approve** the proposed alterations of the utility courtyard.

Attachments:

Location Map

Aerial

Applicant Packet

Narrative

Demolition Criteria

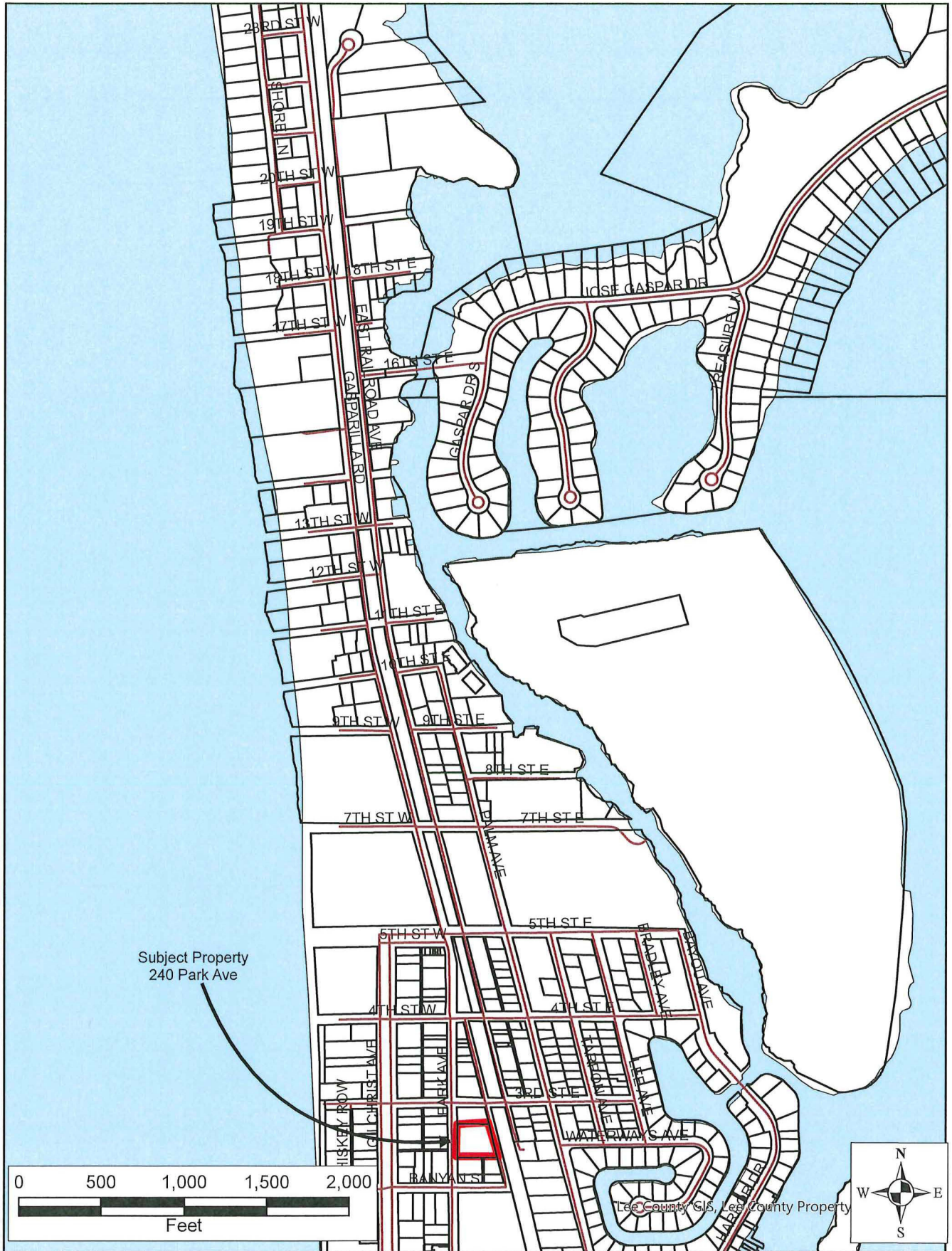
Site Plan

Floor Plans

Elevations

Renderings

SCA2026-0000, Our Lady Of Mercy Office & Chapel, 240 Park Avenue



SCA2026-00005, Our Lady of Mercy Office & Chapel, 240 Park Avenue



April 6, 2026

Lee County Community Development
1500 Monroe St
Fort Myers, FL 33901

RECEIVED
APR 08 2026

COMMUNITY DEVELOPMENT

RE: HISTORIC PRESERVATION PROGRAM APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS

Project Narrative

The project consists of 1 parcel (STRAP 14-43-20-01-00006.0060) located at 204 Park Ave within the Boca Grande Historic District as adopted by HD-90-05-01. Currently the property is utilized for the Historic Our Lady of Mercy Catholic Church and its support buildings.

The Our Lady of Mercy Catholic Church has been on the site since the Mission Style church was built in the 1950s. Adjacent to the Church is a single-story CMU building that has served as a Parish daycare and storage building. Therefore, this Special Certificate of Appropriateness includes a request for Demolition of the existing daycare building that was Damaged during by flood waters during the 2024 Hurricane season. In its place the will be new Chapel and Parish Office building, this new building will be elevated above the FEMA flood plain.

Demolition

The existing single family residence was first on the Lee County Tax Rolls in 1962. It is a single story 3,000 sf building. The structure is not considered a historic resource and does not contribute to the historic character of the Boca Grande Historic District.



Figure 1. Existing building to be demolished

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1970 main street suite 201 sarasota, florida 34236 941 444 8845
311 canyon wren drive buda, texas 78610 512 649 5627

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Lee County Land Development Code Section 22-104 identifies the standards that must be met for a structure within the Boca Grande Historic District to be demolished.

(1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

No. The existing building is a single story ranch style that is not unique to the Boca Grande Historic District.

(2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

No. The existing building is of typical construction and design for the time period of which it was constructed.

(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

No. The existing building is of typical construction and is rather common in the coastal neighborhoods throughout Lee County.

(4) Does the building or structure contribute significantly to the historic character of a designated historic district?

No. The existing building is not indicative of the historic character of the Boca Grande Historic District.

(5) Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No. The existing building does not provide an opportunity for the study of local history.

(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Yes. The property is proposed to be developed with an accessory building to the adjacent existing Our Lady of Mercy Church. The new building is proposed to be a Parish office and chapel space.

(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

Yes, the building was damaged by flood waters and can not be repaired on the FEMA 50/50 rule.

New Construction

After the demolition of the existing structure, a Parish Office is proposed to be constructed on the property as an accessory use to the existing Our Lady of Mercy Catholic Church located on the adjacent parcel to the north.





EXISTING ARCHITECTURAL SITE PLAN
1" = 20'-0"

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SCHEMATIC DESIGN SET	
DATE	04/07/2026
JOB NO.	250073-01
SHEET NO.	

A076

EXISTING ARCHITECTURAL SITE PLAN

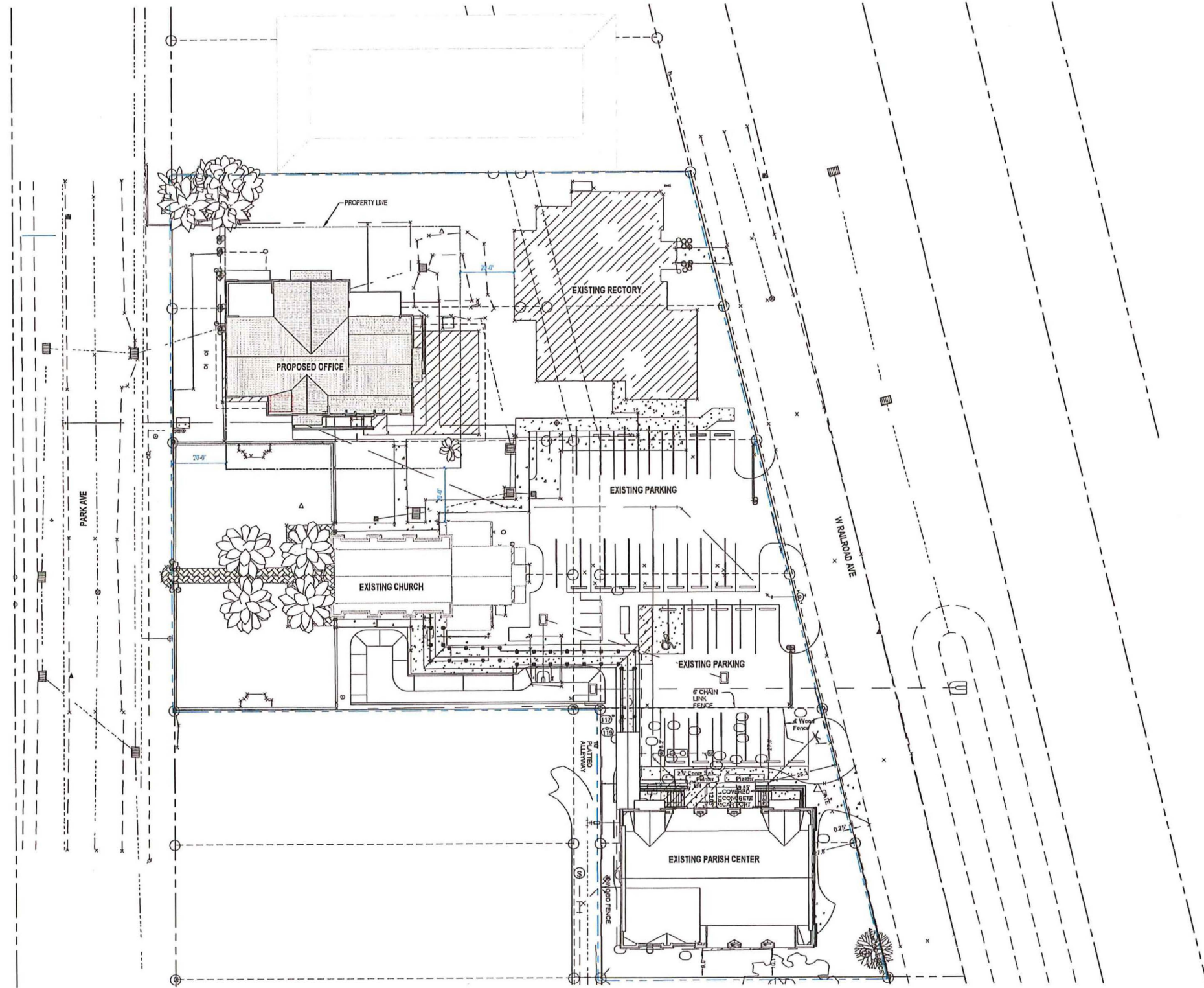
DIOCESE OF VENICE
OUR LADY OF MERCY - PARISH OFFICES
280 PARK AVENUE, BOCA GRANDE, FL 33921

pru
PLUNKETT RAYSICH
ARCHITECTS, LLP

RECEIVED
APR 08 2026
COMMUNITY DEVELOPMENT

280 South Water Street, Milwaukee, Wisconsin 53244
3110 North Lincoln Street, Milwaukee, Wisconsin 53212
1570 Main Street, Suite 201, Sarasota, Florida 34234
220 Industrial Boulevard, Suite 101, Austin, Texas 78754
207 E. 4th Street, Suite 206, Portland, Maine 04103
1414 32nd Street
1941 4th Street
1512 8th Street
1317 23rd Street

DRAWN BY: CJH 4/9/2026 10:46:40 AM



TRUE NORTH
PLAN NORTH
ARCHITECTURAL SITE PLAN
1" = 20'-0"

5 SITE PLAN SYMBOLS LEGEND

- ⊕ TB-X TEST BORINGS
- ⓐ SITE PLAN NOTE
- Ⓧ SITE PLAN DEMOLITION NOTE
- ⚡ EXIT
- ▲ BF BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- [Pattern] NEW CONCRETE SLAB / WALK / STOOP
- [Pattern] NEW STANDARD DUTY ASPHALT PAVING
- [Pattern] NEW HEAVY DUTY ASPHALT PAVING

SITE PLAN GENERAL NOTES

- A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
- B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORM WATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPE PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLAN #1616.
- C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN FLORIDA
SUNSHINE 811
 1-800-432-4770
 TOLL FREE
 NOTICE BEFORE YOU EXCAVATE

ARCHITECTURAL SITE PLAN NOTES	
MARK	DESCRIPTION

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 APR 08 2026
 COMMUNITY DEVELOPMENT

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SCHEMATIC DESIGN SET
 DATE: 04/07/2026
 JOB NO.: 250073-01
 SHEET NO.:

A075

DIocese OF VENICE
 OUR LADY OF MERCY - PARISH OFFICES
 260 PARK AVENUE, BOCA GRANDE, FL 33921

ARCHITECTURAL SITE PLAN

pra
 PLUNKETT RYSYICH
 ARCHITECTS, LLP

1414 205 2060
 2210 205 2060
 1915 444 886
 230 Industrial Boulevard, Suite 101, Austin, Texas 78745
 277 E 4th Street, Suite 204, Waterloo, Iowa 50703

RECEIVED
APR 08 2026
COMMUNITY DEVELOPMENT

FLOOR PLAN SYMBOLS LEGEND

	EXISTING WALLS TO REMAIN		NEW WALL PARTITION
	EXISTING DOOR TO REMAIN		NEW DOOR
	SECTION REFERENCE		EXISTING DOOR RECEIVING NEW WORK - REFER TO DOOR SCHEDULE
	EXTERIOR ELEVATION		DETAIL REFERENCE
	INTERIOR ELEVATION		WINDOW TYPE
	FLOOR PLAN NOTE		WALL PARTITION TYPE
	CONSTRUCTION KEYNOTE		FLOOR DRAFT - PITCH FLOOR TO DRAFT
	ONE HOUR RATED FIRE PARTITION		FIRE EXTINGUISHERS
	TWO HOUR RATED FIRE BARRIER		FULLY RECESSED
			SURFACE MOUNTED
			BRACKET MOUNTED

FLOOR PLAN GENERAL NOTES

A. AT EXTERIOR CMU WALLS, DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF CMU WALL TO EXTERIOR FACE OF CMU WALL.

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR SPECIFIC FIXTURE TYPE AND SIZES.

D. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER AND DISRUPTION SERVICES REQUIRED TO PERFORM WORK OR TO MOOPY EXISTING PIPING, DUCTWORK, OR ANY ASSOCIATED EQUIPMENT.

E. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE $\frac{5}{8}$ " UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD TO FACE OF STUD.

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE ABUSE RESISTANT GYPSUM BOARD AT (if applicable locations here or remove note).

E. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

F. PROVIDE WALL ETC RATING OF $\frac{5}{8}$ " (if applicable locations here or remove note).

G. SEAL ALL WALL PENETRATIONS AT PERIMETER.

H. SEAL ALL WALL PENETRATIONS AT FIRESTOP ALL FIRE RATED PARTITIONS.

I. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE S.L.P. JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL. -/-

J. EXTEND GYPSUM BOARD PARTITIONS $\frac{1}{2}$ " ABOVE FINISH CEILING AS INDICATED WITH SHADED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE S.L.P. JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL. -/-

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE CMU UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER.

E. SEAL ALL WALL PENETRATIONS AT FIRESTOP ALL FIRE RATED PARTITIONS.

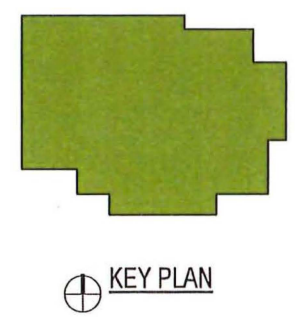
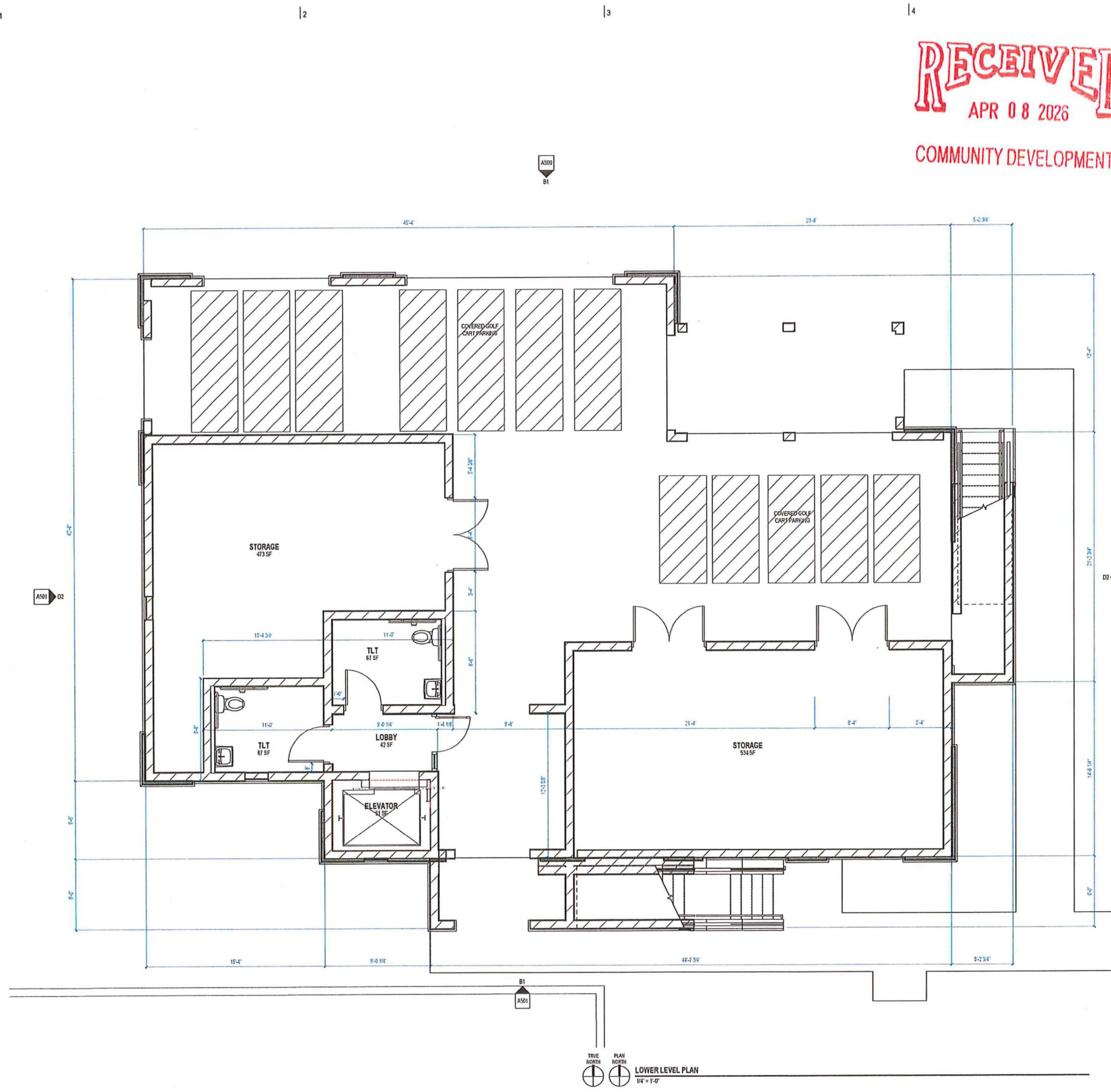
F. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL. -/- PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 18" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

EXTERIOR WALL TYPES

MARK	ASSEMBLY DESCRIPTION	R-VALUE
3F.5	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON SINGLE WY THE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNITS WITH INSULATED CORES. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 18" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING), EXPANSION AND MOVEMENT JOINTS.	
3F.6	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON 3" FOAM	
3F.8	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON 3" FOAM	

INTERIOR PARTITION TYPES

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	MIN STC
B09	3/4" STEEL STUDS @ 18" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	1-1/2" SOUND	-
B10	1" STEEL STUDS @ 18" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	FULL WIDTH SOUND	-
G00	3/4" STEEL STUDS @ 18" OC ONE LAYER 5/8" GYPSUM BOARD.	-	-	-	-
B10	1" CONCRETE MASONRY UNITS	-	-	-	-
J00	1-1/2" RIGID INSULATION 1 1/8" STEEL STUD FURRING AT 18" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	1-1/2" RIGID INSULATION	-



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TRUE NORTH
PLAN NORTH
LOWER LEVEL PLAN
1/4" = 1'-0"

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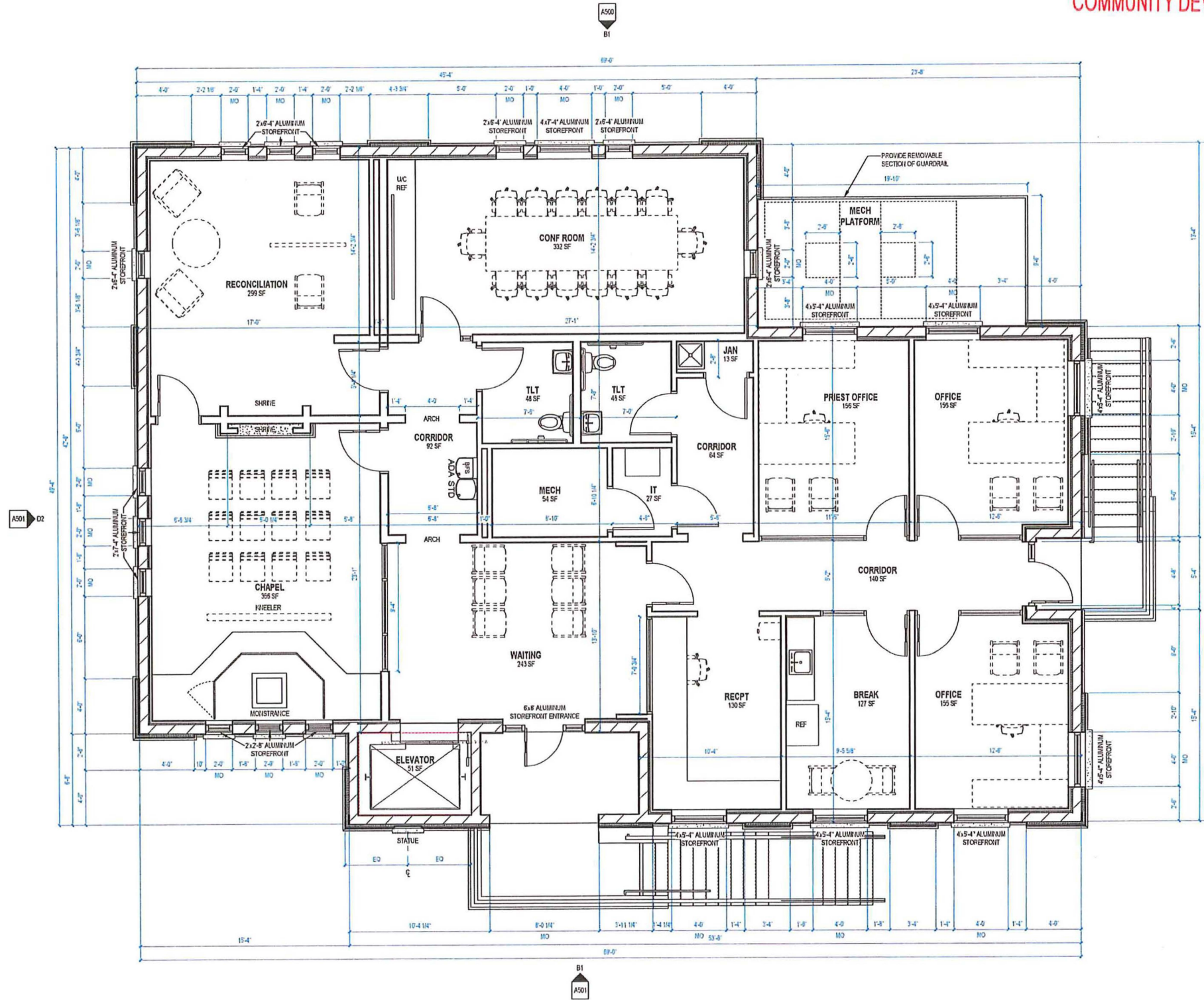
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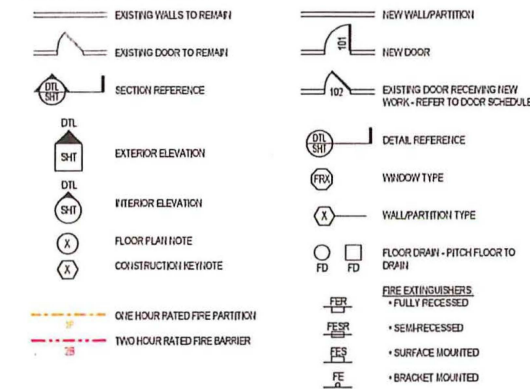
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 210 East Palm Beach Blvd., Suite 200, West Palm Beach, FL 33411
 1941 NW 11th St., Suite 200, Ft. Lauderdale, FL 33304
 230 Redland Boulevard, Suite 101, Junon, Texas 79745
 377 E 4th Street, Suite 204, Austin, Texas 78701
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FLOOR PLAN SYMBOLS LEGEND



FLOOR PLAN GENERAL NOTES

- A. AT EXTERIOR CMU WALLS, DIMENSIONS ON FLOOR PLAN ARE BASED ON EXTERIOR FACE OF CMU WALL TO EXTERIOR FACE OF CMU WALL.
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING DRAWINGS FOR SPECIFIC FIXTURE TYPE AND SIZES.
- D. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER AS TO DISRUPTIONS IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- E. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

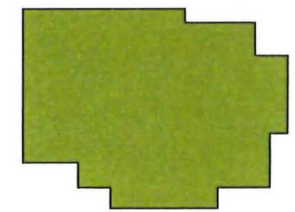
- A. ALL GYPSUM BOARD PARTITIONS SHALL BE 5/8" UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF STUD TO FACE OF STUD.
- C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- D. PROVIDE ABUSE RESISTANT GYPSUM BOARD AT (if applicable locations here or remove note).
- E. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- F. PROVIDE WALL STC RATINGS OF (if applicable locations here or remove note).
- G. SEAL ALL WALL PENETRATIONS AT PERIMETER.
- H. SEAL ALL WALL PENETRATIONS AT FIRESTOP ALL FIRE RATED PARTITIONS.
- I. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK/ STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL. - / -
- J. EXTEND GYPSUM BOARD PARTITIONS X" ABOVE FINISH CEILING AS INDICATED WITH SHADED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK/ STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL. - / -

MASONRY PARTITIONS GENERAL NOTES

- A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- B. ALL MASONRY PARTITIONS SHALL BE 8" UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- D. SEAL ALL WALL PENETRATIONS AT PERIMETER.
- E. SEAL ALL WALL PENETRATIONS AT FIRESTOP ALL FIRE RATED PARTITIONS.
- F. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL. - / - PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

EXTERIOR WALL TYPES		
MARK	ASSEMBLY DESCRIPTION	R-VALUE
3F.5	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON SINGLE WYTHE MASONRY WALL CONSISTING OF 8" CONCRETE MASONRY UNITS WITH INSULATED CORES. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING), EXPANSION AND MOVEMENT JOINTS.	
3F.6	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON 3" FOAM	
3F.8	STUCCO SYSTEM WITH INTEGRATED WEATHER BARRIER ON 3" FOAM	

INTERIOR PARTITION TYPES					
MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	MIN STC
B90	3/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	3-1/2" SOUND	-
B10	1" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	FULL WIDTH SOUND	-
G90	3/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-	-	-	-
S10	8" CONCRETE MASONRY UNITS	-	-	-	-
X00	1-1/2" RIGID INSULATION 1 1/2" STEEL STUDS/FLOORING @ 16" OC ONE LAYER 5/8" GYPSUM BOARD	-	-	1-1/2" RIGID INSULATION	-



KEY PLAN

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2377 4th street, suite 204, warrick, miss 39293

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Revisions:
FIRST FLOOR PLAN
A201

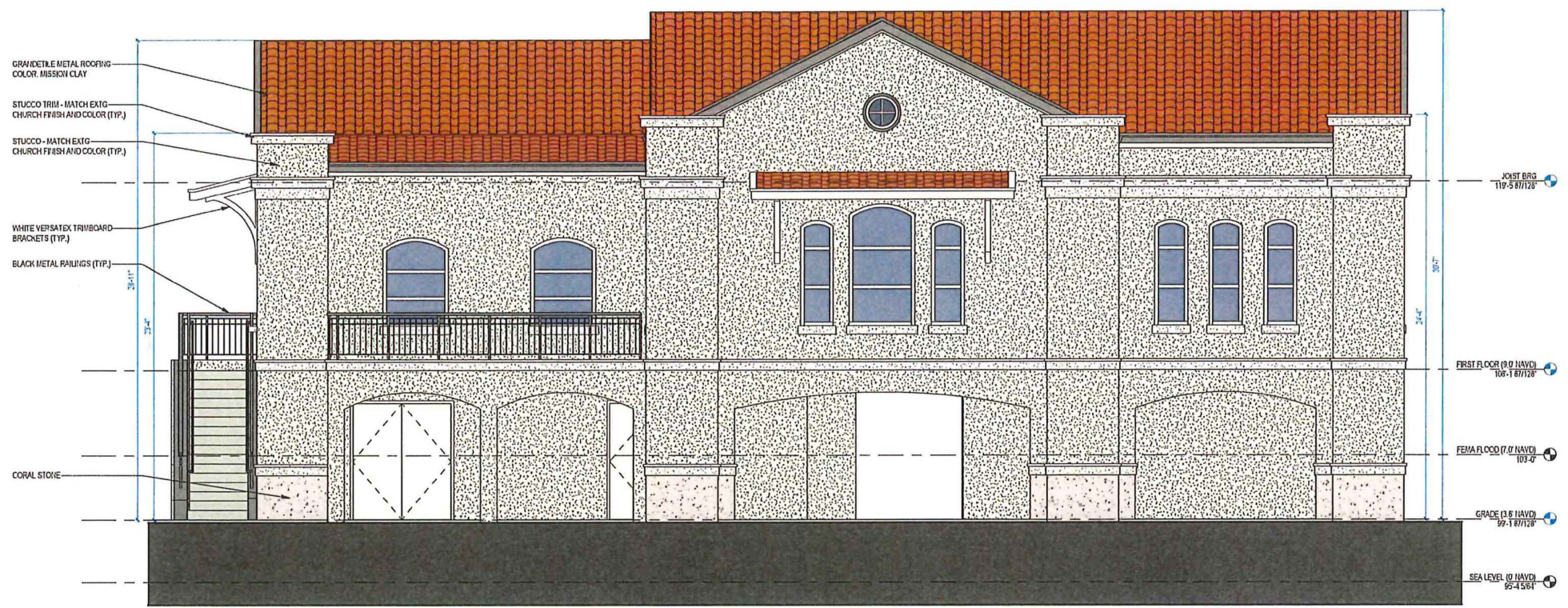
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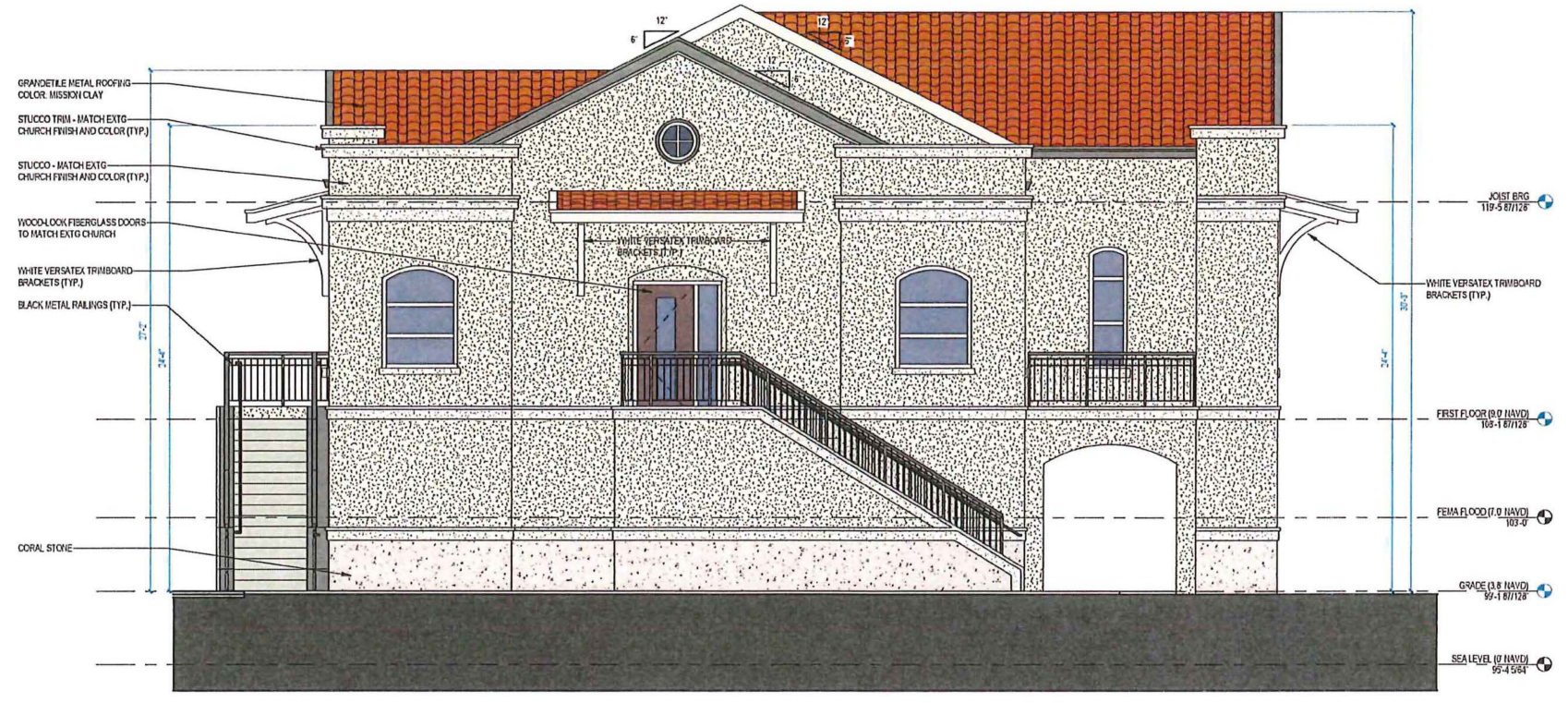
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4

5



B1 NORTH ELEVATION
1/4" = 1'-0"



D2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

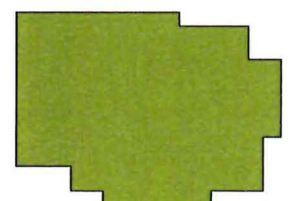
- GRANDTILE METAL ROOFING COLOR MISSION CLAY
- CORAL STOVE
- CORAL STOVE TILE
- STUCCO TRIM - MATCH EXTG CHURCH FINISH AND COLOR (TYP.)
- STUCCO - MATCH EXTG CHURCH FINISH AND COLOR (TYP.)

EXTERIOR ELEVATIONS GENERAL NOTES

A WINDOW FRAME COLOR TO MATCH EXTG CHURCH (TYP.)

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327 E. 4th Street, Suite 204, Waterloo, Iowa 50703

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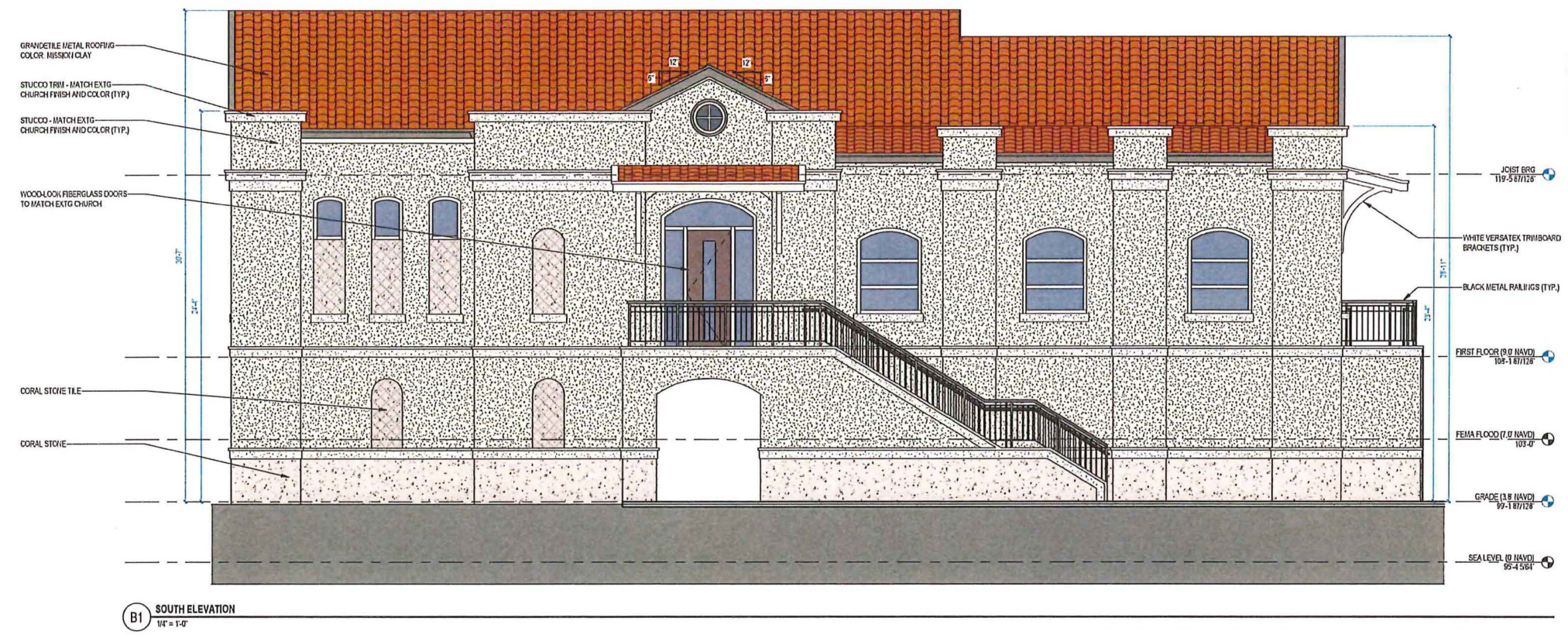
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EXTERIOR ELEVATIONS

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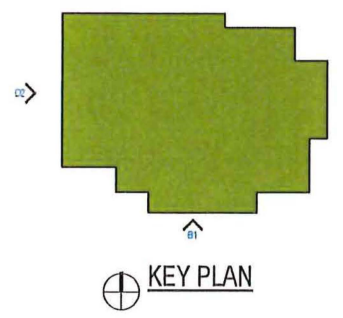
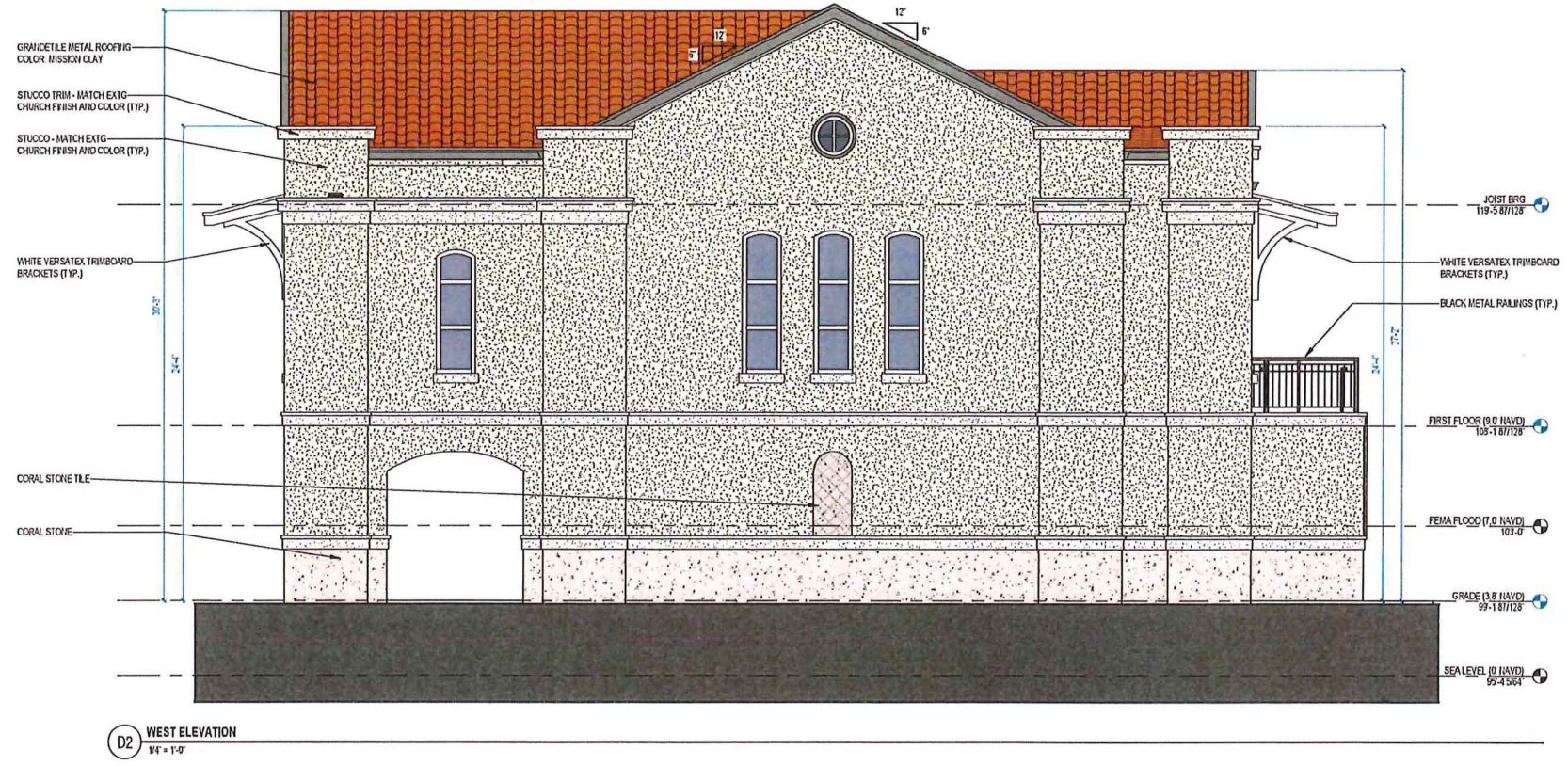
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- EXTERIOR ELEVATIONS SYMBOLS LEGEND**
- SECTION REFERENCE
 - ELEVATION NOTE
 - DETAIL REFERENCE
 - WINDOW TYPE
 - CONSTRUCTION KEYNOTE
- EXTERIOR FINISH PATTERNS**
- GRANITILE METAL ROOFING COLOR, MISSISSIPPI CLAY
 - CORAL STONE
 - CORAL STONE TILE
 - STUCCO TRIM - MATCH EXTG CHURCH FINISH AND COLOR (TYP.)
 - STUCCO - MATCH EXTG CHURCH FINISH AND COLOR (TYP.)

EXTERIOR ELEVATIONS GENERAL NOTES
 A WINDOW FRAME COLOR TO MATCH EXTG CHURCH (TYP.)

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