



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, JANUARY 14, 2026
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting December 31, 2025 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – December 10, 2025**
- 3. Special Certificate of Appropriateness (SCA) Cases:**
 - A. SCA2025-00026, Stafford Residence, 1160 11th Street East, Boca Grande, FL 33921**
Enclose existing deck to living – extend deck and garage 8' towards the street.
 - B. SCA2025-00027, The Gasparilla Inn Spa, 500 Palm Avenue, Boca Grande, FL 33921**
Request to construct a new freestanding spa building at the Gasparilla Inn Beach Club.
- 4. Item by Staff**
 - A. Pending Historic Cases (where they are in the process)**
- 5. Items by Board Members**
- 6. Adjournment – Next Meeting Date: February 11, 2026**

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

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

MEMBERS PRESENT:

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

Rebecca Paterson
Peggy Stanley (Vice Chair)
Barbara Wickwire

STAFF PRESENT:

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

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Derek Cronin, Cronin Engineering
Tina Ekblad, Sage Entitlement

Paul Konstant, Konstant Architecture, Inc.

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

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

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

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

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

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

Agenda Item 2 – Approval of Minutes – October 8, 2025

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

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

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

Request to demolish the existing residence due to hurricane damage.

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

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

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

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

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

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

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

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

Ms. Groth stated that is correct.

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

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

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

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

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

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

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

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

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

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

Mr. Konstant reviewed the architecture plans with the Board.

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

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

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

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

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

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

Mr. Caldwell opened this item to the public.

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

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

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

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

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

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

Agenda Item 4 - Items by Staff

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

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

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

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

Agenda Item 5 – Items by the Public; Board Members

Public – None

Board

Boca Grande Community Center

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

Agenda Item 7 – Adjournment – Next Meeting Date

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

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

Good morning,

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

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

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

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

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

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00026 – Stafford Residence Garage & Living Extension

BOCA GRANDE HISTORIC PRESERVATION BOARD January 14, 2025

PROJECT ADDRESS: 1160 11th Street, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00061.0060
DESIGNATION: Non - Contributing

SUMMARY

The applicant requests approval to expand the front of the structure towards 11th Street eight feet, enclosing the existing front deck to a living space, extending the second-floor deck, and extending the first-floor garage, and adding a trellis pergola along the length of the eastern façade of the structure. Staff finds that the proposed project complies with Design Guidelines for the Boca Grande Historic District, which are the standards used to evaluate changes to non-contributing properties.

FINDINGS AND RECOMMENDATIONS:

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

Staff recommends that the Historic Preservation Board:

- **APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to enclose the existing front deck to a living space, extending the second floor deck, extending the first-floor garage eight feet towards 11th Street, and add a wooden fence to either side of the existing entryway pergolas, as depicted on the site plan and elevations stamped “received” October 29, 2025, titled “Stafford Residence”; and**
- **Make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22.**

ANALYSIS

Subject Property

The subject property is currently listed as a non-contributing property located at 1160 11th Street in Boca Grande. To the east and west of the subject property are existing residential homes, and to the north across 11th Street is the Innlet Hotel. The subject property faces north with approximately 50 feet of street frontage. The rear of the property to the south abuts a single-family residential home.

The site contains a two-story principal structure, which was constructed in 1971, per the Lee County Property Appraiser. The structure is indicative of Key West style architecture, and features on the exterior of the building include Hardie lapped siding on the upper and lower levels, lattice finishes along the upper deck railings and lower garage floor, and an existing pergola trellis covering the back door patio area.

Previous cases affiliated with this property include:

- COA2016-00017 – Garage enclosure
- COA2014-00136 – In ground pool
- COA2012-00040 – Windows and siding
- COA2012-00024 – Exterior Deck
- COA2012-00012 – Plumbing re-pipe
- COA2012-00009 – Air conditioning replacement

Requested Changes

The applicant proposes the following:

- An 8-foot expansion of the front of the structure towards 11th Street, creating expanded living space on the second floor and incorporating a garage on the first floor.
- Adding a new second-floor deck on the front façade.
- Clerestory style windows installed along the roofline of the second floor, and two sliding glass doors installed at the living room expansion, along with newly installed multi-panel double garage doors on the first floor.
- An added trellis pergola along the east side of the property from the front entry to the pool deck.

North Elevations

Elevations to the north, facing 11th Street East, will feature a newly expanded deck eight feet towards the street on the second floor, while enclosing the existing deck for added living space. The proposed expanded roofline design is consistent with the existing low-pitched gable and matching eave overhang and fascia details, while the proposed roofing materials mirror the existing metal roof tiles. Horizontal Hardie lapped siding will be installed to replicate the existing siding around the structure. The enclosed garage on the first floor is modestly designed to house a single vehicle or golf cart, and two new multi-panel garage doors with glazed windows will be installed. There are no changes to the existing staircase to the right, west-facing side of the structure. To the left, east-facing side of the structure, the proposed trellis pergola begins at the new living space expansion and runs the length of the home along the first floor.

South Elevations

Facing the south façade, the proposed trellis pergola running the length of the home on the east-facing side to the pool deck can be seen ending at the back wall of the structure.

West Elevations

Elevations on the right side, facing west depict the proposed living space expansion and garage. One new window opening to the newly added expansion is proposed on the first and second floor, matching all existing windows. The new proposed deck expansion is depicted with railings matching the existing stair railings.

East Elevations

The left side of the structure facing east proposes a trellis pergola the length of the structure at ground level, connecting the front of the property to the back pool deck. The open-air structure will be made of

cypress, and the beams will feature the lattice design currently used throughout the existing structure. One new window opening to the newly added expansion is proposed on the second floor as seen on the west elevation, while the first floor proposes two new window openings, matching all existing windows.

THE DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT

1.0 Streetscape

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

The building's height is not affected by the expansion of the structure towards 11th Street. It remains consistent with the range of heights found around the district and within the block of 11th Street East.

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

The proposed expansion of the structure eight feet towards 11th Street maintains a visual consistency with the existing structure. Spacing between the residential structures to the east and west is not affected as the proposed expansion does not increase the width of the home.

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

The requested expansion of the front of the structure has little impact on the overall sense of the size of the building and maintains a visual balance to the front façade.

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

Not applicable.

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

The traditional alignment of horizontal and vertical elements is being maintained and remains consistent with the existing structure and houses along the block. Hardie lapped siding on the exterior façade walls and lattice design details, along with consistent doors and window styles stay true to the traditional style found throughout the historic district.

1.6 Maintain the traditional proportions of glass in building facades.

The proposed windows and doors, along with the garage doors are consistent with the existing structure and homes throughout the block and historic district.

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

The rooflines, expanding first and second floor deck and garage will maintain traditional alignments with the existing home, and surrounding neighborhood. The roofline affiliated with the second floor living space expansion remains in line with the building footprint and has minimal visual impact from the street viewpoint.

2.0 Building Site

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

The proposed architectural elements and materials remain consistent with the existing structure and traditional styles consistent with the Boca Grande Historic District. Traditional windows, doors, railings, siding and trim conform to the overall character found within the historic community.

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

Traditional orientation patterns remain with the proposed changes to the site. The front elevation remains parallel to 11th Street East, and the proposed expansion has minimal visual impact due to design remaining relatively the same as the existing home.

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

The vertical and horizontal proportion of the building mass are visually mitigated by incorporating traditional materials Hardie lapped siding, and decorative lattice features found throughout Boca Grande. Expansion of the second floor living space and first-floor garage has minimal impact on the overall size of the home, as it absorbs the square footage with visual consistency with the existing structure. The proposed expansion at the front elevation maintains the traditional symmetry of the building's front façade and has little visual impact.

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

The proposed expansion maintains the traditional symmetry of the building's front façade and has little visual impact, though relief from front setback requirements will need to be sought. The expansion of the second-floor living space and first-floor garage, along with the added trellis pergola to the eastern facing side of the home have minimal visual impact to the front elevation.

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

Not applicable.

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

Not applicable.

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

The proposed new second-floor deck remains visually consistent to the existing deck, using similar design features of railings and lattice materials.

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

Not applicable.

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

Not applicable

3.0 Additions to Existing Buildings

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

Though the expansion of the structure eight feet forward of the home increases the size of the building, its design remains consistent with the scale, material and character of the home and the surrounding environment. The selection of Hardie lapped siding and lattice design features visually mitigates the increase in size and creates balance with the rest of the home. The added trellis pergola to the eastern side of the structure ties the front of the property to the back pool deck, leaving an open air feel and architectural feature consistent with the historic district.

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

The expansion to front of the home does alter the historic rhythm of the building.

4.0 New Construction

Not applicable

5.0 Relocating Buildings in a Historic District

Not applicable

Conclusion

Staff finds that the proposed expansion of the front of the structure towards 11th Street eight feet, enclosing the existing front deck to a living space, adding a new second-floor deck, and extending the first-floor garage, and adding a trellis pergola along the length of the eastern façade of the structure is consistent with The Design Guidelines for the Boca Grande Historic District, and the Lee County LDC Chapter 22. Therefore, staff recommends **APPROVAL** of the request as proposed.

Attachments

Attachment A - Location Map

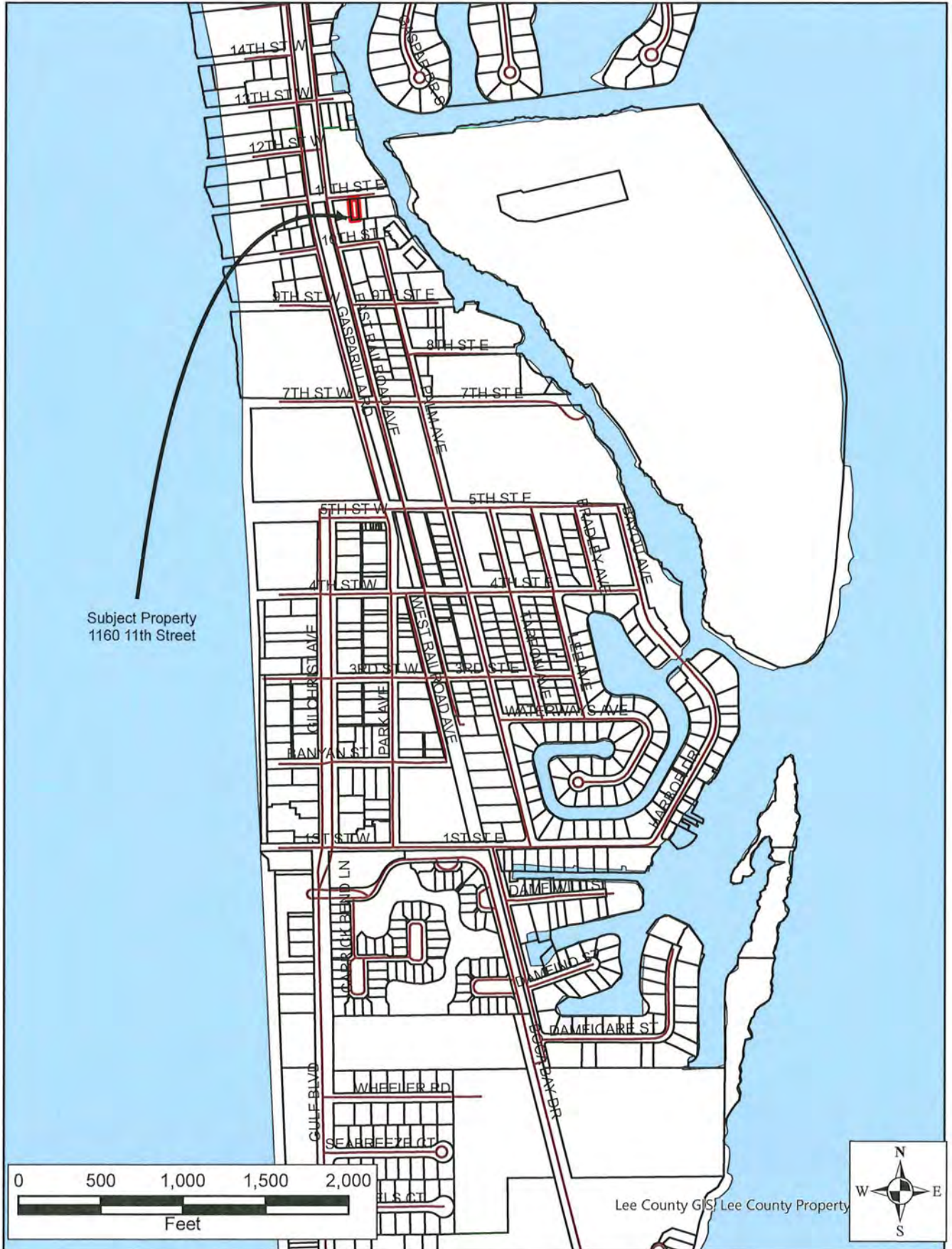
Attachment B - Aerial Photo

Attachment C - Request Statement

Attachment D - Site Plans

Attachment E - Elevations

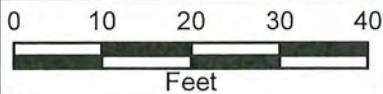
SCA2025-00026, Stafford Residence, 1160 11th Street



SCA2025-00026, Stafford Residence, 1160 11th Street



Subject Property
1160 11th St



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



RECEIVED
OCT 29 2025

HINKLE ARCHITECTURE INC

October 27, 2025

COMMUNITY DEVELOPMENT

RE: 1160 11th Street E – Stafford Living and Garage Extension– Project Narrative

In the sun-dappled enclave of Boca Grande Historic District on Gasparilla Island, where time seems to linger amid the whispering palms and the gentle lap of Gulf waters, stands a modest early 1970s-era cottage—a testament to the era's understated elegance. Built in 1970, this single-story gem embodies the mid-century Florida vernacular: simple lines, a low-pitched gable roof clad in 5v galvalume metal roof, and exterior walls of horizontal lap siding painted in soft pastel hues that blend seamlessly with the island's subtropical palette. Its compact footprint, originally designed for seasonal escapes, has served generations of families seeking respite from the mainland's hustle, but as lifestyles evolve, so too must these cherished structures adapt without compromising their soul.

Enter the proposed addition: a thoughtful 8-foot extension incorporating a garage and expanded living space, crafted to honor the cottage's heritage while addressing modern needs. Nestled along the northern facade, this extension emerges as a natural evolution rather than an intrusion. The garage, sized modestly to house a single vehicles or golf carts, integrates discreetly beneath the extended roofline, ensuring no disruption to the street-facing elevation that defines the district's cohesive charm. Adjacent to it, the living extension provides a flexible family room, bathed in natural light from clerestory windows that echo the original cottage's emphasis on indoor-outdoor flow—a nod to the late 1960s architects who drew inspiration from Florida's balmy climate.

What elevates this project to exemplar status within the Boca Grande Historic District is its unwavering commitment to authenticity. The extension meticulously maintains the same roof planes as the original structure: a consistent low-pitched gable with matching eave overhangs and fascia details, ensuring the silhouette remains unbroken against the horizon. Roofing materials mirror the existing metal roof that will age to patina perfection, while the exterior siding—horizontal lap boards sourced from sustainable hardi-siding replicates the texture and profile of the 1960s original, down to the subtle lap joints. Paint colors, drawn from the district's approved historic palette, will weather gracefully, fostering that timeless patina that unites Boca Grande's architectural tapestry. Even the foundation, raised in concert with the existing 8x8 wood pilings to mitigate flood risks, aligns with period-appropriate adaptations seen in neighboring cottages, blending practicality with preservation.

To further enhance the cottage's connection to its lush surroundings, a trellis pergola is proposed along the east side at ground level, gracefully linking the front yard to the pool deck. This open-air structure, constructed from cypress to match the cottage's siding, features slender beams and a lattice design inspired by mid-century garden elements found throughout the historic district. Painted in a soft, district-approved hue, the pergola provides dappled shade, encouraging leisurely strolls from the front entry to the pool area

HINKLE ARCHITECTURE INC.

while maintaining unobstructed views of the landscape. Its lightweight, open framework complements the cottage's low profile, avoiding visual clutter and preserving the property's airy, tropical ambiance. By fostering a seamless transition between indoor and outdoor spaces, the pergola not only enhances functionality but also reinforces the district's tradition of embracing the island's natural beauty, making it a fitting and historically sensitive addition.

This addition is not merely functional; it is a harmonious dialogue with history. By preserving the cottage's scale and massing, it avoids the pitfalls of overdevelopment that could erode the district's intimate, pedestrian-friendly ambiance. Instead, it enhances the property's livability, allowing future stewards to enjoy the island's rhythms—morning walks along garden rich streets, evenings on overlooking porches—without sacrificing the very essence that earned Boca Grande its historic designation in 1980. In a world of rapid change, this extension stands as a beacon of sensitive stewardship, proving that progress and preservation can coexist, enriching the district's narrative for decades to come.

Thomas W. Hinkle A.I.A.



Hinkle Architecture INC.
AR 13687

RECEIVED
OCT 29 2025

COMMUNITY DEVELOPMENT

HINKLE ARCHITECTURE INC.

windows as well as entire wings or rooms. *Per exteriors, we have maintained the architectural rhythm in height and finish.*

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

4.0 New Construction

- 4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district. *Not applicable – not contemporary.*
- 4.2 Align the facade of the building with the historic setbacks of the block or district. *In some cases similar projects have reduced façade setbacks.*
- 4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. *Not applicable – no new buildings.*
- 4.4 Building and roof forms should match those used historically. *Same roof and building form.*
- 4.5 Use similar building materials to those used historically for all major surfaces. *All new materials match existing.*
- 4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. *Similar and appropriate.*

5.0 Relocating Buildings in a Historic District

- 5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. *Not relocating*
- 5.2 Align the building within the historic patterns of setbacks and open space ratios. *The side yard setbacks remain the same – the front setback will need to be reduced from 25' to 17'.*
- 5.3 Orient the building according to the traditional pattern of the block or district. *Building location maintains the existing district pattern.*

Thomas W. Hinkle A.I.A

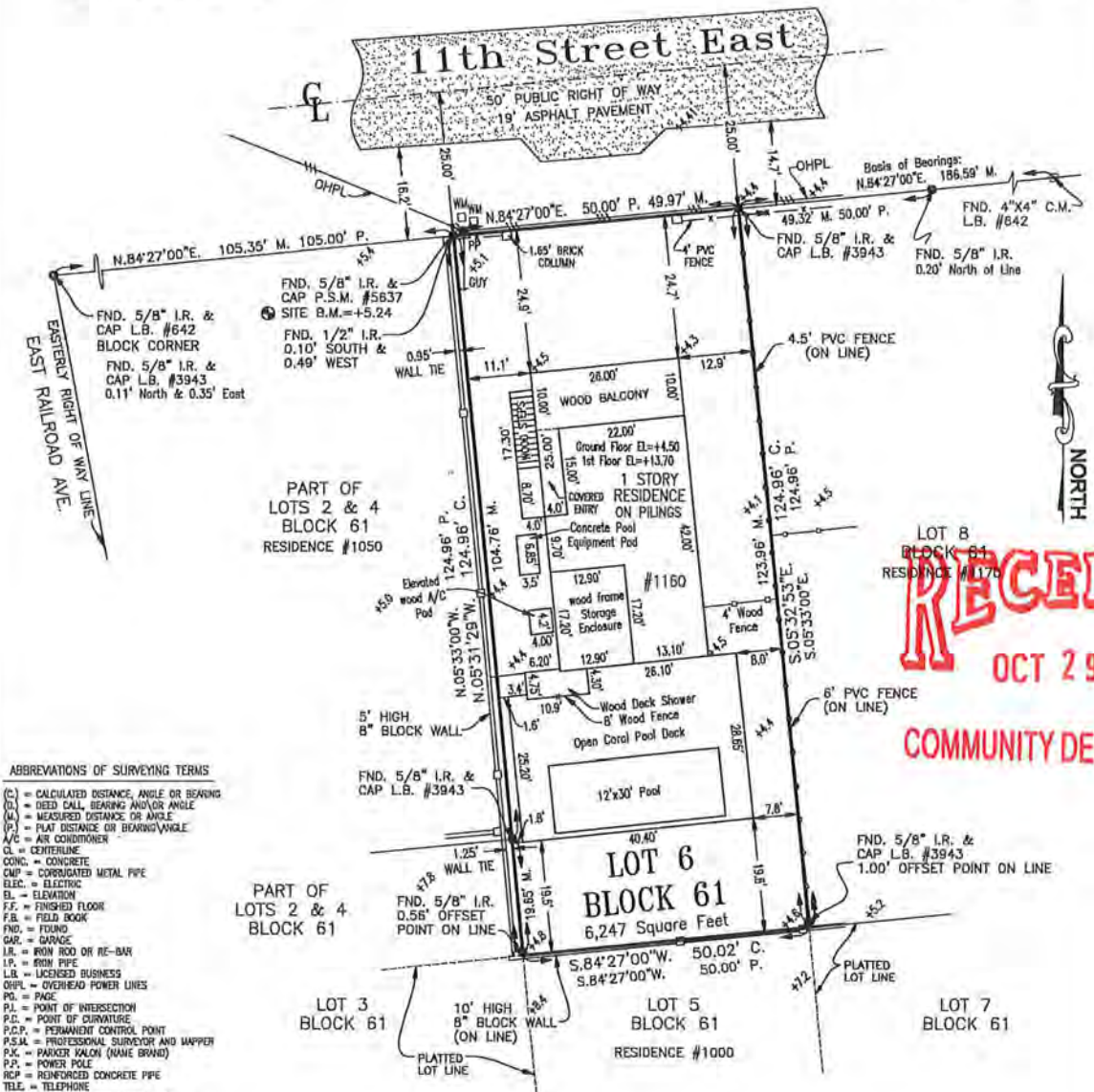
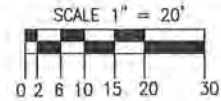


Hinkle Architecture INC.
AR 13687

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COMMUNITY DEVELOPMENT

1160 11th STREET
 BOCA GRANDE, FL 33921
 PARCEL I.D. #14-43-20-01-00061,0060
 Latitude 26°45'24.7" North
 Longitude 82°15'45.9" West



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- ABBREVIATIONS OF SURVEYING TERMS**
- (C) = CALCULATED DISTANCE, ANGLE OR BEARING
 - (D) = DEED CALL, BEARING AND/OR ANGLE
 - (M) = MEASURED DISTANCE OR ANGLE
 - (P) = PLAT DISTANCE OR BEARING/ANGLE
 - A/C = AIR CONDITIONER
 - CL = CENTERLINE
 - CONC. = CONCRETE
 - CMP = CORRUGATED METAL PIPE
 - ELEC. = ELECTRIC
 - EL. = ELEVATION
 - F.F. = FINISHED FLOOR
 - F.B. = FIELD BOOK
 - FND. = FOUND
 - GAR. = GARAGE
 - I.R. = IRON ROD OR RE-BAR
 - I.P. = IRON PIPE
 - L.B. = LICENSED BUSINESS
 - OHPL = OVERHEAD POWER LINES
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P.C. = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - P.K. = PARKER KALON (NAME BRAND)
 - P.P. = POWER POLE
 - RCP = REINFORCED CONCRETE PIPE
 - TELE. = TELEPHONE
- THIS LIST IS PROVIDED PURSUANT TO 51-17 FLORIDA ADMINISTRATIVE CODE AND TO ASSIST YOU IN UNDERSTANDING THE ATTACHED SURVEY.

DESCRIPTION

LOT 6, BLOCK 61, "REVISED PLAT OF BOCA GRANDE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 1A, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 There are no platted easements

Elevation Base Bench Mark: NGS BM #AG7796
 Florida Department of Natural Resources
 brass disc in top of concrete monument
 12' East of the centerline of the Southbound lane of Gilcrest Avenue and 43' South of the centerline of the Eastbound lane of 5th Street
 Stamped A 14 12 81 Elev.=+5.11 (NAVD 88),

Shremshock Surveying, Inc.
 Land Surveyors
 5265 Alamos Terr.
 North Port, Florida 34288
 ph. (941) 423-8875 fax. 423-4365
 e-mail: shremshocksurveying@comcast.net

Title: BOUNDARY & TOPOGRAPHIC SURVEY
 Prepared for: Richard J. Stafford
 Certified to: Richard J. Stafford
 Sketch No. 38-10-B Scale: 1" = 20'
 Field Book: 101/195 Page: 50/48
 Drawn By: DAVE Checked By: DAVE

FLOOD ZONE "AE"
 10.0 MIN. EL. REQ.
 COMMUNITY #125124
 PANEL #0019 "F"
 FIRM DATE 8/28/08

Revision Number: 1 Date: _____ Revision Made: _____
 Revision Number: _____ Date: _____ Revision Made: _____
 Revision Number: _____ Date: _____ Revision Made: _____

NOTES:

1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC. ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
4. GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

SURVEYOR'S CERTIFICATE

This is to certify that Richard J. Stafford made this day of the property as described and shown hereon, and that the survey Shremshock Surveying, Inc. are accurate and correct to the best of our knowledge and belief, and that the survey meets the Minimum Technical Standards set forth by the Florida Board of Survey and Mapping in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 577 of the Florida Statutes.

SHREMSHOCK SURVEYING, INC. LB #7747
 NO. 5837
 STATE OF FLORIDA DATE: 10/21/15

DAVID B. SHREMSHOCK
 Registered Surveyor and Mapper
 State of Florida License No. 5837

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

October 27, 2025

RE: RE: 1160 11th Street E – Stafford Living and Garage Extension **COMMUNITY DEVELOPMENT**

Owners wish to propose a site improvement by adding a wood fence each side of the existing entry pergola. The following is a list of these proposed improvements:

Boca Grande Historic District Guidelines (Non-Contributing)

1.0 Streetscape

- 1.1 *Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure. **Yes, the addition maintains the shape, scale and materials that currently exist.***
- 1.2 *The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front facade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings. **The pattern between buildings is maintained as the addition does not increase in width.***
- 1.3 *Additions should attempt to maintain overall sense of the size of the building. **An addition to the west or east would increase the visual size – this extension is to the north only.***
- 1.4 *Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. **Building is unchanged in height.***
- 1.5 *The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block. **These elements remain consistent.***
- 1.6 *Maintain the traditional proportions of glass in building facades. **Glass additions are minimal and maintain good proportions.***
- 1.7 *Maintain the traditional alignment between roof lines, porch protrusions and entrances. **The traditional alignment is essentially the same with a similar sized deck.***

2.0 Building Site

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

HINKLE ARCHITECTURE INC.

archaeological features. *The driveway will remain unchanged – however it will be shortened due to the streetward extension.*

- 2.2 *Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces. The building maintains this parallel configuration with the street.*
- 2.3 *The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front facade. The new additions is an northward extrusion maintaining the same original shape.*
- 2.4 *Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback. The limited size of the lot and the desire not to increase the building's width for cost and massing consideration would require an administrative variance decreasing the front setback from 25' to 17'.*
- 2.5 *Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional. No alleys exist.*
- 2.6 *Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and translate containers should be screened from view using fences, lattice screens or hedges. No changes to the building's garage locations.*
- 2.7 *Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found. The deck and railings shall be of similar in size and railing similar in vernacular.*
- 2.8 *Paving materials and patterns should respect traditional patterns on the block. No pavers exist – new walkway and drive pavers are proposed.*
- 2.9 *Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. Most existing landscape will be saved and some will be modified to be compatible with the new extension.*

3.0 Additions to Existing Buildings

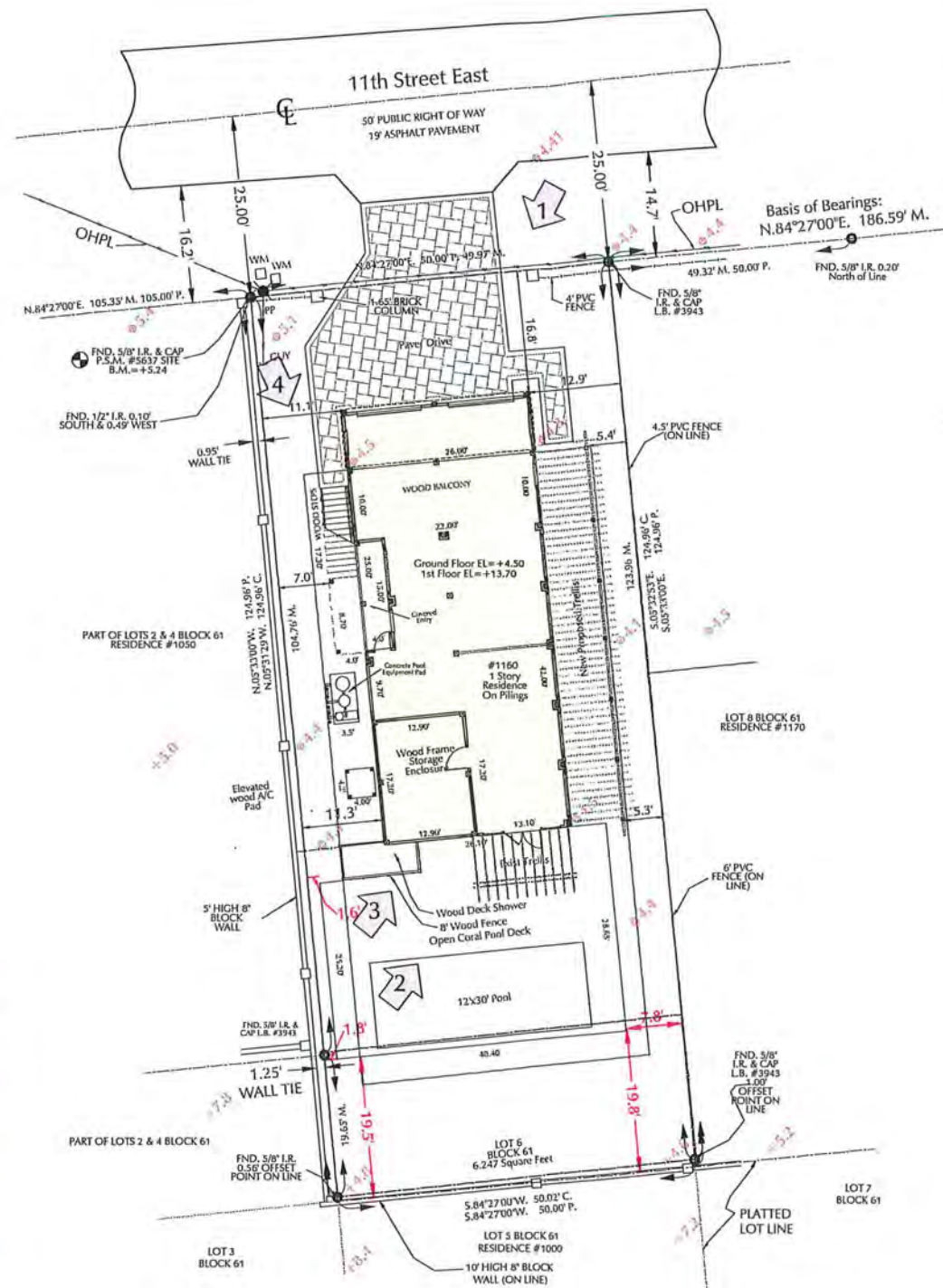
- 3.1 *Additions should be compatible with the size, scale, color, material, and character of the building and its environment. Additions may include porches and bay*

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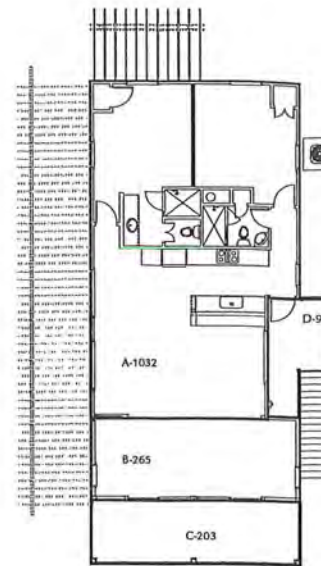
5703 ROSE GARDEN ROAD * CAPE CORAL * FLORIDA * 33914
PHONE: 239-542-7686 * EMAIL: THINKLE64@COMCAST.NET
FL. REG: AR 13687

Page 2 of 3

COMMUNITY DEVELOPMENT



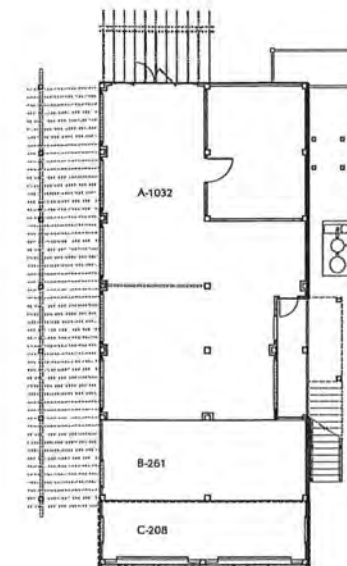
Site Plan
SCALE: 1/8" = 1'-0"



First Floor Areas

First Floor Living Area Analysis

A Existing Living Area	1032 S.F.
B Living Extension @ Exist Deck	265 S.F.
Living Area Total This Floor	1297 S.F.
C New Open Deck	203 S.F.
D Existing Entry Deck	96 S.F.
Non Conditioned Total Area	299 S.F.
Total Areas	1596 S.F.



Ground Floor Areas

Ground Floor Living Area Analysis

A Existing Garage & Storage	1032 S.F.
B Garage Enclosure Under Exist	261 S.F.
C New Garage Extension	208 S.F.
Area Total This Floor	1501 S.F.

Total All Areas	3097 S.F.
------------------------	------------------

Site Analysis

Lot Area	6,247 S.F.
Building Footprint	1,647 S.F.
Lot Coverage %	27 %

Index Of Drawings

- A-1 Site Plan & Cover Sheet
- A-2 Existing & Proposed Ground Floor Plans
- A-3 Existing & Proposed First Floor Plans
- A-4 Proposed & Existing Exterior Elevations
- A-5 Proposed & Existing Exterior Elevations Building Section - A & B

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Compliance Statement

THESE PLANS ARE SEALED IN COMPLIANCE WITH THE 2023 8th EDITION OF THE FLORIDA BUILDING CODES, (SECTION 1609, FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 160 MPH) EXPOSURE 'D' AND IN COMPLIANCE WITH THE CAPE CORAL LAND DEVELOPMENT CODE, STRUCTURAL CALCULATIONS FOR GRAVITY LOADS WERE PERFORMED FOR THIS STRUCTURE.

THOMAS W. HINKLE - REGISTERED ARCHITECT FLORIDA
CERTIFICATE NO. 13687

Comm: 2025
Drawn: T.W.H.
Checked:
Date: 4/8/2017

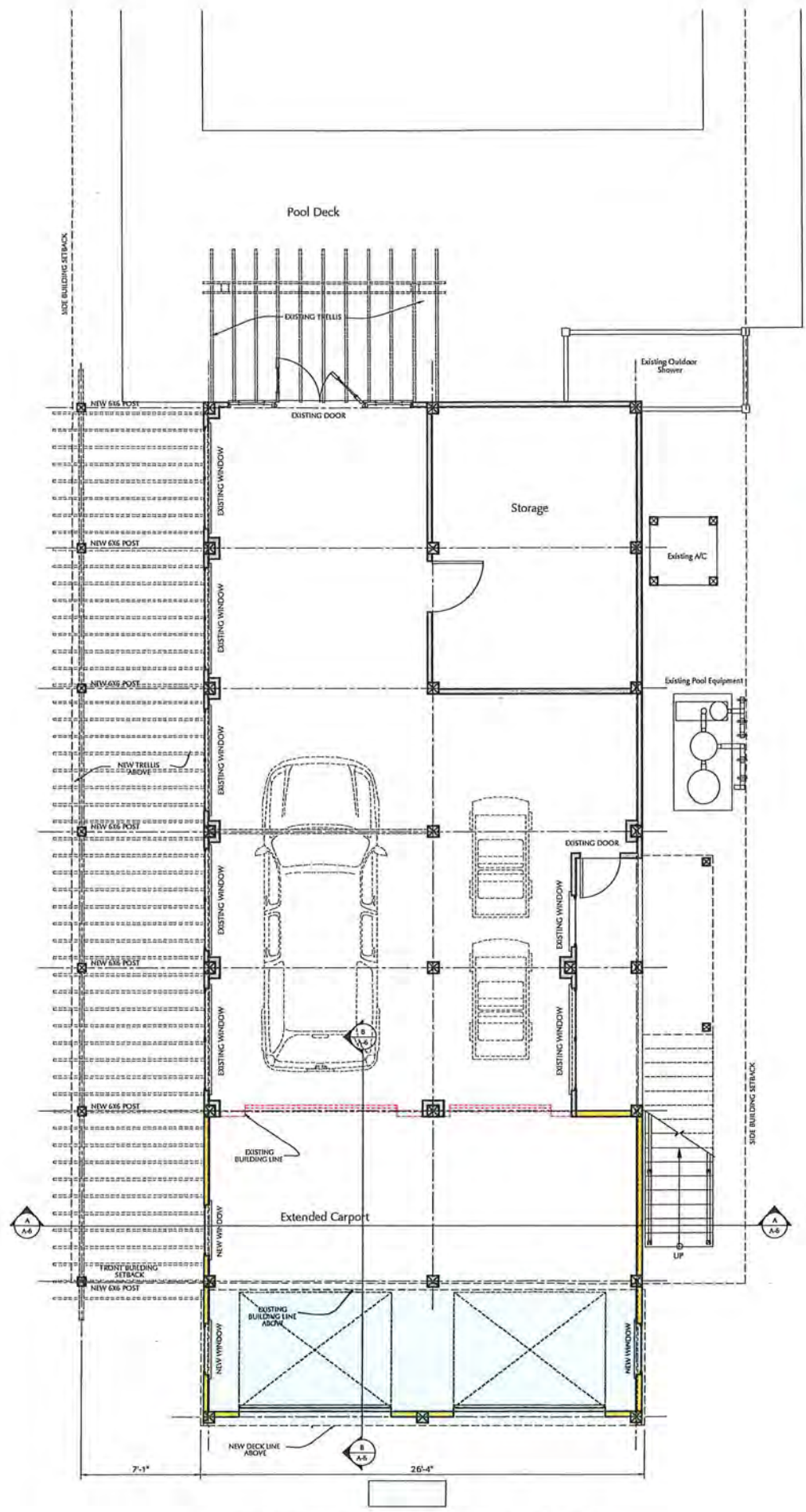
Date	Description
4/14/21	As-built Set
4/23/21	Progress Set
8/10/21	Progress Set
8/25/21	Progress Set
9/2/21	Progress Set
10/23/21	Progress Set
10/27/21	Progress Set
10/29/21	Progress Set
10/29/21	Block Set

Stafford Residence
1160 11th Street

BUILDER
SCHMEHL & HARKNESS, INC.

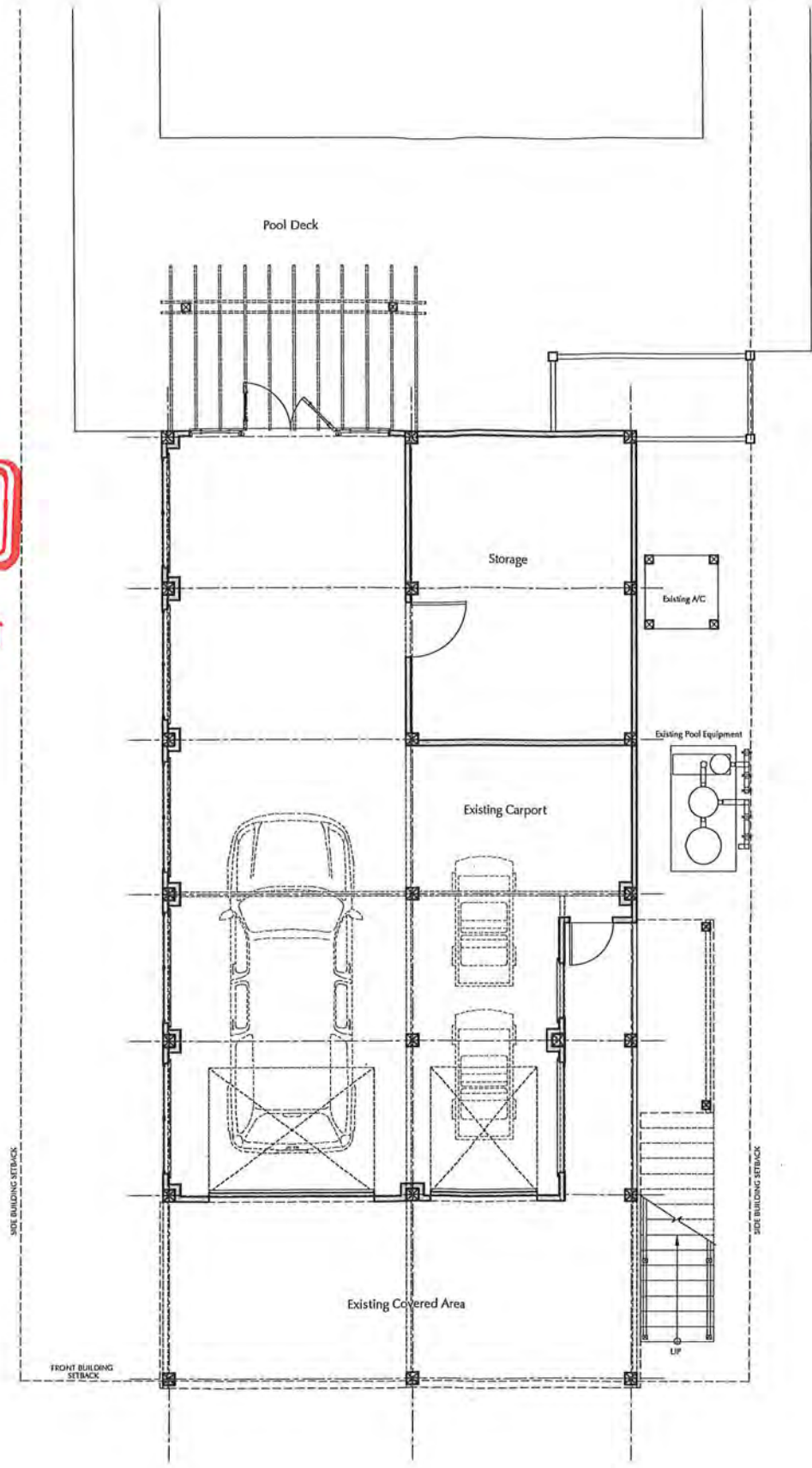
CONSULTING ARCHITECT
THOMAS W. HINKLE
1785 WINDY GARDEN BL.
SEBRING, FLORIDA 34959
REGISTERED ARCHITECT
FLORIDA REGISTRATION
NUMBER 13687

A-1



Proposed Lower Level Plan
Scale: 1/4" = 1'-0"

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Existing Lower Level Plan
Scale: 1/4" = 1'-0"

Consultant: 2025
Drawn: T.W.H.
Checked:
Date: 4/6/2017

Date	Description
01/20/17	As Built Set
05/03/17	Program Set
01/10/17	Program Set
05/03/17	Program Set
03/23/17	Program Set
10/20/17	Program Set
10/20/17	Program Set
10/20/17	Program Set

Stafford Residence
1160 11th Street

BUILDER
SCHMEHL & HARKNESS, INC.

HI
CONSULTING ARCHITECTS
2700 W. BOULEVARD #2
CANTONMENT, FL 33141
PH: 305-422-4144

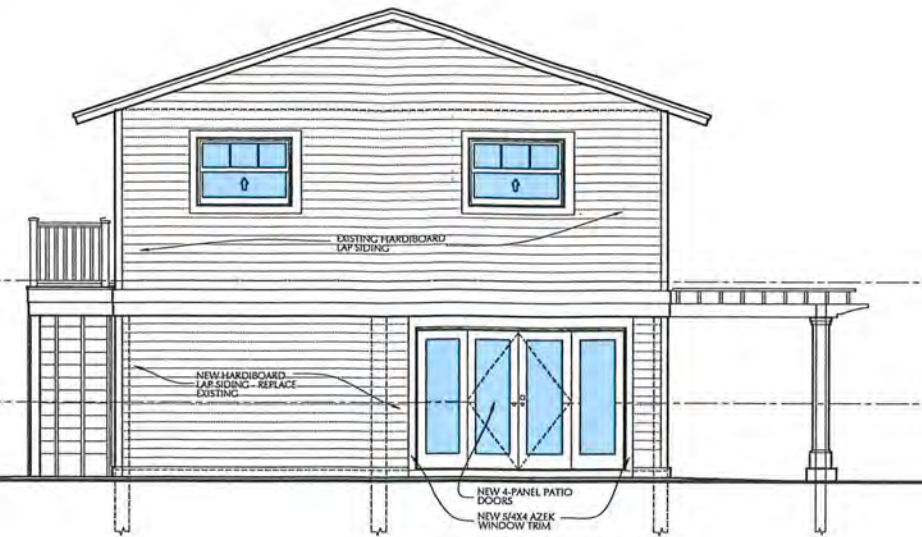
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OCT 29 2025

COMMUNITY DEVELOPMENT

Comm: 2023	
Drawn: T.W.H.	
Checked:	
Date: 4/6/2017	
Revisions	
Date	Description
4/1/17	As Noted
4/6/17	Program Set
8/15/17	Program Set
8/23/17	Program Set
9/27/17	Program Set
10/3/17	Program Set
10/27/17	Program Set
10/28/17	Markups



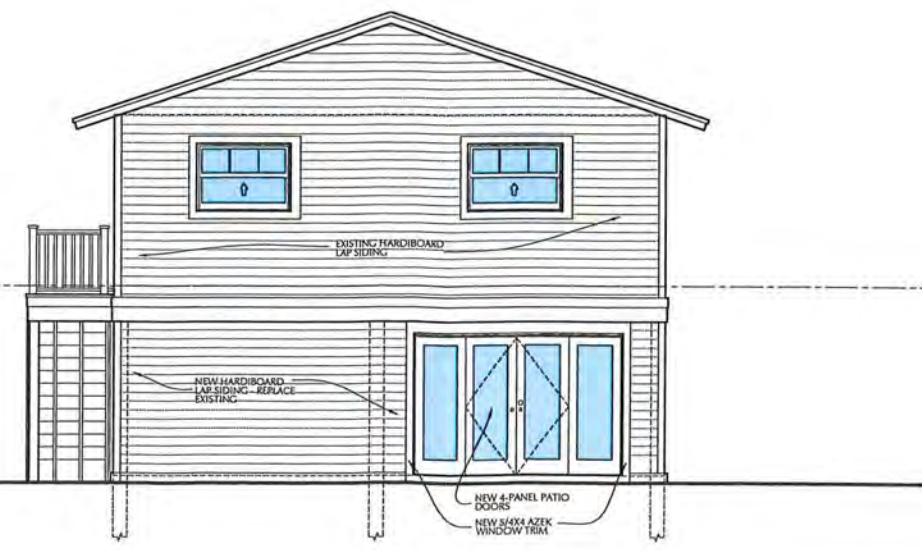
Proposed Right Side Elevation
Scale: 1/4" = 1'-0"



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



Exist. Right Side Elevation
Scale: 1/4" = 1'-0"



Exist. Rear Elevation
Scale: 1/4" = 1'-0"

Stafford Residence
1160 11th Street

BUILDER
SCHMEHL & HARKNESS,
INC.

HI
HINKLE ARCHITECTURE
ARCHITECTS
44 10351 NE
14th Street
Fort Lauderdale, FL 33314
PH: 954.561.1111
WWW.HINKLEARCHITECTS.COM

CONSULTING ARCHITECT
HINKLE ARCHITECTURE
ARCHITECTS
44 10351 NE
14th Street
Fort Lauderdale, FL 33314
PH: 954.561.1111
WWW.HINKLEARCHITECTS.COM

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00027 GASPARILLA INN SPA**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
January 14, 2026**

PROJECT ADDRESS: 500 Palm Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-00-00002.0000
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to permit the construction of a new 15,536 square-foot, two-story spa building and outdoor lap pool on a 9.16-acre portion of the Gasparilla Inn Historic Resort Area (referred to as the “North Gulf Area”) generally bounded by 5th Street West to the south, the Gulf of Mexico to the west, Gasparilla Road to the east, and 7th Street West to the north.

The subject property is listed as a contributing property in the Boca Grande Historic District Resolution (HD 90-05-01). Therefore, any changes are required to be consistent with the Secretary of Interior’s Standards for Rehabilitation and Land Development Code (LDC) Chapter 22. Given the non-contributing nature of proposed new construction on the subject property, Staff has also considered the proposed project’s consistency with the Boca Grande Design Guidelines in the analysis of the request.

FINDINGS AND RECOMMENDATIONS:

Staff recommends that the Boca Grande Historic Preservation Board:

- **Approve the Special Certificate of Appropriateness to permit the construction of the proposed spa building, as depicted on the plans and elevations stamped “received” on November 3, 2025; and**
- **Make a finding that the proposed project is in compliance with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Chapter 22 of the LDC.**

ANALYSIS

Location and surrounding uses/buildings

The subject property is a portion of the larger Gasparilla Inn Historic Resort Area as designated by the Gasparilla Island Conservation District Act of 1980 and subsequent amendments thereto. The Gasparilla Inn property, including the subject property, is also listed as a contributing property within the Boca Grande Historic District. It is bounded by 7th Street West to the north, the Gulf of Mexico to the west, Gasparilla Road to the east, and 5th Street West to the south. To the south of the property and across Gasparilla Road to the east are single family residences. To the north is the portion of the Gasparilla Inn Beach Club that was previously approved by SCA2018-10016.

Existing Conditions

The subject property is developed with tennis and/or pickleball courts on the south and southeast sections. The "Inn Adventures" building and golf cart storage facilities are located in the southern central portion of the property. Nine beach cottages run along the western side of the property. In the western central portion of the property is a large outdoor pool and associated cabana. On the eastern side of the property, from south to north, is a tennis pro shop, the existing fitness center, and a parking area proposed to be replaced with the new spa building. Other parking and road access run north-south through the center of the property.

History

The subject property is a portion of a large contributing property within the Boca Grande Historic District. The Gasparilla Inn property has been the subject of several applications for Regular and Special Certificates of Appropriateness. Because the parcel is the same STRAP number as the majority of the Gasparilla Inn property, there is an extensive list of approved Certificates of Appropriateness covering a wide variety of issues such as air conditioning and electrical work, reroofing, window and door replacement, etc..

Requested Changes

The applicant proposes to construct a new 15,536 square-foot, two-story spa building on an existing parking lot on the subject property.

Proposed Spa Building and Pool

Overall

The proposed two-story spa building will be located north of the existing fitness center and will occupy an area currently used for parking. The building will be divided roughly in half with the east side of the first floor containing a reception area, showers, hydrothermal and sauna facilities, restrooms and lounges for men. The west half of the first floor contains identical facilities for women. The south portion of the first floor will contain the main entry and retail facilities whereas the north portion of the first floor contains a co-ed retreat with a pool and outdoor relaxation area. The second floor of the building will contain treatment rooms on the east side of the structure. The main entrance is on the west façade. The proposed location for the building is currently a parking lot.

The building will have four main sections, each with its own roof. The entrance section will have a hip roof topped with a linear cupola. A gable-roof extension will cover the main entrance on the west side of this section. The central section on the east of the building will have a hip roof with the upper portion at a steep angle and the lower portion at a much gentler angle. This section is flanked by two smaller sections that have simple hip roofs. Both the north and western portions of the building will have the two-angle hip roofs as well. In addition, the western section will have two decorative gabled blind dormers.

The proposed roofing material will be natural wood cedar shakes although asphalt shingles are listed as an alternative. The walls will be faced with two materials. At the base, the walls will have smooth stucco facing. Above this will be horizontal fiber-cement lap siding. All trim and lattice work will be composite material. The windows will be a pattern of sash windows with multiple lights in the upper half over a single light in the lower half. This matches the windows found in the existing fitness center to the south.

North Façade

The north façade of the building will consist mainly of the co-ed retreat which will have three separated sash windows in the middle of the façade which will be flanked on both sides with a ribbon of two sash

windows with decorative louvered shutter. To the east is the elevator and stairwell enclosure. It will have a smaller ribbon of two sash windows on the second floor. On the west end of the façade is the outdoor relaxation area that is mainly faced with composite lattice work topped with a row of clerestory windows.

East Façade

The ground floor of the east façade is mainly blank with only two small utility doors and the rest covered with the cement-fiber siding.

The second floor has six sash windows, each with decorative louvered shutters. Each of the flanking towers has a ribbon of two windows with the ribbons having decorative louvered shutters. The west façade of the southern portion of the building is plain, with only the horizontal siding. The cupola has a single sash window.

South Façade

The central portion of the south façade is the main entrance/retail facility for the building. There is an entrance with glass doors accessed by a short flight of stairs with a railing. This entrance is directly across from the north entrance of the existing fitness center. Two small windows are situated at the west side of this section. Also visible is the main southern entrance under the gabled roof extension with regular pedestrian and ADA-compatible access. On the top is the long face of the cupola that has three small sash windows in the pattern typical of the structure.

The two-story eastern section is plain with no windows, only the horizontal fiber-cement siding.

Visible on the western side of the façade is the women's facilities section. It is faced with composite latticework topped with a row of clerestory windows.

West Façade

At the south end of the west façade is the main entrance to the building. It is approached by both conventional steps and an ADA-compliant ramp, all with railings. Large, swinging, glass doors are flanked by large side lights and above by a large transom window. The gabled roof extension will be supported by four square posts with decorative braces.

The central portion of the façade will contain the women's portion of the spa facilities and will be faced with composite latticework topped by a row of clerestory windows across the entire section. Like the rest of the building, the base will be faced with smooth stucco. This portion of the façade will also have a pair of gable-roofed blind dormers on the roof. These features match the dormers found on other buildings in the Gasparilla Inn Beach Club property.

The northern section of the west façade will mainly be obscured by a latticework fence containing the outdoor section of the co-ed relaxation area. Some portions of the windows and horizontal siding will be visible between the fence and hip roof.

Proposed Outdoor Lap Pool

The proposed pool will be located between the proposed spa building and the existing fitness center. It will have an extensive concrete deck running completely between the spa and the fitness center. The design and materials are conventional in nature and are typical for the property.

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 addition of a dedicated spa building is in keeping with the historic character of the property. Portions of the property already have already been used for spa functions in the past. The proposed building simply enlarges these functions.
- (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.*
None of the features of the property proposed to be removed affect the historic character of the Gasparilla Inn.
- (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 spa building does not constitute a conjectural feature. Nor does it alter any of the historic character of the property, either in use, appearance, or construction.
- (4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
No historic features on the subject property are being affected by the proposed construction. Only a portion of the existing parking lot will be removed.
- (5) *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
The proposed new building seeks to match the style and appearance of the existing buildings within the Gasparilla Inn property.
- (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 of deteriorated historic features is proposed by this request. Only new structures are proposed for 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.*
No chemical or physical treatments are proposed by this request.
- (8) *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
The subject property is not within an archaeological sensitivity zone and no archaeologically significant features or artifacts have been found on the subject property.

- (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 construction of the spa building will not impact any of the historic buildings or materials that characterize the property. The new work will be differentiated from the old by its location and materials, and is generally compatible with the massing, size, scale, and architectural features of the overall Inn property and the surrounding area. The redevelopment of the subject property will serve to complement the Contributing buildings, structures, features, and amenities of the Inn while allowing the Inn to modernize its accommodations and amenities.

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

The proposed new construction will not be attached to any existing buildings and will not require the destruction of any historic features on the property. The proposed spa could be removed and the site returned to its current state with no damage to any historic features.

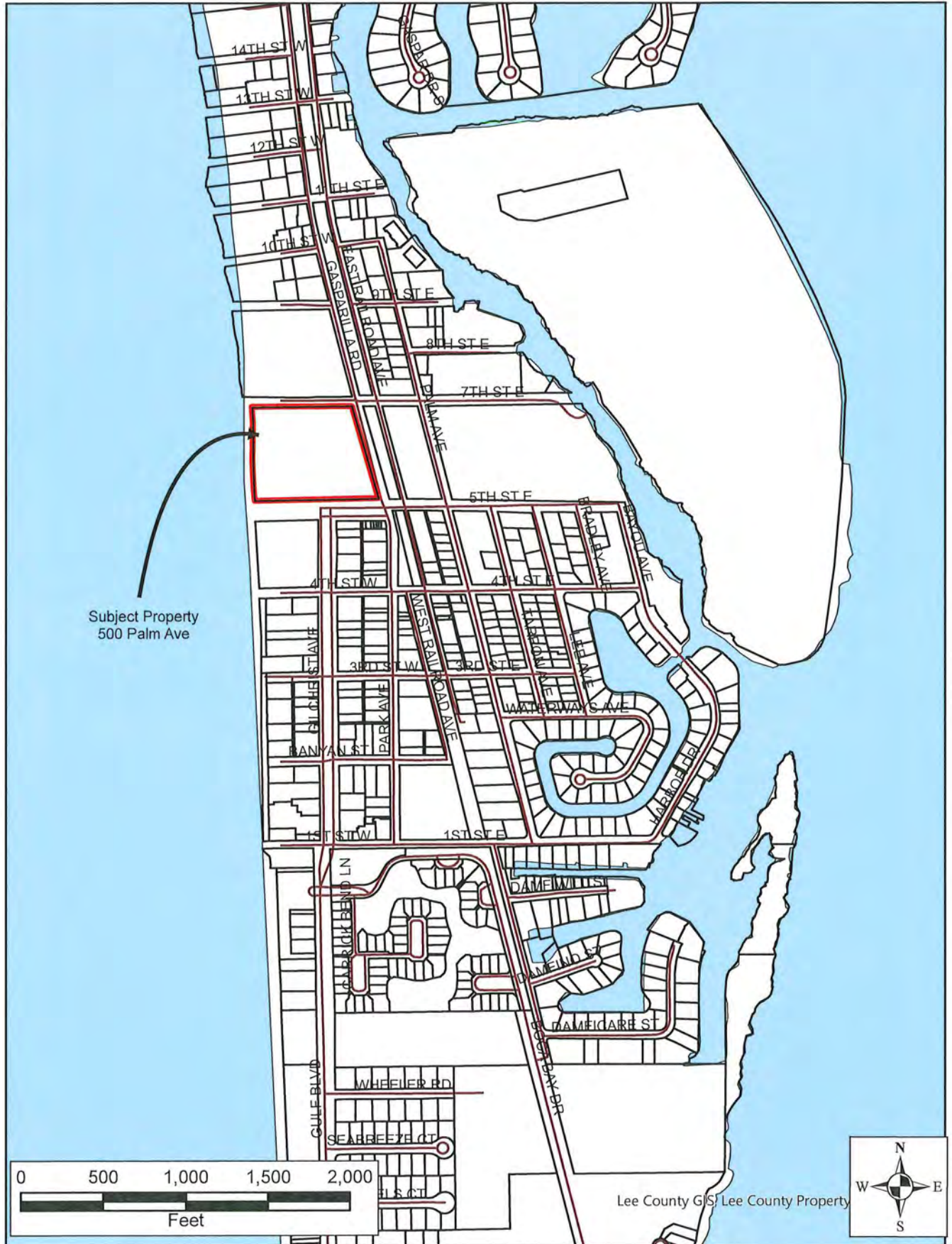
Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds that the request is substantially consistent with the Secretary of Interior's Standards for Rehabilitation and LDC Chapter 22.

Attachments:

- Location Map
- Aerial
- Applicant Exhibits
 - Narrative
 - Site Plans
 - Floor/roof Plans
 - Elevations
 - Renderings
 - Materials Description
 - Site Photos

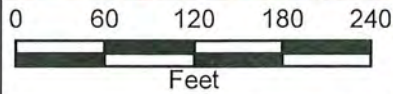
SCA2025-00027, Gasparilla Inn Spa, 500 Palm Avenue



SCA2025-00027, Gasparilla Inn Spa, 500 Palm Avenue



Subject Property
500 Palm Ave



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



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The Gasparilla Inn Spa
Special Certificate of Appropriateness
Project Narrative

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The Gasparilla Inn ("Applicant" "Inn") is requesting BGHPB approval of a 14,000 square foot, two-story spa/wellness center to be constructed as part of the existing fitness center located on the cottages and amenities site. The subject property is located at 500 Palm Avenue, Boca Grande, and is identified as a portion of STRAP 14-43-20-00-00002.0000.

Location and surrounding uses/buildings

The subject property is a portion of the larger Gasparilla Inn Historic Resort Area as designated by the Gasparilla Island Conservation District Act of 1980 and subsequent amendments thereto. The Gasparilla Inn property, including the subject property, is also listed as a contributing property within the Boca Grande Historic District per Resolution HD 90-05-01. It is bounded by 7th Street West to the north, the Gulf of Mexico to the west, Gasparilla Road to the east, and 5th Street West to the south. One single-family residential compound is located to the north of the subject property. Additional guest cottages associated with the Inn are located across Gasparilla Road, the Boca Grande Bike Path, and East Railroad Avenue to the east of the subject property. The 5th Street Beach Access and parking area, the Gasparilla Inn Beach Club, and a mix of single-family and commercial uses are located across 5th Street West to the south of the subject property.

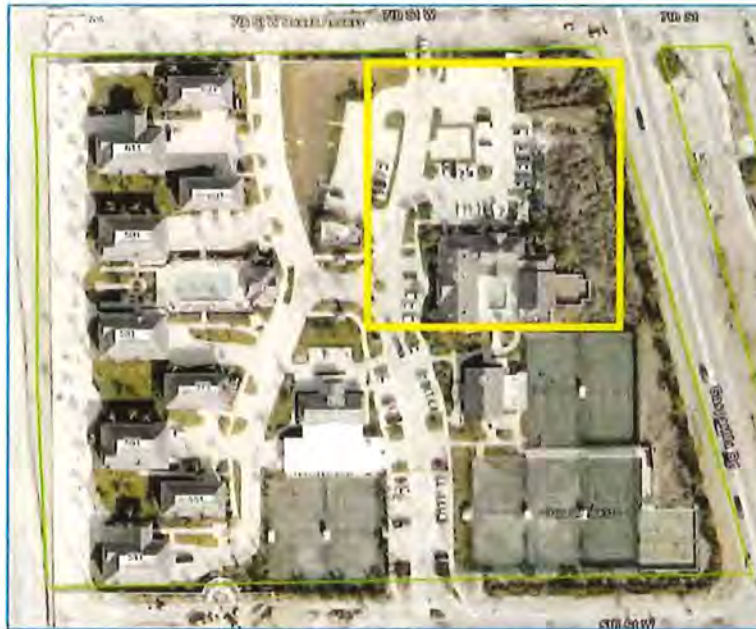


Figure 1: Project Area



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THE CENTER FOR CONNECTIVE ARCHITECTURE

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Existing Conditions

The property is currently developed with nine (9) Gulf-front buildings, including the Gasparilla Inn Adventures building, a fitness center, a tennis pro shop, pickleball courts, parking, and associated walls and fences at the perimeter of the property. These current uses are not identified as a historic resource. This request is specific to the Fitness Center area shown in yellow in Figure 1. There are no changes proposed to any other structures on the parcel.

History

The subject property is a portion of a large contributing property within the Boca Grande Historic District. The Gasparilla Inn property has been the subject of several applications for Regular and Special Certificates of Appropriateness. The subject property has been included in two (2) applications for Special Certificate of Appropriateness (SCA 98-11-01 and SCA2018-10016) to permit renovation, redevelopment and new construction on the Gasparilla Inn Beach Club property. No other certificates of appropriateness have been issued for the subject property.

Requested Changes

The Applicant, Gasparilla Inn (“Inn”), is requesting approval of a Special Certificate of Appropriateness to permit the new construction of a 14,000 sq. ft. spa/wellness center on the north side of the existing fitness center. There is no demolition proposed to any existing structures.

In direct compliance with LDC Section 34-2255(j)(2), standards for construction, the Inn desires this spa and wellness center expansion in order to continue providing traditional uses which are of a public benefit to the operation and maintenance of a resort inn complex.

The addition of a new 14,000-square-foot spa and wellness center will significantly enhance the overall guest experience and operational sustainability of The Gasparilla Inn, supporting its continued success and longevity as a historic resort destination on Boca Grande. As a century-old landmark, the Inn’s ongoing viability depends on its ability to evolve thoughtfully and meet contemporary guest expectations while preserving its unique character and heritage.

The proposed spa and wellness center will complement existing resort amenities and respond to growing demand for holistic health, wellness, and relaxation experiences that are considered essential components of high-end resort offerings. By integrating modern wellness facilities within a historically sensitive architectural design, the Inn can attract younger generations and wellness-focused travelers—while strengthening its appeal to repeat guests and members.

I. New Construction

The Inn intends on constructing what is essentially an expansion of the existing fitness center to now include a new 14,000 sq. ft. spa and wellness center amenity. This new amenity is supported by the Gasparilla Inn Historic Resort Area, which anticipates new amenities that continue to benefit the operation of the resort complex.



The design of the spa seeks to utilize the architectural design that is common and expected on Boca Grande and at the Inn, as demonstrated by the architectural elevations prepared by Cooper Carry.

The proposed spa includes new buildings and facilities designed to be a low impact development that blends in with the existing development in the historic district. The applicant requests the BGHPB approve the proposed new construction. Within the Boca Grande Historic District, contributing properties must address the Secretary of the Interior's Standards for Rehabilitation. Each Secretary of the Interior's Standard for Rehabilitation for the proposed new construction is addressed in detail below.

- 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 is currently utilized for and developed with recreational amenities including nine (9) Gulf-front residential cottages, an Inn Adventures building, a fitness center, a tennis pro shop, pickleball courts, and associated walls and fences at the perimeter of the property. The existing use of the property has been and continues to be accessory to the operation of the Inn and customary of the historic resort use of the whole of the Inn property. The current use of the property with a mix of residential uses associated with the Inn and non-residential, amenity-type uses for the Inn's guests is consistent with the historic purpose and use of the property, as will be the addition of the spa amenity. The construction of the spa on the property is not proposed to impact the Contributing buildings on the Inn property, nor will the new amenity on the property fundamentally alter the defining characteristics of the Inn as a whole.

- 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.**

None of the features of the property proposed to be removed (parking spaces) affects the historic character of the Gasparilla Inn. The new construction of the spa amenity being added to the existing fitness center building will serve to retain and preserve the historic use of the property by providing the opportunity to modernize amenities for the Inn to ensure its continued viability.

- 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 development of the spa, new construction on the subject property, incorporates architectural styles and site design that serves to complement the historic

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Gasparilla Inn while also providing for the differentiation from the Contributing buildings and features of the property. The proposed improvements to the property, the spa, do not serve to create a false sense of historical development and incorporate modern materials in a style that is complementary to the character of the Inn property.

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

The subject property is currently developed with structures that do not have any historic significance. There are no changes proposed to the historic Inn and cottages. As a result, the historic and architectural characteristics are retained and preserved.

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

There are no distinctive features, finishes, construction techniques, or examples of craftsmanship present on the subject property. The features, finishes, construction techniques, and examples of craftsmanship located elsewhere on the Inn property will not be affected by this request.

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 of deteriorated historic features is proposed by this request.

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 chemical or physical treatments are proposed by this request.

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

The subject property is not within an archaeological sensitivity zone. A cultural resource assessment survey of the Inn property was conducted in 2015, and a small archaeological site was identified to the north of the location of the old tennis pro shop at the time. Small green and light aqua container glass fragments were recovered in this

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area and are likely dated to the early twentieth century, when historic development of the downtown Boca Grande community began. The assessment indicated that there are no indications of any structures being located in the project area and that no diagnostic artifacts indicating potential for further research were recovered at the time of the investigation. The subject property is currently completely developed and the new construction will take place on a portion of the site where development already occurs. There are no new areas of the site proposed for new construction or redevelopment.

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 new construction on the subject property will not impact any of the historic buildings or materials that characterize the property. The new work will be differentiated from the old by its location and materials, and is generally compatible with the massing, size, scale, and architectural features of the overall Inn property and surrounding area. The proposed spa has an overall Building Height of 33'-8" from ground level and is proposed to be two stories. Within the parcel itself are nine (9) two-story cottages with heights ranging from 28.17 to 30.33 feet. The height of the existing Fitness Center building is approximately 23-ft 9-in from finished floor to roof peak, which is compatible with and complementary to the proposed spa facility. The nearest residential units are located directly south of the parcel on 5th Street W. and contain a mix of a single-family residence and townhouses, all of which are two stories as well. The proposed spa building height is well within the range of the traditional roof heights in the historic district. There are many buildings within that range within the historic district and the community as a whole. The development of the spa on the subject property will serve to complement the Contributing buildings, structures, features, and amenities of the Inn while allowing the Inn to modernize its accommodations and amenities.

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

The proposed new construction associated with the request is completely removed from the Contributing buildings on the Gasparilla Inn property. While the entirety of the Gasparilla Inn Historic Resort Area is designated as Contributing property in the Boca Grande Historic District, the new construction of the spa/wellness center will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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General Architectural Description

The proposed building expansion features natural cedar shake or dimensional asphalt shingle as an alternative to match the existing Fitness center roofs. Roof forms are a combination of hip and gabled types. The exterior material for the expansion will again match the Fitness Center with the use of fiber cement smooth lap siding, painted to match. The main colors of the proposed building are intended to match those of the existing Fitness building – natural cedar for the roof, a pale yellow paint for the walls (Porter Paint custom yellow cream PP739-10ILO5), and an accent blue (Yarmouth Blue HAC-150 and BM Buxton Blue CH-149) for window shutters and accent trims.

Fenestration is intended to match the type and proportions of the existing Fitness – a combination of double-hung sash windows with divided lights and fixed aluminum storefront windows and entrances. Some arched windows are also included to echo the openings.

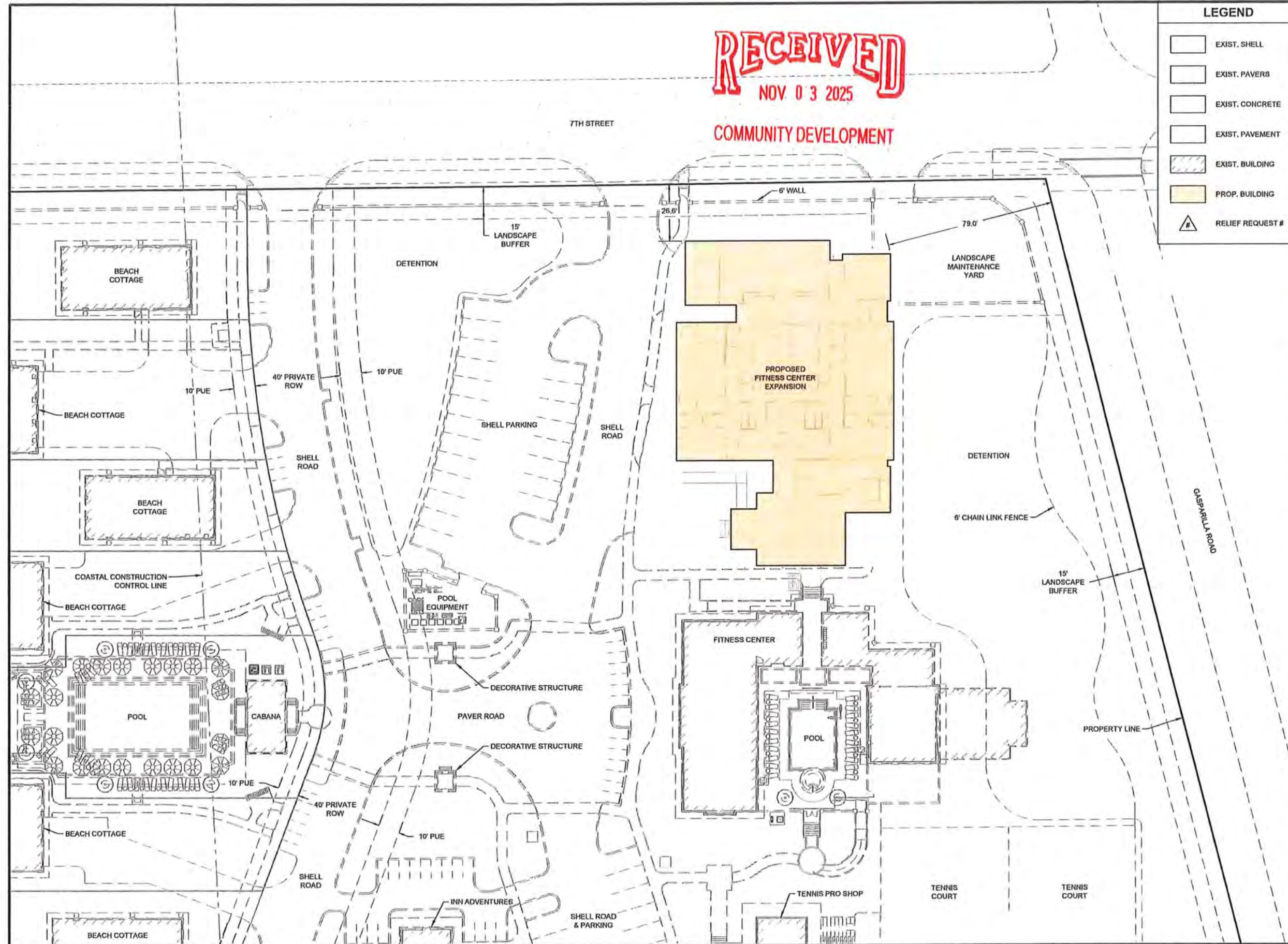
The entrance for the combined structures will utilize the character of the existing Fitness entrance utilizing wood posts and a wood lattice infill along with decorative brackets with a matching profile. The west façade takes some of the character of the Gasparilla Spa with clerestory windows to allow light into the internal spaces and decorative panels help reduce the overall scale of the wall providing a more pedestrian-friendly experience for the sidewalk in front. Also along the west façade we have an outdoor relaxation space for guests that is screened with a similar character to the outdoor Fitness area on the east side of the Fitness Center. Along the north, windows similar to the Fitness will allow light into the group relaxation area and will likely be fritted glass to provide a level of privacy to the guests within. At the northeast corner we have a two story stair and elevator which also acts to hold that end of the building. The east façade will be partially visible behind the large plants that run along Gasparilla Road within and around the dry flood reservoir and is broken down in scale with faux windows that utilize shutters to appear closed. This east façade is balanced by two elements at the north and south corners to give a symmetrical presence along Gasparilla road.

At the eave level, decorative brackets suggest exposed roof rafters found on existing Gasparilla Inn buildings. The roof configuration behind the sloped shingle roof areas includes a recess flat area to conceal mechanical equipment.

Identifying entrance to the new wellness facility, a monument sign is proposed to be placed at the center island of the small drop-off area at the entrance of the property. The sign would be modest in size and styled to reflect the architecture of the Gasparilla Inn. The final location and design of the sign will be submitted to the board for review at a later date.

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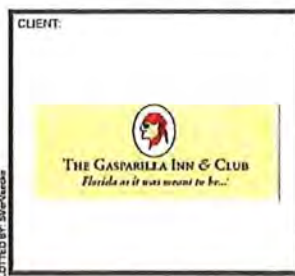


LEGEND

	EXIST. SHELL
	EXIST. PAVERS
	EXIST. CONCRETE
	EXIST. PAVEMENT
	EXIST. BUILDING
	PROP. BUILDING
	RELIEF REQUEST #

PROJECT:
GASPARILLA INN SPA EXPANSION

LOCATION:
500 PALM AVE
BOCA GRANDE, FL 33921



CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA 13 8337 • FL CERT # 01 18291 • LC15000033

Fort Myers
294 Cleveland Avenue
Fort Myers, Florida 33901
239 337-3399
Fax: 239 337-3394
Tel Fax: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Tel Fax: 866-337-7341

Destin
819 Grand Boulevard
1st Floor
Murray Beach, Florida 32550
Tel Fax: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: SMV
DRAWING BY: SMV
JURISDICTION: LEE COUNTY
DATE: 10/29/2025

SHEET TITLE:
CONCEPT PLAN DETAILED

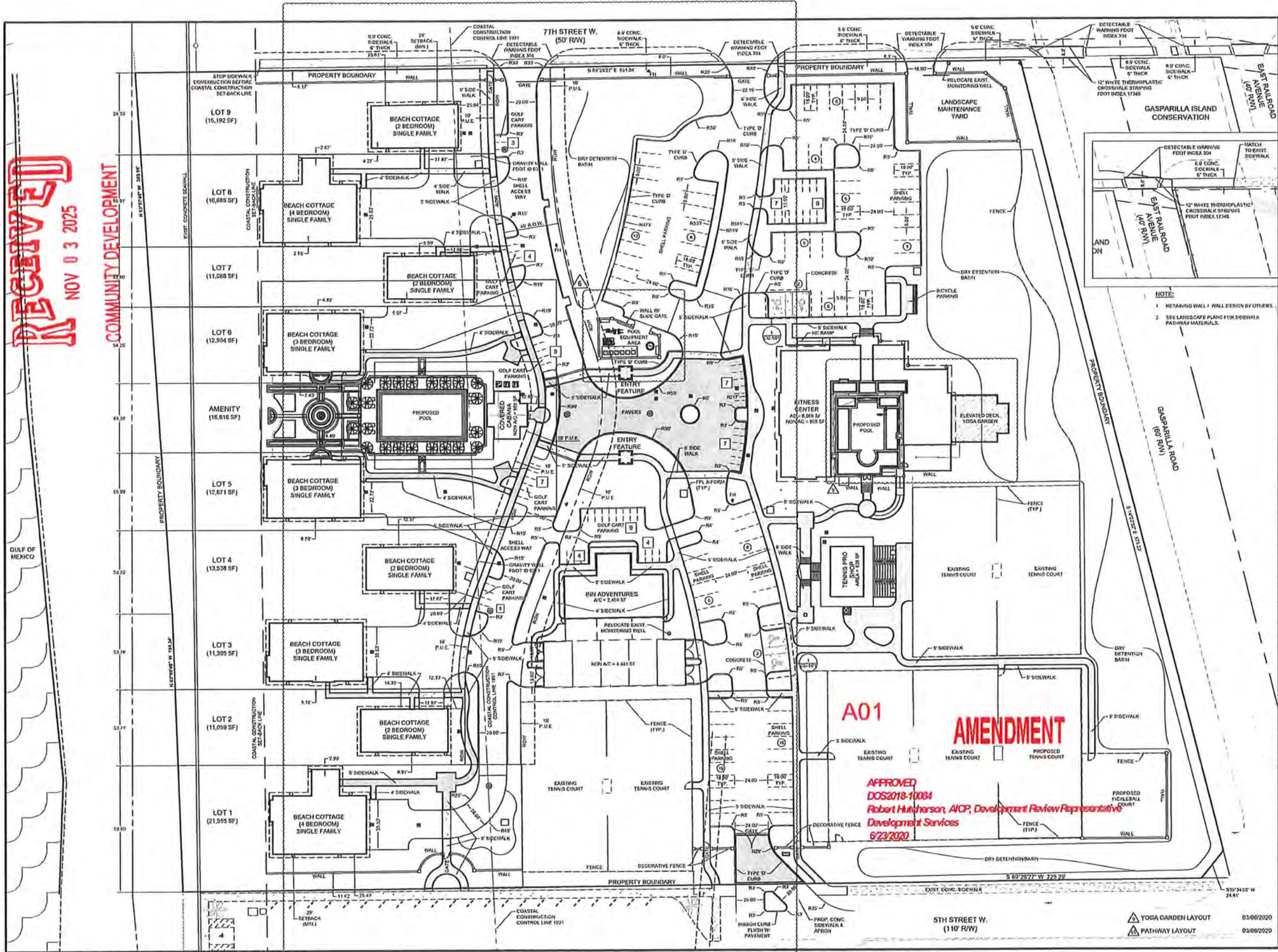
SHEET NUMBER: X-102

SCALE 1"=20'

JOBFILE NUMBER: 10021-12

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PROJECT:
GASPARILLA INN
BEACH COTTAGES
AND AMENITIES

LOCATION:
500 PALM AVE, BOCA GRANDE
FLORIDA, 33921

CLIENT:



The Gasparilla Inn & Club
Florida's most unique resort to live...

CONSULTANT:



MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CAD #15214 (CERT. NO. 1217) AL00000140

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2914 Chumuck Avenue
Fort Myers, Florida 33901
(941) 337-7992
Fax (941) 337-7993
Toll free 800-337-2343

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free 866-342-2348

Destin
507 Highway 98
Unit 203
Destin, Florida 32427
Toll free 800-337-2343

SEAL:

RYAN M. SHUTE
FL PE# 54597

EXAMINED THESE PLANS WITHOUT AVOIDING, SEAL AND SIGNATURE BY THE ENGINEER OR SURVEYOR


REVISIONS	DATE

▲ POOL EQUIPMENT AREA 01/15/2020

PROJECT MANAGER: RMS
DRAWING BY: ESS
JURISDICTION: LEE COUNTY
DATE: 4/24/2020
TITLE:

SITE PLAN

SHEET NUMBER: CS-101



SCALE 1"=30'

JOBFILE NUMBER: 10021-01

A01

AMENDMENT

APPROVED
DOS2018-10084
Robert Hutchinson, AICP, Development Review Representative
Development Services
6/23/2020

▲ YOGA GARDEN LAYOUT 03/08/2020
▲ PATHWAY LAYOUT 03/08/2020



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**ISSUED TO: HISTORIC PRESERVATION BOARD
OCTOBER 30, 2025**

PROJECT NARRATIVE

THE SCOPE OF WORK IS A LIMITED WELLNESS EXPANSION OF AN EXISTING FITNESS CENTER AT GASPARILLA ROAD AND 7TH STREET WEST.

THE SITE OF THE PROPOSED EXPANSION IS CURRENTLY A SURFACE PARKING LOT FOR THE EXISTING FITNESS CENTER. THE EXPANSION IS A TWO-STORY BUILDING WITH AN OVERALL HEIGHT OF 33'-8" ABOVE AVERAGE GRADE AND A GROSS AREA OF 15,459 SQFT.

THE EXPANSION WILL INCLUDE A LAP POOL AND AN OUTDOOR RELAXATION AREA.

THE CONSTRUCTION TYPE, MATERIALS, AND COLORS OF THE PROPOSED BUILDING WILL MATCH THAT OF THE EXISTING FITNESS CENTER.

GROSS AREA SCHEDULE

LEVEL	AREA
FITNESS LEVEL 1	12,031 SF
FITNESS LEVEL 2	3,506 SF
TOTAL GROSS AREA	15,536 SF

OWNER

THE GASPARILLA INN
500 PALM AVENUE

BOCA GRANDE, FL 33921
(941) 964-4500
www.the-gasparilla-inn.com

ARCHITECT

COOPER CARRY
191 PEACHTREE STREET NE
SUITE 2400
ATLANTA, GA 30303
(404) 237-2000
www.coopercarry.com

PROJECT N° 20250110

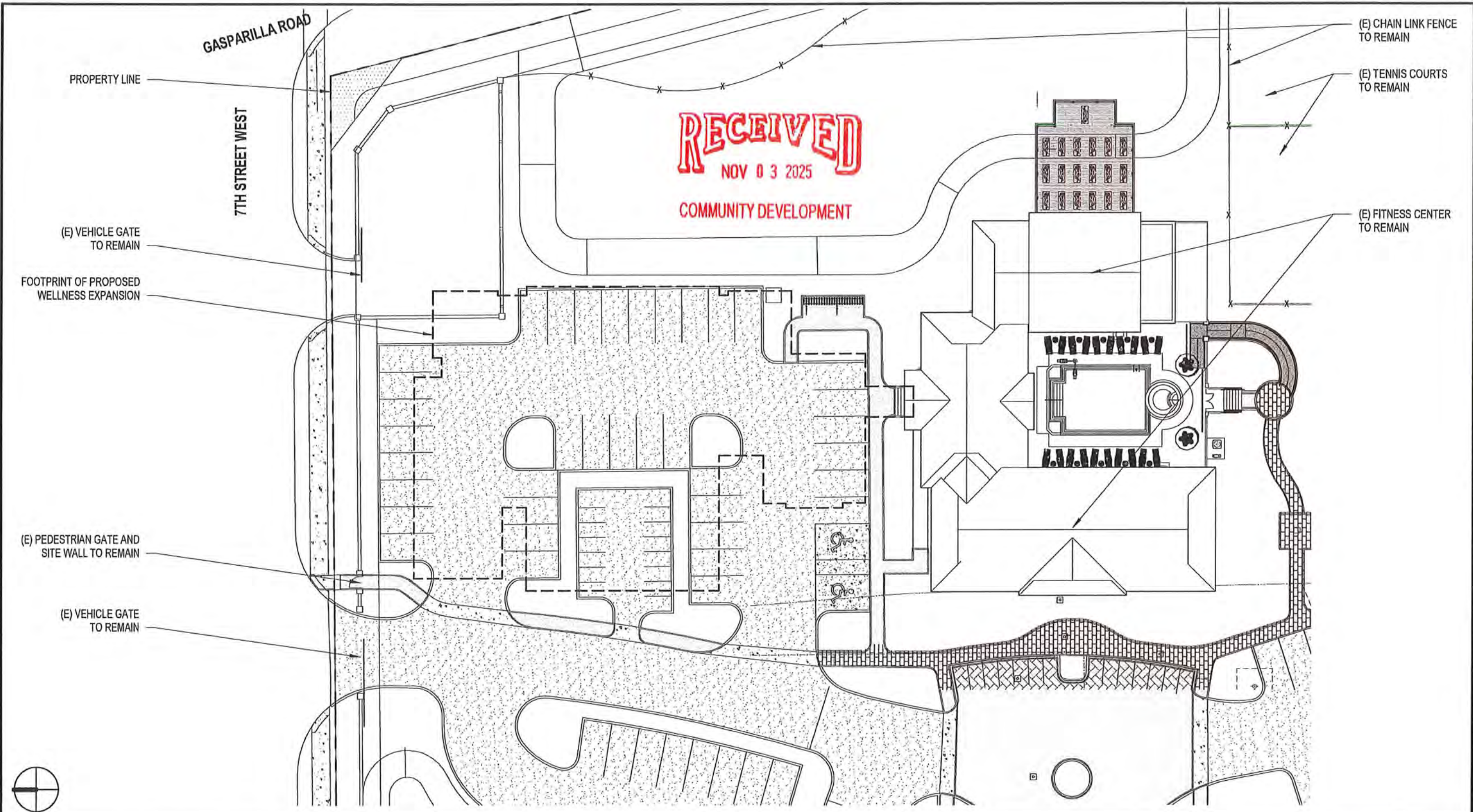
10/30/25

COVER SHEET

P.00

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921

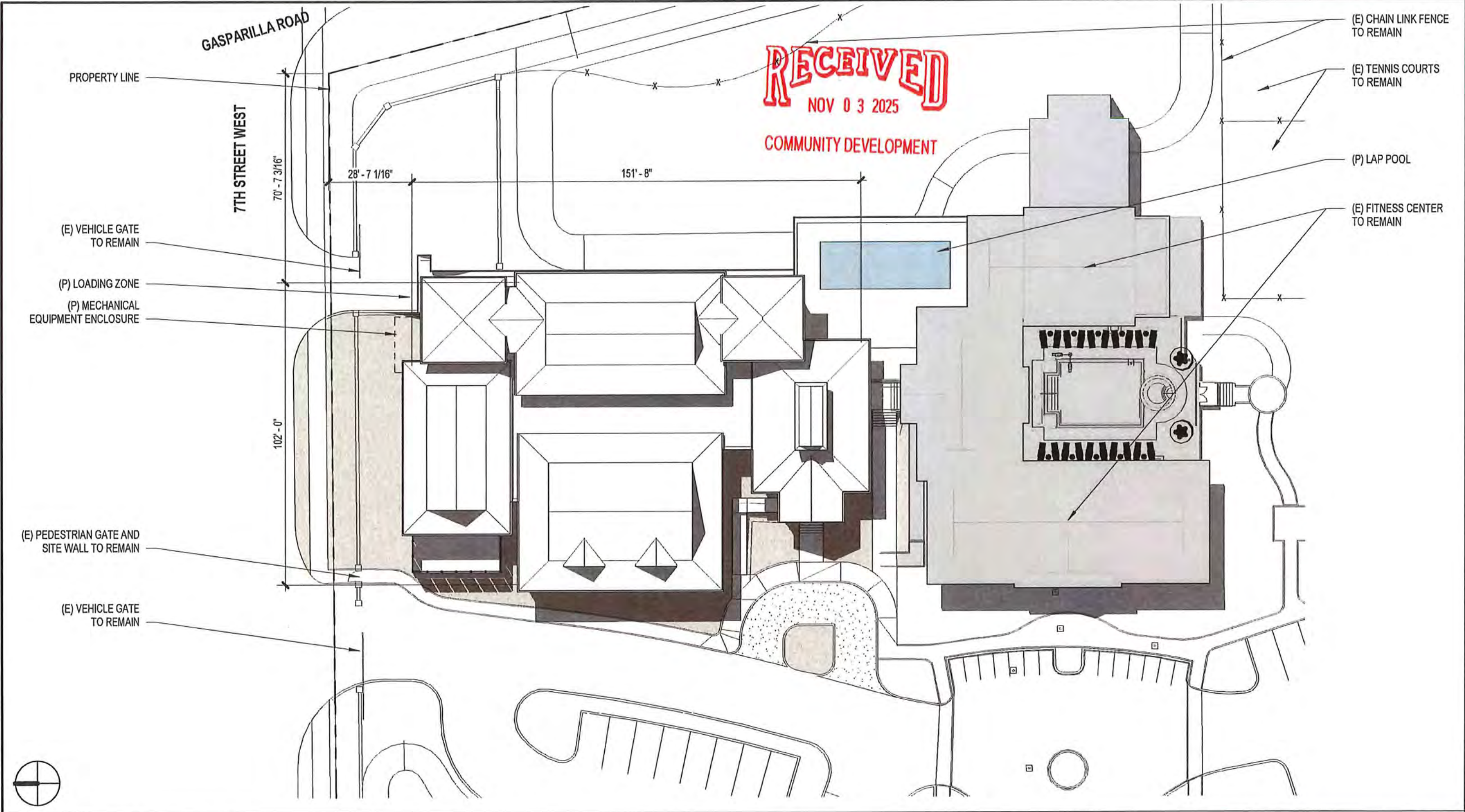




PROJECT N° 20250110 | 1" = 30'-0" | 10/30/25 | ARCHITECTURAL SITE PLAN - EXISTING | P.01

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921





PROJECT N° 20250110 | 1" = 30'-0" | 10/30/25

ARCHITECTURAL SITE PLAN - PROPOSED

P.02

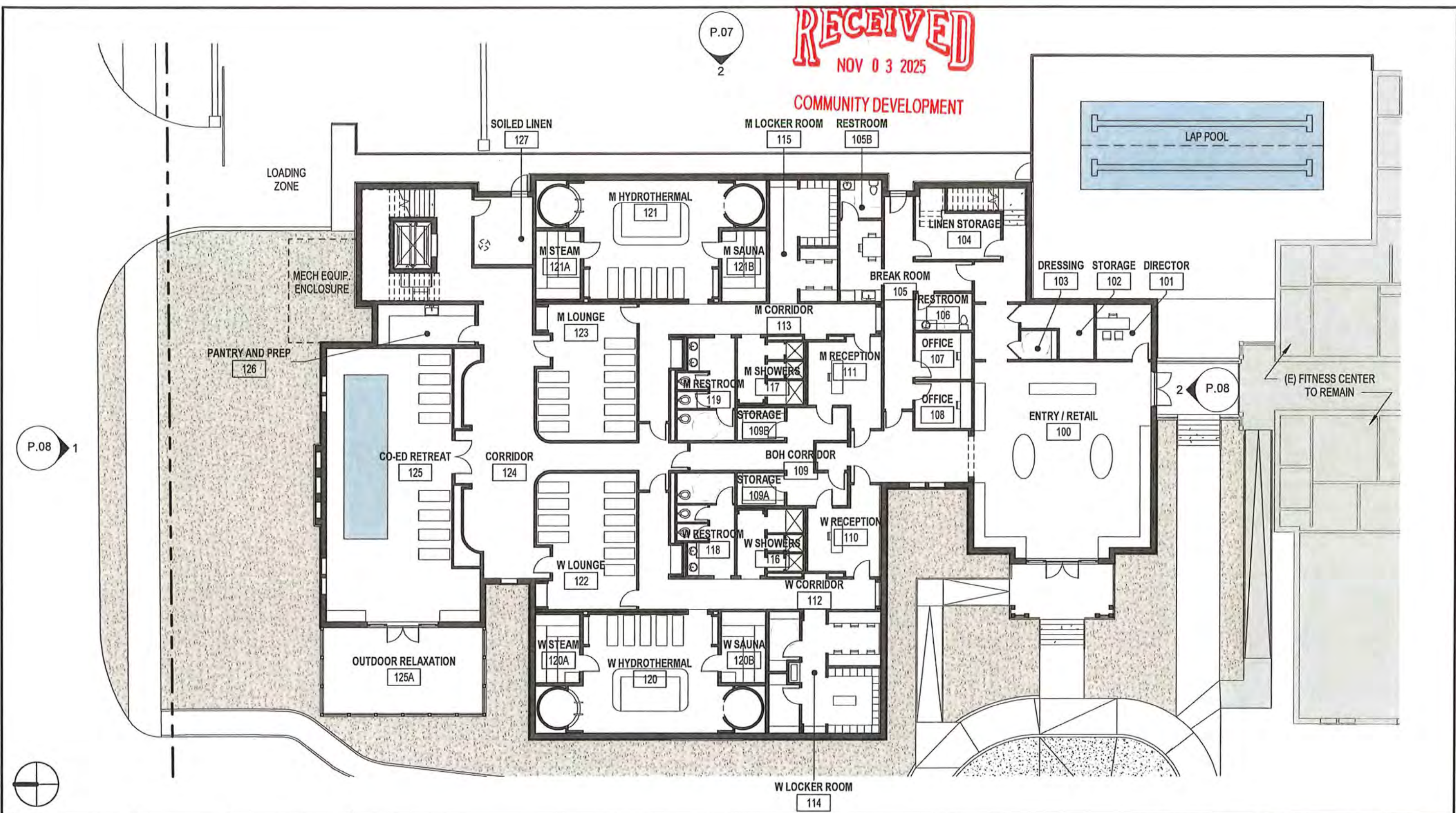
GASPARILLA INN - WELLNESS EXPANSION
 500 PALM AVENUE
 BOCA GRANDE, FL 33921



P.07
2

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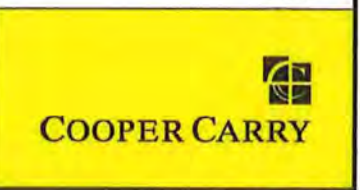


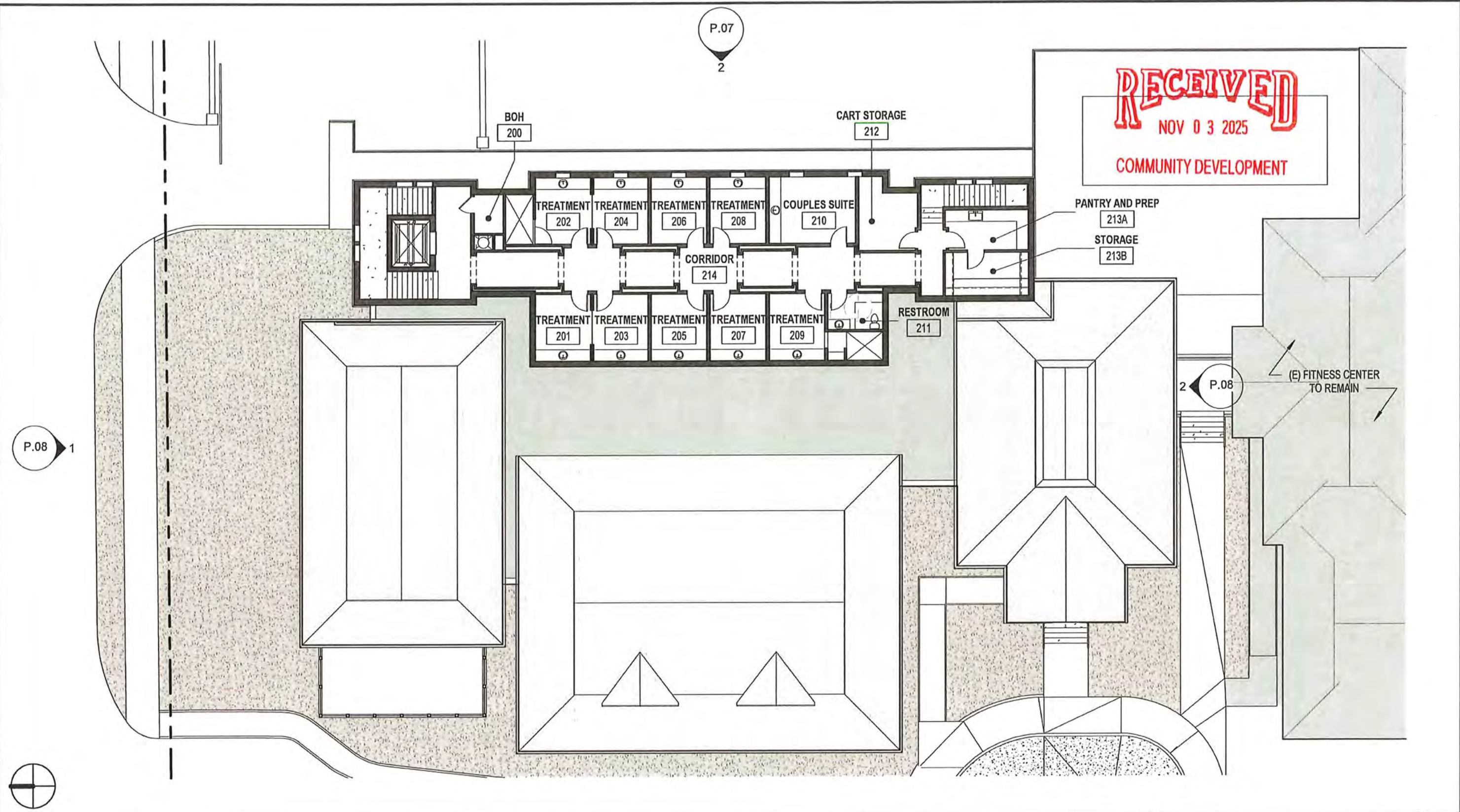
PROJECT N° 20250110 | 1/16" = 1'-0" | 10/30/25

FLOOR PLAN - LEVEL 1

P.03

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921



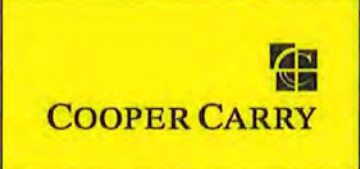


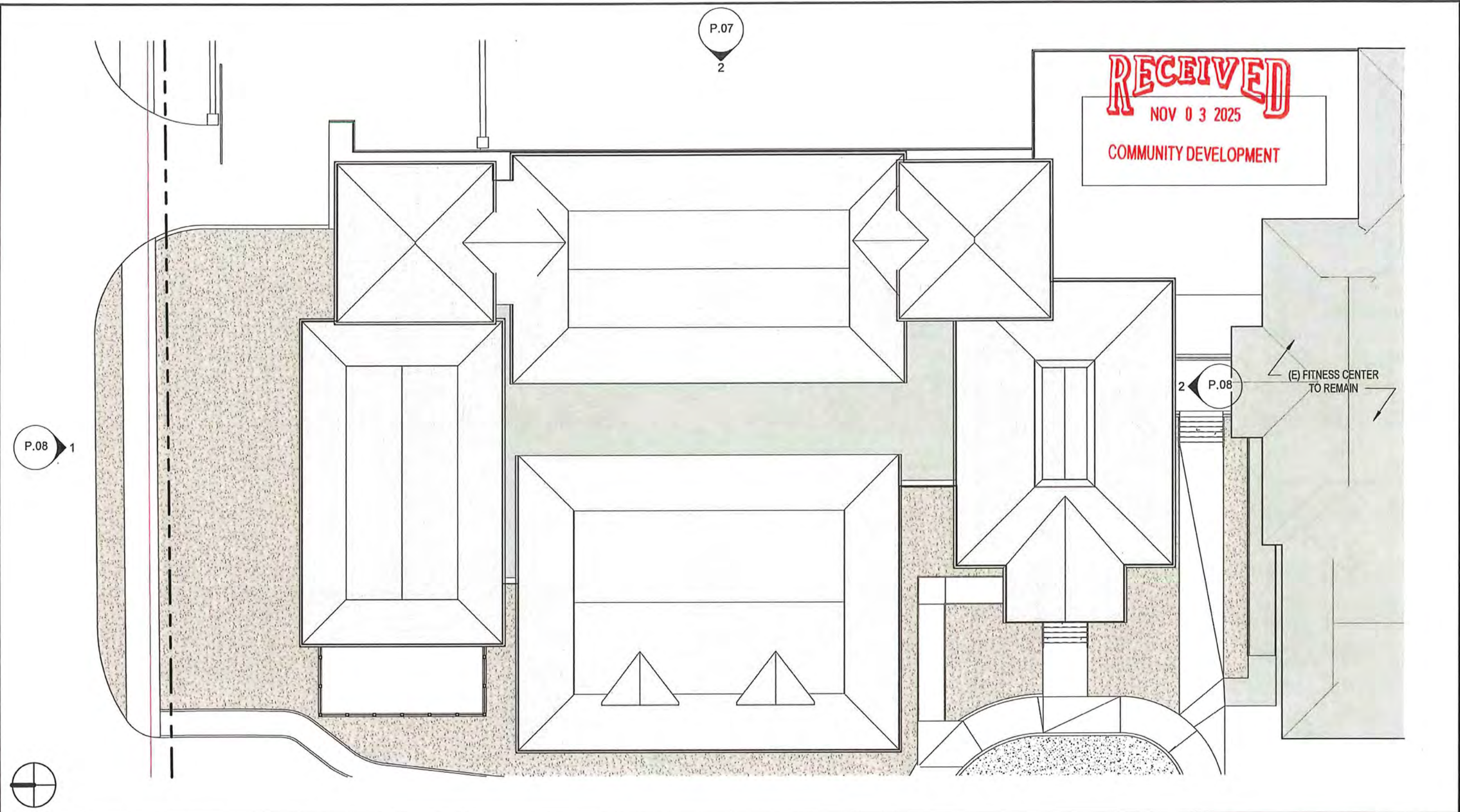
PROJECT N° 20250110 | 1/16" = 1'-0" | 10/30/25

FLOOR PLAN - LEVEL 2

P.04

GASPARILLA INN - WELLNESS EXPANSION
 500 PALM AVENUE
 BOCA GRANDE, FL 33921





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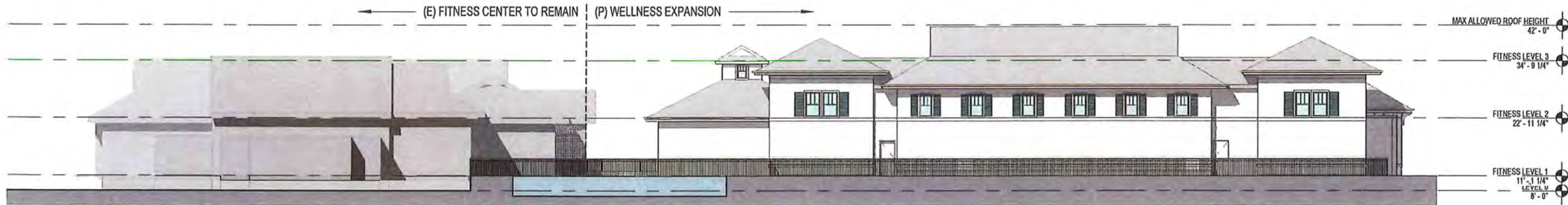
PROJECT N° 20250110 | 1/16" = 1'-0" | 10/30/25

ROOF PLAN

P.05

GASPARILLA INN - WELLNESS EXPANSION
 500 PALM AVENUE
 BOCA GRANDE, FL 33921



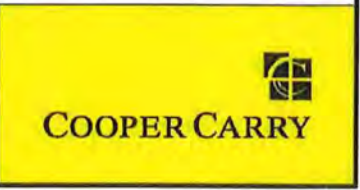


1 EAST ELEVATION - EXISTING AND PROPOSED
 P.06 SCALE: 1" = 20'-0"

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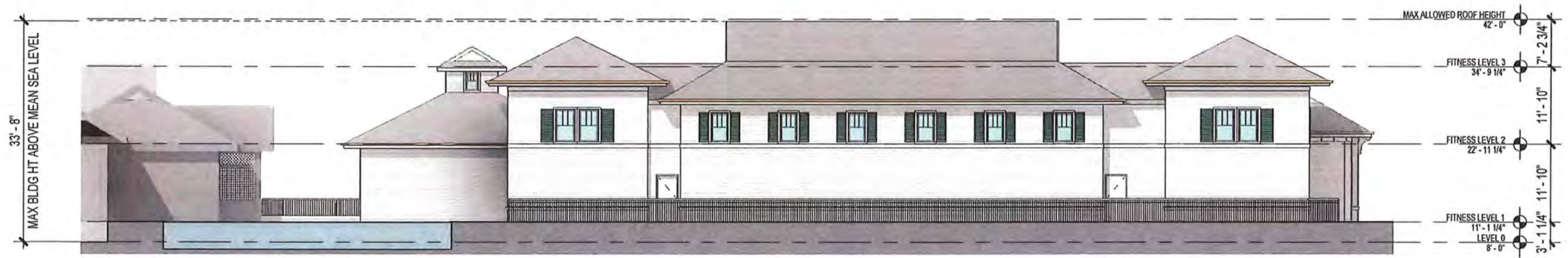
2 WEST ELEVATION - EXISTING AND PROPOSED
 P.06 SCALE: 1" = 20'-0"



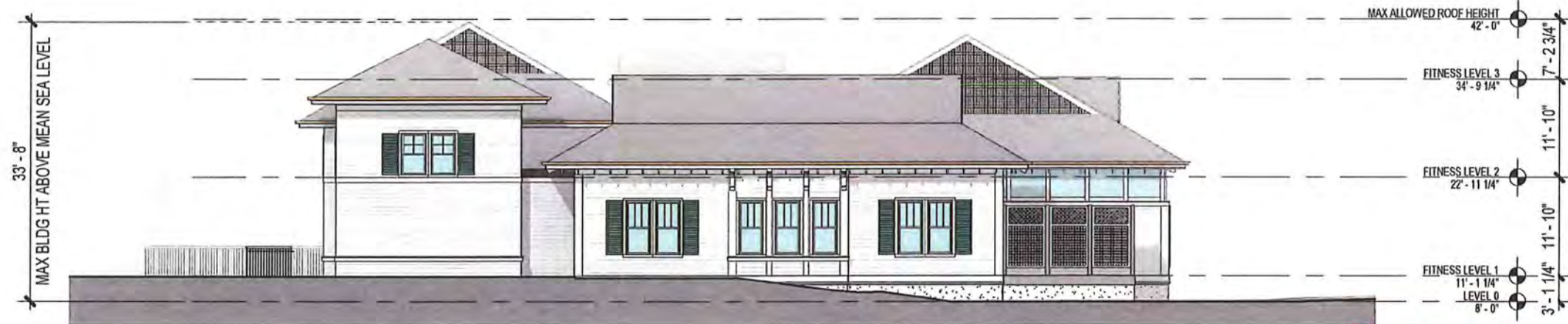


1 WEST ELEVATION - WELLNESS EXPANSION
P.07 SCALE: 1/16" = 1'-0"

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2 EAST ELEVATION - WELLNESS EXPANSION
P.07 SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION - WELLNESS EXPANSION
P.08 SCALE: 1/16" = 1'-0"

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2 SOUTH ELEVATION - WELLNESS EXPANSION
P.08 SCALE: 1/16" = 1'-0"



PROJECT N° 20250110

10/30/25

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COMMUNITY DEVELOPMENT

RENDERING - NORTHWEST CORNER

P.09

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921


COOPER CARRY



PROJECT N° 20250110

10/30/25

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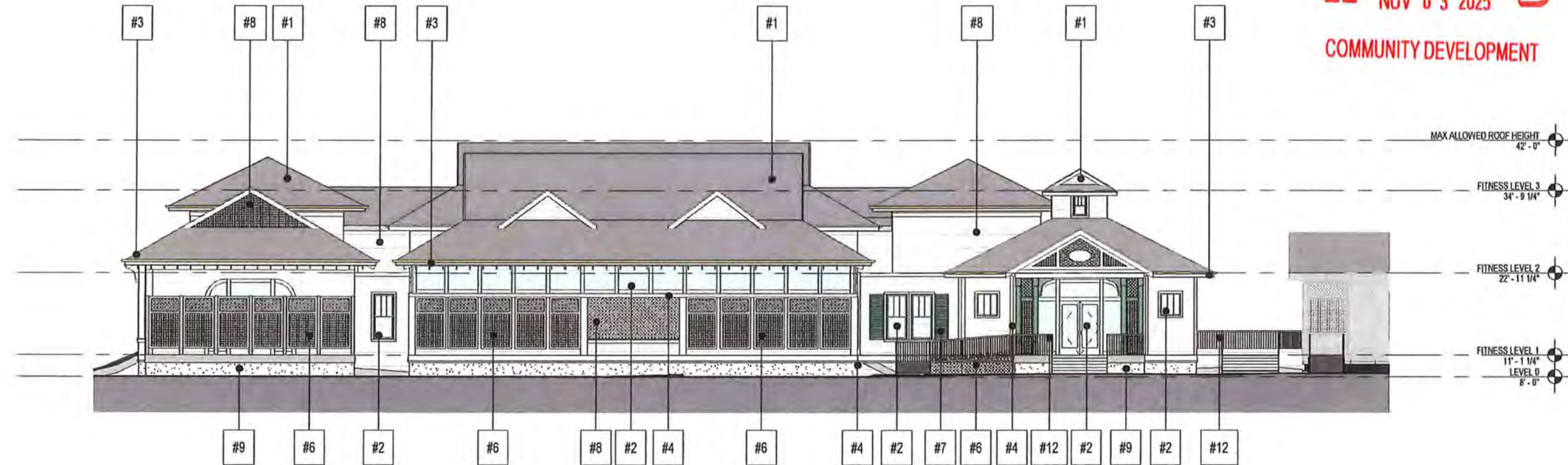
RENDERING - ENTRY VIEW

P.11

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921

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MATERIAL #1

- NATURAL WOOD CEDAR SHAKE ROOF
- SIZE, COLOR, AND MFR TO MATCH EXISTING

MATERIAL #4

- COMPOSITE TRIM, PAINTED
- MFR AND COLOR TO MATCH EXISTING

MATERIAL #7

- COMPOSITE OPERABLE WINDOW SHUTTERS, PAINTED
- W/ OPERABLE POWDER-COATED METAL HARDWARE
- STYLE AND COLOR TO MATCH EXISTING

MATERIAL #10

- ALL BUILDING EXTERIOR FINISHES TO BE PORTER PAINT
- CUSTOM YELLOW CREAM PP739-10I05 SATIN

MATERIAL #2

- HURRICANE IMPACT RATED ALUMINUM WINDOWS AND DOORS
- MATERIAL AND COLOR TO MATCH EXISTING

MATERIAL #5

- COMPOSITE LOUVER PANELS, PAINTED
- STYLE AND COLOR TO MATCH EXISTING

MATERIAL #8

- FIBER CEMENT SMOOTH LAP SIDING, PAINTED
- MFR, SIZE, AND COLOR TO MATCH EXISTING

MATERIAL #11

- ALL WINDOW SHUTTERS AND ACCENT TRIMS TO BE
- YARMOUTH BLUE HAC-150 AND BM BUXTON BLUE HC-149

MATERIAL #3

- HALF-ROUND PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS
- SIZE AND COLOR TO MATCH EXISTING

MATERIAL #6

- COMPOSITE LATTICE, PAINTED
- STYLE AND COLOR TO MATCH EXISTING

MATERIAL #9

- STUCCO WITH SEMI-SMOOTH IRREGULAR TEXTURE, PAINTED
- COLOR TO MATCH EXISTING

MATERIAL #12

- STEEL PICKET RAILS, PAINTED
- STYLE AND COLOR TO MATCH EXISTING

PROJECT N° 20250110 | 1/16" = 1'-0" | 10/30/25

EXTERIOR ELEVATIONS - MATERIAL BOARD

P.10

GASPARILLA INN - WELLNESS EXPANSION
500 PALM AVENUE
BOCA GRANDE, FL 33921



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Gasparilla Inn Spa
Special Certificate of Appropriateness

COMMUNITY DEVELOPMENT

Materials Description	
Roofing	Natural Wood Cedar Shake Roof (Preferred) or Dimensional Asphalt Shingle (Alternative)
Wall Surface	Fiber Cement Smooth Lap Siding, Painted, Porter Paint Custom Yellow Cream PP739-10ILO5 Satin
Base Wall Surface	Stucco with Semi-Smooth Irregular Texture, Painted, Porter Paint Custom Yellow Cream PP739-10ILO5 Satin
Trim and Lattice	Composite Trim, Painted, White to match Fitness Center
Accent Trim	Composite Trim, Painted, Yarmouth Blue HAC-150 and BM Buxton Blue CH-149
Window Shutters	Composite Operable Window Shutters, Painted, Yarmouth Blue HAC-150 and BM Buxton Blue CH-149

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Special Certificate of Appropriateness

The Gasparilla Inn Spa

Site and Building Photographs

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