

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
JANUARY 14, 2026
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton

Dennis Maloomian
Peggy Stanley (Vice Chair)
Barbara Wickwire

MEMBERS ABSENT:

Rebecca Paterson

STAFF PRESENT:

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

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

SCA2025-00026 Stafford Residence

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

SCA2025-00027 The Gasparilla Inn

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

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

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

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

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

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

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says, "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the BGHPB

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

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

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

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

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

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

Ms. Groth reviewed the staff report and recommendations.

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

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

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

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

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

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

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

Mr. Blackwell reviewed the staff report and recommendations.

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

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

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

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

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

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

Mr. Simmel stated that was correct.

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

Mr. Simmel stated that was correct.

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

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

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

Mr. Maloomian made a motion to approve the Special Certificate of Appropriateness to permit the construction of the proposed spa building, as depicted on the plans and elevations stamped “received” on November 3, 2025; and make a finding that the proposed project is in compliance with the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Chapter 22 of the LDC. The motion was seconded by Ms. Stanley. The Chair called the motion, and it passed 6-0.

Agenda Item 4 - Items by Staff

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

Mr. Blackwell reviewed with the Board three pending cases, which are scheduled to be heard before this Board in February. In addition, Mr. Blackwell also noted that an informal presentation would be made at the February meeting regarding the Amory Chapel.

Agenda Item 5 – Items by the Public; Board Members

Public – None

Board

Election of Officers

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

Agenda Item 6 – Adjournment – Next Meeting Date

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