



**LEE COUNTY HISTORIC PRESERVATION BOARD  
ADMINISTRATION EAST BUILDING  
2201 SECOND STREET, FORT MYERS, FL 33901  
ROOM 118 (FIRST FLOOR)**

**THURSDAY, MAY 15, 2025  
1:00 PM**

**AGENDA**

*Agenda and any back-up materials for public review will be available approximately 7 days prior to the meeting and may be found at [www.leegov.com/dcd/events](http://www.leegov.com/dcd/events) starting May 5, 2025.*

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Election of Officers**
- 3. Approval of 01/16/2025 Minutes**
- 4. Special Certificate of Appropriateness (SCA) Case**
  - A. SCA2025-00008, 11458 May Street – Duplex, 11458 May Street, Matlacha, FL 33993**

Request to modify the previously approved SCA2023-00020 that approved the elevation and reconstruction of the existing quadplex, to redesign the upper level to a duplex.
- 5. Items by Public; Committee Members; Staff**
- 6. Next Meeting Date: To Be Determined**

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

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**MINUTES REPORT**  
**LEE COUNTY HISTORIC PRESERVATION BOARD**  
**OLD LEE COUNTY COURTHOUSE**  
**2120 MAIN STREET, FORT MYERS, FL 33901**  
**EAST ROOM (SECOND FLOOR)**

**JANUARY 16, 2025**

**MEMBERS PRESENT:**

|                    |                  |
|--------------------|------------------|
| Katherine Brownell | Annalisa Xioutas |
| Adam Knight        | Kathleen Walsh   |

**MEMBERS ABSENT:**

|              |           |
|--------------|-----------|
| Vacant       | Joe Smith |
| Taylor Kakes |           |

**OUTSIDE CONSULTANTS/APPLICANTS**

Charles Walczak, 11458 May Street, LLC

**STAFF PRESENT**

|                                   |   |
|-----------------------------------|---|
| Peter Blackwell (Zoning)          | Anthony Rodriguez, Zoning Manager         |
| Mary Sue Groth (Zoning)           | Amanda Swindle, Assistant County Attorney |
| Janet Miller, Recording Secretary |   |

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

Ms. Brownell, Vice Chair, called the meeting to order at 1:00 p.m.

A roll call was taken. Katherine Brownell, Annalisa Xioutas, Kathleen Walsh and Adam Knight were present.

Ms. Swindle stated that the Attorney’s Office 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 “Lee County Historic Preservation Board (LCHPB).” 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](mailto:jmiller@leegov.com) if you need assistance.

**Agenda Item 2 – Election of Officers**

The Board opted to postpone the Election of Officers to the next meeting when there are more members in attendance.

**Ms. Xioutas made a motion to postpone the Election of Officers to the next scheduled meeting, seconded by Mr. Knight. The Vice Chair called the motion, and it passed 4-0.**

### **Agenda Item 3 – Approval of 10-28-2024 Minutes**

**Ms. Walsh made a motion to approve the 10/28/2024 meeting minutes. The motion was seconded by Ms. Xioutas. The Vice Chair called the motion, and it passed 4-0.**

### **Agenda Item 4 – Special Certificates of Appropriateness (SCA) Cases**

#### **A. SCA2024-00002, 11458 May Street – Duplex, 11458 May Street, Matlacha, FL 33993**

Approve the new design above FEMA flood elevation for the addition/renovation to the duplex which is a conforming use for TFC-2 zoning.

Ms. Groth reviewed the staff report and recommendations.

Ms. Walsh asked staff to elaborate regarding the duplex not being allowed to be built unless the quadplex is denied or demolished due to being in the TFC-2 zoning district.

Ms. Groth stated that the existing quadplex located on the east side of the subject property qualifies as multi-family; however, the subject property is zoned two-family conservation (TFC-2) which does not permit multi-family dwelling units per Land Development Code, Section 34-695. In addition, Land Development Code, Section 34-3102, precludes more than one principal building on a TFC-2 property. This means the existing use of the property is considered “*non-conforming*.” The Land Development Code does not allow non-conforming uses to expand. Ms. Groth explained that the applicant has requested this new Special Certificate of Appropriateness for the expansion of the duplex. Insufficiency comments from the quadplex development order deem that portion of the project as “*not feasible*.” Since the development order case has not been withdrawn yet, staff put a condition in this SCA that it will cease to happen if the applicant moves forward with the duplex on the side of the property. She emphasized that the quadplex will have to be redesigned to be in compliance with today’s Land Development Code standards.

Ms. Walsh noted there is a lack of affordable housing in Matlacha, so it seemed counterproductive to her to not allow some sort of grandfathered size for quadplexes if in fact the county wants to have more affordable housing in Matlacha.

Mr. Blackwell admitted that this has become an onerous situation to the applicant. The applicant has the option to continue with the quadplex because they have been approved on that, but if they want to simplify things, they can turn the structure into a duplex, which would remove some of their problems with the loss of two units. It is a decision for the applicant to make.

Ms. Brownell opened this item to the applicant.

Mr. Walczak felt staff provided a thorough presentation, so he had no further comments.

Ms. Brownell opened this item to the public.

Mr. Michael Hannon, resident of Matlacha, welcomed Ms. Groth. Although she is not a new employee, she has only recently been reviewing historic proposals. He complimented her on the staff report. He noted that Mr. Walczak has been proactive with the Matlacha Civic Association regarding his project. The Matlacha Civic Association recognizes this is an unusual property in Matlacha because of the nonconforming use and the development plan. Mr. Hannon stated that the Matlacha Civic Association is in favor and supportive of this proposal. The Matlacha Civic Association is in

favor of projects that enhance properties, so they do not become transient in nature. He thanked Mr. Walczak for his investment in this project. On a separate note, Mr. Hannon stated that previously consideration was given on whether a property is too high. He felt this should be a minimal consideration and noted that disapproval of an application for that reason only would be unusual.

Ms. Marcia Macone, resident of Matlacha, stated she personally has restored two homes in a historical setting, so she is appreciative of what the applicant is doing. She stated that the only issue she had is when you come around the corner and see a barge in the back as well as mobile homes and trailers. She asked if it was temporary or if it was something the community would continue to see as the development proceeds. She was in favor of seeing a new building there that will fit in with the Matlacha area, but that is not the case currently, which is concerning to her. She showed the Board a photograph.

Mr. Walczak stated that since this comment does not pertain to today's case, he would prefer to speak with Ms. Macone and other owners apart from today's meeting. He stated there were many moving parts due to all the authorities that have jurisdiction. Mr. Walczak stated he wished more property owners had reached out to him because there have been so many complaints about this property which have caused a lot of damage and hardship. Mr. Walczak emphasized that he is under the mercy of the various authorities involved.

Ms. Brownell stated this is not something that is under the Historic Preservation Board's purview and is a Code Enforcement issue.

Ms. Walsh stated that she believed the applicant was desiring a change to that look and use, which is why this Special Certificate of Appropriateness was brought forth today. She noted that, as a board member of the Matlacha Civic Association, she could attest that Mr. Walczak presented his plans to them to keep everyone apprised of what he was attempting to do. She concurred with Ms. Macone's sentiments, but believed Mr. Walczak's applications would change the look and feel of what is currently in place.

Ms. Sandy Reynolds stated she was in favor of this application and also asked if that area would get cleaned up once his new building was in place.

Mr. Walczak stated he would love to do that, but noted the process takes a long time. He reiterated that he preferred to discuss this issue further outside of today's meeting, and that, again, he is subject to a number of things and that he is working within his parameters. He noted this property was built before the zoning and building departments were created in Lee County and its use was once "*commercial*," but the county has since decided to tag it as "*two-family residential lots*." He felt that as a result of this, the county is not certain what to do with the property and they have not given him clear direction on what to do with it either. He felt it would eventually get worked out, but that it was not an easy process.

Mr. Hannon was in favor of this discussion being held afterwards. At that time, Mr. Walczak can explain things further. He noted it was an economic issue, and the applicant does not want to be bound to anything on the record here.

Ms. Swindle agreed the discussion was getting off topic.

Ms. Walsh commended the applicant for making an effort to change the property because it is in a location that everyone passes.

**Ms. Walsh made a motion to: 1) approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the construction of the proposed elevated duplex as depicted on the site plan stamped “received” May 23, 2024, and the plans and elevations stamped “received” April 9, 2024, with the following conditions:**

- 1. The ground floor of the structures may be altered to address FEMA regulations; and*
- 2. The duplex cannot be built unless the quadplex as approved under SCA2023-00006 is not developed and is demolished or converted to a single-family residence or duplex as permitted in the Two-Family Conservation (TFC-2) zoning district.*

**and 2) Make a finding that the request complies with the Design Guidelines for the Matlacha Historic District and Lee County LDC Chapter 22. The motion was seconded by Mr. Knight. The Vice Chair called the motion, and it passed 4-0.**

### **Agenda Item 5 – Items by the Public; Committee Members; Staff**

#### **Public**

Mr. Walczak stated that he wanted to present something at some point to try to make this process faster in instances where someone wants to make an amendment to a previous SCA approval. Right now, if he wanted to make an amendment to a previous approval, it requires a new SCA application. He was in favor of there being some sort of change to alleviate the entire process when there are minor changes.

Mr. Blackwell stated that cases are reviewed on a case-by-case basis. If the proposed changes are de minimis or fall under ADA type changes, such as adding a ramp, then staff can approve it administratively. However, if the changes are more extensive, they require coming back before the Historic Preservation Board.

Mr. Hannon noted that since Hurricane Ian staff has implemented significant changes to enable them to act faster on things to where some items will not require approval from the Historic Preservation Board. There are instances where staff can approve certain things administratively.

Mr. Blackwell stated this was the standard even before Hurricane Ian. Anything that is required by law or is a health and safety issue, such as ADA items, it gives staff enough mandate to approve it administratively especially if it is something that the Board would be bound to approve.

Mr. Hannon stated it was important to have timely meetings rather than gaps between meetings. It is difficult for applicants when meetings are postponed when someone is awaiting approval because time is money. He also felt that at times there are too many governmental entities involved. Because of this, Mr. Hannon believed it might be worthwhile to look into ways to expedite approval by the Board in instances where there is unanimous staff approval.

Ms. Walsh stated she had brought up the concept in the past of members being able to attend by Zoom if they are unable to attend in person.

Ms. Swindle stated that staff does not have authority, under the Land Development Code to administratively approve things outside of something that would be considered de minimis, or otherwise required by law. In order to have some authority, it would need to be written into the Land

Development Code. She emphasized that staff must be very careful with this because the Historic Preservation Board, under the guidelines, must meet state requirements in order to qualify as a historic preservation board which follows federal requirements. Ms. Swindle stated it is not impossible to create some sort of authority within certain parameters, but it will have to be carefully considered. Regarding remote meetings, the Florida Statute requires that in order to be counted towards a quorum the members must be physically present. Although there are meeting rooms with certain technical capabilities, there have been technology issues/glitches during some meetings. This is particularly problematic because this is a quasi-judicial hearing with due process requirements. Applicants' rights must be respected while still giving the public an opportunity to comment.

Mr. Blackwell stated that another issue with rushing the turnaround times is that the County does not want there to be instances where something gets approved quickly and the public does not feel they had a chance to comment or be heard. Staff feels it is better to go slow and be correct rather than risk something that is historically removed permanently.

Mr. Walczak felt there are times when certain county departments are not collaborating. For instance, the county is actively tagging all of the unsafe buildings in Matlacha and getting ready to demolish them. Even though he has an open demo permit, an open development order permit, as well as today's proposal, the county is flagging his property and wants to demo his quadplex.

Ms. Walsh stated that Matlacha residents are strongly considering becoming their own special district.

Ms. Brownell asked if Code Enforcement and the Inspections office are notified when applications are submitted on historic properties.

Ms. Groth stated that Code Enforcement and Inspections staff have access to view all cases associated with a parcel.

Mr. Walczak stated he has also provided Code Enforcement with all the information of his pending cases, but they do not seem to care and follow their own rules.

Mr. Knight asked if there was anything in the county's system that flags structures that are historic (not just SCA applications).

Ms. Swindle and Ms. Groth stated that was correct. The county's system identifies the historic district and contributing and non-contributing.

Mr. Knight asked for confirmation that this information is something that staff who are tagging the buildings have access to.

Mr. Rodriguez stated that was correct.

Mr. Walczak discussed the possibility of respecting the Sunshine Law while still allowing applicants to have a quicker process for revisions/amendments on a previous SCA similar to what takes place when someone submits a revision to other types of permits.

Mr. Blackwell stated that was different because, with regard to his specific case, Mr. Walczak wants to make significant changes that would have to be brought before the Historic Preservation Board as they are not minor changes.

Ms. Swindle stated she was not certain that what he is asking for is much different than just filing another application for a change to the original approval because staff would still have to take the same amount of time to review it. Staff would be aware that a good portion of the project was already reviewed when the original case was in process. It may mean that staff's review time is reduced, but it is still the same process.

Ms. Groth concurred with Ms. Swindle and noted it is the same for development orders. Applicants submit amendments to their existing development order. It still has the same review process.

Mr. Blackwell reiterated there are times he is contacted by permitting staff or other reviewers because applicants want to make certain changes to their SCAs that are de minimis such as changing the wall sconces. He has given them verbal approval to accept that change. However, there are other times that the applicant wants to do something more significant such as moving their addition from the east side to the west side. An applicant may not feel it is a significant change, but it is.

Mr. Hannon stated he agreed with staff on this. Although this is a complicated procedure, applicants wanting to make modifications to their projects can always reach out to staff ahead of time and discuss it with them, which can help streamline the process. There have also been other instances where the public will raise a particular issue at a Historic Preservation Board meeting and the applicant will agree to what is being requested (such as installing shrubs). He defended the current process but felt it was very important for the Board to meet on a monthly basis.

Ms. Walsh stated that one of the reasons the community is contemplating becoming a special district is due to the dilapidated, dangerous, and environmentally unsafe historical buildings in the historic district of Matlacha. When this was brought up at the Historic Preservation Board's last meeting, she was told it was a code compliance issue. The community is very angry, and a meeting was held in September to which several government officials were in attendance. Several of the government attendees were surprised that buildings damaged by Hurricane Ian were still in place even though they were in both a dilapidated and dangerous condition. Ms. Walsh stated that over the holidays she was able to review in more depth exactly what the Historic Preservation Board's purview is. She referenced several sections of the Land Development Code and reviewed them with staff and the Board (attached). Ms. Walsh stated it is difficult to rebuild Matlacha with the dilapidated structures located by the gateway. It does not entice new buyers.

Ms. Brown, resident of Matlacha, stated that she and her husband would love to demolish their home, but their insurance company will not allow it. They have since moved to a new location but still have this damaged home to contend with.

Mr. Brown felt there should be a way for local politicians, Lee County, and the State of Florida to force the insurance companies to settle with people that own property in Matlacha.

Ms. Swindle referred to the sections cited by Ms. Walsh. While they do give the Historic Preservation Board a duty to look at these unsafe structures that need to be demolished due to neglect, ultimately any action has to go through the Building Official which is Code Enforcement. This means that even if this Historic Preservation Board took a look at a particular property and made a finding that it should be demolished by neglect, the only authority to work with is the Building Official, which filters down to Code Enforcement.

Mr. Blackwell noted that the intention of those sections, when they were created, did not have in mind vast amounts of places needing to be removed. It was a means to force people to keep up their property. The massive damage that has occurred due to various hurricanes was not foreseen at the time.

Ms. Xioutas asked if it was possible for this Board to write a letter stating their concerns and those voiced by citizens of Matlacha.

Ms. Swindle stated that the Building Official and Code Enforcement are aware of the problems in Matlacha. She was not opposed to providing the Building Official with a complete list of property addresses the community is concerned with; however, it must be done within the Sunshine Laws where notice is provided to property owners so they can respond accordingly.

Ms. Brownell asked if a member of the Matlacha Civic Association, other than Ms. Walsh, would gather a report on the specific derelict properties of concern to the community so that some possible action can be taken.

Further discussion on this ensued.

Mr. Hannon referred to Section 22-171 and noted that when the Lee County Commissioners created this Board, they also created a fund of money for the Board to lend to properties in Matlacha to restore them. He stated the Historic Preservation Board has an obligation to search for financial support to aid historically designated properties.

Ms. Walsh reviewed Section 22-17, which states, *“Financial assistance. All properties designated as historic resources or as a contributing property to a designated historic district shall be eligible for any financial assistance set aside for historic preservation projects by the County, the State or the federal government, provided they meet any additional requirements of those financial assistance programs. The Historic Preservation Board and its staff shall investigate funding sources and make recommendations to the Board of County Commissioners to establish a program providing for transfer of development rights, easements and other local financial assistance programs whenever possible.”*

Ms. Swindle stated the key phrase is *“eligible for any financial assistance set aside.”* It does not state that there actually is financial assistance set aside. It says to the extent that there is financial assistance that has been set aside, properties in the historic district would qualify for it. Ms. Swindle noted it has been stated in the past that there is currently no local financial program set aside.

Due to a question from Ms. Macone regarding setbacks, Ms. Swindle stated it was something for discussion outside of today’s meeting. She noted that some of these specific questions can be handled with a phone call to staff. Ms. Swindle stated she was not comfortable answering questions on a specific property at today’s meeting when staff has no way to look up the property.

Mr. Hannon referred to the financial aid issue and noted that there was a proposal from this Board that a portion of the real estate taxes paid by historic properties in Matlacha be set aside in a fund to be used by those properties in Matlacha. He acknowledged that there may be some provisions currently in place that no longer support that concept, but at one time it was a vehicle this Board could use and distribute to property owners of historic properties. He felt there were vehicles available for this Board to set up financial incentives. He did not believe any Matlacha residents would be opposed to having a portion of their taxes being set aside uniquely to restore the historic nature of Matlacha. Matlacha becoming a Special District might be one avenue. In saying that, Mr. Hannon emphasized that a

Special District does not mean that Matlacha does not want to be part of the historic district or that they are against this Board. He felt the Historic Preservation Board was an asset to Matlacha. No one in their area wants to see ungovernable construction that does not comply.

Ms. Brownell stated she owns a historic home that had a demo permit on it due to the previous owner's attempt to have it demolished due to neglect. They purposely did certain actions so that the property would fall into disrepair. She personally performed several searches for funding at both state and federal levels, but nothing is available.

A request was made to have a representative at a future meeting by Code Enforcement so they could update everyone on what is taking place regarding the properties being flagged for demolition and how far along they are in the process.

The Board members and staff had no further items to discuss.

### **Agenda Item 6 – Next Meeting Date**

The next Lee County Historic Preservation Board meeting is scheduled for Thursday, February 20, 2025 (if there are cases to discuss) in the Old Lee County Courthouse, 2120 Main Street, East Room, Second Floor, Fort Myers, FL 33901. **Ms. Walsh made a motion to adjourn. The motion was seconded by Ms. Xioutas. The Vice Chair called the motion, and it passed 4-0.** The meeting adjourned at 2:12 p.m.

DIVISION 2. INCENTIVES Sec. 22-171. Financial assistance. All properties designated as historic resources or as a contributing property to a designated historic district shall be eligible for any financial assistance set aside for historic preservation projects by the County, the State or the federal government, provided they meet any additional requirements of those financial assistance programs. The Historic Preservation Board and its staff shall investigate funding sources and make recommendations to the Board of County Commissioners to establish a program providing for transfer of development rights, easements and other local financial assistance programs whenever possible

## **ARTICLE IV. MAINTENANCE AND REPAIR OF PREMISES**

### **Sec. 22-241. Ordinary maintenance and repair.**

Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance and repair of the exterior elements of any historic resource or any property within a designated historic district when such maintenance and repair do not involve a change of design, appearance (other than color) or material, and do not require a building permit.

(LDC 1994, § 22-241; Ord. No. 88-62, § 9A, 12-21-1988)

### **Sec. 22-242. Correction of deficiencies generally.**

When the Historic Preservation Board determines that the exterior of a designated historic resource, or a contributing property within a designated historic district, is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated historic resource or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated historic resource or historic district, the Historic Preservation Board

Created: 2024-01-12 08:13:44 [EST]

(Supp. No. 1, Update 1)

Page 19 of 21

may request appropriate officials or agencies of the County government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.

(LDC 1994, § 22-242; Ord. No. 88-62, § 9B, 12-21-1988)

### **Sec. 22-243. Unsafe structures.**

If the Building Official determines that any designated historic resource or contributing property is unsafe pursuant to the provisions of the applicable County ordinances, the Building Official will immediately notify the Historic

Preservation Board by submitting copies of such findings. Where appropriate and in accordance with applicable County ordinances, the Historic Preservation Board shall encourage repair of the building or structure rather than demolition. The Building Official will, in these instances, take into consideration any comments and recommendations made by the Historic Preservation Board. The Historic Preservation Board may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures established in the applicable ordinances.

(LDC 1994, § 22-243; Ord. No. 88-62, § 9C, 12-21-1988)

### **Sec. 22-244. Emergency work.**

For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health or property, nothing contained in this chapter will prevent the temporary construction, reconstruction, demolition or other repairs to an historic structure, building or site or a contributing or noncontributing property, structural improvement, landscape feature or archaeological site within a designated historic district. Such temporary construction, reconstruction or demolition must take place pursuant to permission granted by the Building Official, and only such work as is reasonably necessary to correct the emergency conditions may be carried out. The owner of a building or structure damaged by fire or natural calamity will be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this chapter. The owner may request a special meeting of the Historic Preservation Board to consider an application for a Certificate of Appropriateness to provide for permanent repairs.

(LDC 1994, § 22-244; Ord. No. 88-62, § 9D, 12-21-1988)

### **Sec. 22-245. Demolition by neglect.**

If the staff of the Historic Preservation Board or the Building Official inform the Historic Preservation Board that a designated historic resource or contributing property within an historic district is being demolished by neglect, as defined pursuant to this chapter, the Historic Preservation Board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 35 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health or safety hazards identified in the initial notice within 35 calendar days, the Historic Preservation Board shall hold a public hearing to consider recommending to the Building Official that the owner be issued a citation for Code violation. The owner shall have the right to rebut the preliminary findings of the Historic Preservation Board at the public hearing. If the Historic Preservation Board finds that the building or structure is being demolished by neglect pursuant to this chapter, the Historic Preservation Board may recommend to the Building Official that the owner be issued a citation for Code violations and that penalties be instituted pursuant to this chapter.

(LDC 1994, § 22-245; Ord. No. 88-62, § 9E, 12-21-1988; Ord. No. 90-35, § 5, 6-20-1990)

(Supp. No. 1, Update 1)

Page 20 of 21

Created: 2024-01-12 08:13:44 [EST]

## STAFF REPORT

### SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00008 11458 MAY STREET - DUPLEX

#### LEE COUNTY HISTORIC PRESERVATION BOARD May 15, 2025

**PROJECT ADDRESS:** 11458 May Street, Matlacha, FL 33993  
**STRAP NUMBER:** 24-44-22-07-00000.0370  
**DESIGNATION:** Non-Contributing

#### SUMMARY

The applicant requests to modify the previously approved SCA2023-00020, which allowed for the elevation and reconstruction of the existing quadplex, to redesign the second-floor level to a duplex. The request includes redesigning new upper floors on top of the existing building and converting the ground floor into storage space. Staff finds that the proposed project, conforms to the character of the Matlacha Historic District and the community as a whole with respect to its architectural elements and overall style, including the mass and scale of the proposed buildings, and conforms to the character of the residential block on May Street.

#### FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and finds the project to be consistent with the Design Guidelines for the Matlacha Historic District.

#### **Staff recommends the Historic Preservation Board:**

- **Approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the construction of the proposed elevated duplex as depicted on the site plan “received” March 7, 2025 (Attachment D), and elevations stamped “received” March 25, 2025 (Attachment E).**
- **Make a finding that the request complies with the Design Guidelines for the Matlacha Historic District and Lee County LDC Chapter 22.**

#### **Subject Property**

The property is currently listed as a Non-Contributing property located at 11458 May Street, Matlacha. The property is located at the intersection of May Street and Pine Street. May Street fronts the southeast and southwest sides of the property for a total of 280 feet. The rear of the property backs onto a canal for approximately 207 feet. The property was originally created as part of Geary’s Addition to Matlacha recorded in Plat Book 9 Page 4 as four lots (numbered 37 to 40).

The property is a rectangular-shaped lot that extends northwestward from the turn on May Street and lays perpendicular to Pine Street, across May Street to the southwest. The property fronts on May Street on the southwest and southeast sides and on a canal in back to the northeast. To the northwest is a single-family residence. This results in approximately 280 feet of frontage on May Street and 208 feet along the canal. The subject property is developed with two structures. The first is a duplex located on the northwest portion of the property, approved by SCA2024-00002 (see Attachment G).

The second building, the subject of this request, is a quadplex located on the southeast portion of the property. According to the Lee County Property Appraiser, the duplex was constructed in 1959 and contains two living units with 360 square feet of living area. The existing quadplex was constructed in 1953 and contains four living units, each with 338 square feet of living area. There is also a dock and boat lift built in 2012.

The property has had four (4) previous historic cases:

- **COA2011-00147** - approved the replacement of a dock and the installation of a new boatlift.
- **SCA2023-00006** - proposed a new second and third floor on the quadplex. This request was denied by the Historic Preservation Board, which found that the size, scale, and mass of the proposed structure was excessive compared to the rest of the residential block on May Street.
- **SCA2023-00020** - proposed to elevate the existing quadplex and duplex by constructing new upper floors on top of the existing buildings and converting the ground floors into storage space. Staff found the request to be consistent with the Design Guidelines for the Matlacha Historic District, and the Historic Preservation Board approved the request. The applicant submitted a development order for reconstruction of the existing quadplex only, as part of **DOS2024-00097**. After staff review and insufficiency comments of that submittal, the applicant pursued a redesign of the entire property in order to avoid the development order process, and requiring a new Special Certificate of Appropriateness approval.
- **SCA2024-00002** - proposed to modify the previously approved **SCA2023-00020**, which allowed for the elevation and reconstruction of the existing duplex, to elevate and expand the existing duplex building footprint. Staff found the request to be consistent with the Design Guidelines for the Matlacha Historic District with the condition that the existing quadplex approved by **SCA2023-00006** not be developed. The Historic Preservation Board approved the request (Attachment G).

### **Requested Changes**

The applicant proposes to elevate and redesign the quadplex into a duplex on the subject property. The request would modify the previously approved **SCA2023-00020**, which approved for the elevation and reconstruction of the existing quadplex. The request includes redesigning new upper floors on top of the existing building to a duplex with a common laundry facility for tenants, addition of a rear upper deck across the northeast (rear) facade, and converting the ground floor into storage space.

### Quadplex to Duplex Changes

The proposed elevation and redesign of the quadplex to a duplex will allow the applicant to meet FEMA flood elevation standards. The proposed building will be a two-story structure from ground level composed of two second floor residences and a common laundry facility, built on top of the existing ground floor that will be used for storage space.

The front and side stairs, and rear deck on the proposed duplex will be wood, and the railings will be in an open style. A single front staircase will split into two separate upper landings, each accessing the second-floor dwelling units. A side staircase on the northeastern (side) façade will connect to the new rear deck extending across the entire rear, northward façade. The second floor roof material will be metal 5V Galvalume or Grey Painted Standing Seam.

The ground floor will retain the existing stucco texture applied to block and be painted light grey. The second floor will have a stucco texture with decorative accents and banding painted in turquoise and white accents. Windows will be white, while doors will be grey or white. The materials proposed for the new structure are typical of the Matlacha Historic District.

#### Southwest Elevations

The southwest facing (front) elevation faces onto May Street. The front façade open to the street and used for tenant storage. A single external staircase will split into two 90-degree turns to the upper landings which will provide access to the two second floor dwelling units. The second-floor level will use two single doors for access into each of the units, and provide horizontally placed windows, keeping with the style of the existing structure and neighboring homes.

#### Northwest Elevations

The northwest facing (side) elevation of the duplex will remove the existing smaller windows on the ground floor and create a door opening under the side staircase for access to the ground level storage area. The newly designed staircase to the second floor will connect to the new rear deck extending across the entire rear, northeast facing façade. The second-floor façade will consist of one horizontally placed window, consistent with the rest of the building.

#### Southeast Elevations

The southeast (side) elevation of the duplex will fill in a single existing window on the ground floor and will include no windows on the second-floor façade.

#### Northeast Elevation

The northeast facing (rear) façade ground level will fill in existing windows and create openings for access into the tenant storage area. The second-floor will include the newly designed eight-foot deck across the back of the entire building. Each unit will be accessible with two sliding glass doors, and one horizontally placed window for each unit will be provided. The common laundry facility will be accessible by sliding glass door from the rear deck.

#### Ground Floor Occupancy

The existing quadplex qualifies as a multi-family residential use. The subject property is zoned Two-Family Conservation (TFC-2) which does not permit multi-family dwelling units. In addition, LDC Section 34-3102 precludes more than one principal building on one lot in the TFC-2 zoning district, and the subject property currently has an additional duplex to the east of the subject structure. Therefore, the existing use of the property is considered a non-conforming use. Florida Building Code and FEMA regulations require that the area below the required design flood elevation be rendered non-habitable in order to mitigate damage to habitable portions of residences. In addition, the Land Development Code may require alterations to the ground floor to ensure that it cannot be used as living area.

The applicant has requested this new Special Certificate of Appropriateness for the elevation and redesign from quadplex to duplex only after insufficiency comments from the quadplex Development Order, **DOS2024-00097**, deemed that portion of the project unfeasible. **SCA2024-00002** was submitted for the redesign and expansion of the existing duplex; however, the Lee County Land Development Code does not permit non-conforming uses to expand. Staff determined the expansion

would be allowable if the quadplex was not built or was redesigned to be in compliance with current Land Development Code standards, as conditioned in Condition #2 from **SCA2024-00002**. This request, if approved, will allow the duplex expansion approved by **SCA2024-00002** to occur.

As a Non-Contributing resource, the proposed project is being evaluated using the Design Guidelines for the Matlacha Historic District.

## **ANALYSIS**

### **DESIGN GUIDELINES FOR THE MATLACHA HISTORIC DISTRICT.**

#### **1.0 Streetscape**

##### **1.1 Where feasible, 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 need to elevate the subject property to meet FEMA flood elevations already requires the building to be taller than neighboring structures. It is therefore not feasible to keep the subject property at the same height. The building height is similar to properties within Geary's Addition and recently approved Special Certificates of Appropriateness.

##### **1.2 The pattern of spaces between buildings should be maintained where feasible. Additions to existing buildings should be set back from the front façade 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 of spacing between the buildings on the subject property remain the same. The spacing will be largely unchanged because the buildings will be within the footprint of the original ground floors, with the exception of the expansion of the duplex on the northwest side of the property. This spacing between structures is maintained along May Street, and the surrounding community.

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

The proposed design maintains the original building. The five-foot mansard overhang was removed, decreasing the overall building size. The addition of the eight-foot deck at the rear façade expands the footprint but only increases the building footprint by three (3) feet. The expansion is visually mitigated by the open railing design.

##### **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.**

The subject property is at the beginning of the block and there is no block to the southeast of the subject property. Instead, southeast, across May Street is the rear of a parcel fronting on Pine Island Road that faces away from the subject property. The increase in height of the building is required to a large extent to meet applicable building code and flood mitigation requirements.

##### **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.**

There is little uniformity of architectural style on May Street. The variety of residences does not create a strong architectural style to which the subject property can adhere. The proposed pattern of windows

and doors on the elevated second floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property.

**1.6 Maintain the traditional proportions of glass in building facades.**

The proposed structure will contain a similar amount of glazing as the existing structures. This is achieved through the use of similar sized windows and doors on the proposed second floor of the existing buildings.

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

Due to the wide variety of housing types in Geary's Addition, there is little uniformity in appearance for roofs, porches and entrance features. The existing buildings had mansard roofs that ran level for their entire length. The proposed building rooflines and porches are consistent with structures within the surrounding buildings. Parking and entrances are typically aligned compared to the orientation of other buildings on the block.

**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.**

As non-contributing structures, there are no features that have been determined to be historically significant on the property. The ground floor walls are being maintained and restored to their original CMU texture, with the doors and windows being removed to accommodate flood requirements.

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

The duplex will maintain the same orientation to the street and water.

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

Although the proposed building will be higher than the existing buildings in the neighborhood, it will maintain the horizontally focused appearance. The building's front façade symmetry has been maintained, and the use of open railings for the stairs and new rear deck mitigates any visual interference associated with the minimal expansion of the building footprint.

**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.**

Traditional setbacks have been maintained. The open style of the stairway railings reduces visual impact, and respects traditional patterns, although the building footprint is expanded slightly.

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

There are no alleyways accessing the subject property.

**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.**

The only accessory building on the subject property is a small tiki hut near the waterline which has no significant effect on the subject property. No new accessory buildings are proposed by the applicant.

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

The addition of the eight-foot deck at the rear façade expands the footprint but only increases the building footprint overall by three feet, due to the removal of the mansard overhangs on the ground floor. The minimal expansion of the deck is visually mitigated by the open railing design.

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

No specific paving materials are proposed by this request. Generally, paving styles and materials are widely varied in the Matlacha community and as such there is little chance of an unacceptable paving material or style being used on the property.

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

Landscaping is not regulated by the Land Development Code for residential structures, and no new landscaping is proposed by this request.

### **3.0 Additions to Existing Buildings**

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

Although the proposed building will be higher than the existing buildings in the neighborhood, it will maintain a horizontally focused appearance. Due to the wide variety of housing types in Geary's Addition, there is little uniformity in appearance for roofs, porches and entrance features. The applicant's selection of tropical paint colors are common to Geary's Addition and the Matlacha Historic District as a whole.

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

The wide variety of housing types and little uniformity of architectural style on May Street does not create a strong architectural style or historic rhythm to which the subject property can adhere. Although the overall height of the building may not conform to any patterns along the residential block, the proposed pattern of windows and doors on the elevated ground floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property.

### **4.0 New Construction**

N/A

### **5.0 Relocating Buildings in a Historic District**

N/A

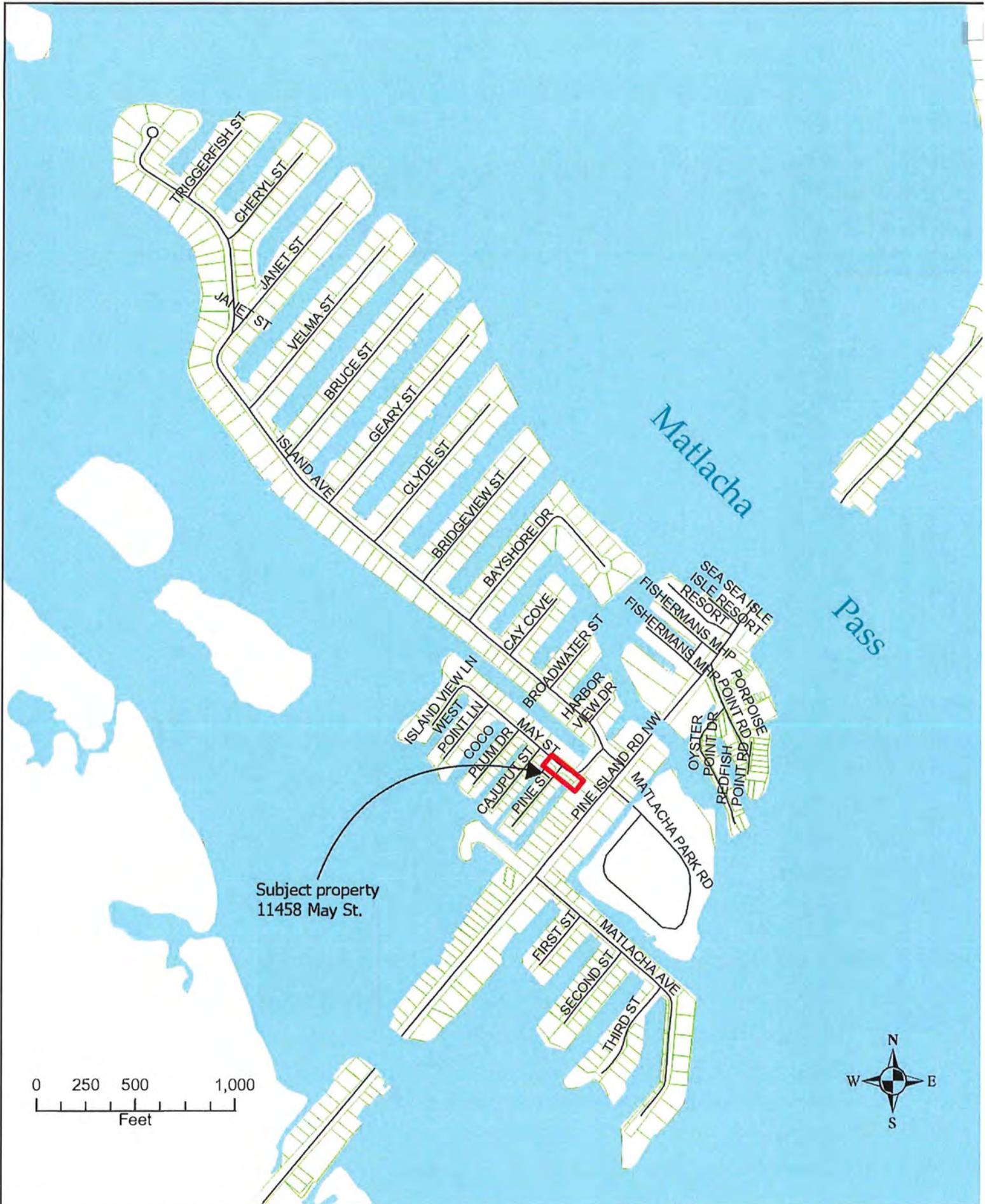
### **Conclusion**

Staff finds that the overall height of the proposed structure has been limited as much as possible to conform with the existing residential block and still conform with FEMA requirements. The architecture and materials proposed for the property match those typically found in the community as well. Therefore, the request complies with the Design Guidelines of the Matlacha Historic District and the Lee County Land Development Code Chapter 22.

### **Attachments**

- Attachment A - Location Map
- Attachment B - Aerial Photo
- Attachment C - Request Statement
- Attachment D - Site Plan
- Attachment E - Elevations
- Attachment F - Floor Plans
- Attachment G - SCA2024-00002
- Attachment H - Supporting Photographs

# SCA2025-00008 Walczak Duplex, 11458 May Street



# SCA2025-00008 Walczak Residence, 11458 May St.



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MAR 07 2025

Request Statement:

The requests for this property include:

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- 1) Maintain the exterior CMU walls of the 4 unit building for storage and build a structure vertically above design flood levels.
- 2) Convert the building from a 4 unit building to a 2/2 with a common laundry room for tenants.
- 3) Modify the rear deck from the previous SCA to accommodate Coastal A zone Lines.

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APR 16 2025

April 16, 2025

COMMUNITY DEVELOPMENT

Dear Ms. Groth,

See below Updates to Item 1 of the insufficiency letter dated March 25, 2025.

- 1) 1.1 – Height is similar to properties across the street and across the canal as well as throughout the district and recently approved SCA2023-00012, SCA2023-00013, and SCA2023-00020.
- 1.2 – Pattern has been maintained since occupied footprint sq/ft remains exactly the same
- 1.3 – The 5’ mansard overhang was removed on east and south and substituted with 8’ deck on the east for a net add of 3’ and a 5’ reduction on the south which maintains size.
- 1.4- The end of may street has a dumpster, water retention area and back side of main street buildings to transition to. There are no continuous architectural relationships to maintain.
- 1.5- Elements and finishes of this building maintain the with the horizontal pattern with some lap siding, a mix of vertical battens and patterns of windows and doors
- 1.6 – The ratios and proportions of glass are maintained to traditional proportions
- 1.7 – Rooflines and porch protrusions are maintained with houses across the street and across the canal
- 2.1 – The first floor walls are being maintained and restored to their original finish condition which is textured cmu with the doors and windows removed to accommodate flood requirements. First floor for storage. The existing boat ramp and tiki bar on the property have been maintained.
- 2.2 – The orientation of the buildings have been maintained and has not changed the façade parallel to the street
- 2.3 - Proportions of the mass have been mitigated with the change in exterior finish material from the first to second floor. Symmetry of the front façade has been maintained.
- 2.4 – Traditional setback has been maintained. The 5’ mansard overhang was removed on east and south and substituted with 8’ deck on the east for a net add of 3’ and a 5’ reduction on the south which maintains size.
- 2.5 – Alleys do not apply to this property
- 2.6 – Open Garage was incorporated into the pattern of the building
- 2.7 – Decks were minimized to access path and required landings only and not extended across the entire façade to the west. Private decks were incorporated on the back east side along the water away from the street to be unobtrusive as possible.
- 2.8 – Paving materials have not been used.
- 2.9 – Landscaping that exists has been maintained
- 3.1 – The addition is compatible with the size, scale, color, material, and character as relates to its environment. Whereas buildings of this size and scale can be found throughout the historic district as a whole and more locally as right across the canal or across May St. Whereas the color turquoise is a tropical color commonly found throughout its environment. Whereas the character as determined by the roof finish (5v metal), wall finish of stucco with accents, door/window style/orientation is compatible with its environment.
- 4.0 – “New Construction” does not apply
- 5.0 – “Relocating Buildings” does not apply

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APR 09 2025

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5/23/24, 9:09 AM

Google Maps

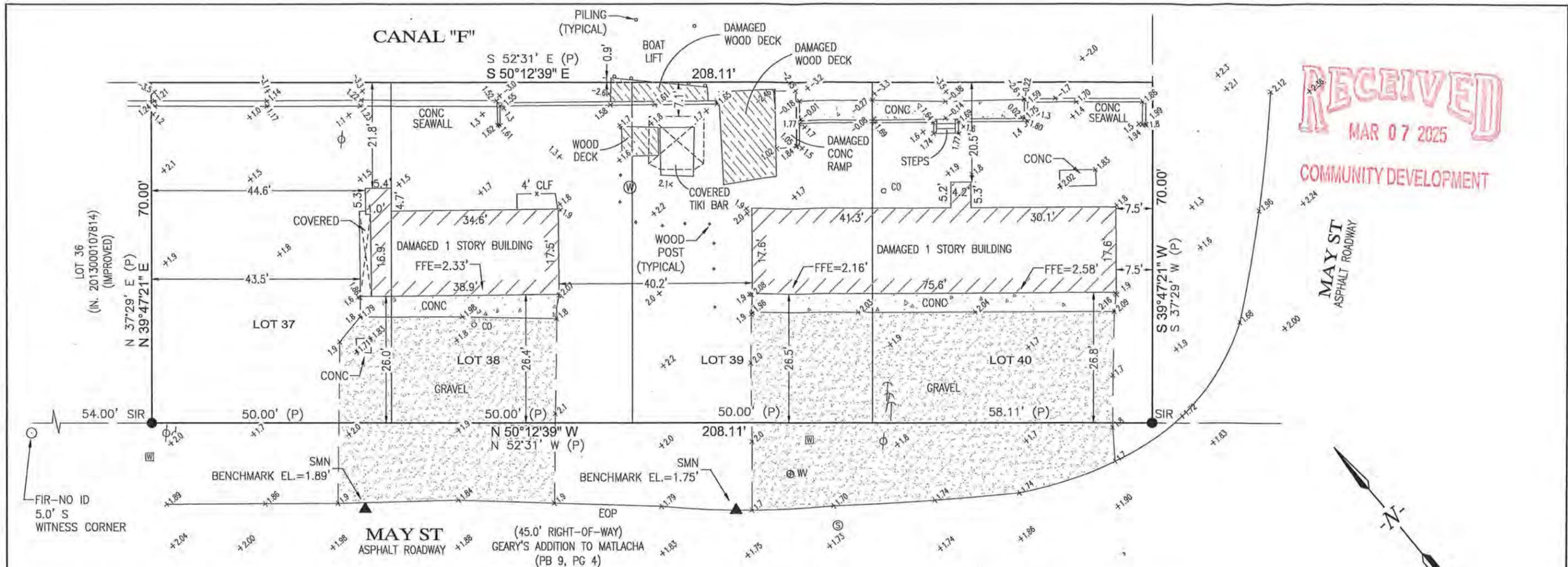
Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft



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 MAR 07 2025  
 COMMUNITY DEVELOPMENT

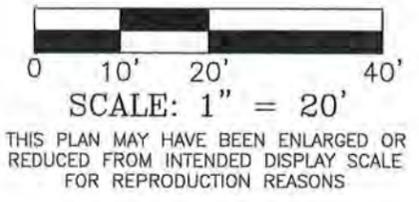


**PROPERTY DESCRIPTION**

LOTS 37 THROUGH 40, FIRST ADDITION TO ISLAND HARBORS, AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY OF MAY ST, AS BEING N 50°12'39" W.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN COASTAL FLOODPLAIN ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 8.0' AND 9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0240 G, DATED 11/17/2022.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON RTK GPS ON THE FDOT NETWORK.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
11. DATE OF LAST FIELD WORK: 2/22/2023.



**LEGEND**

- |         |                                       |     |                                    |     |                     |
|---------|---------------------------------------|-----|------------------------------------|-----|---------------------|
| FIR     | ○ FOUND IRON ROD                      | SMN | ● SET 5/8" IRON ROD w/ CAP LB 5151 | CLF | ○ CHAIN LINK FENCE  |
| SIR     | ▲ SET MAG NAIL                        | IN  | IN INSTRUMENT NUMBER               | WUP | ○ WOOD UTILITY POLE |
| PB      | PLAT BOOK                             | PB  | PAGE                               | GUY | ○ GUY WIRE          |
| PG      | PAGE                                  | W   | WELL                               | WM  | ○ WATER METER       |
| LB      | LICENSED BUSINESS                     | WM  | WATER METER                        | C   | ○ CLEANOUT          |
| PSM     | PROFESSIONAL SURVEYOR AND MAPPER      | FF  | FINISHED FLOOR ELEVATION           | EL  | ○ ELEVATION         |
| CONC    | CONCRETE                              | EOP | EDGE OF PAVEMENT                   |     |                     |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |     |                                    |     |                     |

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Q. Grady Minor and Associates, P.A.  
 3800 Via Del Rey  
 Bonita Springs, Florida 34134  
 Cert. of Auth. EB 0005151    Cert. of Auth. LB 0005151    Business LC 26000266  
 Bonita Springs: 239.947.1144    www.GradyMinor.com    Fort Myers: 239.690.4380

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 11458 MAY ST  
 MATLACHA FL 33993  
 LYING IN  
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 22 EAST  
 LEE COUNTY, FLORIDA

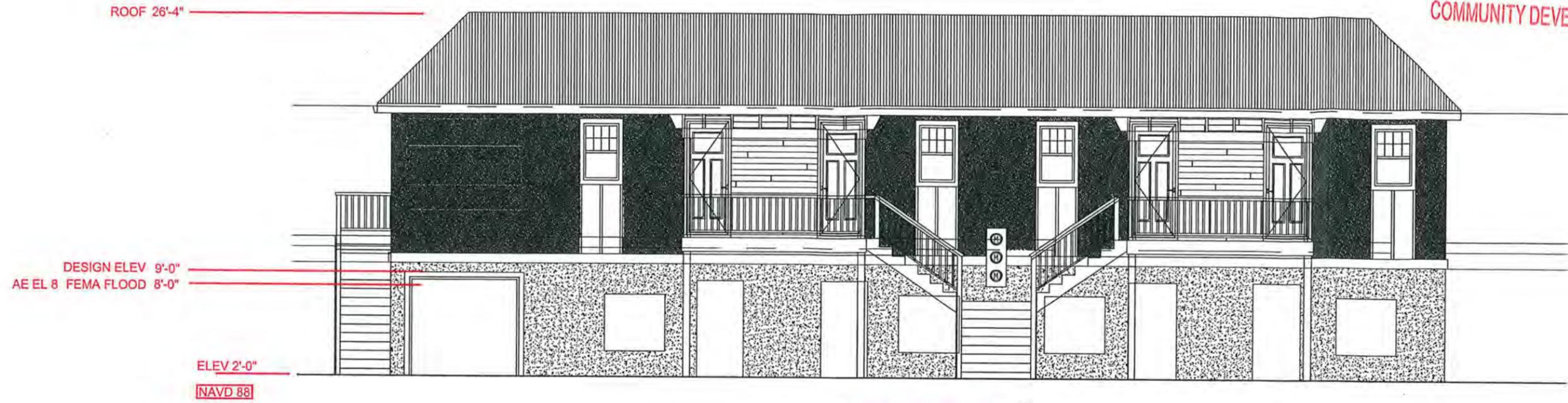
|             |              |
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| DRAWN BY:   | AH           |
| CHECKED BY: | TJD          |
| JOB CODE:   | CWMAY        |
| SCALE:      | 1" = 20'     |
| DATE:       | 1 MARCH 2023 |
| FILE:       | 23-39-BST    |
| SHEET:      | 1 of 1       |

DATE SIGNED  
 Digitally signed by  
 Timothy Jon DeVries,  
 P.S.M.  
 Date: 2023.03.06  
 07:45:13 -05'00'  
**TIMOTHY J. DEVRIES, P.S.M.**  
 FL LICENSE #6758  
 FOR THE FIRM

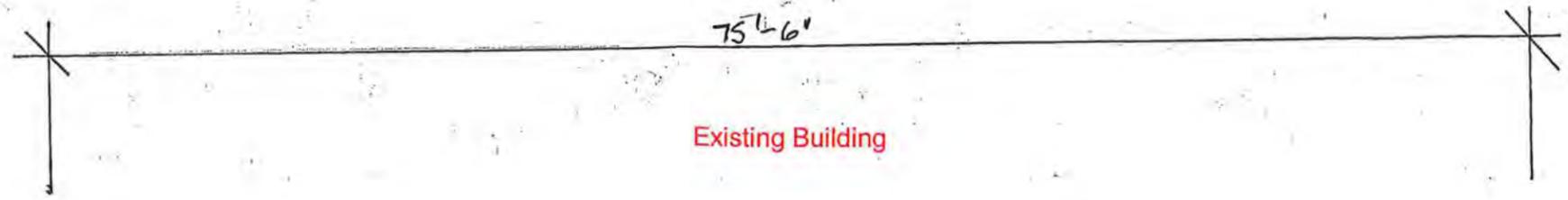
Front Building Elevations

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MAR 25 2025

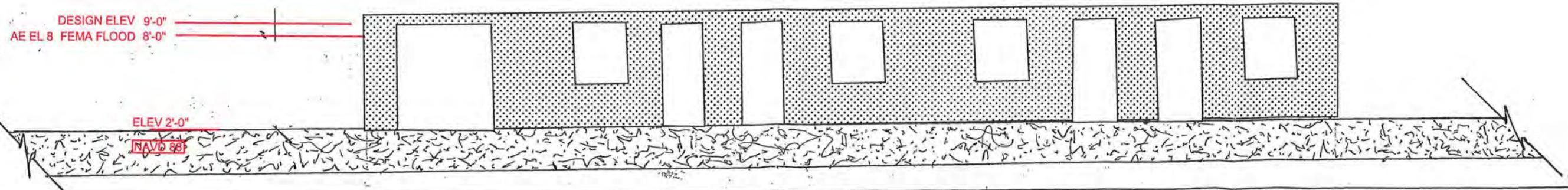
COMMUNITY DEVELOPMENT



Proposed Design



Existing Building



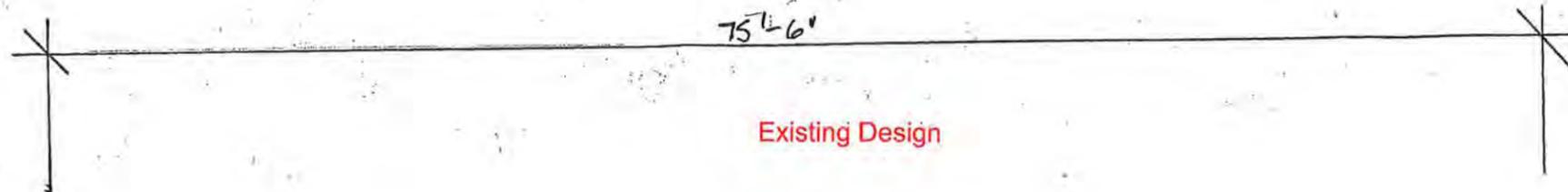
Rear Building Elevation

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MAR 25 2025

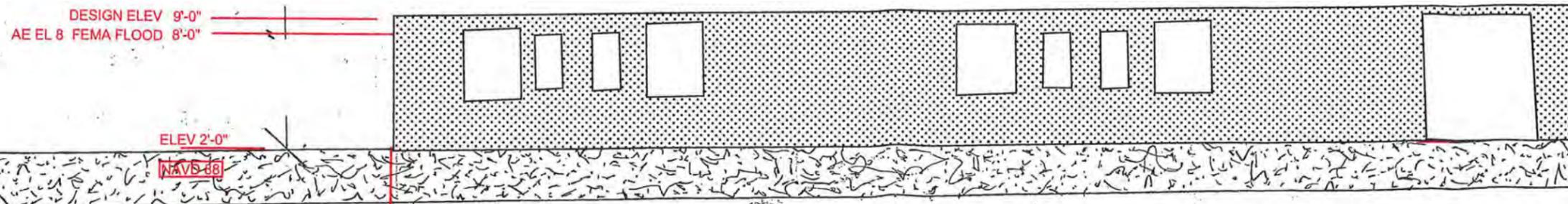
COMMUNITY DEVELOPMENT



Proposed Design



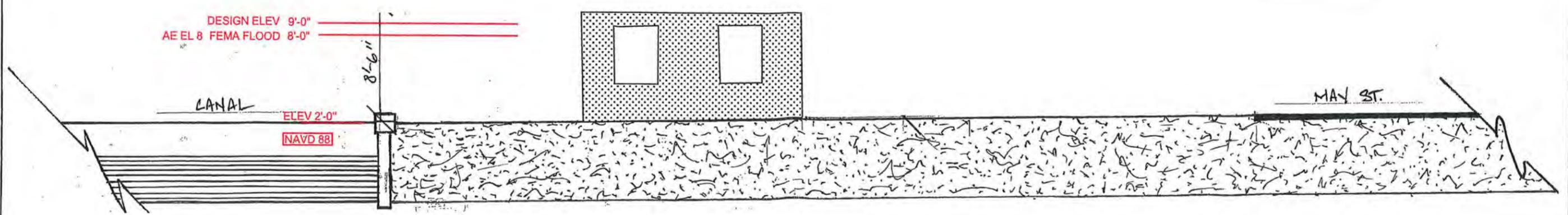
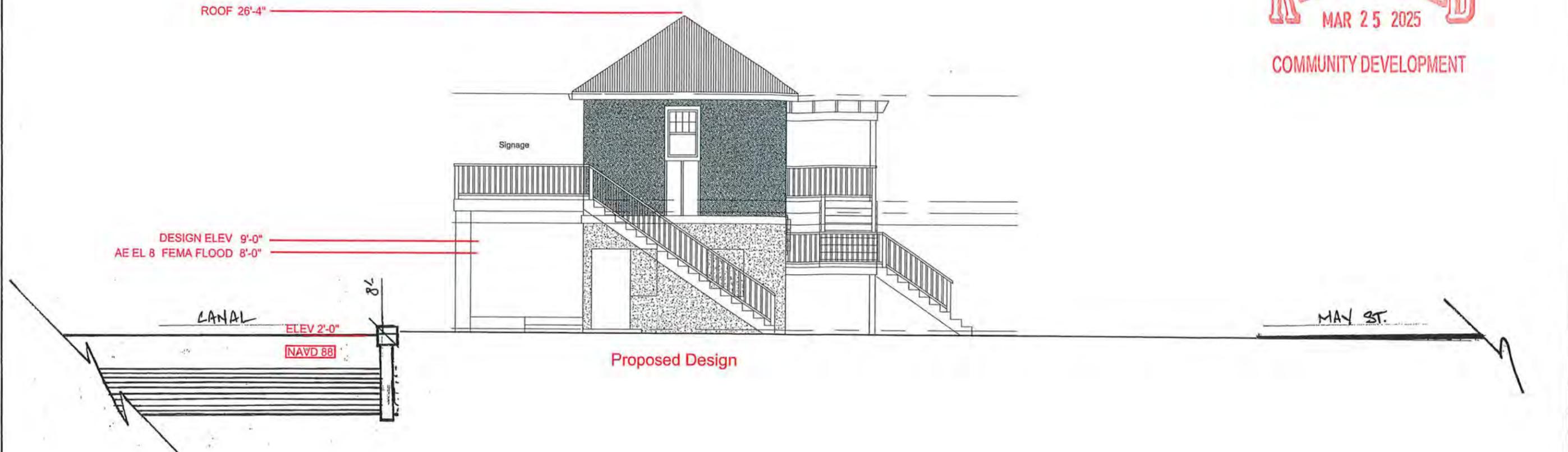
Existing Design



Left Side Building Elevations

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MAR 25 2025

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Right Side Building Elevation

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MAR 25 2025

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Proposed Design

ROOF 26'-4"

DESIGN ELEV 9'-0"  
AE EL 8 FEMA FLOOD 8'-0"

ELEV 2'-0"

NAVD 89

MAY ST.

CANAL

EXISTING CONDITIONS

17'-5"

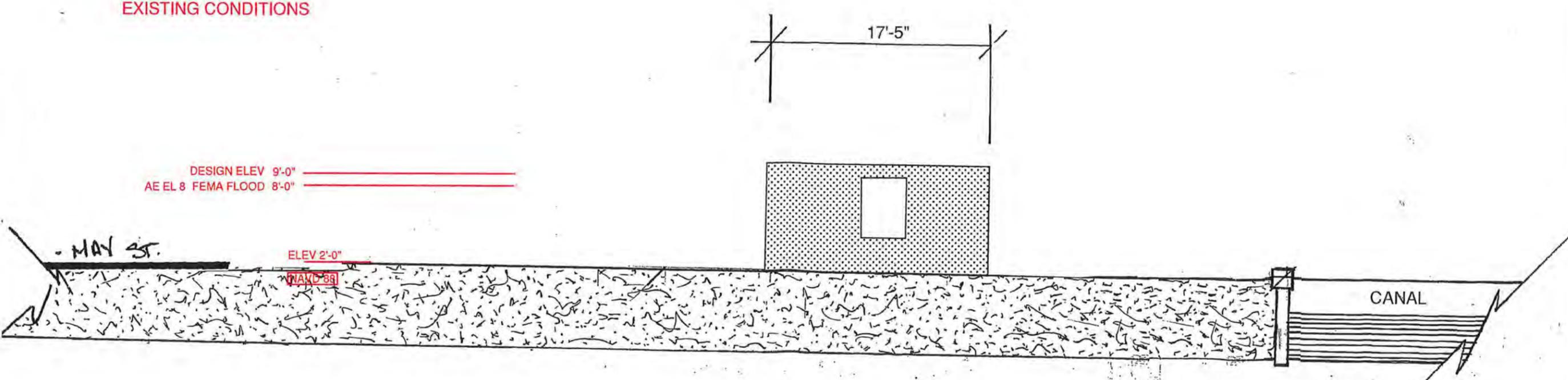
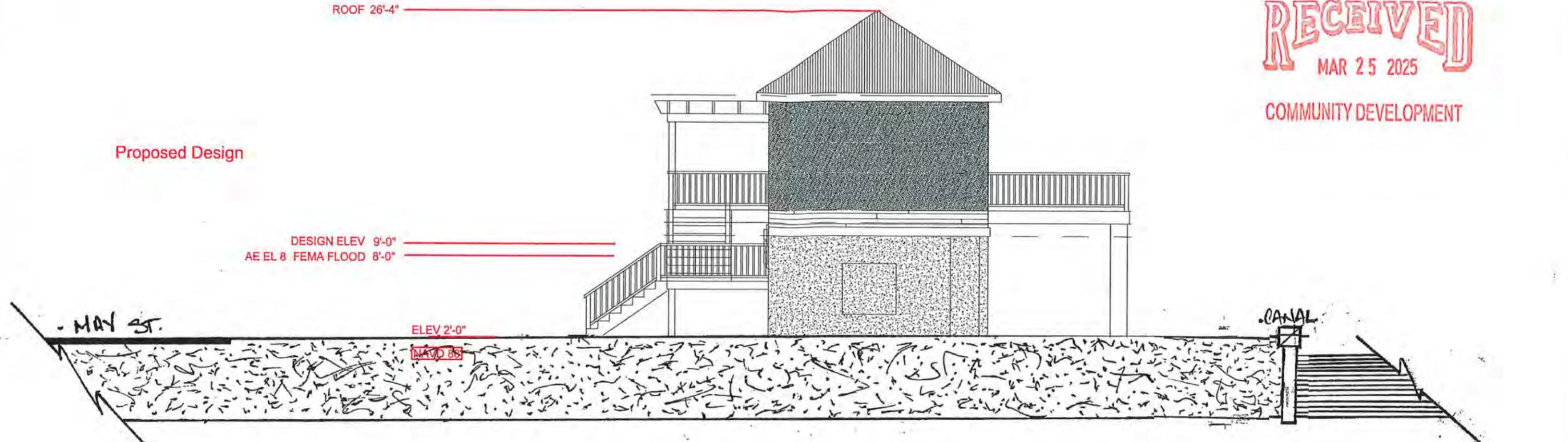
DESIGN ELEV 9'-0"  
AE EL 8 FEMA FLOOD 8'-0"

ELEV 2'-0"

NAVD 89

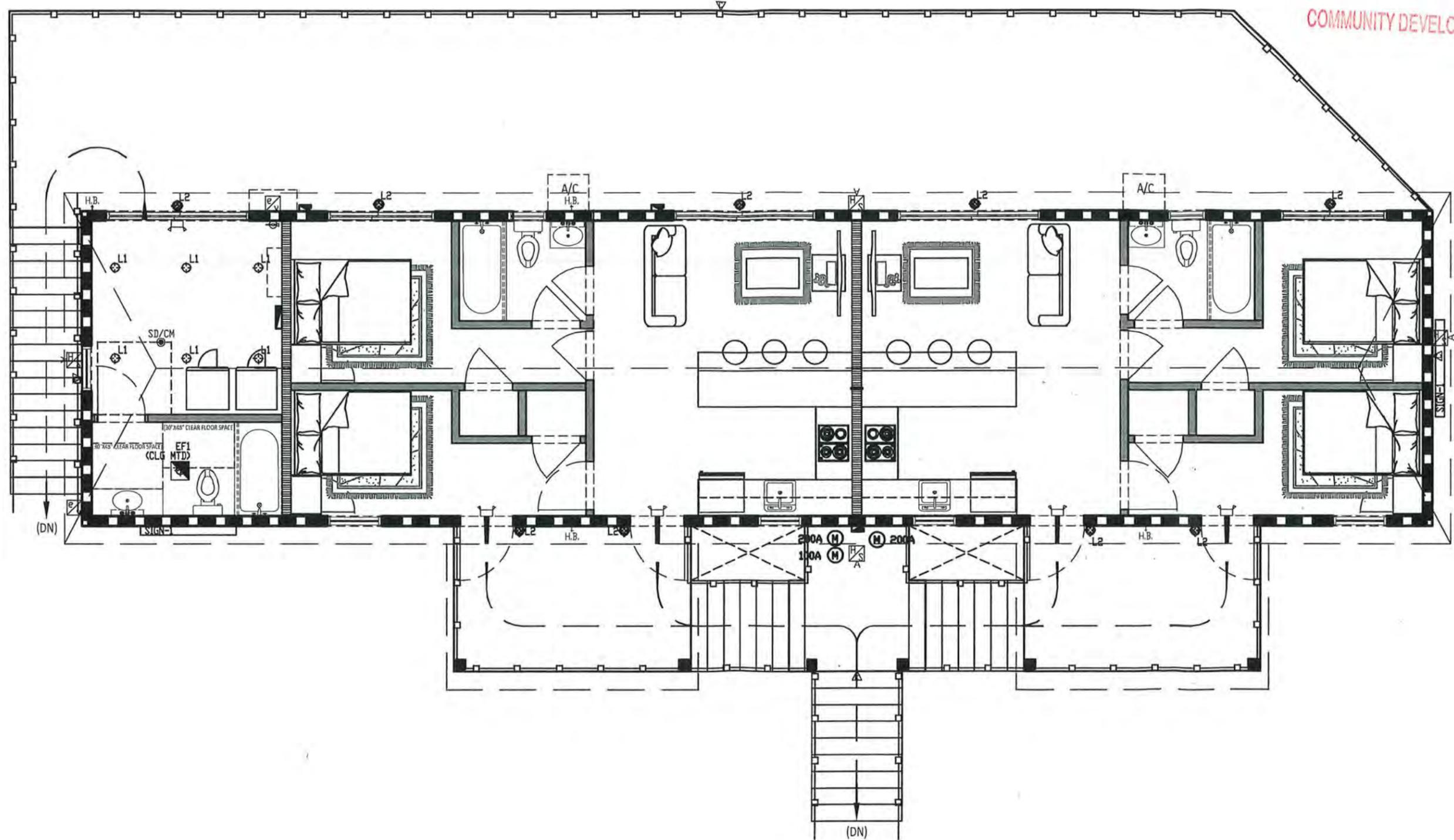
MAY ST.

CANAL



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MAR 07 2025

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LEE COUNTY HISTORIC PRESERVATION BOARD

SPECIAL CERTIFICATE OF APPROPRIATENESS DECISION  
SCA2024-00002

Contributing     Non-Contributing     Individual Designation     Not Historical

Designation No.: HD90-10-01  
Name of Project: Walczak Building  
Location: 11458 May Street, Matlacha, FL 33993  
Strap No.: 24-44-22-07-00000.0370  
Applicant/Agent: Christopher Walczak  
E-Mail: [may11458@yahoo.com](mailto:may11458@yahoo.com)

**Request:** The applicant requests approval to elevate and expand the building footprint of the existing duplex on the subject parcel by constructing new upper floors on top of the existing building and converting the ground floor to storage space.

**Summary:** Christopher Walczak, representing the landowner of the subject property, filed an application for a special certificate of appropriateness on April 9, 2024. The application was deemed sufficient for public hearing on November 20, 2024. A public hearing before the Lee County Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Lee County Historic Preservation Board on January 16, 2025.

**YOU ARE HEREBY NOTIFIED** that the following action was taken by the Lee County Historic Preservation Board:

A Motion was made by RATHLEEN WALSH and seconded by ADAM ISMIGAL to APPROVE the Special Certificate of Appropriateness to permit the expansion and elevation of the duplex as depicted on the site plan stamped "received" May 23, 2024, and the elevations stamped "received" April 9, 2024, attached hereto as Exhibit A, with the following conditions:

1. The ground floor of the structures may be altered to address FEMA regulations; and
2. The duplex cannot be built unless the quadplex as approved under SCA2023-00006 is not developed and is demolished or converted to a single-family residence or duplex as permitted in the Two-Family Conservation (TFC-2) zoning district.

The LCHPB finds that the proposed project complies with the Design Guidelines of the Matlacha Historic District and Lee County Land Development Code Chapter 22, as evidenced by the Findings of Fact attached hereto as Exhibit B.

The Motion carried with 4 ayes to 0 nays.

  
Chair  
Lee County Historic Preservation Board

1/16/2025  
Date of Decision

**DECISION EFFECTIVE DATE:**

The Decision of the Lee County Historic Preservation Board is effective on the date of the Hearing.

**NOTICE OF APPEAL RIGHTS:**

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

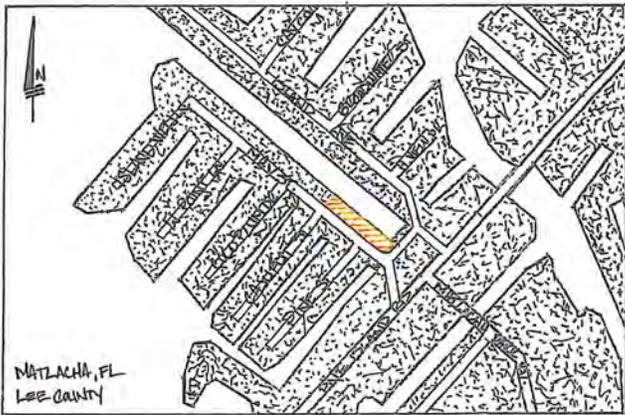
**ATTACHMENTS:**

- Exhibit A: Site plan stamped “received” May 23, 2024 and the elevations stamped “received” April 9, 2024
- Exhibit B: Findings of Fact

**EXHIBIT A: SITE PLAN AND ELEVATIONS**

11455 MAN STREET  
MATLACHA, FLORIDA 33413  
CHRISTOPHER WALCZAK  
REBUILD SUBMISSION

APPLICATION:  
SPECIAL CERTIFICATE OF  
APPROPRIATENESS PROCESS



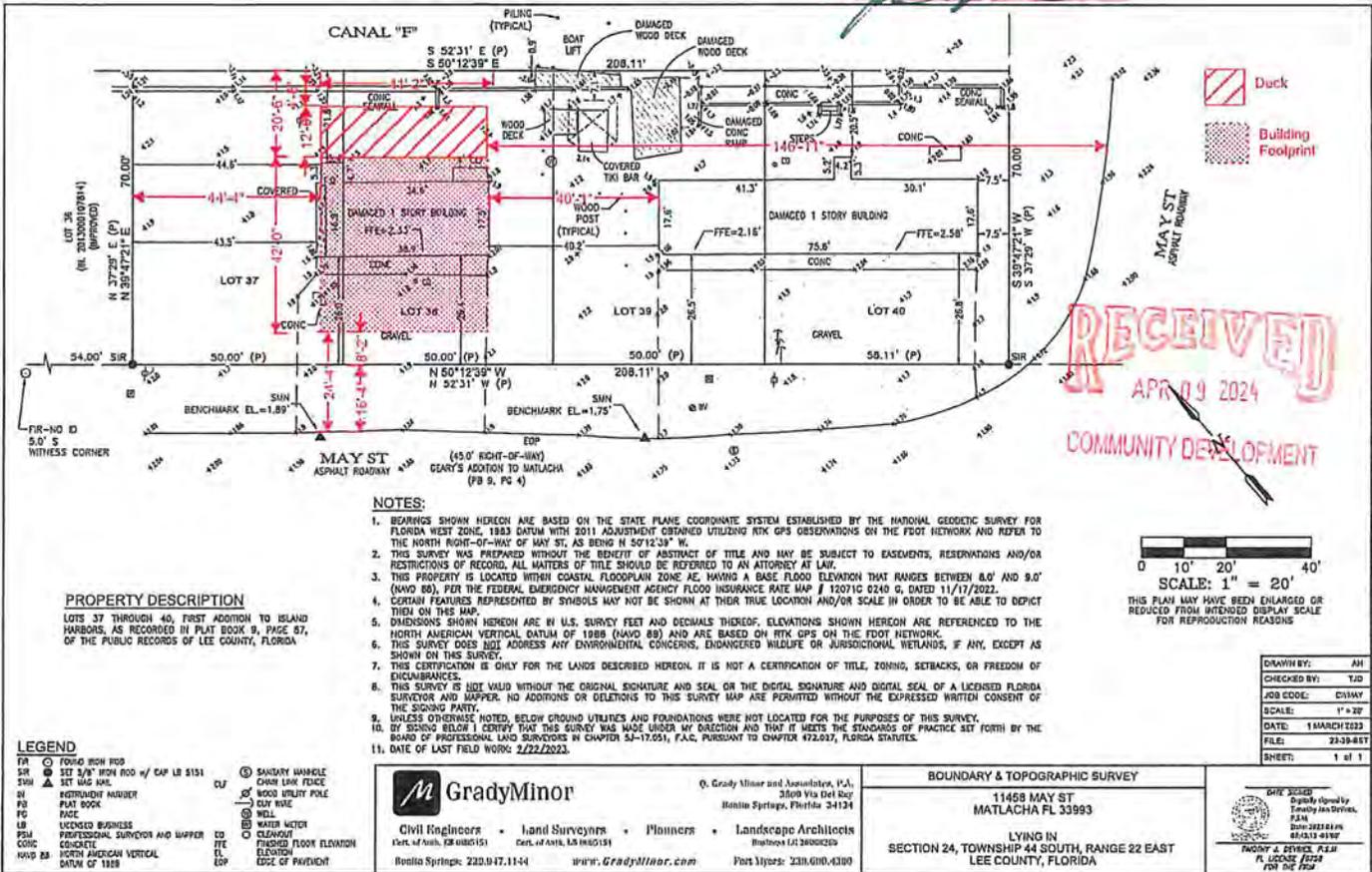
SITE PLAN

MATLACHA, FL  
LEE COUNTY

APPROVED  
HISTORIC PRESERVATION  
SCOA NO. SCA 2024-00002  
DATE 4/16/25  
BY [Signature]

RECEIVED  
APR 09 2024  
COMMUNITY DEVELOPMENT

APPROVED  
 HISTORIC PRESERVATION  
 SCOA NO. SCA2024-00002  
 DATE 4/16/25  
 BY [Signature]



RECEIVED  
 APR 09 2024  
 COMMUNITY DEVELOPMENT

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY OF MAY ST, AS BEING N 50°12'39" W.
  2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
  3. THIS PROPERTY IS LOCATED WITHIN COASTAL FLOODPLAIN ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 8.0' AND 9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0240 G, DATED 11/17/2022.
  4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
  5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON RTK GPS ON THE FDOT NETWORK.
  6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
  7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
  8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGHTING PARTY.
  9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
  10. BY BEING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.051, F.A.C. PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES.
  11. DATE OF LAST FIELD WORK: 2/22/2023.

**PROPERTY DESCRIPTION**  
 LOTS 37 THROUGH 40, FIRST ADDITION TO ISLAND HARBORS, AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

0 10' 20' 40'  
 SCALE: 1" = 20'  
 THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

|             |              |
|-------------|--------------|
| DRAWN BY:   | AH           |
| CHECKED BY: | TJD          |
| JOB CODE:   | CDMAY        |
| SCALE:      | 1" = 20'     |
| DATE:       | 1 MARCH 2023 |
| FILE:       | 23-09-667    |
| SHEET:      | 1 of 1       |

**LEGEND**

|      |                                      |    |                   |
|------|--------------------------------------|----|-------------------|
| TR   | 1/4" IRON ROD                        | SM | SANDWICH WARE     |
| SIR  | 3/4" IRON ROD w/ CAP LB 2151         | CU | WOOD UTILITY POLE |
| 2348 | SET MAG NAIL                         | W  | WOOD W/UTILE      |
| 91   | REINFORCED CONCRETE                  | W  | WATER METER       |
| 92   | PLAT BOOK                            | W  | WATER METER       |
| 93   | FACE                                 | W  | WATER METER       |
| 94   | LOCKED BUSINESS                      | W  | WATER METER       |
| 95   | PROFESSIONAL SURVEYOR AND MAPPER     | W  | WATER METER       |
| 96   | CONCRETE                             | W  | WATER METER       |
| 97   | IRON AMERICAN VERTICAL DATUM OF 1988 | W  | WATER METER       |

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Route 1, Bunnell, FL 32110  
 Phone: 386.238.1111 | www.GradyMinor.com

Grady Minor and Associates, P.A.  
 3109 Via Del Mar  
 Bonita Springs, Florida 34114

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 11458 MAY ST  
 MATLACHA FL 33993  
 LYING IN  
 SECTION 24, TOWNSHIP 44 SOUTH, RANGE 22 EAST  
 LEE COUNTY, FLORIDA

DATE SCHEMATIC  
 Digitally signed by  
 Timothy J. Grady, Jr.  
 DN: cn=Timothy J. Grady, Jr., o=Grady Minor and Associates, P.A., email=tim@gradyminor.com, c=US  
 Timothy J. Grady, P.E.  
 FL LICENSE #2329  
 FOR THE FIRM

C:\SURVEY\PROJECT SURVEY 2023\39 11458 MAY ST MATLACHA SURVEY 23-09-667.DWG

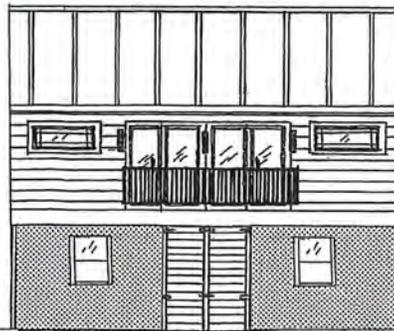
PROPOSED DESIGN

Roof Ridge EL 32'-0"

Soffit EL 21'-0"

10'-4" BOTTOM OF STRING CURB  
 FINISH GRADE 7'-4"  
 AS EL & FEMA FLOOD 6'-0"  
 FLEV 2'-0" (EXIST)

FLEV 2'-0" (EXIST)



CONSTRUCTION LEGEND

1. 5/8 GALVANIZED METAL ROOF @ a 6/12 Slope
2. PASTEL COLOR HARDIE BOARD SIDING
3. WOODEN SHUTTERS
4. Existing Building maintain textured CML

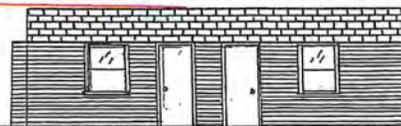
RECEIVED  
 APR 09 2024

COMMUNITY DEVELOPMENT

South West  
 ELEVATION (EXIST)

EXISTING CONDITIONS

EXISTING MAIN ROOF 12'-4"  
 EAST SIDE PEAK ROOF 10'-4"  
 DESIGN ELEV 7'-0"  
 AS EL & FEMA FLOOD 6'-0"  
 FLEV 2'-0" (EXIST)



APPROVED  
 HISTORIC PRESERVATION BOARD  
 SCA NO. SCA 2024-00002  
 DATE 4/16/24  
 BY [Signature]

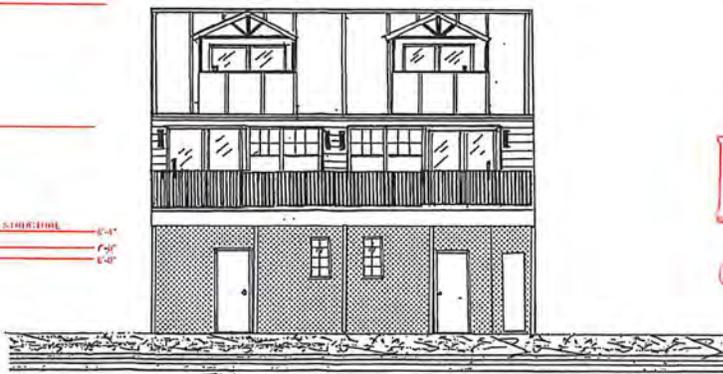
PROPOSED DESIGN

Roof Ridge EL 32'-0"

SOIL EL 21'-0"

1st FLOOR FINISH ELEVATION  
DESIGN ELEV 8'-0"  
AS EL & FEMTA FLOOR 8'-0"

ELEV 2'-0"  
FINISH

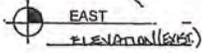


CONSTRUCTION LEGEND

1. 5Y GALVANIZED METAL ROOF @ a 6/12 Slope
2. PASTEL COLOR HARDIE BOARD SIDING
3. WOODEN STAIRCASES
4. Existing Building maintain textured CML

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COMMUNITY DEVELOPMENT



EXISTING CONDITIONS

EXISTING MANSARD ROOF 12'-4"  
EXISTING FLAT ROOF 10'-8"  
DESIGN ELEV 5'-0"  
AS EL & FEMTA FLOOR 8'-0"

ELEV 2'-0"  
FINISH



APPROVED  
HISTORIC PRESERVATION BOARD  
SCOA NO. SCA 2024-0002  
DATE 4/12/24  
BY [Signature]

North West  
Elevation

Proposed Design

Roof Ridge EL 32'-8"

Soffit EL 21'-4"

Bottom Floor Structure & Top of  
Existing Building Walls EL 10'-0"  
Min Design EL 9'-0"  
Flood AE-EL 8'-0"

Canal  
PROTECT

EXISTING CONDITIONS

Existing Foundations 1'-0"  
FABRIK PLAT BASE 10'-0"  
DESIGN ELEV 9'-0"  
WELL + FEMA FLOOD 7'-0"

Canal  
PROTECT

CONSTRUCTION  
LEGEND

1. 5V GALVANIZED METAL ROOF @ a 8/12 Slope
2. PASTEL COLOR HARDIE BOARD SIDING
3. WOODEN STAIRCASES
4. Existing Building maintain textured CMU

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HISTORIC PRESERVATION BOARD  
SCOA NO. SCA 2024-00002  
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SOUTH SIDE ELEVATION

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COMMUNITY DEVELOPMENT

Roof Ridge EL 32'-0"

Soffit EL 21'-0"

Bottom Floor Structure & Top of Existing Building Walls EL 10'-0"  
Min Design EL 9'-0"  
Flood AE-EL 8'-0"

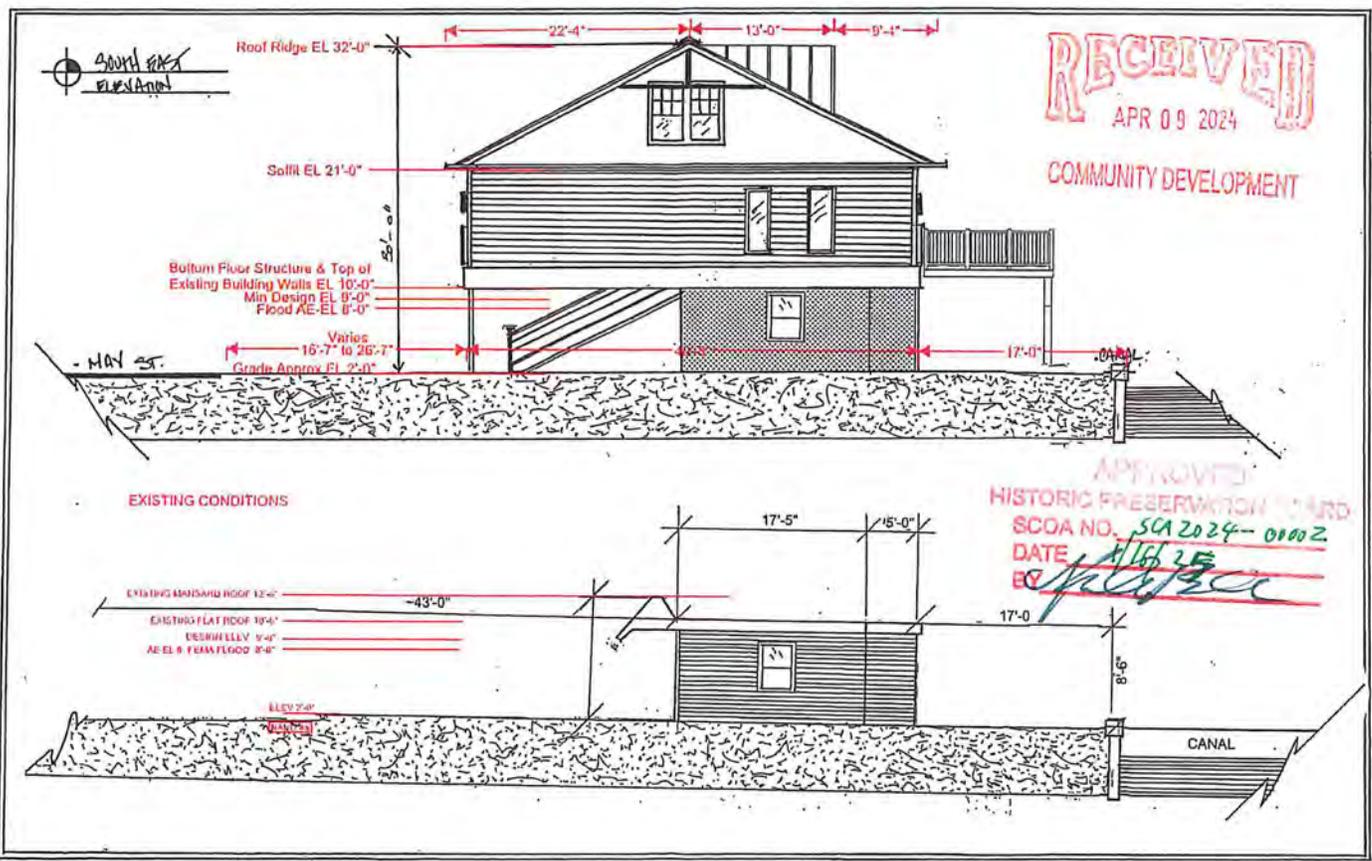
Varies 16'-7" to 26'-7"  
Grade Approx EL 2'-0"

EXISTING CONDITIONS

EXISTING MANSARD ROOF 12'-0"  
EXISTING FLAT ROOF 19'-4"  
DESIGN LEVEL 1'-4"  
AE EL & FLOOD FLOOD 2'-8"

APPROVED  
HISTORIC PRESERVATION BOARD  
SCOA NO. SCA 2024-01002  
DATE 4/16/25  
BY [Signature]

CANAL



## **EXHIBIT B FINDINGS OF FACT**

### **Subject Property**

The property is currently listed as a Non-Contributing property located at 11458 May Street, Matlacha. The property is located at the intersection of May Street and Pine Street. May Street fronts the southeast and southwest sides of the property for a total of 280 feet. The rear of the property backs onto a canal for approximately 207 feet. The property was originally created as part of Geary's Addition to Matlacha recorded in Plat Book 9 Page 4 as four lots (numbered 37 to 40).

The property is a rectangular-shaped lot that extends northwestward from the turn on May Street and lays perpendicular to Pine Street, across May Street to the southwest. The property fronts on May Street on the southwest and southeast sides and on a canal in back to the northeast. To the northwest is a single-family residence. This results in approximately 280 feet of frontage on May Street and 208 feet along the canal. The subject property is developed with two structures. The first, which is the subject of this request, is a duplex located on the northwest portion of the property. The second building is a quadplex located on the southeast portion of the property. According to the Lee County Property Appraiser, the existing quadplex was constructed in 1953 and contains four living units, each with 338 square feet of living area. The duplex was constructed in 1959 and contains two living units with 360 square feet of living area. There is also a dock and boat lift built in 2012.

The property has had three previous historic cases. COA2011-00147 approved the replacement of a dock and the installation of a new boatlift. SCA2023-00006 proposed a new second and third floor on the quadplex. It was denied by the Historic Preservation Board, which found that the size, scale, and mass of the proposed structure was excessive compared to the rest of the residential block on May Street. The third historic case, SCA2023-00020, proposed to elevate the existing quadplex and duplex on the subject parcel by constructing new upper floors on top of the existing buildings and converting the ground floors to storage space (Attachment G). Staff found the request to be consistent with the Design Guidelines for the Matlacha Historic District, and the Historic Preservation Board approved the request.

The applicant submitted for a development order for reconstruction of existing quadplex only, as part of DOS2024-00097. After staff review and insufficiency comments of that submittal, the applicant has since decided to redesign the entire property in order to avoid the development order process. This Special Certificate of Appropriateness request is to redesign the existing duplex, allowing for an expansion of the structure in the event the development order for the quadplex is not pursued further.

### **Requested Changes**

The applicant proposes to elevate and expand the duplex building on the subject property. New upper floors will be constructed on top of the existing building, with the ground floor living area proposed to be turned into storage space. Expansion includes extending the footprint of the duplex towards May Street by approximately 15 feet to allow additional room for additional living area and the stair access to the upper level. The total building footprint will be approximately 41 feet, 2 inches by 42 feet, with a 12-foot deck extension to the rear of the building along the canal side. The existing duplex currently exhibits a footprint of 42 feet by 21 feet.

### Duplex Changes

The proposed elevation of the duplex will allow the applicant to meet FEMA flood elevation standards. The proposed building will be a two-and-a-half-story structure from ground level composed of second floor residences on top of ground floor storage spaces and will consist of two units. The dwelling units will be accessed by external stairways on the front of the structures. Elevated decks will be located at the rear of

the building, and the proposed roof will be a metal gable roof. Additional living area is proposed in a dormer style within the roof structure of the proposed duplex which creates an additional half-story of living area.

The peak roof height of the proposed building based on LDC Sections 34-2171 is 17 feet, 6 inches, which is significantly higher than the 10.5 feet of the existing building. The applicant proposes a design intended to allow for an increase of living space in the proposed structure while complying with FEMA and County flood elevation regulations.

The front stairs and rear decks on the proposed duplex will be wood, and the railings will be in an open style. The front staircase will split to two separate upper landings, each accessing a second-floor dwelling unit. The rear deck will extend across the entire rear façade. The proposed wooden staircases and deck have a lighter, more open appearance to mitigate the perceived mass and scale of the building resulting from the increase in its footprint.

The materials proposed for the new structure are typical for the historic district. Metal roofing, whether 5V crimped or Standing Seam, is used in the historic district. The ground floor is proposed to be covered with textured concrete paint while the upper floor will use hardie-plank siding. Horizontal siding whether lap, novelty, or other specific type, is a characteristic siding style for Matlacha. The applicant's use of hardie-plank siding will maintain this appearance while improving the resistance of the structure to damage and aging. The use of different exterior cladding styles adds visual interest and serves also to break up the mass of the building. The deck and stairs are proposed to be built of wood, which is typical within the Historic District.

#### Southwest Elevations

The southwest (front) elevation faces onto May Street. The existing five-foot mansard overhang will be removed, and the building will be expanded an additional 15 feet towards May Street. The ground floor will be used for storage with the external staircase having a lower landing with a 90 degree turn to access the upper landing which will access both dwelling units. The upper level will use smaller, horizontally placed windows for each unit, and sliding glass doors that open to an upper deck for both dwelling units.

#### Northwest Elevations

The northwest (side) elevation of the duplex has no existing windows on the ground floor, and none are proposed to be added. On the upper floor, two windows are proposed, with a band of two windows proposed on the gable end of the half-story within the roof structure.

#### Northeast Elevations

The northeast (rear) elevation of the duplex will retain the existing smaller windows but will replace the two larger windows with new doors on the ground floor. The existing rear door will be replaced with a utility closet extending outward from the building. The upper floor will feature two windows, and one sliding glass door for each dwelling unit that opens to a second story for both dwelling units.

#### Southeast Elevations

The southeast (side) elevation of the duplex will fill in a single window on the ground floor and will install two new windows on the upper floor. A band of two windows will be placed between the soffit and roof ridge on the gable end of this elevation.

#### Ground Floor Occupancy

The existing quadplex on the east side of the subject property qualifies as a multi-family residential use. The subject property is zoned Two-Family Conservation (TFC-2) which does not permit multi-family dwelling units. In addition, LDC Section 34-3102 precludes more than one principal building on one lot in the TFC-2 zoning district. Therefore, the existing use of the property is considered a non-conforming use.

The Lee County Land Development Code does not permit non-conforming uses to expand. Florida Building Code and FEMA regulations require that the area below the required design flood elevation be rendered non-habitable in order to mitigate damage to habitable portions of residences. In addition, the Land Development Code may require alterations to the ground floor to ensure that it cannot be used as living area. These changes are beyond the purview of the historic review process. Staff therefore recommends that the board adopt a condition allowing changes to the ground floor required by the permitting process to be reviewed and approved administratively.

The applicant has requested this new Special Certificate of Appropriateness for the raising and expansion of the duplex only after insufficiency comments from the quadplex Development Order deemed that portion of the project unfeasible. The expansion of the duplex would be allowable if the quadplex is not built or is redesigned to be in compliance with current land development code standards, as conditioned in Condition #2.

As a Non-Contributing resource, the proposed project is being evaluated using the Design Guidelines for the Matlacha Historic District.

## **DESIGN GUIDELINES FOR THE MATLACHA HISTORIC DISTRICT.**

### **1.0 Streetscape**

#### **1.1 Where feasible, 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 need to elevate the subject property to meet FEMA flood elevations already requires the building to be taller than neighboring structures. It is therefore not feasible to keep the subject property at the same height. Additional living area is proposed in a dormer style within the roof structure of the proposed duplex, providing additional living space while mitigating the perceived mass and scale of the building resulting from the increase in its footprint.

#### **1.2 The pattern of spaces between buildings should be maintained where feasible. Additions to existing buildings should be set back from the front façade 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 of spacing between buildings on the immediate residential block will not be significantly impacted by the request. The spacing will be largely unchanged because building will be within the footprint of the original ground floors, with the exception of the expansion of the building towards May Street, significantly reducing the street setback from the original footprint. The proposed setbacks still maintain a traditional pattern compatible with structures along May Street, and the surrounding community.

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

The proposed design increases the building footprint when compared to the original building. The increased size of the structure is visually mitigated by the proposed dormer style within the roof structure, and the use of different exterior cladding styles, which adds visual interest and also serves to break up the mass of the building.

#### **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.**

The subject property is at the beginning of the block and there is no block to the southeast of the subject property. Instead, southeast, across May Street is the rear of a parcel fronting on Pine Island Road that faces away from the subject property. The increase in height and overall mass of the building is required to a large extent to meet applicable building code and flood mitigation requirements. The expansion of the

building footprint and area is mitigated through the use of different materials, incorporation of a dormer design, and the use of open railings for new decking.

**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.**

There is little uniformity of architectural style on May Street. The variety of residences does not create a strong architectural style to which the subject property can adhere. Although the overall mass and height of the building may not conform to the residential block, the proposed pattern of windows and doors on the elevated first floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property.

**1.6 Maintain the traditional proportions of glass in building facades.**

The proposed structure will contain a similar amount of glazing as the existing structures. This is achieved through the use of similar sized windows and doors on the proposed upper floors of the existing buildings.

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

Due to the wide variety of housing types in Geary's Addition, there is little uniformity in appearance for roofs, porches and entrance features. The existing buildings have mansard roofs that run level for their entire length. The proposed building will have a gable roof running down its long axis. This maintains the linear nature of the roofline along the main frontage. Parking and entrances are typically aligned compared to the orientation of other buildings on the block.

## **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.**

As non-contributing structures, there are no features that have been determined to be historically significant on the property.

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

The duplex will maintain the same orientation to the street and water.

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

Although the proposed building will be higher than the existing buildings in the neighborhood, it will maintain the horizontally focused appearance. The building design includes additional living area in dormer style within the roof structure of the proposed duplex. The use of hardie-plank siding will maintain the traditional symmetry of the building's facade, and the use of different exterior cladding styles adds visual interest and serves also to break up the mass of the building.

**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 open style of the stairway reduces visual impact, and as such the impact on building expansion to the front setback pattern. Though the proposed expansion of the duplex towards the street decreases the setbacks from 26 feet for the existing footprint down to an estimated 8 feet, surrounding properties down May Street have a similar setback pattern, as demonstrated in the supporting photographs submitted by the applicant of neighboring buildings (Attachment H).

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

There are no alleyways accessing the subject property.

**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.**

The only accessory building on the subject property is a small tiki hut near the waterline which has no significant effect on the subject property. No new accessory buildings are proposed by the applicant.

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

The proposed design has stairways to the upper floor on the front of the buildings as well as second-floor decks on the rear of the buildings. The front stairs and rear decks on the proposed duplex will be wood, and the railings will be in an open style. The rear deck will extend across the entire rear façade. The proposed wooden staircases and deck have a lighter, more open appearance to mitigate the perceived mass and scale of the building resulting from the increase in its footprint.

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

No specific paving materials are proposed by this request. Generally, paving styles and materials are widely varied in the Matlacha community and as such there is little chance of an unacceptable paving material or style being used on the property.

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

Landscaping is not regulated by the Land Development Code for residential structures, and no new landscaping is proposed by this request.

### **3.0 Additions to Existing Buildings**

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

The proposed elevations visually create an additional half story of living area, increasing the visual mass of the structure, and the building expansion towards May Street adds additional living space to the dwelling units, while keeping the width of the existing structure. Although the proposed building will be higher than the existing buildings in the neighborhood and expands its footprint toward May Street, it will maintain the horizontally focused appearance. Due to the wide variety of housing types in Geary's Addition, there is little uniformity in appearance for roofs, porches and entrance features.

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

The wide variety of housing types and little uniformity of architectural style on May Street does not create a strong architectural style or historic rhythm to which the subject property can adhere. Although the overall mass and height of the building may not conform to any patterns along the residential block, the proposed pattern of windows and doors on the elevated first floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property. In addition, the proposed additional half-story also does not conform to any existing pattern of development on the residential block; however, this is mitigated by the incorporation of the dormer style roof.

#### **4.0 New Construction**

**4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.**

The simple, gable-roof design proposed for the property is contemporary in nature. The overall scale of the proposed building has been limited to minimize the impact of the upper floor on the residential block.

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

The front façade of the proposed structures will maintain its current alignment parallel with May Street.

**4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.**

The proposed building is larger than the existing structure from a height standpoint, and from a footprint standpoint as a result of the expansion towards the front of the property. However, the proposed elevation is the most reasonable means to meet flood mitigation requirements and retain the overall character of the original structure. The proposed building will be higher than surrounding buildings in the neighborhood but will maintain a horizontally focused appearance. The building design includes additional living area in dormer style within the roof structure of the proposed duplex. The use of hardie-plank siding will maintain the traditional symmetry of the building's facade, and the use of different exterior cladding styles adds visual interest and serves to also break up the mass of the building expansion.

**4.4 Building and roof forms should match those used historically.**

The architectural form of the proposed building includes simple gable roofs running along the long axis, which is very conventional for the Matlacha community and the Geary's Addition subdivision.

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

The building materials proposed for the new buildings such as metal roofing, hardie-board, stucco and siding are similar to residences throughout the Matlacha Historic District.

**4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.**

The windows and doors on the proposed building will be similar to types found throughout the Matlacha community.

#### **5.0 Relocating Buildings in a Historic District**

N/A

#### **Conclusion**

Staff finds that the overall mass and height of the proposed structure has been limited as much as possible to conform with the existing residential block. The architecture and materials proposed for the property match those typically found in the community as well. Therefore, the request complies with the Design Guidelines of the Matlacha Historic District and the Lee County Land Development Code Chapter 22.

#### **Attachments**

Location Map

Aerial Photo

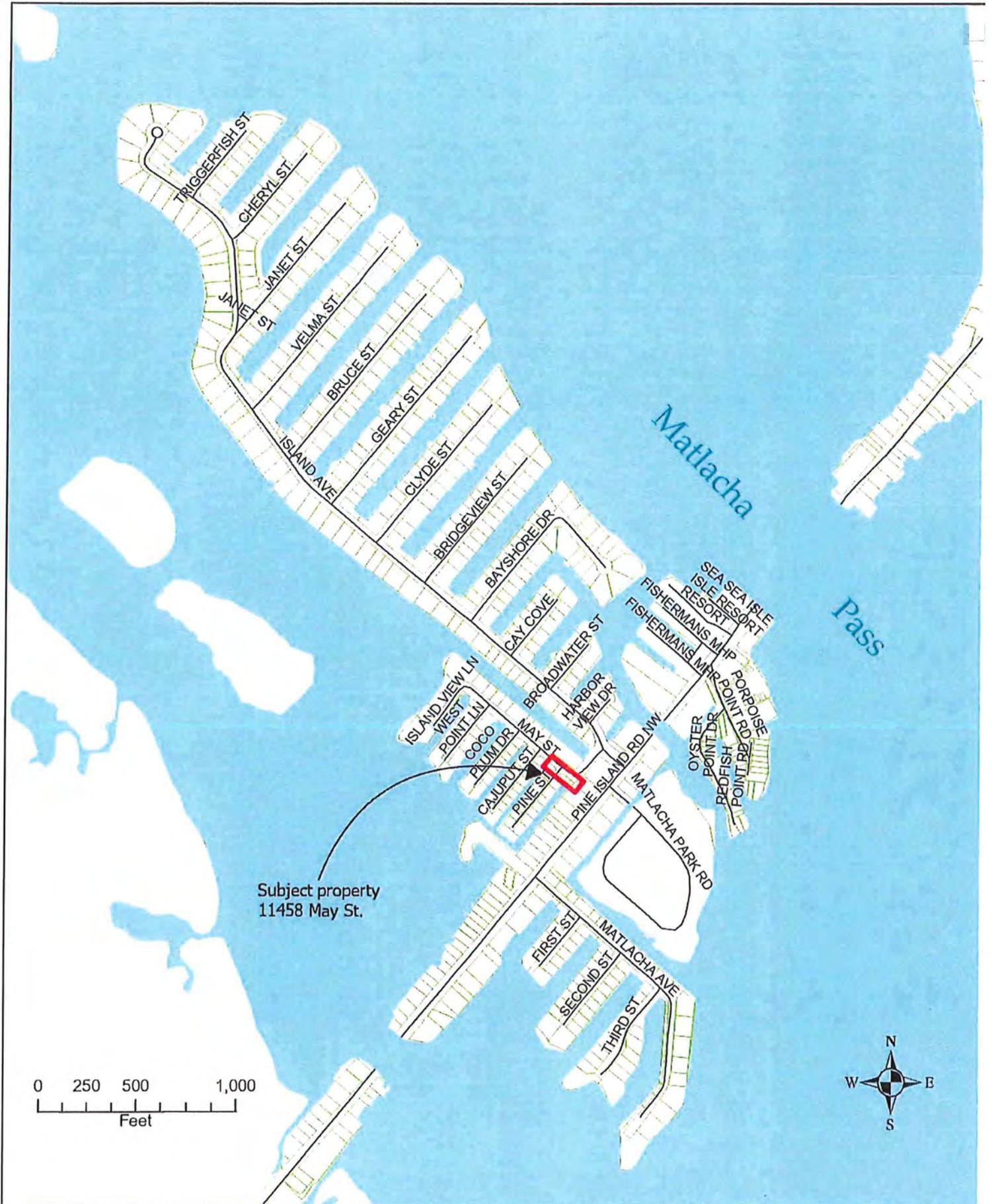
Request Statement

Floor Plans

SCA2023-00020

Supporting Photographs

# SCA2024-00002 Walczak Duplex, 11458 May Street



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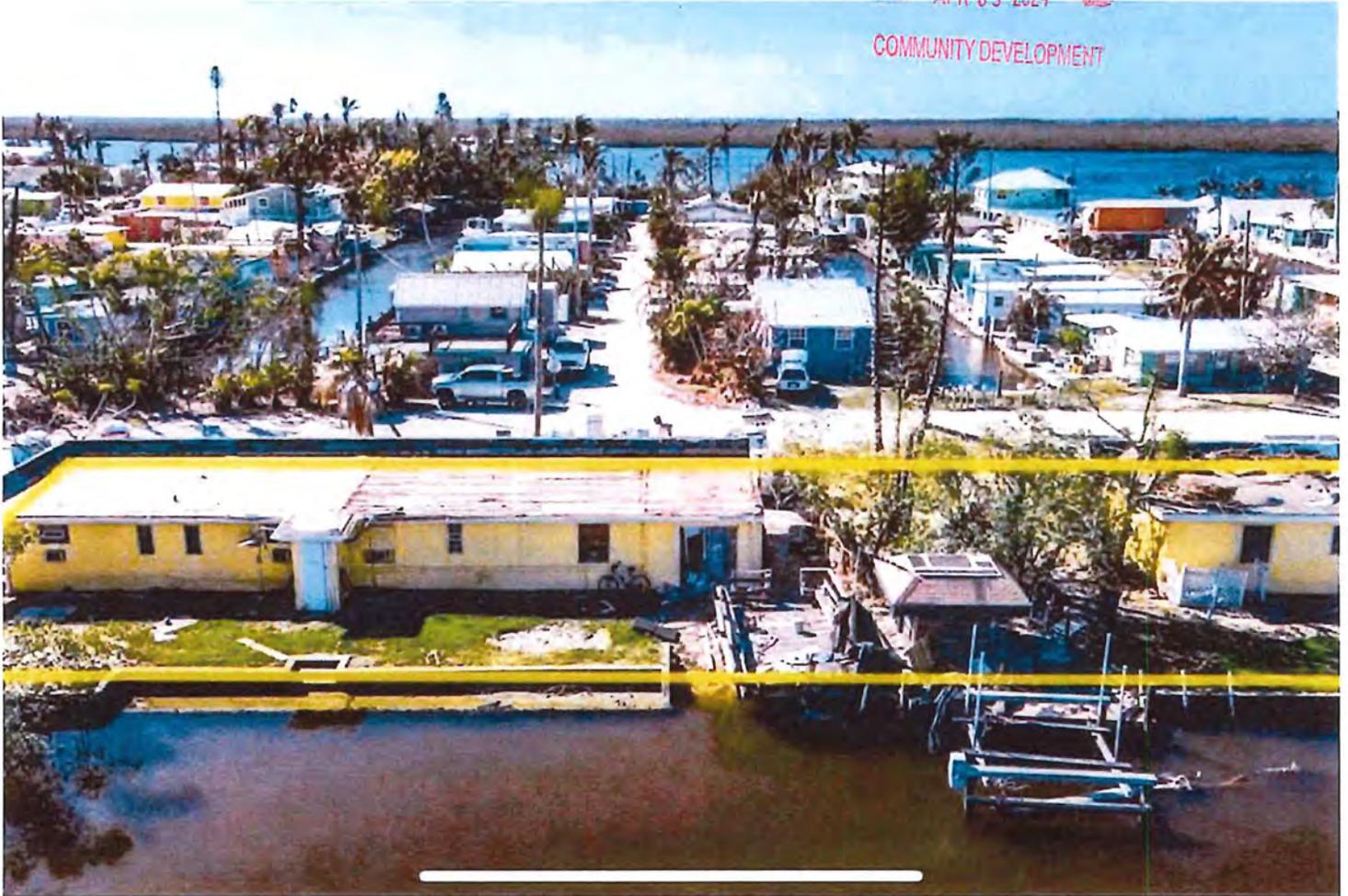
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APR 09 2024

Request Statement:

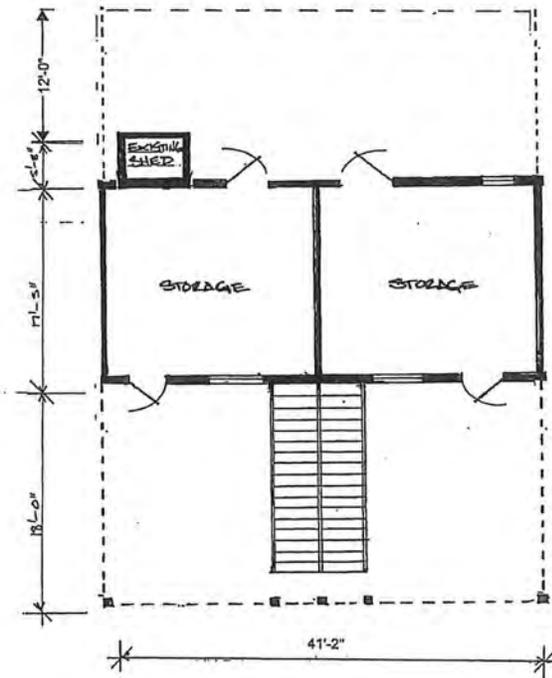
The requests for this property include:

COMMUNITY DEVELOPMENT

- 1) Maintain the exterior CMU walls of the duplex
- 2) Extend the footprint of the duplex out towards the road to allow for stair access to the new level. Building footprint to be approximately 41'-2" Wide and 42' Deep with a 12' deck extension to the Northeast along the canal.
- 3) Reconstruct living space above FEMA flood elevation.
- 4) Hardie Board lap siding on upper levels to be turquoise with white trim and white windows. Doors to be dark grey. First Floor exterior walls to remain textured stucco and will be light grey. Stairs and deck to be a natural wood finish. Roof to be a galvanized 5v product.
- 5) 1.1 – Height is similar to properties across the street and across the canal as well as throughout the district and recently approved SCA2023-00012 and SCA2023-00013  
1.2 – Pattern has been maintained with architectural elements  
1.3 – The 5' mansard overhang was removed on west side and the building only grows an approx. net 15' towards the street.  
1.4- The end of may street has a dumpster, water retention area and back side of main street buildings to transition to. There are no continuous architectural relationships to maintain.  
1.5- Elements and finishes of this building maintain the with the horizontal pattern with lap siding and patterns of windows and doors  
1.6 – The ratios and proportions of glass are maintained to traditional proportions  
1.7 – Rooflines and porch protrusions are maintained with houses across the street and across the canal  
2.1 – The first floor walls are being maintained and restored to their original finish condition which is textured cmu. The existing boat ramp and tiki bar on the property have been maintained.  
2.2 – The orientation of the buildings have been maintained and has not changed the façade parallel to the street  
2.3 - Proportions of the mass have been mitigated with the change in exterior finish material from the first to second floor. Symmetry of the front façade has been maintained.  
2.4 – Traditional setback has been maintained on this block as demonstrated by other properties on this block.  
2.5 – Alleys do not apply to this property  
2.6 – Garage was incorporated into the pattern of the building  
2.7 – Decks were minimized to access path and required landings only and not extended across the entire façade to the west. Private decks were incorporated on the back east side along the water away from the street to be unobtrusive as possible.  
2.8 – Paving materials have not been used.  
2.9 – Landscaping that exists has been maintained  
3.0 – N/A  
4.0 – “New Construction” does not apply  
5.0 – “Relocating Buildings” does not apply

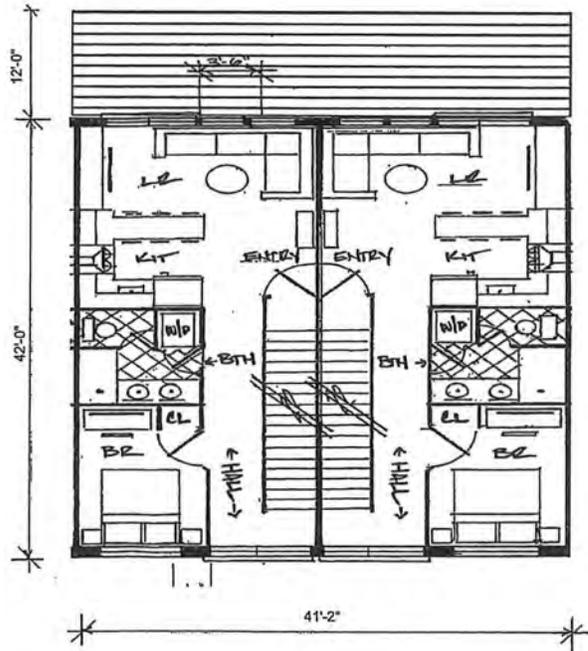
GROUND LEVEL  
FLOOR PLAN

RECEIVED  
APR 09 2024  
COMMUNITY DEVELOPMENT



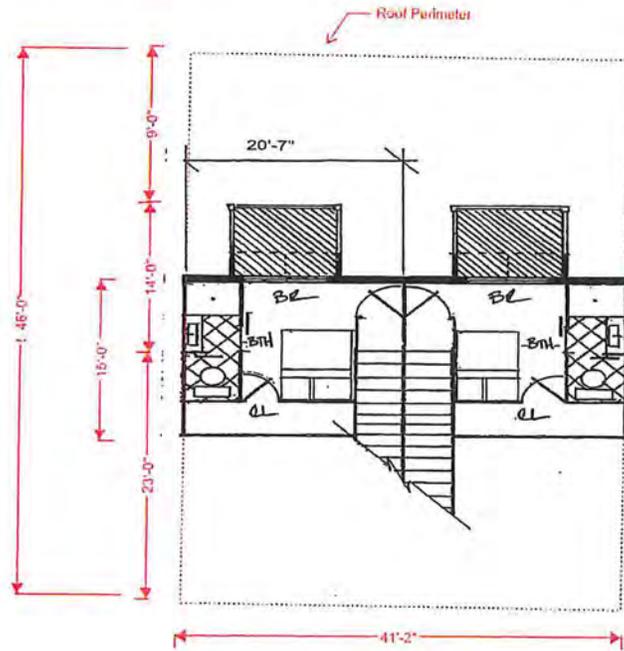
2ND LEVEL  
FLOOR PLAN

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APR 09 2024  
COMMUNITY DEVELOPMENT



~~3RD LEVEL~~  
~~FLOOR PLAN~~

RECEIVED  
APR 09 2024  
COMMUNITY DEVELOPMENT



LEE COUNTY HISTORIC PRESERVATION BOARD

SPECIAL CERTIFICATE OF APPROPRIATENESS DECISION  
SCA2023-00020

Contributing     Non-Contributing     Individual Designation     Not Historical

Designation No.: HD90-10-01  
Name of Project: Walczak Building  
Location: 11458 May Street, Matlacha, FL 33993  
Strap No.: 24-44-22-07-00000.0370  
Applicant/Agent: Christopher Walczak  
E-Mail: [may11458@yahoo.com](mailto:may11458@yahoo.com)

**Request:** The applicant is seeking a special certificate of appropriateness to elevate an existing duplex and quadplex by constructing new upper floors and converting the ground floors to storage.

**Summary:** Christopher Walczak, representing the landowner of the subject property, filed an application for a special certificate of appropriateness on October 19, 2023. The application was deemed sufficient for public hearing on January 17, 2024. A public hearing before the Lee County Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Lee County Historic Preservation Board on March 21, 2024.

**YOU ARE HEREBY NOTIFIED** that the following action was taken by the Lee County Historic Preservation Board:

A Motion was made by DAVID BAKELY and seconded by ANNA LISA XIOU TAS to **DENY** the Special Certificate of Appropriateness to permit the elevation of the duplex and quadplex as depicted on the site plan and elevations stamped "received" October 19, 2023, January 11, 2024, and January 17, 2024, attached hereto as Exhibit A. The LCHPB finds that the proposed project complies with the Design Guidelines of the Matlacha Historic District and Lee County Land Development Code Chapter 22, as evidenced by the Findings of Fact attached hereto as Exhibit B.

The Motion carried with 4 ayes to 0 nays.

  
\_\_\_\_\_  
Chair  
Lee County Historic Preservation Board

3/21/24  
\_\_\_\_\_  
Date of Decision

**DECISION EFFECTIVE DATE:**

The Decision of the Lee County Historic Preservation Board is effective on the date of the Hearing.

**NOTICE OF APPEAL RIGHTS:**

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

**ATTACHMENTS:**

- Exhibit A: Site Plan and Elevations stamped "Received" October 19, 2023, January 11, 2024, and January 17, 2024
- Exhibit B: Findings of Fact

**EXHIBIT A: SITE PLAN AND ELEVATIONS**

RECEIVED  
JAN 11 2024

COMMUNITY DEVELOPMENT

APPROVED

HISTORIC PRESERVATION BOARD  
SCOA NO. 5112 027 - 00021  
DATE 1/5/24  
BY [Signature]

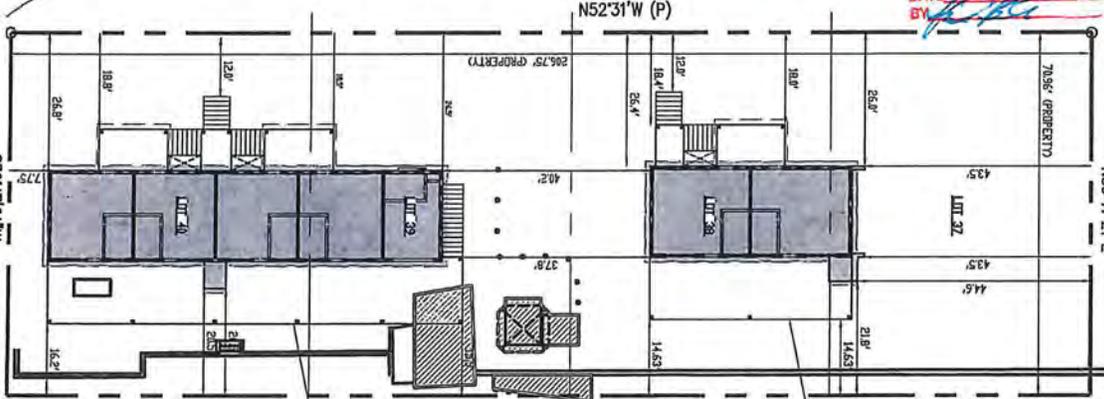
MAY ST  
(ASPHALT ROADWAY)

1  
SITE PLAN  
SCALE: 1/16" = 1'-0"

S39°47'21"W  
S37°29'W (P)

N50°12'39"W  
N52°31'W (P)

N37°29'E (P)  
N39°47'21"E

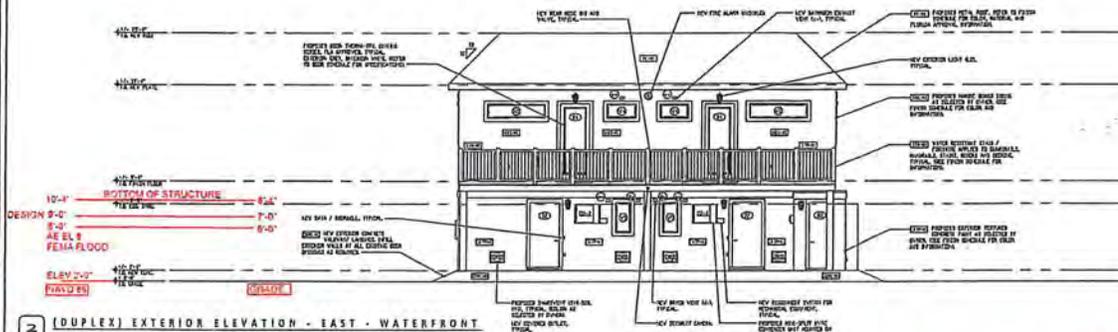


1458 MAY STREET  
MUNICIPAL, FLORIDA 33693  
(LOT 897 + 40)

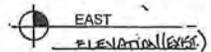
1458 MAY STREET  
MUNICIPAL, FLORIDA 33693  
(LOT 897 + 31)

- Legend
- Building Including Roof Overhang
  - Decks including Access Stairs

**PROPOSED DESIGN**



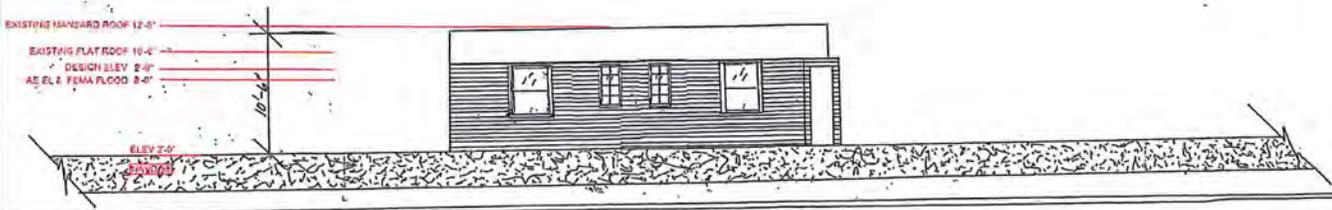
**2 (DUPLEX) EXTERIOR ELEVATION - EAST - WATERFRONT**



**APPROVED**  
**HISTORIC PRESERVATION BOARD**  
 SCOA NO. SCA 2023-0020  
 DATE 3/16/24  
 BY [Signature]

**RECEIVED**  
 JAN 17 2024  
 COMMUNITY DEVELOPMENT

**EXISTING CONDITIONS**



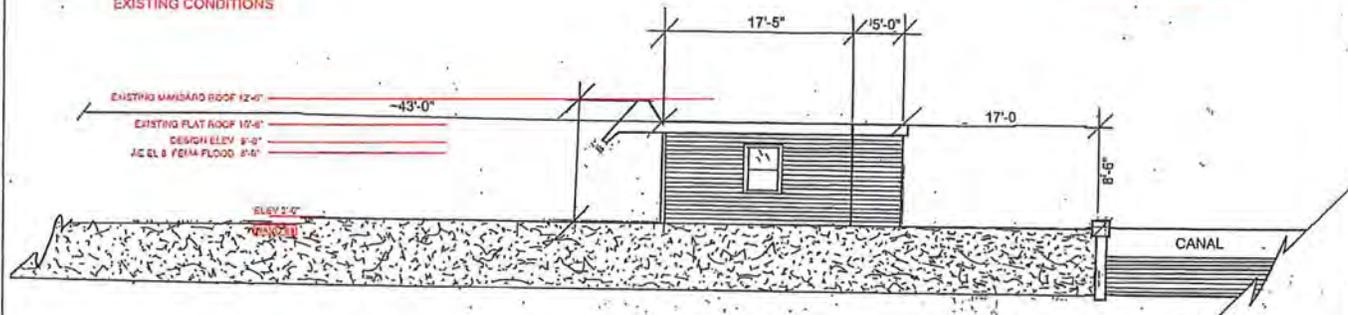


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JAN 17 2024  
COMMUNITY DEVELOPMENT

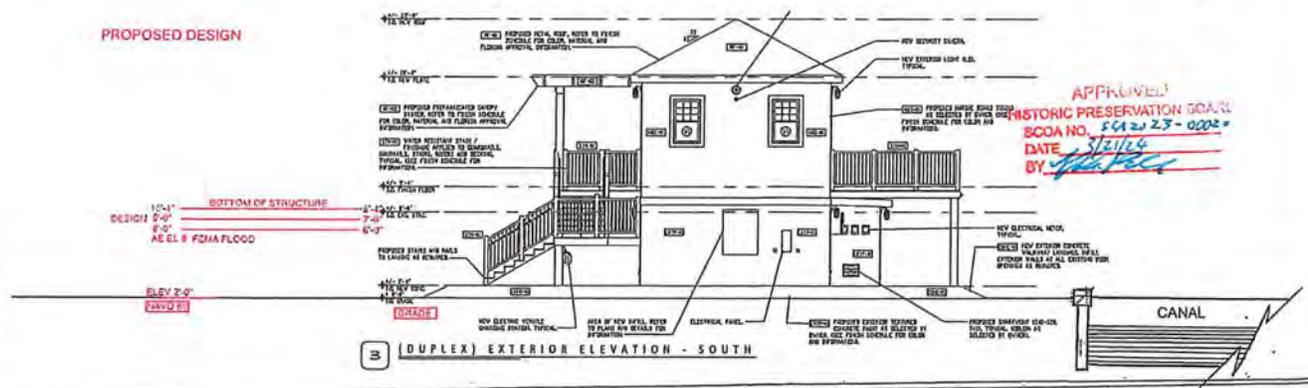
SOUTH  
ELEVATION (EXIST)

EXISTING STRUCTURE

EXISTING CONDITIONS



PROPOSED DESIGN



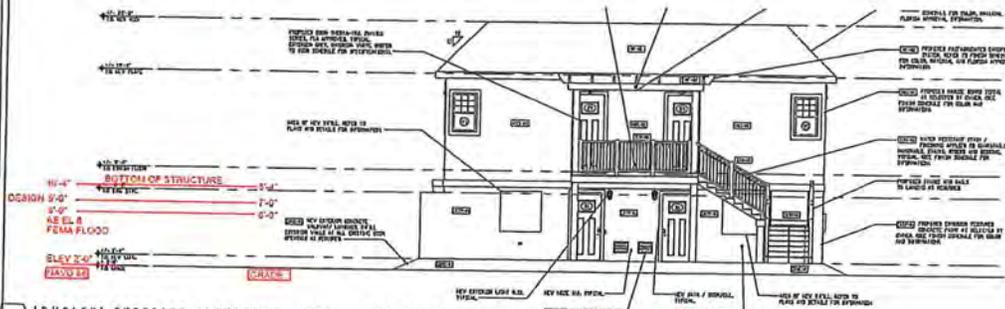
APPROVED  
HISTORIC PRESERVATION BOARD  
SCOA NO. 5012023-0002  
DATE 3/21/24  
BY [Signature]

(B) (DUPLEX) EXTERIOR ELEVATION - SOUTH

RECEIVED  
JAN 17 2024

COMMUNITY DEVELOPMENT

PROPOSED DESIGN

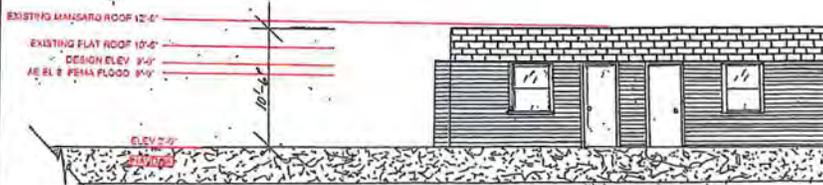


1 DUPLEX EXTERIOR ELEVATION - WEST - MAY STREET

APPROVED  
HISTORIC PRESERVATION BOARD  
SCOA NO. SLA 27-0020  
DATE 3/2/24  
BY [Signature]

South West  
Elevation (West)

EXISTING CONDITIONS





RECEIVED  
JAN 17 2024  
COMMUNITY DEVELOPMENT

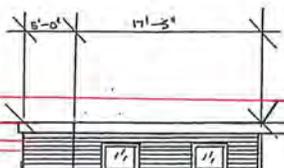
North West  
ELEVATION (EXIST)

EXISTING STRUCTURE

EXISTING CONDITIONS

EXISTING MANARD ROOF 12'-0"  
EXISTING FLAT ROOF 10'-0"  
DESIGN ELEV 5'-0"  
AE EL 8 FEMA FLOOD 8'-0"

CANAL  
ELEV 2'-0"  
ELEV 2'-0"

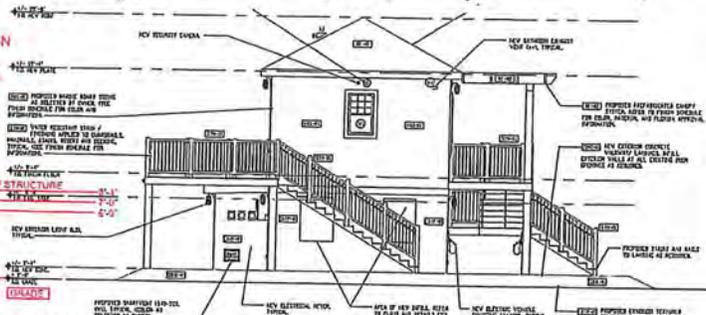


PROPOSED DESIGN

APPNOV 20  
HISTORIC PRESERVATION BOARD  
SCOA NO. SA 23-00020  
DATE 3/1/24  
BY [Signature]

10'-4" BOTTOM OF STRUCTURE  
DESIGN 5'-0"  
AE EL 8 FEMA FLOOD 8'-0"

ELEV 1'-0"  
NAVD 83



4 (QUADPLEX) EXTERIOR ELEVATION - NORTH





## **EXHIBIT B FINDINGS OF FACT**

### **Subject Property**

The property is currently listed as a Non-Contributing property located at 11458 May Street, Matlacha. The property is located at the intersection of May Street and Pine Street. May Street fronts the southeast and southwest sides of the property for a total of 280 feet. The rear of the property backs onto a canal for approximately 207 feet. The property was originally created as part of Geary's Addition to Matlacha recorded in Plat Book 9 Page 4 as four lots (numbered 37 to 40).

The property is a rectangular-shaped lot that extends northwestward from the turn on May Street and lays perpendicular to Pine Street, across May Street to the southwest. The property fronts on May Street on the southwest and southeast sides and on canal in back to the northeast. To the northwest is a single-family residence. This results in approximately 280 feet of frontage on May Street and 208 feet along the canal. The subject property is developed with two structures. The first is a duplex located in the northwest portion of the property. The second building is a quadplex located in the southeast portion of the property. According to the Lee County Property Appraiser, the existing quadplex was constructed in 1953 and contains four living units, each with 338 square feet of living area. There is also a dock and boat lift built in 2012.

The property has had two previous historic cases. COA2011-00147 approved the replacement of a dock and the installation of a new boatlift. SCA2023-00006 proposed a new second and third floor on the quadplex. It was denied by the Historic Preservation Board, which found that the size, scale, and mass of the proposed structure was excessive compared to the rest of the residential block on May Street.

### **Requested Changes**

The applicant proposes to elevate both the quadplex and duplex buildings on the subject property. New upper floors will be constructed on top of the existing buildings, which will be turned into ground-floor storage space.

### Quadplex and Duplex Changes

The proposed elevation of the duplex and quadplex will allow them to meet FEMA flood elevation guidelines. The proposed buildings will be two-story structures composed of second floor residences on top of ground floor storage spaces. There will be four dwelling units and an office in the quadplex and two units in the duplex. The northwest side of the quadplex will feature an external stairway to the rear deck. The dwelling units will be accessed by external stairways on the front of the structures as well as the rear decks. Elevated decks will be located at the rear of both buildings. The proposed roofs will be metal hip roofs for both structures.

The peak roof height of the proposed buildings is 25 feet, 8 inches, which is significantly higher than the 10.5 feet of the existing building. The applicant proposes a design intended to allow for a similar amount of living space in the proposed structures as was in the original buildings while complying with FEMA and County flood elevation regulations.

The front stairs and rear decks on the proposed property will be wood and the railings will be in an open style. On the quadplex, the front staircases will split to two separate upper landings, each accessing two dwelling units. Each of the staircases on both buildings will be topped with open pergolas that are at the level of the roof fascia. The rear decks will extend across the entire rear façades of both buildings. The quadplex deck will also have access to the staircase at the north end of the building. All of the proposed wooden staircases and decks have a lighter, more open appearance and therefore do not contribute to the perceived mass or scale of the building.

The materials proposed for the new structure are typical for the historic district. Metal roofing, whether 5V crimped or Standing Seam, is used in the historic district. The ground floor is proposed to be covered with textured concrete paint while the upper floor will use hardie-plank siding. Horizontal siding whether lap, novelty, or other specific type, is a characteristic siding style for Matlacha. The applicant's use of hardie-plank siding will maintain this appearance while improving the resistance of the structure to damage and aging. The decks and stairs are proposed to be built of wood which is acceptable within the Historic District.

#### West Elevations

The west (front) elevation faces onto May Street. On the ground floor of the quadplex, the doors to the existing dwelling units will be replaced size-for-size with two-panel doors with a glazed upper panel. The four existing windows will be filled in to match the exterior wall. The existing sliding glass door on the north end of the façade will be replaced with four-over-four pattern paneled overhead garage door. At the north end of the façade is the access to the external staircase.

The proposed duplex follows the same pattern for windows and doors. The external staircase will have a lower landing with a 90 degree turn to access the upper landing which accesses both dwelling units.

#### North Elevations

The north (side) elevation of the quadplex will feature the external staircase to the rear deck. The two existing ground floor windows will be filled to match the exterior wall while a single window will be installed on the upper floor.

The duplex has no existing windows on the ground floor and none are proposed to be added. On the upper floor, two windows will be installed.

#### East Elevations

The east (rear) elevation of the quadplex will retain the existing smaller windows but will replace the four larger windows with new doors. The existing rear door will be replaced with a utility closet extending outward from the building. The existing sliding glass doors will be replaced with an overhead garage door similar to the front façade. The upper floor will feature four doors and a total of eight windows. The windows will be horizontally oriented and will be arranged with one large and one small window per dwelling unit. The deck will access all four dwelling units and the external side staircase.

The duplex will be arranged in a similar fashion with new doors on the ground floor instead of windows and two doors on the upper floor, one for each dwelling unit.

### South Elevations

The south (side) elevation of the quadplex shows the ground floor window being filled in to match the wall and two new windows being installed on the upper floor.

The duplex will fill in a single window on the ground floor and will install two new windows on the upper floor.

### Ground Floor Habitability

The existing quadplex qualifies as a multi-family residential use. The subject property is zoned Two-Family Conservation (TFC-2) which does not permit multi-family dwelling units. Therefore, the existing property is a non-conforming use. The Lee County Land Development Code does not permit non-conforming uses to expand. Florida Building Code and FEMA regulations require that the area below the required design flood elevation be rendered non-habitable in order to mitigate damage to habitable portions of residences. In addition, the Land Development Code may require alterations to the ground floor to ensure that it cannot be used as living area. These changes are beyond the purview of the historic review process. Staff therefore recommends that the board adopt conditions that changes to the ground floor required by the permitting process be allowed to be reviewed and approved administratively.

As a Non-Contributing resource, the subject property and the proposed project is being evaluated using the Design Guidelines for the Matlacha Historic District.

## **DESIGN GUIDELINES FOR THE MATLACHA HISTORIC DISTRICT.**

### 1.0 Streetscape

**1.1 Where feasible, 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 need to elevate the subject property to meet FEMA flood elevations already requires the building to be taller than neighboring structures. It is therefore not feasible to keep the subject property at the same height.

**1.2 The pattern of spaces between buildings should be maintained where feasible. Additions to existing buildings should be set back from the front façade 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 of spacing between buildings on the immediate residential block will not be significantly impacted by the proposed addition to the subject structure. The spacing will be largely unchanged because the upper floor will be within the footprint of the original ground floors.

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

The proposed design limits the upper floor to the same footprint as the original property. Because of this, the increased size of the over structures is being kept to a minimum while still allowing the same scale of living area for both buildings.

**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.**

The subject property is at the beginning of the block and there is no block to the southeast of the subject property. Instead, southeast, across May Street is the rear of a parcel fronting on Pine Island Road that faces away from the subject property. The increase in height and overall mass of the property is a minimal approach and represents the lowest impact possible for the property while still allowing the same level of use as the previous residences.

**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.**

There is little uniformity of architectural style on May Street. The variety of residences does not create a strong architectural style to which the subject property can adhere. Although the overall mass and height of the building may not conform to the residential block, the proposed pattern of windows and doors on the elevated first floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property.

**1.6 Maintain the traditional proportions of glass in building facades.**

The proposed structures will contain a similar amount of glazing as the existing structures. This is achieved through the use of similar sized windows and doors on the proposed upper floors of the existing buildings.

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

Due to the wide variety of housing types in Geary's Addition, there is little uniformity in appearance for roofs, porches and entrance features. The existing buildings have mansard roofs that run level for their entire length. The proposed building will have a hip roof running down its long axis. This maintains the linear nature of the roofline along the main frontage.

## **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.**

As non-contributing structures, there are no features that have been determined to be historically significant on the property.

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

The quadplex and duplex will maintain the same orientation to the street and water.

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

Although the proposed buildings will be higher than the existing ones, it will be significantly similar in proportions, maintaining the horizontally focused appearance of the existing structures by staying within the existing footprint.

**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 main issue for the front setback of the quadplex is the proposed steps to the upper floor on the front of the building. The open style of the stairway reduces its visual impact and as such the impact on the front setback pattern is reduced to an acceptable level.

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

There are no alleyways accessing the subject property.

**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.**

The only accessory building on the subject property is a small tiki hut near the waterline which has no significant effect on the subject property. No new accessory buildings are proposed by the applicant.

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

The proposed design has stairways to the upper floor on the front of the buildings as well as second-floor decks on the rear of the buildings.

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

No specific paving materials are proposed by this request. Generally, paving styles and materials are widely varied in the Matlacha community and as such there is little chance of an unacceptable paving material or style being used on the property.

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

Landscaping is not regulated by the Land Development Code for residential structures, and no new landscaping is proposed by this request.

### **3.0 Additions to Existing Buildings**

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

The proposed elevations visually create an additional floor, increasing the visual mass of the structures. However, by keeping the upper floors within the same footprint as the ground floors, the applicant has limited this increase as much as possible.

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

The proposed additional floors do not match the pattern of development on the residential block. However, this is out of necessity to allow the buildings to meet flood regulations and represents a health and safety issue.

**4.0 New Construction**

**4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.**

The simple, hip-roof design proposed for the property is contemporary in nature. The overall scale of the proposed buildings has been limited in order to minimize the impact of the upper floors on the residential block.

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

The front façade of the proposed structures will maintain its current alignment parallel with May Street.

**4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.**

The proposed buildings are larger than the existing one from a height standpoint. However, the proposed elevation is the most reasonable means to meet flood mitigation requirements and retain the overall character of the original structure.

**4.4 Building and roof forms should match those used historically.**

The architectural form of the proposed buildings, simple hip roofs running along the long axis, is very conventional for the Matlacha community and the Geary's Addition subdivision.

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

The building materials proposed for the new buildings such as metal roofing and hardie-board siding are similar to residences throughout the Historic District.

**4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.**

The windows and doors on the proposed buildings will be similar to types found throughout the Matlacha community.

**5.0 Relocating Buildings in a Historic District**

N/A

**Conclusion**

Staff finds that the overall mass and height of the proposed structures have been limited as much as possible to conform with the existing residential block. The architecture and materials proposed

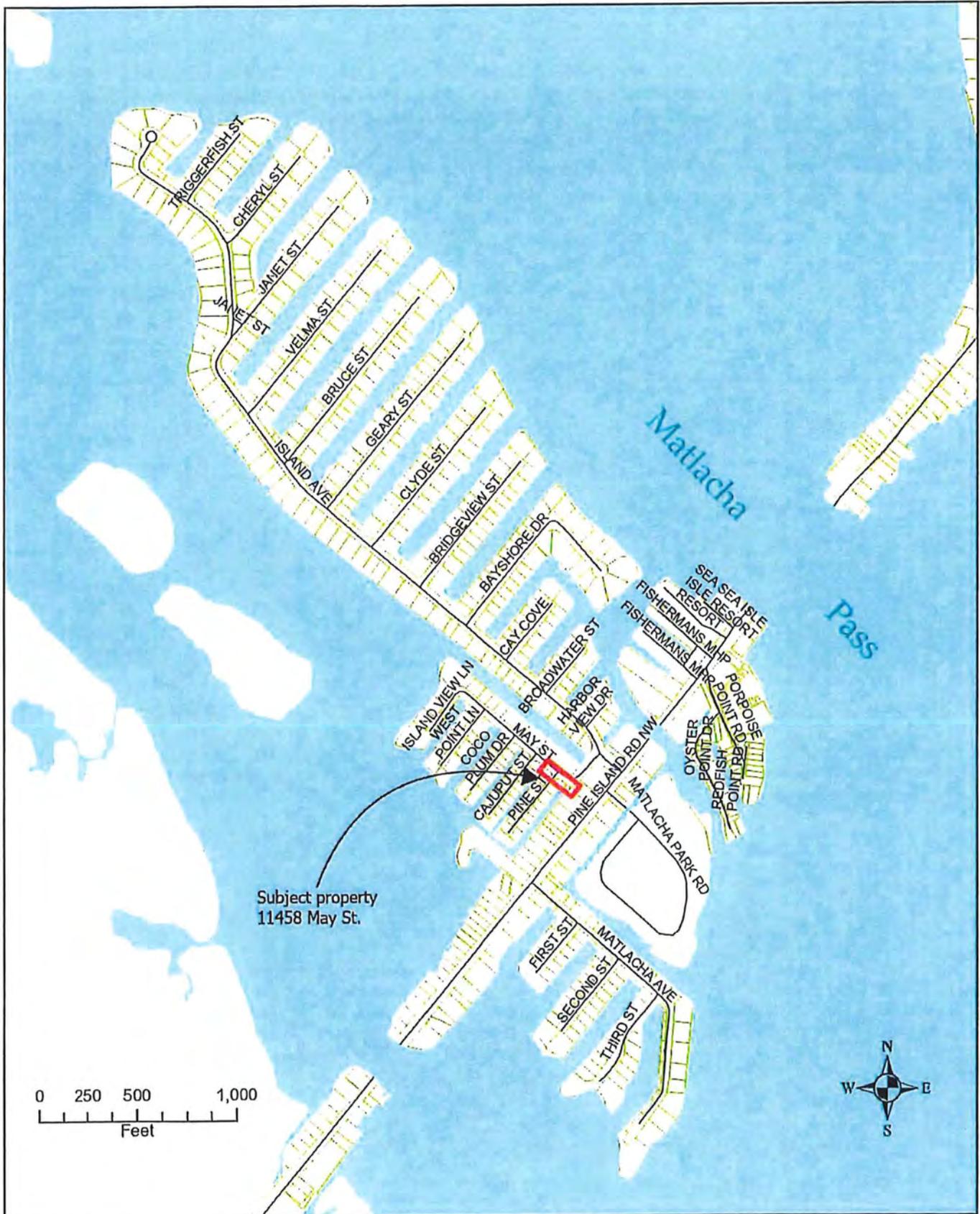
for the property match those typically found in the community as well. Therefore, the request complies with the Design Guidelines of the Matlacha Historic District and the Lee County Land Development Code Chapter 22.

**List of Attachments**

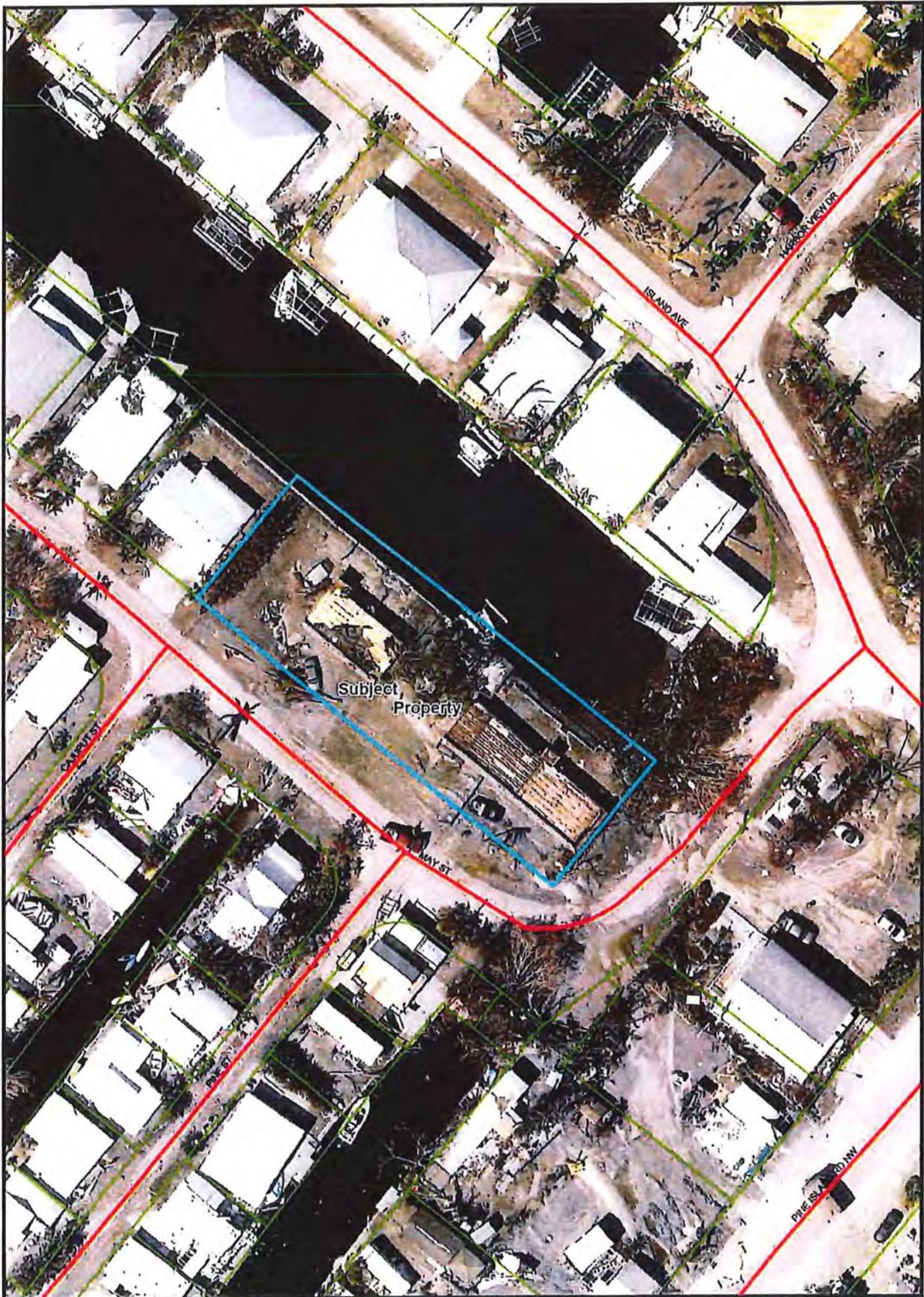
Location Map

Aerial Photo

# SCA2023-00020 Walczak Residence, 11458 May Street



SCA2023-00020 Walczak Residence, 11458 May St.





May St House # Identification



11464 May St

CONSTRUCTION

CONSTRUCTION

CONSTRUCTION

CONSTRUCTION



11488 May St



11488 May St

COMMUNITY DEVELOPMENT





11476 May St



11494 May St



11500 May St



11512 May St

PROPERTY INFORMATION  
11500 MAY ST  
11512 MAY ST

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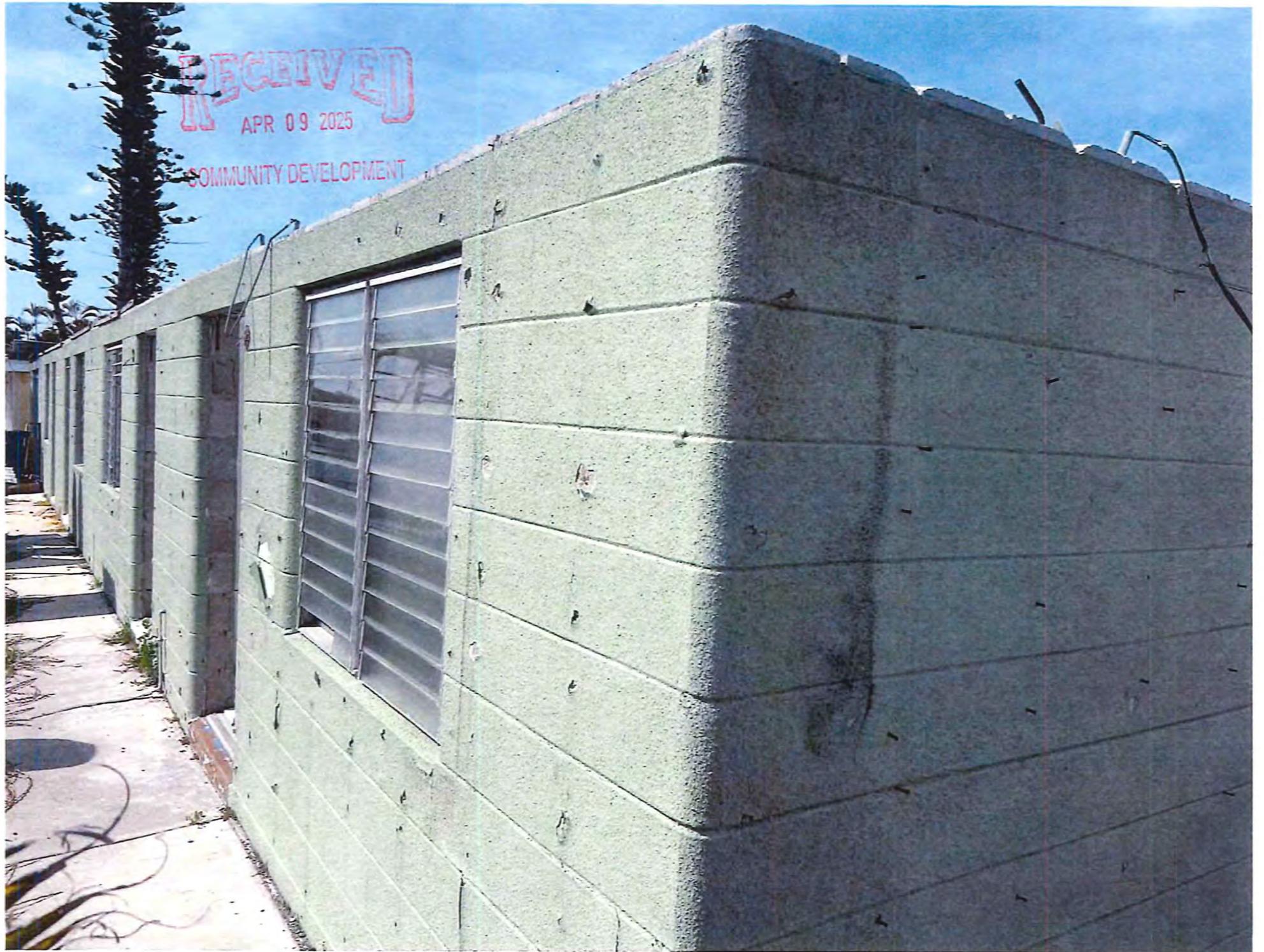
COMMUNITY DEVELOPMENT



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May St House # Identification



11464 May St

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COMMUNITY DEVELOPMENT



11488 May St



11488 May St

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APR 09 2025

COMMUNITY DEVELOPMENT



11476 May St



11494 May St

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COMMUNITY DEVELOPMENT



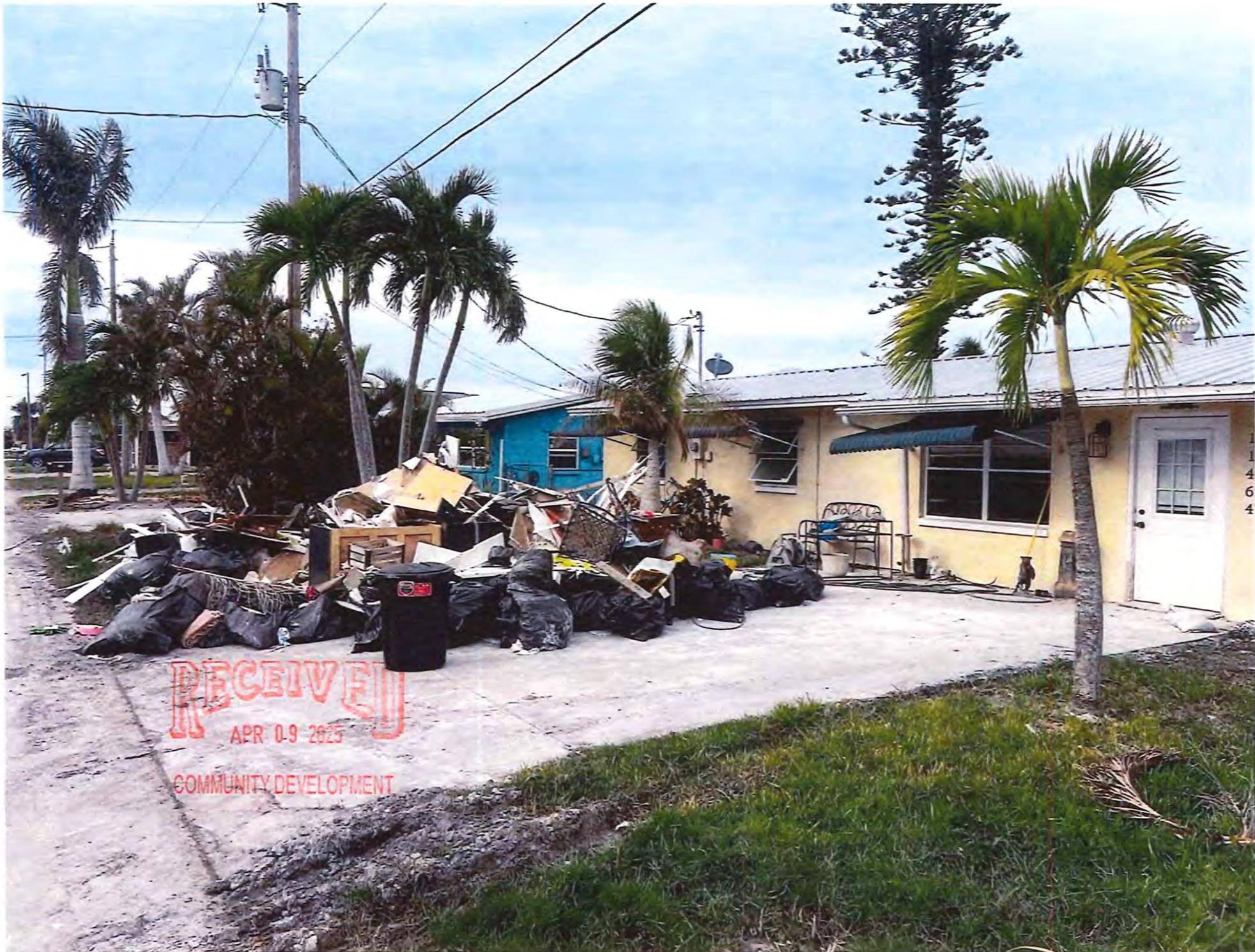
11500 May St



11512 May St

RECEIVED  
APR 09 2025

COMMUNITY DEVELOPMENT



RECEIVED  
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COMMUNITY DEVELOPMENT



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COMMUNITY DEVELOPMENT

