



Lee County
Southwest Florida

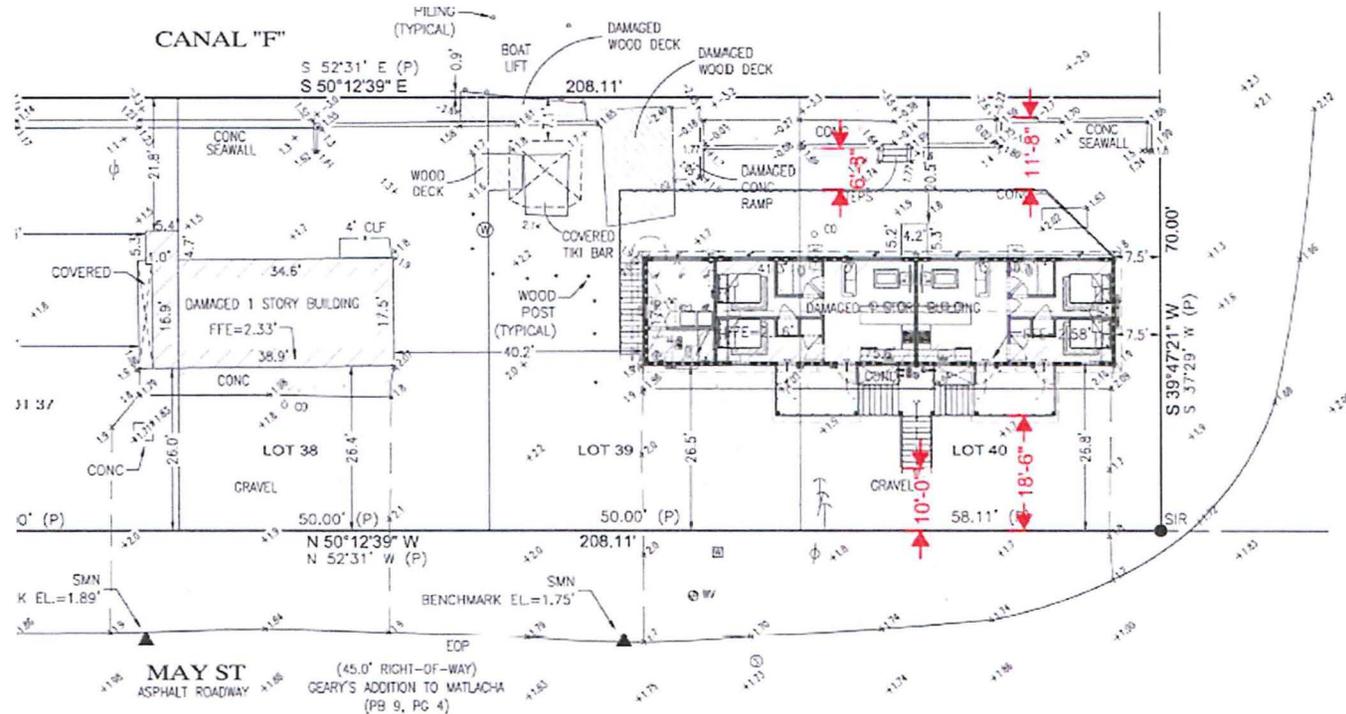
SCA2025-00008

11458 May Street - Duplex

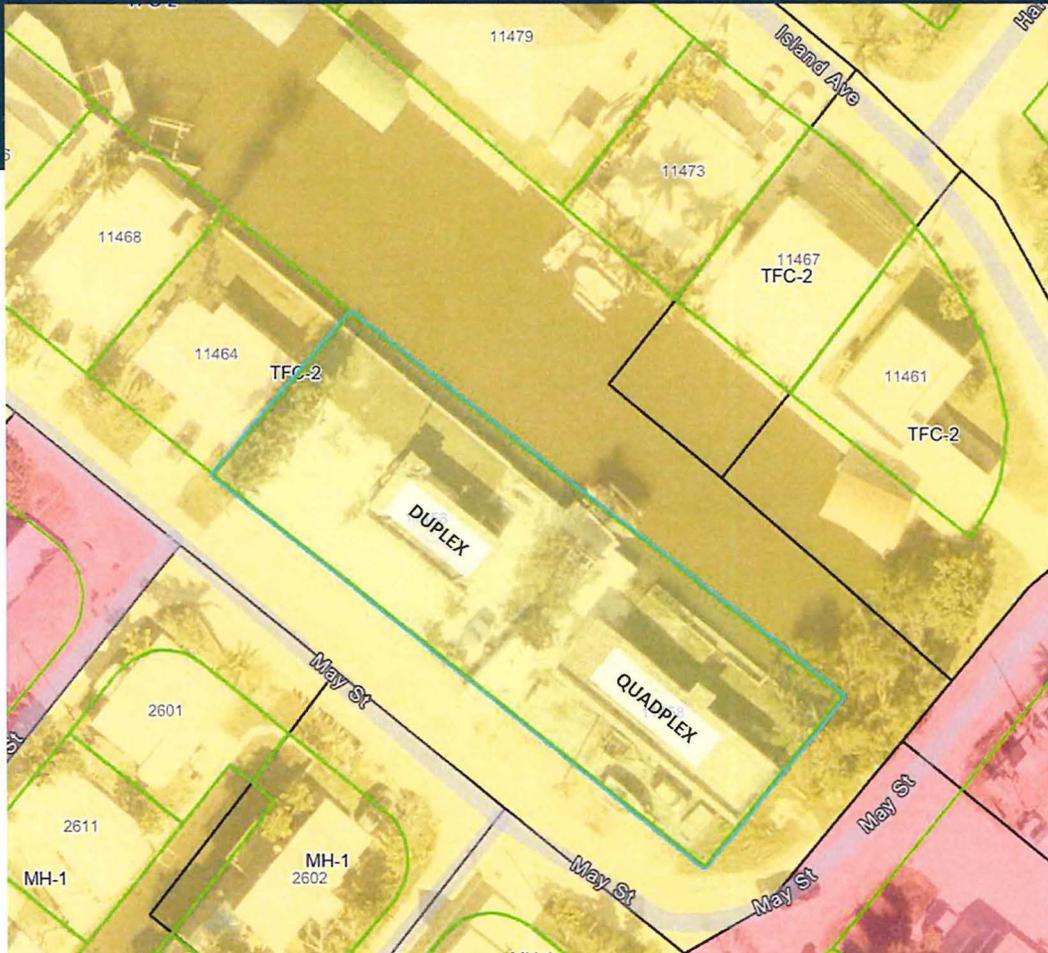
Staff Presentation – May 15, 2025

REQUEST AND RECOMMENDATION

- Modify **SCA2023-00020**
- Elevate and reconstruct building footprint
- New upper floors
- Ground floor to storage space
- Staff recommends **APPROVAL** with conditions



BACKGROUND



- 11458 May Street, Matlacha
- Non-Contributing Historical
- Intersection May Street and Pine Street
 - Canal
- Two existing structures – Quadplex and Duplex
 - Dock and Boatlift
 - Tiki Hut

HISTORY

COA2011-00147

Replacement dock and boatlift (APPROVED)

SCA2023-00006

Proposed new 2nd and 3rd Floor on Quadplex (DENIED)

SCA2023-00020

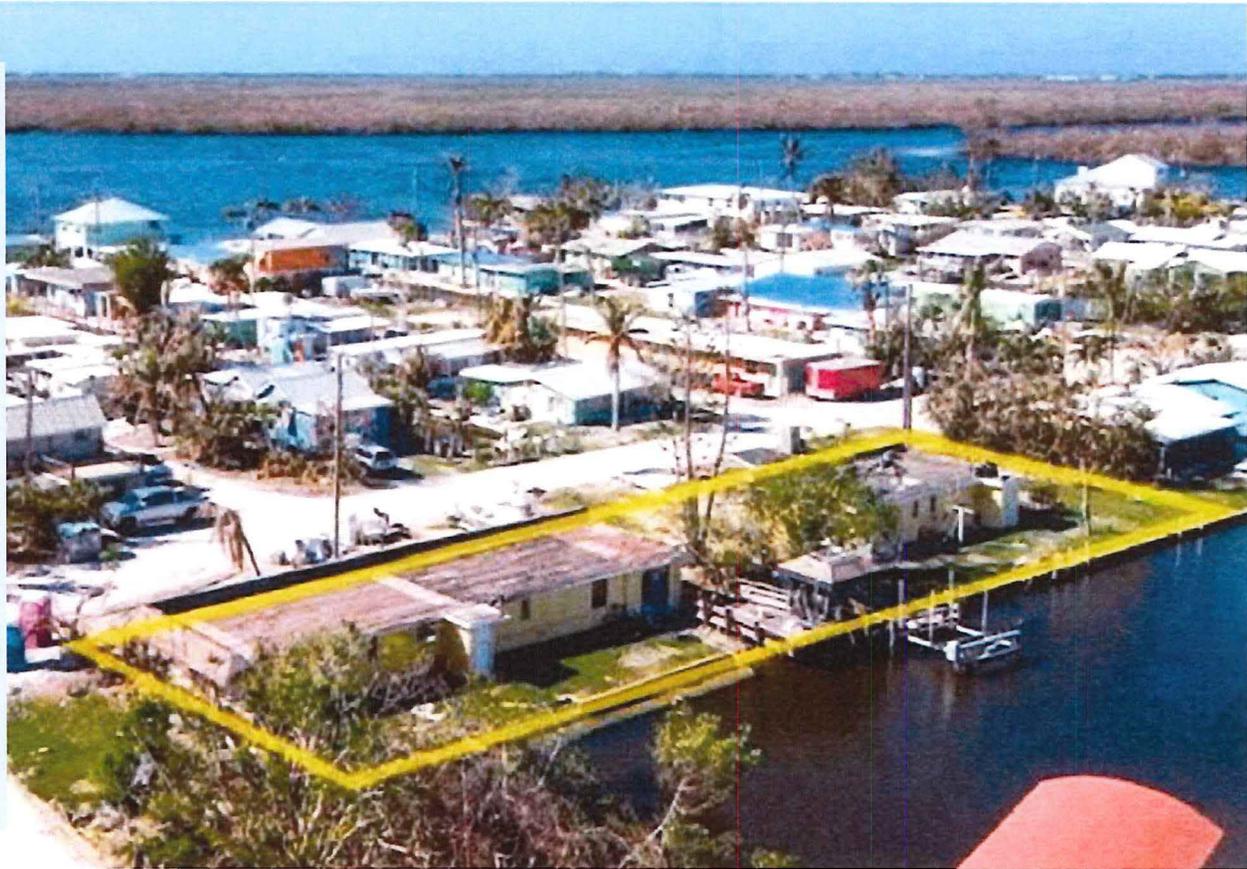
Proposed elevation on both structures (APPROVED)

DOS2024-00097 & COM2023-03246

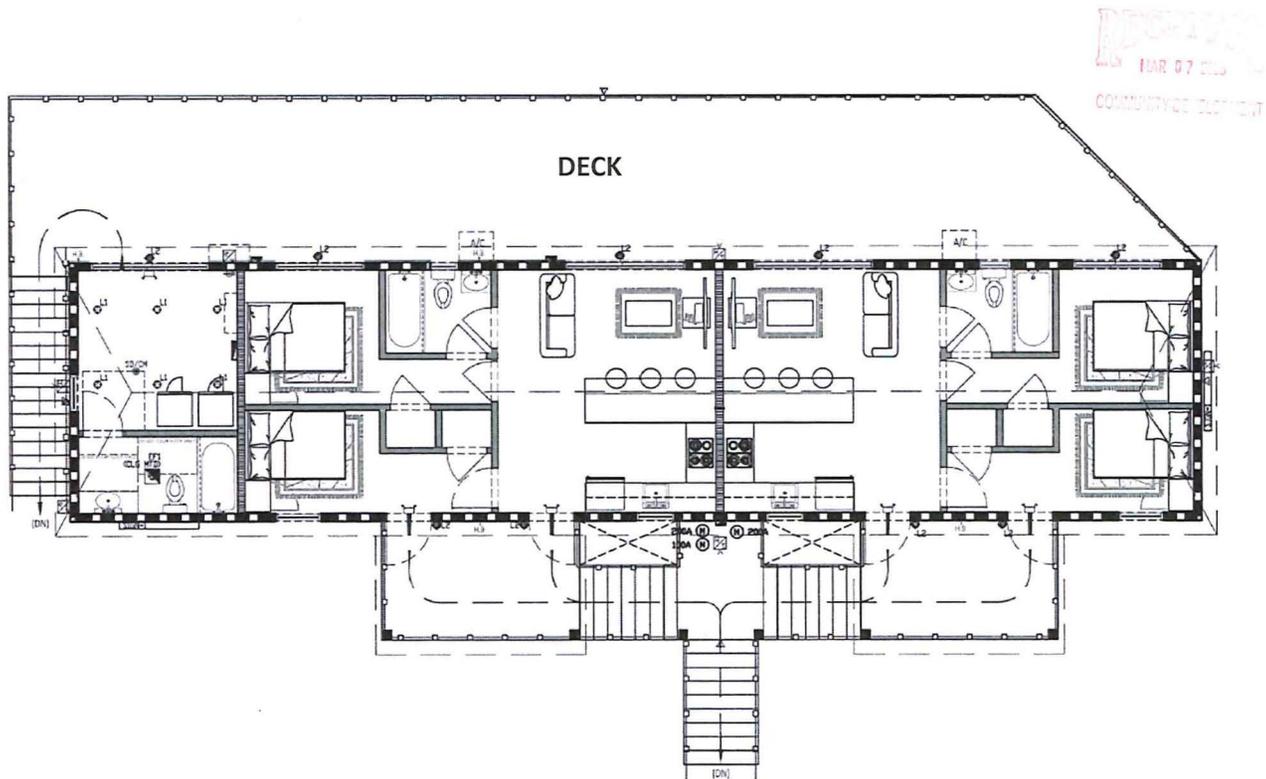
Reconstruction of the existing quadplex (BOTH "WAITING ON APPLICANT" STATUS)

SCA2024-00002

Elevate and expand the existing duplex (APPROVED)



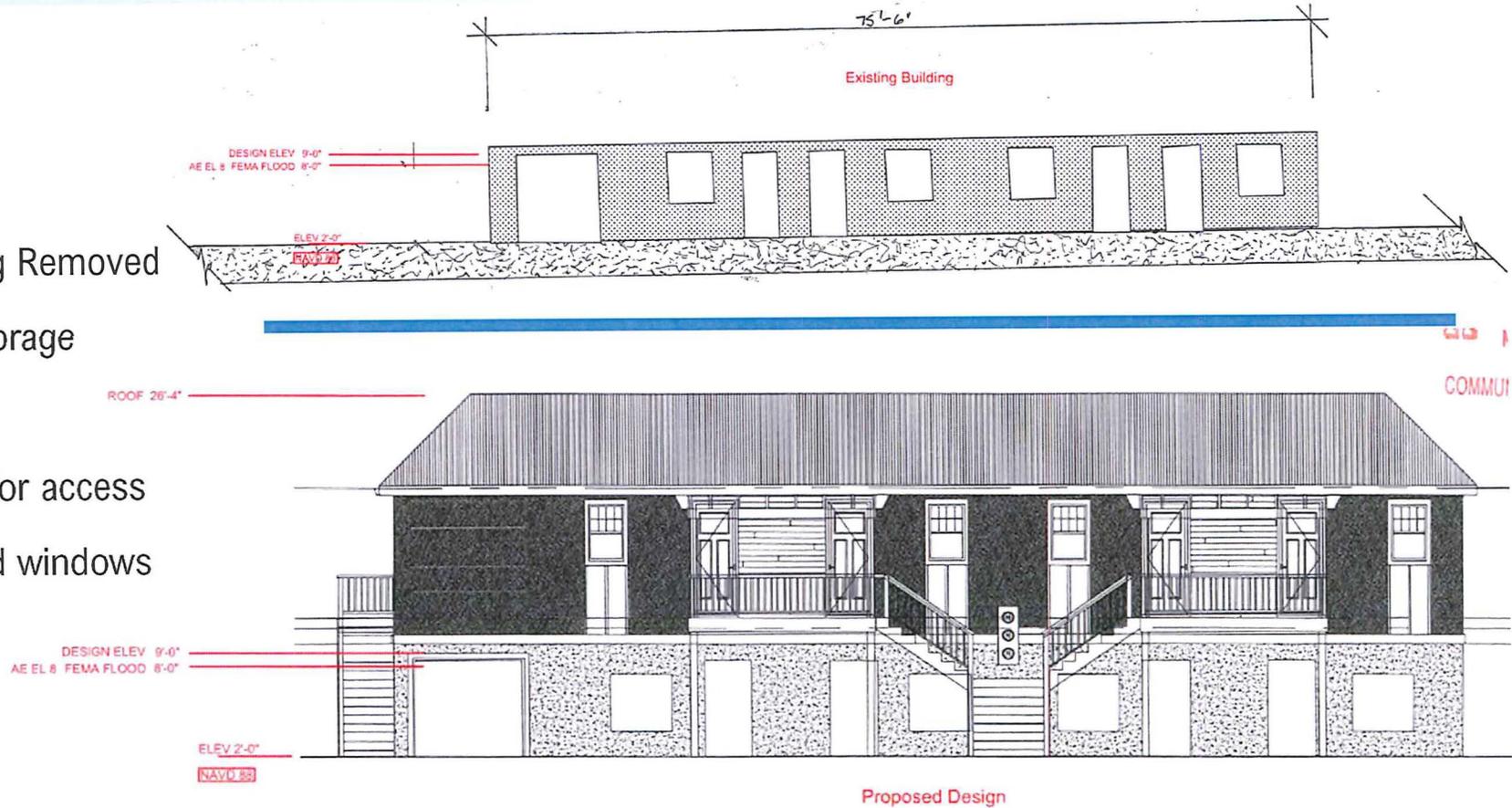
QUADPLEX TO DUPLEX CHANGES



- Meet FEMA standards
- Two-story
- Ground = Storage
- Upper = duplex/laundry
- Stairs and Deck open, wood railings

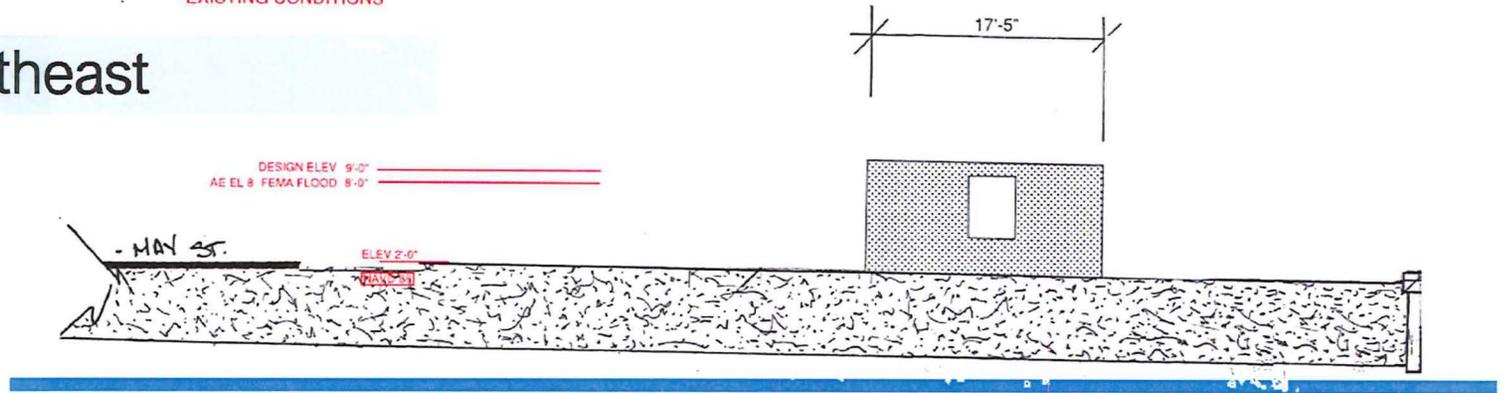
ELEVATION – Southwest

- Faces May Street
- Mansard Overhang Removed
- Ground Floor = Storage
- External Staircase
- Two single doors for access
- Horizontally placed windows



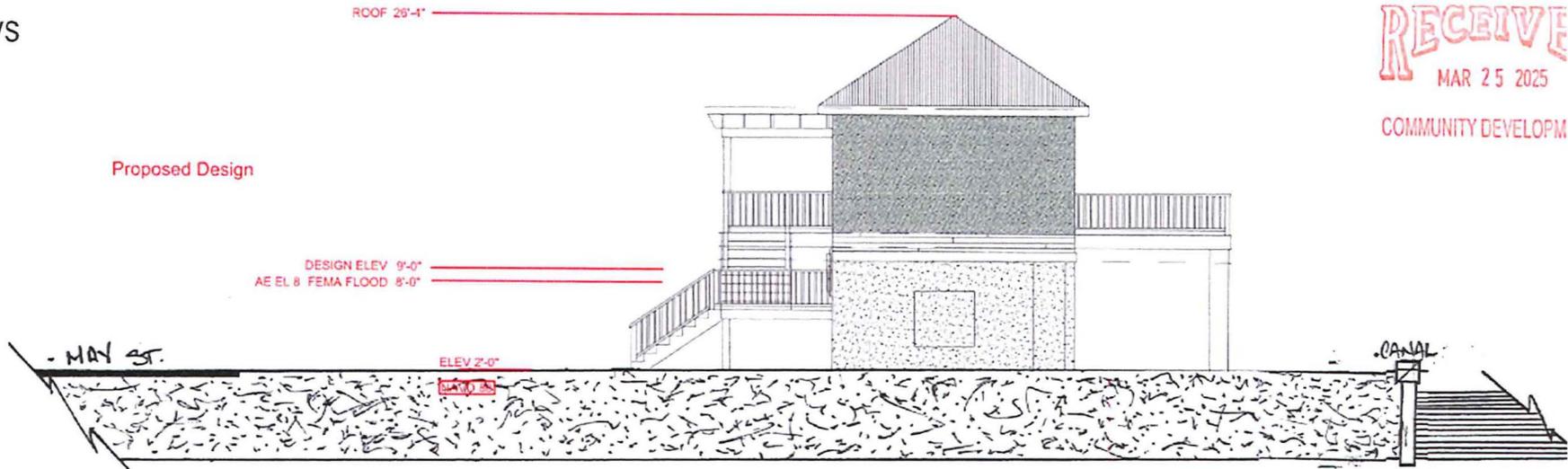
ELEVATION – Southeast

EXISTING CONDITIONS

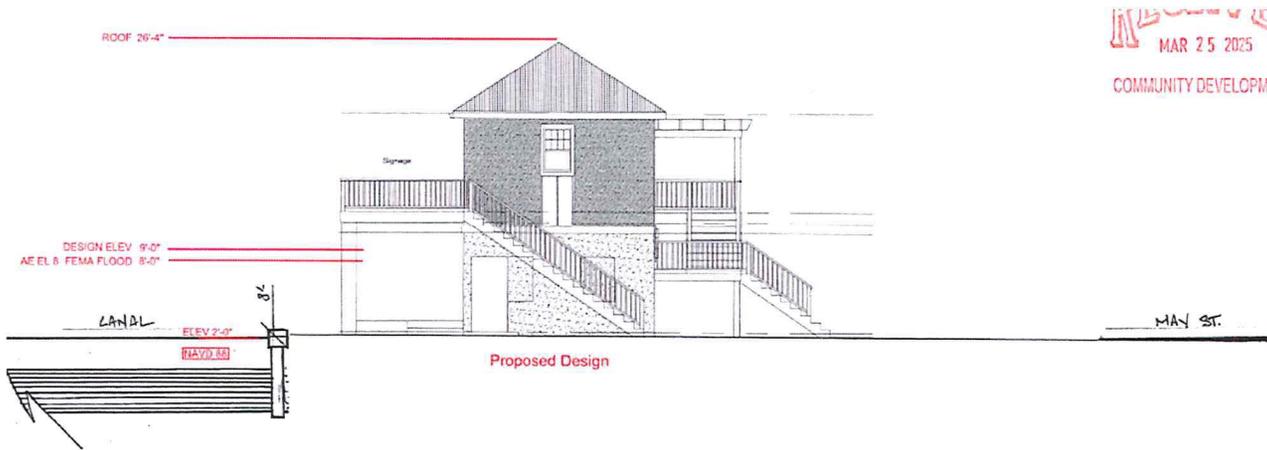
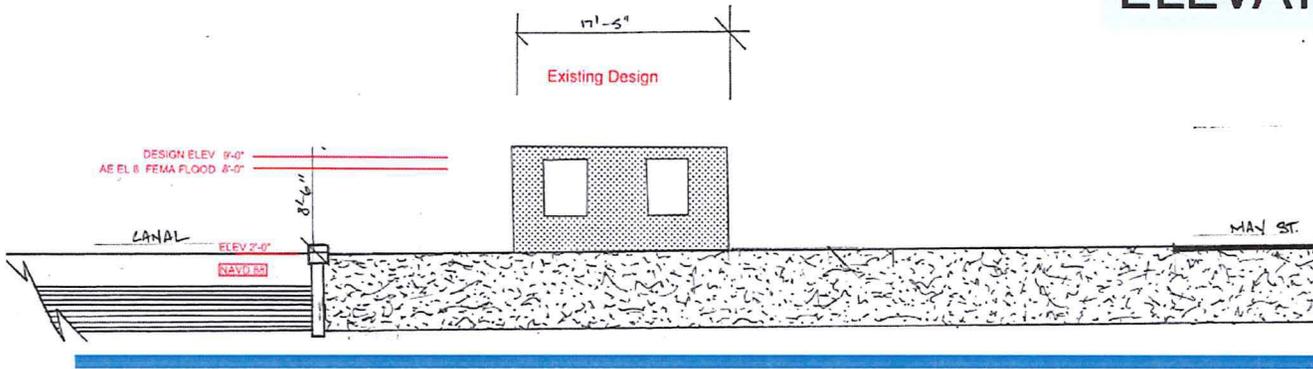


- No windows

Proposed Design



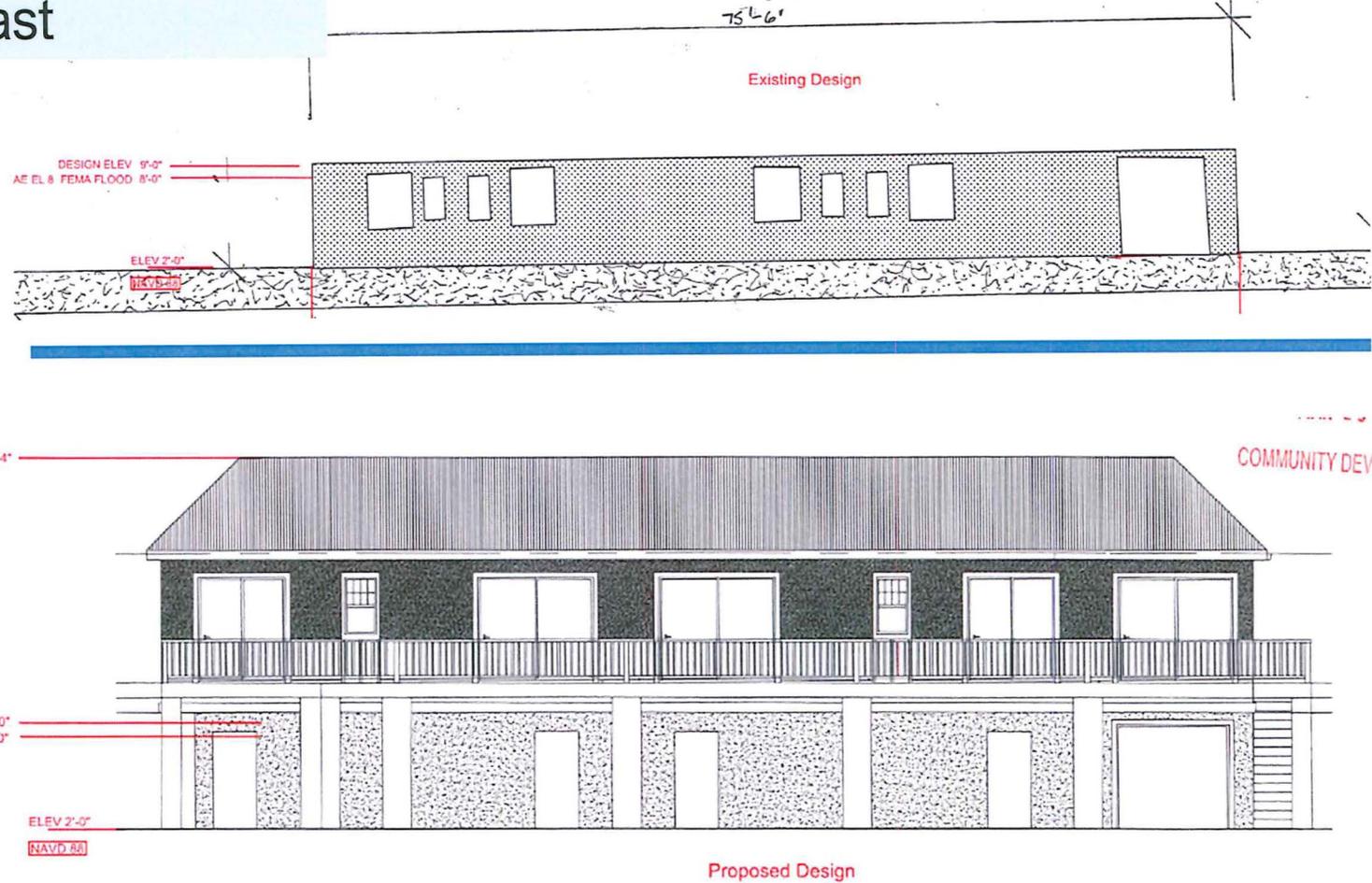
ELEVATION – Northwest



- Door opening beneath stairs
- New staircase
- Upper floors with horizontally placed windows

ELEVATION – Northeast

- Fill in windows at ground floor
- Create access
- Upper level deck
- Sliders and horizontally placed windows
- Common laundry access



DESIGN GUIDELINES FOR THE MATLACHA HISTORIC DISTRICT

KEY POINTS:

1.0 STREETScape

- Meets FEMA standards
- Similar to properties within Geary's Additions
- Patterns and spacing unchanged

2.0 BUILDING SITE

- No historical significance
- Original materials
- Building has same orientation, symmetry and setbacks

3.0 ADDITION TO EXISTING BUILDING

- Common colors
- Window and door patterns respectful of fenestration patterns



11512 May St



11476 May St

RECOMMENDATIONS

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, and elevations stamped “received” March 25, 2025.**
- **Make a finding that the request complies with the Design Guidelines for the Matlacha Historic District and Lee County LDC Chapter 22.**